



PUBLIC MEETING NOTICE AND AGENDA
COMMITTEE OF THE WHOLE MEETING

MAY 10, 2022
7:30 P.M.

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Audience Participation
The public is invited to make an issue-oriented comment on any matter of public concern. The public comment may be no longer than 3 minutes in duration.
4. Presentation – True North Properties (Illinois State Bank Building)
5. Staff Presentations
 - A. Administration
 1. Request for Waiver of Section 43.09, “Noise”, of the Lake in the Hills Municipal Code for Boulder Ridge Country Club Annual Outdoor Party
 2. Request for Waiver of Sign Regulations and Enforcement of Joanna Krzepakowska/RE/MAX Suburban Sarah Leonard Team – Meadowbrook Subdivision Garage Sale
 - B. Public Works
 1. Task Order Approval for the Woods Creek Streambank Projects
 2. Ordinance approving Budget Amendments for Airport Runway Reconstruction Project
 - C. Community Development
 1. Informational Item concerning the Status of Temporary Commercial Signs in the Village
 2. Plat of Vacation and Easement for 700 East Oak Street – Arden Rose Home Care Facility
6. Board of Trustees
 - A. Trustee Harlfinger
 - B. Trustee Huckins
 - C. Trustee Dustin
 1. Planning and Zoning Commission Liaison Report
 - D. Trustee Bojarski
 - E. Trustee Murphy
 - F. Trustee Anderson
 1. Parks and Recreation Board Liaison Report
7. Village President
 - A. Proclamation – National Public Works Week (Thursday)

8. 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) 960-7410 [TDD (847) 658-4511] promptly to allow the Village to make reasonable accommodations for those persons.

Posted by: _____ Date: _____ Time: _____

LIVE / WORK / PLAY

A GROWING TREND IN REAL ESTATE

BACKGROUND: The Covid-19 pandemic forced a new mindset upon the millions of people who constitute that portion of the US population that work in small, medium, or large corporate environments. Essentially, gone are the 9 to 5, Monday thru Friday, daily commutes, whether five miles or fifty miles. This trend extends to office workers of almost any age.

The pandemic forced people to get acclimated to a different way in which to conduct business relying on new technology (e.g., video conferencing) with less face-to-face meetings and reduced trips to the main office. Working from home transitioned smoothly because of advances in communication, and because the workers welcomed the convenience, flexibility, and efficiency.

As a result, the commercial real estate industry is experiencing a much higher volume of various structures being transformed into a hybrid mixed use (office and residential). Interestingly, this is not a total novice concept., Many main streets in small communities in the US have always had two story buildings wherein a family would run a business on the first floor and occupy the second floor as a residence. However, the difference now is that much larger structures are being converted to the same combination of use. Some structures may feature less than twenty overall spaces while there are examples of over two hundred spaces in some larger cities.

SUBJECT PROPERTY: At 1301 Oak Street in Lake in the Hills is a 31,700 SF, two-story office building on 2.68 acres. The structure was built in 1997, and the original owner and primary tenant was a local bank. The building featured two wings, and most of the space therein was leased to various tenants, e.g., medical, counseling, lawyers, etc. The 29 units range in size from 150 to 3,200 SF. The lower level was used as a community room by the bank, and from time to time has served as a polling place. The original owner merged with another bank, and eventually a few years ago the current owner abandoned the banking premises. As a result, the occupancy percentage has declined steadily and is currently just above 60%.

The Subject Property is located at a non-signalized intersection with Pyott Road. The adjacent properties are described as follows:

East	Old industrial park across Pyott Road
North	300+ residential condominiums
West	One-story office building and a vacant land parcel sold as a site for a potential new senior or assisted living venue
South	Several small single story office condominiums

DEVELOPER: True North Properties, Inc. (True North) is the contract buyer of the Subject Property. The company is owned and operated by George Ieremciuc. Besides investing in single family residences, True North has engaged in the conversion of several properties from office to residential. The two most recent conversions are described as follows –

460 Coventry Avenue in Crystal Lake – a two story, 18,000 SF medical office building (that was less than 15% occupied) was converted into 17 one- and two- bedroom apartments and was fully rented in less than three months

174 and 178 McHenry Avenue in Crystal Lake -- the former Immanuel Lutheran School and Church buildings with a total of 45,000+ SF were both remodeled. Five apartments were installed in the church and 37 apartments were installed in the school building. Both buildings were fully rented within six months. The economic development and building department staff can be contacted to vouch for the quality and professional relationship that True North established and maintained during the planning and construction phases.

Currently, True North is finalizing a conversion plan for the 33,000+ SF former Catty manufacturing building in Huntley. Again, the staff at the Village of Huntley can be contacted for a references and comments.

PLAN FOR SUBJECT PROPERTY: In contrast to the three conversions mentioned above, True North believes that a mixed-use concept would be well received in view of the impact the Covid-19 pandemic has caused for traditional office environments. This concept would also address the more prevailing attitude of many millennial groups for whom home ownership is less important compared to having an array of amenities to choose from. In essence, True North is convinced a conversion of the Subject Property to 18 offices and 28 rental units would address both trends. Attached is a preliminary building plan for the first and second floor areas.

The existing tenants will be allowed to stay until their leases expire, or these tenants may be moved to other locations within the building. These tenants will be given priority for leasing residential or new office space within the building.

True North does not expect every resident will necessarily also lease office space on a short-or long-term basis. In addition, not every office worker will necessarily want to lease an apartment. However, the national forecast is that more and more people will be attracted to this mixed use concept and will take advantage of the convenience of living and working in the same building,

The lower level will not have any residential units. Instead, this area will offer a variety of amenities for both the office workers and the residents. Possible amenities include multiple conference rooms, a fitness facility, a recreation/social area, and storage bins.

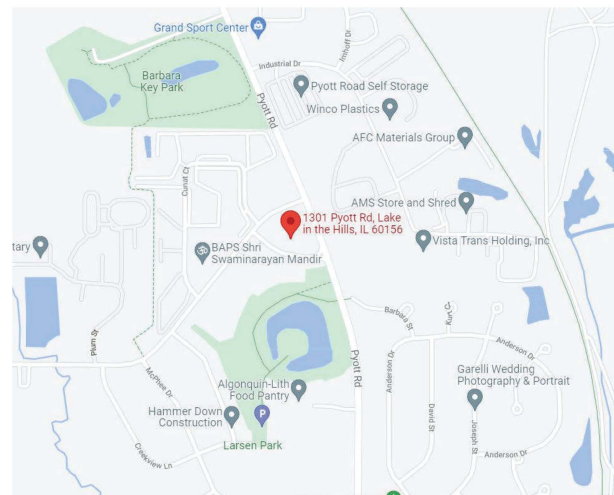
SUMMARY: True North is a recognized quality developer and relationship builder with many years of construction experience. The conversion projects to date are all highly successful due to the owner's attention to detail, responsiveness to tenant needs and wants, and compliance to building regulations.

True North looks forward to working with the staff and officials of Lake in the Hills and expect this conversion to represent a model for future live/work/play venues.

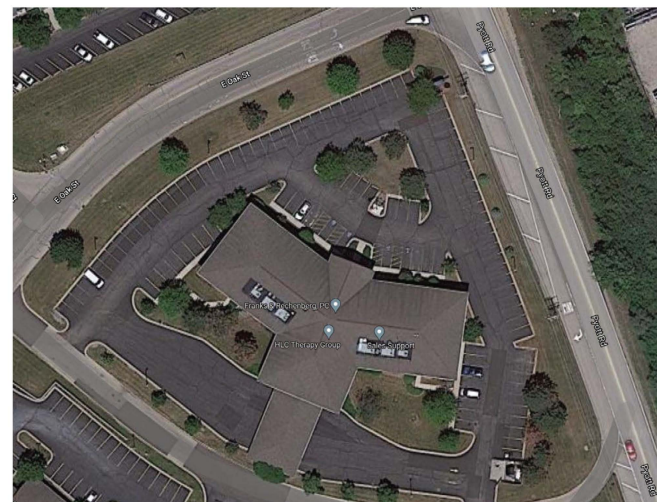


OAK STREET OFFICE - APARTMENT CENTER

1301 PYOTT ROAD LAKE IN THE HILLS ILLINOIS 60156



LOCATION MAP



AERIAL IMAGE

BUILDING SPACE
8 - 2 BEDROOM APARTMENT
10 - 1 BEDROOM APARTMENT
16 - STUDIO APARTMENT
11 - SINGLE UNIT OFFICE SPACE
1 - OPEN OFFICE SPACE
82 - PARKING SPACES
4 - HANDI CAP PARKING SPACES

JOSEPH A. MEYER
 STRUCTURAL & PROFESSIONAL ENGINEER
 135 PARK AVE. BARRINGTON IL. 60010 847-382-0200

APARTMENT - OFFICE BUILDING FOR:
TRUE NORTH PROPERTIES, INC.
 1301 PYOTT ROAD LAKE IN THE HILLS ILLINOIS 60156

DATE
 FEB 12, 2022

REVISION

JOB #

SHEET #

C1



LOWER LEVEL PLAN

JOSEPH A. MEYER
 STRUCTURAL & PROFESSIONAL ENGINEER
 135 PARK AVE. BARRINGTON, IL. 60010 847-382-0200

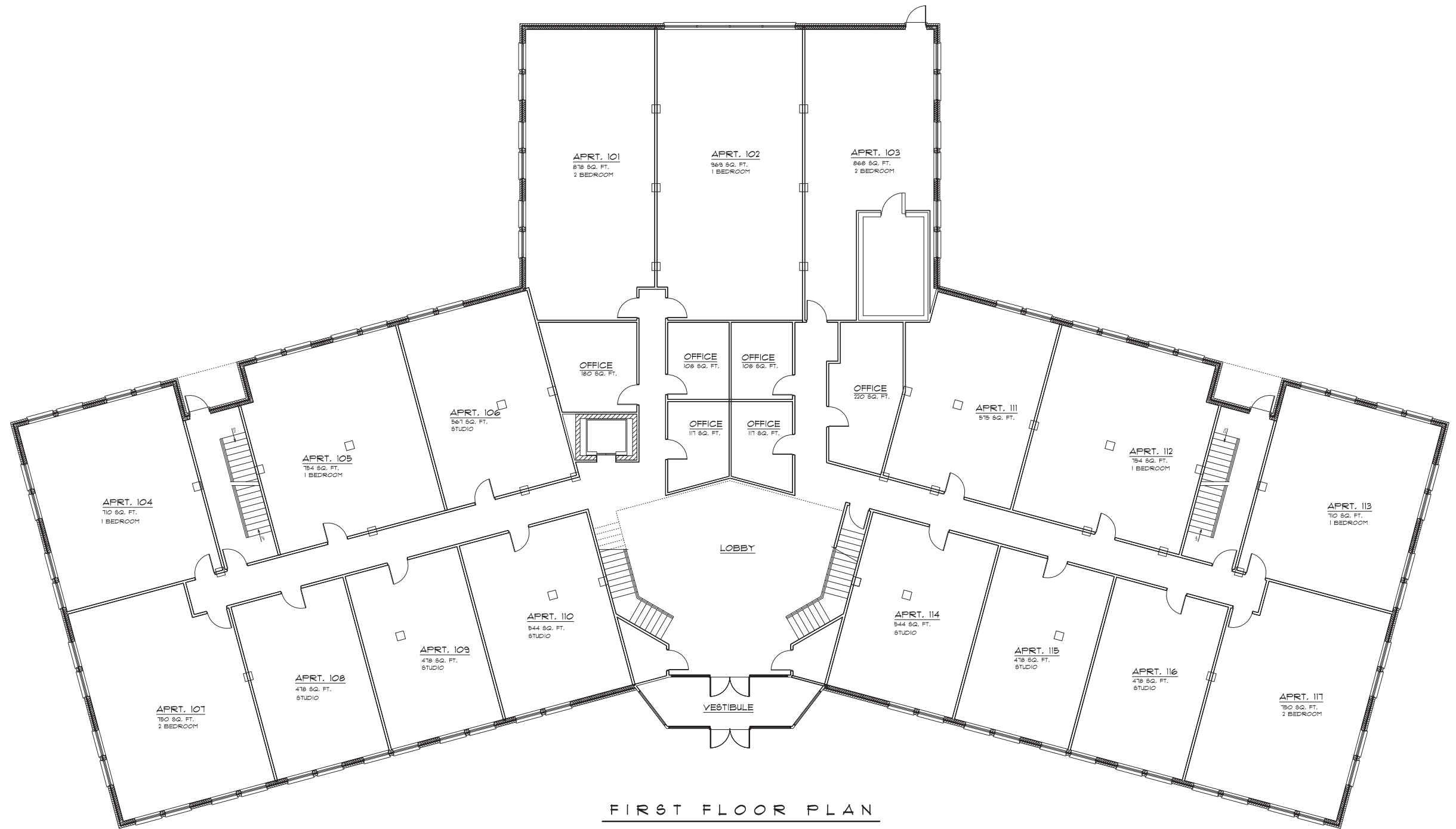
APARTMENT - OFFICE BUILDING FOR:
TRUE NORTH PROPERTIES, INC.
 1301 PYOTT ROAD LAKE IN THE HILLS ILLINOIS 60156

DATE
 FEB 12, 2022

REVISION

JOB #

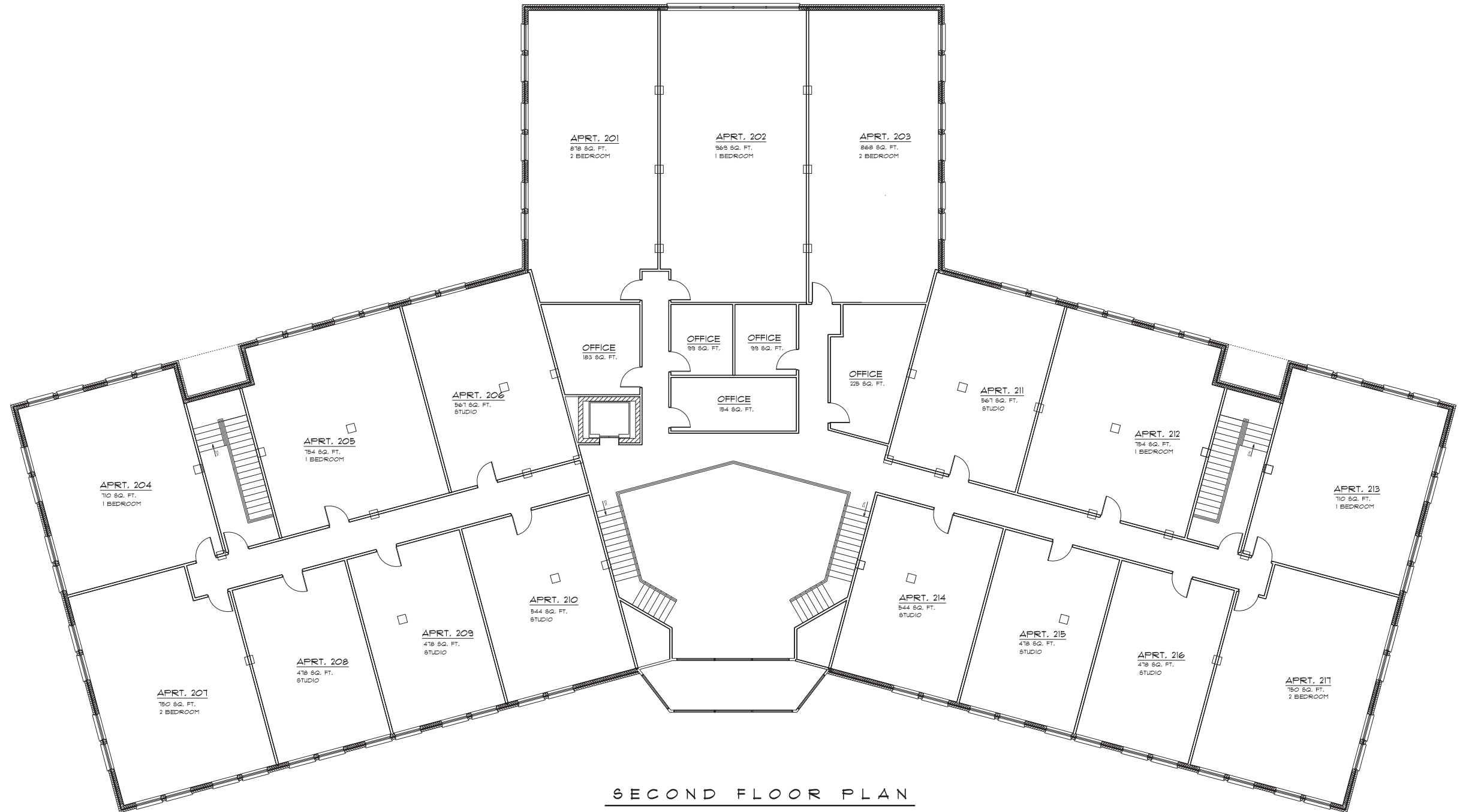
SHEET #
A1



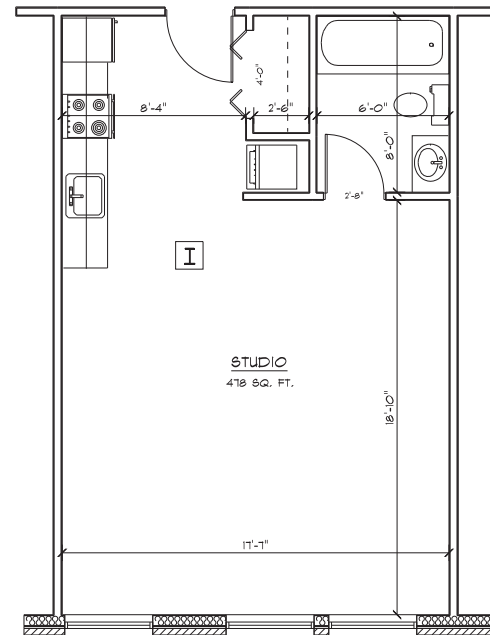
FIRST FLOOR PLAN

DATE	FEB 12, 2022
REVISION	

JOB #	
SHEET #	A2



SECOND FLOOR PLAN



FLOOR PLAN
SCALE 1/4" = 1'-0"

JOSEPH A. MEYER
STRUCTURAL & PROFESSIONAL ENGINEER
135 PARK AVE. BARRINGTON IL, 60010 847-382-0200

APARTMENT - OFFICE BUILDING FOR:
TRUE NORTH PROPERTIES, INC.
1301 PYOTT ROAD LAKE IN THE HILLS ILLINOIS 60156

DATE
FEB 12, 2022

REVISION

JOB #

SHEET #
A4



REQUEST FOR BOARD ACTION

MEETING DATE: May 10, 2022

DEPARTMENT: Administration

SUBJECT: Waiver of Section 43.09, "Noise", of the Lake in the Hills Municipal Code for Boulder Ridge Country Club Annual Outdoor Party

EXECUTIVE SUMMARY

Boulder Ridge Country Club is requesting the Village Board to waive the provisions of Section 43.09 of the Municipal Code for their annual Outdoor Party on Friday, July 29, 2022 for their members and invited guests. The entertainment for the event is "Modern Day Romeos". The band will perform from 7:30pm to 10:30pm on their outdoor patio. Staff recommends extending the time until 11pm, in case the band performs beyond 10:30pm.

FINANCIAL IMPACT

None.

ATTACHMENTS

1. Boulder Ridge Country Club Letter

RECOMMENDED MOTION

Motion to waive the provisions of Section 43.09, Noise, of the Lake in the Hills Municipal Code, to allow Boulder Ridge Country Club to host their Annual Outdoor Party until 11pm on Friday, July 29, 2022.



Clubhouse:
350 Boulder Drive, Lake in the Hills, IL 60156
(847) 854-3010
Fax (847) 854-1081
www.boulderridge.com

April 12, 2022

Ms. Shannon Andrews
Village Administrator
600 Harvest Gate
Lake in the Hills, IL 60156

Re: Request for Variance of Village Code 43.09. NOISE

Dear Ms. Andrews,

Boulder Ridge Country Club is requesting a variance of Village Code 43.09, NOISE. The country club is hosting our annual outdoor concert on Friday July 29, 2022 for our members and their invited guests. The entertainment for this private outdoor event is "Modern Day Romeos" a local cover band. They are well known in the Chicagoland area performing at many clubs and festivals. The band is scheduled to perform from 7:30 to 10:30 pm.

I hope the village board would look favorably upon my request and if there is any additional information required, I would be more than willing to provide that to you. Thank you in advance for your consideration.

Regards,

Jim Dziekan, CCM
General Manager
Boulder Ridge Country Club



REQUEST FOR BOARD ACTION

MEETING DATE: May 10, 2022

DEPARTMENT: Administration

SUBJECT: Request for Waiver of Sign Regulations and Enforcement for Joanna Krzekowska/RE/MAX Suburban Sarah Leonard Team

EXECUTIVE SUMMARY

Per the Zoning Ordinance, Section 16.2-8, all non-profit entities wishing to place temporary signs in the right-of-ways must 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, which are approved by the Village Administrator.

Per Village Code, Chapter 31, Section 31.01 C, residents that receive a garage sale permit are limited to three signs and they shall be displayed only during the dates the sale is in progress and must be removed within 24 hours after the last day of the sale.

The attached request is from Joanna Krzekowska, realtor for RE/MAX Suburban Sarah Leonard Team. She is requesting enforcement activities be suspended to allow the erection of temporary signage in the right-of-way at the intersections listed below, within the Village boundaries, from May 26, 2022, until June 13, 2022, to advertise participation in a neighborhood garage sale to take place from June 9 through June 12, 2022, in the Meadowbrook subdivision.

1. Lakewood Road and Miller Road
2. Miller Road and Haligus Road
3. Miller Road and Swanson Road (Southside)
4. Miller Road and Randall Road

Since this is not a non-profit entity, the request is being submitted to the Village Board for approval.

The remaining requests will be addressed through the special event permit process.

FINANCIAL IMPACT

None.

ATTACHMENTS

1. Letter

RECOMMENDED MOTION

Motion to suspend enforcement activities from May 26, 2022, until June 13, 2022, to allow the installation of temporary signage at the intersections referenced above for the neighborhood garage sale to take place from June 9 to June 12, 2022, in the Meadowbrook subdivision.

March 23th 2022

Village of lake in the Hills

600 Harvest Gage

Lake in the Hills, IL 60156



Dear Village of lake in the Hills Board of Trustees:

Joanna Krzepakowska Realtor with RE/MAX Suburban Sarah Leonard Team would like to place banners/signs for upcoming Meadowbrook community garage sale to attract more participants at the corner of:

1. Lakewood Rd and Miller Rd
2. Miller Rd and Haligus Rd
3. Miller Rd and Swanson Rd
4. Miller Rd and Randal Rd

I'm asking for a 2-week period before the event that will be happening on June 9-12.

The signs are 2x4 feet/plywood.

I would like to also bring 1 food trucks and lemonade stand, Joanna Krzepakowska to sponsor small appetizers for everyone from the neighborhood with a purchase of a meal. I would like to ask your permission to park food tuck on the parking lot by the Sunset Park on June 9th. Specific time to be provided (proposal12-6pm?)

Sincerely,

Joanna Krzepakowska

JUNE 9-12

MEADOWBROOK ANNUAL COMMUNITY

GARAGE SALE



SARAH LEONARD TEAM

RE/MAX SUBURBAN

Sponsored by:

**JOANNA
KRZEPKOWSKA**

Your Neighborhood

Realtor



Want to participate? TEXT/CALL

JOANNA 224.361.9302



REQUEST FOR BOARD ACTION

MEETING DATE: May 10, 2022

DEPARTMENT: Public Works

SUBJECT: Task Order Approval for the Woods Creek Streambank Projects

EXECUTIVE SUMMARY

Staff seeks Board approval of two task orders with Christopher B. Burke Engineering (CBBEL) for construction observation services. The first is for the Woods Creek Streambank Reach 11 project and the second is for services related to the McHenry County DOT compensatory storage project related to work on Randall Road.

Christopher B. Burke Engineering currently serves as the Village's storm water and lakes engineering consultant. At its April 28th meeting, the Board approved a construction contract with V3 Construction for the Woods Creek Streambank Reach 11 project, including the storm water compensatory storage project. That project, agreed to by the Board in November 2020 stipulates that the Village will provide construction and construction oversight for full reimbursement by the County in addition to a one-time payment of \$200,000. With approval of the contract with V3, staff requests approval of the attached task orders to hire CBBEL to provide construction observation for both projects. Two different task orders are attached to properly separate project costs for each project.

FINANCIAL IMPACT

The FY22 Village Budget includes \$30,000 in the Lake Restoration Fund for compensatory storage construction observation services and \$64,680 for Reach 11 construction observation. Both task orders are within budget.

ATTACHMENTS

1. Task Order - Reach 11 Project
2. Task Order - Compensatory Storage Project

RECOMMENDED MOTIONS

Motion to approve the task order with Christopher B. Burke Engineering to provide construction observation services for the Woods Creek Streambank Reach 11 project at a cost not to exceed \$64,680.

Motion to approve the task order with Christopher B. Burke Engineering to provide construction observation services for the compensatory storage project at a cost not to exceed \$30,000.

ATTACHMENT B**FORM OF TASK ORDER**

In accordance with Section 1.1 of the Master Contract between the Village of Lake in the Hills (“Owner”) and Christopher B. Burke Engineering, Ltd. (CBBEL) (“Consultant”) for Calendar Year 2021 Professional Engineering Services, dated December 10th, 2020 (the “Contract”), Owner and Consultant agree as follows:

1. **Project:**

Lake in the Hills Wood Creek Reach 11 Streambank Stabilization Construction Observation.

2. **Services of Consultant:**

A. Basic Services:

Task 1 - Preconstruction Services:

- Review of Bidding/Contract Documents and Engineering Drawings; Advise the Village of potential conflicts or problems, so that solutions can be developed prior to construction.
- Attend Pre-Construction Meeting with Contractor, Village Staff, Utility Company Representatives; CBBEL shall prepare a project contact list, including 24-hour emergency numbers, for distribution with the meeting minutes. Obtain from the contractor a list of proposed suppliers and subcontractors. Make recommendations to the Village regarding the suitability of the subcontractors for the proposed work.
- Review the construction schedule submitted by the contractor for compliance with the contract.
- CBBEL or RES shall document all existing conditions with digital photographs and videotapes to ensure that all disrupted areas have been restored per the plan or existing conditions.
- Provide information to the Village so you can update your website with construction updates.

Task 2 - Shop Drawing Review:

- Review of all submittals to ensure conformance with the requirements set forth in the Contract Documents and Engineering Drawings;
- Shop Drawings and Contractor Submittals:
 - Record data received, maintain a file of drawings and submissions, and check construction for compliance with them.
 - Notify the Village of any deviations or substitutions. With the notification, provide the Village with a recommendation for acceptance or denial, and request direction from the Village regarding the deviation or substitution.

- Alert the Contractor's field superintendent when materials or equipment are being installed before approval of shop drawings or samples, where such are required, and advise the Village when it is necessary to disapprove work as failing to conform to the Contract Documents.

Task 3: Construction Observation:

LAYOUT VERIFICATION AND/OR CONSTRUCTION LAYOUT

- Verify Construction Layout Performed by Contractor;
- Coordinate with the design engineer and contractor to verify initial geometric controls.
- Since the contractor is responsible for construction staking, perform periodic measurements to assure the contractor's construction staking and construction layout is accurate per plan.

CONSTRUCTION OBSERVATION

- Develop and distribute regular Project Notifications (letters to impacted residents, businesses, schools, refuse and delivery companies, etc.);
- Part-Time Construction Observation of all Contract Work to ensure improvements are constructed with minimal impact on the public and in general accordance with the project specifications; CBBEL shall keep the Village informed of the progress of the work, and advise the Village of all observed deficiencies of the work and disapprove all work failing to conform to the Contract Documents. The duration is based upon a June 2022 start date and substantial completion date of October 15, 2022. Final completion (including punch list work) is shown as October 31, 2022 as stated in the Contract Special Provisions.
- Answering of questions and resolving issues and concerns from impacted property owners;
- Ensure that Construction Completion Schedule is adhered to; Review contractor's progress on a bi-weekly basis and update the progress schedule. Compare actual progress to the contractor's approved schedule. If the project falls 14 calendar days behind schedule, work with the contractor to determine the appropriate course of action to get back on schedule. The contractor is required to submit a revised schedule for approval prior to further payments being made.
- Conduct Progress Meetings (weekly or as needed);
- Provide Weekly Progress Updates to Village Staff;
- Alert the Contractor's field superintendent when materials or equipment are being installed before approval of shop drawings or samples, where such are required, and advise the Village when it is necessary to disapprove work as failing to conform to the Contract Documents.
- Discuss the truck routes with the Contractor and monitor that the identified routes are being used.
- All CBBEL personnel and their sub-consultants will comply with the Village's current safety guidelines.
- Enforcement of Storm-water Pollution Prevention Plan (SWPPP) to ensure compliance with IEPA NPDES Permit.

Task 4 - Construction Documentation:

- CBBEL follows all VILLAGE guidelines and procedures for Construction Engineering.
- Maintain Daily Project Diary, Daily Inspection Reports, Field Books, Quantity Books, and all other Pertinent Records;
- Contract Administration/Documentation;
- Quantity Measurement;
- Review/Process Contractor Progress Pay Requests (review schedule submittal, waivers of lien, sworn statements and certified payroll records and have contractor revise documents as necessary) and provide Village Staff with a Recommendation for Payment;
- Develop and Process Change Orders as necessary including Final Balancing Change Order;
- Respond to any Requests for Information from the Contractor.

Task 5 – Closeout:

- Develop and ensure completion of “Punch List”;
- Completion of a Warranty Inspection to identify and direct Contractor to address any issues that arise during warranty period (up to 1 year beyond date of final payment to Contractor).
- Prepare final pay estimate and change order for the Village’s approval.
- Verify all necessary material inspection has been received and documented.

3. **Approvals and Authorizations:** Consultant shall obtain the following approvals and authorizations:

- Compliance with the IEPA requirements.

4. **Commencement Date:**

The date of execution of this Task Order by the Village.

5. **Completion Date:**

The estimated completion date would be October 31, 2022 for this Scope of Services.

6. **Submittal Schedule:**

Construction documentation will be maintained daily and provided to Village staff with a recommendation for payment.

7. **Key Project Personnel:**

Names: Scott Griffith, PE

Telephone: 847-823-0500

8. **Contract Price:**

TASK	DESCRIPTION	FEE
1	Preconstruction Services	\$1,360
2	Shop Drawing Review	\$1,360
3	Construction Observation	\$47,000
4	Construction Documentation	\$13,600
5	Project Closeout	\$1,360
	TOTAL	\$64,680

9. **Modifications to Contract:**

None

10. **Attachments:**

None

Approval and Acceptance: Acceptance and approval of this Task Order, including the attachments listed above, shall incorporate this Task Order as part of the Contract.

The Effective Date of this Task Order is _____, 2022

VILLAGE OF LAKE IN THE HILLS

 By: Ray Bogdanowski
 Village President

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

CHRISTOPHER B. BURKE ENGINEERING, LTD.

 Thomas T. Burke, Jr., PhD, PE
 Executive Vice President
 Head, Water Resources Dept

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

Name: Darren Olson

Title: Vice President, Assistant Head of Water Resources Department

Address: 9575 W. Higgins Road, Suite 600, Rosemont, IL 60018

E-mail Address: dolson@cbbel.com

Phone: 847-823-0500

ATTACHMENT C**Standard Charges for Professional Services
(For Billing Rate Task Orders Only)**

<u>Personnel</u>	<u>Charges*</u> <u>(\$/Hr)</u>
Principal	275
Engineer VI	251
Engineer V	208
Engineer IV	170
Engineer III	152
Engineer I/II	121
Survey V	229
Survey IV	196
Survey III	172
Survey II	126
Survey I	100
Engineering Technician V	198
Engineering Technician IV	161
Engineering Technician III	146
Engineering Technician I/II	68
CAD Manager	177
Assistant CAD Manager	153
CAD II	135
GIS Specialist III	148
GIS Specialist I/II	94
Landscape Architect	170
Landscape Designer I/II	94
Environmental Resource Specialist V	216
Environmental Resource Specialist IV	170
Environmental Resource Specialist III	139
Environmental Resource Specialist I/II	94
Environmental Resource Technician	114
Administrative	104
Engineering Intern	63
Information Technician III	130
Information Technician I/II	116
<u>Direct Costs</u>	
Outside Copies, Blueprints, Messenger, Delivery Services, Mileage	Cost + 12%

*Charges include overhead and profit

ATTACHMENT B

FORM OF TASK ORDER

In accordance with Section 1.1 of the Master Contract between the Village of Lake in the Hills (“Owner”) and Christopher B. Burke Engineering, Ltd. (CBBEL) (“Consultant”) for Calendar Year 2021 Professional Engineering Services, dated December 10th, 2020 (the “Contract”), Owner and Consultant agree as follows:

1. **Project:**

Lake in the Hills Wood Creek Reach 11 McHenry County Compensatory Storage Construction Observation.

2. **Services of Consultant:**

A. Basic Services:

Task 1 - Preconstruction Services:

- Review of Bidding/Contract Documents and Engineering Drawings; Advise the Village of potential conflicts or problems, so that solutions can be developed prior to construction.
- Attend Pre-Construction Meeting with Contractor, Village Staff, Utility Company Representatives; CBBEL shall prepare a project contact list, including 24-hour emergency numbers, for distribution with the meeting minutes. Obtain from the contractor a list of proposed suppliers and subcontractors. Make recommendations to the Village regarding the suitability of the subcontractors for the proposed work.
- Review the construction schedule submitted by the contractor for compliance with the contract.
- CBBEL or RES shall document all existing conditions with digital photographs and videotapes to ensure that all disrupted areas have been restored per the plan or existing conditions.
- Provide information to the Village so you can update your website with construction updates.

Task 2 - Shop Drawing Review:

- Review of all submittals to ensure conformance with the requirements set forth in the Contract Documents and Engineering Drawings;
- Shop Drawings and Contractor Submittals:
 - Record data received, maintain a file of drawings and submissions, and check construction for compliance with them.
 - Notify the Village of any deviations or substitutions. With the notification, provide the Village with a recommendation for acceptance or denial, and request direction from the Village regarding the deviation or substitution.

- Alert the Contractor's field superintendent when materials or equipment are being installed before approval of shop drawings or samples, where such are required, and advise the Village when it is necessary to disapprove work as failing to conform to the Contract Documents.

Task 3: Construction Observation:

LAYOUT VERIFICATION AND/OR CONSTRUCTION LAYOUT

- Verify Construction Layout Performed by Contractor;
- Coordinate with the design engineer and contractor to verify initial geometric controls.
- Since the contractor is responsible for construction staking, perform periodic measurements to assure the contractor's construction staking and construction layout is accurate per plan.

CONSTRUCTION OBSERVATION

- Develop and distribute regular Project Notifications (letters to impacted residents, businesses, schools, refuse and delivery companies, etc.);
- Part-Time Construction Observation of all Contract Work to ensure improvements are constructed with minimal impact on the public and in general accordance with the project specifications; CBBEL shall keep the Village informed of the progress of the work, and advise the Village of all observed deficiencies of the work and disapprove all work failing to conform to the Contract Documents. The duration is based upon a June 2022 start date and substantial completion date of October 15, 2022. Final completion (including punch list work) is shown as October 31, 2022 as stated in the Contract Special Provisions.
- Answering of questions and resolving issues and concerns from impacted property owners;
- Ensure that Construction Completion Schedule is adhered to; Review contractor's progress on a bi-weekly basis and update the progress schedule. Compare actual progress to the contractor's approved schedule. If the project falls 14 calendar days behind schedule, work with the contractor to determine the appropriate course of action to get back on schedule. The contractor is required to submit a revised schedule for approval prior to further payments being made.
- Conduct Progress Meetings (weekly or as needed);
- Provide Weekly Progress Updates to Village Staff;
- Alert the Contractor's field superintendent when materials or equipment are being installed before approval of shop drawings or samples, where such are required, and advise the Village when it is necessary to disapprove work as failing to conform to the Contract Documents.
- Discuss the truck routes with the Contractor and monitor that the identified routes are being used.
- All CBBEL personnel and their sub-consultants will comply with the Village's current safety guidelines.
- Enforcement of Storm-water Pollution Prevention Plan (SWPPP) to ensure compliance with IEPA NPDES Permit.

Task 4 - Construction Documentation:

- CBBEL follows all VILLAGE guidelines and procedures for Construction Engineering.
- Maintain Daily Project Diary, Daily Inspection Reports, Field Books, Quantity Books, and all other Pertinent Records;
- Contract Administration/Documentation;
- Quantity Measurement;
- Review/Process Contractor Progress Pay Requests (review schedule submittal, waivers of lien, sworn statements and certified payroll records and have contractor revise documents as necessary) and provide Village Staff with a Recommendation for Payment;
- Develop and Process Change Orders as necessary including Final Balancing Change Order;
- Respond to any Requests for Information from the Contractor.

Task 5 – Closeout:

- Develop and ensure completion of “Punch List”;
- Completion of a Warranty Inspection to identify and direct Contractor to address any issues that arise during warranty period (up to 1 year beyond date of final payment to Contractor).
- Prepare final pay estimate and change order for the Village’s approval.
- Verify all necessary material inspection has been received and documented.

3. **Approvals and Authorizations:** Consultant shall obtain the following approvals and authorizations:

- Compliance with the IEPA requirements.

4. **Commencement Date:**

The date of execution of this Task Order by the Village.

5. **Completion Date:**

The estimated completion date would be October 31, 2022 for this Scope of Services.

6. **Submittal Schedule:**

Construction documentation will be maintained daily and provided to Village staff with a recommendation for payment.

7. **Key Project Personnel:**

Names: Scott Griffith, PE

Telephone: 847-823-0500

8. **Contract Price:**

TASK	DESCRIPTION	FEE
1	Preconstruction Services	\$1,360
2	Shop Drawing Review	\$1,360
3	Construction Observation	\$19,120
4	Construction Documentation	\$6,800
5	Project Closeout	\$1,360
	TOTAL	\$30,000

9. **Modifications to Contract:**

None

10. **Attachments:**

None

Approval and Acceptance: Acceptance and approval of this Task Order, including the attachments listed above, shall incorporate this Task Order as part of the Contract.

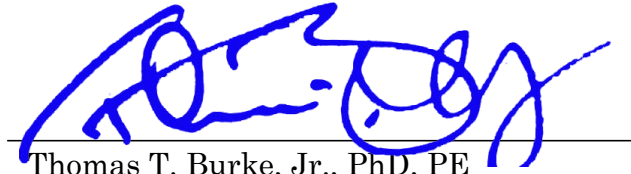
The Effective Date of this Task Order is _____, 2022

VILLAGE OF LAKE IN THE HILLS

By: Ray Bogdanowski
Village President

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

CHRISTOPHER B. BURKE ENGINEERING, LTD.



Thomas T. Burke, Jr., PhD, PE
Executive Vice President
Head, Water Resources Dept

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

Name: Darren Olson

Title: Vice President, Assistant Head of Water Resources Department

Address: 9575 W. Higgins Road, Suite 600, Rosemont, IL 60018

E-mail Address: dolson@cbbel.com

Phone: 847-823-0500

ATTACHMENT C**Standard Charges for Professional Services
(For Billing Rate Task Orders Only)**

<u>Personnel</u>	<u>Charges*</u> <u>(\$/Hr)</u>
Principal	275
Engineer VI	251
Engineer V	208
Engineer IV	170
Engineer III	152
Engineer I/II	121
Survey V	229
Survey IV	196
Survey III	172
Survey II	126
Survey I	100
Engineering Technician V	198
Engineering Technician IV	161
Engineering Technician III	146
Engineering Technician I/II	68
CAD Manager	177
Assistant CAD Manager	153
CAD II	135
GIS Specialist III	148
GIS Specialist I/II	94
Landscape Architect	170
Landscape Designer I/II	94
Environmental Resource Specialist V	216
Environmental Resource Specialist IV	170
Environmental Resource Specialist III	139
Environmental Resource Specialist I/II	94
Environmental Resource Technician	114
Administrative	104
Engineering Intern	63
Information Technician III	130
Information Technician I/II	116
<u>Direct Costs</u>	
Outside Copies, Blueprints, Messenger, Delivery Services, Mileage	Cost + 12%

*Charges include overhead and profit



REQUEST FOR BOARD ACTION

MEETING DATE: May 10, 2022

DEPARTMENT: Public Works

SUBJECT: Approval of a Budget Amendment to the Airport Fund

EXECUTIVE SUMMARY

Staff seeks approval of an Ordinance approving a budget amendment to the Airport Fund for the fiscal year ending December 31, 2022.

On March 12, 2019, the Village Board approved a design and special services contract with Crawford, Murphy, and Tilly, Inc. (CMT) in the amount of \$164,300 for the first phase of the runway reconstruction project. The goal of the first phase was to eliminate the displaced thresholds allowing aircraft a larger safety margin when landing and the installation of windsocks as a secondary weather observation measure. Although the project was bid by IDOT in the summer of 2020, it was never awarded on account of the higher than anticipated bids. The grant money wasn't released as the contract was never awarded, however, engineering work had already been completed by CMT in the amount of \$47,700.

On September 21, 2021, the Village Board approved a new design and special services contract with CMT in the amount of \$157,400 for the second phase of the runway reconstruction project. Bids were opened in July of 2021 and Plote Construction was selected as the contractor in the fall. Construction will commence on August 1 for this phase of the project.

With the runway project successfully awarded, CMT is requesting payment of their initial \$47,700 design charge incurred during Phase 1. The Village will receive full reimbursement for this as all projects awarded in calendar years 2020 and 2021 are covered 100% by federal grant money allocated through various pandemic relief acts.

FINANCIAL IMPACT

A budget amendment Ordinance is attached as the 2022 Village Budget does not contain funding for this expense in the Airport Fund. Although the Airport Fund will expend \$47,700, this payment will be reimbursed 100% by federal grants.

ATTACHMENTS

1. Budget Amendment Ordinance

RECOMMENDED MOTION

Motion to approve an Ordinance approving a budget amendment to the Airport Fund for the fiscal year ending December 31, 2022.

VILLAGE OF LAKE IN THE HILLS

Ordinance 2022-_____

**An Ordinance Approving a Budget Amendment
to the Operating Budget for the
Fiscal Year Ending December 31, 2022**

WHEREAS, the Village of Lake in the Hills, an Illinois municipal corporation (the "Village"), situated in McHenry County, Illinois, is a home rule municipality as contemplated under Article VII, Section 6, of the Constitution of the State of Illinois, and the passage of this Ordinance constitutes an exercise of the Village's home rule powers and functions to regulate for the protection of the public health, safety, morals and welfare, as granted in the Constitution of the State of Illinois; and

WHEREAS, the Village of Lake in the Hills acting by and through its President and Board of Trustees has previously approved an Operating Budget for the Fiscal Year ending December 31, 2022 as part of Ordinance No. 2021-45; and

WHEREAS, it is necessary and appropriate to delete, add to, or otherwise change certain sub-classes within object classes and certain object classes themselves in said Operating Budget as provided in Exhibit A to this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the VILLAGE OF LAKE IN THE HILLS, McHenry County, Illinois, as follows:

SECTION 1: That amendments to the Operating Budget for the Fiscal Year Ending December 31, 2022 are hereby approved in the form and content as provided in Exhibit A which is attached hereto and made a part thereof.

SECTION 2: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such

conflict.

SECTION 4: This Ordinance shall be in full force and effect immediately from and after its passage by a vote of two-thirds of the corporate authorities and approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

Passed this 12th day of May, 2022 by roll call vote as follows:

	Ayes	Nays	Absent	Abstain
Trustee Stephen Harlfinger	_____	_____	_____	_____
Trustee Bob Huckins	_____	_____	_____	_____
Trustee Bill Dustin	_____	_____	_____	_____
Trustee Suzette Bojarski	_____	_____	_____	_____
Trustee Diane Murphy	_____	_____	_____	_____
Trustee Wendy Anderson	_____	_____	_____	_____
President Ray Bogdanowski	_____	_____	_____	_____

APPROVED THIS 12TH DAY OF MAY 2022

Village President, Ray Bogdanowski

(SEAL)

ATTEST: _____
Village Clerk, Shannon DuBeau

Published:

Exhibit A

05-05-2022

Village of Lake in the Hills
Budget Transfer/Amendment
For the Fiscal Year Ending December 31, 2022

Account Number	Account Description	Current Budget Amount	Revised Budget Amount	Increase (Decrease)	Amendment Description
Airport Fund					
620.00.00-80.36	Capital Professional Services	577,700	625,400	47,700	3CK-4814 - Rehabilitate RWY 8/26 Phase 1 engineering
	TOTAL AIRPORT FUND			<u>47,700</u>	



INFORMATIONAL MEMORANDUM

MEETING DATE: May 10, 2022

DEPARTMENT: Community Development

SUBJECT: Informational Item on Status of Temporary Commercial Signs in the Village

EXECUTIVE SUMMARY

In 2020, the Village Board directed Community Development to suspend enforcement of temporary commercial advertising signs for Village businesses in order to provide much needed support during the pandemic. While most COVID restrictions have been lifted, many businesses still have a number of temporary signs in place which would normally be considered in violation of our Code. Village staff recently surveyed the temporary signs remaining in the Village and found a total of 43 signs installed without a permit at 17 local businesses. None of these businesses applied for a temporary sign permit; however, the majority of these were installed in 2020. The Village has at least four that were just recently installed in early 2022 and has had inquiries from new businesses regarding current temporary sign regulations. A full listing of the locations in question has been provided in the attached survey, along with the estimated dates of installation, and number of months beyond the standard 60-day display period.

A breakdown of the 43 signs by sign type has been provided below, with sample images attached:

1. (19) Prohibited - These signs would not be able to receive a permit under the Village's Municipal Code. Feather banners are the most common example.
2. (9) Wall Signs - These are temporary signs, often banners, which are placed on the exterior wall of the business. They are normally permitted for a maximum of 60 days.
3. (15) Ground Signs - These are temporary signs, often mounted to a stem that is pressed into the ground to hold it in place. They are normally permitted for a maximum of 60 days.

Complaints have been in the form of written and verbal; however, under a dozen have been received since 2020. Some of the complaints have been similar complaints regarding a specific business.

As we are approaching two years since the moratorium was put in place, staff is bringing this issue back to the Board for consideration to determine whether it is time to begin enforcement, extend the moratorium, or seek to adjust the Code to allow for these signs on a more permanent basis.

FINANCIAL IMPACT

None

ATTACHMENTS

1. Exhibit A - Temporary Sign Survey Summary
 2. Exhibit B - Temporary Sign Examples
-

SUGGESTED DIRECTION

Informational item only

EXHIBIT A: TEMPORARY COMMERCIAL SIGN SURVEY SUMMARY

Address	Prohibited Signs	Wall (Temporary)	Ground (Temporary)	Located in ROW	Permit Submitted	Estimated Install Date	Months Beyond 60 Day Max	Install Notes
6 Miller Rd.	4	1	1	5	NO	May 1, 2020	34	Installed after Covid sign moratorium
59 W. Acorn Ln	3				NO	June 1, 2020	33	Have been installed since Acorn Rd. construction started in this area in summer of 2020.
251 N. Randall Rd.			4		NO	March 21, 2022		Put up the week business opened in March.
273 N. Randall Rd.	1	2			NO	November 15, 2021	4	Put up soon after opening mid November of 2021.
1212 Crystal Lake Rd.	2			1	NO	May 1, 2021	10	Installed on the property sometime around May of 2021.
9182 Pyott Rd.	2		2		NO	February 2022 and April 2020	35	Price sign board was put sometime this spring. Ground signs installed at the beginning of Covid.
9119 Trinity Dr.	1			1	NO	May 1, 2020	34	Installed after Covid sign moratorium
130 N. Lakewood Rd.		1			NO	May 1, 2020	34	Installed after Covid sign moratorium
309 N. Randall Rd.	1				NO	October 1, 2020	28	Installed soon after opening in October of 2020.
2410 W. Algonquin Rd.			1	1	NO	May 1, 2020	34	Installed after Covid sign moratorium
2120 W. Algonquin Rd.			1	1	NO	May 1, 2020	34	Installed after Covid sign moratorium
4561 Princeton Ln.		1			NO	May 1, 2020	34	Installed after Covid sign moratorium
4540 W. Algonquin Rd.	1	2			NO	May 1, 2020	34	Installed after Covid sign moratorium
4570 Princeton Ln	1				NO	July 1, 2021	32	Installed soon after the first building opened up.
3 Crystal Lake Rd.			2		NO	January 1, 2022		Recently installed this past winter 2021/2022.
25 Harvest Gate		2			NO	March 1, 2021	36	Installed sometime in 2021 months after opening building 1.
130 N Lakewood Rd Suite 107	3		4		NO	April 7, 2022		Installed early April 2022.
1101 W. Algonquin Rd.	2			1	NO	March 1, 2022		Installed early spring of 2022
9358 S. Virginia Rd.	3			3	NO	April 23, 2022		Newley installed over the weekend of
6 Miller Rd.		1	2	2	NO	April 20, 2022		Installed mid week around 4/20/22
40 W. Acron Ln			2		NO	January 20, 2022	2	Installed after classes resumed in early 2022

Exhibit B – Temporary Commercial Sign Examples



Example - Ground sign, double.
Allowed by permit, but not in poor condition



Example – Ground sign, wire frame
Allowed by permit



Example – Ground sign, staked. Allowed by permit.



Example – Ground sign, metal frame. Allowed by permit.



Example – Ground sign, suspended on existing ground sign. Allowed by permit, but not in poor condition.



Example - Pennant/feather sign.
Type not allowed.



Example – Pennant/feather sign.
Type and location in ROW not allowed.



Example – Wall sign. Allowed by permit.



Example – Wall sign on window. Allowed by permit, but not to exceed 32 sq. ft.



REQUEST FOR BOARD ACTION

MEETING DATE: May 12, 2022

DEPARTMENT: Community Development

SUBJECT: Plat for 700 East Oak Street – Arden Rose Home Care Facility

EXECUTIVE SUMMARY

Arden Rose Home Care, Inc., is developing a Home Care facility at 700 E. Oak Street. The project involves the construction of a pedestrian and bike path to connect the grounds to Larsen Park. In order to allow for the acceptance and maintenance of the path, the Village and Arden Rose Home Care, Inc., entered into a Bike Path Construction Agreement on April 29, 2021. The agreement states the path will not be constructed until the second building of the facility begins construction and once the path is built, it will be conveyed to the Village for maintenance.

In order to fulfill the terms of the agreement, Arden Rose Home Care, Inc. has submitted a combination Plat of Vacation/Plat of Easement indicating the location of the new path and granting an access easement. As no property is being subdivided and no Right-of-Way is being dedicated or vacated, the plat is exempt from Plat Act. Since the plat is exempt, the plat did not require review by the Planning and Zoning Commission. Additionally, the plat has stormwater management and public utility easements which require Village acceptance. The plat has been reviewed and approved by the Village Engineer and the Sanitary Sewer District.

FINANCIAL IMPACT

None

ATTACHMENTS

1. Application
2. Plat of Vacation/Plat of Easement

RECOMMENDED MOTION

Motion to approve the combination Plat of Vacation/Plat of Easement to vacate existing public bike path easements and accept a new pedestrian bike path easement, a public utility easement, and stormwater management easements for PIN 19-21-300-061.



Village of Lake in the Hills Development and Zoning Application

Date: 5/2/2022

Property Information

Common street address: 700 E. Oak Street

PIN (Property Index Number): 19-21-300-161

Current Zoning: Senior Housing Proposed Zoning: Senior Housing

Current Use: Vacant Land Proposed Use: Senior Housing

Is the request consistent with the Comprehensive Plan? Yes

Number of Acres: 3.44 acres 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): _____

Property Owner Information

Name(s): Laurel Sorenson

Business/Firm Name (if applicable): Arden Rose Management, Inc.

Address: 840 E. Oak Street

City/State/Zip: LITH, IL 60156

Phone Number: 224-241-8158

Email: Tracy.Putnam@att.net

Applicant Information

Name(s): Laurel Sorenson

Business/Firm Name (if applicable): Arden Rose Management, Inc.

Address: 840 E. Oak Street

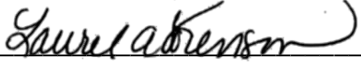
City/State/Zip: LITH, IL 60156

Phone Number: 224-241-8158

Email: Tracy.Putnam@att.net

Lake in the Hills Development and Zoning Application
Page 2

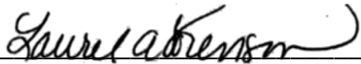
1	2	3	4	5	6
Request	Select Request with X	Required Fee ac = Acre	For Requirements See Appendix	Public Hearing Required See Appendix A2	Total Fee (enter Amount per Column 3)
Annexation		\$1,000/ac payable upon annexation	D	Yes	
Sketch Plan		\$0	E	No	
Tentative Plan		\$500 + \$10/ac	F	No	
Final Plat		\$500 + \$10/ac	G	No	
Plat of Vacation and/or Resubdivision Plat	EXEMPT	\$500 + \$10/ac	H	No	\$0
Conditional Use		\$500 + \$10/ac over 2 ac	I	Yes	
Rezoning		\$500 + \$10/ac over 2 ac	J	Yes	
Text Amendment		\$500	K	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	M	No	
Total Fees					\$0
Additional Fees					
Stormwater Permit Application Fee to be paid at time of permit issuance Minor = \$250 Intermediate or Major = \$1,000					
Reimbursement of Fees Required (Attach Appendix B) = \$2,000 + \$100/acre for every acre over 5 acres					



 Property Owner Signature

5/2/2022

 Date



 Applicant Signature

5/2/2022

 Date

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

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

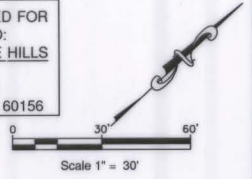
PLAT OF VACATION & PLAT OF EASEMENT

P.I.N. 19-21-300-061

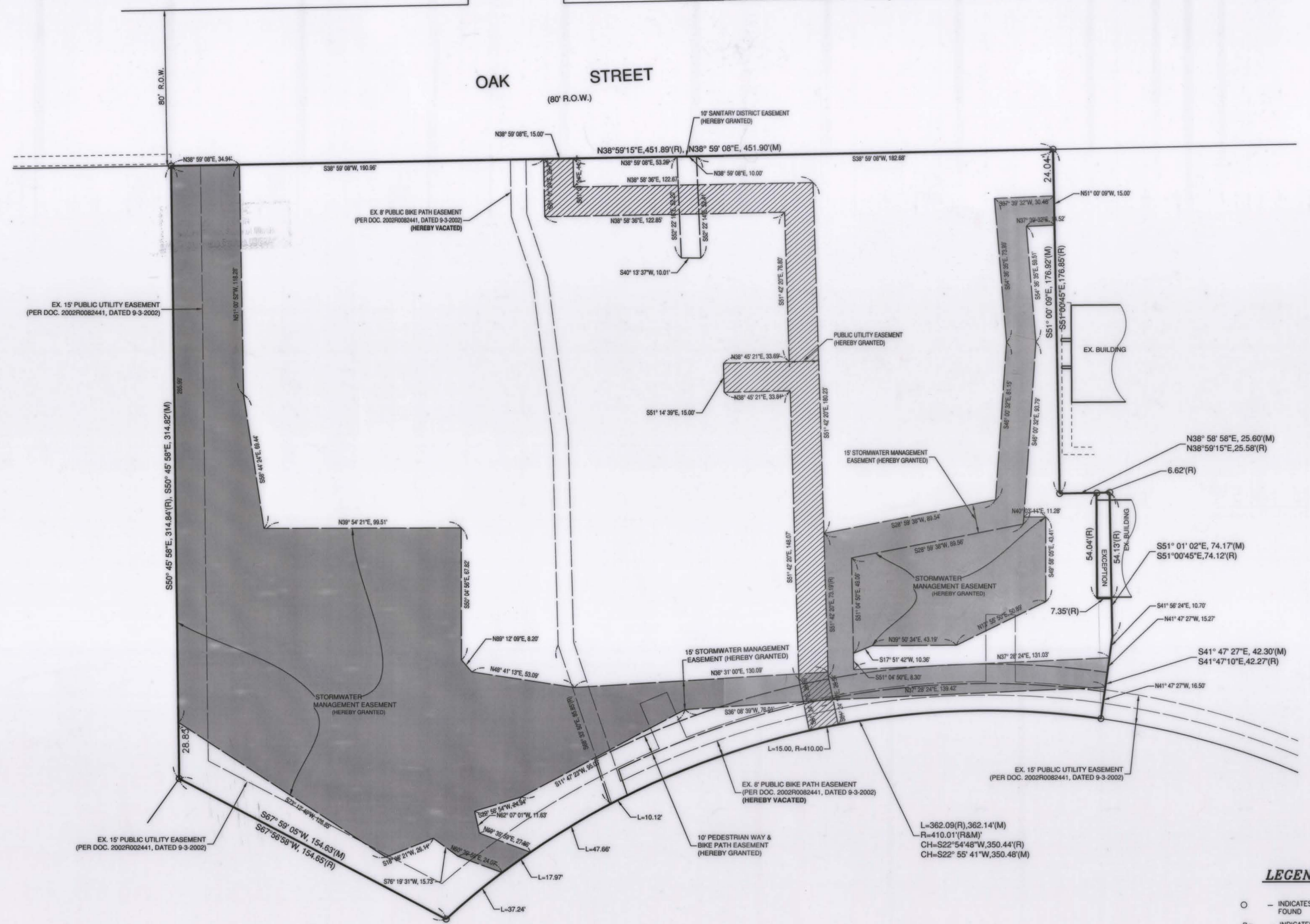
IN
PARENT PARCEL DESCRIBED AS FOLLOWS:

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.

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: VILLAGE OF LAKE IN THE HILLS
CLERK
ADDRESS: 600 HARVEST GATE
LAKE IN THE HILLS, IL 60156



PROPERTY LOCATION



NOTE:
-ALL EXISTING 8' PUBLIC BIKE PATH EASEMENTS WITHIN THE ABOVE DESCRIBED PARCEL ARE HEREBY VACATED.

LEGEND

- - INDICATES IRON PIPE FOUND
- R= - INDICATES RADIUS OF CURVE
- L= - INDICATES ARC LENGTH
- ▨ - STORMWATER MANAGEMENT EASEMENT
- ▩ - PUBLIC UTILITY EASEMENT

GERALD L. HEINZ & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
206 NORTH RIVER STREET
EAST DUNDEE, ILLINOIS 60118

NO.	DATE	REVISIONS	NO.	DATE	REVISIONS
1.	02-24-21	PER SANITARY DISTRICT COMMENTS			
2.	01-10-22	PER VILLAGE COMMENTS			
3.	03-22-22	PER VILLAGE COMMENTS			

PLAT OF VACATION & PLAT OF EASEMENT

700 E. OAK STREET
LAKE IN THE HILLS, ILLINOIS

This drawing is copyrighted and is the sole property of GERALD L. HEINZ & ASSOCIATES, INC. Reproduction or use of this drawing in whole or in part and/or the information contained on it is forbidden without the written consent of GERALD L. HEINZ & ASSOCIATES, INC. Unauthorized use will be prosecuted to the fullest extent of the law.

DATE:	07/30/2020
JOB NO.:	E-2594
SCALE:	1"=30'
SHEET	1 OF 2

PEDESTRIAN WAY AND BICYCLE PATH EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF LAKE IN THE HILLS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, ARE HEREBY GIVEN EASEMENT RIGHTS OVER ALL AREAS ON THE PLAT MARKED "PEDESTRIAN WAY EASEMENT" (PWE), "BICYCLE PATH EASEMENT" (BPE) OR "PEDESTRIAN WAY AND BICYCLE PATH EASEMENT", TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE PEDESTRIAN AND BICYCLE TRAILS, PAVED OR UNPAVED, FOR THE USE AND ENJOYMENT OF THE GENERAL PUBLIC.

THE ABOVE NAMED ENTITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENTS HEREIN DESCRIBED FOR THE USES HEREIN SET FORTH AND THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE EASEMENT AREAS HEREIN GRANTED WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, INSPECTION, MAINTENANCE AND OPERATION THEREOF. LAKE IN THE HILLS IS ALSO HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENTS HEREIN DESCRIBED TO PERFORM MAINTENANCE ON THE PATH AND WITHIN THE EASEMENT ITSELF, INCLUDING LANDSCAPING.

CONSTRUCTION OF THE PATH SHALL ONLY BE PERFORMED BY LAKE IN THE HILLS IN THE EVENT THE PROPERTY OWNER DOES NOT.

NO TEMPORARY OR PERMANENT BUILDINGS, STRUCTURES, FENCES OR OBSTRUCTIONS SHALL BE PLACED ON OR OVER SAID EASEMENTS.

REFERENCE SHALL BE MADE TO THE ADOPTED "BIKE PATH CONSTRUCTION AGREEMENT", AS ADOPTED ON APRIL 8, 2021 BY THE LAKE IN THE HILLS VILLAGE BOARD.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

A PERPETUAL, PERMANENT, IRREVOCABLE EASEMENT FOR STORMWATER MANAGEMENT IS HEREBY GRANTED TO THE VILLAGE OF LAKE IN THE HILLS, ITS SUCCESSORS AND OR ASSIGNS, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THAT PART OF THE HEREON CAPTIONED PROPERTY DESIGNATED ON THE PLAT AND MARKED AS "STORMWATER MANAGEMENT EASEMENT" OR "SME" 2.29 ACRE FEET OF STORMWATER DETENTION/RETENTION VOLUME AS PROVIDED FOR IN THIS PARCEL OF PROPERTY FOR THE PURPOSES OF STORMWATER DETENTION/RETENTION MANAGEMENT OF STORMWATER DETENTION/RETENTION AND CONVEYANCE OF STORMWATER TO THE DETENTION/RETENTION BASINS, AND, IF NECESSARY, FOR THE MAINTENANCE OF THE CONVEYANCE ROUTES AND THE DETENTION/RETENTION BASINS INCLUDING ANY AND ALL OVERFLOW ROUTES.

ON WHICH THE FACILITIES EXIST IN ACCORDANCE WITH MUNICIPAL ORDINANCES AND THE APPROVED FINAL ENGINEERING IMPROVEMENT PLANS, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, AND TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN AND THE RIGHT TO ENTER UPON THIS PROPERTY FOR ALL SUCH PURPOSES.

NO ACTION, WITHOUT WRITTEN PERMISSION FROM THE VILLAGE OF LAKE IN THE HILLS, SHALL BE TAKEN WHICH WOULD PROHIBIT, HINDER, INTERFERE WITH, BLOCK, RE-ROUTE, DIMINISH, OR LESSEN OR RENDER INEFFECTIVE, IN ANY MANNER OR FORM, THE RIGHTS OR THE EXERCISE OF THE RIGHTS AS CONFERRED HEREIN. NO GRADING, BUILDINGS, SIGNS, CONDUITS, CABLES, WIRES, SEWERS, PIPES, WATERMANS, VAULTS, TRANSMISSIONS LINES, FENCING, LANDSCAPING, OR OTHER SUCH FEATURES, FACILITIES OR STRUCTURES SHALL BE PLACED IN SUCH A MANNER AS TO BE IN CONFLICT WITH THE RIGHTS OR THE EXERCISE OF THE RIGHTS CONFERRED HEREIN. THE RESERVATION AND THE RIGHTS AS CONFERRED HEREIN SHALL BE OVER THE ENTIRE AREA DESIGNATED ON THIS PLAT AND SHALL TAKE PRECEDENT OVER ANY AND ALL OTHER EASEMENT OR EASEMENTS OR LAND ENCUMBRANCES THAT MAY BE CONFERRED BY THIS PLAT, INCLUDING SPECIFICALLY, BUT WITHOUT LIMITATION, ANY OTHER BLANKET EASEMENTS PROVIDED FOR THIS PLAT.

ENCROACHMENT OF ANY KIND WITHIN SAID EASEMENT IS PROHIBITED UNLESS THE VILLAGE OF LAKE IN THE HILLS HAS DETERMINED SAID ENCROACHMENT WILL NOT INTERFERE WITH THE PROPER FUNCTION OF SAID FACILITIES. THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER WITH PERSONNEL AND EQUIPMENT UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN SAID EASEMENT. IF THE OWNER FAILS TO MAINTAIN SAID FACILITIES AND, AFTER RECEIPT OF NOTICE FROM THE VILLAGE OF SAID FAILURE, THE OWNER FAILS TO MAKE REQUIRED REPAIRS IN A REASONABLE PERIOD OF TIME, THE VILLAGE MAY MAKE THE REQUIRED REPAIRS AND SEEK REIMBURSEMENT FROM THE OWNER FOR THE COSTS INCURRED BY THE VILLAGE TO MAKE THE REPAIR AND/OR FILE A LIEN ON THE PROPERTY.

STORMWATER MANAGEMENT SHALL FOLLOW THE SEPARATE MAINTENANCE PLAN THAT IS RECORDED WITH THE PROPERTY.

PUBLIC UTILITY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO LAKE IN THE HILLS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE STRIPS OF GROUND, AS SHOWN BY DASHED LINES ON THE PLAT, THE WIDTHS OF WHICH ARE SHOWN, AND MARKED "PUBLIC UTILITY EASEMENT", TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND, UNDERGROUND CONDUITS AND CABLES, SEWERS AND WATER MAINS WITH ALL NECESSARY MANHOLES, WATER VALVES, AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH TELEPHONE, ELECTRIC, NATURAL GAS, CABLE TELEVISION, WATER AND SANITARY SEWER SERVICE; THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WITHIN SAID EASEMENT AREA SAID CONDUITS, CABLES, MANHOLES, WATER VALVES AND OTHER EQUIPMENT; AND FINALLY THE RIGHT IS HEREBY GRANTED TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF THE SAID PUBLIC UTILITY EQUIPMENT. ALL INSTALLATIONS SHALL BE UNDERGROUND OR ON THE SURFACE, BUT NOT OVERHEAD. IT IS FURTHER UNDERSTOOD THE ABOVE EASEMENTS SHALL BE NON-EXCLUSIVE.

NO PERMANENT BUILDINGS OR OTHER STRUCTURES SHALL BE PLACED IN THE EASEMENTS, BUT OWNERS OF LOTS IN THIS DEVELOPMENT SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

SANITARY DISTRICT EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO LAKE IN THE HILLS SANITARY DISTRICT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE STRIPS OF GROUND, AS SHOWN BY DASHED LINES ON THE PLAT, THE WIDTHS OF WHICH ARE SHOWN, AND MARKED "SANITARY DISTRICT EASEMENT", TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS AND CABLES, AND SEWERS WITH ALL NECESSARY MANHOLES, VALVES, AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH SANITARY SEWER SERVICE; THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WITHIN SAID EASEMENT AREA SAID MANHOLES, VALVES AND OTHER EQUIPMENT; AND FINALLY THE RIGHT IS HEREBY GRANTED TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF THE SAID PUBLIC UTILITY EQUIPMENT. ALL INSTALLATIONS SHALL BE UNDERGROUND OR ON THE SURFACE, BUT NOT OVERHEAD. IT IS FURTHER UNDERSTOOD THE ABOVE EASEMENTS SHALL BE EXCLUSIVE TO THE LAKE IN THE HILLS SANITARY DISTRICT.

NO PERMANENT BUILDINGS OR OTHER STRUCTURES SHALL BE PLACED IN THE EASEMENTS, BUT OWNERS OF LOTS IN THIS DEVELOPMENT SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

This is to certify that the undersigned, Laurel Sorrenson is [are] the legal owner[s] of the land described on the plat hereon drawn and shown hereon as developed; that he [they] has [have] caused said land to be surveyed, developed, staked and platted as shown hereon, for the purpose of having this plat recorded as provided by law.

In witness where I [we] have hereunder set my [our] hand[s] of Seal[s] this 23rd day of March, A.D. 2022

Laurel Sorrenson (Seal)

(Seal)

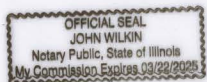
NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, the undersigned, a Notary Public in and for the county and state aforesaid, do hereby certify that Laurel Sorrenson of Woodstock, Ill. personally known to me to be the same person or persons whose name or names are subscribed to the foregoing instrument as, _____ respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act of said company for the uses and purposes therein set forth and said secretary did also then and there acknowledge that he or she as custodian of the corporate seal of said company did affix the said corporate seal of said company to the said instrument as his or her own free voluntary act, and as the free and voluntary act of said company for the uses and purposes set forth.

Given under my hand and notarial seal, this day of 23 A.D. March 2022

(SEAL) Joseph D. Heinz
Notary Public



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, Joseph D. Heinz, an Illinois Professional Land Surveyor do hereby certify that I have surveyed the following described property, and that the plat of vacation and easement hereon drawn is a correct representation thereof, all distances are shown in feet and decimal parts thereof.

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.

Containing total area, including R.O.W.'s: 149,725.9 Sq. Ft. (3.44 Acres)

This is also to certify that upon completion of construction, concrete monuments, as shown, and iron pipes at all lot corners and points of change in alignment will be set, as required by the Plat Act (765 ILCS 205/0.01 et seq.). This is also to certify that the property, as described in the annexed plat, lies within the corporate limits of the Village of Lake in the Hills, Illinois, which has adopted a comprehensive plan.

This is to certify that based on information provided on the flood insurance rate map community-panel number 17111C0335J, Map Effective date, November 16, 2006, produced by the federal emergency management agency (FEMA) for mchenry county, Illinois, the property show and described hereon is located within zone x, which is defined by FEMA as " areas determined to be outside the 0.2% annual chance floodplain".

Given under my hand and seal at, Illinois this day of 25th of March A.D. 2022.

Joseph D. Heinz
Illinois Professional Land Surveyor

No. 3551 (SEAL)



SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH DEVELOPMENT OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC OR PRIVATE AREAS AND/OR DRAINS WHICH THE DEVELOPER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF SUBSTANTIVE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE DEVELOPMENT.

DATED THIS 3rd DAY OF May, A.D. 2022.

Joseph D. Heinz Laurel Sorrenson
ENGINEER OWNER OR ATTORNEY



FLOOD HAZARD CERTIFICATE

I certify that none of the above described property is located in a flood hazard area as identified by the Federal Emergency Management Agency.

Joseph D. Heinz
Illinois Professional Land Surveyor



COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, _____ County Clerk in McHenry County, Illinois do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax against any of the land included in the annexed plat.

I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal of the County at Woodstock, Illinois, this ___ day of _____ A.D. _____

McHenry County Clerk

McHENRY COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

This instrument filed for record in the Recorder's office of McHenry County, Illinois, on this ___ day of, A.D., _____, at _____ o'clock _____ M. and recorded as Document Number _____.

RECORDER OF DEEDS

BOARD OF TRUSTEE'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

The plat and dedications shown hereon are hereby approved by the Village of Lake in the Hills, Illinois, at a meeting held on the ___ day of _____, A.D. _____.

Village President

Attest: _____
Village Clerk

VILLAGE TREASURER

My signature, as Treasurer of the Village of Lake in the Hills, certifies that there are no delinquent or unpaid, current or forfeited special assessments or any deferred installment thereof that have been apportioned against the land included in this Plat of Subdivision.

Patricia Smith Date: 05-02-2022
Village Treasurer

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

My signature, as Village Engineer for the Village of Lake in the Hills, certifies that this plat meets all the requirements of Village ordinances. Approved this 14th day of April (month), 2022 (year).

Joseph P. Johnson
Village Engineer

LAKE IN THE HILLS SANITARY DISTRICT ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

MY SIGNATURE, AS DISTRICT ENGINEER FOR THE LAKE IN THE HILLS SANITARY DISTRICT, CERTIFIES THAT THIS PLAT MEETS ALL REQUIREMENTS OF LAKE IN THE HILLS SANITARY DISTRICT ORDINANCES. APPROVED THIS March 2022 DAY OF _____

Joseph P. Johnson
DISTRICT ENGINEER

LAKE IN THE HILLS SANITARY DISTRICT BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

PLAT IS APPROVED AND DEDICATIONS SHOWN HEREON ARE HEREBY APPROVED BY THE LAKE IN THE HILLS SANITARY DISTRICT, McHENRY COUNTY, ILLINOIS, AT MEETING HELD ON THE March 2022 DAY OF _____

Joseph P. Johnson
DISTRICT PRESIDENT

ATTEST: Karen Thome
DISTRICT CLERK



GERALD L. HEINZ & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
206 NORTH RIVER STREET
EAST DUNDEE, ILLINOIS 60118

2.	01-10-22	PER VILLAGE COMMENTS			
3.	03-22-22	PER VILLAGE COMMENTS			
NO.	DATE	REVISIONS	NO.	DATE	REVISIONS

PLAT OF VACATION & PLAT OF EASEMENT

700 E. OAK STREET
LAKE IN THE HILLS, ILLINOIS

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DATE:	07/30/2020
JOB NO.:	E-2594
SCALE:	NTS
SHEET	2 OF 2