

A G E N D A

REGULAR MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON WEDNESDAY, APRIL 6, 2016 AT 7:00 P.M. AT HINSDALE SOUTH HIGH SCHOOL, LITTLE THEATER, 7401 CLARENDON HILLS ROAD, CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS

1. CALL TO ORDER
2. ROLL CALL
3. OMNIBUS VOTE AGENDA
  - A. Waive Reading of Minutes (APPROVE)
  - B. Minutes - Regular Meeting February 3, 2016 (APPROVE)
  - C. Minutes - Village Board Meetings January 25, February 8, February 22, March 1, March 7, and March 14, 2016
4. Zoning Hearing Case 16-02: Notice requirement not met. Will be rescheduled. (Greg and Arlene Taylor, 7806 Clarendon Hills Road)
5. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 16-03: (Kevin Baldus, Alex Stankus, Charles St. Clair - 7550/7560 S. Quincy Street) Text Amendment to add Production Brewery Tap Room as a special use in the M1 District and approval of a special use for the business.
  - A. PUBLIC HEARING
  - B. DISCUSSION
6. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 16-04: (Pulte Home Corporation - 6526 Clarendon Hills Road) Approval of a special use for a Planned Unit Development and approval of a Preliminary Plat of PUD, preliminary plat of subdivision, and including any exceptions and variations necessary to redevelop the existing 8.32 acre property known as the Arabian Horse Farm with 29 detached single family cluster homes.
  - A. PUBLIC HEARING
  - B. DISCUSSION

7. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 16-05: (Midwest Helicopter Airways, Inc. Rick Smith - 525 Executive Drive) Public Hearing, Discussion and Recommendation for approval of a Special Use and Variations to redevelop an existing heliport located at 525 Executive Drive and known as Midwest Helicopter, with a new building that includes a high ceiling single story 9,256 square foot hangar and 7,045 square feet of hangar support and office areas in an adjoining two story space.

A. PUBLIC HEARING

B. DISCUSSION

8. VISITOR'S BUSINESS

8. COMMUNICATIONS

9. ADJOURNMENT

# VILLAGE OF WILLOWBROOK

## STAFF REPORT TO THE PLAN COMMISSION

**Meeting Date:** April 6, 2016

**Prepared By:** Jo Ellen Charlton, Planning Consultant

**Case Number and Title:** PC 16-03: Text Amendment and Special Use for Production Brewery Tap Room  
7550/7560 S. Quincy Street, Willowbrook, IL 60527

**Petitioner:** Kevin Baldus, Alex Stankus, Charles St. Clair  
1305 Klein Avenue, Downers Grove, IL 60516

**Action Requested:** Text Amendment to add Production Brewery Tap Room as a special use in the  
M-1 District and approval of a special use for the business.

**Location:** 7560 S. Quincy (West side of Quincy, south of 75<sup>th</sup>).

**PINs:** 09-26-400-025

**Existing Zoning:** M-1

**Existing Land Use:** Wholesale

**Property Size:** .98 acres

**Surrounding Land Use:**

	<i>Use</i>	<i>Zoning</i>
<i>North</i>	825 75 <sup>th</sup> Mixed Industrial	M-1
<i>South</i>	Future Swim Club Use	M-1
<i>East</i>	7501 S. Quincy, Mixed Industrial	M-1
<i>West</i>	Red Roof Inn	B-4

**Documents Attached:** 1. All project plans are included in this report as part of Attachment 2.

**Necessary Action by Plan Commission:** Make a recommendation to the Mayor and Village Board. A sample motion can be found on Pages 5 and 6 of this report.



## Staff Analysis

### Text Amendment:

Many office and industrial zoning classifications include a restriction on retail sales and services. This is to regulate and/or prevent a potentially unsafe mix of people and semis or other “industrial” impacts. With so many of the collector streets in Willowbrook’s industrial park area serving a mix of commuter and business traffic, the properties within the business park have become a popular destination for non-traditional industrial park users. This has become particularly evident with recent requests and approval for educational and sports training facilities, a commercial storage facility and other uses that draw upon visibility to the non-industrial traffic moving through the park. While the Village has been flexible in considering these alternative uses, staff and legal counsel advises that most of these use decisions be regulated as “special uses” as opposed to permitted uses in order to determine the site-specific suitability of each location.

In this particular case, staff and legal counsel considered whether the proposed use might be considered “incidental or accessory to” the permitted beer production use, but decided not to make that interpretation given that it might be difficult to decide how “incidental or accessory to” should be measured. Should it be measured by square footage, volume produced, customers served, etc. Instead, after evaluating how neighboring communities have handled similar situations, the text amendment to add Production Brewery Tap Room as a special use was determined to be the best alternative. Specifically, the following use is proposed as a special use in the M-1 District:

“Production Brewery Tap Room, where the public can purchase and/or consume only the product produced on the site”

As a special use, the Village will have an opportunity to evaluate the size of the tap room as compared to the business, available parking, special impacts, etc. In addition to adding the use to the special use list, an additional amendment to modify Section 9-8-4(B) is also required. This section and the proposed changed (shown underlined) are as follows:

(B) Retail Sales: Except for medical cannabis dispensaries and production Brewery Tap Rooms as provided in section 9-8-2 of this chapter, no retail sales or services shall be permitted except as incidental or accessory to a permitted use.”

### Appropriateness of Use:

The proposed production brewery use is permitted, and the addition of the retail-like “tap room” type traffic to this location is reasonable on this site. There is adequate designated parking (discussed below) which is separate from all other industrial traffic on the site. The parking lot is accessed from Quincy, which already has a fair amount of retail traffic. Recall that the property immediately south was recently approved and is now used as a swimming club training facility. Any special use approval of this tap room use will be subject to the granting of a liquor license by the Village’s liquor commissioner. Unlike most liquor establishments already in town, this facility will not have a kitchen. Instead, the owners plan to serve packaged snack food and/or to encourage its patrons to bring in or have carry out orders from local restaurant establishments delivered to this location.

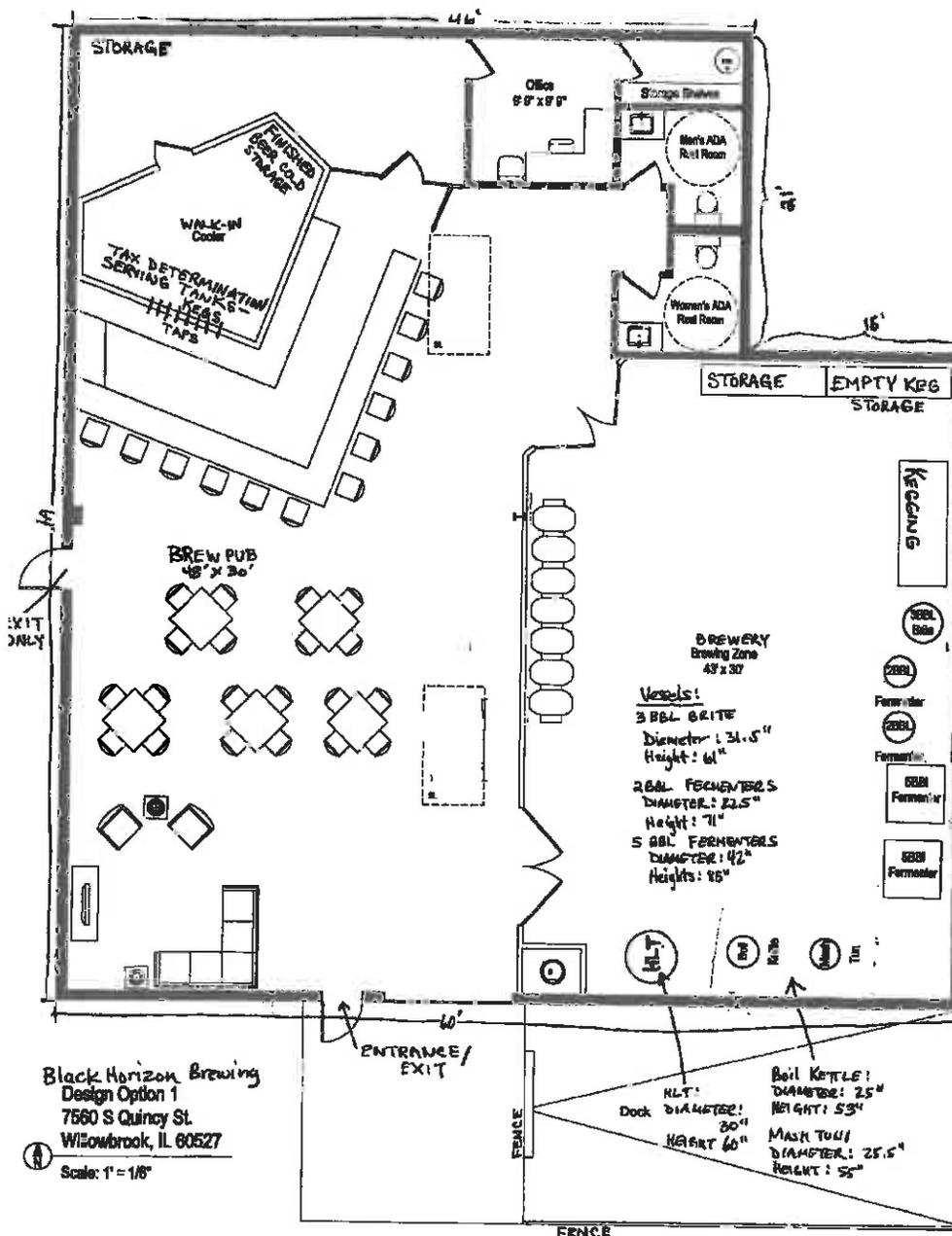
### Parking:

For parking purposes, staff is evaluating the use as two separate uses. The tap room area consists of tables and chairs, much like a restaurant so the “restaurant” requirement of one space for every 100 square feet is applied to that 1,440 square feet. The remaining 2,044 square feet is treated like a manufacturing use, which requires one space for every 800 square feet. These two uses require a total of 17 parking spaces for the use. The parking as shown on the plan submitted with the application (attached as Exhibit 1) provides 15 parking spaces, including 2 handicapped spaces, and a

previously paved area retrofitted to accommodate the required screened garbage area (attached as Exhibit 2). Only 1 handicapped parking spaces is required for up to 25 parking spaces, and staff has notified the applicant of an alternate to maximize and achieve required parking. This alternative includes relocating the dumpster to the north side of the parking lot, just west of the door. This modification would provide for the required accessible spot, and room to provide the minimum 17 spaces, if not a couple of additional spaces. It is suggested that the furthest west parking spot be designate "No Parking/Turn Around Only". The applicant has conceptually agreed to relocating the dumpster as suggested.

Interior Layout:

The proposed interior layout is provided below. The taproom area consists of 1,440 square feet, while the brew room is about 1,290 square feet. Bathrooms, storage and general remaining space is 754 square feet.



Black Horizon Brewing  
 Design Option 1  
 7560 S Quincy St.  
 Willowbrook, IL 60527  
 Scale: 1" = 1/8"

The 1,440 square foot tap room shows seating for 38 people, which equates to about 2 people for every parking space. Tap room hours will be limited to Thursdays through Sundays, with hours on Thursday from 3PM to 10PM, Friday and Saturday Noon to 11PM, and Sunday Noon to 7:00PM. Brewing will take place during non-public hours as needed between the hours of 6 AM and 7 PM.

Existing Dock/Dumpster Enclosure Site Improvements:

The existing dock area will be utilized to off-load deliveries from vans, flatbeds and similar vehicles that are intended to be used for this business. The west end of the dock area will be improved with a gate that can be closed to provide a safer environment for customers when they are on the site.

Other site improvements include the addition of a masonry screened dumpster area. Staff has talked to the applicant about relocating the dumpster from the location shown on the site plan to an area just west of the entrance door on the southwest corner of the building. The dumpster will still have to be screened and landscaped on two sides. The sample motion includes a condition that the plans must be modified to meet those ordinance requirements.

Signage:

One wall sign is proposed on the south side of the building on the overhead garage door. No detail has been provided.

Special Use Standards:

Section 9-14-5.2 of the Willowbrook Zoning Ordinance establishes seven standards that must be evaluated by the Plan Commission and Village Board. Recommendations may include conditions of approval if appropriate to mitigate any negative impacts created by the special use. A list of the special use standards is provided in Attachment 1, along with the proposed findings to be incorporated in the Plan Commission's recommendation and the Village Board's ordinance if approved.

**Staff Recommendation:**

Over the past several years, Willowbrook's industrial area has been transforming itself to one that accommodates and incorporates uses that cater to retail type customers. These uses can be safely incorporated into the mix when there is adequate parking and when conflicting uses are not in close proximity to each other. A tap room can be an acceptable addition to brew production uses. The proposed site has been evaluated and found to be an acceptable location for a tap room, subject to acquiring necessary liquor license approval from the Village's liquor commissioner.

If the Plan Commission wishes to support this use, staff has prepared the following sample motion:

**Based on the submitted petition and testimony presented, I move that the Plan Commission forward its recommendation to approve the text amendments outlined in the April 6, 2016 staff report for PC 16-03 to establish and regulate production brewery tap rooms as a special use in the M-1 Zoning District; and forward its findings of fact to the Mayor and Village Board for a special use for the property located at 7560 S. Quincy for a production brewery tap room, as shown in Attachment 1 of the staff report prepared for the April 6, 2016 Plan Commission for PC 16-03, and recommend approval of the requested special use subject to the following conditions:**

- 1. Conditional use shall be null and void unless the Village establishes and issues a liquor license for the proposed special use.**
- 2. Construction and long term maintenance of the production brewery tap room shall at all times be in substantial compliance with the Project Plans identified in Attachment 2 of the April 6, 2016 staff report for**

**PC 16-03, except for the changes and conditions as provided for in Attachment 3 "Required Changes to Project Plans."**

- 3. The special use shall become null and void unless a certificate of occupancy has been issued within eighteen (18) months of the date of Village Board approval, or if the tap room ceases to operate for any 90 day period.**

Attachment 1

Standards for Special Use

- (A) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

Finding: The proposed special use is to be located in a well-traveled, well-lit area along Quincy Street. Adequate access, parking and access to the proposed tap room is being provided.

- (B) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

Finding: A tap room will operate similar to nearby businesses where retail customers come and go, namely the newly established swim club training facility located immediately south. The tap room will share space in a building that is owned and operated by the only other user in the building on the Subject Property, and is doing so with the full approval of that owner/operator. The proposed tap room will not diminish and impair property values within the neighborhood

- (C) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

Finding: The proposed special use is in an area that is largely already developed. Only one property, located across the street and south) is still vacant, but has recently been approved for development as a retail storage facility.

- (D) That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.

Finding: The subject property is already served by roads and all utilities.

- (E) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Finding: The subject property is served by Quincy, and adequate parking is available on site.

- (F) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

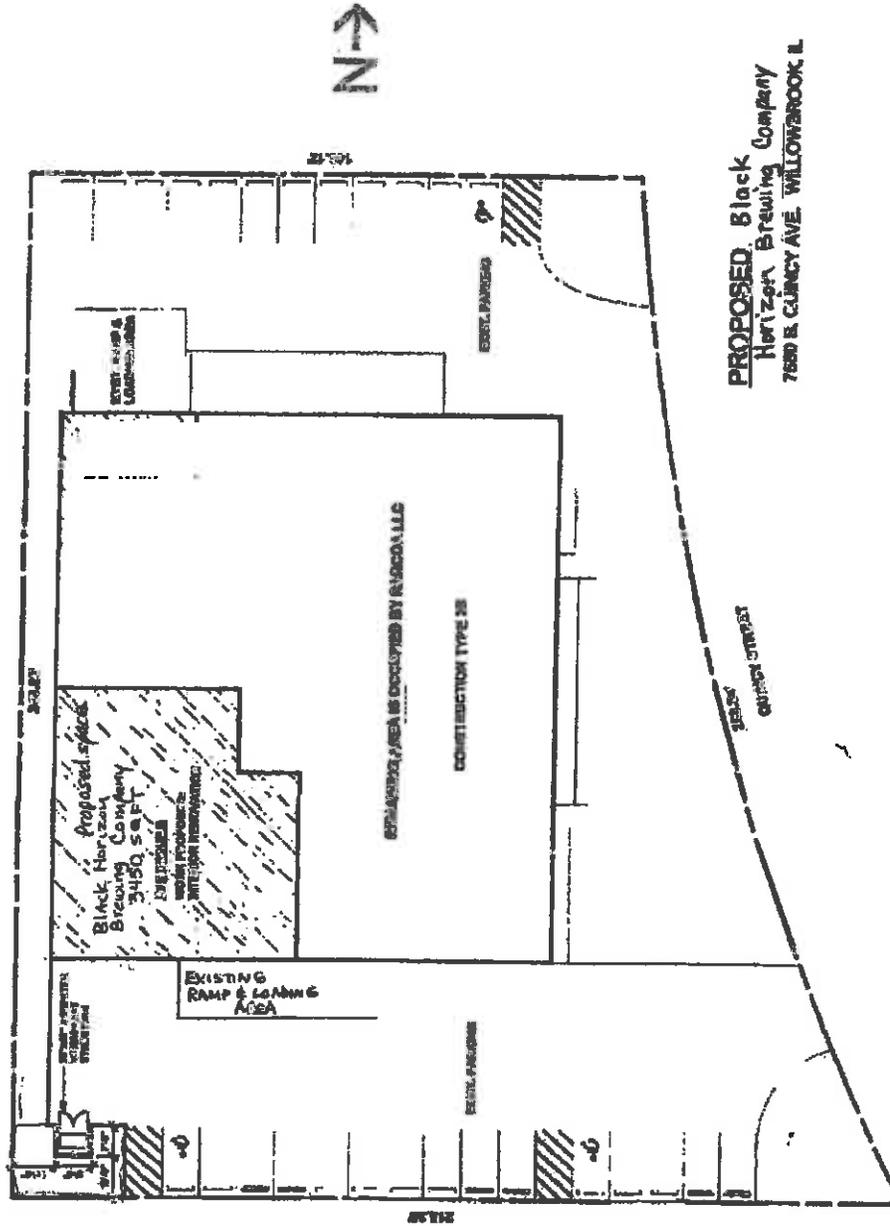
Finding: The proposed tap room and site improvements comply with all zoning requirements.

- (G) Conditions in the area have substantially changed, and at least one year has elapsed since any denial by the Village Board of any prior application for a special use permit that would have authorized substantially the same use of all or part of the site. (Ord. 97-O-05, 1-27-1997)

Finding: The last application for a special use on this site was for a medical cannabis dispensary, which the Village Board approved in November of 2014. It was never constructed due to the fact that the State of Illinois did not issue the required license.

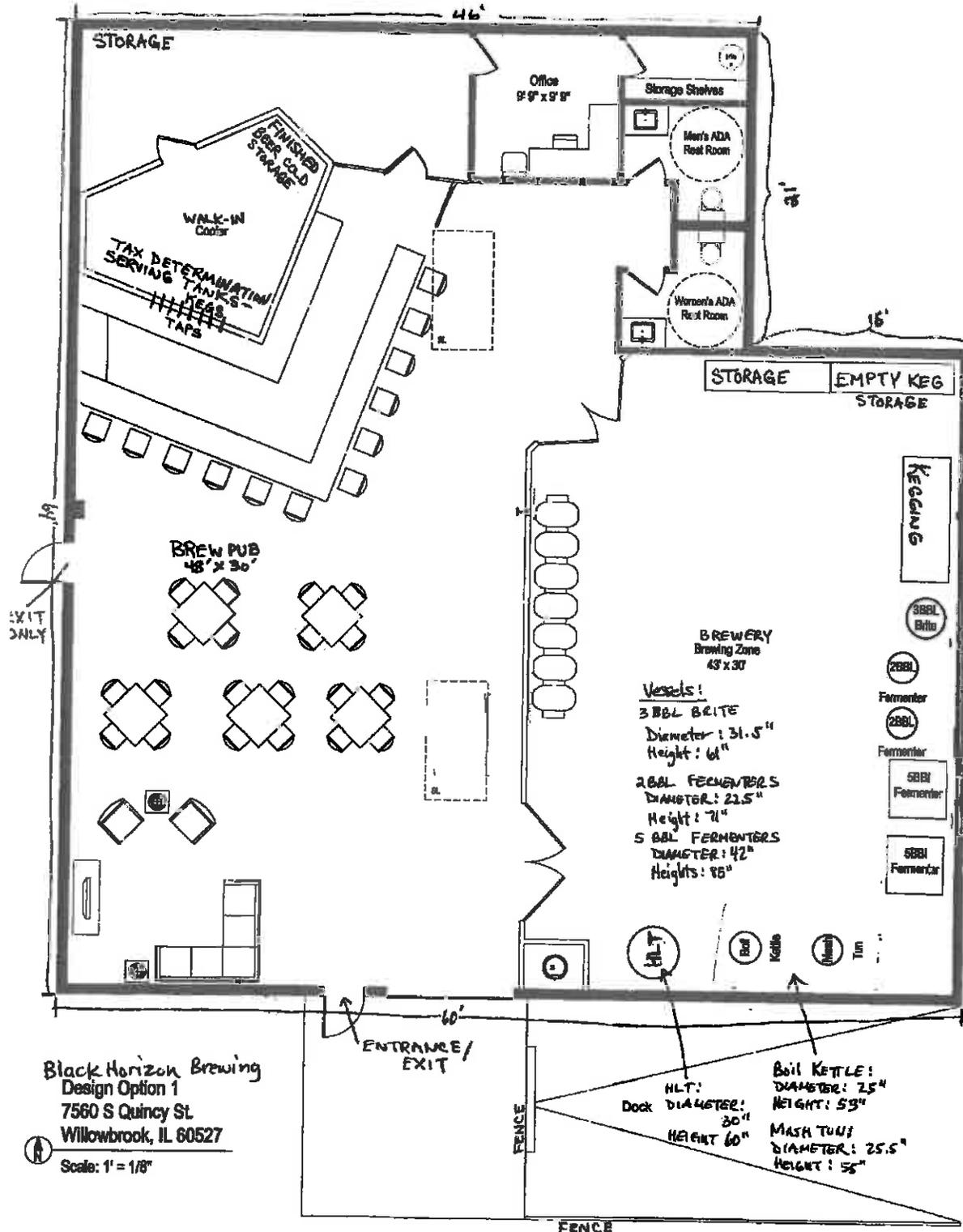
Attachment 2

Project Plans



Attachment 2

Project Plans (Continued)



Black Horizon Brewing  
 Design Option 1  
 7560 S Quincy St  
 Willowbrook, IL 60527  
 Scale: 1" = 1/8"



Attachment 2  
Project Plans (Continued)

**Black Horizon Brewing Company, LLC**  
**7560 South Quincy Ave.**  
**Willowbrook, IL 60527**

**Site Description:** The subject property is zoned M-1 Light Manufacturing, and is located on the west side of Quincy, the second building south of 75th Street. The property contains an existing 16,104 square foot building which is currently occupied by a wholesale user, who primarily accesses his business from the north and east sides of the building. Parking is provided on both the north and south sides of the building, with twelve (12) spaces provided on the north and twenty (20) parking spaces currently provided on the south. Two spaces in the south parking lot of the building will be lost for planned improvements.

**Proposal:** Black Horizon Brewing, LLC, with the property owner's permission, is requesting approval of the following zoning item: Approval of a special use to allow a 3,400 square foot production brewery and taproom in the southwest corner of the existing building located at 7550/7560 Quincy Avenue. Approval and licensing of this conditional use is subject to approval by the state and federal government (TTB).

Black Horizon is proposing to occupy square footage in the southwest corner of the building. Customers will enter the south parking lot from Quincy, park as far west as possible, and enter through an existing door at the southwest end. Deliveries are to be taken on the south side of the building, where the existing truck dock ramp is located. When deliveries are made to the south delivery area, they will be moved through the overhead door into the brewery production storage space in the building.

Brewery production hours of operation will be Monday through Sunday, 6am to 7pm as brewing is needed. Beer production may vary depending on needs and supply.

Taproom Hours (open to public) Thursday through Sunday:

Thursday: 3pm to 10pm

Friday: Noon to 11pm

Saturday: Noon to 11pm

Sunday: Noon to 7pm

The number of spaces on the south side of the building is being reduced to accommodate an enclosed dumpster at the southwest corner of the property and to convert two spaces into an extra accessible parking spot.

**Dumpster:** A new dumpster with masonry enclosure is proposed at the southwest corner of the property and complies with the ten foot (10') setback requirements from property lines for accessory structures. Pavement in the area surrounding the dumpster will be removed and will be required to be retrofitted with landscaping to screen the dumpster on three sides. **Existing Dock:** We plan to add a removal gate at the loading dock to keep patrons from having access to the dock/ramp. No deliveries will be made using the ramp during regular business hours when patrons would be present at the brewery's taproom.

**Speed Bump:** There is an existing speed bump leading into the south parking lot, which was installed by the property owner to discourage illegal parking and turn-around movements when the lot was vacant. This bump should be removed as part of the occupancy of this space.

**Entrance to Space:** Replacement of front door with new glass business door will allow patrons to access the space and be provided with hours of operation information as well.

Signage: One wall sign is proposed on the south side of the building on the garage door next to the entrance doorway into the facility.

Kevin Baldus  
CEO, Co-Owner, Brewer  
Alex Stankus  
Head Brewer, Co-Owner, Head of Sales

Charles St. Clair  
Chairman, Co-Owner, Head of Financials

**Current Company Information:**

Black Horizon Brewing Company, LLC  
1305 Klein Ave.  
Downers Grove, IL 60516  
DBA: Black Horizon Brewing Company  
Year Established: 2013  
Corp #: 4140-7237 (Illinois #)  
Employer ID # 46-3938837

Attachment 2  
Project Plans (Continued)

**Black Horizon Brewing Company Information:**

The overall area of the space is 3484 square feet for the whole space.

The break down for the space is:

Taproom:	1440	48' x 30'
Brewing Facility:	1290	43' x 30'
Bathrooms:	274	21' x 13'
Brewing Storage		
Cold & General	480	16' x 30'
Total:	3484	sq ft.

During Brewery hours (not open to the public):

There will be on any given day 2 - 3 people in the brewery working.

During Taproom Hours (only public)

There will be on any given day 2 - 3 people in the taproom working.

1. Your business, your partners and your experience

Black Horizon LLC is uniquely qualified to succeed due to the following reasons:

Our head brewmaster, Alex Stankus, has homebrewed beer religiously for over 6 years and has attended the Siebel Institute of Technology in Chicago, which is one of only two accredited brewing institutes in the United States. Alex has worked in beer sales, purchasing, marketing, and has many contacts and ties to liquor distribution. Alex's beers have been tasted by predominant figures in the craft beer community such as: Randy Mosher (co-owner of 5 Rabbit Brewing (Chicago), co-owner of Forbidden Root Brewing (Chicago), author of Radical Brewing and international beer judge), Ray Daniels (Creator of the Master Cicerone program, international beer judge, and author of many craft beer guides), Paul Virant (Owner and head chef of Vie in western springs and Perennial Virant [Chicago]) in which one of his most acclaimed beers was chosen to be a part of a craft beer dinner hosted by the restaurant.

Human Resources: Our management team has unique experience in the industry including Charles St. Clair. Charles St. Clair is the coordinator of Black Horizon Brewing's financial affairs. Aside from being a craft beer enthusiast, Charles is 24-year military veteran. He retired as a Captain in the US Army Reserves, with service in Iraq (2007-2008) and a stateside deployment during the Gulf War (1990). Charles is also a graduate of both the University of Illinois, Urbana-Champaign (BS Journalism, 1994) and DePaul University (MS Network Engineering and Management, 2013). Charles currently works as a Senior Network Engineer for Seyfarth Shaw LLP. In a former life, Charles worked in sales and feels that he can put that skill set to great use in this venture.

Other key members: Kevin Baldus has been brewing beer as a side project for the past eight years as a homebrewer. A teacher of fifteen years while holding two Master's Degrees, he will now take his love and passion for brewery to the next level. After hosting multiple beer tastings and annual fall gatherings he is following the advice of others that enjoy what he has produced and decided to become a professional brewer and production organizer. Kevin also brings eight plus years of food and beverage industry experience and management. Kevin will be attending the Siebel Institute of Chicago in order to gain formal brewmaster training and experience.

- Location: Our location allows us to better serve customers because we plan to be in a high traffic area in a location whose community is looking for the next best craft beer.
- Marketing: We have unique marketing skill sets that enable us to attract new customers at a low cost. These skill sets include vast social media influence, ties to local area breweries, guild member status of the Illinois Craft Brewers Guild.

- Successes achieved to date: We have already accomplished the following which positions us for future success. Successful tasting event with over 80 people in attendance. Currently own the entire brewhouse equipment needed for operations. Logo and design work has been created and trademarked.

2. Supply deliveries by type, frequency, and the type of vehicle that makes the delivery

Delivery of production goods and supplies are delivered on a weekly basis during brewery hours, deliveries will not take place during taproom hours of business. Deliveries to the brewery will be my flatbed trucks, vans, and other similar vehicles using the on site loading dock.

3. Estimated volume produced/maximum allowed.

Our first year of production we anticipate an average output estimated 300 - 350 barrels per year. The following years we estimate a rate of growth in the range of 100 - 400 barrels.

4. Indicate which state/federal laws you will be operating under and provide copies of those regulations.

The following is the areas of legislation that operating breweries must follow:

Federal Regulations

Brewery Application Approval, Excise Tax Collection, Labeling and Advertising Approval, Label Approval, Advertising Approval

State Regulations

A class 1 brewer is a licensed brewer or licensed non-resident dealer who manufactures not more than 930,000 gallons (30,000 barrels) of beer per year and is not a member of or affiliated with, directly or indirectly, a manufacturer that produces more than 930,000 gallons (30,000 barrels) of beer or any other alcoholic liquor per year. A class 1 brewer may make sales and deliveries to distributors and importing distributors. A class 1 brewer may make application to the State Commission for a self-distribution exemption to allow the sale of not more than 232,500 gallons (7,500 barrels) of the exemption holder's beer to retailers annually [235 ILCS 5/3-12(18)(a) of the Liquor Control Act].

SUPPORTING DOCUMENTS REQUIRED: CLASS 1 BREWER'S LICENSE

- 1) **\*\*REQUIRED\*\*** COPY OF CURRENT STATE OF ILLINOIS MANUFACTURER'S (BREWER'S) LIQUOR LICENSE OR, FOR OUT-OF-STATE BREWERIES, COPY OF CURRENT STATE OF ILLINOIS NON-RESIDENT DEALER'S LICENSE AND CURRENT OUT-OF-STATE STATE MANUFACTURER'S (BREWER'S) LIQUOR LICENSE.
- 2) COPY OF YOUR FEDERAL BREWER'S NOTICE. V
- 3) COPY OF ALL FEDERAL LABEL APPROVAL(S). Note: Federal label approvals may not be required if not bottling your product.
- 4) ONE OF THE FOLLOWING ENCLOSED TAX BONDS IS REQUIRED: • REG-4-A (FINANCIAL RESPONSIBILITY BOND); OR • REG-4-D (FINANCIAL INSTITUTION IRREVOCABLE LETTER OF CREDIT BOND). If you have questions, please contact Illinois Dept. of Revenue at 217-782-6045 to confirm that you have complied with bond requirements.
- 5) COMPLETED REGISTRATION STATEMENT (IL567-0014).

5. How/when product moves off your property.

Distribution of our beer will be in legal labelled and secured vessels (½ barrel keg, ⅓ barrel keg, packaged bottles and/or cans, growlers, and howlers). Packaged beer will leave the facility during brewery and taproom hours of business.

6. Hours of operation for brewing.

Brewery production hours of operation will be Monday through Sunday, 6am to 7pm as brewing is needed, during non-public hours. Beer production may vary depending on needs and supply.

7. Tap room hours.

Taproom Hours (open to public) Thursday through Sunday:

Thursday: 3pm to 10pm

Friday: Noon to 11pm

Saturday: Noon to 11pm

Sunday: Noon to 7pm

8. Food offerings or partnering with other businesses to deliver food?

Black Horizon Brewing Company is currently developing relationships with local businesses in the area that will offer food for delivery to the taproom. We will also offer snacks (peanuts, chips, pretzels, etc..) to the public that are not produced on the premises.

Attachment 2  
Project Plans (Continued)

Attachment 3  
Required Changes to Project Plans

1. The dumpster and associated screening and landscaping shall be relocated to the north side of the parking lot west of the entrance, and the parking lot shall be striped to include a minimum of 16 standard and 1 accessible parking space. A "No Parking/Turn Around Only" space shall be provided at the far west end of the parking row.

# VILLAGE OF WILLOWBROOK

## STAFF REPORT TO THE PLAN COMMISSION

**Meeting Date:** April 6, 2016

**Prepared By:** Jo Ellen Charlton, Planning Consultant

**Case Number and Title:** PC 16-04: 6256 Clarendon Hills Road. Carrington Club by Pulte (Redevelopment of Arabian Knights Horse Farm.)

**Petitioner:** Pulte Home Corporation, 1900 E. Golf Road, Suite 300, Schaumburg, IL 60173.

**Action Requested:** Approval of a special use for a Planned Unit Development and approval of a Preliminary Plat of PUD, preliminary plat of subdivision, and including any exceptions and variations necessary to redevelop the existing 8.32 acre property known as the Arabian Horse Farm with 29 detached single family cluster homes.

**Location:** 6526 Clarendon Hills Road (West side between 63<sup>rd</sup> and 69<sup>th</sup>)

**PINs:** 09-22-207-003 and 09-22-207-001

**Existing Zoning:** R-1

**Existing Land Use:** Horse Farm

**Property Size:** 8.32 Acres

**Surrounding Land Use:**

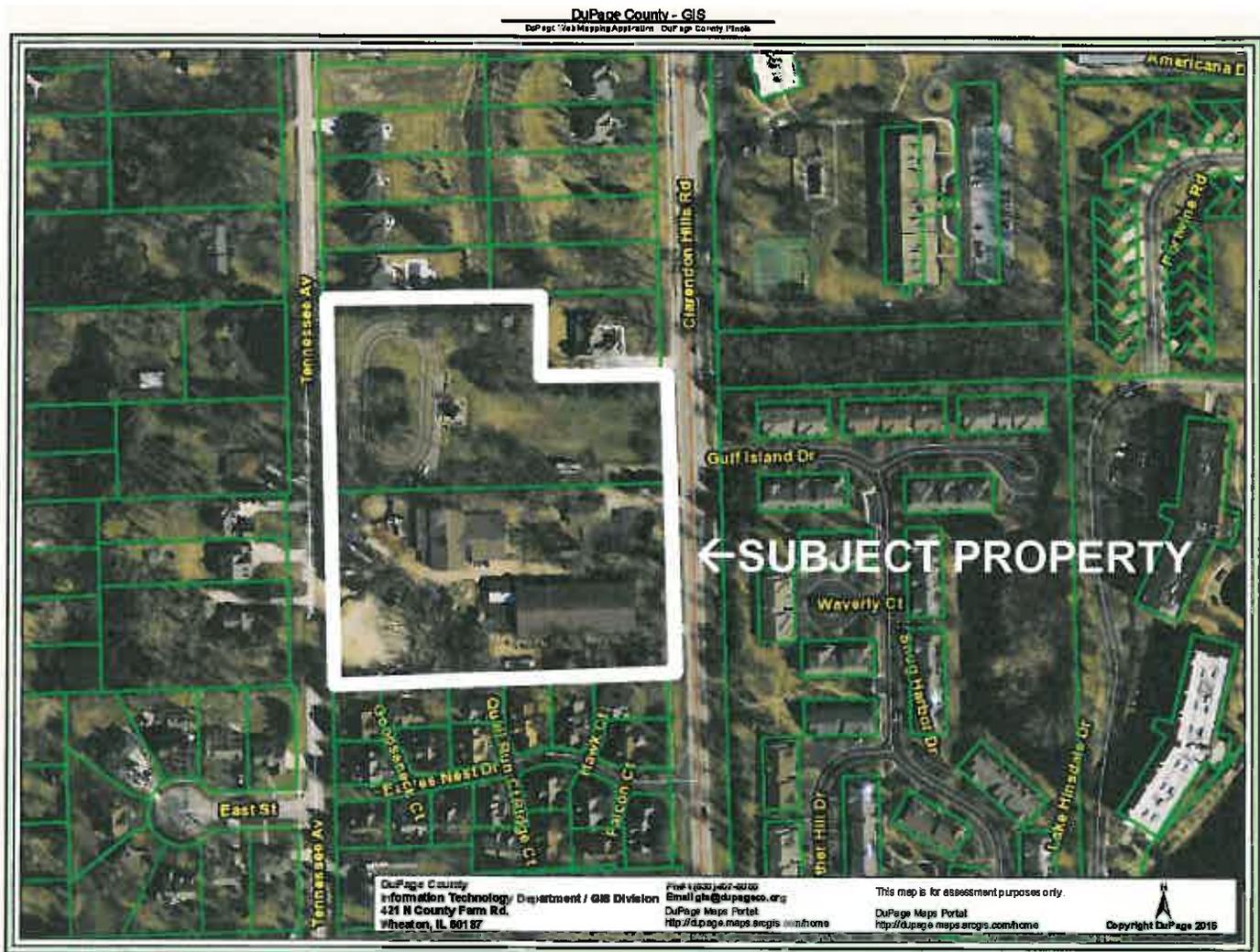
	<i>Use</i>	<i>Zoning</i>
<i>North</i>	Single Family	R-1 and R-1A
<i>South</i>	Single Family Cluster	Darien
<i>East</i>	Nantucket Townhomes	R-4 PUD
<i>West</i>	Single Family	R-1 and R-2

**Documents Attached:** Attachment 1: Project Plans  
Attachment 2: Standards for Special Use  
Attachment 3: Pye E-mail

**Necessary Action by Plan Commission:** Conduct public hearing and continue to a date to be discussed. See Page 12 of this report.

**Site Description:**

The subject property contains 8.32 acres, and is located on the west side of Clarendon Hills Road, between 63<sup>rd</sup> and 69<sup>th</sup> Street. The single family homes to the south are in Darien and part of the "Eagle's Nest" development. There are two single family homes to the north and five single family homes to the west on properties that are in Willowbrook. The property to the east across Clarendon Hills Road is also in Willowbrook and is part of the "Nantucket" development.



**History and Proposal:**

The applicant wishes to redevelop the existing Arabian Knights Horse Farm property to build 29 new single family cluster homes on 8.32 acres. Only preliminary PUD and preliminary plat of subdivision approval are being requested at this time. If approved, the developer expects to close on the property and complete final PUD and final plat of subdivision approvals after that time. This allows final details "in substantial compliance" with the approved preliminary plans to be worked out prior to final approval by the Village Board.

**Staff Analysis**

*Comprehensive Plan*

The table below provides relevant Comprehensive Plan requirements and/or references in the left column while indicating how the proposed project meets that requirement in the right column.

<b>Comprehensive Plan Recommendation</b>	<b>Required</b>	<b>Provided</b>
Use and Density	Low Density Residential 1-4 units per acre	3.5 Dwelling Units per acre
Redevelopment along west side of Clarendon Hills Road	Development with comparable lot sizes and widths to surrounding properties	PUDs do not typically utilize traditional lot configurations, so a direct comparison cannot be made. If a development of lots similar to those to the north were anticipated, about 14 homes could be accommodated.
	Limited street access to Clarendon Hills Road	The proposed development includes limited private road access to Clarendon Hills Road to align with Snug Harbor Drive.
	New development planned as PUD	The proposed development is planned as a PUD
	Integrate community facilities such as parks and pedestrian improvements into any plan	New pedestrian sidewalks are proposed within the development as "carriage walks", and new sidewalks along the west side of Clarendon Hills Road and the east side of Tennessee are proposed. Development also incorporates a public space near the entrance.
Residential Objectives	Minimize negative traffic impacts	Access to Tennessee is intended for emergency vehicles only. Clarendon Hills access aligned and turn lanes added to minimize traffic.
	Infill development that is compatible and in character with surrounding residential development.	Proposed development is for high quality homes. All perimeter setbacks are greater than would be provided under traditional zoning, and "key" exterior features are proposed on elevations that are visible to Clarendon Hills Road
	Minimize collector streets	There are no collector streets proposed as part of this development.
	Use innovative planning and design techniques to conserve land and energy, improve quality and reduce development and service costs.	High quality product is planned in higher density development to provide first floor and maintenance free living for downsizing families. Increased and heavily landscaped setbacks used to improve compatibility
	Preserve natural features when possible	Certain perimeter trees are preserved where possible.

As can be seen from the table above, while the proposed development meets most of the objectives of the Comprehensive Plan, the plan does not propose to utilize "comparable lot sizes and widths" when compared to lots to the north. A continuation of that development pattern would allow for about 14 lots/homes on the Arabian Knights property. As a quasi-commercial use in a residential district, the Arabian Knights Horse Farm's value has been in its business more than in its property, making it hard for the owner to transition this property with traditional residential zoning. Instead, the owners sought a high quality development product that would achieve many other objectives of the Comprehensive Plan, while providing density at the higher end of the 1-4 dwelling units per acre scale

recommended in the Plan. In lieu of providing compatible lot sizes, the proposed project utilizes increased perimeter setbacks over what traditional zoning would require, incorporates extensive berming and landscaping, and provides for a set of predictable covenants that adjoining homeowners can count on, as opposed to the wide array of property rights that a single family lot owner would otherwise have. For example, a single family owner could build multiple accessory structures in a rear yard to within five feet of a lot line. The proposed development, on the other hand, provides for a landscaped and unobstructed setback in yards of at least 35' along the south property line, and up to 50' along the west and north property lines. The Comprehensive Plan is a guide for future development and it is important to follow as many recommendations as possible, but it is not always possible to follow all of its recommendations. An evaluation of the underlying bulk regulations and PUD standards should be considered as well and is discussed below.

Bulk Regulations and PUD Standards

Recall that one of the Comprehensive Plan recommendations is that new developments in this area shall be planned as a PUD. Per the Zoning Ordinance standards for PUDs, PUDs may depart from the strict conformance with the required density, dimension, area, height, bulk and other regulations for the underlying zoning district and other provisions of the Zoning Ordinance to the extent specified in the preliminary plat and documents authorizing the PUD, as long as it will not be detrimental to or endanger the public health, safety and general welfare. The standards are listed in the table below. Deviations from these standards or from the underlying zoning district requirements are allowed and identified as exceptions, except that the standards highlighted may not be varied.

Standards for PUDs

Section	Regulation	Required	Provided
9-13-6(A)	Conform with the intent and spirit of Comprehensive Plan	See above	See above
9-13-6(B)	Size and Ownership	Minimum 2 acres and single ownership or unified control	The property is more than 2 acres and is under unified control
9-13-6(C)	Compatibility	Uses of a type and located so as not to be a detriment on surrounding properties	All units are detached single family, with setbacks that meet/exceed PUD standards
9-13-6(D)	Stormwater Management	Facilities in place to address all drainage related issues	The site has been designed and the Village Engineer agrees that all drainage related issues can be addressed
9-13-6(E)	Space Between Buildings	30' Required	Minimum 10' provided. Per 9-13-6(L), this standard can be modified.
9-13-6(F)	Required Yards	Perimeter setbacks equal to yard in adjacent zoning district	North and West are 50' to match front yard setback of adjoining R-1A district. South is 35' to match existing setback of Darien development to the south.

Section	Regulation	Required	Provided
9-13-7(G)	Parking	Single Family Attached is 2.5 per dwelling with .5 not in garage or driveway  Single Family Detached = 2	Given the higher density of this project, a single family attached requirement was made. 29 units requires 15 spaces not in the garage or on the driveway. 15 of these additional spaces are provided to compliment the 2 car garages and 2 spaces that can be accommodated on driveways.
9-13-7(H)	Traffic	Adequate Ingress/Egress	See "Road Improvements" below
9-13-7(I)	Preservation Standards	Preservation of trees, wetlands, etc.	There are no wetlands on the site. All perimeter trees were inventoried and certain perimeter trees are preserved where possible
9-13-6(J)	Design Standards	Comply with Subdivision Ordinance unless a variance granted	Interior streets and sidewalks are private and do not meet certain standards. With the exception of the Tennessee cul-de-sac, all right-of-way improvements along Tennessee and Clarendon Hills Road will be built to the standards of the Subdivision Regulations. A variation for the Tennessee cul-de-sac is required to allow a smaller size, although the size has been proven to be adequate for Tri-State trucks.
9-13-6(K)	Uses for PUDs Greater than 5 acres	Allows for uses other than those allowed in underlying zoning district if requested	Nothing other than single family detached uses are requested or permitted as part of the proposed PUD.
9-13-6(L)	Other Standards	Allows departure from conformance with density, dimension, area, height bulk and other regulations from the underlying zoning districts to the extent specified.	The proposed PUD departs from minimum lot area, lot width and lot depth requirements of the R-1 district. Proposed setbacks are proposed per the PUD standards of section ???. Lot coverage at .28, FAR at .25 both meet minimum requirements of R-1. The project will also comply with maximum height and minimum habitable area requirements of the R-1 District.

Special Use Standards.

Planned Unit Developments are a special use and therefore required to also meet those standards as outlined in Section 9-14-5 of the Zoning Ordinance. The Plan Commission is required to forward its findings with regard to these standards. The standards are enumerated in Attachment 2, which also includes "findings" as to how the proposed development meets each standards.

Road Improvements

**Clarendon Hills Road.**

The proposed project is served by a new single access to Clarendon Hills Road that will align with Snug Harbor Drive (entrance to Nantucket) on the east side of Clarendon Hills Road. A short left turn lane will be provided for north bound traffic into the development. Additional improvements to Clarendon Hills Road include new curb and gutter on the west side, and a new sidewalk and parkway trees in compliance with the Subdivision Regulations.

**Tennessee.**

Tennessee is being widened for the length of the development. The widening will happen on the east side and will continue the road surface alignment utilized to the north. In compliance with the recommendations of the Comprehensive Plan and the existing conditions to the north, the road widening will be constructed as a "rural cross section", meaning there will be no curb and gutter. A new cul-de-sac is being provided at the south end of Tennessee, which will continue the pattern of not providing through access of Tennessee to the south to connect with Darien, even though right-of-way is provided. Subdivision regulations would require a cul-de-sac with a radius of 60', although only a 45' radius is being provided. Approval of the preliminary plat of subdivision includes this variation. While not compliant with the ordinance, Tri-State Fire Protection District is satisfied that this cul-de-sac will adequately accommodate its vehicles if the immediate area around the street surface is maintained clear of trees and other improvements. The height of the overhead wires must be verified and the wires relocated if they will interfere with emergency vehicles.

A new sidewalk will be provided on the east side of Tennessee along the development. It will continue around the south side of the cul-de-sac and will connect with the sidewalk in Darien which is located on their west side of Tennessee.

**Interior Roads.**

Interior roads, sidewalks and "Parkway Trees" are proposed on private streets, meaning they will be maintained by the Homeowner's Association. While they are substandard in dimensions, they are constructed to Village standards to hold up better in the long run. Street widths are at least 28' back to back curb. This is about 3' wider than the private roads that run through Breton Lakes, which many agree were constructed too narrow. Sidewalks are provided as carriage walks on both sides of the street at the main entrance until the first turn, and then only on one side of the street for the remainder of the project. On-street parking is allowed in designated areas only...six on each of the north/south street sections in the middle of the development. Street widths in these locations where on-street parking is permitted was increased to 30' back to back curb to provide adequate movement for all vehicles, including emergency vehicles. An additional three (3) visitor parking spaces are provided on the east side of the interior cul-de-sac.

**Emergency Exit.**

The interior cul-de-sac is not wide enough to accommodate turning movements of emergency vehicles, so an emergency road connection to Tennessee is provided and is intended egress for emergency vehicles only. The only curb constructed on Tennessee is at the Tennessee entrance to this emergency access point, and it is there to discourage

unintended use by residents and everyday motorists. Other than this 12" tall curb, there is nothing that would prevent general traffic from "cheating" and using this as a cut-through. The paved emergency access road surface is 20' in width per Tri-State's requirements, and is signed as a Fire Lane with no parking. The Village will require a Parking and Traffic Enforcement Agreement that will give the Village and Tri-State the right (but not the obligation) to enforce traffic and parking regulations on this private property. The Homeowner's Covenants also include language that restrict parking and movement on the site. Additional measures and/or barriers may be warranted to address resident or Village concerns.

### Design Features

#### **Building Pads for "Cluster Homes"**

The Layout Plan, shown on Sheet C2.0 of the Preliminary Engineering Plans, shows "building pads" for 29 detached single family homes. These pads, at a minimum, measure 50' in width by 66' in depth, surrounded by common area property, and are set back from the closest curb or sidewalk by no less than 19' in order to accommodate the depth of a parked car in the driveway. With the exception of some front porch features and necessary egress steps, all construction for each home must fall within this pad. Note that Lots 4, 5, 8, 9, 16, 22, 23, 24 and 25 have an irregular shape along their street side line when compared to other lots. These lots are more ideally situated along a street curve and provide increased setbacks that will allow for premium upgrades to front porches. All porches on these lots must fall within the lot designation. For all other lots, only front door entry feature supports may extend into the common area beyond the lot line, and then only for a maximum depth of twenty four inches (24") and a maximum width of ten feet (10'). These requirements will be stipulated in covenant documents.

As mentioned above, each building pad is set back a minimum of 19 feet from either the sidewalk, when there is a sidewalk; or the curb, when there is no sidewalk. This is enough room to accommodate one car in depth to park on the driveway. Each driveway is wide enough to accommodate a minimum two (2) cars. Certain key lots (4, 8, 9, 22, 24 and 25) may accommodate more cars, but are restricted by the covenants such that residents and visitors may not park in these areas for more than 72 hours.

#### **Standard Features, Options, Floor Plans and Elevations, including "Key Elevations"**

Each unit on the property is designed to provide first floor master suites and one or two bedrooms on the first floor, an unfinished basement, and a second story option. Outdoor living is provided within the building footprint at the rear of the home. In no instance, other than providing necessary steps, are patio, deck or other improvements designed for the sole use by one lot owner are allowed outside the building pad to the rear of the home.

Currently, the Village has plans representing four (4) floor plans, with each plan having multiple exterior options. The Response Letter included in the Project Plans included as Attachment 1 indicate additional revisions are coming, although they have not been received. The floor plans and elevations included in the Project Plans in Attachment 1 are outdated per recent discussions with staff. These plans show floor plans ranging in square footage on the first floor from 2383 to 2600 square feet. Second story options are provided.

A variety of elevations are also provided for each floor plan. Front elevations include a variety of stone, brick, siding and other attractive features. Standard rear and side elevations are intended to provide only siding, with the exception of "Key Elevations" which are proposed for certain side and rear elevations that are visible from Clarendon Hills Road. Key side elevations are proposed on the side elevation for Units 1 and 29, while key rear yard elevations are proposed for the rear of units 1-4.

Some of the front porches on the exterior elevations may extend in front of the building pad area for those lots that do not have the extra bump out along the front lot line. Staff has been working with the developer on this issue and is awaiting additional elevation drawings and details to allow this feature. The intent is that the supports for these entrance features may fall slightly out of the building pad area by a couple of feet and may therefore need to be covered as "allowed encroachments" and/or regulated in the covenant documents. It is expected that the developer will share additional information about this at the hearing.

#### **Easements**

With the exception of NICOR easements which are location in the front of the lots along the private street curbs, all utilities are located behind the units, meaning no utility boxes will be visible from the roadway.

#### **Stormwater and Drainage**

The site is designed to direct all stormwater to drainage swales around the perimeter of the property, and for those swales to include drains that direct all stormwater to detention facilities located parallel to the Clarendon Hills Road frontage. This facility will also allow the pass through of water that is currently blocked in the Tennessee Road right-of-way ditches. The developer's engineer intends to provide a detailed discussion at the hearing about both existing and proposed conditions.

#### **Public Features/Recreation**

The Comprehensive Plan is specific that public and recreational features shall be part of any planned development in this area and of this site. This property is part of an area designated in the plan as Service Area 1, which is bounded by 58<sup>th</sup> Street to the north, Clarendon Hills Road to the east, 67<sup>th</sup> Street to the south, and Western Avenue to the west. At the time the Comprehensive Plan was done, there was a population of 803 people in the area. There is no existing recreational facilities in this service area. To address this concern, the developer has provided a very small pergola/seating feature. It is shown on the north side of the entrance near the detention pond and intended to fulfill the recreational requirement of the Comprehensive Plan. While the effort was made, it is minimal and the Village may wish to encourage more either in this location or in an another location in the development. The plans need to be revised to indicate the exact number and location of the seating and garbage receptacles in the pergola area. At least 2 additional garbage cans shall be provided in the development with possible locations near the 3 visitor parking spaces and near the emergency exit.

#### **Landscaping**

##### **Tree Preservation.**

Preserved mature landscaping is accomplished only around the perimeter of the development in select locations. This is shown on Sheet TS.100 of the Landscape Plan. All existing perimeter trees were inventoried by location, type, size and condition. Trees recommended for preservation include those mostly at or near the property lines and therefore not impacted by proposed grading, and trees that are of a variety and condition worth saving. A total of 11 trees along the north property lines meet this criteria and are proposed for preservation. With the exception of any trees along the north and south property lines called out to be preserved, staff recommends the removal and replacement of all trees along the east property line along Clarendon Hills Road. This will allow for the removal of trees that are or one day might interfere with overhead power lines. Instead, new parkway trees are recommended in this area that won't interfere with the wires. A total of four trees along the south property line are proposed for preservation, including the largest tree on the site, which is a 60 inch caliper cottonwood tree located at the southeast corner of the site and shown in the image below.



The preservation plan should be revised to show the exact location, type, size and condition of existing trees in the Tennessee right-of-way and within 10' of the right-of-way on the lot adjoining the proposed cul-de-sac to the west if access by that owner is allowed. The engineer reports that the owner denied access to the property, however, the survey at a minimum should indicate whether or not the trees are located within the right-of-way based on field work and measurements within the right-of-way. One of the existing trees shown to remain on the lot to the west may in fact be located in the right-of-way. Additionally, the height of the overhead wires shall be provided to ensure that emergency vehicles can travel under the wires in the cul-de-sac. The wires shall be relocated if there is a conflict.

#### **Clarendon Hills Road and Entrance Features.**

Building setbacks along Clarendon Hills Road are over 100 feet given the location of the stormwater detention ponds between the road and the proposed buildings. The public sidewalk along Clarendon Hills Road will be shifted west and generally be located one foot off the property line as required by the Subdivision Regulations. Parkway trees planted in the right-of-way between this sidewalk and Clarendon Hills Road will include "columnar" shaped trees that are tall and skinny to better co-exist with the overhead power lines. Just behind the public sidewalk will be a 36" high open aluminum fence, separated by brick columns. The detail for this fence is shown on Sheet L105 of the Landscape Plan. Just behind the fence is a row of both deciduous and evergreen perimeter landscape material before the beginning of the detention facility, which will be planted with native low growing plant materials. An additional landscape strip measuring about 20' in depth will be planted with materials around the perimeter of residential units that back to Clarendon Hills Road. The Clarendon Road entrance will provide key/enhanced landscaping is added on both sides. Additional landscaping is provided around the entry sign, which is located on the north side of the development's entrance and shown on Sheet L105 of the Landscape Plan.

#### **Landscape Content and Phasing.**

Sheet L103 shows the Preliminary Turf Establishment Plan. All Clarendon Hills Road Frontage will be established with sod. Detention areas will be seeded with appropriate prairie seed mixes. The north, south and west perimeters (with the exception of the Tennessee right of way which will be sodded) are shown to be seeded with a mix of Kentucky blue

grass seed. The area in and around individual lots are shown to be "fully sodded" "by others". It is assumed that landscaping around each unit will occur after construction and just prior to occupancy. There is an area in the northeast part of the development that includes a symbol that is not identified on the plans. It is important that the details of this sheet and all landscaping questions be worked out prior to approval. It is reasonable to expect that all perimeter landscaping should be installed after site work and utilities, but prior to construction or opening of any models. This will stabilize the perimeter and give new plant materials time to get established before construction of the majority of the units gets started. The proposed schedule shows perimeter landscaping to occur in the fall of 2016, however the plans are not very clear as to what landscaping around the perimeter falls within these boundaries. Also, depending on the exact time of year they wish to proceed with model construction, it may be more appropriate to sod the entire perimeter if weather conditions are not favorable to establishing seed. It is also prudent to consider how individual lots will be maintained when/if certain lots are on the market for an extended period of time. Some minimal amount of seeding/grade stabilization and mowing should be required for any lots not sold/constructed early in the process. Reasonable efforts should be utilized at all times to minimize mud and/or dust generated by the site and its construction. The proposed construction schedule (attached) shows mass grading and site work beginning in August of 2016, with model home construction and perimeter and detention landscaping starting in October, with a grand opening schedule in March of 2017. The Preliminary Overall Landscape Plan needs to distinguish which site and perimeter materials go in first in October 2016, versus those that go in later as part of the development of each lot.

Sheet L106 shows the "typical" perimeter buffer sections along the north and west property lines. The north property line includes a 2' tall berm that peaks about 11' south of the north property line. The area between the peak of the berm and the top of foundation includes the drainage swale as well as perimeter landscaping areas for the homes that back along the north property line.

A three foot tall berm is proposed to be located approximately 9' east of the west property line before the drainage swale and the homes that back to Tennessee. It would helpful if the landscape plan showed the location of the top of the berm as well as drainage swale locations in relation to proposed plant materials.

When comparing the Preliminary Overall Landscape Plan with the cross sections on Sheet L106 and with the grading plan, it appears that plant materials are not proposed in locations that consider the location of the berms and the drainage swales. The landscape plans shall be revised to show these improvements and adjust the location of the materials accordingly. These changes as well as the changes mentioned earlier that distinguish the perimeter materials from materials that will be planted with the completion of each unit, will provide clarity as to what perimeter landscape materials should be planted up-front so that they can start to grow early in the project timeline.

### Covenants

A draft covenant document is included in the "Project Plans", however, the document will not be finalized until Final PUD approval is requested. A brief summary of what is included and/or intended by the covenants is enumerated below.

1. Site landscaping performed by association. Owners responsible for foundation landscaping.
2. Common area maintenance by association.
3. Owners may not change exterior building or landscaping without being in compliance with Village regulations and/or approval of the association.
4. Use for residential purposes only. No professional, business or commercial use is allowed, except that professional and quasi-professional people may use their residence as an ancillary or secondary facility to an office elsewhere.
5. No outbuildings, shed, storage shed, gazebos, doghouses, greenhouse or other temporary or permanent structures, clotheslines or dog runs shall be constructed on any lot or any community area.

6. Except for sign or billboard used by the developer to advertise the property, signs are restricted on privately owned lots and on the common property. Restrictions do not apply to election signs, which will be allowed 2 weeks prior to and one week after a primary or general election, and then one not to exceed 2 feet by 2 feet in sized placed in a window of a home.
7. Pets are limited to dogs, cats, birds and fish. Animals may not be bred. Farm animals, snakes, reptiles, exotic and wild animals are prohibited.
8. Pet waste shall immediately be removed. Dogs shall be on a leash when outside.
9. Driveways to homes (on common property) are for parking for residents and resident's guests only, although no vehicle may be parked for more than 14 consecutive nights.
10. The 15 visitor parking spaces are available on a first come-first serve basis. They are not be used for overnight resident parking. Boats, RVs, trailers or other vehicles shall not be parked or stored in visitor parking spaces for more than 24 hours at a time. Guests may not park in visitor spaces for more than 72 hours.
11. Vehicles may not overhand any portion of a sidewalk.
12. Work on cars may not be performed except within a garage.
13. Garage doors shall be shut at all times when not in use.
14. Owners are not to utilize garage space for commercial storage or storage of products which affect or limit use by vehicles.
15. Satellite dishes not allowed when visible from front of home.
16. Other than approved fences, no additional fences are allowed.
17. Swimming pools, hot tubs and saunas are not allowed.
18. Playgrounds, trampolines, sandboxes, swing sets, outside storage and inoperable vehicles are prohibited.
19. Window fans and air conditioners are not allowed.
20. Driveways may not be increased or expanded at any time.
21. Leases are allowed, but for no less than 30 days.

The Plan Commission is encouraged to discuss and consider whether any additional covenants are being considered or that might be appropriate.

Communication from nearby residents:

Since notices for this meeting went out, staff has spoken with and/or provided nearby residents with information about the project. Staff sent information via e-mail about the project to seven individuals or households. Staff also responded to questions on the phone for some who did not leave names and several people came to Village Hall to review the packet. Most had initial concerns about density, but usually liked the look of the product when the floor plans and elevations were shown. As expected, everyone has questions and concerns about stormwater and potential flooding, so the applicant is prepared to discuss those issues at the hearing. Other areas of interest or concern expressed by residents include the use of the emergency exit for non-emergency purposes and providing "key elevations" along Tennessee and adding key elevations to the rear of units along Tennessee.

The only written correspondence received with a request that it be included in the Plan Commission's packet is from David and Lisa Pye, who live on the west side of Tennessee at the south end of the project. The proposed cul-de-sac will be located in front of their lot. In addition to the increased amount of pavement in front of their lot, the improvement will require the removal of existing trees and landscape material. The plans provide for preservation and or the addition of new materials, but they do not seem to be consistent with site conditions. Further evaluation is recommended. The Pye's e-mail is included with this report as Attachment 3, and is summarized as follows:

1. Continue the parkway and 4' sidewalk all the way around the cul-de-sac. They base this request on the Village's request for consistency with the project to the north and with the fact that their property may one day be

subdivided. The only thing missing from this request is the 4' sidewalk, which is typically requested as part of the subdivision of the adjoining lot.

2. That a gate be installed at the emergency only entrance.
3. That Tennessee Avenue be put through and connected with Darien in lieu of the cul-de-sac.

### Summary

While the project introduces a higher density that anticipated by one of the Comprehensive Plan objectives for this area, staff is generally supportive of the concept plan. In particular, the project introduces a high quality product that provides a housing option in Willowbrook that is not widely available. A product containing first floor master suites and maintenance free living will provide residents with an opportunity to remain in the community when their families have left and they no longer wish to maintain a large property. While the interior of the site is tight, the exterior perimeters of the property are spacious and will be well-landscaped. Additionally, the use of key elevations along one and possibly both roadways allows the project to better integrate with the high quality characteristics of the surrounding residential areas. These design features combined, provide surrounding residents with a greater setbacks and a greater level of predictability over what a single family owner might construct if the property was developed similar to the lots to the north. Maintenance is also more predictable in these types of projects as a homeowner's association will perform routine maintenance of the whole project at one time.

The developer has worked very well with staff to address likely concerns. Additional modifications may come out of feedback received as a result of the public hearing, and should also be incorporated into the plan when deemed reasonable and beneficial. As discussed in this report, there are some details that require some additional clarification and/or work before a recommendation from the Plan Commission is advised. A special meeting is being scheduled one week after his public hearing to accommodate a concept plan review for a development being considered on the vacant properties south of the old Holiday Inn property on Route 83. It would therefore be possible to continue the hearing for one week if there are only a few item to resolve. If the hearing requires additional time and/or necessary work requires more than one week, the hearing could be continued to the next regular meeting or even a special earlier meeting date if the Plan Commission determines that a quorum for a special date can be accommodated.

Staff therefore recommends the Plan Commission approve a motion to continue the public hearing to a specific date. The date for the following Wednesday would be April 13<sup>th</sup>. The next regular meeting would be May 4, 2016. Other special meeting dates on Wednesdays would include April 20, and April 27.

**Attachment 1  
Project Plans**

1. Response Letter from V3, dated March 18, 2016.
2. Carrington Club Legal Description, undated (1 Sheet)
3. Carrington Club Construction Schedule, prepared by V3, dated March 18, 2016 (1 Sheet).
4. Carrington Club Standards for Special Use, prepared by V3, dated January 22, 2016 (3 Pages)
5. Preliminary Stormwater Management Report, prepared by V3, dated January 22, 2016 (13 Pages)
6. Layout Plan, prepared by V3, latest revision dated 3/16/16, (1 Sheet)
7. Carrington Club Fire Truck Exhibit, prepared by V, latest revision dated 3/16/16 (2 Sheets)
8. Preliminary Plat of Subdivision, prepared by V3, latest revision dated 3/16/16 (1 Sheet)
9. Preliminary PUD Plat, prepared by V3, latest revision dated 3/16/16 (1 Sheet)
10. Preliminary Engineering Plans, prepared by V3, latest revision dated 3/16/16, consisting of Sheet C0.0, C1.0, C2.0, C3.0, and C4.0.
11. Hinsbrook Club Preliminary Landscape Development Plans, prepared by Signature Design Group, latest revision dated 3/16/16, consisting of Title Sheet, and sheets L100, L101, L102, L103, L104, L105, L106, and TS 100.
12. Draft Declaration of Covenants
13. Elevations

**Attachment 2**  
**Special Use Standards for PC 16-04 Carrington Club**

Pulte Home Corporation is seeking a Special Use for a Planned Unit Development, which is listed as a Special Use in the R-1 zoning district, for the proposed Carrington Club development. The development includes 29 single family homes in a community with private streets. The following are the Special Use Standards and the development's responses to them:

- A. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- The proposed Carrington Club development will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community. The proposed development will add 29 single family homes that will minimally impact to the surrounding roadways and the utilities downstream. The roadways within the development will be privately owned and maintained and will not provide a burden on the Village.
- B. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
- The proposed Carrington Club development will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The proposed development will add 29 detached single family homes which results in a density that is between the densities of the developments to the north and the south. This provides for a great transition between existing uses. Also, the development is replacing an existing facility that hosted large gatherings of people at times. The building materials will be high quality materials and will fit in with the surrounding areas. Additionally, quality landscaping is proposed along the perimeter of the development which will provide screening to the adjacent homeowners and to the new homeowners within the Carrington Club development.
- C. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- The proposed Carrington Club development will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. The surrounding property is currently developed as single family homes, many of which were constructed relatively recently. The proposed development will include the widening of Tennessee Avenue and the construction of a cul-de-sac at the south end of Tennessee Avenue. Also, a left turn lane will be added to northbound Clarendon Hills Road at the entrance to the development, which will provide safe traffic movements for residents and guests entering the development.
- D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.
- Adequate utilities, access roads, drainage and/or other necessary facilities will be provided within this development. A watermain will be installed through the development to serve the proposed 29 single family and will connect the existing Village watermain along Clarendon Hills Road and Tennessee Avenue to the loop system, improving the redundancy of the water system in this area.

Sanitary Sewer service (under DuPage County Jurisdiction) is available at the southwest corner of the site and will be extended into the site to service the 29 single family homes.

Stormwater management facilities and storm sewer will be installed on-site to meet the DuPage County Countywide Stormwater and Flood Plain Ordinance as well as the amendments provided in Willowbrook's Municipal Code.

Access to the site will be provided from Clarendon Hills Road and a new left turn lane will be installed on northbound Clarendon Hills Road at the proposed entrance to the development.

Private streets will be provided within the limits of the proposed development. Additionally, an emergency access will be provided to Tennessee Avenue to allow for full ingress/egress of emergency vehicles.

- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- Ingress and egress to the proposed Carrington Club development will be provided to and from Clarendon Hills Road. As part of this development a left turn lane will be added in Clarendon Hills Road at the proposed entrance to the site. The left turn lane will provide safe turning movements for vehicles entering the proposed development. Additionally, as evidenced in the Traffic Summary Memorandum attached to the development application, this development will provide minimal impact to the surrounding roadways as it relates to trip generations, and it replaces an existing use that hosted larger gatherings of people.
- F. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.
- The Carrington Club development is proposed to be a Planned Unit Development. There are certain zoning requirements that will be specified within the Planned Unit Development that do not conform to zoning district. Specifically, each home will be on a lot defined by the house's building envelope, meaning that the homeowner will own only the land under their home, but none of the surrounding property. Because of this, the requirements normally applied to R-1 lots will not apply to this condition. For this type of maintenance free community, the typical lot area is owned and maintained by the HOA. We feel that there is specific reason for the uniqueness of this development which provides sufficient merit to approve the Planned Unit Development.
- G. Conditions in the area have substantially changed, and at least one year has elapsed since any denial by the Village Board of any prior application for a special use permit that would have authorized substantially the same use of all or part of the site.
- There have been no substantial changes in the surrounding area, nor has there been any denial by the Village Board of any prior application for a special use permit on the project site within the past year.

Staff Report to the Plan Commission  
PC 16-04: 6256 Clarendon Hills Road/  
Carrington Club

April 6, 2016

Jo Ellen Charlton, Planning Consultant

Attachment 3  
Pye E-mail

**Hinsbrook Club****Dave [moab82@ymail.com]****Sent:** Friday, March 18, 2016 2:26 PM**To:** thalik@willowbrook.il.us; Jo Ellen Charlton**Cc:** Peter Coules [peter@donatelicoules.com]; Shannah Morris [shannah@donatelicoules.com]; Lisa [Lisa@lisapye.com]

I want to thank the Village of Willowbrook for working with us and keeping us informed of the proposed plans for the development of Arabian Knights Farm and the new "Hinsbrook Club"

While looking into this matter, it appears that being consistent with the surrounding area is an important consideration in the making of decisions for the Village of Willowbrook.

It is in this light that I am asking the Village of Willowbrook to consider the following;

1) That the same Village standards & requirements be applied to both the east and west sides of the proposed Tennessee Ave. Cul-de-sac.

In a letter (2-10-16) from the Village of Willowbrook to Rob Getz (Putle Homes), items # 14, 15 and 62 addresses this. It is requiring Putle Homes to provide a 5' parkway and a 4' sidewalk as per village requirements. It is likely that the property on the west side of Tennessee will be subdivided. The proposed cul-de-sac will be in someone's front yard and entrance with a driveway from the cul-de-sac. Please consider the same parkway and sidewalk situation on this side also. The existing sidewalk that is on the south side of this property is 5' with a 13' parkway, and the existing sidewalk to be connected to is 4' with and an approximate 18' parkway (It will be measured this weekend for accuracy). Since our property is on the west side of the Tennessee Ave and constancy is important to the Village of Willowbrook applying conditions of the surrounding area would be appropriate, rather than the likeness of the proposed "0" lot homes of Hinsbrook Club"

2) That a Gate be installed at the Emergency Only Entrance to "Hinsbrook Club" to Tennessee Ave. The "Service Only" entrance to Arabian Knights Farm was constantly used by 100's of patrons, especially on weekends and it proved to be impossible for the Village of Willowbrook to enforce the "Service Only" access. Therefore, I do not see how the Village will be able to enforce the Emergency Only Entrance to the Hinsbrook Club.

3) That it be considered as an alternative to a Tennessee Ave. cul-de-sac that Tennessee Ave. just simply be connected. Both dead ends (north and south) are in line with each other and are only separated by approximately 80'.

It just may be a simple solution to a complicated problem.

Thank you for reading this. We look forward to talking more about these issues and others.

Dave and Lisa Pye



March 18, 2016

Jo Ellen Charlton, AICP, Planning Consultant  
Village of Willowbrook  
835 Midway Drive  
Willowbrook, IL 60527-5549

RE: Carrington Club

Dear Ms. Charlton:

We are in receipt of your review letter, dated March 7, 2016 regarding the above subject project. In response to your comments, we offer the following.

**Letter dated March 7, 2016**

Comment: In the first paragraph of your letter dated February 24th, you note that the "building envelope was revised in the front yard to accommodate front covered porches that may be included as options on some of the elevations. Depending upon the model and elevation selected at the time of construction, a portion of the 4' bump out may be used for the front porch." This is new and a departure of what the Village has agreed to thus far. Reducing the entire front yard setback to less than 19' from the sidewalk for the entire length of that portion of the house that is not garage is not acceptable. Front porches, however, are desirable, and the full 4' extension would be supported on the following lots as an option given the "extra space" available on these lots given their location at ends and around curves

Lot 4  
Lot 5 (if driveway location is flipped to the west side)  
Lot 8  
Lot 9  
Lot 16  
Lot 22  
Lot 24  
Lot 25

I just got off the phone with Rob Getz, who provided further clarification of the intent of the 4' extension. He stated that it was the intent to provide some room for the columns, posts, and roofs that appear on some elevations to extend in front of the front elevation. In order for us to consider this, please

send revised floor plans that show this feature extending beyond the front and providing dimensions. Rob and I discussed that the extension should only be located in the central area shown on all elevations and that the extension should only be enough to accommodate the piers/supports ... which should be less than 4'. The elevation which extends across the entire frontage will only be available on the lots listed above.

For each model, you will need to show this option in the floor plan/elevation drawings.

As front porches are considered by the Village to be desirable, the Village would have no objections to the creation of a new model that provides a larger front porch option within the standard building envelope.

In no instance should any driveway be less than 20' in width.

*Response: Through discussions with Village staff, it was determined that for Lots 4, 5, 8, 9, 16, 22, 23, 24, and 25 there is adequate room between the street and the home to keep the building pad as drawn with the 4' extension to allow for large front porches and more varied elevations. For the remainder of the lots, we have revised the building pads to be 50' by 66'. We have also revised the HOA CCR's, adding sections 2.15 and 3.03 (d) to allow for the construction of non-habitable front porch space within the HOA property. We have submitted the revised HOA CCR's with only that change made.*

*The driveways have been revised to 18' wide as discussed with the Village.*

#### **Declaration of Covenants for Hinsbrook Club**

**Comment 10:** Please provide revision dates on the document and utilize Microsoft Word Revision marks to show changes.

*Response: Per discussion with staff, we are waiting for additional HOA comments and not submitting a revised document at this time.*

**Comment 11:** 8.02(a). The revision made only applies to dog runs and clotheslines. Is a right being reserved that would allow items listed in the first sentence? Perhaps restrictions should apply to individuals but provide some rights for additional "common" open space elements to be utilized with approval of the City of Willowbrook. Please discuss what you are trying to provide for.

*Response: Per discussion with staff, we are waiting for additional HOA comments and not submitting a revised document at this time.*

**Comment 12:** With regard to Section 8.08, the Village will want to ensure that the association cannot change the non-driveway parking without approval of the Village. A Traffic/Parking Management Agreement should be executed as part of the Final Approval documents which may necessitate additional changes to this section of the covenants.

*Response:* Per discussion with staff, we are waiting for additional HOA comments and not submitting a revised document at this time.

Comment 13: 8.08(b). Just to clarify, families with more than two cars are not accommodated as the third car can only be parked outside for a limited amount of time?

*Response:* Per discussion with staff, we are waiting for additional HOA comments and not submitting a revised document at this time.

### **Building Elevations/Floor Plans**

Comment 14: Key lot side elevations should remove shutters and extend brick through the first floor.

*Response:* We have removed the shutters, and are in the process of adding an additional architectural element to break up the elevation. We will get this new elevation to staff as soon as the architect is complete. We also discussed with staff that we would prefer to not have brick to the top of the first floor on this side elevation, as it will not match the front or rear architecture

Comment 15: In addition to Lot 290, key lot side elevations should be provided on the following lots:

Lot 1 (North side)  
Lot 9 (West Side)  
Lot 21 (North Side)  
Lot 22 West Side)  
Lot 25 (East Side)

*Response:* The original intent of the key lot side elevations was to improve the aesthetics of the subdivision when viewed from Clarendon Hills Road, as this was a major concern of staff when we first began discussing this project. As such, we would request that only Lots 1 and 29 have key side lot elevations.

Comment 16: Provide Key lot Rear Elevations for lots 16 through 22.

*Response:* The original intent of the key rear elevations was to improve the aesthetics of the subdivision when viewed from Clarendon Hills Road, as this was a major concern of staff when we first began discussing this project. As such, we would request that only Lots 1, 2, 3, and 4 have key rear elevations.

### **PRELIMINARY ENGINEERING (From CBBEL)**

#### **Preliminary Plat**

Comment 17: Section 10-7-2(B) of the Village Code provides for a pavement width of 30 feet (Residential Cul-de-Sac. The proposed street is 28 or 30 feet (back of curb to back of curb), depending on if there is on street parking, which results in a

pavement width of 25 to 27 feet. It is understood that the proposed streets on-site will be privately owned and maintained, and that a variation will be requested.

*Response: So noted.*

### **Preliminary Engineering Plan**

Comment 18: See Note 15 below and provide revisions to both engineering and landscape plans.

*Response: See updated plans.*

Comment 19: The proposed cui-de sac on Tennessee has a radius of 45'. Per Section 10-7-2(B) of the Village Code, the minimum radius is 50'. A variation will be requested.

*Response: So noted.*

Comment 20: Revise the proposed 6" PVC in the Tennessee right-of-way to 12" RCP, HDPE, or PVC SDR-26. The Village Code requires the minimum storm sewer size to be ten (12") inches in diameter within the right of way.

*Response: The pipe under Tennessee Avenue has been updated to a 12"PVC. Due to issues with cover a nyloplast drain will be added on the west side of Tennessee Ave.*

Comment 21: Revise the note existing west half of Tennessee Ave. to remain as is, to read existing west half of Tennessee Ave. to be milled and resurfaced.

*Response: Note has been removed. See updated plans.*

### **Layout Plan**

Comment 22: Revise the note existing west half of Tennessee Ave. to remain as is, to read existing west half of Tennessee Ave. to be milled and resurfaced.

*Response: Note has been removed. See updated plans.*

### **General Comments**

Comment 23: Please note Clarendon Hills Road is scheduled to be resurfaced in 2016. If this development moves forward efforts should be made to complete right of way improvements prior to that work being completed.

*Response: So noted.*

### **Preliminary Landscape Development Plans**

**Comment 24:** Overhead wires only exist in the Clarendon Hills right-of-way, so regular shade trees can be utilized along Tennessee. The term "understory trees" is not defined. Show the location of the overhead wires along Clarendon Hills Road. Use columnar shaped shade trees unless trees fall immediately under wires, then provide a list of Parkway Trees under the title "Understory Trees" on Page L102. It appears that the wires are close to the road and that columnar trees will be feasible.

*Response:* Overhead wires have been shown and the parkway trees changed to "Columnar" shade trees. The reference to "Understory Trees" was removed.

**Comment 25:** It does not appear that comment number 36 in the prior review letter was addressed. Specifically, existing and proposed conditions and improvements for the property on the west side of Tennessee adjacent the cul-de-sac will need to be shown. The location of the existing trees on or in front of that property should be shown, and the plans should indicate whether those materials will be preserved or if they require replacement. Modifications to the driveway, ditch and culverts, and impacts on existing utility poles and overhead wires should also be shown ON ALL PLANS.

*Response:* Improvements west of the new cul-de-sac bulb are shown, along with existing conditions. Existing tree locations were derived from aerial photographs as the homeowner would not allow survey access to their lot.

**Comment 26:** The Clarendon Hill Road sidewalk shall be indicated on the Landscape Plan the same as the Engineering Plan, to jog around preserved trees.

*Response:* The jog in the Clarendon Hills Rd. sidewalk has been added.

**Comment 27:** Modify notes that indicate "At Final, all plant material will be individually labeled and final schedule quantities determined" to read "Plant materials will be individually labeled and final schedule quantities provided upon submittal to the Village for Final PUD Approval.

*Response:* The note on sheet L.102 has been revised as requested.

**Comment 28:** Prior comment Number 44 required all areas outside the naturalized basins to be sodded. Please revised north, west and south areas that shown on the revised plans to be seeded to instead be sodded per the previous note.

*Response:* The north, west and south buffer will remain seed and blanket per your conversation with V3. The perimeter landscape improvements will be installed with the initial construction phase and will be irrigated.

**Comment 29:** Revise the sump pump note on L104 as follows: "All sump connections, A/C and utilities will be shown on separate landscape plan to be submitted with each building permit, and will be screened."

*Response: The note on sheet L.104 has been revised as requested.*

### **Preliminary Plat of Subdivision**

#### **Preliminary PUD Plat**

Comment 30: In the Site Data Chart, Maximum Lot Coverage should be added to define maximum areas covered by the building foot print. Assume largest elevation on all lots. Maximum FAR would be equal to the sum of both floors for the maximum sized elevations (ie assume all units add second floor option)

*Response: Site data chart has been updated as requested. The FAR has been calculated using the square footage from the largest model, which is 3,000 sf.*

#### **Layout Plan**

Comment 31: The Fire District has confirmed a 20' width is required for the emergency exit.

*Response: The fire access drive has been widened to 20', see updated plans.*

Comment 32: The driveway spec needs to be revised to 2" asphalt over 8" stone base.

*Response: Paving legend has been revised as requested, see updated plans.*

Comment 33: Ensure that revision date shows the year 2016 in next revision.

*Response: The date has been revised, see updated plans.*

Comment 34: Revise the ladder truck to show bumper to bumper dimension of 42.18, and overhang dimension of 47.68.

*Response: The ladder truck dimension has been revised, see updated plan.*

#### **Additional Comments**

Comment 35: In fielding questions, comments and concerns from a few nearby residents that have called, please provide a descriptive "Phasing Plan". This document should indicate the work that will be done prior to on-site marketing/sales, first occupancy, etc. Demolition, stormwater utilities, sidewalks, curb, gutter base and binder, mass grading should all be done prior to on-site marketing. Will models be constructed? If so, where and how many? Will there be a sales trailer on site? When will roadway improvements be done? When will perimeter landscaping be done? It should not exceed end of this calendar year assuming project is under way. Undeveloped lots will need to be seeded prior to permits and/or a dust control plan will need to be provided.

*Response: See construction schedule.*

Please find enclosed our revised Engineering Plans for your review and approval. If you have any questions, please do not hesitate to contact our office. Thank you.

Sincerely,  
V3 COMPANIES OF ILLINOIS, LTD.

A handwritten signature in black ink, appearing to read "Bry C. Rieger". The signature is stylized and written in a cursive-like font.

Bryan C. Rieger, P.E.,  
Project Manager

Enclosures  
cc: V3 File

**CARRINGTON CLUB LEGAL DESCRIPTION**

PARCEL 1: THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (EXCEPT THE NORTH 145.0 FEET OF THE EAST 261.0 FEET) OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



Carrington Club  
Construction Schedule

March 18, 2016

Zoning Approval and Permitting	January 2016 – August 2016
Site Construction (Erosion Control, Demolition, Mass Grading, Utilities, Roadway)	August 2016 – October 2016
Model Home Start	October 2016
Site Landscaping (site perimeter and detention facilities)	October 2016
Street Light Installation	November 2016
Model Home Grand Opening	March 2017
Home Construction (24 per year)	March 2017 – June 2019



Pulte Home Corporation is seeking a Special Use for a Planned Unit Development, which is listed as a Special Use in the R-1 zoning district, for the proposed Carrington Club development. The development includes 29 single family homes in a community with private streets. The following are the Special Use Standards and the development's responses to them:

- A. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- The proposed Carrington Club development will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community. The proposed development will add 29 single family homes that will minimally impact to the surrounding roadways and the utilities downstream. The roadways within the development will be privately owned and maintained and will not provide a burden on the Village.
- B. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
- The proposed Carrington Club development will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The proposed development will add 29 detached single family homes which results in a density that is between the densities of the developments to the north and the south. This provides for a great transition between existing uses. Also, the development is replacing an existing facility that hosted large gatherings of people at times. The building materials will be high quality materials and will fit in with the surrounding areas. Additionally, quality landscaping is proposed along the perimeter of the development which will provide screening to the adjacent homeowners and to the new homeowners within the Carrington Club development.
- C. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- The proposed Carrington Club development will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. The surrounding property is currently developed as single family homes, many of which were constructed relatively recently. The proposed development will include the widening of Tennessee Avenue and the construction of a cul-de-sac at the south end of Tennessee Avenue. Also, a left turn lane will be added to northbound Clarendon Hills Road at the entrance to the development, which will provide safe traffic movements for residents and guests entering the development.

D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.

- Adequate utilities, access roads, drainage and/or other necessary facilities will be provided within this development. A watermain will be installed through the development to serve the proposed 29 single family and will connect the existing Village watermain along Clarendon Hills Road and Tennessee Avenue to the loop system, improving the redundancy of the water system in this area.

Sanitary Sewer service (under DuPage County Jurisdiction) is available at the southwest corner of the site and will be extended into the site to service the 29 single family homes.

Stormwater management facilities and storm sewer will be installed on-site to meet the DuPage County Countywide Stormwater and Flood Plain Ordinance as well as the amendments provided in Willowbrook's Municipal Code.

Access to the site will be provided from Clarendon Hills Road and a new left turn lane will be installed on northbound Clarendon Hills Road at the proposed entrance to the development.

Private streets will be provided within the limits of the proposed development. Additionally, an emergency access will be provided to Tennessee Avenue to allow for full ingress/egress of emergency vehicles.

E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

- Ingress and egress to the proposed Carrington Club development will be provided to and from Clarendon Hills Road. As part of this development a left turn lane will be added in Clarendon Hills Road at the proposed entrance to the site. The left turn lane will provide safe turning movements for vehicles entering the proposed development. Additionally, as evidenced in the Traffic Summary Memorandum attached to the development application, this development will provide minimal impact to the surrounding roadways as it relates to trip generations, and it replaces an existing use that hosted larger gatherings of people.

F. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

- The Carrington Club development is proposed to be a Planned Unit Development. There are certain zoning requirements that will be specified within the Planned Unit Development that do not conform to zoning district. Specifically, each home will be on a lot defined by the house's building envelope, meaning that the homeowner will own only the land under their home, but none of the surrounding property. Because of this, the requirements normally applied to R-1 lots will not apply to this condition. For this type of maintenance free community, the typical lot area is owned and maintained by the HOA. We feel that there is specific reason for the uniqueness of this development which provides sufficient merit to approve the Planned Unit Development.

- G. Conditions in the area have substantially changed, and at least one year has elapsed since any denial by the Village Board of any prior application for a special use permit that would have authorized substantially the same use of all or part of the site.
- There have been no substantial changes in the surrounding area, nor has there been any denial by the Village Board of any prior application for a special use permit on the project site within the past year.

**PRELIMINARY  
STORMWATER  
MANAGEMENT REPORT**



**PROJECT SITE:**

**CARRINGTON CLUB  
Clarendon Hills Road  
WILLOWBROOK, DUPAGE COUNTY, ILLINOIS**

**PREPARED FOR:**

**PULTE HOME CORPORATION  
1900 E. GOLD ROAD, SUITE 300  
SCHAUMBURG, ILLINOIS 60173  
847.230.5400**

**PREPARED BY:**

**V3 COMPANIES, LTD.  
7325 JANES AVENUE  
WOODRIDGE, ILLINOIS 60517  
630.724.9200**

**JANUARY 22, 2016**

**CARRINGTON CLUB**  

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**VILLAGE OF WILLOWBROOK, DuPAGE COUNTY, ILLINOIS**

**Stormwater Narrative**  
**Overview**

Pulte Homes is proposing a 29 lot single family residential subdivision on an 8.3 acre parcel in the Village of Willowbrook, DuPage County, Illinois. The project site is located west of Clarendon Hills Road and Snug Harbor Drive in Section 22, Township 38 North, Range 11 East. The site is currently used as a horse farm/stable with several accompanying buildings. The site is bound on the west by Tennessee Avenue, on the south by a residential subdivision, on the east by Clarendon Hills Road and on the North by single family residential.

A review of the available site maps has been conducted for the site, including: USGS Hydrologic Atlas, National Wetland Inventory Map, DuPage ADID Wetland Map, DuPage Regulatory Floodplain Map, FEMA Flood Insurance Rate Map, and NRCS Soil Survey Map. The DuPage ADID Wetland Map indicates the potential for a couple wetlands onsite, but V3 has prepared a wetland delineation summary that indicates that the wet areas are not regulated wetlands. The wetland summary was reviewed and concurred by Jed Anderson of Christopher B. Burke Engineering. Based on a review of the DuPage Regulatory Floodplain Map and the FEMA Flood Insurance Rate Map, there are no mapped 100-year Special Flood Hazard Areas onsite. All of the maps referenced above are attached to this report.

The Village of Willowbrook follows and enforces the DuPage County Countywide Stormwater and Flood Plan Ordinance. There are two main components that need to be addressed for this development: site runoff storage and Post Construction Best Management Practices.

**Existing Conditions**

The existing property is largely gravel covered with some trees and miscellaneous vegetation as well as three buildings, two decks, and a horse track. Adjacent properties are zoned residential.

The existing site flows overland to four locations. The southern and eastern portion both drain to two small stormwater facilities. The west portion flows to a ditch along Tennessee Avenue. The east portion flows to an existing storm sewer system along the west of Clarendon Hills Road Right-of-Way (R.O.W.). From there, the existing storm sewer is routed to the north. The site and surrounding area appears to be tributary to 63<sup>rd</sup> Street storm sewer.

**Existing Soil Characteristics**

The soil survey for DuPage County, Illinois, prepared by NRCS indicates that the site is seventy percent Elliott silt loam (146A– Eliot Silt Loam, Hydrologic Soil Group C/D) and thirty percent Ashkum silty clay loam (232A– Ashkum Silty Clay Loam, Hydrologic Soil Group C/D).

# CARRINGTON CLUB

## VILLAGE OF WILLOWBROOK, DuPAGE COUNTY, ILLINOIS

### Proposed Site Runoff Storage Requirements

According to the ordinance, in Article IX, Section 15-72, "site runoff storage facilities, consisting of site runoff storage and a control structure with an emergency overflow shall be required for all developments". The control structure shall limit the peak runoff from the site to 0.10 cfs/acre for the disturbed area. The entire 8.3 acre project area will be disturbed as part of the proposed development.

However, Per section 4-2-29.11 of the Village code, all developments that are tributary to the 63<sup>rd</sup> Street storm sewer shall have a maximum release rate of 0.03 cfs/acre. The closest storm sewer is along the west side of Clarendon hills road is tributary to the 63<sup>rd</sup> Street storm sewer; however, we are proposing to connect to the storm sewer on the east side of Clarendon Hills Road. This storm sewer drains into a large pond to the east of the development which then continues east. This connection is not tributary to 63<sup>rd</sup> Street and thus the allowable release rate from the site is 0.1 cfs/acre.

The required site runoff storage volume is calculated using the Preliminary Storage Volumes which follows TR-55 Methodology and a CN of 90 (per SCS). This results in a required storage of approximately 0.426 ac-ft/acre.

Therefore the required detention for the entire site is:

$$= 0.426 (ac - ft/ac) \times 8.3 \text{ Acres (total site area)} = 3.54 \text{ acre} - ft$$

The proposed volume is 3.66 ac-ft. Attached is a stage storage spreadsheet.

### Post Construction Best Management Practices

According to the DuPage County Countywide Stormwater and Floodplain Ordinance (ordinance), Article VIII, "Post Construction Best Management Practices are required onsite to treat stormwater runoff for pollutants of concern and reduce runoff volume for all developments with 2,500 square feet or more of net new impervious area compared to pre-development conditions."

Post Construction Best Management Practices within the new ordinance is comprised of two components: Volume Control Best Management Practices (VCBMP's) and Post Construction Best Management Practices (PCBMP's). Since the proposed development has a net increase in impervious area greater than 2,500 square feet, VCBMP's and PCBMP's are required for the project.

With the above said, the development will include Best Management Practices (BMP's) to increase the water quality and reduce the rate of stormwater runoff leaving the site. The BMP being implemented on the site is native wetland bottom site runoff storage basins.

# **CARRINGTON CLUB**

## **VILLAGE OF WILLOWBROOK, DuPAGE COUNTY, ILLINOIS**

### **Erosion Control**

Erosion Control will comply with the requirements of the Village of Willowbrook and the Best Management Practices recommended by the Illinois Urban Design Manual. The scope of the erosion control will include a construction entrance, silt fence, inlet protection, erosion control blanket, and temporary seeding. A Stormwater Pollution Prevention Plan will be provided to the contractor prior to construction, adhering to the requirements of the IEPA NPDES program.

### **Overland Flow Routing**

The storm sewer system will be designed to convey runoff from a 10-year storm event. For rainfall events exceeding the storm sewer capacity, excess runoff will route via overland overflow routes to the proposed volume control basin prior to exiting the site. The emergency overflow exits the pond along the east of the north basin to Clarendon Hills Road.

### **Schedule for Implementation of Stormwater Plan**

Erosion control measures shall be installed before site construction commences. Stormwater management facilities will then be constructed.

- Install Erosion Control Measures
- Demolition, Clearing and Grubbing
- Site Grading
- Installation of Site Utilities & BMPs
- Final Stabilization of Disturbed Areas
- Ongoing Maintenance of Erosion Control
- Removal of Temporary Erosion Control Measures

### **Conclusion**

In our opinion, the design of the storm water management system for the proposed development, as detailed above and in the attached calculations, implements the required erosion control measures, and complies with the overall requirements of the DuPage County Stormwater Ordinance.



# Preliminary Required Storage Volumes

TR-55 Methodology: 24 Hour Event, Huff 3rd Quartile Distribution

Runoff Curve Number	Required Storage Volume (ac-ft per ac)				
	2 Year 0.04 cfs/ac	2 to 100 Year 0.15 cfs/ac	100 Year 0.15 cfs/ac	100 Year 0.10 cfs/ac	100 Year 0.20 cfs/ac
60	0.005	0.115	0.120	0.163	0.102
61	0.007	0.122	0.129	0.172	0.110
62	0.009	0.128	0.137	0.181	0.117
63	0.011	0.134	0.145	0.189	0.124
64	0.013	0.141	0.154	0.198	0.132
65	0.016	0.147	0.162	0.207	0.139
66	0.018	0.153	0.171	0.216	0.147
67	0.021	0.158	0.179	0.224	0.154
68	0.024	0.164	0.188	0.233	0.162
69	0.027	0.170	0.197	0.242	0.169
70	0.030	0.175	0.205	0.251	0.177
71	0.034	0.180	0.214	0.259	0.184
72	0.037	0.185	0.223	0.268	0.192
73	0.041	0.191	0.232	0.277	0.199
74	0.045	0.195	0.240	0.286	0.206
75	0.049	0.200	0.249	0.294	0.214
76	0.053	0.205	0.258	0.303	0.221
77	0.058	0.209	0.267	0.312	0.229
78	0.062	0.214	0.276	0.321	0.236
79	0.067	0.218	0.285	0.329	0.244
80	0.072	0.222	0.294	0.338	0.251
81	0.077	0.226	0.303	0.347	0.259
82	0.082	0.230	0.312	0.356	0.266
83	0.088	0.234	0.322	0.364	0.273
84	0.093	0.237	0.331	0.373	0.281
85	0.099	0.241	0.340	0.382	0.288
86	0.105	0.244	0.349	0.391	0.296
87	0.111	0.248	0.359	0.399	0.303
88	0.117	0.251	0.368	0.408	0.311
89	0.124	0.254	0.377	0.417	0.318
90	0.130	0.256	0.387	0.426	0.326
91	0.137	0.259	0.396	0.434	0.333
92	0.144	0.262	0.406	0.443	0.341
93	0.151	0.264	0.415	0.452	0.348
94	0.158	0.267	0.425	0.461	0.355
95	0.166	0.269	0.434	0.469	0.363
96	0.173	0.271	0.444	0.478	0.370
97	0.181	0.273	0.454	0.487	0.378
98	0.189	0.275	0.463	0.496	0.385
99	0.197	0.276	0.473	0.504	0.393



### PROPOSED STORAGE BASINS

PROJECT: Carrington Club  
V3 FILE NO.: 15230  
DATE: 1/22/2016  
PREPARED BY: EEF  
CHECKED BY: BCR

#### PROPOSED BASIN

ELEVATION		AREA (acres)	AVERAGE AREA (acres)	STAGE VOLUME (acre-feet)	CUMULATIVE VOLUME (acre-feet)	COMMENT
731.0	18728.0	0.43			0.00	NWL
			0.490	0.490		
732.0	23974.6	0.55			0.49	
			0.611	0.611		
733.0	29221.2	0.67			1.10	
			0.731	0.731		
734.0	34467.8	0.79			1.83	
			0.851	0.851		
735.0	39714.4	0.91			2.68	
			0.972	0.972		
736.0	44961.0	1.03			3.66	HWL

Total Volume Provided = 3.66 ac-ft



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**

9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

November 9, 2015

Village of Willowbrook  
835 Midway Drive  
Willowbrook, IL 60527

Attention: Tim Halik, Village Administrator

Subject: 6526 Clarendon Hills Road - Arabian Nights, Willowbrook, IL  
Wetland Review # 1  
(CBBEL Project No. 90-144H173)

Dear Mr. Halik:

As requested, I have completed a review of the October 7, 2015 Wetland Submittal, prepared by V3. The submittal documents the onsite potential wetland areas and their potential regulation under the Village of Willowbrook's version of the DuPage County Countywide Stormwater and Flood Plain Ordinance. To complete this review I also walked the site on October 1, 2015. The wetland submittal documents the location, condition and history of 4 potential wetland/waters areas. V3 indicates that in their opinion the 4 onsite identified areas should be considered exempt from regulation under the Ordinance.

The Ordinance definition of Waters of DuPage County contains the following exception text:

*The following are generally not considered to be Waters of DuPage.....*

- *Artificial lakes, ponds or wetlands created by excavating and/or diking dry land to collect and retain water and which are used exclusively for such purposes as stormwater storage, stock watering, irrigation, settling basins, or sediment traps.*
- *Artificial bodies of water created by excavating and/or diking dry land to retain water for primarily aesthetic reasons.*

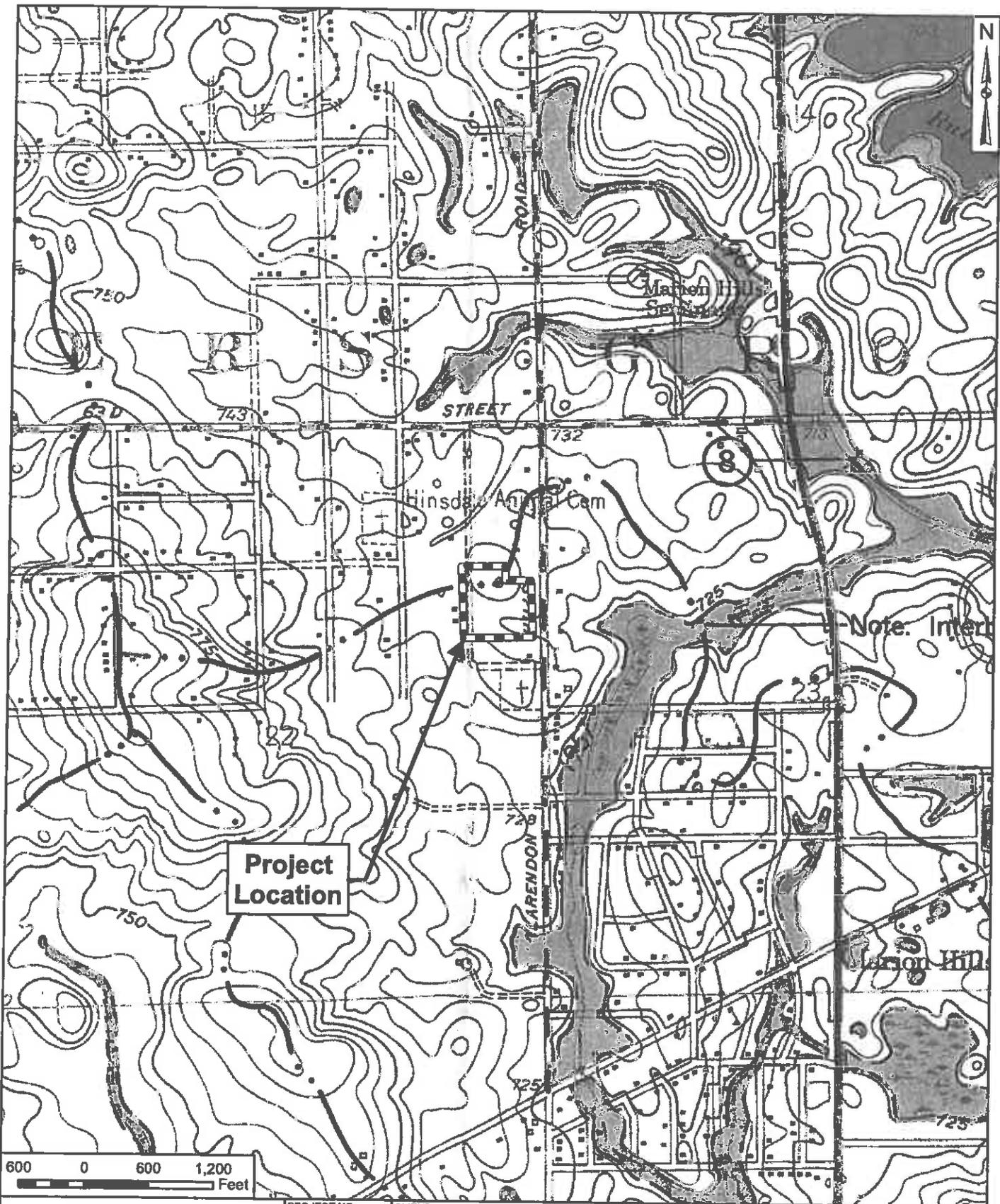
Based on our review of the supplied documentation and field visit, we concur that none of the 4 identified areas are regulated under the Ordinance, based on the two bulleted exemptions listed above.

If you have any questions please feel free to contact me.

Sincerely,

Jedd Anderson, PWS, CPESC, CWS  
Vice President

Cc: Scott Brejcha - V3, Dan Lynch - CBBEL




**V3 Companies**  
 7325 Janes Avenue  
 Woodridge, Illinois 60517  
 630.724.9200 phone  
 630.724.9202 fax  
 www.v3co.com

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**PROJECT NO.:**  
 15230  
**CREATED BY:**  
 SR  
**DATE:**  
 01/21/16  
**SCALE:**  
 See Scale Bar

**CLIENT:**  
 Pulte Home Corporation  
 1900 E. Golf Road, Suite 300  
 Schaumburg, Illinois 60173  
**BASE LAYER:**  
 USGS Hydrologic Atlas  
 Hinsdale Quadrangle

**TITLE:**  
**USGS HYDROLOGIC ATLAS**  
**SITE:**  
 Hinsbrook Club  
 Clarendon Hills Road  
 Willowbrook, DuPage County, IL  
**FIGURE:**  
 4



**NATIONAL FLOOD INSURANCE PROGRAM**

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
 DUPAGE COUNTY,  
 ILLINOIS  
 AND INCORPORATED AREAS

**PANEL 0905H**

**PANEL 0905 OF 1026**

1987 MAP REV. FOR THIR. ANK. 12/20/81

DATE: 12/16/04

MAP NUMBER: 17043C0905H

EFFEKTIVE DATE: DECEMBER 16, 2004

Federal Emergency Management Agency

**FEMA FLOOD INSURANCE RATE MAP (FIRM)**

**V3 Companies**  
 7325 James Avenue  
 Woodridge, Illinois 60517  
 630.724.9200 phone  
 630.724.9202 fax  
 www.v3co.com

PROJECT NO.: 152230  
 CREATED BY: SR  
 DATE: 01/21/16  
 SCALE: See Scale Bar

CLIENT: Pulte Home Corporation  
 1900 E. Golf Road, Suite 300  
 Schaumburg, Illinois 60173

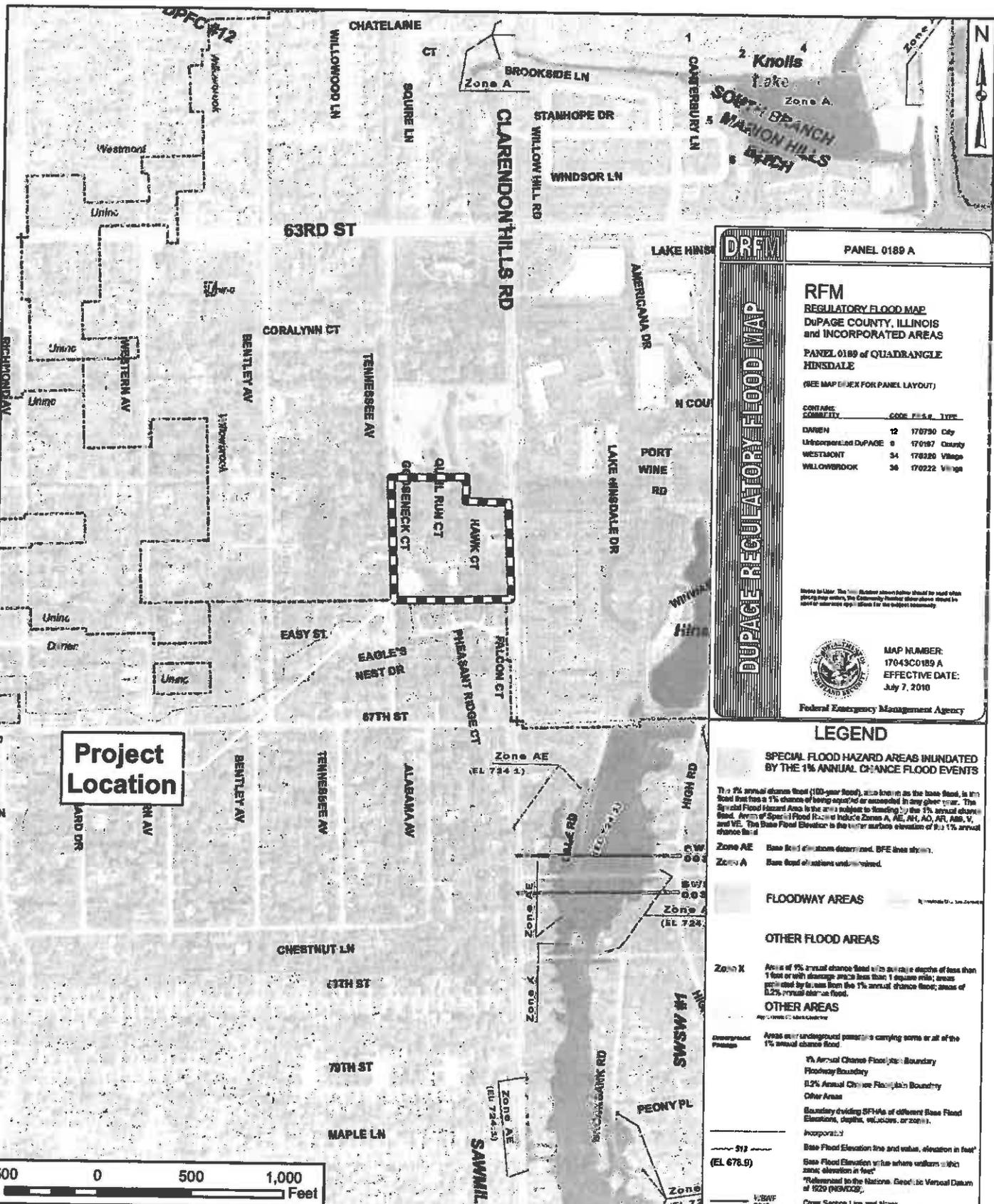
BASE LAYER: FEMA FIRM  
 Panel #0905 of 1006  
 Map #17043C0905H

TITLE: Hinsbrook Club  
 Clarendon Hills Road  
 Willowbrook, DuPage County, IL

EXHIBIT: 5



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**DUPAGE REGULATORY FLOOD MAP**

PANEL 0189 A

**RFM**  
REGULATORY FLOOD MAP  
DUPAGE COUNTY, ILLINOIS  
AND INCORPORATED AREAS

PANEL 0189 of QUADRANGLE  
HINSDALE  
(SEE MAP INDEX FOR PANEL LAYOUT)

CONTINGENCY	CODE	FILE #	TITLE
DAREN	12	170750	City
UNINCORPORATED DUPAGE	9	170187	County
WESTMONT	34	178220	Village
WILLOWBROOK	36	170222	Village

MAP NUMBER:  
17043C0189 A  
EFFECTIVE DATE:  
July 7, 2010

Federal Emergency Management Agency

**LEGEND**

**SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD EVENTS**

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, AX, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

**Zone AE** Base flood elevations determined; BFE lines shown.

**Zone A** Base flood elevations undetermined.

**FLOODWAY AREAS**

**OTHER FLOOD AREAS**

**Zone X** Areas of 1% annual chance flood with average depths of less than 1 foot or with average SFEs less than 1 square mile; areas protected by levees from the 1% annual chance flood; areas of 0.2% annual chance flood.

**OTHER AREAS**

Areas with underground power lines carrying some or all of the 1% annual chance flood.

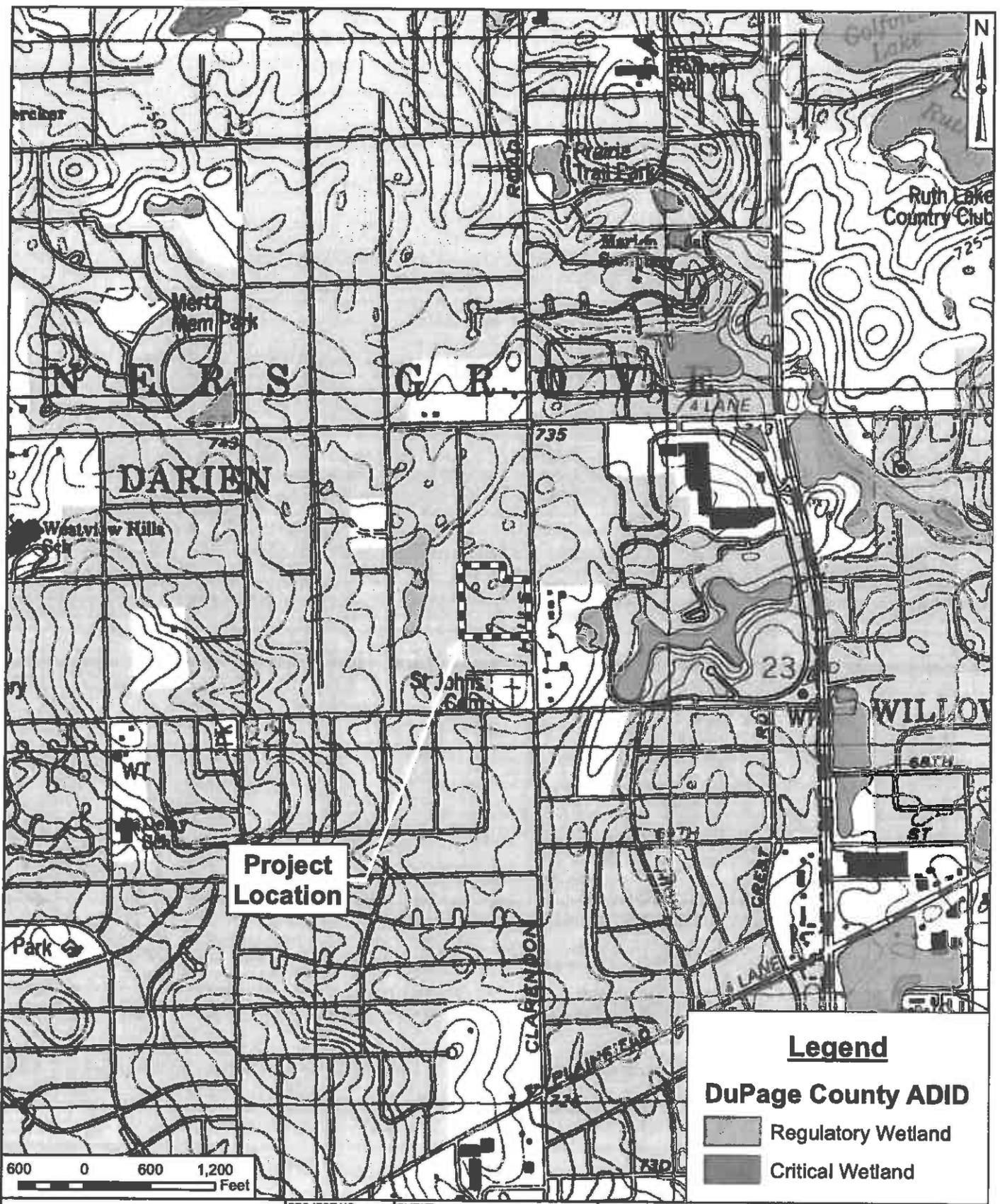
- 1% Annual Chance Flood (1%) Boundary
- Floodway Boundary
- 0.2% Annual Chance Flood (0.2%) Boundary
- Other Areas
- Boundary dividing SFHAs of different Base Flood Elevations, depths, velocities, or zones
- Incorporated
- Base Flood Elevation line and values, elevation in feet
- Base Flood Elevation written where uniform within zone elevation in feet
- Referenced to the National Geodetic Vertical Datum of 1929 (NGVD29)
- 1:5000
- 0012
- Contour Section Line and Name



<p>V3 Companies 7325 Janes Avenue Woodridge, Illinois 60517 630.724.9200 phone 630.724.9202 fax www.v3co.com</p> <p>Visio, Vertere, Virtute... "The Vision To Transform with Excellence"</p>	<p>PROJECT NO.: 15230</p> <p>CREATED BY: SR</p> <p>DATE: 01/21/16</p> <p>SCALE: See Scale Bar</p>	<p>CLIENT: Pulte Home Corporation 1900 E. Golf Road, Suite 300 Schaumburg, Illinois 60173</p> <p>BASE LAYER: DuPage County RFM Panel 0189 of Hinsdale Quad Map #17043C0189 A</p>	<p>TITLE: <b>DUPAGE COUNTY REGULATORY FLOOD MAP (RFM)</b></p> <p>SITE: Hinsbrook Club Clarendon Hills Road Willowbrook, DuPage County, IL</p> <p>FIGURE: <b>6</b></p>
	<p>E:\2015\15230\Drawings\ArcGIS\LD\EXH6\drfm15230.mxd</p>		



 <p>V3 Companies 7325 Janes Avenue Woodridge, Illinois 60517 630.724.9200 phone 630.724.9202 fax www.v3co.com</p>	<p>PROJECT NO.: 15230</p>	<p>CLIENT: Pulte Home Corporation 1900 E. Golf Road, Suite 300 Schaumburg, Illinois 60173</p>	<p>TITLE: <b>NATIONAL WETLANDS INVENTORY (NWI) MAP</b></p>		
	<p>CREATED BY: SR</p>	<p>DATE: 01/21/16</p>	<p>BASE LAYER: USGS Topographic Map Hinsdale Quadrangle (1997)</p>	<p>SITE: Hinsbrook Club Clarendon Hills Road Willowbrook, DuPage County, IL</p>	<p>FIGURE: 7</p>
<p>Visio, Vertere, Virtute... "The Vision To Transform with Excellence"</p>		<p>SCALE: See Scale Bar</p>			

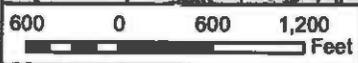


**Project Location**

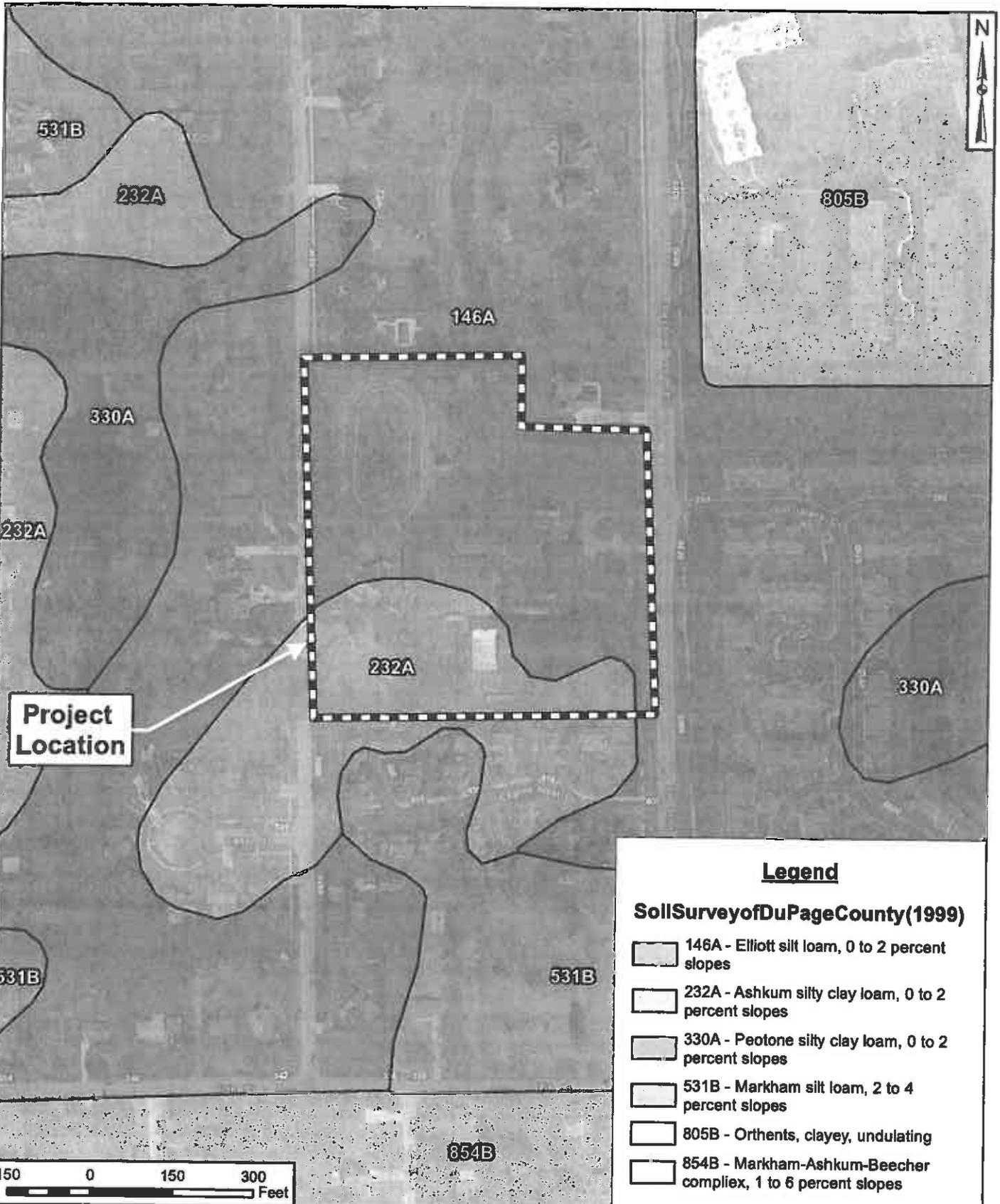
**Legend**

**DuPage County ADID**

- Regulatory Wetland
- Critical Wetland



 <b>V3 Companies</b> 7325 Janes Avenue Woodridge, Illinois 60517 630.724.9200 phone 630.724.9202 fax www.v3co.com	<b>PROJECT NO.:</b> 15230	<b>CLIENT:</b> Pulte Home Corporation 1900 E. Golf Road, Suite 300 Schaumburg, Illinois 60173	<b>TITLE:</b> <b>DUPAGE COUNTY          ADVANCED IDENTIFICATION          OF WETLANDS (ADID) MAP</b>	
	<b>CREATED BY:</b> SR	<b>DATE:</b> 01/21/16	<b>BASE LAYER:</b> USGS Topographic Map Hinsdale Quadrangle (1997)	<b>SITE:</b> Hinsbrook Club Clarendon Hills Road Willowbrook, DuPage County, IL
Visio, Vertere, Virtute... <i>"The Vision To Transform with Excellence"</i>	<b>SCALE:</b> See Scale Bar			



**Legend**

**Soil Survey of DuPage County (1999)**

- 146A - Elliott silt loam, 0 to 2 percent slopes
- 232A - Ashkum silty clay loam, 0 to 2 percent slopes
- 330A - Peotone silty clay loam, 0 to 2 percent slopes
- 531B - Markham silt loam, 2 to 4 percent slopes
- 805B - Orthents, clayey, undulating
- 854B - Markham-Ashkum-Beecher complex, 1 to 6 percent slopes

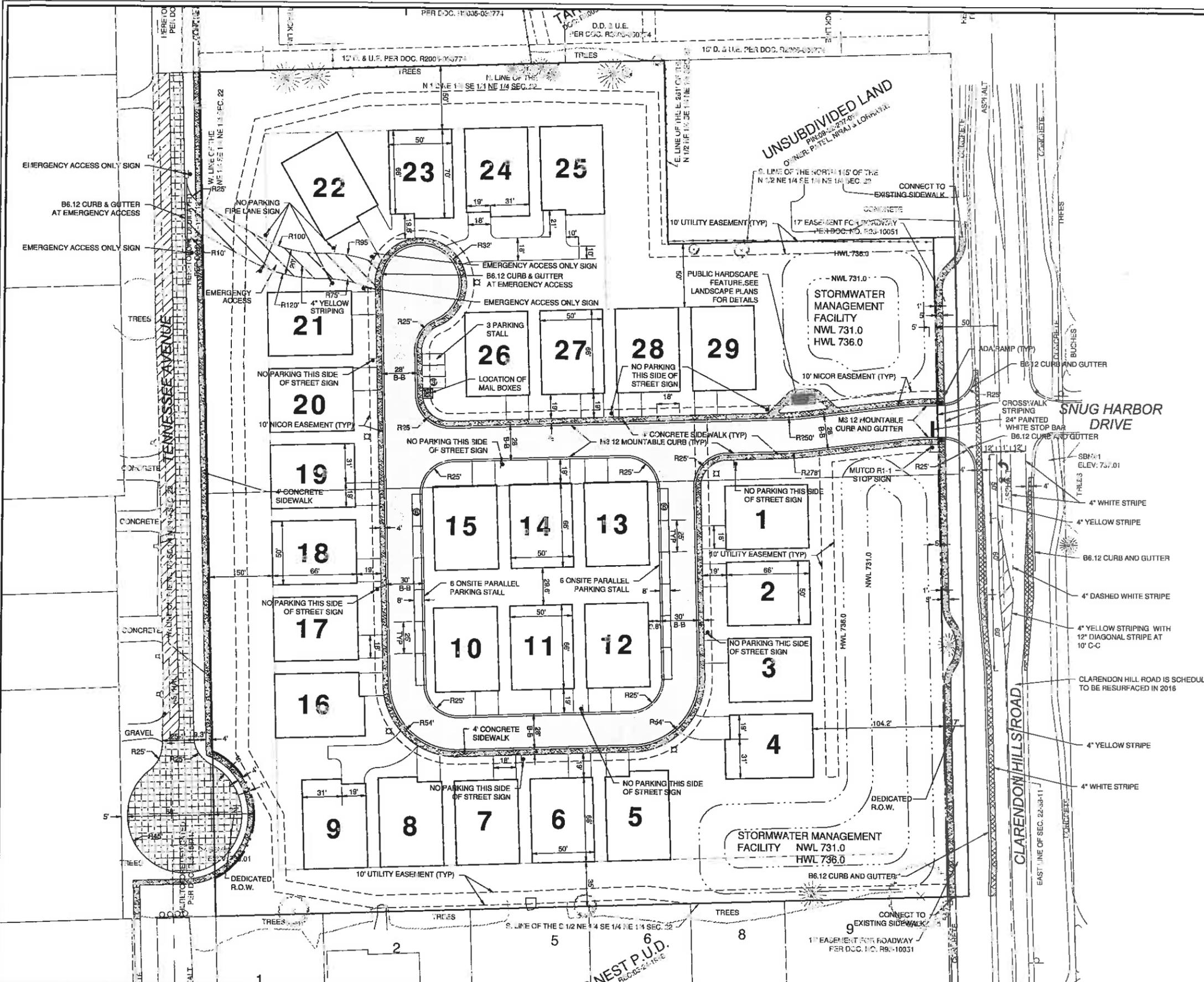
**V3 Companies**  
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 Woodridge, Illinois 60517  
 630.724.9200 phone  
 630.724.9202 fax  
 www.v3co.com

<b>PROJECT NO.:</b> 15230	<b>CLIENT:</b> Pulte Home Corporation 1900 E. Golf Road, Suite 300 Schaumburg, Illinois 60173
<b>CREATED BY:</b> SR	
<b>DATE:</b> 01/21/16	<b>BASE LAYER:</b> DigitalGlobe Aerial Imagery (2014)

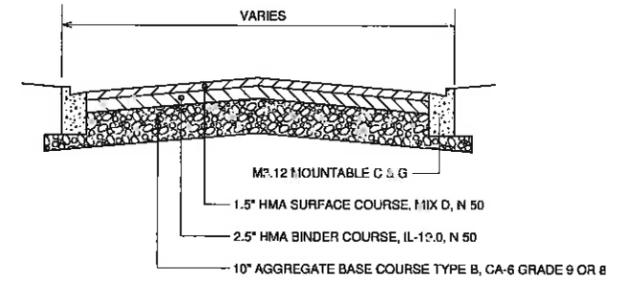
<b>TITLE:</b> <b>SOIL SURVEY OF DUPAGE COUNTY, ILLINOIS (1999) MAP</b>	
<b>SITE:</b> Hinsbrook Club Clarendon Hills Road Willowbrook, DuPage County, IL	<b>FIGURE:</b> <b>9</b>

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**SCALE:**  
See Scale Bar



PAVING LEGEND	
<b>ONSITE HMA PAVEMENT</b>	1.5" HMA SURFACE COURSE, MIX D, N 50 2.5" HMA BINDER COURSE, IL-19.0, N 50 10" AGGREGATE BASE COURSE TYPE B, CA6 GRADE 9 OR 8
<b>HMA PAVEMENT (TENNESSEE AVENUE)</b>	1.5" HMA SURFACE COURSE, MIX D, N 50 3.5" HMA BINDER COURSE, IL-19.0, N 50 12" AGGREGATE BASE COURSE TYPE B, CA6 GRADE 9 OR 8
<b>HMA PAVEMENT (CLARENDON HILLS ROAD)</b>	2" HMA SURFACE COURSE, MIX D, N 50 2.5" HMA BINDER COURSE, IL-19.0, N 50 4.5" BITUMINOUS AGGREGATE MATERIAL 8" AGGREGATE BASE COURSE TYPE B, CA6 GRADE 9 OR 8
<b>MILL AND RESURFACE</b>	1.5" HMA SURFACE COURSE, MIX D, N 50
<b>CONCRETE SIDEWALK</b>	5" P.C. CONCRETE PAVEMENT 4" AGGREGATE BASE COURSE TYPE B, CA6 GRADE 9 OR 8
<b>DRIVEWAY PAVEMENT</b>	2" HMA SURFACE COURSE, MIX D, N 50 4" AGGREGATE BASE COURSE TYPE B, CA6 GRADE 9 OR 8



TYPICAL ON-SITE ROAD SECTION DETAIL

REVISIONS			
NO.	DATE	DESCRIPTION	
1	02.24.16	PER VILLAGE COMMENTS	
2	03.16.16	PER VILLAGE COMMENTS	

PROJECT NO.:	15230	DESIGNED BY:	EEF
FILE NAME:	C2.0 LAY15230.DWG	DRAWN BY:	BJD
ORIGINAL ISSUE DATE:	01-22-16	CHECKED BY:	BCR
SCALE:	1"=40'	PROJECT MANAGER:	BCR

CARRINGTON CLUB

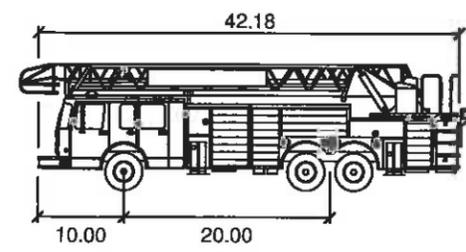
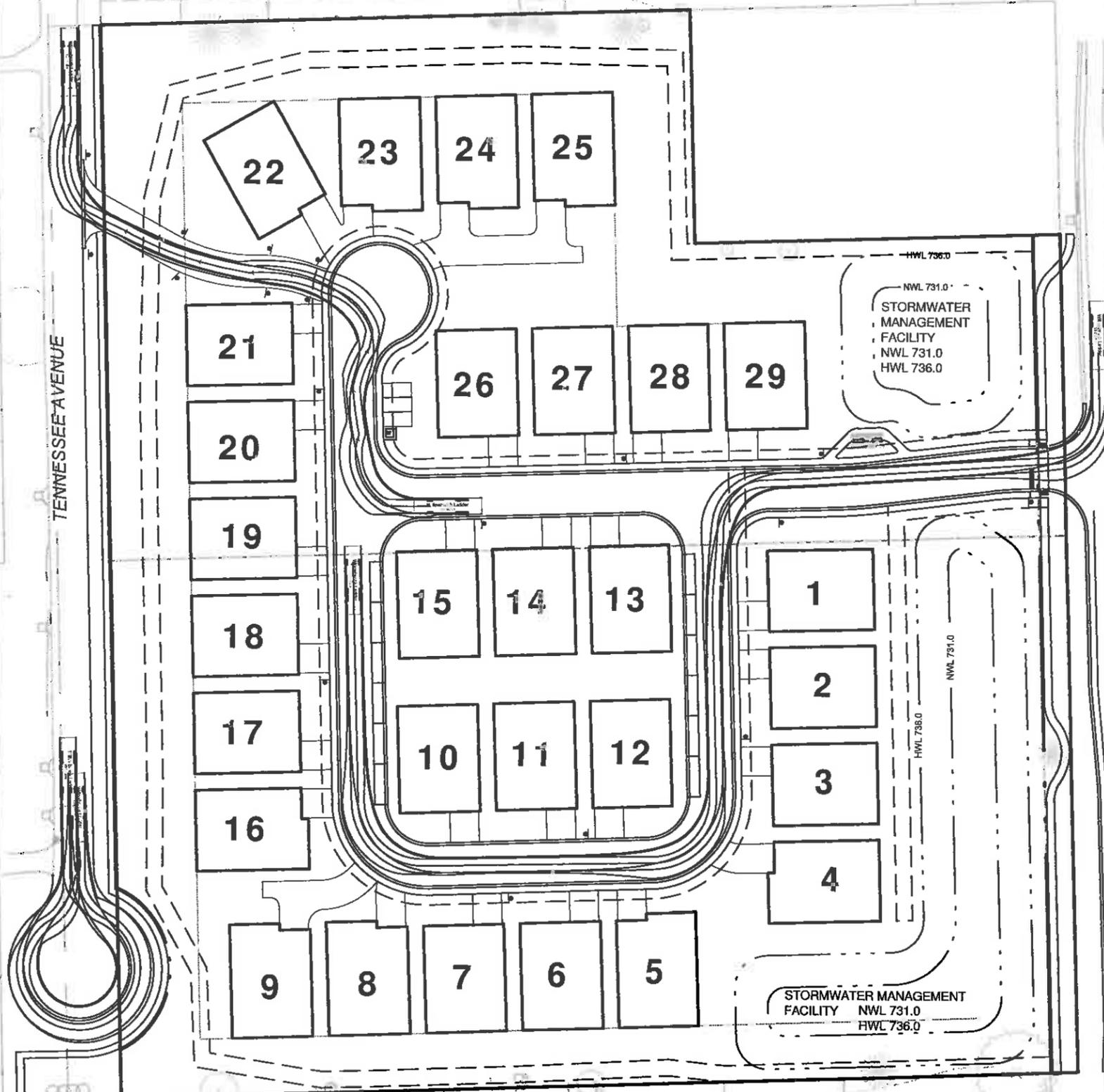
LAYOUT PLAN

C2.0

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15230 - LAYOUT PLAN



**Willowbrook Ladder**

	feet
Width	10.00
Track	8.50
Lock to Lock Time	6.0
Steering Angle	35.4

SNUG HARBOR DRIVE

CLARENDON HILLS ROAD

REVISED DATE: 03-16-16  
DATE: 02-24-2016



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Woodridge, IL 60517  
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# CARRINGTON CLUB

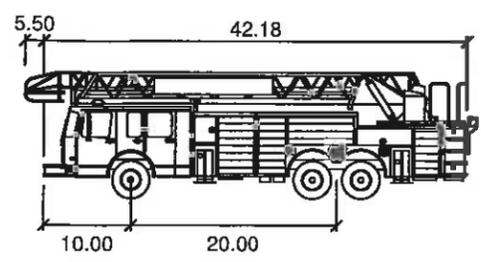
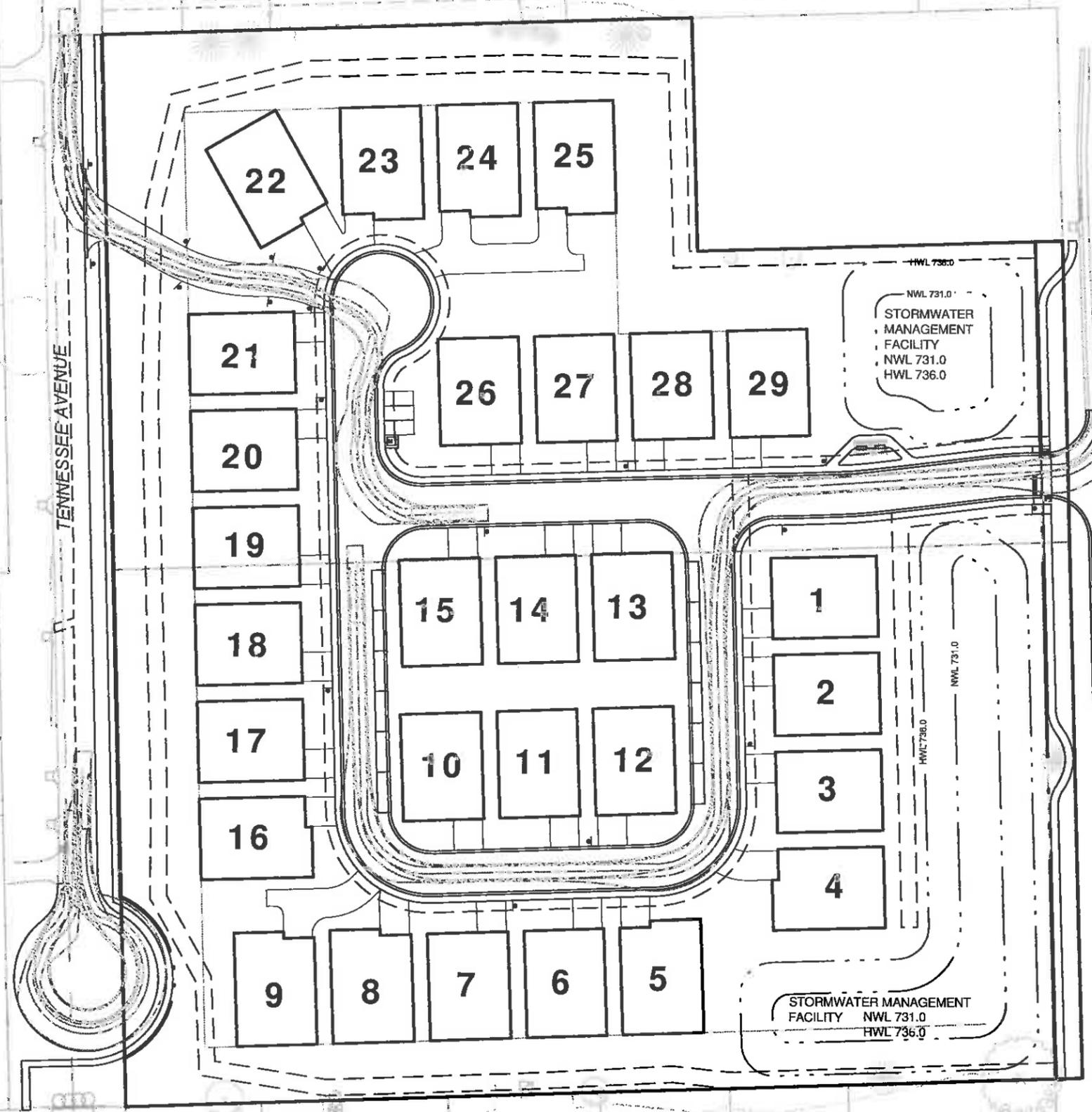
WILLOWBROOK

ILLINOIS

# FIRE TRUCK EXHIBIT



SCALE: 1" = 80'



**Willowbrook Extention**

	feet
Width	10.00
Track	8.50
Lock to Lock Time	6.0
Steering Angle	35.4

SNUG HARBOR DRIVE

CLARENDON HILLS ROAD

REVISED DATE: 03-16-16  
DATE: 02-24-2016



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630.724.9202 fax  
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**CARRINGTON CLUB**  
WILLOWBROOK ILLINOIS

**FIRE TRUCK WITH EXTENSION EXHIBIT**



SCALE: 1" = 80'



# PRELIMINARY P.U.D. PLAT OF CARRINGTON CLUB

P.I.N.: 09-22-207-001  
09-22-207-003

## LEGAL DESCRIPTION

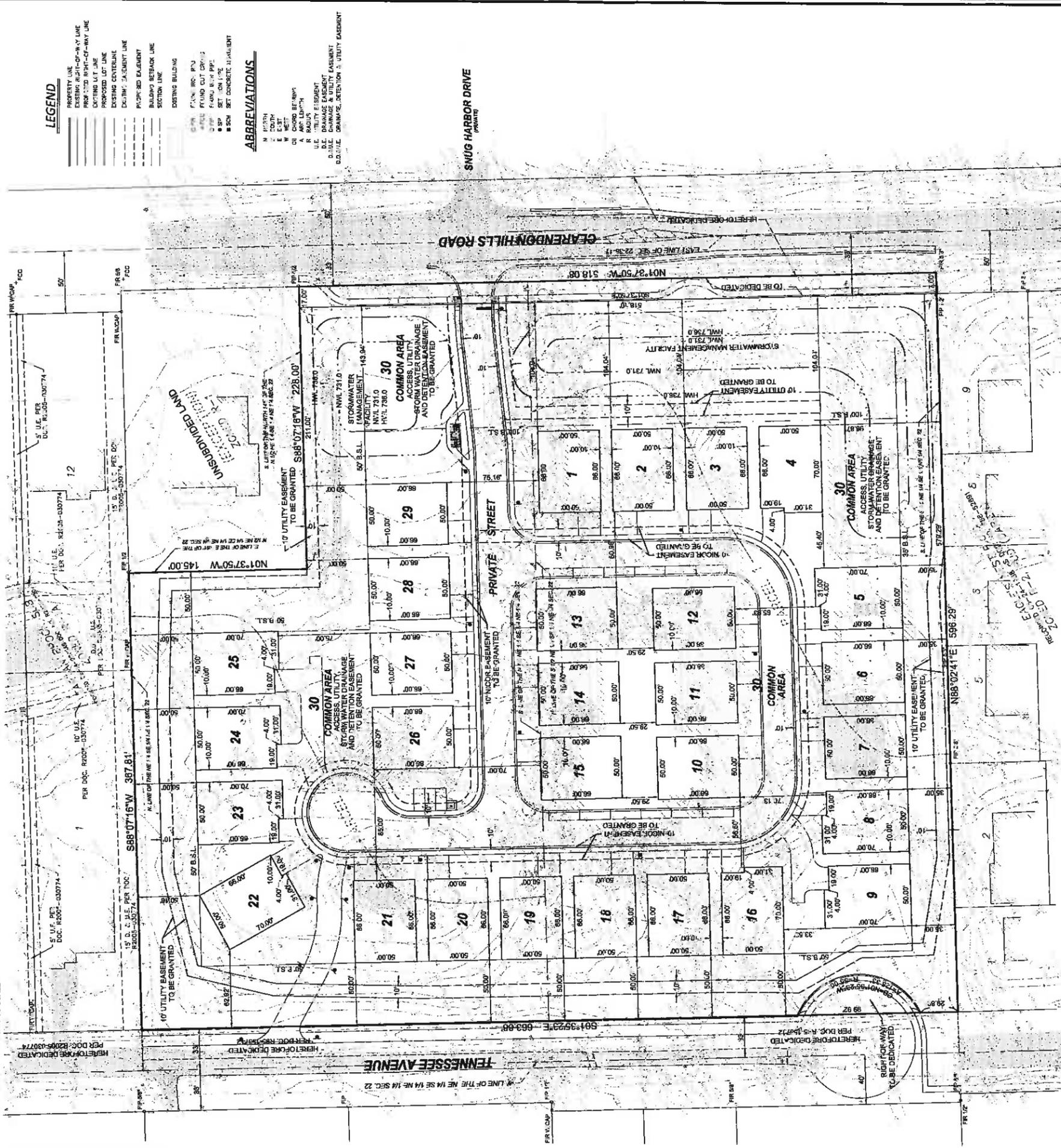
PARCEL 1: THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTH-EAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.  
PARCEL 2: THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER EXCEPT THE NORTH 145.0 FEET OF THE EAST 281.0 FEET OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

## BASIS OF BEARINGS

BASIS OF BEARING IS THE ILLINOIS STATE  
PLANE SYSTEM - EAST ZONE (2011)  
SCALE FACTOR: 1.000498482

GRAPHIC SCALE  
1" = 40'

VICINITY MAP  
NOT TO SCALE



AREA TABLE		
LOT #	Sq. Ft.	Acres
1, 3, 6, 7, 10-15, 17-21, 25-19	3,300	0.0768
4, 5, 8, 9, 16, 22-25	3,424	0.0788
(TOTAL)	6,724	2.2228
COMMON AREA	254,478	5.8420
DEDICATED	11,105	0.2549
TOTAL	272,257	6.3195

## OWNER / DEVELOPER

PULTE Home Corporation  
1900 E Golf Rd - Suite 300  
SCHAUMBURG, IL 60173  
847-230-5400

## ENGINEER/SURVEYOR

V3 Companies of Illinois, Ltd.  
7325 James Avenue, Suite 100  
Woodridge, Illinois 60517  
630.724.9200

## NOTES

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
- SEE PROPOSED ENGINEERING PLANS PREPARED BY V3 COMPANIES FOR PROPOSED UTILITIES AND GRADING INFORMATION.
- OVERALL BLANKET EASEMENT WILL BE PROVIDED FOR THE PROPOSED UTILITIES.

Carrington Club Site Data Chart		
ITEM	BEARING	UNIT
PROJECT SITE BOLLARE FOOTAGE		
LOT 1-30	56,615	SF
DEDICATED CLEARBEND HILLS ROAD ROW	254,478	SF
DEDICATED TENNESSEE A. ENL. ROW	2,225	SF
TOTAL PROJECT SITE SQUARE FOOTAGE	363,318	SF
ZONING INFORMATION		
CURRENT ZONING	R-1	
PROPOSED ZONING	R-1, 2UD	
LOT FRONTAGE (CLEARBEND HILLS ROAD)	518	LF
SETBACKS	100	LF
FRONT YARD (CLEARBEND HILLS ROAD)	50	LF
INTERIOR SIDE (SOUTH PROPERTY LINE)	50	LF
REAR YARD (TENNESSEE A. ENL.)	45'	LF
TOTAL IMPERVIOUS SURFACE	45'	
LOT COV. ERAGE	0.25	
FLOOR AREA RATIO	0.25	
PARKING INFORMATION		
PARKING DEMAND PER MUNICIPAL CODE	56	SPACES
SINGLE FAMILY DETACHED DWELLINGS	56	SPACES
SPACES PROVIDED	66	SPACES
ON-DUTY VEHICLES	10	SPACES
ON-STREET PARKING	15	SPACES
TOTAL SPACES PROVIDED	75	SPACES

## REVISIONS

NO.	DATE	DESCRIPTION
1	02-24-18	PER REVIEW LETTER DATED 02/07/18
2	03-15-18	REVISED PER VILLAGE COMMENTS

## PREPARED FOR:

PULTE HOME CORPORATION  
1900 E GOLF RD - SUITE 300  
SCHAUMBURG, IL 60173  
847-230-5400

## PREPARED FOR:

7325 James Avenue, Suite 100  
Woodridge, IL 60517  
830.724.9200 voice  
630.724.0384 fax  
v3co.com



Engineers  
Scientists  
Surveyors

## PRELIMINARY P.U.D. PLAT

CARRINGTON CLUB, WILLOWBROOK, ILLINOIS

Project No: 15230

Group No: VP04.1

DRAFTING COMPLETED: 01-22-18  
DRAWN BY: MLP  
PROJECT MANAGER: AJS

FIELD WORK COMPLETED: N/A  
CHECKED BY: AJS  
SCALE: 1" = 40'

SHEET NO. 1 of 1

PRELIMINARY ENGINEERING PLANS  
FOR  
**CARRINGTON CLUB**  
WILLOWBROOK, ILLINOIS

**PROJECT TEAM**

OWNER/DEVELOPER

Pulte Home Corporation  
1900 E. Golf Road, Suite 300  
Schaumburg, Illinois 60173  
847 230 5276  
Contact: Rob Getz

ENGINEER

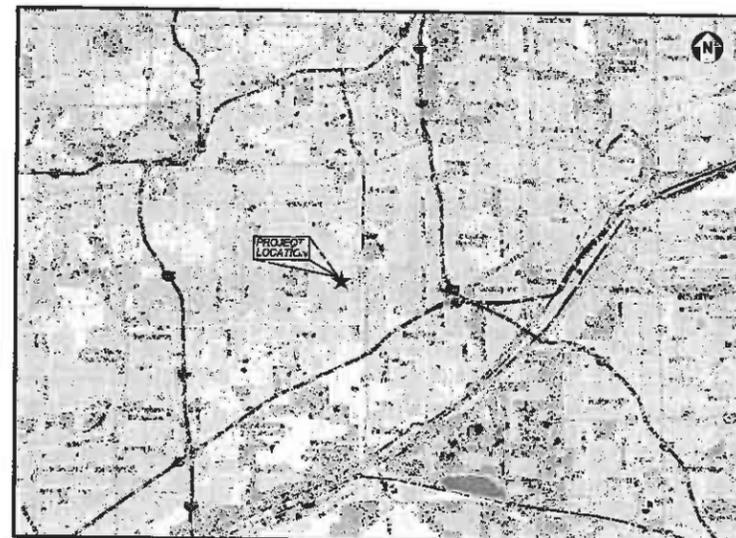
V3 Companies of Illinois, Ltd.  
7325 Janes Avenue  
Woodridge, Illinois 60517  
630 724 9200  
Project Manager: Bryan Rieger, P.E.  
Project Engineer: Ethan Frisch

LANDSCAPE ARCHITECT

Signature Design Group  
17 Court Place #1  
Naperville, Illinois 60540  
630 305 3980  
Contact: Greg Sagen



LOCATION MAP  
NO SCALE



VICINITY MAP  
NO SCALE

**INDEX OF DRAWINGS**

- C0.0 TITLE SHEET
- C1.0 EXISTING CONDITIONS
- C2.0 LAYOUT PLAN
- C3.0 GRADING PLAN
- C4.0 UTILITY PLAN



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REVISIONS

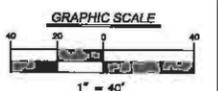
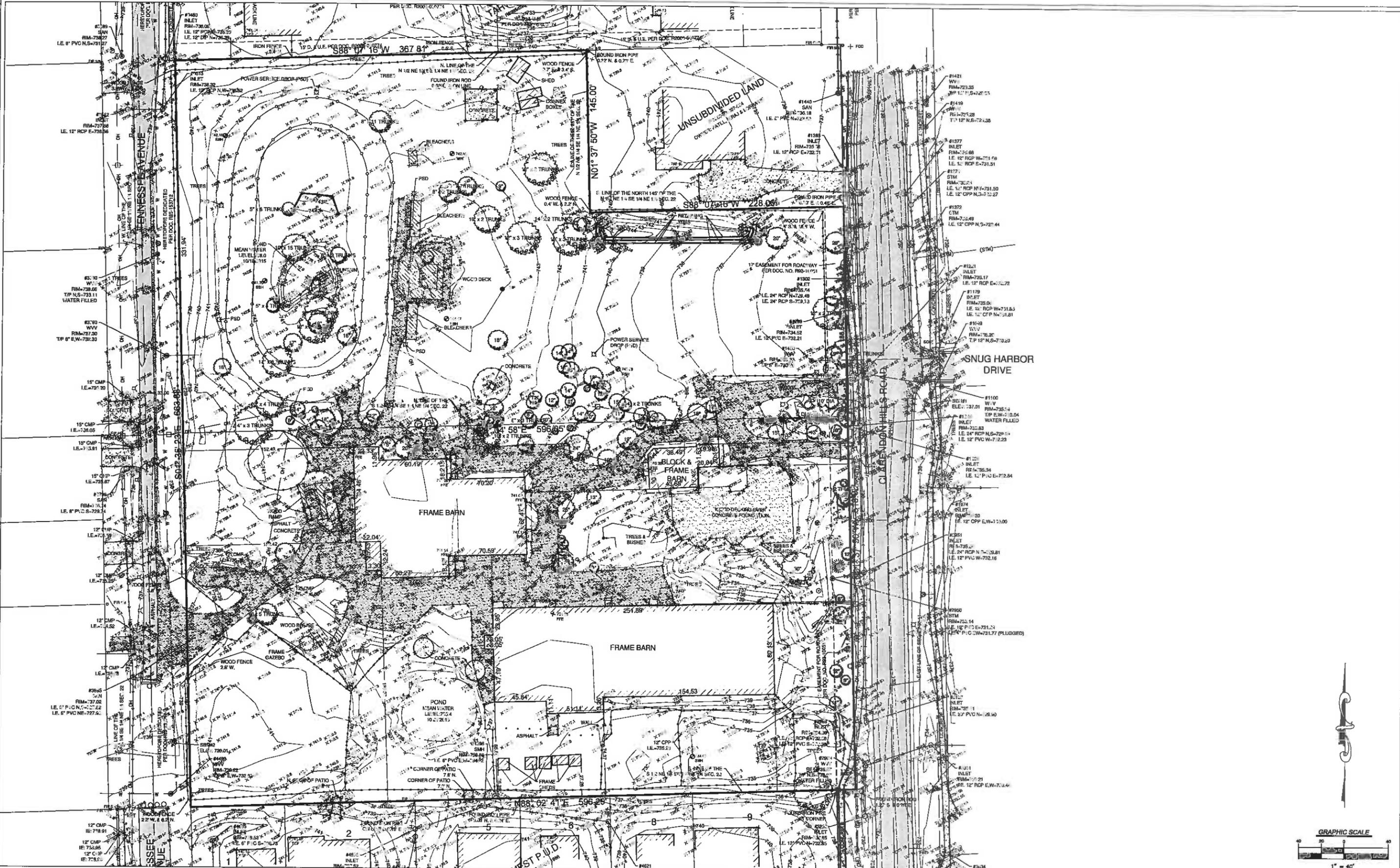
NO.	DATE	DESCRIPTION	SHEETS REVISED	REV. BY
1	02.24.16	PER VILLAGE COMMENTS	ALL	EEF
2	03.16.16	PER VILLAGE COMMENTS		

ORIGINAL ISSUE DATE: JANUARY 22, 2016

BENCHMARKS

SOURCE
STATION DESIGNATION: DGM1701 ESTABLISHED BY: DUPAGE COUNTY DATE: 11-90 ELEVATION: 758.72 (PUBLISHED AND HELD) DATUM: NAVD88 DESCRIPTION: BRASS DISK SET IN CONCRETE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MAIN ST. AND 53TH ST. LOCATED 28.5' S. OF THE CENTERLINE OF MAIN ST., 51.0' W. OF THE CENTERLINE OF 53TH ST., 15.0' E. OF POLE.
SITE
STATION DESIGNATION: SBM#1 ESTABLISHED BY: V3 COMPANIES DATE: 10.26.2015 ELEVATION: 727.01 (MEASURED) DATUM: NAD83, NAVD88, CGD DESCRIPTION: NORTHEAST BOLT ON FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF SINO'S HARBOR DRIVE AND CLARENDON HILLS ROAD.
STATION DESIGNATION: SBM#2 ESTABLISHED BY: V3 COMPANIES DATE: 10.26.2016 ELEVATION: 739.01 (MEASURED) DATUM: NAD83, NAVD88, CGD DESCRIPTION: NORTHEAST BOLT ON FIRE HYDRANT LOCATED ALONG THE EAST SIDE OF TENNESSEE AVENUE, 98.5' SOUTH OF THE END OF PAVEMENT.

DRAWING NO.  
**C0.0**



REVISIONS			
NO.	DATE	DESCRIPTION	
1	02.24.16	PER VILLAGE COMMENTS	
2	03.16.16	PER VILLAGE COMMENTS	

PROJECT NO:	15230	DESIGNED BY:	EEF
FILE NAME:	C1.0 EXC15230.DWG	DRAWN BY:	BJD
ORIGINAL ISSUE DATE:	01-22-16	CHECKED BY:	BCR
SCALE:	1"=40'	PROJECT MANAGER:	BCR

**CARRINGTON CLUB**

**EXISTING CONDITIONS PLAN**

**C1.0**



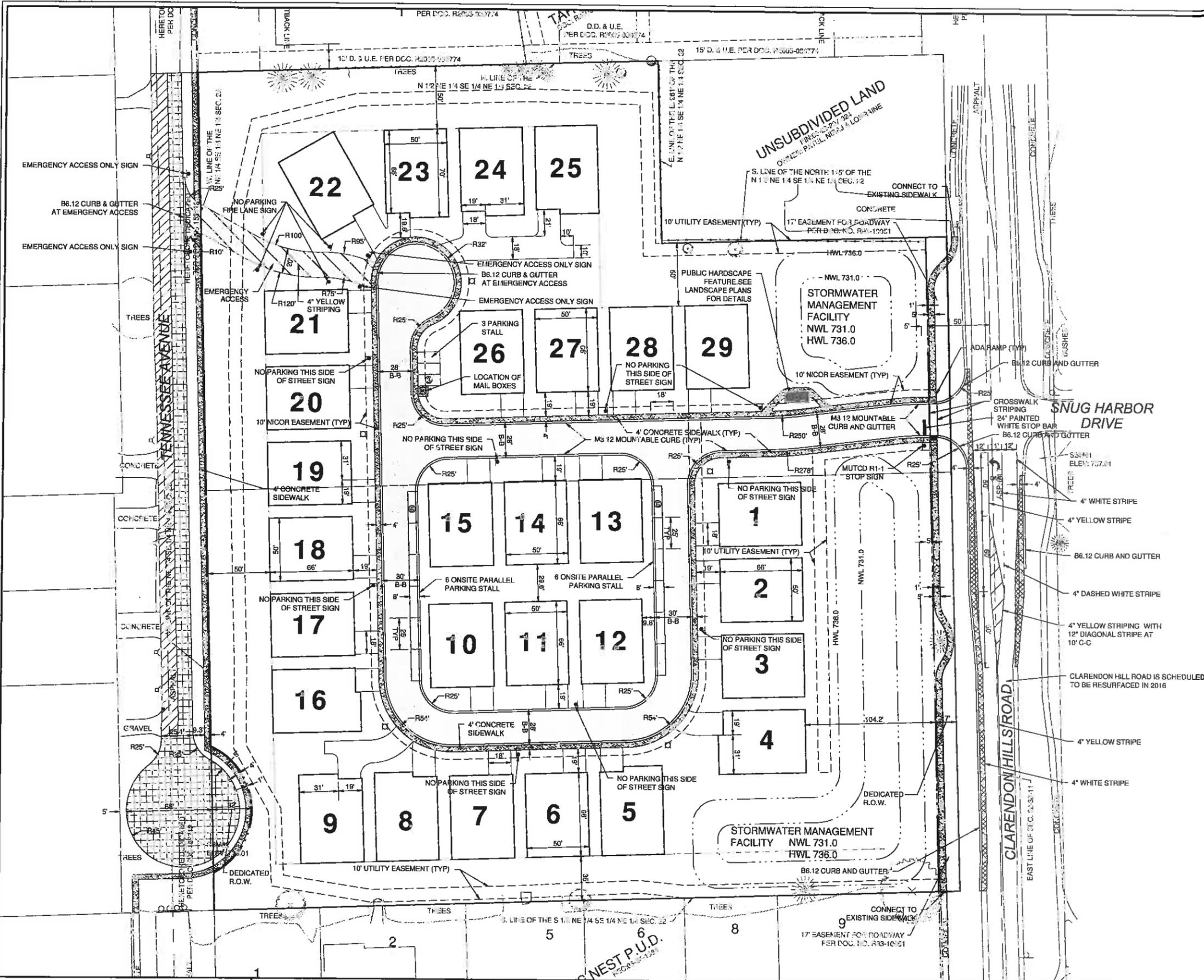
V3 Companies  
7325 Janes Avenue  
Woodridge, IL 60517  
630.724.9200 phone  
630.724.9202 fax  
www.v3co.com

Visio, Veritas, Virtute... The Vision to Transform with Excellence

ILLINOIS

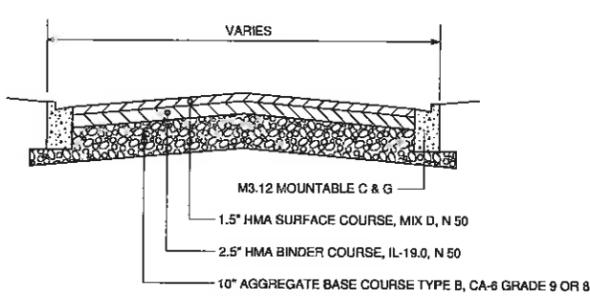
WILLOWBROOK

15230 - EXISTING CONDITIONS PLAN



### PAVING LEGEND

ON-SITE HMA PAVEMENT	
	1.5" HMA SURFACE COURSE, MIX D, N 50 2.5" HMA BINDER COURSE, IL-19.0, N 50 10" AGGREGATE BASE COURSE TYPE B, CA6 GRADE 9 OR 8
HMA PAVEMENT (TENNESSEE AVENUE)	
	1.5" HMA SURFACE COURSE, MIX D, N 50 3.5" HMA BINDER COURSE, IL-19.0, N 50 12" AGGREGATE BASE COURSE TYPE B, CA6 GRADE 9 OR 8
HMA PAVEMENT (CLARENDON HILLS ROAD)	
	2" HMA SURFACE COURSE, MIX D, N 50 2.5" HMA BINDER COURSE, IL-19.0, N 50 4.5" BITUMINOUS AGGREGATE MATERIAL 8" AGGREGATE BASE COURSE TYPE B, CA6 GRADE 9 OR 8
MILL AND RESURFACE	
	1.5" HMA SURFACE COURSE, MIX D, N 50
CONCRETE SIDEWALK	
	5" P.C. CONCRETE PAVEMENT 4" AGGREGATE BASE COURSE TYPE B, CA6 GRADE 9 OR 8
DRIVEWAY PAVEMENT	
	2" HMA SURFACE COURSE, MIX D, N 50 8" AGGREGATE BASE COURSE TYPE B, CA6 GRADE 9 OR 8



TYPICAL ON-SITE ROAD SECTION DETAIL

### REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	02.24.16	PER VILLAGE COMMENTS			
2	03.16.16	PER VILLAGE COMMENTS			

PROJECT NO:	15230	DESIGNED BY:	EEF
FILE NAME:	C2.0 LAY15230.DWG	DRAWN BY:	BJD
ORIGINAL ISSUE DATE:	01-22-16	CHECKED BY:	BCR
SCALE:	1"=40'	PROJECT MANAGER:	BCR

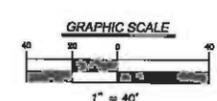
## CARRINGTON CLUB

## LAYOUT PLAN

# C2.0

V3 Companies  
7325 Janes Avenue  
Woodridge, IL 60517  
630.724.9200 phone  
630.724.9202 fax  
www.v3co.com

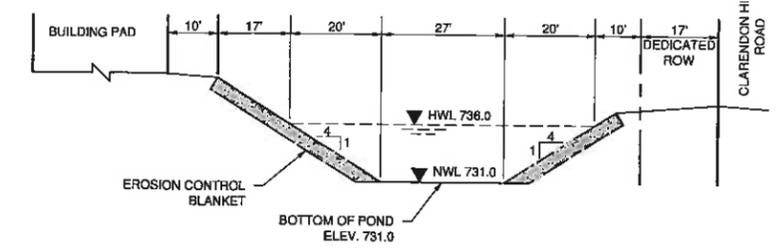
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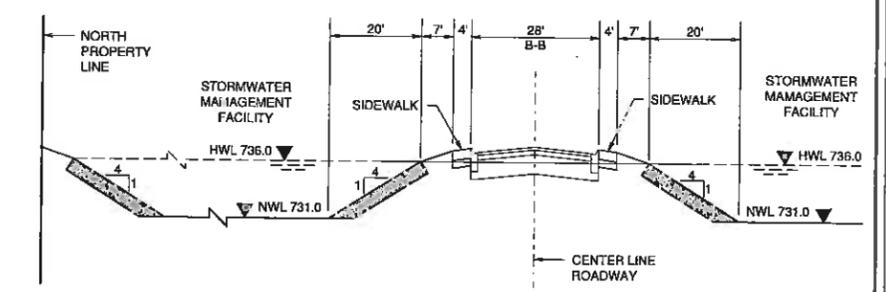
15230 - LAYOUT PLAN

**NOTES:**

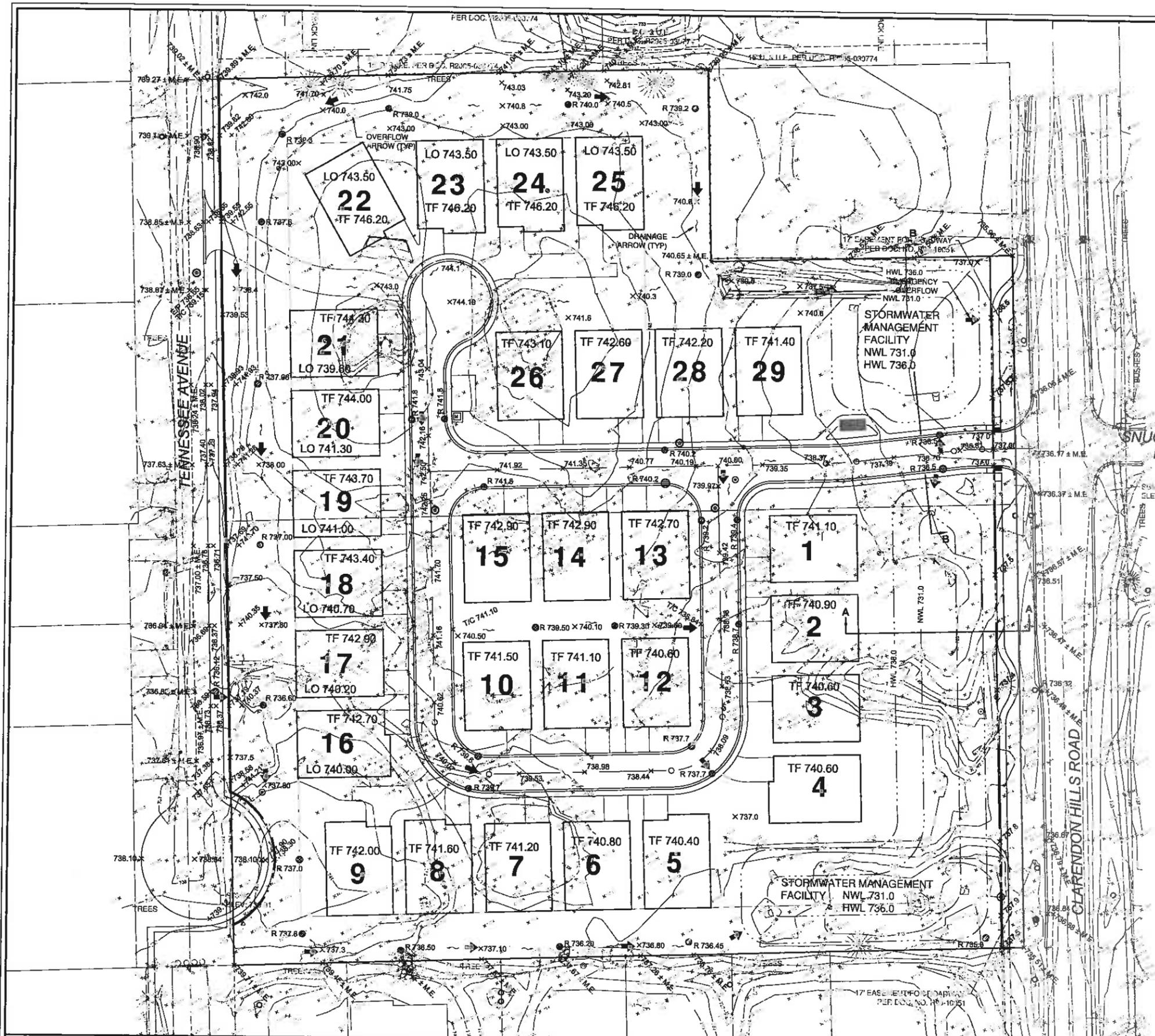
1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED.
4. PROVIDE HEAVY DUTY SUMP PUMPS AND/OR FOUNDATION WATERPROOFING IF/AS NECESSARY FOR HOUSES ADJACENT TO STORM WATER MANAGEMENT FACILITIES.
5. REAR YARD SWALES ARE DESIGNED TO BE 1% MINIMUM LONGITUDINAL SLOPE.



**TYPICAL POND SECTION A - A**



**TYPICAL POND SECTION B - B**



SNUG HARBOR DRIVE

CLARENDON HILLS ROAD

**REVISIONS**

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	02.24.16	PER VILLAGE COMMENTS			
2	03.16.16	PER VILLAGE COMMENTS			

PROJECT NO.:	15230	DESIGNED BY:	EEF
FILE NAME:	C3.0 GRD 15230.DWG	DRAWN BY:	BJD
ORIGINAL ISSUE DATE:	01-22-16	CHECKED BY:	BCR
SCALE:	1"=40'	PROJECT MANAGER:	BCR

**CARRINGTON CLUB**

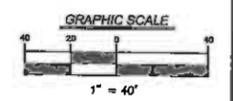
**GRADING PLAN**

**C3.0**

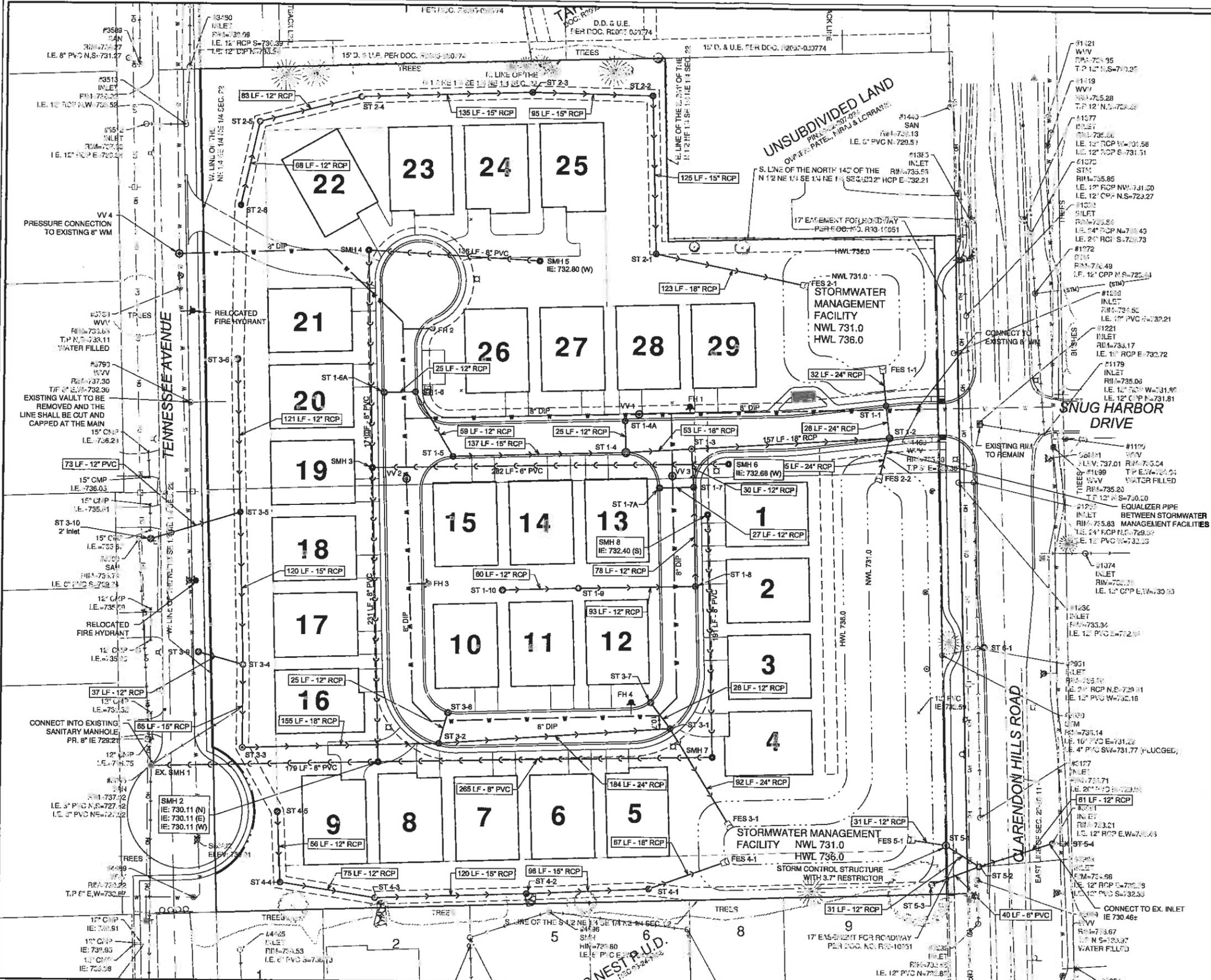


V3 Companies  
7325 Janes Avenue  
Woodridge, IL 60517  
630.724.9200 phone  
630.724.9202 fax  
www.v3co.com

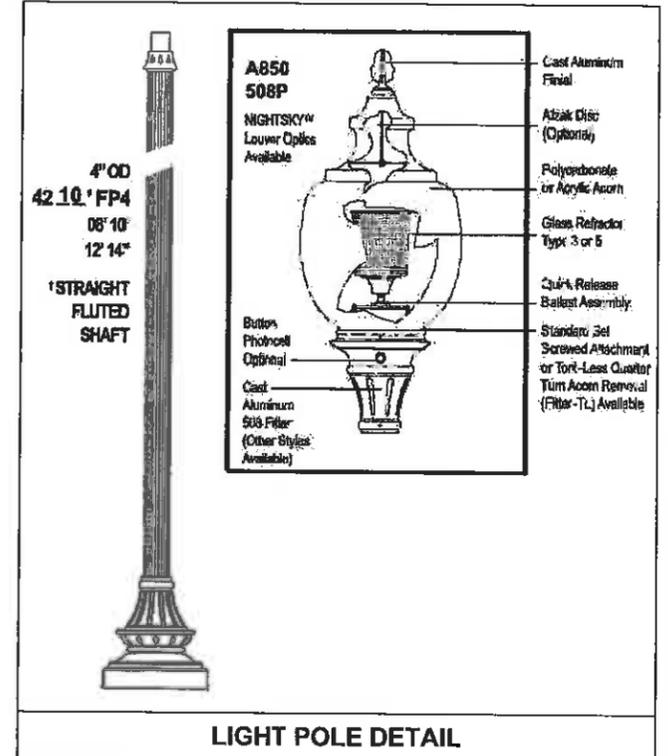
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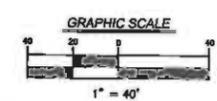
15230 - GRADING PLAN



- NOTES:**
- UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 WITH TYPE D LID OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4340-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS. FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE NEENAH R-1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE. DRILL 1 - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE.
  - LIGHT POLES SHOWN FOR COORDINATION OR LOCATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE PLANS BY SITE LIGHTING CONSULTANT FOR SITE LIGHTING INFORMATION.



LIGHT POLE DETAIL



REVISIONS			
NO.	DATE	DESCRIPTION	
1	02.24.16	PER VILLAGE COMMENTS	
2	03.16.16	PER VILLAGE COMMENTS	

PROJECT NO.:	15230	DESIGNED BY:	EEF
FILE NAME:	CA.0 UTIL.15230.DWG	DRAWN BY:	BJD
ORIGINAL ISSUE DATE:	01-22-16	CHECKED BY:	BCR
SCALE:	1"=40'	PROJECT MANAGER:	BCR

CARRINGTON CLUB

UTILITY PLAN

C4.0

V3 Companies  
7325 Janes Avenue  
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WILLOWBROOK

ILLINOIS

DRAWING NO.  
C4.0

15230 - UTILITY PLAN

**Preliminary  
Landscape Development Plans**



△ 2.24.2016 - Per Village Review  
△ 3.16.2016 - Per Village Review

# HINSBROOK CLUB

WILLOWBROOK, ILLINOIS



DEVELOPER :

1900 E. Golf Road, Suite 300  
Schaumburg, Illinois 60173  
(847) 230.5331 voice

ENGINEER :

**V3 Companies**  
7325 Janes Avenue  
Woodridge, Illinois 60517  
(630) 724.9200 voice  
Project Manager: Bryan Rieger, PE

LANDSCAPE ARCHITECT :

**Signature Design Group, Inc.**  
132 N. Washington Street  
Naperville, Illinois 60540  
(630) 305.3980 Fax: (630) 305.3994  
Project Manager: Greg G. Sagen, RLA



LOCATION MAP

## INDEX OF DRAWINGS

- L.100 Overall Composite Plan
- L.101 Entrance Area Enlargement
- L.102 Plant List, Notes & Details
- L.103 Turf Exhibit
- L.104 Prototypical House Plans
- L.105 Preliminary Signage and Site Details
- △ L.106 Site Details
- TS.100 Existing Tree Survey

project:

**Hinsbrook Club**

Willowbrook, Illinois

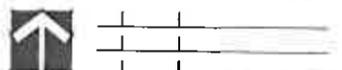
sheet description:

**Preliminary Overall Landscape Plan**

owner:



north: scale: 1" = 40'0"



revisions: 3.18.2016 Per Village Review

2.24.2016 Per Village Review

original issue date: 25 January 2016

drawn by:

checked by:

project no.: 25036

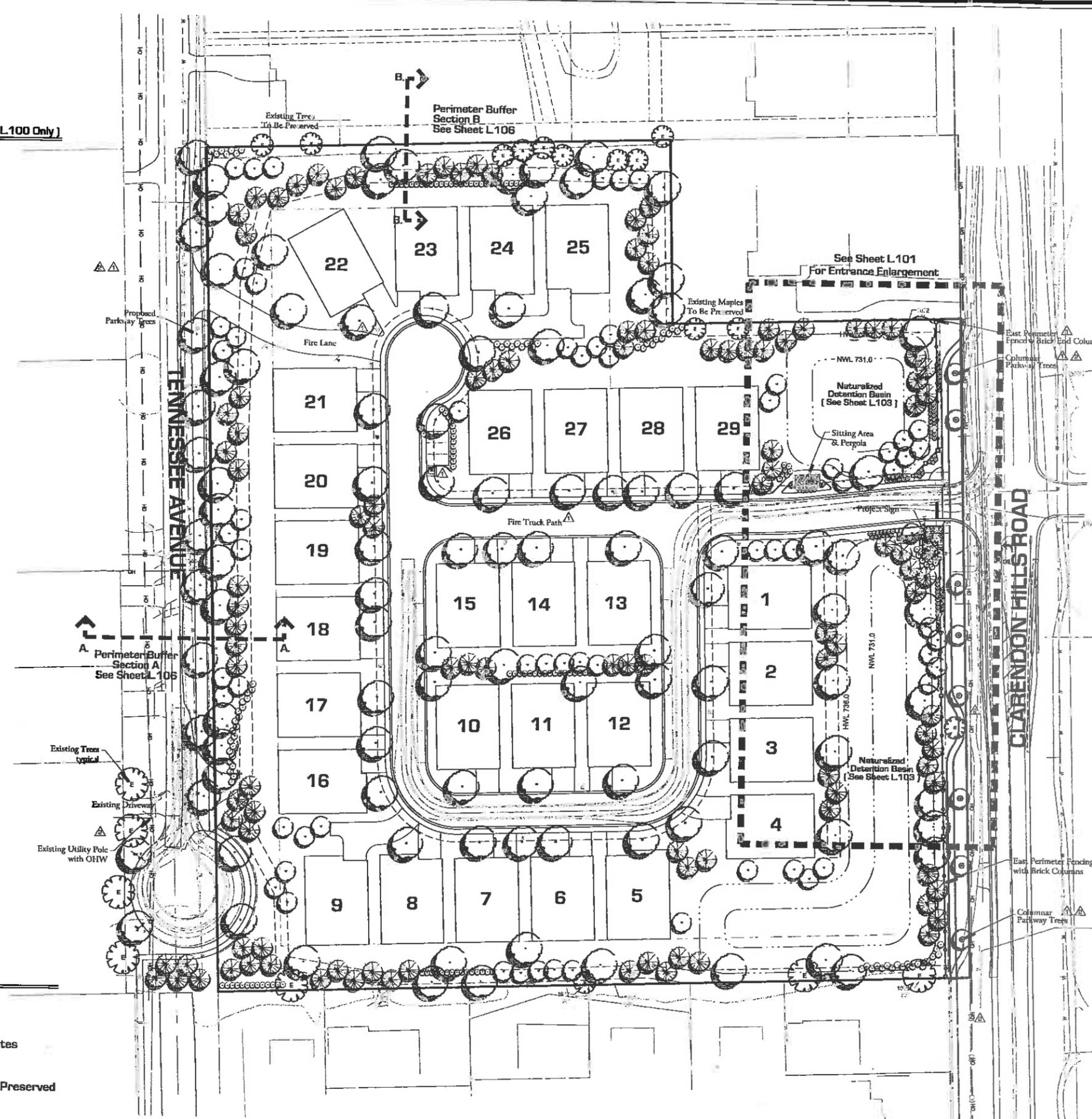
sheet no.:

**PLANT MATERIAL LEGEND :** (Sheets L.100 Only)

- Columnar Parkway Trees, 3" Caliper
- Parkway Trees, 3" Caliper
- Shade Trees, 3" - 4" Caliper
- Ornamental Trees, 6' - 10' m/s
- Evergreen Trees, 8' tall
- Evergreen Shrubs, 24" wide
- Deciduous Shrubs, 36" tall Dwarf Varieties, 18" tall
- Perennials & Grasses, 1 Gal.
- Cluster Mailbox Location
- Existing Trees - To Be Preserved see sheet TS.100



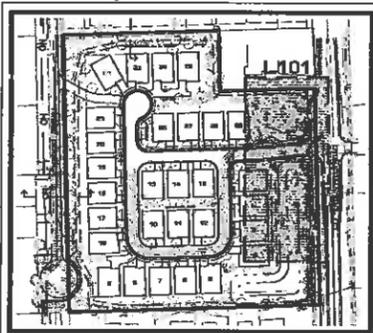
- Notes :**
- See Sheet L.102 for a Preliminary Plant Material List
  - See Sheet L.104 for Typical House Landscape Plans
  - See Sheet L.102 for Planting Details and Construction Notes
  - See Sheet L.103 for Turf Establishment Limits
  - See Sheet TS.100 for an Inventory of Existing Trees to be Preserved



**PLANT MATERIAL LEGEND :** (Sheets L.101 Only)

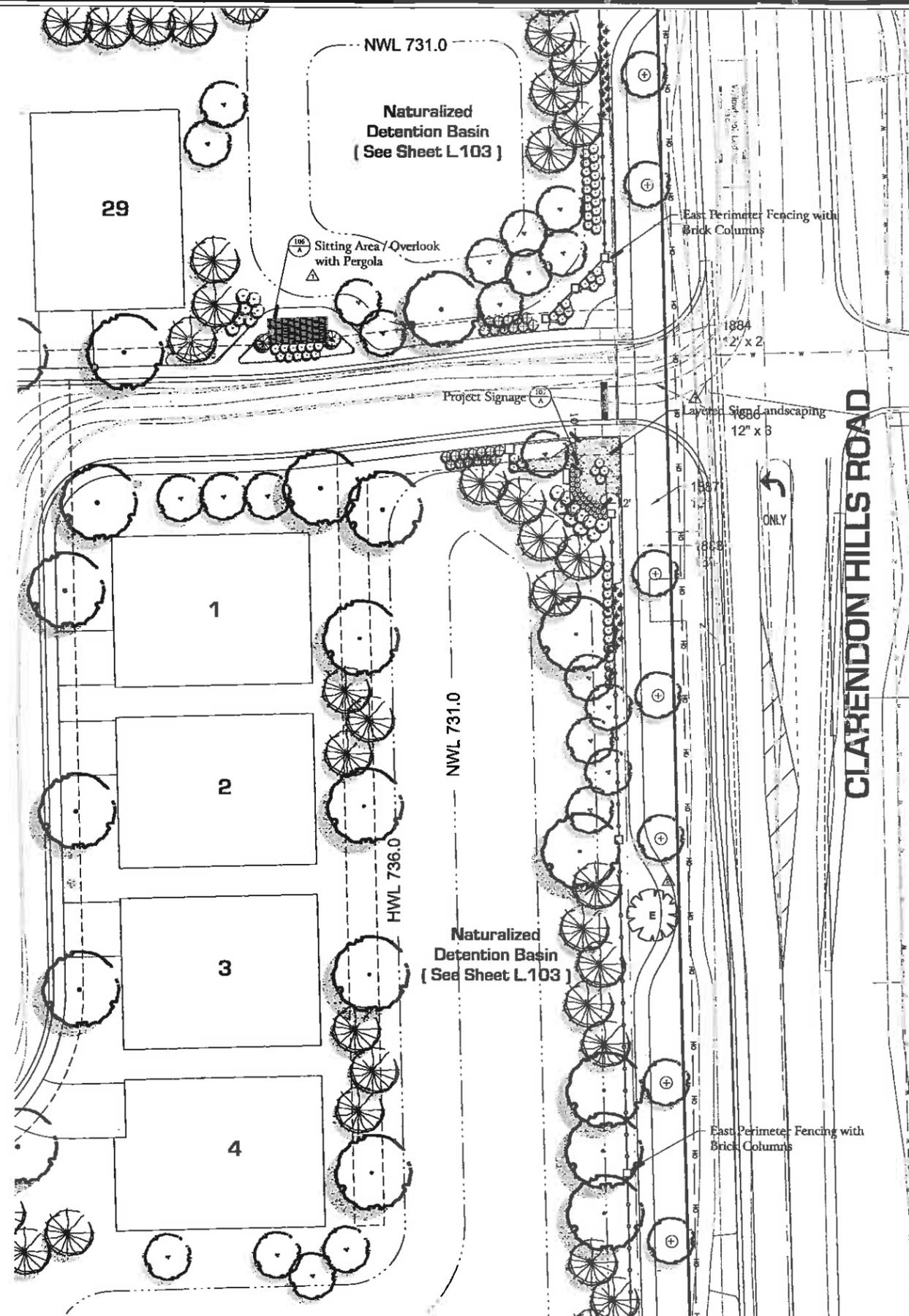
-  Columnar Parkway Trees, 3" Caliper
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-  Perennials & Grasses, 1 Gal.
-  Cluster Mailbox Location
-  Existing Trees - To Be Preserved  $\Delta$   
see sheet TS.100

**Sheet Key :**



**Notes :**

- See Sheet L.102 for a Preliminary Plant Material List
- See Sheet L.104 for Typical House Landscape Plans
- See Sheet L.102 for Planting Details and Construction Notes
- See Sheet L.103 for Turf Establishment Limits
- See Sheet TS.100 for an Inventory of Existing Trees to be Preserved



Land Planning  
Landscape Architecture  
Environmental Site Design

604 WASHINGTON ST., NAPERVILLE, IL 60563 TEL: 331.2090 FAX: 630.305.3004

project:

**Hinsbrook Club**

Willowbrook, Illinois

sheet description:

**Entrance Enlargement Plan**

owner:



north:  scale: 1" = 20'0"

revisions:  $\Delta$  3.18.2018 Per Village Review  
 $\Delta$  2.24.2016 Per Village Review  
 original issue date: **25 January 2016**

drawn by: \_\_\_\_\_  
 checked by: \_\_\_\_\_  
 project no: **25036**  
 sheet no: \_\_\_\_\_

**Representative Plant Material :** Δ

Code	Scientific Name	Common Name	Size	Qty	Remarks
<b>SHADE TREES</b>					
AAB	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	3.0'		B&B
AAB.4	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	4.0'		B&B
AAMS	Acer x hybrid 'Merton'	State Street Maple	3.0'		B&B
AGM	Acer x 'Juno Green Mountain'	Green Mountain Sugar Maple	3.0'		B&B
ARS	Acer rubrum 'Red Sunset'	Red Sunset Maple	3.0'		B&B
COC	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	3.0'		B&B
CS	Catalpa speciosa	Catalpa tree	3.0'		B&B
GD	Gymnocladia dioica	Kentucky Coffeetree	3.0'		B&B
GBM	Gingko biloba 'Mayer'	Mag. or Ginkgo	3.0'		B&B
GTS	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust	4.0'		B/B
PAE	Platanus x acerifolia 'L. elamii'	Exclamation London Plane tree	3.0'		B/B
PCC	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	3.0'		B&B
QB	Quercus bicolor	Sv. ong White Oak	3.0'		B&B
QM	Quercus macrocarpa	Big Oak	3.0'		B&B
QMC	Quercus muhlenbergii	Chickasaw Oak	3.0'		B&B
QR	Quercus rubra	Red Oak	3.0'		B&B
TA	Tilia americana 'Redmond'	American Linden	3.0'		B&B
TAR	Tilia americana 'Redmond'	Redmond American Linden	3.0'		B&B
TCG	Tilia cordata 'Greenophyl'	Greenophyl Littleleaf Linden	3.0'		B&B
TCG.10	Tilia cordata 'Greenophyl'	Greenophyl Littleleaf Linden	10'		B&B, Multi-Stem
TD	Taxodium distichum	Bald Cypress	3.0'		B&B
<b>ORNAMENTAL TREES</b>					
AC	Alopecurus glaberrimus	Black Alder	8'		B&B, Multi-Stem
AG	Amelanchier x grandiflora	Apple Serviceberry	6'		B&B, Multi-Stem
BNI1	Betula nigra 'Heritage'	Heritage Birch	10'		B&B, Multi-Stem
CCI	Cornus rugosula var. inermis	Thornless Cocksfoot Hawthorn	7'		B&B, Multi-Stem
CMG	Cornus nut 'Golden Glory'	Golden Glory Cherry Dogwood	6'		B&B, Multi-Stem
CP	Cornus paniculata	Washington Hawthorn	7'		B&B, Multi-Stem
CRB	Cercis canadensis	Eastern Redbud	6'		B/B, Multi-Stem
MF	Malus floribunda	Japan Flowering Crab	3.5'		B&B
MFP	Malus 'Prairie Fire'	Prairie Fire Flowering Crab	2.5'		B&B
MSC	Malus 'Snowdrift'	Snowdrift Flowering Crab	8'		B&B, Multi-Stem
STM	Malus 'Snowflake'	China Snow Flowering Crab	2.5'		B&B
SU	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	8'		B&B, Multi-Stem
<b>EVERGREEN TREES</b>					
JCF	Juniperus chinensis 'Lalade'	Fairview Chirahua Juniper	6'		P&B
PAE	Pinus strobus	Norway Spruce	8'		B&B
PIG	Pinus flexilis 'Glauca'	Blue Limb Pine	6'		B&B
PI	Pinus strobus 'Dino'	Black Hills Spruce	8'		B&B
PI	Pinus strobus	Austrian Pine	8'		B&B
PPB	Pinus pungens	Colorado Green Spruce	8'		B&B
PIW	Pinus strobus	Eastern White Pine	8'		B&B
<b>EVERGREEN SHRUBS</b>					
KC	Juniperus chinensis var. argentea	Green Sargent Juniper	16"		5 Gallon Container
KC	Juniperus chinensis 'Kolar' Compacta	Kolar Compact Juniper	18"		5 Gallon Container
<b>ORNAMENTAL SHRUBS</b>					
AABC	Aronia arbutifolia 'Botticelliana'	Brilliant Red Chokeberry	24"		5 Gallon Container
AMM	Artemisia tridentata 'Norton'	Jacquita B. very Chokeberry	24"		5 Gallon Container
CA	Ceanothus americanus	Red Dogwood	36"		5 Gallon Container
CSB	Cornus sericea 'Rutledge'	Rutledge Dogwood	36"		5 Gallon Container
CSC	Cornus sericea 'Cardinal'	Cardinal Dogwood	36"		5 Gallon Container
CTS	Chaenactis speciosa 'Texas Scarlet'	Texas Scarlet Quince	18"		5 Gallon Container
EAW	Eurythmum scopulorum	Eastern Wahoo	26"		B&B
FM	Forsythia 'Meadowlark'	Meadowlark Forsythia	24"		5 Gallon Container
HAA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	24"		5 Gallon Container
LFT	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea	24"		5 Gallon Container
MPB	Myrica pennsylvanica	Northern Bayberry	24"		5 Gallon Container
RAG	Rhus aromatica 'Gro-low'	Gro-Low Fragrant Sumac	18"		5 Gallon Container
RBK	Rosa 'Husling Knockout'	Blinding Knockout Rose	18"		5 Gallon Container
RCP	Rosa 'Copallina Prairie Flame'	Prairie Flame Shrub Rose	18"		5 Gallon Container
RKO	Rosa 'Knockout'	Knockout Shrub Rose	18"		5 Gallon Container
RTL	Rhus typhina 'Balltiger'	Tiger Eyes Cane of Sumac	36"		5 Gallon Container
SCG	Spirea x chinensis 'Cecidifolia'	Cecidifolia Spirea	24"		5 Gallon Container
SS	Sorbus alba	Ornamental Spirea	24"		5 Gallon Container
VIBW	Viburnum x bodinieri	Buckwood Viburnum	30"		5 Gallon Container
VLD	Viburnum lentago	Nannyberry Viburnum	30"		5 Gallon Container
VOC	Viburnum opulus	European Cranberrybush Vib.	36"		5 Gallon Container
VVM	Viburnum plicatum var. tomentosum 'Marble'	Marble Doublefile Viburnum	30"		5 Gallon Container
<b>PERENNIALS &amp; ORNAMENTAL GRASSES</b>					
AFC	Adiantum bipinnatum 'Copation Gold'	Copation Gold Yarrow	1 G.		Container
APR	Allium sibiricum 'Purple Sensation'	Purple Sensation Allium	1 G.		Container
CAR	Calamagrostis canadensis var. heterophylla	Footfall Feather Reed Grass	1 G.		Container
CKF	Calamagrostis canadensis 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 G.		Container
CNN	Calamintha Nepeta x Nepeta	Lesser Galbanella	1 G.		Container
COT	Chrysanthemum	Rose Turfball	1 G.		Container
GR	Geranium x Rozanne	Rozanne Cranesbill	1 G.		Container
HHR	Hemerocallis 'Happy Returns'	Hesperian Daylily	1 G.		Container
HBR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 G.		Container
NBW	Nepeta x faassenii 'Blue Wonder'	Blue Wonder Catmint	1 G.		Container
PA	Penstemon strictiflorus	Blue Penstemon	1 G.		Container
PVS	Penstemon virginicus 'Shenandoah'	Shenandoah Penstemon	1 G.		Container
FFG	Rudbeckia fulgida 'Goldstrum'	Black-eyed Susan	1 G.		Container
SH	Sporobolus heterolepis	Prairie Dropseed	1 G.		Container
SRF	Solidago rugosa 'Fireworks'	Fireworks Goldenrod	1 G.		Container

**Parkway Trees :**

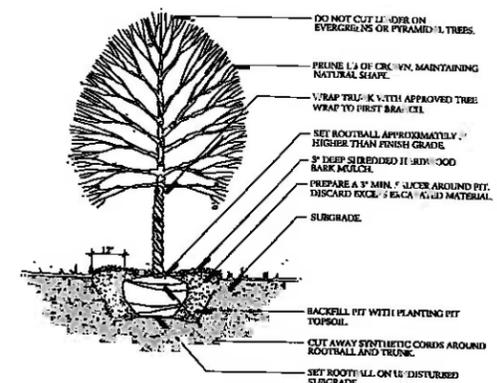
Code	Scientific Name	Common Name	Size	Qty	Remarks
<b>SHADE TREES</b>					
AEL	Acer glaberrimus 'Eternal Lustre'	Eternal Lustre Norway Maple	3.0'		B&B
AEB	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	3.0'		B&B
AFM	Acer x freemanii 'Merton'	Merton Maple	3.0'		B&B
AAMS	Acer x hybrid 'Merton'	State Street Maple	3.0'		B&B
COC	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	3.0'		B&B
GTS	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust	3.0'		B&B
QD	Quercus dioica	Kentucky Coffeetree	3.0'		B&B
PNE	Platanus x acerifolia 'Exclamation'	Exclamation London Plane tree	3.0'		B&B
PCC	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	3.0'		B&B
QB	Quercus bicolor	Sweet White Oak	3.0'		B&B
TAR	Tilia americana 'Redmond'	Redmond American Linden	3.0'		B&B
TOG	Tilia cordata 'Greenophyl'	Greenophyl Littleleaf Linden	3.0'		B&B

**Parkway Tree Notes :**

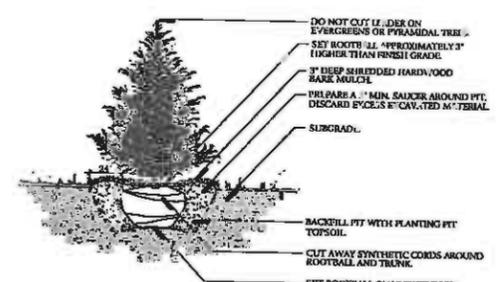
- Trees of the same species may not be planted consecutively.
- Trees should be planted to avoid utility conflicts in the parkway and shall be no closer than 25' from all street intersections.
- Understory trees must be used in areas with an overhead utility conflict.
- Plant material using, branching and ball sizes shall conform to the "American Standards for Nursery Stock" (latest edition) by the American Association of Nurserymen, Inc.
- Plant material shall be nursery grown and be either balled and burlapped or container grown. Stems and spreads on plant list represent minimum requirements.
- Quantity lists are supplied as a convenience. Contractor shall verify all quantities, and in case of a discrepancy, the plan shall prevail.
- Trees shall be set back a minimum of ten (10) feet horizontally from utility structures, including, but not limited to, manholes, valve vaults, valve boxes, fire hydrants, transformers and switch cans. Trees shall be set back a minimum of 20' from street lights. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plan.
- No trees, shrubs or obstacles will be allowed 10' in front, 5' on the side, and 7' to the rear of the electrical transformer.
- Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
- The Landscape Contractor shall verify locations of all underground utilities prior to digging, is required to Contact ALLI.E. (1.800.892.0123), and any other public or private agency necessary for utility location 48 hours prior to construction.
- Where underground utilities exist, all field adjustments must be approved by the landscape architect.
- The Landscape Contractor shall water plant material, seed and soil areas until the plants have become adequately established and until final acceptance by the owner. Owner to provide all supplemental watering and proper care and maintenance of all plant materials, seed and soil areas after acceptance of Landscape Contractor work.
- No plants are to be changed or substituted without the approval of the Landscape Architect.
- Landscape Contractor shall warrant all material and labor for a period of one year from the date of final acceptance and shall repair any defects and replace all dead plant material as required during the warranty period.

**Construction Notes :**

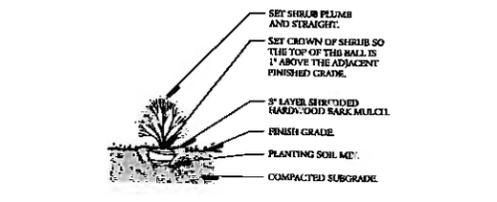
- Soil all turf areas as noted with an approved blend of improved Kentucky Bluegrass Sod with a mineral soil base. Drill seed all remaining turf areas as noted and cover with an 8-70 Brown Fusion Control Blanket and staple in place. Seed shall be applied at a rate of 200 lbs. per Acre. Lawn seed mix shall be as follows:
  - 70% Improved Kentucky Bluegrass (minimum three varieties)
  - 20% Improved Perennial Ryegrass (minimum two varieties with endophytes)
  - 10% Creeping Red Fescue
- Fire grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas. Prior to turf installation all areas shall be fertilized with a 12-12-12 granular fertilizer at a rate of 400 lbs. per Acre.
- Lawn seed mix shall be as follows:
  - 70% Improved Kentucky Bluegrass (minimum three varieties)
  - 20% Improved Perennial Ryegrass (minimum two varieties with endophytes)
  - 10% Creeping Red Fescue
- Prepare perennial, ornamental grass, groundcover and annual flower beds with 1 CY. mulch/soil compact per 100 SF, installed to an 8" depth.
- Mulch all trees, shrubs, perennial & ornamental grass beds with a minimum of three inches shredded hardwood bark mulch.
- Mulch all groundcover and annual beds with minimum of one inch pinebark fines.
- All bed lines and tree saucers require a 4" deep spaded edge between lawn and mulch areas.
- All evergreen (conifers) trees and shrubs must be grown in a natural shape - and well shored.
- Plant material using, branching and ball sizes shall conform to the "American Standards for Nursery Stock" (latest edition) by the American Association of Nurserymen, Inc.
- Plant material shall be nursery grown and be either balled and burlapped or container grown. Stems and spreads on plant list represent minimum requirements.
- Quantity lists are supplied as a convenience. Contractor shall verify all quantities, and in case of a discrepancy, the plan shall prevail.
- The Landscape Contractor shall adjust plant locations in field to maintain appropriate spacing from fire hydrants, light poles, all utility structures, driveways and sidewalks. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plan.
- Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
- The Landscape Contractor shall verify locations of all underground utilities prior to digging, is required to Contact ALLI.E. (1.800.892.0123), and any other public or private agency necessary for utility location 48 hours prior to construction.
- Where underground utilities exist, all field adjustments must be approved by the landscape architect.
- The Landscape Contractor shall water plant material, seed and soil areas until the plants have become adequately established and until final acceptance by the owner. Owner to provide all supplemental watering and proper care and maintenance of all plant materials, seed and soil areas after acceptance of Landscape Contractor work.
- No plants are to be changed or substituted without the approval of the Landscape Architect and the Village of Willowbrook.
- Landscape Contractor shall warrant all material and labor for a period of one year from the date of final acceptance and shall repair any defects and replace all dead plant material as required during the warranty period.



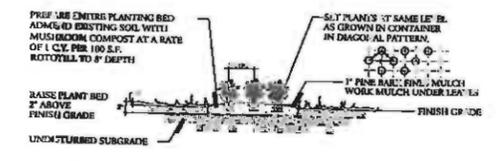
102 A Typical Tree Planting Detail NTS



102 B Typical Evergreen Planting Detail NTS



102 C Typical Shrub Planting Detail NTS



102 D Typical Perennial Planting Detail NTS

Note: This list represents the palette of plant material, and general sizes, to be used on this project for preliminary Village Review. Plant material will be individually labeled and final schedule quantities provided upon submittal to the Village for Final PUD Approval.



Land Planning  
Landscape Architecture  
Environmental Site Design

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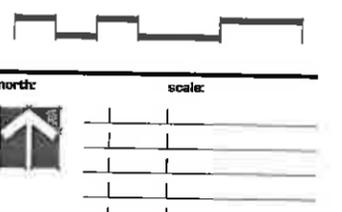
project:

**Hinsbrook Club**

Willowbrook, Illinois

sheet description:

**Plant List, Notes & Details**



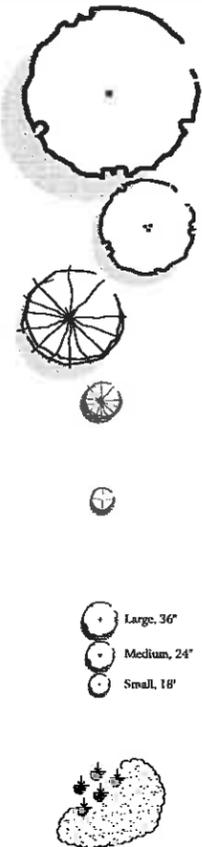
revisions: 3.18.2016 For Village Review  
2.24.2016 For Village Review

original issue date: 25 January 2016

drawn by:  
checked by:  
project no: 25036  
sheet no:



**PLANT MATERIAL LEGEND :** (Sheets L.104 Only)



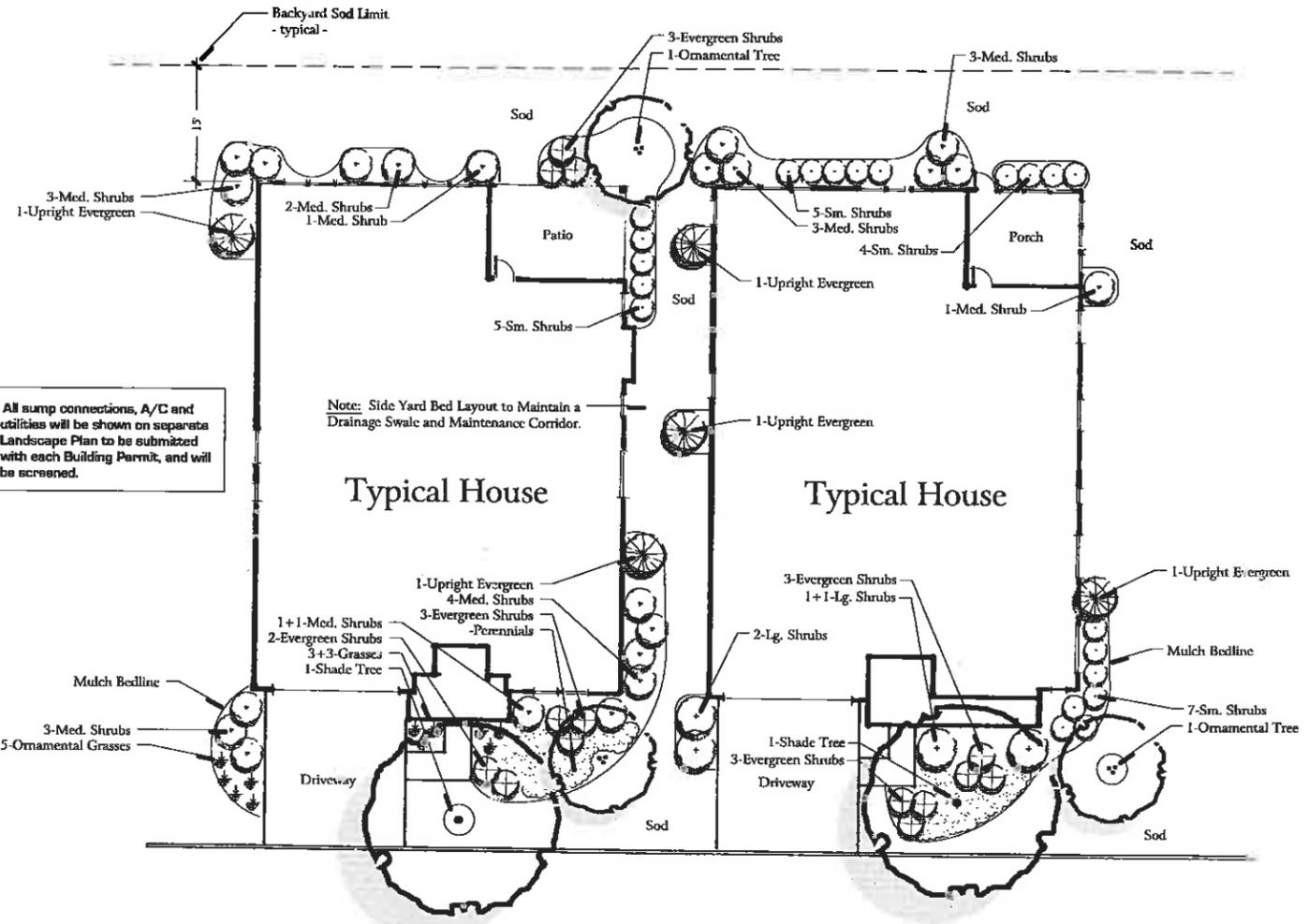
- Shade Trees, 2.5" - 3" Caliper**  
 Autumn Blaze Maple, Common Nandina, Skyline Honeylocust, Kentucky Coffee Tree, Chokeberry Pear, Swamp White Oak, Boulevard Amer. Linden, Greenapple Linden
- Ornamental Trees, 8' m/s or 3" Caliper**  
 River Birch, Witchhazel, Prairie Fire Crab, Apple Serviceberry, Birdamel Crab, Jap. Tree Lilac
- Large Evergreen, 8' tall**  
 Norway Spruce, Swiss Stone Pine, Colorado Spruce, Canadian Hemlock
- Upright Evergreens, 5' - 6' tall**  
 Brubaker Arborvitae, Spartan Upright Juniper, Fairview Upright Juniper, Mission Arborvitae
- Evergreen Shrubs, 18" - 24" wide**  
 Dwarf Yew, Knobby Compact Juniper, Green Velvet Boxwood, Bigleaf Euonymus (Vegetus)
- Deciduous Shrubs, 18" - 36" tall**  
 Northern Bayberry, Black Chokeberry, Redwing Dogwood, Parake Hydrangea, Texas Sarslet Guineo, G.M. Alpine Currant, Goldmound Spirea, Amabels Hydrangea, Grob Sumac, Staghorn Sumac, Viburnum Var., Shrub Rose Var., Greifshin Spirea, Dw. Bush Honeylocust, Miss Kim Lilac, H.S. Sarcocolla
- Perennials & Grasses, 1 Gal.**  
 Black Eye Susan, Purple Coneflower, Russian Sage, Blue Camellia, Daylily Sp., Switchgrass, Prairie Dropseed, Feather Reed Grass, Northern Sea Oats, Autumn Moor Grass

**CONSTRUCTION NOTES :**

- Sod all lot turf areas as noted with an approved blend of improved Kentucky Bluegrass Sod with a mineral soil back.
- Fine grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.
- Prior to turf installation all areas shall be fertilized with a 12-12-12 granular fertilizer at a rate of 400 lbs. per Acre.
- Prepare perennial, ornamental grass, groundcover and annual flower beds with 1 CY. mushroom compost per 100 SF, rototilled to an 8" depth.
- Mulch all trees, shrub, perennial & orn grass beds with a minimum of three inches shredded hardwood bark mulch.
- Mulch all groundcover and annual beds with minimum of one inch plastic film.
- All bed lines and tree canopy receive a 4" deep spaced edge between lawn and mulch areas.
- All evergreen (conifer) trees and shrubs must be grown in a natural shape - and not sheared.
- Plant material sizing, branching and ball sizes shall conform to the "American Standards for Nursery Stock" (latest edition) by the American Association of Nurserymen, Inc.
- Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represent minimum requirements.
- Quantity lists are supplied as a convenience. Contractor shall verify all quantities, and in case of a discrepancy, the plan shall prevail.
- The Landscape Contractor shall adjust plant locations in field to maintain appropriate spacing from fire hydrants, light poles, utility structures, driveways and sidewalks. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plans.
- Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
- The Landscape Contractor shall verify locations of all underground utilities prior to digging, is required to Contact J.U.L.L.E. (1.800.892.0123), and any other public or private agency necessary for utility location 48 hours prior to construction.
- Where underground utilities exist, all field adjustments must be approved by the landscape architect.
- The Landscape Contractor shall water plant material, seed and sod areas until the plants have become adequately established and until final acceptance by the owner. Owner to provide all supplemental watering and proper care and maintenance of all plant materials, seed and sod areas after acceptance of Landscape Contractors work.
- No plants are to be changed or substituted without the approval of the Landscape Architect and the Village of Willowbrook.
- Landscape Contractor shall warrant all material and labor for a period of one year from the date of final acceptance and shall repair any defects and replace all dead plant material as required during the warranty period.

**Note:** Adjacent common area trees, evergreens and ornamentals are not shown on this exhibit. See Common area landscape plans for additional plantings.

**Note:** Typical Home Planting Plans show the ground level of landscaping, plant material selections and design intent. Final Plans will be adjusted as required for unit mix, front and sideyard setback requirements, and will be submitted with each building permit.



**Typical Home Landscape Plans** scale: 1" = 10'0"



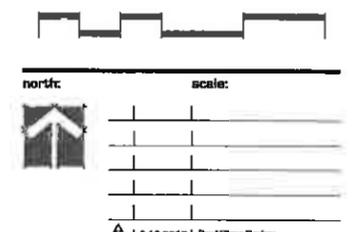
Land Planning  
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 Environmental Site Design

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**Hinsbrook Club**

Willowbrook, Illinois

**Preliminary Prototypical House Planting Plans**



revisions:	3.16.2016   Per Village Review
	2.24.2016   Per Village Review
original issue date:	25 January 2016
drawn by:	
checked by:	
project no.:	25036
sheet no.:	

project:

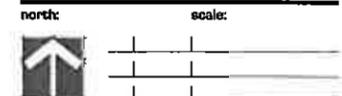
**Hinsbrook  
Club**

Willowbrook, Illinois

sheet description:

**Preliminary  
Signage &  
Site Details**

owner:

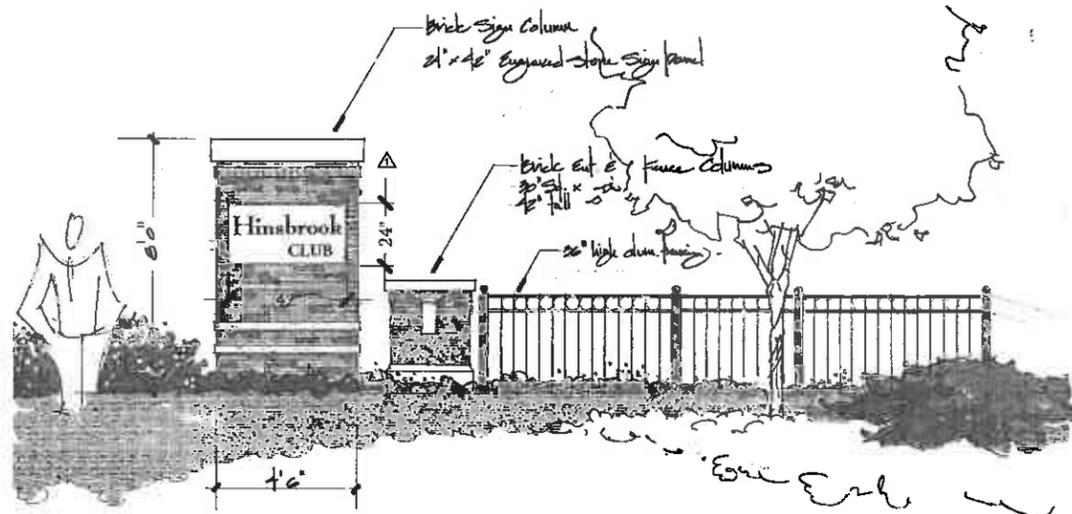


revisions: 2.18.2016 | For Village Review  
2.24.2016 | For Village Review

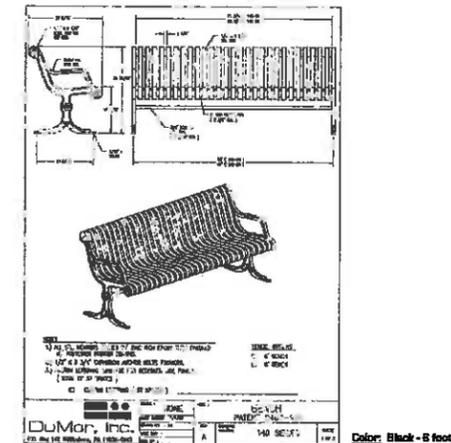
original issue date: **25 January 2016**

drawn by:  
checked by:  
project no: **25036**  
sheet no:

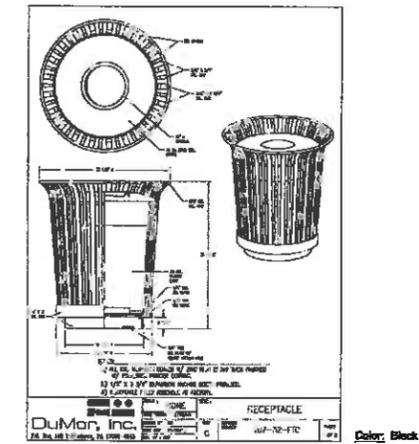
**L105**



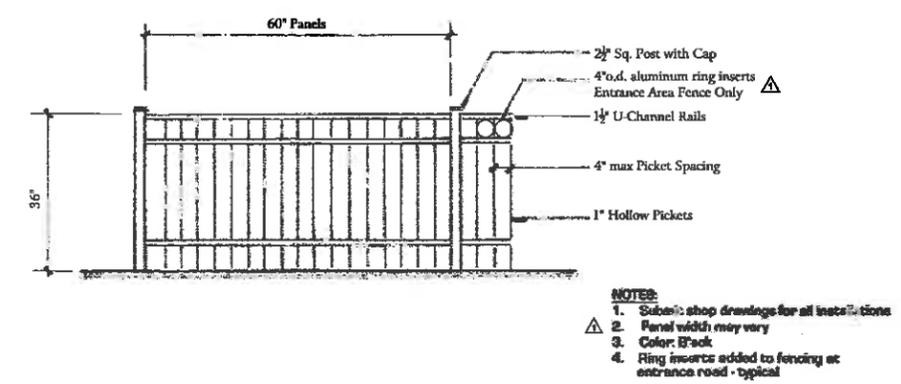
**A Monument Sign Elevation**



**C Bench Detail**



**D Trash Receptacle**



**E Entrance Fencing Detail**

project:

**Hinsbrook  
Club**

Willowbrook, Illinois

sheet description:

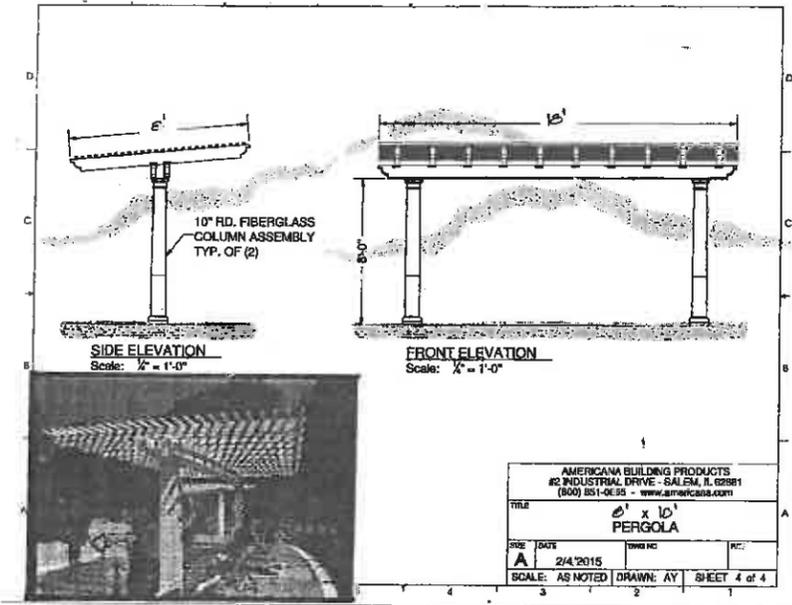
**Preliminary  
Site Details &  
Sections**

OWNER:

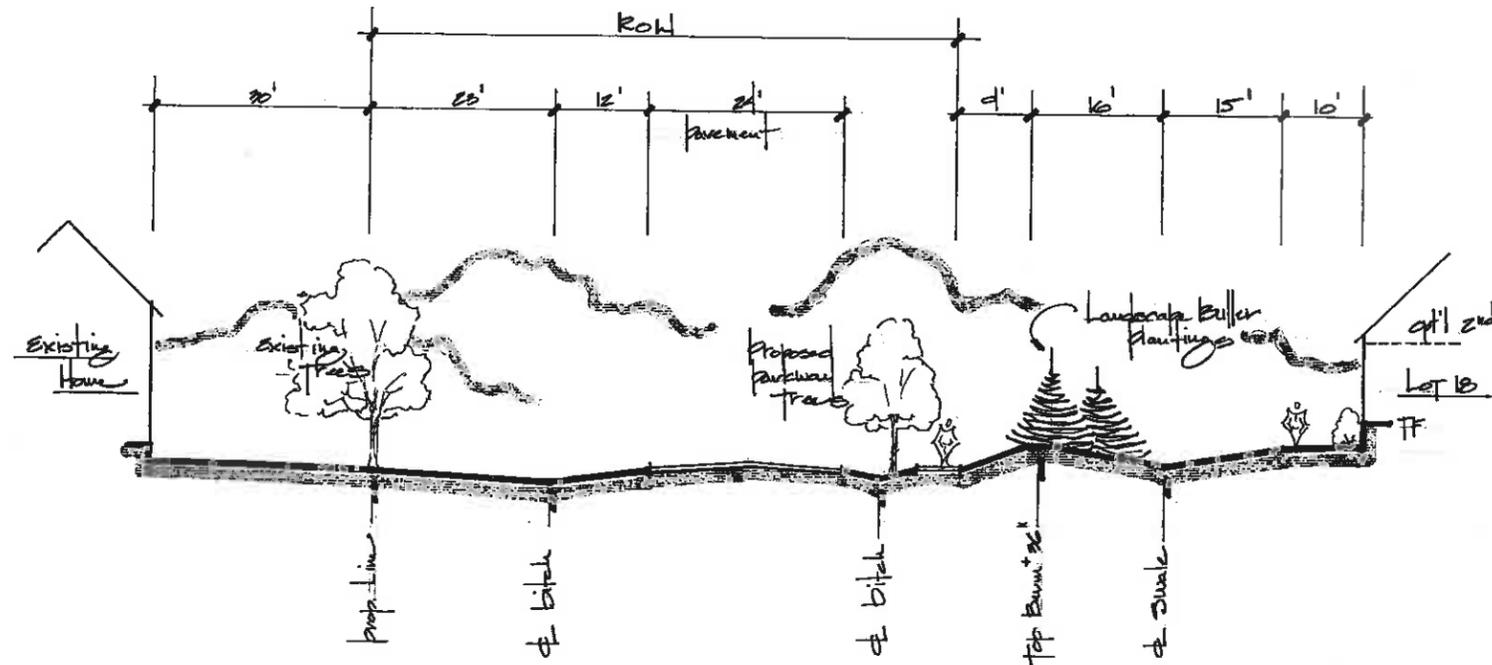


north:	scale:
revisions:	3.18.2018   Per Village Review 2.24.2018   Per Village Review
original issue date:	25 January 2016

drawn by:  
checked by:  
project no.: 25036  
sheet no.:

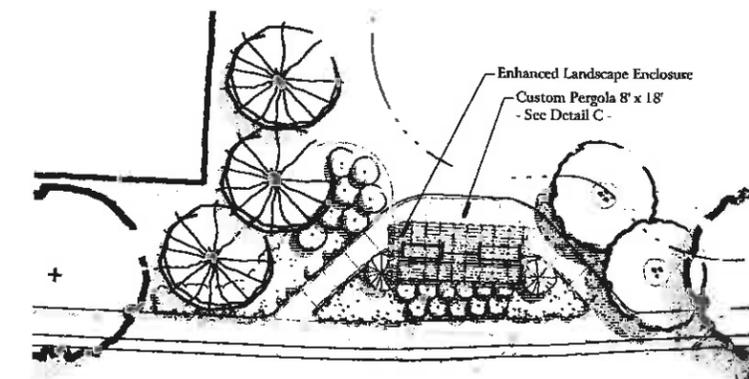


**C Pergola Detail** ▲

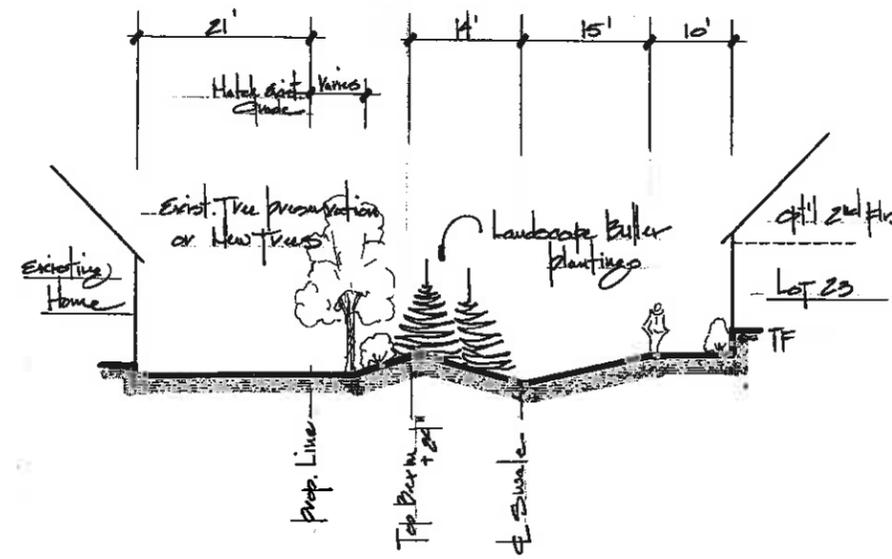


**A Typical Perimeter Buffer Section A** ▲

scale : 1" = 10' 0"



**D Sitting Area Enlargement** ▲



**B Typical Perimeter Buffer Section B** ▲

scale : 1" = 10' 0"

AMERICANA BUILDING PRODUCTS			
42 INDUSTRIAL DRIVE - SALEM, IL 62981			
(800) 851-9635 - www.americana.com			
TITLE	8' x 10' PERGOLA		
DATE	2/4/2016	DRAWN BY	AY
SCALE	AS NOTED	SHEET	4 of 4

**EXISTING TREE INVENTORY**

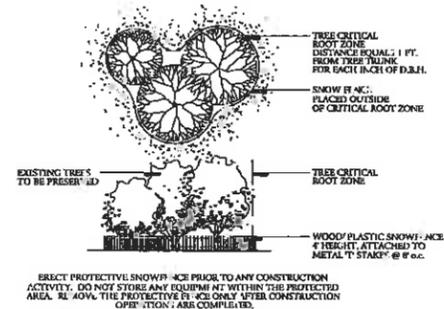
Site	Botanical Name	Common Name	DBH	Height	Condition	Remarks	Notes
101	Acer glabrum	Smooth Bark Maple	8	2	Good		
102	Acer glabrum	Smooth Bark Maple	8	2	Good		
103	Acer glabrum	Smooth Bark Maple	8	2	Good		
104	Acer glabrum	Smooth Bark Maple	8	2	Good		
105	Acer glabrum	Smooth Bark Maple	8	2	Good		
106	Acer glabrum	Smooth Bark Maple	8	2	Good		
107	Acer glabrum	Smooth Bark Maple	8	2	Good		
108	Acer glabrum	Smooth Bark Maple	8	2	Good		
109	Acer glabrum	Smooth Bark Maple	8	2	Good		
110	Acer glabrum	Smooth Bark Maple	8	2	Good		
111	Acer glabrum	Smooth Bark Maple	8	2	Good		
112	Acer glabrum	Smooth Bark Maple	8	2	Good		
113	Acer glabrum	Smooth Bark Maple	8	2	Good		
114	Acer glabrum	Smooth Bark Maple	8	2	Good		
115	Acer glabrum	Smooth Bark Maple	8	2	Good		
116	Acer glabrum	Smooth Bark Maple	8	2	Good		
117	Acer glabrum	Smooth Bark Maple	8	2	Good		
118	Acer glabrum	Smooth Bark Maple	8	2	Good		
119	Acer glabrum	Smooth Bark Maple	8	2	Good		
120	Acer glabrum	Smooth Bark Maple	8	2	Good		
121	Acer glabrum	Smooth Bark Maple	8	2	Good		
122	Acer glabrum	Smooth Bark Maple	8	2	Good		
123	Acer glabrum	Smooth Bark Maple	8	2	Good		
124	Acer glabrum	Smooth Bark Maple	8	2	Good		
125	Acer glabrum	Smooth Bark Maple	8	2	Good		
126	Acer glabrum	Smooth Bark Maple	8	2	Good		
127	Acer glabrum	Smooth Bark Maple	8	2	Good		
128	Acer glabrum	Smooth Bark Maple	8	2	Good		
129	Acer glabrum	Smooth Bark Maple	8	2	Good		
130	Acer glabrum	Smooth Bark Maple	8	2	Good		
131	Acer glabrum	Smooth Bark Maple	8	2	Good		
132	Acer glabrum	Smooth Bark Maple	8	2	Good		
133	Acer glabrum	Smooth Bark Maple	8	2	Good		
134	Acer glabrum	Smooth Bark Maple	8	2	Good		
135	Acer glabrum	Smooth Bark Maple	8	2	Good		
136	Acer glabrum	Smooth Bark Maple	8	2	Good		
137	Acer glabrum	Smooth Bark Maple	8	2	Good		
138	Acer glabrum	Smooth Bark Maple	8	2	Good		
139	Acer glabrum	Smooth Bark Maple	8	2	Good		
140	Acer glabrum	Smooth Bark Maple	8	2	Good		
141	Acer glabrum	Smooth Bark Maple	8	2	Good		
142	Acer glabrum	Smooth Bark Maple	8	2	Good		
143	Acer glabrum	Smooth Bark Maple	8	2	Good		
144	Acer glabrum	Smooth Bark Maple	8	2	Good		
145	Acer glabrum	Smooth Bark Maple	8	2	Good		
146	Acer glabrum	Smooth Bark Maple	8	2	Good		
147	Acer glabrum	Smooth Bark Maple	8	2	Good		
148	Acer glabrum	Smooth Bark Maple	8	2	Good		
149	Acer glabrum	Smooth Bark Maple	8	2	Good		
150	Acer glabrum	Smooth Bark Maple	8	2	Good		

**CONDITION RATINGS:**

Rating	Description	General Criteria
1	Excellent	The tree is typical of the species; has less than 10% deadwood in the crown that is attributable to normal causes, has no other observed problems, and requires no remedial action.
2	Good	The tree is typical of the species and / or has less than 20% deadwood in the crown, only 1 or 2 minor problems that are easily corrected with normal care.
3	Fair	The tree is typical of the species and / or has less than 40% deadwood in the crown, only 1 or 2 minor problems that are not immediately lethal to the tree and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to ensure continued health. The tree is not typical of the species and / or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely involved with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.
4	Poor	
5	Dead	Less than 10% of the tree shows signs of life.

**TREE PRESERVATION NOTES:**

- Tree Removal Permit Required: A tree removal permit shall be required for the removal of any tree in the woodland. No person shall, directly or indirectly, remove, damage or destroy a woodland without having secured a TRP.
- The Owner or his/her designee shall be responsible for construction and maintenance of temporary fencing or other tree protection measures, to be used during construction.
- Snow fencing shall be temporarily installed at the critical root zone for protection of trees prior to any construction activities and maintained throughout the entire project. The Critical Root Zone equals one foot (1') for each one inch (1") of trunk diameter measured 4.5 feet above ground. See detail A.
- Grading and construction equipment shall be forbidden from encroaching within the drip line of a tree.
- No construction activity, movement, and/or placement of equipment or materials or spoils storage shall be permitted within the critical root zone of a protected tree or at any higher location where drainage toward the tree could conceivably affect the health of the tree. No excess soil, additional fill, liquids or construction debris shall be placed within the critical root zone of a protected tree.
- No attachments, fences, or wires, other than those approved for bracing, guying or wrapping, shall be attached to trees during the construction period.
- Grade change shall be allowed under the drip line of any trees designated for preservation only if tree trunk and branches are protected when construction must occur within tree drip line areas.
- To improve the survival rate of trees, root pruning and/or thinning shall be performed in accordance with industry standards and practices and where indicated on the plan.



**Tree Preservation Fencing Detail**

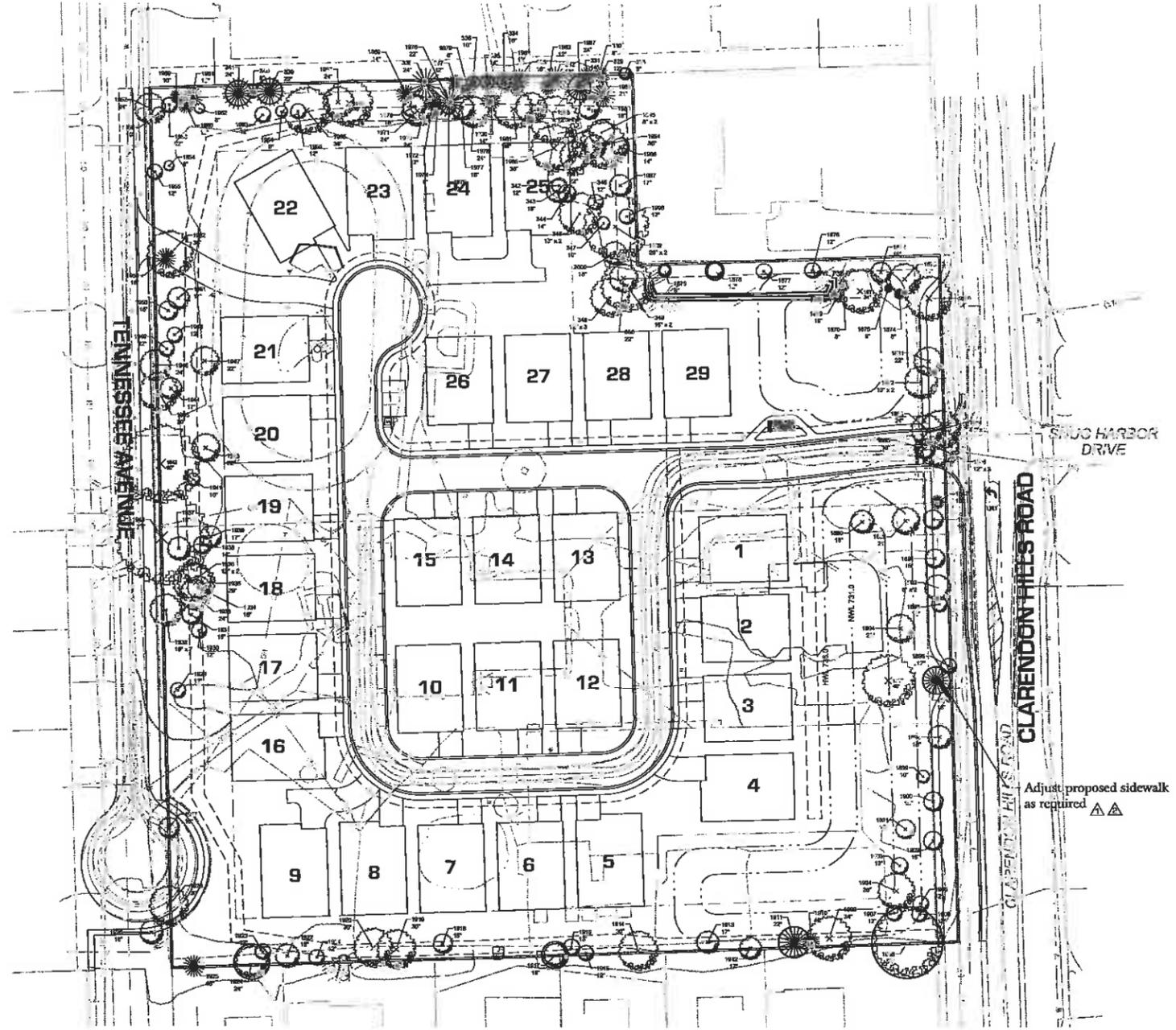
**LEGEND:**

- Existing Tree & Tag No.
- Existing Tree - To Be Saved
- Existing Tree - To Be Removed
- Root Pruning
- Tree Preservation Fencing

**TREE SURVEY DATE:**

Existing tree survey and tagging completed by Signature Design Group December 23, 2015. Location Survey and plan prepared by V3 Companies.

Survey prepared by me, or under my direct supervision, Greg G. Sagen, RLA, Illinois Lic. 157-000707.



Land Planning  
Landscape Architecture  
Environmental Site Design

**Hinsbrook Club**

Willowbrook, Illinois

**Existing Tree Survey**



North arrow and scale: 1" = 50'

Revisions: 1. 1.16.2016 For Village Review  
2. 2.24.2016 For Village Review

original issue date: 25 January 2016

drawn by: \_\_\_\_\_  
checked by: \_\_\_\_\_  
project no: 25036  
sheet no: \_\_\_\_\_

TS.100

Attach Operating Agreement

*THIS INSTRUMENT PREPARED  
BY AND SHOULD BE RETURNED  
TO:*

*Victoria C. Bresnahan  
MELTZER, PURTILL & STELLE LLC  
300 South Wacker Drive, Suite 2300  
Chicago, Illinois 60606*

**ABOVE SPACE FOR RECORDER'S USE ONLY**

**DECLARATION OF COVENANTS FOR HINSBROOK CLUB**

[Section 1.21, contain blanks; Exhibits A & B are incomplete ]

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## DECLARATION OF COVENANTS FOR HINSBROOK CLUB

This Declaration is made by Pulte Home Corporation, a Michigan corporation ("Declarant").

### RECITALS

Declarant is the record title holder of the Development Area which is legally described in Exhibit A hereto. Some or all of the Development Area shall be the subject of a single family development called "Hinsbrook Club" (the "Development").

The Declarant shall subject the real estate which is legally described in Exhibit B hereto to the provisions of this Declaration as the Premises. The Declarant shall subject the real estate which is legally described in Exhibit B hereto to the provisions of this Declaration as the Premises.

Certain portions of the Premises are designated as Lots and other portions are designated as Community Area. The Declarant has formed (or will form) the Association under the Illinois Limited Liability Company Act. The Association shall have the responsibility for administering and maintaining the Community Area and shall set budgets and fix assessments to pay the expenses incurred in connection with such responsibility. Each Owner of a Lot shall be a member of the Association and shall be responsible for paying assessments with respect to the Lot owned by such Owner, as more fully described in this Declaration.

As of the Recording of this Declaration, the Declarant's Development Plan provides for the construction of 29 single family homes and certain community area lots, all as shown on the Plat, as maybe added or amended from time to time.

During the construction and marketing of the Development, the Declarant shall retain certain rights set forth in this Declaration, which rights shall include, without limitation, the right, prior to the Turnover Date, to manage the affairs of the Association, or to designate the Managers of the Association, as more fully described in Article Nine and in the Operating Agreement, the right to come upon the Premises in connection with Declarant's efforts to sell Lots and other rights reserved in Article Nine.

NOW, THEREFORE, the Declarant hereby declares as follows:

#### Article One DEFINITIONS

For the purpose of brevity and clarity, certain words and terms used in this Declaration are defined as follows:

1.01 ASSOCIATION: The Hinsbrook Club Homeowners' Association LLC, an Illinois limited liability company, and its successors and assigns. As more fully provided in Section 5.10, the Association may be merged into an Illinois not for profit corporation, which would become the Association hereunder.

1.02 ASSOCIATION MAINTAINED PUBLIC AREA: Those grass areas located in the dedicated rights of way that are not owned by the Declarant or the Association which serve the Premises as further described on Exhibit B.

1.03 CHARGES: The Community Assessment, any special assessment levied by the Association and/or any other charges or payments which an Owner is required to pay or for which an Owner is liable under this Declaration or the Operating Agreement.

1.04 COMMUNITY AREA: Those portions of the Premises which are described and designated as "Community Area" in Exhibit B hereto, together with all improvements located above and below the ground and rights appurtenant thereto. The Community Area shall generally include, without limitation, detention areas and landscape easement areas, within the Development, together with improvements located thereon.

1.05 COMMUNITY ASSESSMENT: The amounts which the Association shall assess and collect from the Owners to pay the Community Expenses and accumulate reserves for such expenses, as more fully described in Article Six.

1.06 COMMUNITY EXPENSES: The expenses of administration (including management and professional services), operation, maintenance, repair, replacement and landscaping and other improvements (including any monument signage) on the Community Area, the Association Maintained Public Area or as otherwise provided in this Declaration; the cost of insurance for the Community Area; the cost of general and special real estate taxes and assessments levied or assessed against the Community Area owned by the Association; the cost of, and the expenses incurred for, the maintenance, repair and replacement of personal property acquired and used by the Association in connection with the maintenance of the Community Area; if not separately metered or charged to the Owners, the cost of necessary utility services to the Premises; costs, expenses, fees or charges payable to the Municipality pursuant to this Declaration; and any other expenses lawfully incurred by the Association for the common benefit of all of the Owners. Notwithstanding the foregoing, Community Expenses shall not include any payments made out of Capital Reserves.

1.07 COUNTY: DuPage County, Illinois or any political entity which may from time to time be empowered to perform the functions or exercise the powers vested in the County as of the Recording of this Declaration.

1.08 DECLARANT: Pulte Home Corporation, a Michigan corporation, its successors and assigns.

1.09 DECLARANT'S DEVELOPMENT PLAN: Declarant's current plan for the Development. Declarant's Development Plan shall be maintained by the Declarant at its principal place of business and may be changed at any time or from time to time without notice.

1.10 DECLARATION: This instrument with all Exhibits hereto, as amended or supplemented from time to time.

1.11 DEVELOPMENT AREA: The real estate described in Exhibit A hereto with all improvements thereon and rights appurtenant thereto as Exhibit A may be amended as provided in Section 10.01. Exhibit A is attached hereto for informational purposes only and no covenants, conditions, restrictions, easements, liens or changes shall attach to any part of the real estate described therein, except to the extent that portions thereof are described in Exhibit B and expressly made subject to the provisions of this Declaration as part of the Premises.

1.12 FIRST MORTGAGEE: The holder of a bona fide first mortgage, first trust deed or equivalent security interest covering a Lot.

1.13 FOUNDATION PLANTINGS: The Declarant will install a mulched area adjacent to each Home improved with minimal plantings. The Owner of a Home may from time to time add to these plantings subject to Section 3.05. All plantings to this area or increasing the mulched areas shall be known as "Foundation Plantings".

1.14 HOME: That portion of a Lot which is improved with a single family home, including any steps or decks which serve the Home.

1.15 LOT: A subdivided lot which is designated in Exhibit B as a "Lot" and upon which a Home is or will be constructed.

1.16 MANAGERS: The manager or managers from time to time as appointed or elected as provided in this Declaration or the Operating Agreement, provide, that if the Association is merged into an Illinois not for profit corporation, as more fully provided in Section 5.10 below, the Managers shall be the board of directors of the Association.

1.17 MUNICIPALITY: The Village of Willowbrook, an Illinois municipal corporation, or any political entity which may from time to time be empowered to perform the functions or exercise the powers vested in the Municipality as of the Recording of this Declaration.

1.18 OPERATING AGREEMENT: The Operating Agreement of the Association, a true copy of which is attached hereto as Exhibit C, provided that, if the Association is merged into an Illinois not for profit corporation, as more fully provided in Section 5.10 below, the term Operating Agreement as used herein shall mean the by-laws of the Association.

1.19 OWNER: A Record or beneficial owner, whether one or more persons, of fee simple title to a Lot, including contract seller, but excluding those having such interest merely as security for the performance of an obligation. The Declarant shall be deemed to be an Owner with respect to each Lot owned by the Declarant.

1.20 PERSON: A natural individual, corporation, partnership, trustee or other legal entity capable of holding title to real property.

1.21 PLAT: Any plat of subdivision or plat of resubdivision which includes part of the Premises, including without limitation the Plat of Subdivision for Hinsbrook Club Recorded \_\_\_\_\_ as Document Number \_\_\_\_\_, as may be amended or resubdivided from time to time.

1.22 PREMISES: The real estate which is legally described in Exhibit B hereto, as amended or supplemented from time to time, with all improvements thereon and rights appurtenant thereto.

1.23 RECORD: To record in the office of the Recorder of Deeds for the County.

1.24 RESIDENT: An individual who resides in a Home.

1.25 SUBJECT TO ASSESSMENT: A Lot shall only be "Subject to Assessment" hereunder from and after such time as a temporary, conditional or permanent certificate of occupancy has been issued for the Home constructed thereon and the Lot is conveyed by the Declarant to the first purchaser thereof.

1.26 TURNOVER DATE: The date on which the right of the Declarant to manage the affairs of the Association is terminated under Section 9.04.

1.27 VOTING MEMBER: The individual who shall be entitled to vote in person or by proxy at meetings of the Owners, as more fully set forth in Article Five.

## Article Two SCOPE OF DECLARATION

2.01 PROPERTY SUBJECT TO DECLARATION: Declarant, as the owner of fee simple title to the Premises, expressly intends to and by Recording this Declaration, does hereby subject the Premises to the provisions of this Declaration.

2.02 CONVEYANCES SUBJECT TO DECLARATION: All easements, restrictions, conditions, covenants, reservations, liens, charges, rights, benefits, and privileges which are granted, created, reserved or declared by this Declaration shall be deemed to be covenants appurtenant, running with the land and shall at all times inure to the benefit of and be binding on any Person having at any time any interest or estate in the Premises, and their respective heirs, successors, personal representatives or assigns, regardless of whether the deed or other instrument which creates or conveys the interest makes reference to this Declaration.

2.03 DURATION: Except as otherwise specifically provided herein the covenants, conditions, restrictions, easements, reservations, liens, and charges, which are granted, created, reserved or declared by this Declaration shall be appurtenant to and shall run with and bind the land for a period of forty (40) years from the date of Recording of this Declaration and for successive periods of ten (10) years each unless revoked, changed or amended in whole or in part as provided in Section 10.02.

2.04 LOT CONVEYANCE: Once a Lot has been conveyed by the Declarant to a bona fide purchaser for value, then any subsequent conveyance or transfer of ownership of the Lot shall be of the entire Lot and there shall be no conveyance or transfer of a portion of the Lot without the prior written consent of the Managers.

2.05 ACCESS EASEMENT: Each Owner and Resident of a Lot shall have a non-exclusive perpetual easement for ingress to and egress from his Lot to public streets and roads over and across the roads, driveways and walkways, if any, located on the Community Area, which easement shall run with the land, be appurtenant to and pass with title to every Lot. The Municipality or any other governmental authority which has jurisdiction over the Premises shall have a non-exclusive easement of access over roads and driveways located on the Community Area for police, fire, ambulance, waste removal, or for the purpose of furnishing or performing municipal or emergency services to the Premises, including, without limitation, enforcement activities. The Association, its employees, agents and contractors, shall have the right of ingress to, egress from, the Community Area and the Association Maintained Public Area and the right to store equipment on the Community Area, for the purpose of furnishing any maintenance, repairs or replacements required or permitted hereunder.

2.06 RIGHT OF ENJOYMENT: Each Owner shall have the non-exclusive right and easement to use and enjoy the Community Area and the exclusive right to use and enjoy the Owner's Lot. Such rights and easements shall run with the land, be appurtenant to and pass with title to every Lot, and shall be subject to and governed by the laws, ordinances and statutes of jurisdiction, the provisions of this Declaration, the Operating Agreement, and the reasonable rules and regulations from time to time adopted by the Association, including the right of the Association to come upon a Home to furnish services hereunder.

2.07 DELEGATION OF USE: Subject to the provisions of this Declaration, the Operating Agreement, and the reasonable rules and regulations from time to time adopted by the Association, any Owner may delegate his right to use and enjoy the Community Area to Residents of the Owner's Home. An Owner shall delegate such rights to tenants and contract purchasers of the Owner's Home who are Residents.

2.08 RULES AND REGULATIONS: The use and enjoyment of the Premises shall at all times be subject to reasonable rules and regulations duly adopted by the Association from time to time.

2.09 UTILITY EASEMENTS: The Municipality and all public and private utilities (including cable companies) serving the Premises are hereby granted the right to lay, construct, renew, operate, repair and maintain conduits, cables, pipes, wires, transformers, switching apparatus and other equipment, into and through the Community Area for the purpose of providing utility or other services to the Premises or any other portion of the Development Area.

2.10 EASEMENTS, LEASES, LICENSES AND CONCESSIONS: The Association shall have the right and authority from time to time to lease or grant easements, licenses, or concessions with regard to any portions or all of the Community Area for such uses and purposes as the Managers deem to be in the best interests of the Owners and which are not prohibited hereunder including, without limitation, the right to grant easements for utilities or any other purpose which the Managers deem to be in the best interests of the Owners. Any and all proceeds from leases, easements, licenses or concessions with respect to the Community Area shall be used to pay the Community Expenses. Also, the Association shall have the right and power to dedicate any part or all of the roads, parking areas or other vacant areas located on the Community Area to the Municipality or other governmental authority which has jurisdiction over the Community Area. Each person, by acceptance of a deed, mortgage, trust deed, other evidence of obligation, or other instrument relating to a Home, shall be deemed to grant a power coupled with an interest to the Managers, as attorney-in-fact, to dedicate portions of the Community Area or to grant, cancel, alter or otherwise change the easements provided for in this Section 2.10. Any instrument executed pursuant to the power granted herein shall be executed by the Manager of the Association prior to the Turnover Date or by the majority of the Managers thereafter and duly Recorded.

2.11 ASSOCIATION'S ACCESS: The Association shall have the right and power to come onto any Lot for the purpose of furnishing the services required to be furnished hereunder, including, without limitation, the services described in Section 3.02 and Section 3.05, or enforcing its rights and powers hereunder.

2.12 NO DEDICATION TO PUBLIC USE: Except for easements granted or dedications made as permitted in Section 2.10, nothing contained in this Declaration shall be

construed or be deemed to constitute a dedication, express or implied, of any part of the Community Area to or for any public use or purpose whatsoever.

2.13 OWNERSHIP OF COMMUNITY AREA: Those portions of the Community Area which are part of a Lot, if any, shall be owned by the Owner of the Lot subject to the rights of the Association to maintain, repair and replace improvements thereon as provided in Article Three. Those portions of the Community Area which are not part of a Lot shall be conveyed to the Association free of mortgages no later than sixty (60) days after the Turnover Date, subject to the rights of Owners from time to time of Lots to use and enjoy the Community Area as provided herein.

2.14 REAL ESTATE TAXES FOR COMMUNITY AREA: If a tax bill is issued with respect to Community Area which is made subject to this Declaration in the middle of a tax year (regardless of when it is conveyed to the Association), then the tax bill shall be prorated so that the Declarant shall be responsible for the payment of that portion of the tax bill from January 1st of the tax year to the date that such Community Area is made subject to this Declaration, and the Association shall be responsible for the balance of the tax bill for such year, and any tax bills for subsequent years. Each Owner of a Lot shall be responsible for the payment of real estate taxes levied with respect to the Owner's Lot (including that portion of the Owner's Lot which is designated as Community Area hereunder).

2.15 EASEMENT FOR PORCHES AND PATIOS: Each Owner shall have a perpetual easement over and across that portion of the Community Area immediately adjacent to the Lot for the following purposes:

(a) the installation, maintenance, repair, replacement, use and enjoyment of a patio of a type and size (not to exceed \_\_\_ total square feet) and in a location as approved by the Declarant until such time as the Declarant no longer owns or controls any portion of the Development Area, and thereafter the Association; and

(b) the installation, maintenance, repair, replacement, use and enjoyment of a front porch and steps/staircase of a type and size and in a location as approved by the Declarant until such time as the Declarant no longer owns or controls any portion of the Development Area, and thereafter the Association.

The use of this "Easement for Porches and Patio" shall be limited to the exclusive use and enjoyment of the Owner of the Lot appurtenant thereto, and his guests and invitees. Maintenance of the improvements on such Easement for Porches and Patio ("Porch and Patio Improvements") shall be provided by the Owner of the Lot served by the easement at his sole expense as provided in Section 3.03 below.

### Article Three COMMUNITY AREA/ASSOCIATION MAINTENANCE

3.01 IN GENERAL: The restrictions and limitations contained in this Article shall be subject to the rights of the Declarant set forth in Article Nine.

3.02 MAINTENANCE, REPAIR AND REPLACEMENT BY ASSOCIATION:

(a) The following maintenance, repairs and replacements shall be the responsibility of and furnished by the Association:

(i) Subject to Section 8.10, added planting, replanting, care and maintenance of trees, shrubs, flowers, grass, berms, parks and all other landscaping on the Premises; provided, however, that Foundation Plantings shall be maintained by the Association (including adding mulch, trimming bushes, weed control), but repaired and replaced by the Owner of the adjacent Home;

(ii) Maintenance, repair and replacement of entryway monument, seating areas, fences, landscape walls, and other improvements located on the Community Area;

(iii) Maintenance, repair and replacement of stormwater areas and retention ponds located on the Community Area;

(iv) Maintenance (including street sweeping and snow removal), repair and replacement of the private roads, emergency access driveways, parking areas, sidewalks and walkways located on the Community Area;

(v) Snow removal from the private driveways and service walk serving a Home located on a Community Area;

(vi) Maintenance, repair and replacement of the irrigation system, if any, located on the Premises; and

(vii) Maintenance, repair and replacement of the grass areas located on the Association Maintained Public Areas.

(b) All maintenance, repair and replacement work required pursuant to this Declaration shall be promptly completed in a good and workmanlike manner consistent with any applicable governmental regulations or standards, or, if no such regulations or standards apply, then consistent with good engineering, forestry, or other similar professional standards so as to ensure the safe and effective condition of the portion of the Development subject to maintenance, repair or replacement. The cost of any maintenance, repairs and replacement furnished by the Association pursuant to this Section shall be Community Expenses.

(c) The Association shall maintain the grass, shrubs, trees, and flowers, if any, installed by the Declarant on the Community Area ("Initial Plantings") in accordance with generally accepted landscape maintenance standards, including mowing, trimming, fertilization, pruning, re-mulching, applications of insect and disease control, as needed, and any other maintenance which will promote the health of the Initial Plantings. If the Association fails to maintain the Initial Plantings in accordance with generally acceptable landscape maintenance standards and Initial Plantings die or decline as a result of this failure, then, the Association shall be responsible for the replacement of the declining or dead Initial Plantings, including, but not limited to replacements required by the Municipality in connection with the Municipality's acceptance of the Initial Plantings. All expenses incurred under this subsection shall be Community Expenses.

(d) The Association shall not be required to provide maintenance to any Lot which is not yet Subject to Assessment hereunder.

### 3.03 MAINTENANCE BY OWNER:

(a) Except as otherwise specifically provided for in this Declaration each Owner of a Lot shall be responsible for the maintenance, repair and replacement of the Owner's Lot and the Home thereon.

(b) Each Owner shall be responsible for repairs and replacements of Foundation Plantings adjacent to the Owner's Home.

(c) Except for snow removal as provided in Section 3.02, all maintenance, repair and replacement of the service walk and driveway which serves a Home.

(d) Each Owner shall be responsible for the maintenance, repair and replacement of the Porch and Patio Improvements (as defined in Section 2.15 above) adjacent to his Lot.

(e) If, in the judgment of the Managers, an Owner fails to maintain those portions of the Owner's Lot which the Owner is responsible for maintaining hereunder in good condition and repair or the appearance of such portions is not of the quality of that of other Lots in the Development or in compliance with rules and regulations adopted by the Managers from time to time, then the Managers may, in its discretion, take the following action:

(i) advise the Owner of the work which must be done and allow the Owner at least twenty (20) days (or less in the case of an emergency) to cause the work to be done; and

(ii) if the work is not done to the satisfaction of the Managers, in its sole judgment, then the Managers may seek injunctive relief, levy a fine and/or cause such work to be done and the cost thereof shall be a Charge payable by the Owner to the Association upon demand.

3.04 ALTERATIONS, ADDITIONS OR IMPROVEMENTS TO THE COMMUNITY AREA: Subject to the provisions of Article Nine, no alterations, additions or improvements shall be made to the Community Area or the Association Maintained Public Area without the prior approval of the Managers and, if required under applicable Municipality ordinances, the approval of the Municipality. The Association may cause alterations, additions or improvements to be made to the Community Area and Association Maintained Public Area and the cost thereof shall be paid from a special assessment, as more fully described in Section 6.05, or from the Capital Reserve, as more fully described in Section 6.06; except, that, any such alteration, addition or improvement which shall cost more than four (4) months assessments then in effect under the then current budget shall be approved in advance at a special meeting of the Owners.

3.05 ALTERATIONS, ADDITIONS OR IMPROVEMENTS TO LOTS: Except as provided in Article Nine, no additions, alterations or improvements, including, without limitation, (i) changes in the exterior color of a Home, (ii) construction of awnings, antenna or satellite dish, (iii) adding new or replacement Foundation Plantings, and (iv) installation of other similar improvements, shall be made to any Lot or any part of the Home which are visible from outside the Home by an Owner without first (a) compliance with applicable ordinances of the Municipality, including the issuance of any necessary permits and satisfaction of any lot coverage restrictions required by the Municipality, and second (b) the prior written consent of the Managers, and, until the Declarant no longer owns or controls title to any portion of the

Development Area, the Declarant. Applications for approvals shall not be submitted to the Managers unless and until the Owner has obtained any necessary Municipal approvals.

If an addition, alteration or improvement which requires prior approval of the Municipality and the consent of the Managers and/or Declarant hereunder is made to a Lot by an Owner without such prior Municipal approval or the prior written consent of the Managers or Declarant, or both, as applicable, then (i) the Managers may, in their discretion, take either of the following actions; and (ii) until such time as the Declarant no longer owns or controls title to any portion of the Development Area, the Declarant may, in its discretion take either of the following actions:

(a) Require the Owner to remove the addition, alteration or improvement and restore the Lot to its original condition, all at the Owner's expense; or

(b) If the Owner refuses or fails to properly perform the work required under (a), may cause such work to be done and may charge the Owner for the cost thereof as determined by the Managers or the Declarant, as applicable.

3.06 CERTAIN UTILITY COSTS: Certain utility costs incurred in connection with the use, operation and maintenance of the Community Area and Association Maintained Public Area may not be separately metered and billed to the Association. If the cost for any such utility is metered and charged to individual Homes rather than being separately metered and charged to the Association, then the following shall apply:

(a) If in the opinion of the Managers, each Owner is sharing in a fair and equitable manner the cost for such service, then no adjustment shall be made and each Owner shall pay his own bill; or

(b) If in the opinion of the Managers, the Owner of a Home is being charged disproportionately for costs allocable to the Association Maintained Public Area and Community Area, then the Association shall pay, or reimburse such Owner, an amount equal to the portion of the costs which in the reasonable determination of the Managers is properly allocable to the Community Area and the amount thereof shall be Community Expenses hereunder. Any determinations or allocations made hereunder by the Managers shall be final and binding on all parties.

3.07 DAMAGE BY RESIDENT: If, due to the act or omission of a Resident of a Home, or of a household pet or guest or other authorized occupant or invitee of the Owner of a Lot, damage shall be caused to the Community Area or Association Maintained Public Area and maintenance, repairs or replacements shall be required thereby, which would otherwise be a Community Expense, then the Owner of the Lot shall pay for such damage and such maintenance, repairs and replacements, as may be determined by the Managers, to the extent not covered by insurance carried by the Association or an Owner.

#### Article Four INSURANCE/CONDEMNATION

##### 4.01 COMMUNITY AREA INSURANCE:

(a) The Association shall have the authority to and shall obtain fire and all risk coverage insurance covering the improvements, if any, to the Community Area and other

improvements required to be maintained by the Association (based on current replacement cost for the full insurable replacement value) of such improvements.

(b) The Association shall have the authority to and shall obtain comprehensive public liability insurance, including liability for injuries to and death of persons, and property damage, in such limits as it shall deem desirable, and workmen's compensation insurance and other liability insurance as it may deem desirable, insuring each Owner, the Association, its managers and officers, the Declarant, the managing agent, if any, and their respective employees and agents, as their interests may appear, from liability resulting from an occurrence on or in connection with, the Community Area, Association Maintained Public Area and/or adjacent dedicated rights of way or detention areas. The Managers may, in their discretion, obtain any other insurance which it deems advisable including, without limitation, insurance covering the managers and officers from liability for good faith actions beyond the scope of their respective authorities and covering the indemnity set forth in Section 5.06. Such insurance coverage shall include cross liability claims of one or more insured parties.

(c) Fidelity bonds indemnifying the Association, the Managers and the Owners for loss of funds resulting from fraudulent or dishonest acts of any employee of the Association or of any other person handling funds of the Association may be obtained by the Association in such amounts as the Managers may deem desirable.

(d) The premiums for any insurance obtained under this Section shall be Community Expenses.

4.02 CONDEMNATION: In the case of a taking or condemnation by competent authority of any part of the Community Area, the proceeds awarded in such condemnation shall be paid to the Association and such proceeds, together with any Community Area Capital Reserve being held for such part of the Community Area, shall, in the discretion of the Managers, either (i) be applied to pay the Community Expenses, (ii) be distributed to the Owners and their respective mortgagees, as their interests may appear, in equal shares, or (iii) be used to acquire additional real estate to be used and maintained for the mutual benefit of all Owners, as Community Area under this Declaration. Any acquisition by the Association pursuant to this Section 4.02 of real estate which shall become Community Area hereunder shall not become effective unless and until a supplement to this Declaration, which refers to this Section 4.02 and legally describes the real estate affected, is executed by the Manager of the Association prior to the Turnover Date or by a majority of the Managers thereafter and Recorded.

## Article Five THE ASSOCIATION

5.01 IN GENERAL: Declarant has caused or shall cause the Association to be organized as a limited liability company under the laws of the State of Illinois law. The Association shall be the governing body for all of the Owners for the administration and operation of the Community Area. The Association shall be responsible for the maintenance, repair and replacement of the Community Area, Association Maintained Public Area and such other portions of the Premises as set forth in this Declaration.

5.02 MEMBERSHIP: Each Owner shall be a member of the Association. There shall be one membership per Lot. There shall be two (2) classes of membership. Each Owner of a

Lot (other than Declarant) shall be a "Class A Member"; and the Declarant shall be a "Class B Member" with respect to its ownership of any Lot. Membership shall be appurtenant to and may not be separated from ownership of a Lot. Ownership of a Lot shall be the sole qualification for membership. The Association shall be given written notice of the change of ownership of a Lot within ten (10) days after such change.

5.03 VOTING MEMBERS: Subject to the provisions of Section 9.04, voting rights of the members of the Association shall be vested exclusively in the Voting Members. One individual shall be designated as the "Voting Member" for each Lot. The Voting Member or his proxy shall be the individual who shall be entitled to vote at meetings of the Owners. If the Record ownership of a Lot shall be in more than one person, or if an Owner is a trustee, corporation, partnership or other legal entity, then the Voting Member for the Lot shall be designated by such Owner or Owners in writing to the Managers and if in the case of multiple individual Owners no designation is given, then the Managers at its election may recognize an individual Owner of the Lot as the Voting Member for such Lot.

5.04 MANAGERS: Prior to the Turnover Date, the Managers shall be the Declarant, or one or more entities or persons designated by the Declarant from time to time, who need not be Owners or Voting Members. Initially, the Declarant shall be the sole Manager of the Association. After the Turnover Date, the Managers shall consist of that number of individuals provided for in the Operating Agreement, each of whom shall be an Owner or Voting Member.

5.05 VOTING RIGHTS: Prior to the Turnover Date, all of the voting rights at each meeting of the Association shall be vested exclusively in the Class B Member, the Declarant and the Owners (other than Declarant) shall have no voting rights. From and after the Turnover Date, all of the voting rights at any meeting of the Association shall be vested in the Voting Members, and each Voting Member who represents a Lot owned by a Class A Member shall have one (1) vote for each Lot which the Voting Member represents, and the Declarant, as the Class B Member, shall have ten (10) votes for each Lot which it owns. From and after the Turnover Date any action may be taken by the Voting Members at any meeting at which a quorum is present (as provided in the Operating Agreement) upon an affirmative vote of a majority of the votes represented by Voting Members and the Declarant, except as otherwise provided herein or in the Operating Agreement.

5.06 MANAGER LIABILITY: The Managers of the Association shall not be personally liable to the Association or the Owners for any mistake of judgment or for any other acts or omissions of any nature whatsoever as such Managers except for any acts or omissions found by a court to constitute criminal conduct, gross negligence or actual fraud. The Association shall indemnify and hold harmless the Declarant and each of the Managers, and its or their heirs, executors or administrators, against all contractual and other liabilities to the Association, the Owners or others arising out of contracts made by or other acts of the Managers on behalf of the Owners or the Association or arising out of their status as Managers unless any such contract or act shall have been made criminally, fraudulently or with gross negligence. It is intended that the foregoing indemnification shall include indemnification against all costs and expenses (including, but not limited to, counsel fees, amounts of judgments paid and amounts paid in settlement) actually and reasonably incurred in connection with the defense of any claim, action, suit or proceeding, whether civil, criminal, administrative, or other in which any such Manager may be involved by virtue of such person being or having been such Manager; provided, however, that such indemnity shall not be operative with respect to (i) any matter as to

which such person shall have been finally adjudged in such action, suit or proceeding to be liable for criminal conduct, gross negligence or actual fraud in the performance of his duties as such Manager, or (ii) any matter settled or compromised, unless, in the opinion of independent counsel selected by or in a manner determined by the Managers, there is not reasonable ground for such person being adjudged liable for criminal conduct, gross negligence or actual fraud in the performance of his duties as such Manager.

5.07 MANAGING AGENT: The Declarant (or an entity affiliated with the Declarant) may be engaged by the Association to act as the managing agent for the Association and as managing agent shall be paid a reasonable fee for its services as fixed by a written agreement between the Association and the Declarant (or an entity controlled by the Declarant). Any management agreement entered into by the Association prior to the Turnover Date shall have a term of not more than two years and shall be terminable by the Association without payment of a termination fee on ninety (90) days written notice.

5.08 REPRESENTATION: The Association shall have the power and right to represent the interests of all of the Owners in connection with claims and disputes affecting the Community Area. Without limiting the foregoing, the Association shall have the power after the Turnover Date to settle warranty disputes or other disputes between the Association, the Owners, and the Declarant affecting the construction, use or enjoyment of the Community Areas and any such settlement shall be final and shall bind all of the Owners.

5.09 LITIGATION: No judicial or administrative proceedings shall be commenced or prosecuted by the Association without first holding a special meeting of the members and obtaining the affirmative vote of Voting Members representing at least seventy-five percent (75%) of the total votes represented by all Voting Members to the commencement and prosecution of the proposed action. This Section shall not apply to (a) actions brought by the Association to enforce the provisions of this Declaration, the Operating Agreement or rules and regulations adopted by the Managers (including, without limitation, an action to recover unpaid assessments or other charges or to foreclose a lien for unpaid assessments or other charges) or (b) counterclaims brought by the Association in proceedings instituted against it.

5.10 MERGER: Prior to the Turnover Date, the Declarant, or after the Turnover Date, the Managers, shall have the right, power and authority to (i) organize an Illinois not for profit corporation ("NFP Association"), and (b) merge the Association into the NFP Association, all as permitted under applicable laws of the State of Illinois ("Merger Transaction"). In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to the Declarant and/or the Managers, as applicable, to make, consent to, and execute the Merger Transaction provided for above on behalf of each Owner. Each deed, mortgage, trust deed, other evidence of obligation, or other instrument affecting a Lot and the acceptance thereof shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of, the power to the Declarant and/or the Managers to make, consent to, and execute the Merger Transaction and take such other actions as the Declarant and/or the Managers deem necessary or appropriate to carry out the intent of Merger Transaction, including, without limitation, adopting By-Laws for the NFP Association and transferring Community Area, bank accounts, contracts and other property or assets to the NFP Association. From and after the Merger Transaction, the NFP Corporation shall be and become the Association hereunder.

5.11 DISSOLUTION: To the extent permissible under applicable law, in the event of the dissolution of the Association, any Community Area owned by the Association shall be conveyed to the Owners as tenants in common.

Article Six  
ASSESSMENTS

6.01 PURPOSE OF ASSESSMENTS: The assessments levied by the Association shall be exclusively to administer the affairs of the Association to pay the Community Expenses and to accumulate reserves for any such expenses.

6.02 COMMUNITY ASSESSMENT: Each year on or before December 1, the Managers shall adopt and furnish each Owner with a budget for the ensuing calendar year, which shall show the following with reasonable explanations and itemizations:

- (a) The estimated Community Expenses;
- (b) The estimated amount, if any, to maintain adequate reserves for Community Expenses including, without limitation, amounts to maintain the Capital Reserve;
- (c) The estimated net available cash receipts from the operation and use of the Community Area plus the estimated excess funds, if any, from the current year's assessments;
- (d) The amount of the "Community Assessment" payable by the Owners, which is hereby defined as the amount determined in (a) above, plus the amount determined in (b) above, minus the amount determined in (c) above;
- (e) That portion of the Community Assessment which shall be payable with respect to the ensuing calendar year by the Owner of each Lot which is Subject to Assessment hereunder, which each month until the next Community Assessment or revised Community Assessment becomes effective, which monthly amount shall be equal to the Community Assessment, divided by the number of Lots, divided by twelve (12), so that each Owner shall pay equal Community Assessments for each Lot owned. The Community Assessment shall be paid in periodic installments as determined by the Managers from time to time, but no less frequently than once each calendar year.

Anything herein to the contrary notwithstanding the provisions of this paragraph shall apply with respect to the period prior to the Turnover Date. Any budget ("Stabilized Budget") prepared by the Managers prior to the Turnover Date shall be based on the assumptions that (i) the Development has been fully constructed as shown on the Declarant's Development Plan and (ii) all proposed Homes have been sold, are occupied and are Subject to Assessment. Prior to the Turnover Date, each Owner of a Lot (other than Declarant) which is Subject to Assessment shall pay a Community Assessment equal to the total cash needs as shown on the Stabilized Budget divided by the total number of proposed Homes on the Declarant's Development Plan, divided by 12, so that each Owner (other than Declarant) will pay, with respect to each Lot which is Subject to Assessment and owned by the Owner, a monthly Community Assessment equal to what such Owner would be paying with respect to the Owner's Lot if the Development were fully constructed pursuant to the Declarant's Development Plan and all proposed Homes have been built, are occupied and are Subject to Assessment. The Declarant shall not be obligated to pay any Community Assessments to the Association prior to the Turnover Date. However, if

with respect to the period commencing on the date of the Recording of this Declaration and ending on the Turnover Date, the amount of Community Assessments and working capital contributions under Section 6.08 payable (whether or not paid) by Owners (other than Declarant) less the portions thereof which are to be added to Reserves is less than the Community Expenses actually incurred with respect to such period, then the Declarant shall pay the difference to the Association. From time to time prior to the Turnover Date, the Declarant may (but shall not be obligated to) advance to the Association funds to be used by the Association to pay its expenses ("Advanced Funds"). A final accounting and settlement of the amount, if any, owed by Declarant to the Association shall be made as soon as practicable after the Turnover Date. If, and to the extent that, the final accounting determines that the Advanced Funds, if any, are less than the amount owed by the Declarant to the Association pursuant to this Section, the Declarant shall pay the difference to the Association. If, and to the extent that, the final accounting determines that the Advanced Funds, if any, exceed the amount owed by the Declarant to the Association pursuant to this Section, then the Association shall pay such excess to the Declarant.

**6.03 PAYMENT OF COMMUNITY ASSESSMENT:** On or before the first day of January of the ensuing calendar year, and on the first day of each month thereafter until the effective date of the next annual or revised Community Assessment, each Owner of a Lot which is Subject to Assessment shall pay to the Association, or as the Managers may direct, that portion of the Community Assessment which is payable by each Owner of a Lot under Section 6.02(e) or Section 6.07, as applicable, at such times as the Managers shall determine from time to time. For purposes hereof, a Lot shall only be Subject to Assessment hereunder from and after such time as a temporary, conditional or permanent occupancy certificate has been issued with respect to the Home constructed thereon.

**6.04 REVISED ASSESSMENT:** If the Community Assessment proves inadequate for any reason (including nonpayment of any Owner's assessment) or proves to exceed funds reasonably needed, then the Managers may increase or decrease the assessment payable under Section 6.02(e) by giving written notice thereof (together with a revised budget and explanation for the adjustment) to each Owner not less than ten (10) days prior to the effective date of the revised assessment.

**6.05 SPECIAL ASSESSMENT:** After the Turnover Date, the Managers may levy a special assessment as provided in this Section (i) to pay (or build up reserves to pay) expenses other than Community Expenses incurred (or to be incurred) by the Association from time to time for a specific purpose including, without limitation, to make alterations, additions or improvements to the Community Area, or any other property owned or maintained by the Association; or (ii) to cover an unanticipated deficit under the prior year's budget. Any special assessment shall be levied against all of the Lots which are Subject to Assessment in equal shares for each such Lot. No special assessment shall be adopted without the affirmative vote of Voting Members representing at least two-thirds (2/3) of the votes cast on the question and only those Owners of Lots against which the proposed special assessment shall be levied may vote on the question. The Managers shall serve notice of a special assessment on all Owners by a statement in writing giving the specific purpose and reasons therefor in reasonable detail, and the special assessment shall be payable in such manner and on such terms as shall be fixed by the Managers. Any assessments collected pursuant to this Section (other than those to cover an unanticipated deficit under the prior year's budget) shall be segregated in a special account and used only for the specific purpose set forth in the notice of assessment.

6.06 CAPITAL RESERVE: The Association shall segregate and maintain a special reserve account to be used solely for making capital expenditures in connection with the Community Area and the Association Maintained Public Area (the "Capital Reserve"). The Managers shall determine the appropriate level of the Capital Reserve based on (i) a periodic review of the useful life of improvements to the Community Area, the Association Maintained Public Area and other property owned or required to be maintained by the Association, and (ii) periodic projections of the cost of anticipated major repairs or replacements to the Community Area and the purchase of other property to be used by the Association in connection with its duties hereunder. The Capital Reserve may be built up by separate or special assessments or out of the Community Assessment as provided in the budget. Special accounts set up for portions of the Capital Reserve to be used to make capital expenditures with respect to the Community Areas shall be held by the Association as agent and trustee for the Owners of Homes with respect to which the Capital Reserve is held and such accounts shall be deemed to have been funded by capital contributions to the Association by the Owners. The budgets which will be adopted from time to time by the Managers prior to the Turnover Date shall include reserve buildups which the Managers deem to be appropriate based on information available to the Managers. Managers elected by the Owners after the Turnover Date may use different approaches from those used by the Declarant, as the Manager prior to the Turnover Date, for the buildup of reserves or may choose not to provide for the buildup of reserves for certain capital expenditures or deferred maintenance for repairs or replacements of the Community Area. If the Managers choose not to provide for the buildup of reserves for a particular anticipated expenditure or if the buildup of reserves that the Managers do provide for in its budgets does not result in sufficient funds to pay for the expenditure when the expenditure must be made, then (i) neither the Manager(s) nor any of its past or present members shall be liable to the Association or the Owners for failing to provide for sufficient reserves and (ii) the Managers shall have the right and power to either levy a separate or special assessment to raise the funds to pay the expenditure or to borrow funds to pay the expenditure and repay the borrowed funds out of future Community Assessments, separate assessments or special assessments. The final accounting and settlement calculation between the Declarant and the Association (provided for in Section 6.02(e) above) shall not include any amounts allocated to, or deposited in, the Capital Reserve.

6.07 PAYMENT OF ASSESSMENTS: Community Assessments levied by the Association shall be collected from each Owner by the Association and shall be a lien on the Owner's Lot and also shall be a personal obligation of the Owner in favor of the Association, all as more fully set forth in Article Seven.

6.08 INITIAL CAPITAL CONTRIBUTION:

Upon the closing of the sale of each Home by the Declarant to a purchaser for value, the purchasing Owner shall make a capital contribution to the Association in an amount equal to six (6) monthly installments of the then current Community Assessment (except that portion allocated to snow removal from driveways and service walks serving the Homes) for that Home, which amounts shall be held and used by the Association for its working capital needs (and not as an advance payment of the Community Assessment). In addition, the purchasing Owner shall pay to the Association an amount equal to six (6) monthly installments of the then current Community Assessment (except that portion allocated to snow removal from driveways and service walks serving the Homes) for that Home which shall be added to the Capital Reserve.

## Article Seven

### COLLECTION OF CHARGES AND REMEDIES FOR BREACH OR VIOLATION

7.01 CREATION OF LIEN AND PERSONAL OBLIGATION: The Declarant hereby covenants, and each Owner of a Lot by acceptance of a deed therefor (whether or not it shall be so expressed in any such deed or other conveyance) shall be and is deemed to covenant and hereby agrees to pay to the Association all Charges made with respect to the Owner or the Owner's Lot. Each Charge, together with interest thereon and reasonable costs of collection, if any, as hereinafter provided, shall be a continuing lien upon the Lot against which such Charge is made and also shall be the personal obligation of the Owner of the Lot at the time when the Charge becomes due. The lien or personal obligation created under this Article Seven shall be in favor of and shall be enforceable by the Association.

7.02 COLLECTION OF CHARGES: The Association shall collect from each Owner all Charges payable by such Owner under this Declaration.

7.03 NON-PAYMENT OF CHARGES: Any Charge which is not paid to the Association when due shall be deemed delinquent. Any Charge which is delinquent for thirty (30) days or more shall bear interest at the rate of eighteen percent (18%) per annum or the maximum rate permitted by law, whichever is less, from the due date to the date when paid. The Association may (i) bring an action against the Owner personally obligated to pay the Charge to recover the Charge (together with interest, costs and reasonable attorney's fees for any such action, which shall be added to the amount of the Charge and included in any judgment rendered in such action), and (ii) enforce and foreclose any lien which it has or which may exist for its benefit. In addition, the Managers may add a reasonable late fee to any installment of an assessment which is not paid within thirty (30) days of its due date. No Owner may waive or otherwise escape personal liability for the Charges hereunder by nonuse of the Community Area or by abandonment or transfer of his Lot.

7.04 LIEN FOR CHARGES SUBORDINATED TO MORTGAGES: The lien for Charges, provided for in Section 7.01, shall be subordinate to the Mortgagee's mortgage on the Lot which was Recorded prior to the date that any such Charge became due. Except as hereinafter provided, the lien for Charges provided for in Section 7.01 shall not be affected by any sale or transfer of a Lot. Where title to a Lot is transferred pursuant to a decree of foreclosure of the First Mortgagee's mortgage or by deed or assignment in lieu of foreclosure of the First Mortgagee's mortgage, such transfer of title shall extinguish the lien for unpaid Charges which became due prior to the date of the transfer of title. However, the transferee of the Lot shall be personally liable for his share of the Charges with respect to which a lien against his Lot has been extinguished pursuant to the preceding sentence where such Charges are reallocated among all the Owners pursuant to a subsequently adopted annual or revised Community Assessment or special assessment, and non-payment thereof shall result in a lien against the transferee's Lot, as provided in this Article.

7.05 SELF-HELP BY MANAGERS: In the event of a violation or breach by an Owner of the provisions, covenants or restrictions of the Declaration, the Operating Agreement, or rules or regulations of the Managers where such violation or breach may be cured or abated by affirmative action, then the Managers upon not less than ten (10) days' prior written notice to the Owner, shall have the right to enter upon that part of the Premises where the violation or breach exists to remove or rectify the violation or breach; provided, that, if the violation or

breach exists within a Home, judicial proceedings must be instituted before any items of construction can be altered or demolished.

7.06 OTHER REMEDIES OF THE MANAGERS: In addition to or in conjunction with the remedies set forth above, to enforce any of the provisions contained in this Declaration or any rules and regulations adopted hereunder the Managers may levy a fine or the Managers may bring an action at law or in equity in the name of the Association against any person or persons violating or attempting to violate any such provision, either to restrain such violation, require performance thereof, to recover sums due or payable (including fines) or to recover damages, and against the Lot to enforce any lien created hereunder; and failure by the Association to enforce any provision shall in no event be deemed a waiver of the right to do so thereafter.

7.07 COSTS AND EXPENSES: All costs and expenses incurred by the Managers in connection with any action, proceedings or self-help in connection with the exercise of its rights and remedies under this Article, including, without limitation, court costs, attorneys' fees and all other fees and expenses, and all damages, liquidated or otherwise, together with interest thereon at the rate of eighteen percent (18%) per annum or the maximum rate permitted by law, whichever is less until paid, shall be charged to and assessed against the defaulting Owner, and the Association shall have a lien for all the same, upon his Lot as provided in Section 7.01.

7.08 ENFORCEMENT BY OWNERS: Enforcement of the provisions contained in this Declaration and the rules and regulations adopted hereunder may be by any proceeding at law or in equity by any aggrieved Owner against any person or persons violating or attempting to violate any such provisions, either to restrain such violation or to recover damages, and against a Lot to enforce any lien created hereunder.

## Article Eight USE RESTRICTIONS

8.01 RESIDENTIAL USE: Each Lot shall be used only for residential purposes, as a private residence, and no professional, business or commercial use shall be made of a Lot or any portion thereof, nor shall any Resident's use of a Lot endanger the health or disturb the reasonable enjoyment of any other Owner or Resident, except that professional and quasi-professional persons may use their residence as an ancillary or secondary facility to an office elsewhere. The foregoing restrictions shall not, however, be construed to prohibit a Resident from: (a) maintaining his personal professional library; (b) keeping his personal business or professional records or accounts; (c) handling his personal business or professional telephone calls or correspondence therefrom, or (d) conducting an in-home business not prohibited by applicable laws, ordinances or regulations.

### 8.02 OUTBUILDINGS, CLOTHESLINES AND DOG RUNS:

(a) No outbuilding, shed, storage shed, gazebos, doghouses, greenhouse or other temporary or permanent structure shall be constructed on any Lot. There shall be no clotheslines or dog runs constructed or placed on any Lot or on the Community Area.

(b) There shall be no construction on any Lot which results in a building or structure inconsistent with the general architectural design and aesthetic flavor of either (i) the Home on the Lot or (ii) the remainder of the Homes on the Premises.

8.03 INDUSTRY/SIGNS: No industry, business, trade, occupation or profession of any kind shall be conducted, maintained or permitted on any part of the Community Area nor shall any "For Sale" or "For Rent" signs be maintained or permitted on any part of the Community Area or any Lot, except as permitted by the Managers or as permitted under Article Nine. No advertising signs, billboards, or objects of unsightly appearance or nuisances shall be erected, placed or permitted to remain on any portion of any Lot. The foregoing restrictions shall not apply to the signs and billboards, if any, of Declarant or its designees. Notwithstanding the foregoing, during the two (2) week period prior to and during the one (1) week period subsequent to a primary or general election, one (1) political sign (not to exceed 2 feet by 2 feet in size) may be placed in the window of a Home

8.04 PETS: No animals, livestock or poultry of any kind shall be raised, bred, or kept on the Community Area. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot except for dogs, cats, birds or fish, as household pets but not for breeding purposes. Farm animals, snakes, other reptiles, exotic animals and wild animals are prohibited. Owners are limited to no more than three (3) dogs or no more than three (3) cats (with the exceptions that a litter may be kept for a period of time not exceeding four (4) months from birth) or combination thereof in any Home. The owner of any pet shall immediately remove any bodily waste deposited by its pet on any Lot, Community Area, parkways, cul-de-sac islands or dedicated streets. The Managers may from time to time adopt rules and regulations governing (a) the keeping of pets in the Home, which may include prohibiting certain species of pets from being kept in the Home and (b) the use of the Community Area by pets. This section is subject to change if the Municipal Ordinance governing pets is revised or amended. All dogs kept on the Premises shall be leashed at all times.

8.05 TRASH: All rubbish, trash, or garbage shall be kept so as not to be seen from neighboring Homes and roads, and shall be regularly removed from the Premises, and shall not be allowed to accumulate thereon. Garbage may not be burned on a Lot. Trash containers shall be placed on the curb for collection and empty containers shall be removed on the pick-up day at such times as provided in the current Municipal Ordinance, as may be amended from time to time.

8.06 NUISANCE: No nuisance, noxious or offensive activity shall be carried on in the Premises nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the Owners or occupants of any Home.

8.07 PLANTS: No plants, seeds, or other things or conditions harboring or breeding infectious plant diseases or noxious insects shall be introduced or maintained upon any part of the Premises.

8.08 PARKING: The parking of vehicles on the Premises shall be subject to rules and regulations adopted by the Managers from time to time, which rules and regulations may provide for the removal of any violating vehicles at the vehicle owner's expense or for the imposition of a fine for a violation of the rules and regulations. Without limiting the foregoing, the following shall apply:

(a) There shall be no parking permitted on the private roads or, except as specifically provided in subparagraph (b) below, the private driveways which serve the Premises.

(b) The garage which is part of each Home and that portion of the driveway which is adjacent to and extends approximately twenty (20) feet beyond the garage door ("Resident Reserved Parking Area") shall be used for parking only by the Resident of the Home and the Resident's guests; provided, however, that no vehicle may be parked in a Resident Reserved Parking Area for more than fourteen (14) consecutive nights.

(c) The visitor parking spaces (each a "Visitor Parking Space") located on the Community Area, including private roadways, shall be unallocated and available on first come-first serve basis. Unless expressly permitted by the Managers the following shall apply: (i) Visitor Parking Spaces shall not be used for overnight Resident parking, (ii) no boats, recreational vehicles, trailers or other vehicles shall be parked or stored in a Visitor Parking Spaces for more than twenty-four (24) hours at a time, and (iii) a guest shall not be permitted to park a vehicle overnight in a visitor parking space for more than seventy-two (72) hours.

(d) Residents shall not be permitted to park any vehicle (which has "D" or equivalent plates, more than two (2) axles, more than four (4) tires and/or a gross weight when fully loaded in excess of 8,000 pounds), recreational vehicle, boat, trailer or other similar vehicle on any portion of the Premises, other than within a garage which is part of a Home. In no event can any portion of a vehicle which is permitted to be parked on the Premises hereunder (including any ladder or other equipment attached thereto) block or overhang any portion of a sidewalk located on the Premises.

(e) Except for emergencies, no repairs or maintenance work shall be performed on any vehicle on the Premises, other than within a garage which is part of a Home.

(f) The Owner of any Lot shall keep the garage door of his residence shut at all times when it is not in use. No Owner shall park or store vehicles on public streets or on driveways within his Lot if there is capacity for storage for such vehicles in the garage on his Lot. No owner shall utilize the space within his garage to store any commercial materials or products or for purposes which adversely affect or limit the storage of vehicles therein to meet the designed capacity of such garage.

8.09 SATELLITE DISHES/ANTENNAE: Subject to applicable federal, state and local regulations, laws and ordinances, no satellite dish, television antenna or other similar device shall be attached to or installed (i) on any portion of the Community Area or (ii) on any portion of a Lot which is visible from the front of the Home. The installation of satellite dishes, television antennae and other similar devices shall be subject to additional reasonable rules and regulations adopted from time to time by the Managers. The restrictions set forth in this Section shall not apply to the Association with respect to the installation of equipment necessary for a master antenna system, cable television system or other similar systems within the Premises.

8.10 LANDSCAPE MAINTENANCE: Initially, all landscaping on the Premises shall be maintained by the Association. Prior to the Turnover Date the Owners shall not be permitted to install any landscaping on the Owner's Lot, with the exception Foundation Plantings installed adjacent to the Owner's Home, with approval from the Association, or on any portion of the Community Area. After the Turnover Date the Managers may adopt rules and regulations regarding landscaping on Lots or the Community Area immediately adjacent to an Owner's Home, including the cost to maintain and replace such landscaping. The Association shall maintain all landscaping installed by the Declarant in accordance with Section 3.02.

8.11 FENCES No fencing shall be installed by an Owner on any Lot or on any portion of the community Area.

8.12 PROHIBITION OF SWIMMING POOLS, HOT TUBS AND SAUNAS No swimming pools, hot tubs or saunas shall be installed on any Lot or on any portion of the Community Area.

8.13 PROHIBITIONS IN AREAS AROUND HOMES Playgrounds, trampolines, sandboxes, swing sets, outside storage, and inoperable motor vehicles are prohibited on any Lot or the Community Area adjacent thereto.

8.14 PROHIBITION OF WINDOW AIR CONDITIONERS OR WINDOW FANS No window air conditioners or window fans shall be placed in any home constructed on the Premises.

8.15 CLEARANCE OF UTILITIES The Owner of a Lot, and not the Association, shall be responsible for the clearance and relocation of any utilities that must be made in connection with the installation of any improvements by the Owner on his Lot.

8.16 COMPLIANCE WITH U.S. POSTAL SERVICE REGULATIONS: All mailboxes located in any right-of-way shall be in compliance with U.S. Postal Service Regulations and must be approved by the Municipality.

8.17 DRIVEWAYS Driveways shall be constructed of concrete, asphalt or pavers, shall not extend past the width of the initial installation when replaced and shall not be increased at any time.

8.18 LEASES OF LOTS Any Owner may lease his Lot, but no lease may be for a period of less than thirty (30) days. All leases must be made expressly subject to the terms of this Declaration. In the event any Owner leases his Lot, he shall at all times keep the Association advised in writing of the address of his own current residence and any changes thereto, and of the name(s) of his tenant(s). Notwithstanding the foregoing, Declarant and its successors and assigns shall have the right to rent any or all units located on Lots owned by Declarant.

8.19 PROHIBITION OF PATIOS AND DECKS No patios or decks may be installed on a Lot or on the Community Area adjacent thereto.

Article Nine  
DECLARANT'S RESERVED RIGHTS AND  
SPECIAL PROVISIONS COVERING DEVELOPMENT PERIOD

9.01 IN GENERAL In addition to any rights or powers reserved to the Declarant under the provisions of this Declaration or the Operating Agreement, the Declarant shall have the rights and powers set forth in this Article. Anything in this Declaration or the Operating Agreement to the contrary notwithstanding, the provisions set forth in this Article shall govern. Except as otherwise provided in this Article, the rights of the Declarant in this Article shall terminate and be of no further force and effect five (5) years after the Declarant is no longer vested in or controls title to any portion of the Development Area ("Declarant Rights Period").

9.02 PROMOTION OF PROJECT The Declarant shall have the right and power, within its sole discretion, to (i) construct such temporary or permanent improvements, or to do such acts or other things in, on, or to the Premises as the Declarant may, from time to time, determine to be necessary or advisable, (ii) construct and maintain model Homes, sales or leasing offices, parking areas, advertising signs, lighting and banners, or other promotional facilities at such locations and in such forms as the Declarant may deem advisable and to use such model homes (including model homes which are sold and leased back to Declarant), sales or leasing offices or other facilities for the purpose of selling or leasing homes on the Premises or at other properties in the general location of the Premises which are being offered for sale by the Declarant or any of its affiliates, without the payment of any fee or charge whatsoever to the Association. Declarant, its agents, prospective purchasers and tenants, shall have the right of ingress, egress and parking in and through, and the right to use and enjoy the Premises, at any and all reasonable times without fee or charge. The Declarant shall have the right and power to lease any unit owned by it or the Declarant to any person or entity which it deems appropriate in its sole discretion.

9.03 CONSTRUCTION ON PREMISES In connection with the construction of improvements to any part of the Premises, the Declarant, its agents and contractors, shall have the right, at the Declarant's own expense, (but shall not be obligated) to make such alterations, additions or improvements to any part of the Premises including, without limitation, the construction, reconstruction and/or alteration of any temporary or permanent improvements which the Declarant deems, in its sole discretion, to be necessary or advisable, and the landscaping, sodding or planting and replanting of any unimproved portions of the Premises. In connection with the rights provided in the preceding sentence, the Declarant, its agents and contractors, shall have the right of ingress, egress and parking on the Premises and the right to store construction equipment and materials on the Premises without the payment of any fee or charge whatsoever.

9.04 DECLARANT CONTROL OF ASSOCIATION Prior to the Turnover Date, the Managers shall be the Declarant, or one or more entities or persons designated by the Declarant from time to time who need not be Owners or Voting Members. Initially the Declarant shall be the sole Manager. The rights and powers of the Declarant to manage the affairs of the Association, or designate the Managers of the Association shall terminate on the first to occur of (i) such time as Declarant no longer holds or controls title to any portion of the Development Area, (ii) the giving of written notice by Declarant to the Association of Declarant's election to terminate such rights, (iii) ten (10) years from the date of Recording hereof, or (iv) the date required under any applicable statute. The date on which the Declarant's rights under this Section shall terminate shall be referred to as the "Turnover Date". From and after the Turnover Date, the Managers shall be constituted and elected as provided in the Operating Agreement. Prior to the Turnover Date, all of the voting rights at each meeting of the Owners shall be vested exclusively in the Declarant and the Owners (other than Declarant) shall have no voting rights.

9.05 OTHER RIGHTS The Declarant shall have the right and power to execute all documents and do all other acts and things affecting the Premises which, in Declarant's opinion, are necessary or desirable in connection with the rights of Declarant under this Declaration.

9.06 ASSIGNMENT BY DECLARANT All rights which are specified in this Declaration to be rights of the Declarant are mortgageable, pledgeable, assignable or transferable in whole or in part. Any successor to, or assignee of, the rights of the Declarant hereunder

(whether as the result of voluntary assignment, foreclosure, assignment in lieu of foreclosure, or otherwise) shall hold or be entitled to exercise the rights of Declarant hereunder as fully as if named as such party herein. No such successor assignee of the rights of Declarant hereunder shall have or incur any liability for the acts of any other party which previously exercised or subsequently shall exercise such rights.

9.07 GRANT OF EASEMENTS AND DEDICATIONS Declarant shall have the right to dedicate portions of the Community Area to the County, the Municipality or other governmental authority which has jurisdiction over such portions. Declarant shall also have the right to reserve or grant easements over the Community Area to any governmental authority, public utility or private utility for the installation and maintenance of utility services serving any Lot.

9.08 MATTERS AFFECTING COMMUNITY AREA During the Declarant Rights Period, the Association shall not cause or permit a lien or encumbrance to be placed or imposed on any portion of the real estate legally describe in Section II of Exhibit B hereto (each a "Community Area Lot") without the prior written consent of the Declarant. Any such lien or encumbrance placed or imposed on a Community Area Lot without Declarant's consent shall be null and void. In order to reflect or conform to a change in the Declarant's Development Plan, any time prior to the end of the Declarant Rights Period, the Declarant shall have the right and power to require the Association to convey such portion or portions of a Community Area Lot which are so withdrawn and removed from the Community Area to Declarant or its nominee, free and clear of any liens or encumbrances other than those created by or consented to by the Declarant pursuant to this Section.

9.09 ARCHITECTURAL CONTROLS Prior to such time as the Declarant no longer holds or controls title to any portion of the Development Area, no additions, alterations or improvements (including, without limitation, changes in the exterior color of a Home or construction or installation of a shed, outbuilding, deck, patio, terrace, antennae, satellite dish or similar changes) shall be made to the exterior of any Home or any part of the Home which is visible from outside the Home by an Owner without the prior written consent of the Declarant. If an addition, alteration or improvement which requires Declarant approval hereunder is made to a Home without the prior written consent of the Declarant, then the Declarant may seek injunctive relief to cause the Owner to cease construction of and/or remove the addition, alteration or improvement. Declarant's decision to approve or disapprove an alteration, addition or improvement in one instance shall not in any way create or establish a precedent for how the Declarant must respond to a request for an alteration, addition or improvement subsequently made, it being understood that circumstances, situations and standards may change and the Declarant reserves the right and power to grant or deny requests as Declarant believes are appropriate in Declarant's sole and absolute discretion.

Article Ten  
AMENDMENT

10.01 SPECIAL AMENDMENTS Anything herein to the contrary notwithstanding, Declarant reserves the right and power to Record a special amendment ("Special Amendment") to this Declaration at any time and from time to time which amends this Declaration (i) to comply with requirements of Fannie Mae, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Veteran's Administration, or any other

governmental agency or any other public, quasi-public or private entity which performs (or may in the future perform) functions similar to those currently performed by such entities, (ii) to induce any of such agencies or entities to make, purchase, sell, insure, guarantee or otherwise deal with first mortgages covering Lots, (iii) to correct errors, omissions, ambiguities or inconsistencies in the Declaration or any Exhibit, (iv) to bring the Declaration into compliance with applicable laws, ordinances or governmental regulations, (v) to amend Exhibit A to include additional real estate, (vi) to amend Exhibit B to remove real estate from the Premises and the terms of this Declaration, and (vii) to reflect a change in the Declarant's Development Plan. In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to the Declarant to make or consent to a Special Amendment on behalf of each Owner. Each deed, mortgage, trust deed, other evidence of obligation, or other instrument affecting a Lot and the acceptance thereof shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of, the power to the Declarant to make, execute and Record Special Amendments. The right and power of the Declarant to Record a Special Amendment hereunder shall terminate five (5) years after such time as Declarant no longer holds or controls title to a portion of the Development Area.

10.02 AMENDMENT Subject to Section 10.01 and Article Eleven, the provisions of this Declaration may be amended, abolished, modified, enlarged, or otherwise changed in whole or in part by the affirmative vote of Voting Members representing at least Seventy-Five percent of the total votes or by an instrument consented to, in writing, executed by Owners of at least Seventy-Five Percent (75%) of the Lots; except, that (i) the provisions of this Section 10.02 may be amended only by an instrument executed by all of the Owners and all First Mortgagees, (ii) amendments to this Declaration which affect the rights of the Municipality may only be amended with the written consent of the Municipality (which consent shall not be unreasonably withheld but which consent may be withheld if the proposed amendment conflicts with the original planned unit development approval) and (iii) until such time as the rights and powers of the Declarant under this Declaration terminate, this Declaration may only be amended with the written consent of the Declarant. No amendment which removes Premises from the provisions of this Declaration shall be effective if as a result of such removal, an Owner of a Lot shall no longer have the legal access to a public way from his Lot. No amendment shall become effective until properly Recorded.

Article Eleven  
FIRST MORTGAGEES RIGHTS

11.01 NOTICE TO FIRST MORTGAGEES Upon the specific, written request of Mortgagee or the insurer or guarantor of a First Mortgagee's mortgage, such party shall receive some or all of the following and these notices can be delivered by any means the Managers determines which is not contrary to the provisions of the Act.

(a) Copies of budgets, notices of assessment, or any other notices or statements provided under this Declaration by the Association to the Owner of the Lot covered by the First Mortgagee's mortgage;

(b) Any audited or unaudited financial statements of the Association which are prepared for the Association and distributed to the Owners; provided, that, if an audited statement is not available, then upon the written request of the holder, insurer or guarantor of a

Mortgage, the Association shall permit such party to have an audited statement for the preceding fiscal year of the Association prepared at such party's expense;

- (c) Copies of notices of meetings of the Owners;
- (d) Notice of any proposed action that requires the consent of a specified percentage of Eligible First Mortgagees;
- (e) Notice of any substantial damage to any part of the Community Area or the Lot subject to the First Mortgagee's mortgage;
- (f) Notice of the commencement of any condemnation or eminent domain proceedings with respect to any part of the Community Area or the Lot subject to the First Mortgagee's mortgage;
- (g) In the case of a First Mortgagee, the right to be listed on the records of the Association as an "Eligible First Mortgagee" for purpose of Section 11.02 below; and
- (h) Notice of any default by the Owner of the Lot which is subject to the Mortgagee's mortgage under this Declaration, the Operating Agreement or the rules and regulations of the Association which is not cured within 30 days of the date of the default;
- (i) The right to examine the books and records of the Association at any reasonable times; and
- (j) A lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association.

The request of any such party shall specify which of the above it desires to receive and shall indicate the address to which any notices or documents shall be sent by the Association.

#### 11.02 CONSENT OF FIRST MORTGAGEES:

(a) In addition to any requirements or prerequisites provided for elsewhere in this Declaration, the consent of First Mortgagees holding, in the aggregate, the first mortgages on at least two-thirds (2/3) of the Lots (by number) which are subject to first mortgages held by First Mortgagees which specifically request to be treated as "Eligible First Mortgagees" under Section 11.01(i) above will be required for the Association to do or permit to be done any of the following:

(i) Adoption of an amendment to this Declaration which (i) changes Article Six or otherwise changes the method of determining the Community Assessments or other Charges which may be levied against an Owner; (ii) changes Section 7.04 or Article Ten, (iii) changes this Article Eleven, or any other provision of this Declaration or by Operating Agreement which specifically grants rights to First Mortgagees, (iv) materially changes insurance and fidelity bond requirements, (v) changes voting rights, or (vi) imposes a right of first refusal or similar restriction on the right of an Owner to sell, transfer or otherwise convey his Lot;

(ii) The withdrawal of the Premises from the provisions of this Declaration;

(b) Whenever required, the consent of an Eligible First Mortgagee shall be deemed granted unless the party seeking the consent is advised to the contrary, in writing, by the Eligible First Mortgagee within sixty (60) days after making the request for consent.

11.03 INSURANCE PROCEEDS/CONDEMNATION AWARDS: In the event of (i) any distribution of any insurance proceeds hereunder as a result of damage to, or destruction of, any part of the Community Area or (ii) any distribution of the proceeds of any award or settlement as a result of condemnation or eminent domain proceedings with respect to any part of the Community Area, any such distribution shall be made to the Owners and their respective First Mortgagees, as their interests may appear, and no Owner or other party shall be entitled to priority over the First Mortgagee of a Lot with respect to any such distribution to or with respect to such Lot; provided, that, nothing in this Section shall be construed to deny to the Association the right (i) to apply insurance proceeds to repair or replace damaged improvements or (ii) to apply proceeds of any award or settlement as a result of eminent domain proceedings as provided in Article Four.

## Article Twelve MISCELLANEOUS

12.01 NOTICES Any notice required to be sent to any Owner under the provisions of this Declaration or the Operating Agreement shall be deemed to have been properly sent if (i) mailed, postage prepaid, to his or its last known address as it appears on the records of the Association at the time of such mailing, (ii) transmitted by facsimile or e-mail to his or its facsimile number or e-mail address as either appears on the records of the Association at the time of such transmittal, or (iii) when personally delivered to his or its Lot. The date of mailing, or the date of transmission if the notice is sent by facsimile or e-mail, shall be deemed the date of service.

12.02 CAPTIONS The Article and Section headings are intended for convenience only and shall not be construed with any substantive effect in this Declaration. In the event of any conflict between statements made in recitals to this Declaration and the provisions contained in the body of this Declaration, the provisions in the body of this Declaration shall govern.

12.03 SEVERABILITY Invalidation of all or any portion of any of the easements, restrictions, covenants, conditions, or reservations, by legislation, judgment or court order shall in no way affect any other provisions of this Declaration which shall, and all other provisions, remain in full force and effect.

12.04 PERPETUITIES AND OTHER INVALIDITY If any of the options, privileges, covenants or rights created by this Declaration would otherwise be unlawful or void for violation of (a) the rule against perpetuities or some analogous statutory provision, (b) the rule restricting restraints on alienation, or (c) any other statutory or common law rules imposing time limits, then such provisions shall continue only until twenty-one (21) years after the death of the survivor of the now living lawful descendants of the President of the United States at the time this Declaration is Recorded.

12.05 TITLE HOLDING LAND TRUST In the event title to any Lot is held by a title holding trust, under the terms of which all powers of management, operation and control of the Lot remain vested in the trust beneficiary or beneficiaries, then the beneficiaries thereunder from

time to time shall be responsible for payment of all Charges and for the performance of all agreements, covenants and undertakings chargeable or created under this Declaration against such Lot. No claim shall be made against any such title holding trustee personally for payment of any lien or obligation hereunder created and the trustee shall not be obligated to sequester funds or trust property to apply in whole or in part against such lien or obligation. The amount of such lien or obligation shall continue to be a charge or lien upon the Lot and the beneficiaries of such trust notwithstanding any transfers of the beneficial interest of any such trust or any transfers of title to such Lot.

12.06 WAIVER OF IMPLIED WARRANTY OF HABITABILITY AND OTHER WARRANTIES Illinois courts have held that every contract for the construction of a new home in Illinois carries with it a warranty that when completed, the home will be free of defects and will be fit for its intended use as a home. The courts have also held that this "Implied Warranty of Habitability" does not have to be in writing to be a part of the contract and that it covers not only structural and mechanical defects such as may be found in the foundation, roof, masonry, heating, electrical and plumbing, but it also covers any defect in workmanship which may not easily be seen by the buyer. However, the courts have also held that a seller-builder and buyer may agree in writing that the Implied Warranty of Habitability is not included as a part of their particular contract. Each buyer of a Home from Declarant agreed in the purchase contract that the Declarant has excluded and disclaimed the Implied Warranty of Habitability and all other implied warranties, whether created judicially, statutorily or by common law, including the implied warranty of fitness for a particular purpose. Such exclusion and disclaimer shall apply to and bind any subsequent Owner of a Home and, accordingly, no Owner of a Home shall be able to assert a claim against Declarant for a breach of the Implied Warranty of Habitability or any other implied warranty.

12.07 JURISDICTION This agreement and its validity, enforcement and interpretation shall be governed by the law of the state of Illinois (without regard to any conflict of laws, principles) and applicable United States federal law.

Dated: \_\_\_\_\_, 20\_\_

**DECLARANT:**

PULTE HOME CORPORATION, a Michigan  
corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

and

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_



EXHIBIT A  
TO  
DECLARATION OF COVENANTS FOR HINSBROOK CLUB

The Development Area

ALL LOTS AND OUTLOTS IN HINSBROOK CLUB SUBDIVISION, A SUBDIVISION  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS,  
ACCORDING TO THE PLAT THEREOF RECORDED \_\_\_\_\_ AS DOCUMENT  
NO. \_\_\_\_\_ ("Hinsbrook Club Subdivision").

PINs:           09-22-207-003  
                  09-22-207-001

ADDRESS:   Various addresses along \_\_\_\_\_ in Willowbrook, Illinois

EXHIBIT B  
TO  
DECLARATION OF COVENANTS FOR HINSBROOK CLUB

The Premises

- I. Lots: Each of the following described lots shall be a "Lot" hereunder:
  - A. Lots 1 to 29, both inclusive, in Hinsbrook Club Subdivision
  
- II. Community Area:
  - A. Outlot \_\_\_\_\_ in Hinsbrook Club Subdivision
  
- III. Association Maintained Public Area:
  - A. Grass areas adjoining Tennessee Avenue on the east and Clarendon Hills on the west

EXHIBIT C  
TO  
DECLARATION OF COVENANTS FOR HINSBROOK CLUB

Operating Agreement

[see attached]



Hinsbrook Club  
Building Elevations

January 22, 2016  
**REV: February 24, 2016**

Pulte Homes has selected four models for the Hinsbrook Club residential development. Currently, the models do not have a marketing name, but instead are represented by their square footages: 2383, 2391, 2447, and 2600. Representative building elevations are included in this application submittal for all four of the models. They include base front elevations along with two upgrade front elevations and a rear elevation for each model.

Also included are key-lot rear and side elevations of the homes backing up to Clarendon Hills Road, which have been enhanced above the typical rear and side elevations. The key-lots are lots 1, 2, 3, 4, and 29. The enhancements that Pulte is committed to for the key-lot side elevation are shutters, knee wall brick height, a clipped hip roof at the peak and a second story window. For the key-lot rear elevation, Pulte is committed to gables over the two outside windows and water-table height brick.

All of the elevations included in this submittal are meant to give illustrative examples of what Pulte will be building. The elevations will be further refined during the final approval process. Additional elevations will also be added to provide residents with other options.

The materials for the homes will be high quality materials. The homes will have fiber cement siding with stone, brick, timber, and shaker board accents.



# 2391.1-Rear

ILLUSTRATIVE ELEVATION

HINSBROOK CLUB  
WILLOWBROOK, IL.

January 26, 2016



**2391.3**

ILLUSTRATIVE ELEVATION



WILLOWBROOK, IL...



**2391.2**

**ILLUSTRATIVE ELEVATION**

**WILLOWBROOK, IL**



**2391.1T**

ILLUSTRATIVE ELEVATION



WILLOWBROOK, IL

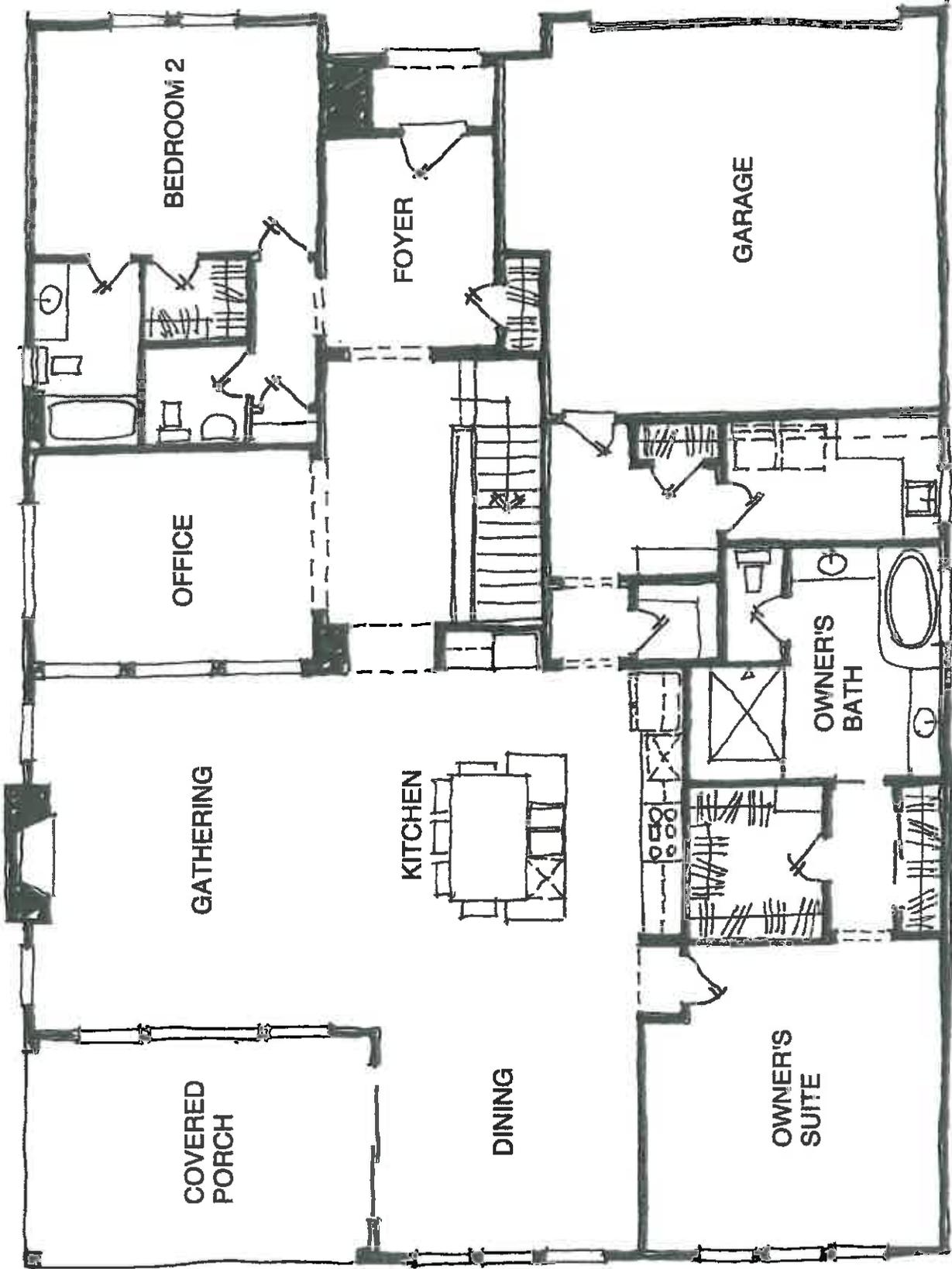


2391.1

WILLOWBROOK, IL

ILLUSTRATIVE ELEVATION





2391-





## 2383.3-Rear

ILLUSTRATIVE ELEVATION

HINSBROOK CLUB  
WILLOWBROOK, IL

January 26, 2016



**2383.3**

**WILLOWBROOK, IL**

**ILLUSTRATIVE ELEVATION**





**2383.2**

ILLUSTRATIVE ELEVATION

WILLOWBROOK, IL

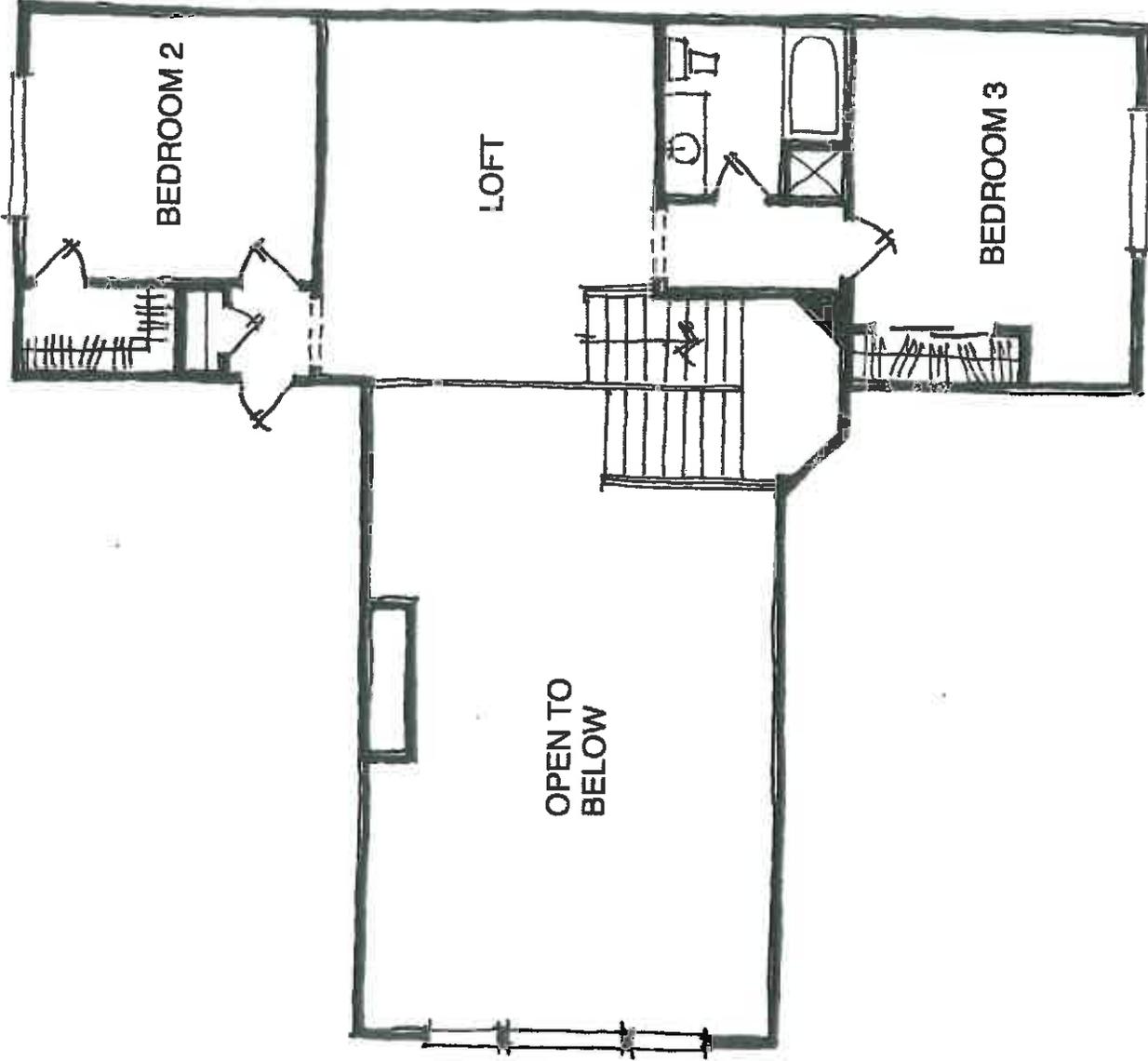


**2383.1**

**WILLOWBROOK, IL.**

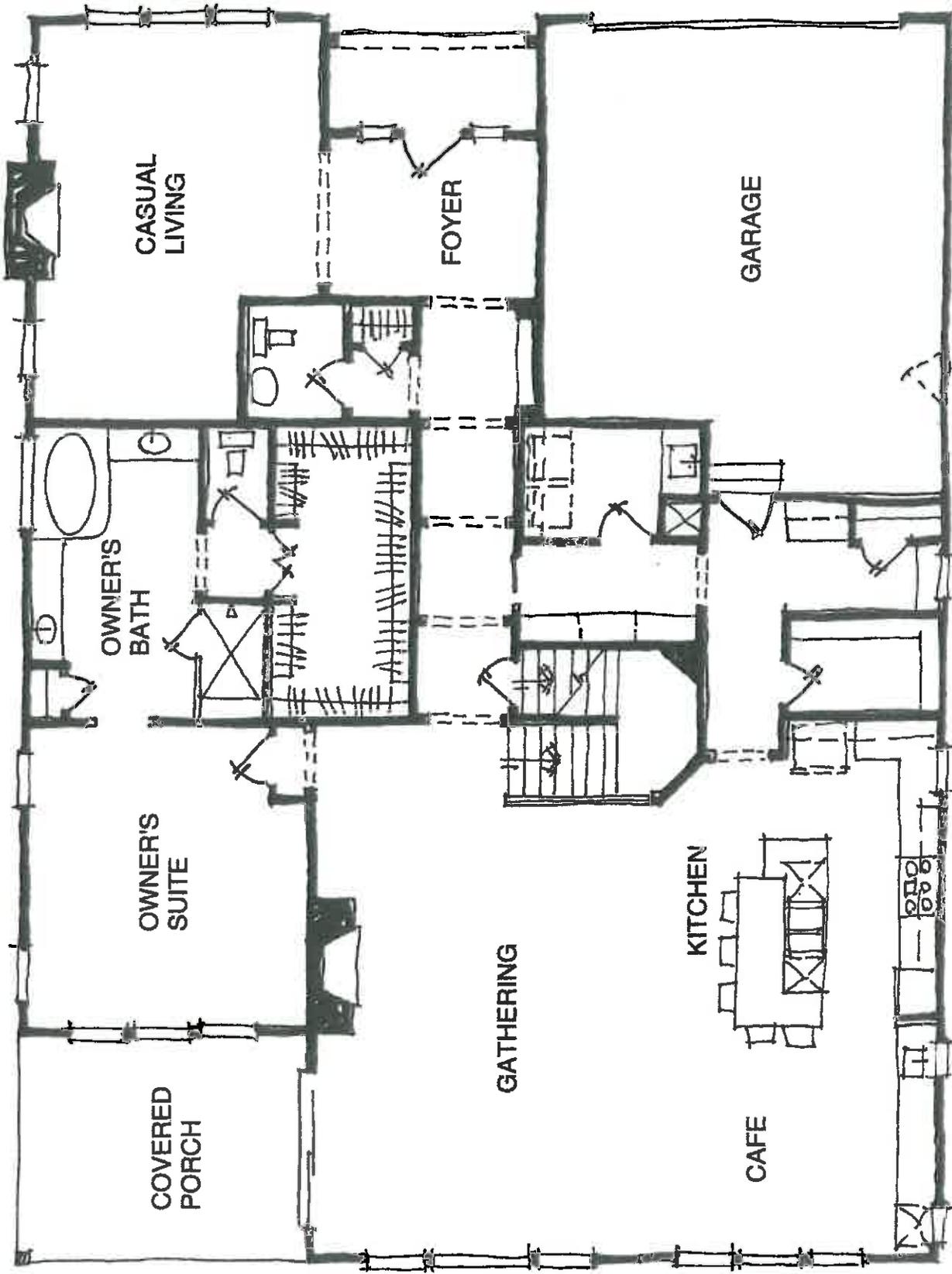
**ILLUSTRATIVE ELEVATION**



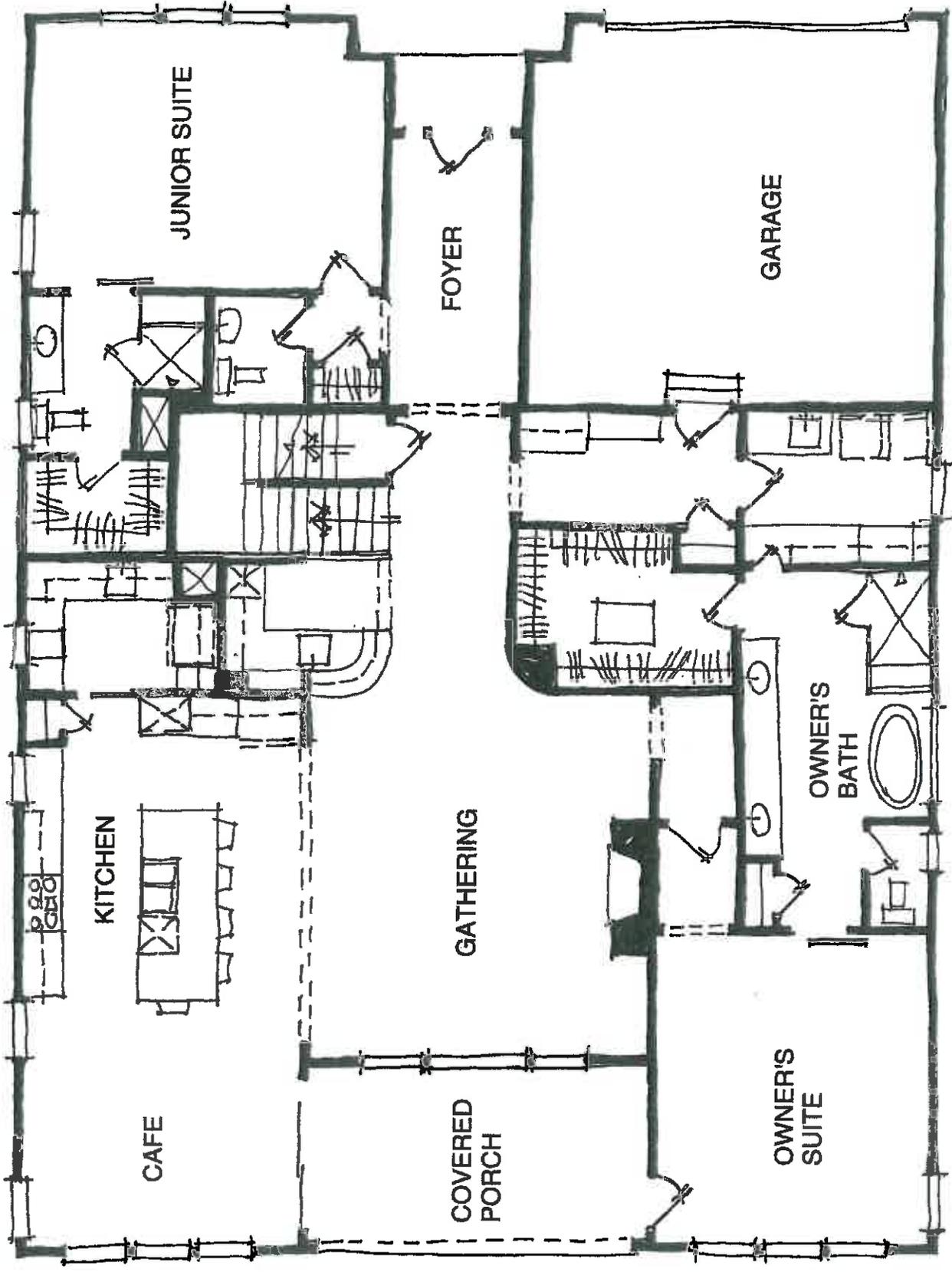


2383-



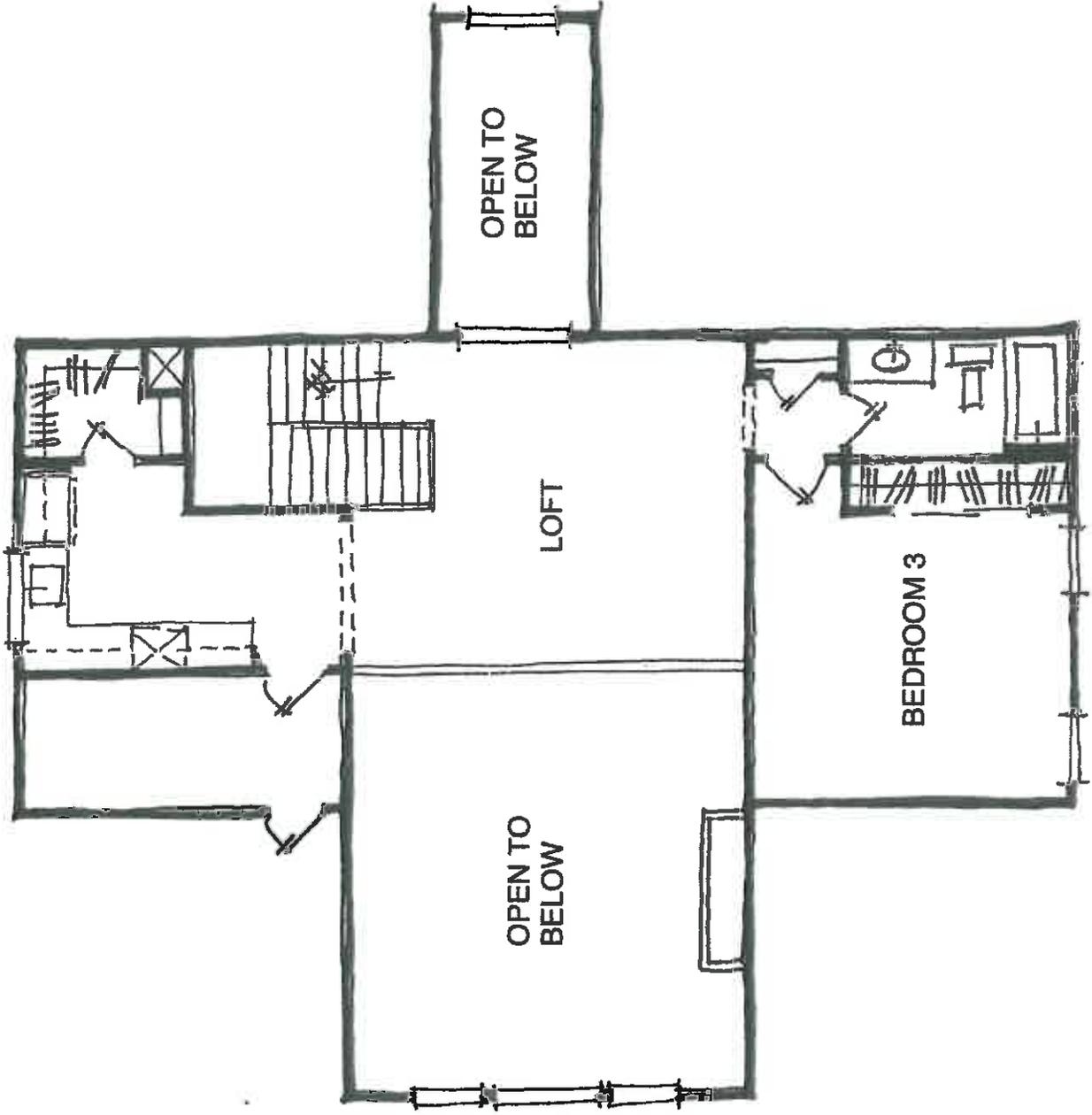


2383-



2447-





2447-





2447.1

WILLOWBROOK, IL

ILLUSTRATIVE ELEVATION





2447.2

ILLUSTRATIVE ELEVATION

WILLOWBROOK, IL





**2447.3**

**WILLOWBROOK, IL**

**ILLUSTRATIVE ELEVATION**



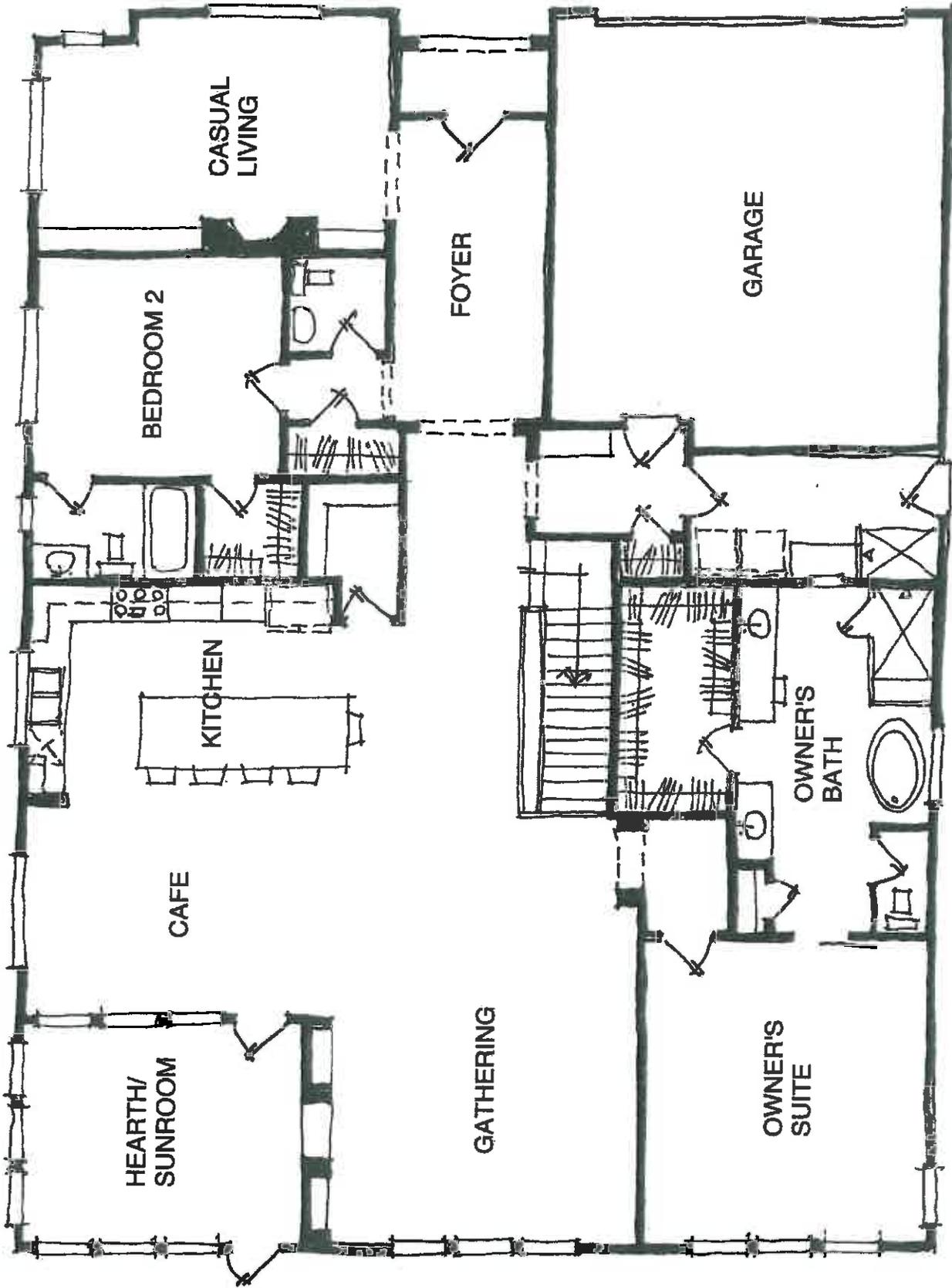


## 2447.2-Rear

ILLUSTRATIVE ELEVATION

HINSBROOK CLUB  
WILLOWBROOK, IL

January 26, 2016



2600-





**2600.1**

**WILLOWBROCK, IL**

**ILLUSTRATIVE ELEVATION**





**2600.2**

ILLUSTRATIVE ELEVATION

WILLOWBROOK, IL.





**2600.3**

ILLUSTRATIVE ELEVATION

WILLOWBROOK, IL



## 2447.1 -Key Lot-Rear

ILLUSTRATIVE ELEVATION



WILLOWBROOK, IL



# 2447<sub>1</sub> -Key Lot-Side

ILLUSTRATIVE ELEVATION

WILLOWBROOK, IL

FEBRUARY 24, 2016



# VILLAGE OF WILLOWBROOK

## STAFF REPORT TO THE PLAN COMMISSION

**Meeting Date:** April 6, 2016

**Prepared By:** Jo Ellen Charlton, AICP, Consulting Village Planner

**Case Title:** Zoning Hearing Case No. 16-05  
525 Executive Drive, Midwest Helicopter Special Use and Variation for Redevelopment

**Petitioner:** Midwest Helicopter Airways, Inc., Rick Smith; 525 Executive Drive, Willowbrook IL

**Property Owner:** Richard J. Smith Trust/Susan L. Smith Trustee; 9120 Sloane St; Orlando FL 32827

**Action Requested:** Public Hearing, Discussion and Recommendation for approval of a Special Use and Variations to redevelop an existing heliport located at 525 Executive Drive and known as Midwest Helicopter, with a new building that includes a high ceiling single story 9,256 square foot hangar and 7,045 square feet of hangar support and office areas in an adjoining two story space.

**Location:** 7825 Quincy

**Property Size:** 1.45 Acres (63,221 square feet)

**Existing Zoning/Use:** M-1 Zoning, annexed with existing improvements, including a building with a non-conforming setback of 31' from Executive Drive (40' required). Although a heliport is a listed special use in the M-1 district, special use approval was not granted when the property was annexed.

**Proposed Zoning/Use:** M-1 with a Special Use for heliport, and variations to maintain an existing non-conforming front yard setback and for landscaping that does not interfere with flight patterns.

**Surrounding Land Use:**

	<i>Use</i>	<i>Zoning</i>
<i>North</i>	Industrial	M-1
<i>South</i>	Industrial	M-1
<i>East</i>	Restaurant	B-2
<i>West</i>	Industrial	M-1

**Documents Attached:**

*Full-size plans are available upon request.*

1. Standards for Variations
2. Standards for Special Use
3. Project Plans
4. Required Changes to Project Plans

**Necessary Action By Plan Commission:** Make a recommendation to the President and Village Board regarding the special use and variations.

**Staff's recommendation and a sample motion can be found on page 7.**

**Current Site Description:**

The 1.45 acres site is located on the southwest corner of Executive and Madison. It is currently improved with a roughly 5,400 square foot building with hangar and office space. A hard surface area is located on the south side of the building for the heliport activities. The building has an existing non-conforming setback from Executive Drive of about 31' (40' required). There are two access drives to the property, both on Madison Street.



**Development Proposal:**

Midwest Helicopter is proposing to tear down and rebuild its 5,400 square foot facility and replace it with a new 16,311 square foot building, including a high ceiling single story 9,256 square foot hangar on the east side of the new building, and 7,045 square feet of hangar support and office areas in a two-story space on the west side of the building. Access to the site will be consolidated into one driveway on Madison that will be located slightly south of the existing south driveway. The new drive will roughly align with Porterhouse's Madison Street curb cut on the other side of the street. A new parking lot including 14 parking spaces will be constructed immediately east of the hangar. The remaining heliport area will be repaved, with setbacks that will be landscaped to code except where flight patterns dictate something otherwise.

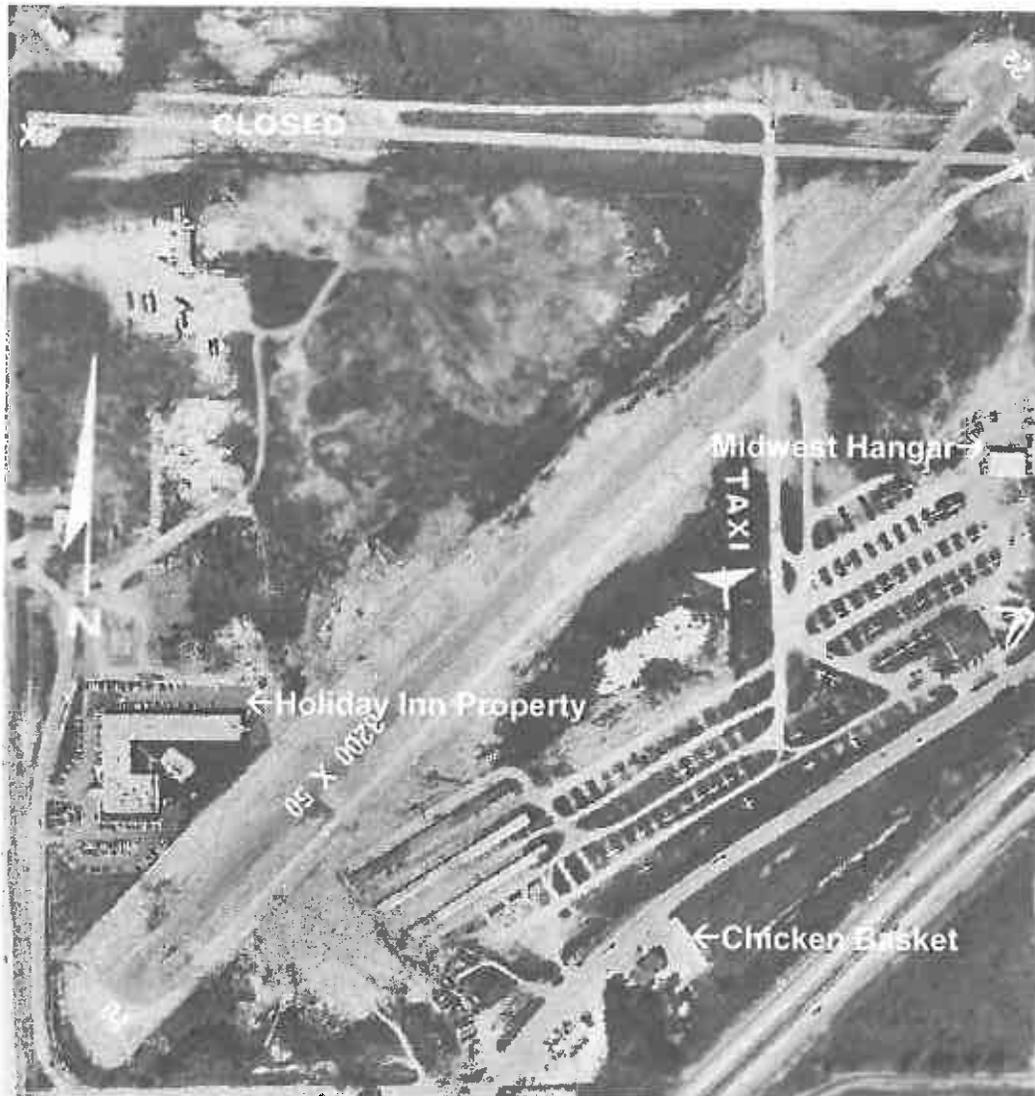
**Comprehensive Plan:**

The Village's Comprehensive Plan calls for industrial and office research uses. The plan speaks to the consolidation of access points when possible and the screening of off-street parking lots with berms and/or landscaping. The Plan also indicates that signage, lighting and landscaping should be well designed and coordinated to help create a positive identity and visual image

**Analysis:**

***Appropriateness of Use:***

Midwest Helicopter represents the last bit of aviation history that exists in this area. Hinsdale Airport, operated in this area beginning in the late 1930s. Midwest's existing hangar building was constructed in the 1960s as a repair hangar for the airport's owner at the time. Midwest began their operations at this hangar in 1968, and the hangar is the only remaining evidence of the airfield. The remainder of the property was annexed and redeveloped beginning in the 1970s and known as Willowbrook Executive Plaza. The picture below is believed to be from the early 1970s. Note the Holiday Inn property on the left (built in the late 1960s), and the Midwest Helicopter Hangar on the right. The Chicken Basket property (built in the mid 1940s) can also be seen in the picture.



The annexation of this property occurred in the 1970s to accommodate the Willowbrook Executive Plaza, and development since that time has been accomplished all while accommodating Midwest Helicopter's continued presence at this location. Midwest Helicopter would like to make a sizable investment to stay in this location which grew up around it. In order to comply with state and federal aviation requirements, Midwest intends to keep it's building in roughly the same northeast corner location on the lot, so that it can maintain existing flight patterns.

A heliport is a special use in the M-1 District pursuant to section 9-8-2 of the Zoning Ordinance. No evidence was found that a special use had been granted for the existing facility when it was annexed, so it is assumed that it was annexed prior to the Zoning Ordinance listing heliports as a special use. While the property has always been a heliport in Willowbrook's history, this will be the first time a special use has been granted for the property. Given that all existing uses came after Midwest and have co-existed with little to no complaints received by the Village, the use is determined to be appropriate. A discussion of the standards for special use and the responses to the standards is provided in Attachment 1.

**Bulk Regulations:**

The table below shows applicable bulk requirements and how the proposed development meets those requirements. Areas highlighted in yellow indicate those areas where a variation is required. The areas noted in blue include dimensions on the submitted plans that would require a variation, but that can be corrected to comply with the Village Code. Note that except for the minimum lot area (which is an existing condition), the front yard setback variation is only being requested to maintain required flight path clearances on the south and west sides of the property, and will mostly allow for a development that is consistent with the location of the existing building as well as all buildings located on the south side of Executive Drive to the west. See image on the next page. Proposed findings for variation standards are provided in Attachment 2.

Section	Regulation	Requirement	Provided
9-8-3(A)4	Minimum Lot Area	150'x300	263'x267' Existing Condition
9-8-3(D)1	Front Setback	40'	30.37'
9-8-3(D)2	Interior side	20'	64.38'
9-8-3(D)3	Exterior Side	40'	60.55'
9-8-3(D)4	Rear Yard	20'	136.12'
9-10-5(G)	Pavement North	15'	19.45'
	Pavement East	15'	13.97'
	Pavement West	10'	10.4'
	Pavement South	10'	9.97'
9-8-3(E)	Lot Coverage	50%	18%
9-8-3(F)	Height	40'	32'-5"
9-8-3(G)	FAR	.6	.23
9-8-4(A)	Outdoor Storage		
9-8-4(C)	Dispensing of Gas	From Underground	
9-8-5(I)	Building Façade Materials	Arc concrete OK when provided with adequate contrasting accents.	Staff finds acceptable
9-10-4(H)	Loading Spaces	1	1
9-10-5(K)	Required Parking Spaces	Maximum 12 Required (See Parking Section)	14
9-10-5(L)2(a)2)B	Width of Driveway	24-38'	26.33
9-10-5(L)2(b)2)B	Radius of Driveway	Not less than 25'	28.5'
9-10-5(L)2(c)	Driveway Angle at Intersection	Not less 60 degrees	About 90 degrees
9-10-5(L)2(d)	Driveway location on lots	Not less than 70'	About 90'
9-10-5(N)	Accessible Parking Spaces	1 for 14	1 for 14
9-10 and 9-14 Sections	Landscaping		Relief Per Plan



Note in the image above that all buildings on the south side of Executive Drive between Quincy and Madison have non-conforming front yard setbacks that are in most cases closer than Midwest Helicopter's existing non-conforming 31.32' setback and their proposed setback of 30.37 feet.

**Traffic Flow & Access:**

The site is currently accessed via two curb cuts from Madison. To conform to the requirements of the Comprehensive Plan, the driveways will be consolidated and one new curb cut is proposed to be nearly aligned with the Madison Street curb cut for Porterhouse, located across the street in Burr Ridge. Vehicular flow to and from the site is fairly limited and is expected to remain so. Madison Street is under the jurisdiction of DuPage County, who must approve the new curb cut.

**Parking:**

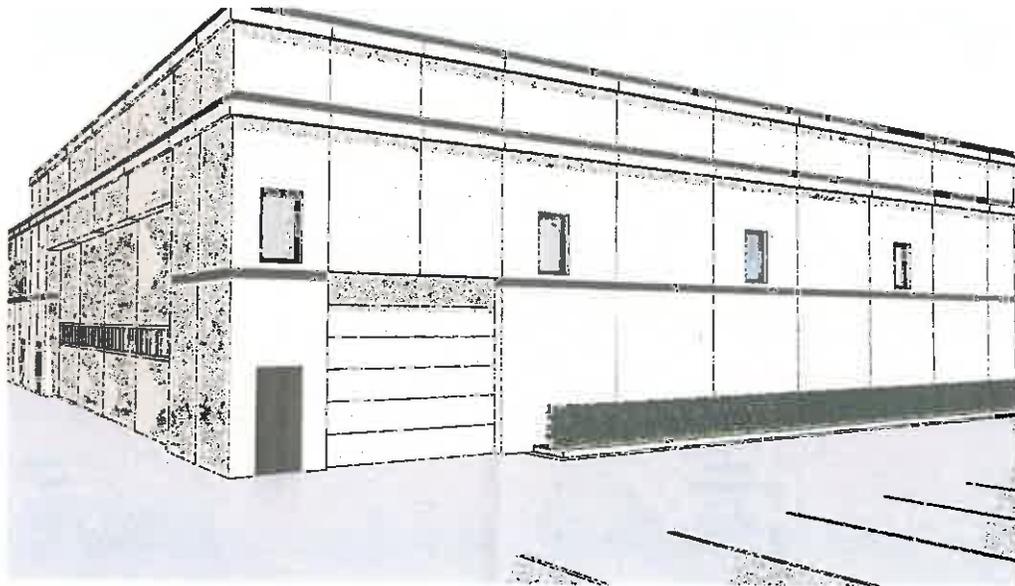
There is no parking requirement specifically for a "heliport". Parking requirements were therefore evaluated for two closely related uses including "warehouse, storage, wholesale, and mail order establishments", and "public, utility, governmental service and transportation uses." Parking required based on the requirements of the first use is 12 spaces, and parking required for the latter use is 6 spaces. Given that 14 spaces are provided, the requirements are met if either of the uses are considered. This information can be found on Page 3 of 8 of the engineering plans.

**Elevations:**

The proposed building will include a high ceiling hangar for the eastern two thirds of the building, with a two-story office and hangar support uses occupying the western one third of the building. The building will include precast concrete panels, which are regulated by the Zoning Ordinance as follows:

“Architectural concrete (precast concrete panels) provided adequate contrasting architectural accents and/or features are used. Such accents and/or features may include painted reveals, masonry bands, built-out cornices or quoins, decorative masonry copings, protruding soffits, and exterior trim of a similar nature.”

The colored elevation (shown below) includes the use of a tan/neutral tone building with darker brown accents. The image depicts the southeast corner of the building as viewed when entering the new Madison street entrance. Note here and on the elevation drawing attached to this report that the design incorporates horizontal bands, cornice accents and windows on both levels in various parts of the building to break up large expanses of blank walls as intended by the Zoning Ordinance requirements.



**Fence:**

A 3.5' Chain link coated with black PVC coating is proposed on the east side of the property (not within a required setback) and will be gated to prevent unauthorized/unintended access to the heliport landing pad area. The fence detail is included on the second page of the attached Landscape Plan. Customers, employees and visitors, on the other hand will have unobstructed access to the parking area. This fence complies with the provisions of the Zoning Ordinance. The plans indicate final approval subject to review by the Owner. A condition is included that the fence must be as indicated on the approved plans.

**Dumpster:**

A screened dumpster is located to the rear of the principal structure, screened and setback more than 40' from the Madison Corner side yard line. This dumpster complies with the provisions of the Zoning Ordinance.

**Lighting:**

Site lighting consists mostly of wall mounted fixtures on the north, east and south faces of the building. The parking lot is adequately lit per the Village Engineer's review. The heliport landing area is adequately lit near the entrance to the hangar, but largely unlit for most of the landing area. The code only allows parking and loading areas to be lit, so lighting on this large paved area is allowed to be darker than other paved areas.

Landscaping:

As shown on Sheet L1 of 2, the Landscape Requirements per the Zoning Ordinance are not met. This is because the entire west property line and portions of the north and south property lines must be kept clear of vegetation to accommodate the intended flight patterns. In lieu of this landscaping, the owner has agreed to provide irrigation for the landscaping along the north and east property lines, which are appropriately landscaped. Minor modifications to the landscape plan are enumerated in Attachment 4, "Required Changes to Project Plans."

Fuel Trucks:

The heliport expects to utilize two fuel trucks on site as an accessory to its heliport use. While these trucks do provide on-site fuel for the helicopters, they also travel with the helicopters to job sites, which often times are in areas that would not have access to fuel. According to Rick Smith, owner of Midwest Helicopter, certain FEMA disaster recovery jobs or jobs involving fires require the helicopter to have access to enough fuel to support 8 hours of flying time. These requirements can only be accommodated by fuel trucks accompanying the helicopter to the site. It is anticipated that there will be two trucks on the site after the construction is completed. One truck is a 1,000 gallon used for smaller local lifting jobs. The larger truck is a 4,500 gallon truck that goes on the longer fire and other rescue trips. The larger truck is 30' long, 7.5 feet wide and 10 feet tall.

By definition, a heliport is "a designated area on the ground or on a building meeting the specifications of the Federal Aviation Administration for the exclusive use of landing and take-off of helicopters, including service and/or refueling buildings or facilities." Fuel trucks on the site of a heliport are therefore assumed as a part of, or accessory to the principal use. Staff is making this distinction because the outside "storage" of trucks is expressly prohibited in the M-1 District. Staff does not consider the presence of fuel trucks on the site as "storage" but rather as a "facility" or an accessory or integral part of a heliport use by definition. Nevertheless, staff is suggesting that parked fuel trucks be screened from streetside views. This can easily be accomplished by parking the trucks on the southeast corner of the building just west of the proposed fence and extending some additional permanent screen behind the fence or in lieu of the fence. This area provides enough room to accommodate both trucks between the fence and the hangar door. The pavement can be replaced with concrete to provide better support, and preferably, the fence in this area would be replaced by an extension of the same type of panels used in the main building. This or a similar condition should be added to the Plan Commission's recommendation.

**Staff Recommendation:**

Midwest Helicopter has operated in this location long before most of the buildings were constructed. They wish to continue their investment in the community and build a new facility that will improve the appearance of the corner, consolidate curb cuts, and continue to peacefully co-exist with its neighbors, all while meeting state and federal requirements for heliports. There are minor modifications to the plans that are required to accommodate ordinance requirements or conditions that are appropriate for the Village to impose as part of the special use. These "Required Changes to the Project Plans" are enumerated in Attachment 4 of this report. These requirements and conditions are incorporated into the proposed motion below, which recommends approval of the project.

Staff recommends that the Plan Commission approve the following sample motion:

**Based on the submitted petition and testimony presented, I move that the Plan Commission forward its findings of fact to the Mayor and Village Board for special uses and variations as shown in Attachments 1 and 2 of the staff report prepared for the April 6, 2016 Plan Commission for PC 16-05, and recommend approval of a special use for a heliport, a variation from 9-8-3(A)4 to reduce minimum required lot depth from 300' to 267', a variation from 9-8-3(D)1 to reduce the minimum front yard setback from 40' to 30.37 feet, and landscape variations from Sections 9-10 and 9-14 in accordance with the proposed plans, subject to the following conditions:**

- 1. Construction and long term maintenance of the heliport shall at all times be in substantial compliance with the Project Plans identified in Attachment 3 of the April 6, 2016 staff report for PC 16-05, except for the changes and conditions as provided for in Attachment 4 "Required Changes to Project Plans."**
- 2. The special use shall become null and void unless a certificate of occupancy has been issued within eighteen (18) months of the date of Village Board approval, or if the heliport ceases to operate for any 90 day period.**

Attachment 1  
Special Use Standards and Findings for PC 16-05 Midwest Helicopter

- (A) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

**Finding:** Midwest helicopter has been established in this location since the late 1960's, long before the surrounding buildings were constructed and occupied. Although the new facility is slightly larger, only those variations that are necessary to maintain existing flight patterns are being requested. Furthermore, these variations reflect the placement of the new building in roughly the same location it has been situated on the lot all these years...at a roughly 30' front yard setback from Executive Drive, when 40' is required.

- (B) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

**Finding:** For the reasons listed in "A" above, the special use will not be injurious to the use and enjoyment of nearby properties, nor will the special use impact property values.

- (C) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

**Finding:** Most properties in the immediate vicinity are already developed.

- (D) That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.**

**Finding:** The redevelopment of the site includes modifications to reduce the number of curb cuts in the Madison Street right-of-way from one to two. Furthermore, the Village Engineer has confirmed that the project's engineering meets the requirements of the Village and the DuPage County Stormwater Management Ordinance.

- (E) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

**Finding:** The new curb cut will be nearly aligned with the curb cut for Porterhouse restaurant across the street. Business, employee and visitor trips to this location are very limited and will not have much of an impact on Madison Street.

- (F) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.**

**Finding:** Except for the variations granted, the special use will conform to all other applicable regulations of the M1 zoning district.

- (G) Conditions in the area have substantially changed, and at least one year has elapsed since any denial by the Village Board of any prior application for a special use permit that would have authorized substantially the same use of all or part of the site. (Ord. 97-O-05, 1-27-1997)**

**Finding:** No special uses have been requested on this property in the past year.

Attachment 2  
Variation Standards and Findings for PC 16-05 Midwest Helicopter

**9-14-4.5: Standards For Variations:**

The plan commission shall not recommend and the board of trustees shall not grant variations from the regulations of this title unless affirmative findings of fact shall be made as to all of the standards hereinafter set forth, which findings of fact shall be based upon evidence adduced upon the hearing held thereon, that:

**(A) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the district in which it is located.**

**Finding:** The property could not continue to operate at the location is has been located at for over 45 years without the requested variation given flight path requirements.

**(B) The proposed variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship which will result if the strict letter of the regulations were carried out and which is not generally applicable to property within the same district.**

**Finding:** Heliports have unusual requirements that extend beyond the lot lines. Flight areas must remain clear, which has necessitated the location of the building on the lot in generally the same location it has existed for over 45 years.

**(C) The alleged hardship has not been created by any person presently having a proprietary interest in the premises.**

**Finding:** The hardship has not been created by any person having a proprietary interest in the premises.

**(D) The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.**

**Finding:** Midwest Helicopter has operated at this site for over 45 years with little to no nuisance complaints received by the Village which would indicate that few people view the use as a detriment to the area.

**(E) The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, or endanger the public safety.**

**Finding:** Light and air are unaffected by the proposed development. The use generates fewer automobile trips than most uses in this zoning classifications, and the building will be constructed in compliance with current building codes, thereby improving its fire safety over the current structure.

**(F) The proposed variation will not alter the essential character of the locality.**

**Finding:** The proposed variation allows new construction in basically the same location the existing building has existed for over 45 years, therefore it will not alter the character of the area.

**(G) The proposed variation is in harmony with the spirit and intent of this title.**

**Finding:** The proposed variation is in harmony with the spirit and intent of the title. In fact the front yard setback variation is consistent with the existing front yard setbacks of all existing building west of the subject property on the south side of Executive Drive.

Project Plans

1. Final Engineering Improvement Plans, Midwest Helicopter Airways, Inc. 525 Executive Drive, Willowbrook, IL, prepared by Engineering Resource Associates, Inc., consisting of eight (8) sheets, latest revision dated February 25, 2016.
2. Sheet 01502, Site Lighting/Lighting Levels, prepared by David Dressler Design-Build, dated March 3, 2016.
3. Floor and Elevation Plans, prepared by David Dressler Design-Building, consisting of four (4) sheets, dated March 2, 2016.
4. Landscape Plan, prepared by Wingren Landscape, consisting of two (2) sheets, latest revision dated March 2, 2016.
5. Colored elevation rendering, consisting of 1 sheet (attached), not dated.

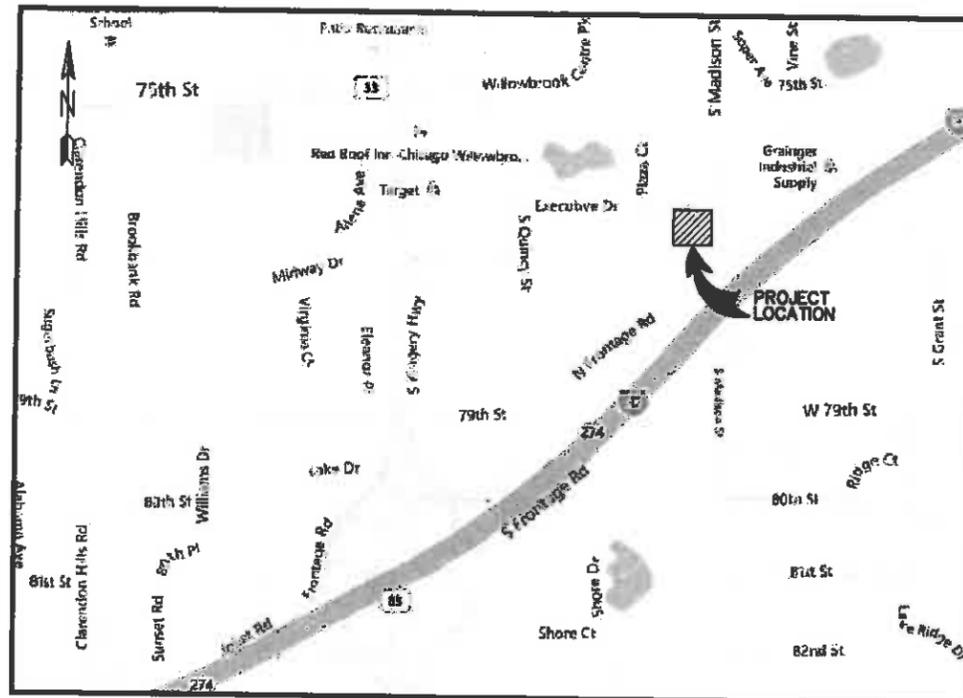
# FINAL ENGINEERING IMPROVEMENT PLANS MIDWEST HELICOPTER AIRWAYS, INC. 525 EXECUTIVE DRIVE WILLOWBROOK, ILLINOIS

LOT 30 WILLOWBROOK EXECUTIVE PLAZA, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 1976 AS DOCUMENT R76-33298, IN DUPAGE COUNTY, ILLINOIS

**PREPARED FOR:**  
MIDWEST HELICOPTER AIRWAYS, INC.  
525 EXECUTIVE DRIVE  
WILLOWBROOK, ILLINOIS

### INDEX TO DRAWINGS

1. COVER SHEET
2. EXISTING CONDITIONS AND DEMOLITION PLAN
3. GEOMETRY AND UTILITY PLAN
4. GRADING AND EROSION CONTROL PLAN
5. SITE CROSS SECTIONS
6. GENERAL NOTES
7. DETAILS
8. DETAILS



LOCATION MAP

### VILLAGE OF WILLOWBROOK REQUIRED GENERAL NOTES

1. ALL ON-SITE, OFF-SITE AND PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE VILLAGE OF WILLOWBROOK ZONING ORDINANCE, SUBDIVISION REGULATIONS AND "STANDARD SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS", LATEST EDITION.
2. ALL REFORMATION WORK IN THE PUBLIC RIGHT-OF-WAY IS SUBJECT TO THE SPECIFIC APPROVAL OF THE DIRECTOR OF COMMUNITY DEVELOPMENT.
3. PERMITS SHALL BE OBTAINED FROM ALL OUTSIDE GOVERNMENTAL AGENCIES HAVING JURISDICTION PRIOR TO INITIATION OF CONSTRUCTION ACTIVITY.
4. ALL STRUCTURE ADJUSTMENTS SHALL BE ACCOMPLISHED USING ONLY CONCRETE BRICKS OR CONCRETE BRICK, WITH APPROPRIATE MORTAR OR MORTAR WHEN REQUIRED.
5. EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE EITHER INTEGRATED INTO THE SITE DRAINAGE SYSTEM OR REMOVED IN A MANNER DEEMED APPROPRIATE BY THE DIRECTOR OF COMMUNITY DEVELOPMENT. ANY AND ALL FIELD TILES ENCOUNTERED SHALL BE IMMEDIATELY REPORTED TO THE DIRECTOR OF COMMUNITY DEVELOPMENT OR HIS DESIGNER.
6. STREET TREES SHALL BE PROVIDED BY THE SUBDIVIDER IN ACCORDANCE WITH THE CURRENT WILLOWBROOK SUBDIVISION REGULATIONS AND THE "STANDARD SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS", LATEST EDITION.
7. STREET SIGNS SHALL BE PROVIDED BY THE SUBDIVIDER IN ACCORDANCE WITH THE CURRENT WILLOWBROOK SUBDIVISION REGULATIONS AND THE "STANDARD SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS", LATEST EDITION.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL ADJUSTMENTS BEFORE AND AFTER FINAL INSPECTION, PRIOR TO FINAL ACCEPTANCE BY THE VILLAGE OF WILLOWBROOK.
9. THE VILLAGE OF WILLOWBROOK MUST HAVE 48 HOURS NOTICE PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITIES.
10. MATERIAL SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF WILLOWBROOK "STANDARD SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS", LATEST EDITION.
11. THE VILLAGE OF WILLOWBROOK AND THE APPROPRIATE FIRE PROTECTION DISTRICT SHALL BE NOTIFIED 48 HOURS PRIOR TO PROPOSED ROAD CLOSURES OR WATERMAIN SHUT DOWN.
12. THE CONTRACTOR SHALL CONTACT JULIE (1-800-892-0123) PRIOR TO ANY CONSTRUCTION WORK (INCLUDE SECTION, TOWNSHIP, AND RANGE NUMBERS OF PROPERTY).
13. PAVEMENT CROSSING CUTS REQUIRE THE SPECIFIC APPROVAL OF THE DIRECTOR OF COMMUNITY DEVELOPMENT.
14. WATER DISTRIBUTION PLANS AND SPECIFICATIONS SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" AND VILLAGE OF WILLOWBROOK CODE. IF A CONFLICT ARISES, THE MORE RESTRICTIVE CODE SHALL GOVERN.
15. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE DESIGNED AND IMPLEMENTED CONSISTENT WITH THE CURRENT VILLAGE BUILDING CODE.
16. SPACES FOR THE PHYSICALLY HANDICAPPED: PARKING LOTS REQUIRED FOR MULTIPLE-FAMILY, COMMERCIAL AND INDUSTRIAL USES SHALL HAVE THE REQUIRED NUMBER OF SURFACE LEVEL PARKING SPACES AS SET FORTH IN THE ZONING ORDINANCE IDENTIFIED BY PERMANENT ABOVE GRADE SIGNS AS RESERVED FOR PHYSICALLY HANDICAPPED PERSONS AND STIPULATING A 3200.00 INCH FOR IMPROPER USAGE. EACH SUCH RESERVED PARKING SPACE SHALL NOT BE LESS THAN SIXTEEN FEET (16') WIDE INCLUDING AN EIGHT FOOT (8') WIDE ACCESS AISLE. ADJACENT PARKING SPACES SHALL NOT SHARE A COMMON ACCESS AISLE. ALL ACCESS AISLES SHALL BLEND TO A COMMON LEVEL VIA AN ACCESSIBLE ROUTE AND SHALL BE DIAGONALLY STRIPED.
17. A MYLAR AND FOUR (4) PAPER COPIES OF "RECORD DRAWINGS" FOR THE ENGINEERING PLANS SHALL BE SUBMITTED TO THE VILLAGE PRIOR TO ANY REQUEST FOR A LETTER OF CREDIT REDUCTION, OCCUPANCY PERMIT OR FINAL INSPECTION. "RECORD DRAWINGS" SHALL INDICATE THE EXACT LOCATION OF IMPROVEMENTS; INCLUDE VERIFICATION OF ALL BUILDING FOOT, TOPS OF FOUNDATIONS, INVERTS, RIMS, AND SPOT GRADE ELEVATIONS; AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE VILLAGE (SEE RECORD DRAWINGS CHECKLIST).

**BENCHMARKS:**  
SOURCE BENCHMARK: BRONZE DISK IN THE CONCRETE PIER FOR THE I-55 OVERPASS ON THE WEST SIDE OF MADISON STREET.  
ELEV: 714.83 (NGVD 29)  
SITE BENCHMARK: UPPER NORTHEAST FLANGE BOLT ON FIRE HYDRANT AT THE SOUTHEAST CORNER OF SUBJECT PROPERTY.  
ELEV: 708.10 (NGVD 29)  
NOTE: TO CONVERT FROM NGVD 29 TO NAVD 88 SUBTRACT 0.279'

It's smart    It's free    It's the law

Call Before You Dig

**Call before you dig**  
**800.892.0123**

**JULIE**  
ILLINOIS ONE-CALL SYSTEM



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CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS

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35701 WEST AVENUE, SUITE 150  
WARRENVILLE, ILLINOIS 60555  
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FAX (630) 393-2152

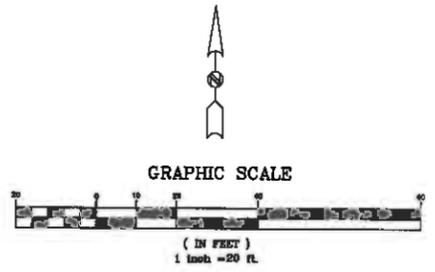
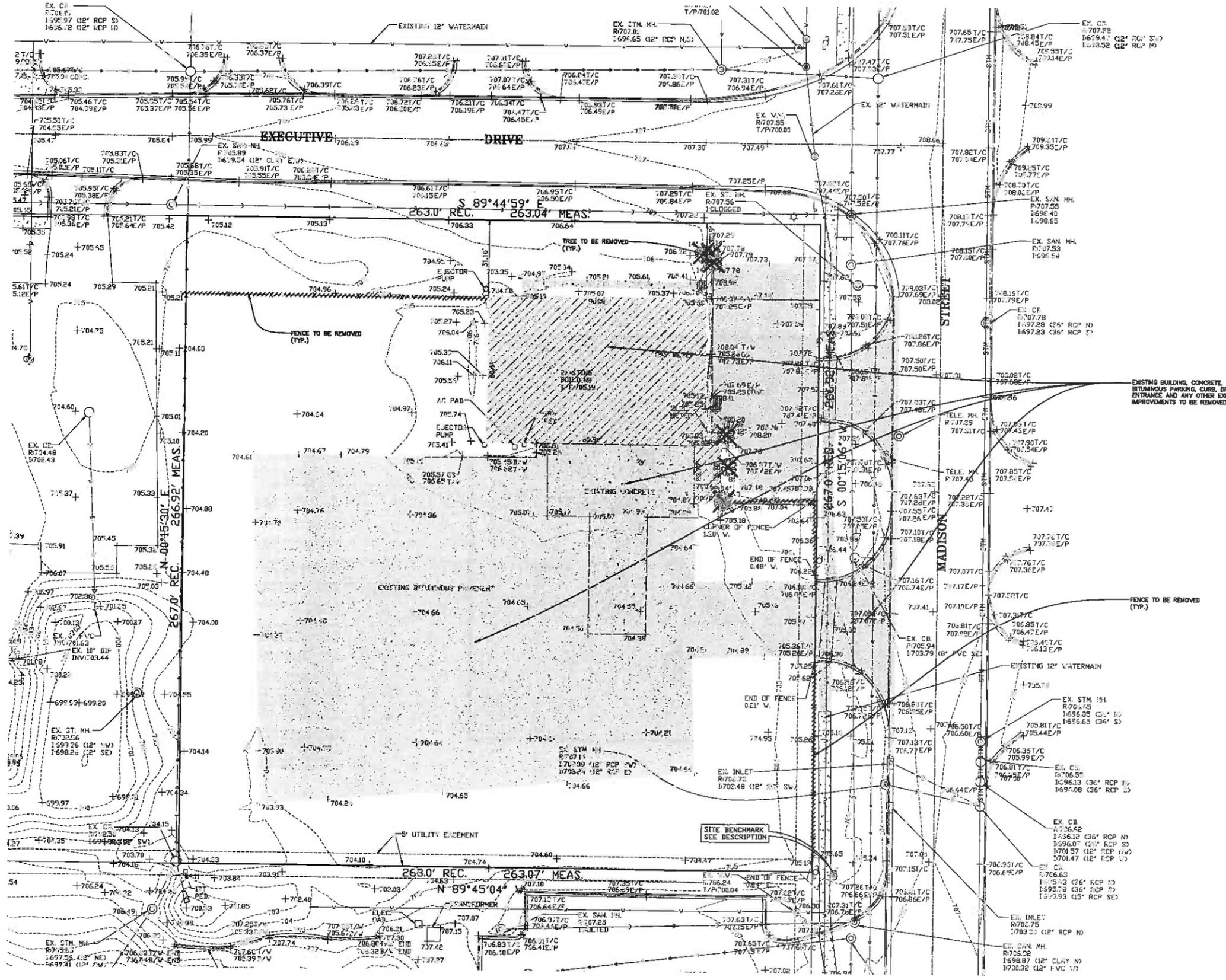
10 S. RIVERSIDE PLAZA,  
SUITE 875  
CHICAGO, ILLINOIS 60606  
PHONE (312) 474-7841

Jon P. Green, P.E.  
IL P.E. NO. 062-052108  
Expires November 30, 2017

ERA JOB NO: 270815

SUBMITTAL: MARCH 4, 2018

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186



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DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
2/25/16	A.J.	PER VILLAGE OF WILLOWBROOK COMMENTS			

**DRAWN BY:** A.J.  
**CHECKED BY:** A.K.  
**APPROVED BY:** J.G.



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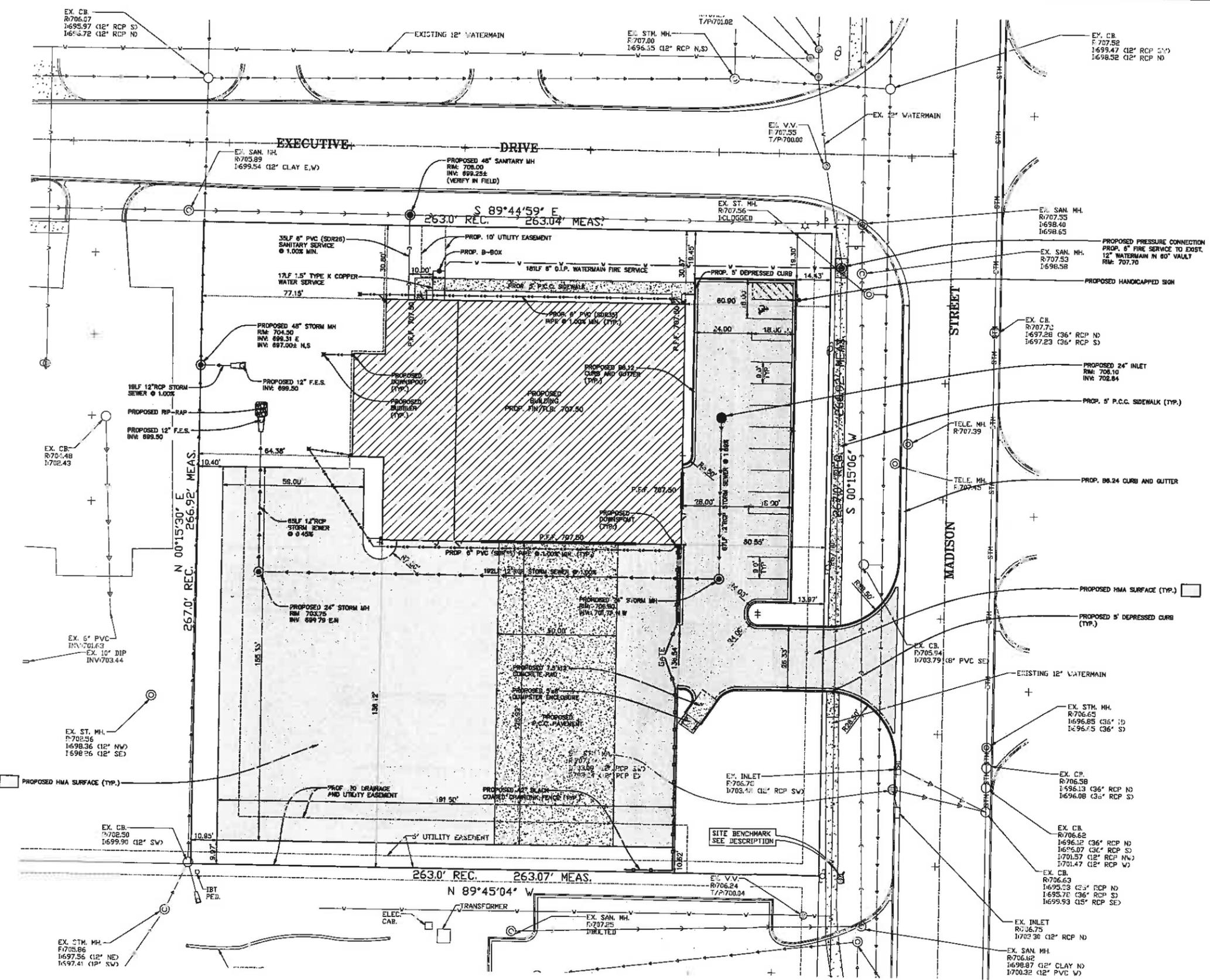
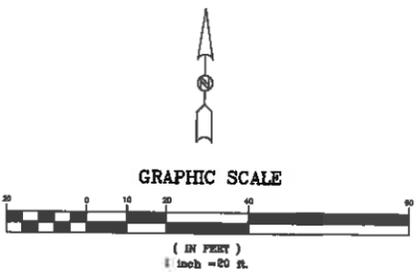
3416 GALEN DRIVE  
 CHICAGO, ILLINOIS 60631  
 PHONE (312) 351-6343  
 FAX (312) 355-1112

10 S. RIVERSIDE PLAZA  
 SOUTH BEND, INDIANA 46708  
 PHONE (317) 474-7441

**MIDWEST HELICOPTER AIRWAYS, INC.**  
 525 EXECUTIVE DRIVE  
 WILLOWBROOK, ILLINOIS 60527

**EXISTING CONDITIONS AND DEMOLITION PLAN**  
 525 EXECUTIVE DRIVE  
 WILLOWBROOK, ILLINOIS 60527

**SCALE:** 1"=20'  
**DATE:** FEBRUARY, 2016  
**JOB NO.:** 270615  
**SHEET:** 2 of 8



**PARKING REQUIREMENTS**

Minimum 22 employees at any given time.

Category	Area (sq. ft.)	Requirement
Hangar	8,256	1 space
Hangar Support	3,881	1 space
Office	3,944	1 space
<b>TOTAL:</b>	<b>16,081</b>	<b>3 spaces</b>

Meets parking requirement as either a warehouse or a transportation use as follows:

Classification	Requirement	Based on Sq. Ft.	Based on Employment	Requirement
Warehouse, Storage, Wholesale and Mail Order Establishments	4 parking spaces plus 1 parking space for each 3,000 square feet of floor area over 4,000 square feet or 1 parking space for each 1.5 employees as related to the working period when the maximum number of persons are employed on the premises, whichever is greater	12	6	12
Public, utility, governmental service and transportation uses	1 parking space for each 2 employees. At facilities where employees are only periodically present, a total of 4 spaces		6	6

Sources Provided:

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 ELEV: 708.10 (NGVD 29)

NOTE: TO CONVERT FROM NGVD 29 TO NAVD 88 SUBTRACT 0.279'

**REVISIONS:**

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DRAWN BY: A.J.  
 CHECKED BY: A.K.  
 APPROVED BY: J.G.



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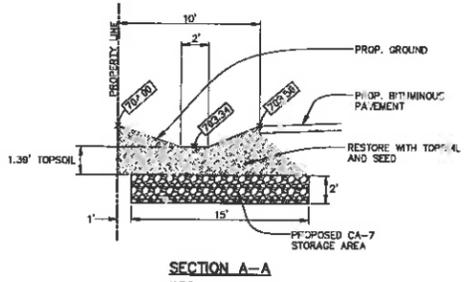
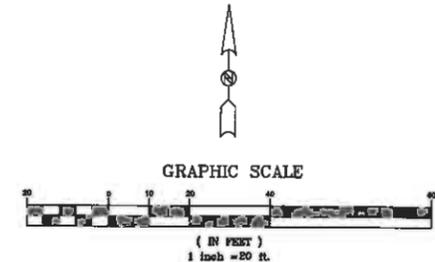
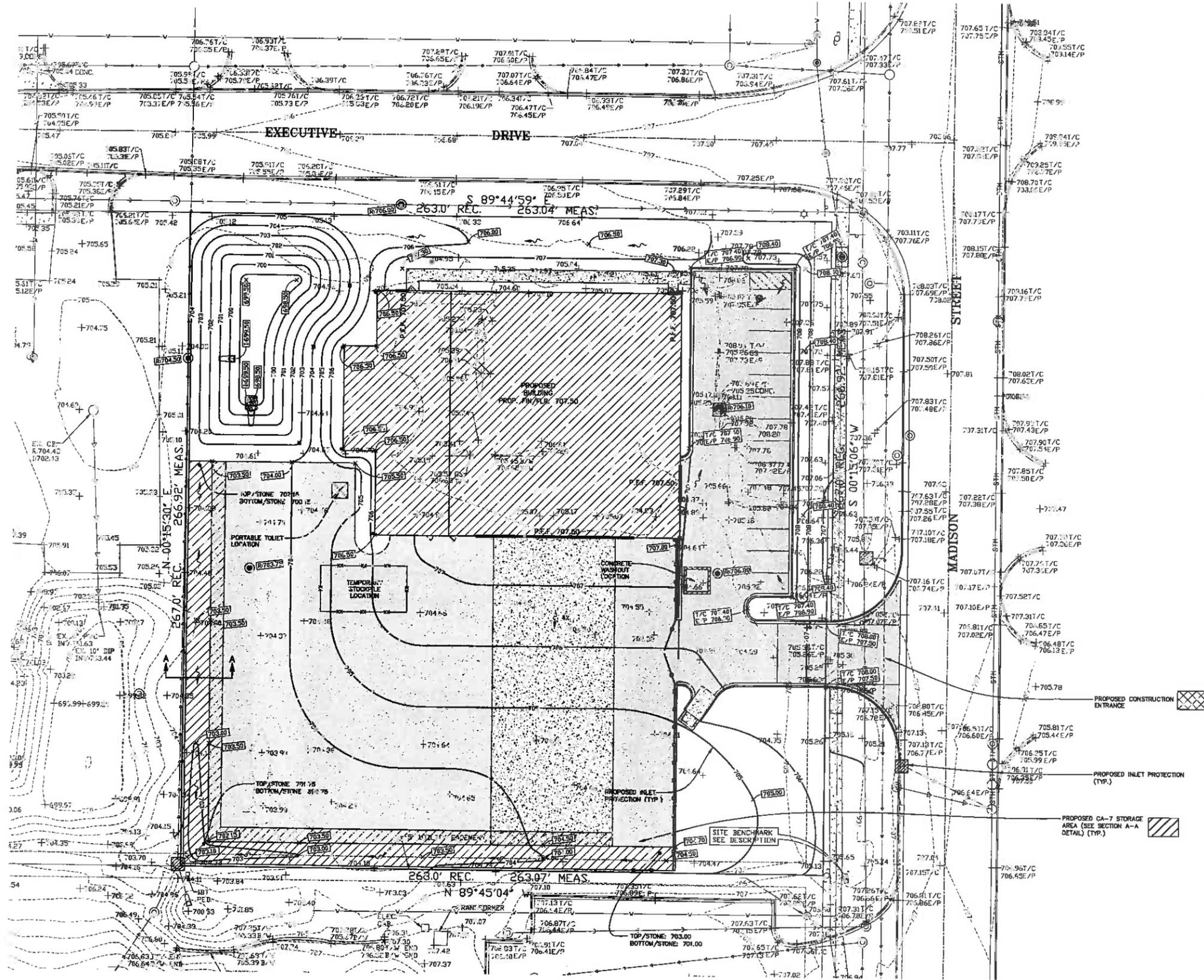
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**MIDWEST HELICOPTER AIRWAYS, INC.**  
 525 EXECUTIVE DRIVE  
 WILLOWBROOK, ILLINOIS 60527

**GEOMETRY AND UTILITY PLAN**  
 525 EXECUTIVE DRIVE  
 WILLOWBROOK, ILLINOIS 60527

SCALE: 1" = 20'  
 DATE: FEBRUARY, 2016  
 JOB NO: 270815  
 SHEET 3 OF 8

C:\PROJECTS\Midwest Helicopter Airways, Inc.\270815\00 02\Exec\UtilityPlan.dwg Updated by: ajohnson 3/7/2016



- NOTES:
1. WORKERS SHALL PARK ALONG NORTH AND SOUTH SIDES OF EXECUTIVE DRIVE.
  2. SILT FENCE SHALL BE PLACED AROUND THE SITE PERIMETER.
  3. CHAIN LINK FENCE SHALL BE PLACED AROUND THE PERIMETER WITH A LOCKING GATE AT THE CONSTRUCTION ENTRANCE.

BENCHMARKS:  
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 CHECKED BY: A.K.  
 APPROVED BY: J.G.



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 FAX (312) 355-1502

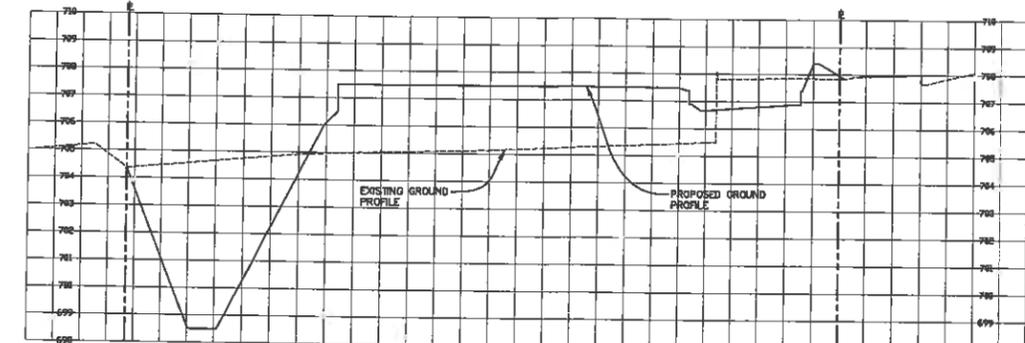
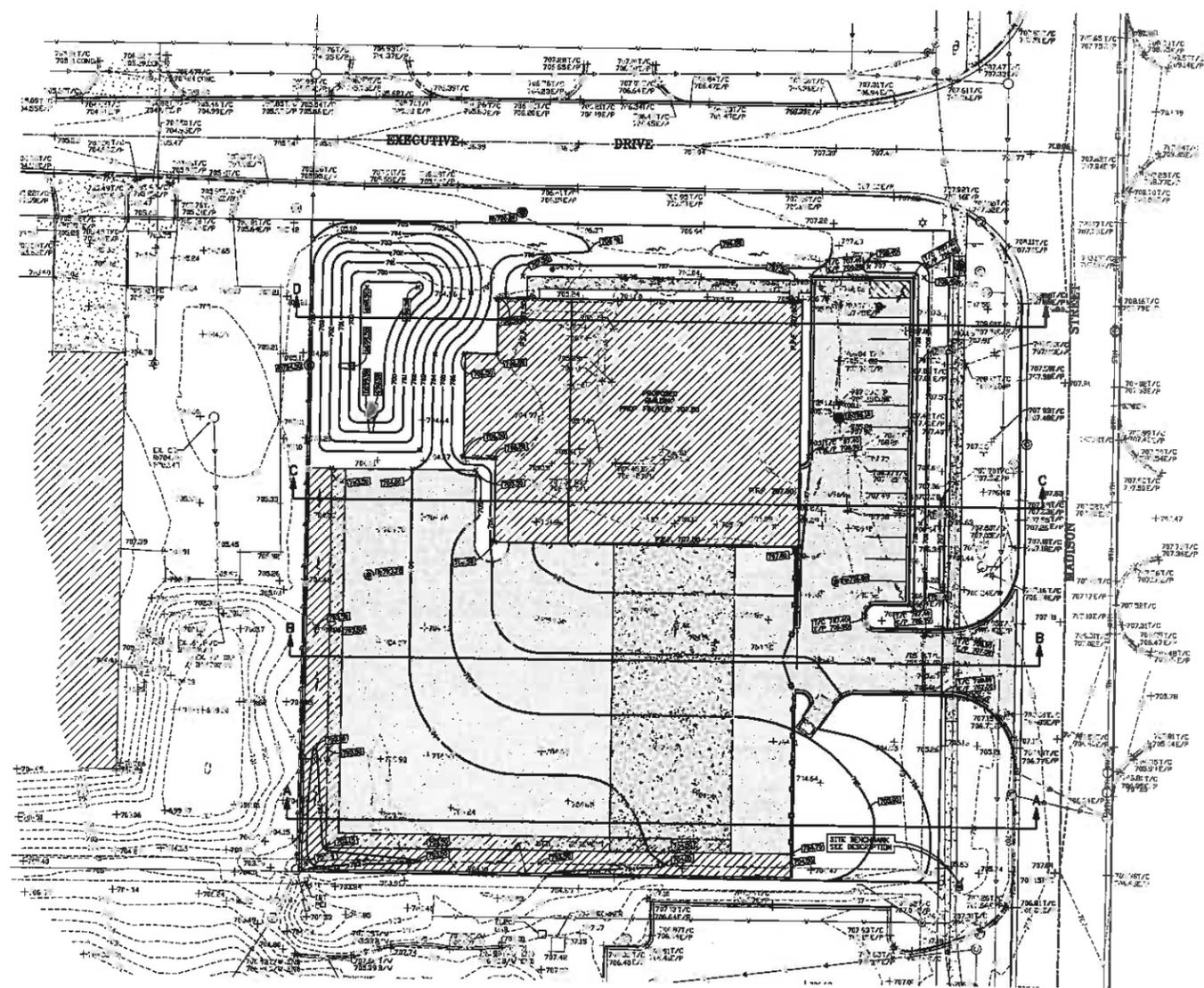
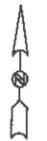
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 PHONE (312) 474-7411

**MIDWEST HELICOPTER AIRWAYS, INC.**  
 525 EXECUTIVE DRIVE  
 WILLOWBROOK, ILLINOIS 60527

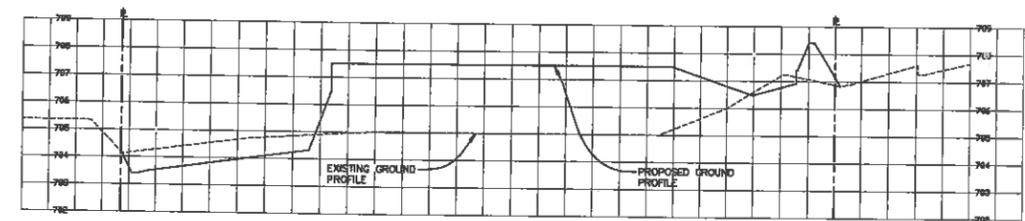
TITLE: **GRADING AND EROSION CONTROL PLAN**  
 525 EXECUTIVE DRIVE  
 WILLOWBROOK, ILLINOIS 60527

SCALE: 1"=20'  
 DATE: FEBRUARY, 2016  
 JOB NO: 270815  
 SHEET 4 OF 8

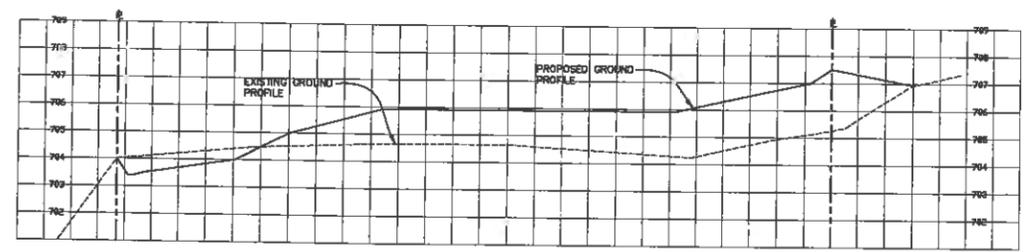
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 Updated by: ajohnson 3/7/2016



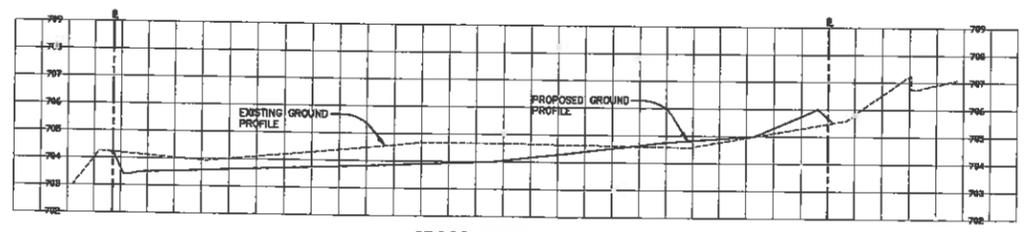
CROSS-SECTION D-D  
1"=30'H., 1"=3'V.



CROSS-SECTION C-C  
1"=30'H., 1"=3'V.



CROSS-SECTION B-B  
1"=30'H., 1"=3'V.



CROSS-SECTION A-A  
1"=30'H., 1"=3'V.

REVISIONS:		DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
		2/25/16	A.L.	PER VILLAGE OF WILLOWBROOK COMMENTS			

DRAWN BY: A.L.  
CHECKED BY: A.K.  
APPROVED BY: J.G.



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**MIDWEST HELICOPTER AIRWAYS, INC.**  
525 EXECUTIVE DRIVE  
WILLOWBROOK, ILLINOIS 60527

**SITE CROSS-SECTIONS**  
525 EXECUTIVE DRIVE  
WILLOWBROOK, ILLINOIS 60527

SCALE: 1"=30'  
DATE: FEBRUARY, 2016  
JOB NO: 270B15  
SHEET 5 OF 8

GENERAL NOTES

1. AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF ALL PHASES OF WORK, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING:
VILLAGE OF WILLOWBROOK (630) 920-2240
VILLAGE ENGINEER, CHRISTOPHER BURLE (647) 623-0500
ENGINEERING RESOURCE ASSOC. (630) 262-8689

2. UTILITY INFORMATION IS BASED UPON FIELD MEASUREMENTS AND BEST AVAILABLE RECORDS. FIELD DATA IS LIMITED TO THAT WHICH IS VISIBLE AND CAN BE MEASURED. THIS DOES NOT PRECLUDE THE EXISTENCE OF OTHER UNDERGROUND UTILITIES.
3. THE CONTRACTOR SHALL NOTIFY JULIE (630) 920-2240 48 HOURS PRIOR TO ANY EXCAVATION WORK TO DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES.

4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING DOCUMENTS:

\*STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN THE STATE OF ILLINOIS, ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

\*STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.

\*PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION CONTROL AND SEDIMENTATION CONTROL IN ILLINOIS, NORTHEASTERN ILLINOIS SOIL EROSION AND SEDIMENTATION CONTROL STEERING COMMITTEE.

\*AMERICAN STANDARD PRACTICE FOR ROADWAY LIGHTING, CURRENT EDITION.

\*VILLAGE OF WILLOWBROOK SUBDIVISION DEVELOPMENT CODE.

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

6. UNLESS WRITTEN AUTHORIZATION IS OBTAINED FROM THE CITY ENGINEER, ALL OPENINGS IN ANY PAVEMENT OR TRAVELED WAY SHALL BE BACKFILLED PRIOR TO THE END OF THE WORKING DAY.

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

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

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

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

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

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

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

14. ALL TRENCHES CAUSED BY THE CONSTRUCTION OF SEWERS, WATERMANS, WATER SERVICE PIPES AND IN EXCAVATIONS AROUND CATCH BASINS, MANHOLES, INLETS, AND OTHER APPURTENANCES WHICH OCCUR WITHIN TWO FEET OF THE LIMITS OF EXISTING AND PROPOSED IMPROVEMENTS, SIDEWALKS, AND CURB AND GUTTERS SHALL BE BACKFILLED WITH TRENCH BACKFILL (AS DEFINED IN SECTION 208 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION).

15. STREET SIGNS SHALL BE ERECTED AT EACH STREET INTERSECTION TO THE TYPE AND LOCATION THEREOF SHALL BE SUBJECT TO THE APPROVAL AND DIRECTION OF THE VILLAGE OF WILLOWBROOK DEPARTMENT OF PUBLIC WORKS.

WATERMAIN:

1. WATER SYSTEM CONSTRUCTION SHALL, IN ALL RESPECTS, BE IN ACCORDANCE WITH THE REGULATIONS OF THE ENVIRONMENTAL PROTECTION AGENCY OF THE STATE OF ILLINOIS. NO CONSTRUCTION SHALL COMMENCE UNTIL A COPY OF A PERMIT FROM THIS AGENCY IS FILED WITH THE VILLAGE AND VILLAGE ENGINEER.

2. ALL WATERMAIN SHALL BE DUCTILE IRON MECHANICAL JOINT, CLASS 300, CEMENT LINING, CONFORMING TO ASTM C-115, OR AS REQUIRED BY AVVA C-150 FOR VARIOUS DEPTHS. JOINTS SHALL BE PUSH-ON AND MECHANICAL CONFORMING TO ASTM C-111. FITTINGS SHALL BE CAST OR DUCTILE IRON CONFORMING TO AVVA C-110 AND AVVA C-111.

3. THE MINIMUM DEPTH OF WATERMAIN FROM THE TOP OF THE PIPE TO THE FINISHED GRADE SHALL BE FIVE AND A HALF (5.5) FEET.

5. VALVES THAT ARE 12 INCHES AND SMALLER SHALL BE IRON BODY, BRONZE MOUNTED, DOUBLE BISC, PARALLEL SEAT, NON-RISING STEM GATE VALVES, COUNTER-CLOCKWISE TO OPEN, IN FULL CONFORMANCE WITH AVVA C-300 WITH MECHANICAL JOINT ENDS (AVVA C-111).

6. ALL VALVES SIX (6) INCHES AND LARGER MUST BE INSTALLED IN VALVE VAULTS. VALVE VAULTS MUST BE PRECAST REINFORCED CONCRETE CONFORMING TO ASTM C-478 AND ASTM C-443. VALVE VAULTS SHALL HAVE A 48" INSIDE DIAMETER FOR 6" AND 8" DIAMETER VALVES. VALVE VAULTS SHALL HAVE A 60" INSIDE DIAMETER FOR 10" AND LARGER DIAMETER VALVES. ALL PRESSURE CONNECTIONS SHALL ALSO BE INSTALLED IN 60" INSIDE DIAMETER VAULTS.

7. VALVE VAULTS REQUIRING OFFSET CONES SHALL BE POSITIONED SO THAT NEITHER THE INSIDE OF THE CONE NOR THE MANHOLE STEPS WILL INTERFERE WITH THE OPERATION OF THE VALVE.

8. VALVE VAULTS SHALL NOT HAVE MORE THAN TWO (2) PRECAST ADJUSTING RINGS WITH A TWELVE (12) INCH MAXIMUM TOTAL HEIGHT ADJUSTMENT.

9. CASTINGS SHALL HAVE "WATER" AND "VILLAGE OF WILLOWBROOK" EMBOSSED ON THE LIDS. CASTINGS SHALL BE E.J.J.W. 189223. MANHOLE STEPS SHALL BE NEENAH NO. R-1981-1.

10. WATERMAIN BEDDING SHALL BE 4 INCHES OF CRUSHED GRAVEL OR CRUSHED STONE AGGREGATE - ASTM C-552, SIZE NO. 67. THE BEDDING STONE SHALL BE EXTENDED TO THE SPRINGLINE OF THE PIPE.

11. ELEVATIONS SHOWN AT FIRE HYDRANTS ARE GROUND ELEVATIONS.

12. ALL DOMESTIC WATER SERVICES SHALL BE CONSTRUCTED OF TYPE K COPPER PIPE (ASTM B-88), HAVING A MINIMUM INTERNAL DIAMETER OF 1-1/2". SUCH SERVICES SHALL BE EQUIPPED WITH A COPPERATION STOP, CURB STOPS AND OTHER NECESSARY FITTINGS IN ACCORDANCE WITH CITY STANDARDS. A CURB STOP AND BOX SHALL BE INSTALLED ELEVEN FEET FROM THE PROPERTY LINE, WITHIN THE PUBLIC RIGHT-OF-WAY, FOR EACH LOT. ALL WATER SERVICE LINES SHALL BE LOCATED NEAR THE APPROXIMATE CENTER OF EACH LOT OBSERVING THE UTILITY SEPARATION REQUIREMENTS DESCRIBED HEREINAFTER AT A MINIMUM DEPTH OF FIVE AND A HALF (5.5) FEET. THE END OF THE SERVICE LINE SHALL BE MARKED WITH A 4 FOOT X 4 FOOT WOODEN STAKE PAINTED BLUE.

13. CONCRETE THRUST RESTRAINTS SHALL BE PRECAST OR Poured CLASS X CONCRETE AND PROVIDED AT ALL TEES, PLUGGED ENDS, HYDRANTS AND BENDS BETWEEN 11.75 DEGREES AND 90 DEGREES. CARE SHOULD BE TAKEN WHEN POURING CONCRETE SO THAT THE MIX WILL NOT INTERFERE WITH ACCESS TO JOINTS OR WITH HYDRANT DRAINAGE.

14. CASING PIPES SHALL BE STEEL, CONFORMING TO ASTM A-120 WITH 0.375 INCH MINIMUM THICKNESS.

15. HORIZONTAL SEPARATION - WATERMANS AND SEWERS

1) WATERMANS SHALL BE LOCATED AT LEAST TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER, COMBINED SEWER OR SEWER SERVICE CONNECTION.

2) WATERMANS MAY BE LOCATED CLOSER THAN TEN (10) FEET TO A SEWER LINE WHEN:

A) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET; AND

B) THE WATERMAIN INVERT IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER AND

C) THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.

3) WHEN IT IS IMPOSSIBLE TO MEET (A) OR (B) ABOVE, BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, ASBESTOS-CEMENT PRESSURE PIPE, PRE-STRESSED CONCRETE PIPE, OR PVC PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION. THE DRAIN OR SEWER SHALL BE PRESSURE-TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.

16. VERTICAL SEPARATION - WATERMANS AND SEWERS

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

2) BOTH THE WATERMAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, ASBESTOS-CEMENT PRESSURE PIPE, PRE-STRESSED CONCRETE PIPE, OR PVC PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION WHEN:

A) IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN (1) ABOVE, OR

B) THE WATERMAIN PASSES UNDER A SEWER OR DRAIN.

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

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

17. INSTALLED WATERMAIN SHALL BE PRESSURE-TESTED IN ACCORDANCE WITH CITY OF BARRIE CODE AND THE DEPARTMENT OF PUBLIC WORKS PRIOR TO FINAL ACCEPTANCE.

18. INSTALLED WATERMAIN SHALL BE DISINFECTED AND TESTED ACCORDING TO THE REQUIREMENTS OF THE "STANDARDS FOR DISINFECTING WATERMANS", AVVA C-601, AND AS REQUIRED BY VILLAGE CODE. ALL DISINFECTING, AS REQUIRED, SHALL BE PERFORMED BY AN INDEPENDENT FIRM EMPLOYING EXPERIENCE IN THE METHODS AND TECHNIQUES OF THIS OPERATION AND SHALL BE APPROVED BY THE VILLAGE.

STORM SEWER

1. REINFORCED CONCRETE PIPE STORM SEWER SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM C-76 CLASS III. PVC PIPE STORM SEWER 14 INCH AND 6 INCH SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM D-3034 (SIR 35), GALVANIZED CORRUGATED STEEL CULVERT PIPE SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM D-246, TYPE 3, MINIMUM WALL THICKNESS 14 GAUGE.

2. SEWER PIPE JOINTS SHALL BE "O-RING" TYPE - ASTM C-443 FOR RCP AND SHALL BE PUSH-ON TYPE - ASTM D-2012 FOR PVC PIPE.

3. MANHOLES AND CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE - ASTM C-478 AND ASTM C-443 CONFORMING TO THE FOLLOWING MINIMUM SIZE CRITERIA UNLESS SPECIFIED OTHERWISE:

A) FOR SEWER EIGHTEEN (18) INCH DIAMETER OR LESS, MANHOLE SHALL HAVE A FORTY-EIGHT (48) INCH INSIDE DIAMETER.

B) FOR SEWER TWENTY-ONE (21) INCH TO THIRTY-SIX (36) INCH IN DIAMETER, MANHOLE SHALL HAVE A SIXTY (60) INCH INSIDE DIAMETER.

C) FOR SEWER GREATER THAN THIRTY-SIX (36) INCH DIAMETER, MANHOLE SHALL HAVE AN OFFSET RISER PIPE OF FORTY-EIGHT (48) INCH INSIDE DIAMETER.

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

5. STORM SEWER MANHOLE JOINTS SHALL BE SEALED WITH PORTLAND CEMENT MORTAR, "O-RING" GASKETS, OR MASTIC MATERIAL.

6. MANHOLE FRAME AND COVER CASTINGS SHALL BE NEENAH NO. R-1772-C, EMBOSSED WITH "STORM" AND "VILLAGE OF WILLOWBROOK". MANHOLE STEPS SHALL BE NEENAH NO. R-1981-1. THREE INCH CURB AND GUTTER INLET CASTINGS SHALL BE NEENAH R-2501-P, SIX INCH CURB AND GUTTER INLET CASTINGS SHALL BE NEENAH NO. R-2502-A. INLET AND CATCH BASIN CASTINGS IN GRASSY AREAS SHALL BE NEENAH NO. R-2579 FRAME AND GRATE.

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

8. FOUR INCHES OF CRUSHED GRAVEL OR CRUSHED STONE AGGREGATE (ASTM C-30, SIZE NO. 67) SHALL BE USED AS BEDDING UNDER THE PIPE. THE BEDDING STONE SHALL BE GRADED ALONG THE ENTIRE LENGTH OF PIPE TO PROVIDE FULL BEARING. THE BEDDING STONE SHALL EXTEND TO THE SPRINGLINE OF THE PIPE.

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

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

11. ALL FOOTING DRAINS AND DOWNSPUTS SHALL DISCHARGE TO THE STORM SYSTEM OR OVER GROUND.

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

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

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

15. CONTRACTOR SHALL CHECK FOR APPROVAL WITH THE VILLAGE OF WILLOWBROOK REGARDING THE SUBSTITUTION OF ADS PIPE FOR CURRENTLY ACCEPTED RCP. IF NEEDED, PLEASE CONSULT CURRENT ADS SPECIFICATION MANUAL.

SANITARY SEWER

1. ALL SANITARY SEWER AND SERVICE CONNECTION PIPE SHALL BE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM-3034, SDR 26 MINIMUM STRENGTH WITH FLEXIBLE ELASTOMERIC SEAL JOINTS CONFORMING TO ASTM D-2618. ALL WATERMAIN QUALITY SANITARY SEWER SHALL BE POLYVINYL CHLORIDE (PVC) PIPE PER 160/SIR 26 IN ACCORDANCE WITH ASTM D-2241 AND SHALL PRESSURE RATED IN ACCORDANCE WITH ASTM D-3039.

2. THE MINIMUM BUILDING SANITARY SEWER SERVICE SIZE SHALL BE SIX (6) INCHES IN DIAMETER. THE SERVICE LATERAL SHALL SLOPE TOWARD THE MAIN AT THE MINIMUM RATE OF ONE (1) PERCENT. THE SERVICE LATERAL SHALL BE TERMINATED EIGHT (8) FEET INTO THE LOT AND ALL SERVICE LINES SHALL BE LOCATED AT A APPROXIMATE CENTER OF EACH LOT AND PLUGGED WITH A WATER-TIGHT FACTORY MADE PLUG. THE PLUG SHALL BE BACKFILLED TO WITHSTAND AIR TEST PRESSURE AND MARKED WITH A 4 FOOT X 4 FOOT RED STAKE.

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

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

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

6. MANHOLES SHALL INCLUDE EXTERNAL CHIMNEY SEALS.

7. ALL SANITARY SEWER CONSTRUCTION REQUIRES FOUR (4) INCHES OF CRUSHED GRAVEL OR CRUSHED STONE BEDDING UNDER THE PIPE. BEDDING STONE SHALL EXTEND TO A POINT TWELVE INCHES ABOVE THE TOP OF THE PIPE.

8. THE INSTALLATION OF SANITARY SEWER AND APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-2321 FOR PVC PIPE AND FITTINGS.

9. BACKFILLING OF THE TRENCH SHALL BE ACCOMPLISHED BY CAREFUL REPLACEMENT OF THE EXCAVATED MATERIAL AFTER THE PIPE, BEDDING, AND THE COVER MATERIAL HAVE BEEN INSTALLED. ANY PIPE INSTALLED UNDER OR WITHIN TWO (2) FEET OF A PAVEMENT EDGE, SIDEWALK, OR CURB AND GUTTER SHALL BE BACKFILLED TO THE TOP OF THE TRENCH WITH CA-6 MATERIAL.

10. "NON-SLEAR" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS. ALL CHANGES OF MATERIAL SHALL OCCUR INSIDE A MANHOLE.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHOULD BE USED:

A) CIRCULAR SAWCUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUB-VYE SADDLE OR HUB-TEE SADDLE.

B) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.

C) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND-SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. MANHOLE CASTINGS SHALL BE EAST JORDAN 102223 WITH A SELF-SEALING LID EMBOSSED WITH "SANITARY SEWER" AND "D-PAGE COUNTY".

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

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

15. OVERHEAD SEWERS ARE REQUIRED FOR ALL RESIDENCES.

PAVEMENT, SIDEWALK, AND CURB & GUTTER

1. PAVEMENT THICKNESS SHALL COMPLY WITH THE VILLAGE OF WILLOWBROOK REQUIREMENTS.

2. SIDEWALK SHALL BE FIVE (5) INCH PORTLAND CEMENT CONCRETE, FIVE (5) FEET WIDE, AND INSTALLED ONE (1) FOOT OFF OF THE RIGHT-OF-WAY LINE WITHIN THE PUBLIC RIGHT-OF-WAY. SIDEWALK SHALL BE SIX INCHES THICK WHERE PASSING ACROSS AN EXISTING OR PROPOSED COMMERCIAL DRIVE AND WHERE PASSING OVER PUBLIC UTILITY LINES.

3. HANDICAPPED RAMPS AND DEPRESSED CURBS SHALL BE PROVIDED WHEREVER SIDEWALK INTERSECTS CURB IN ACCORDANCE WITH IDOT SPECIFICATIONS.

4. THE CURB AND GUTTER BASE COURSE SHALL BE CA-6, TRIMMED OR FILLED AS NECESSARY TO PROVIDE A FULL-DEPTH CURB AND GUTTER. PRIOR TO CONCRETE PLACEMENT, THE BASE COURSE SHALL BE COMPACTED AND PROOF-ROLLED.

5. EXPANSION JOINTS SHALL BE PLACED, AS A MINIMUM, AT ALL CURB RADIUS POINTS AND CONSTRUCTION JOINTS IN THE CURB. TWO (2) 4 REINFORCING BARS SHALL BE PLACED CONTINUOUSLY BETWEEN EXPANSION JOINTS. EXPANSION JOINTS SHALL BE DIVELD AND SPACED NO MORE THAN NINETY (90) FEET ON CENTER.

6. CONSTRUCTION JOINTS SHALL BE SAWCUT AT 15-FOOT MAXIMUM INTERVALS TO A DEPTH OF 1.5 INCHES. CONSTRUCTION JOINT SPACES SHALL BE SEALED WITH A COLD-POURED JOINT COMPOUND. CONCRETE CURING COMPOUND SHALL BE APPLIED AS FINISHING WORK PROCEEDS.

7. THE CONTRACTOR SHALL BACKFILL CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF BASE COURSE MATERIALS. THE CURB IS TO BE SAWCUT WITHIN 24 HOURS AFTER PLACEMENT. GUTTER PITCH SHALL BE REVERSED WHERE APPROPRIATE FOR DRAINAGE.

8. ALL CURBS CONSTRUCTED OVER A UTILITY TRENCH SHALL BE REINFORCED WITH TWO (2) 4 REBARS FOR A LENGTH OF 20 FEET CENTERED OVER THE TRENCH. SIDEWALKS SHALL BE TREATED IN THE SAME MANNER USING THREE (3) 4 BARS.

9. PRIOR TO PLACING ANY PAVEMENT MATERIAL, THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY PREPARING AND COMPACTING THE SUBGRADE. BOTH THE CURB AND GUTTER AND PAVEMENT BASE COURSE SHALL BE PROOF-ROLLED WITH A FULLY-LOADED DUMP TRUCK. THE ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE PROOF-ROLLING. ADDITIONAL PROOF-ROLLS MAY BE NECESSARY TO VERIFY THAT ANY UNSUITABLE AREAS HAVE BEEN REPAIRED. NO PAVEMENT MATERIAL IS TO BE PLACED ON A WET OR SOFT SUBGRADE.

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

SOIL EROSION CONTROL PLAN

1. THE ENTIRE SITE SHALL BE GRADED SO THAT NO STORM WATER RUNOFF AND LIQUEFIED SOIL SEDIMENT CAN FLOW UNRESTRICTED FROM THE SITE.

2. DURING CONSTRUCTION, A TEMPORARY EARTH BERM OR SILT FENCE SHALL BE PROVIDED ALONG THE PROPERTY LINES WHERE UNRESTRICTED RUNOFF OCCURS NATURALLY OR IS CREATED BY EXCAVATION. IF FENCING IS USED, THE CONDITION OF THE FENCE SHALL BE CHECKED AT MINIMUM EVERY OTHER WEEK, OR AFTER EVERY RAINFALL THAT MIGHT PRODUCE RUNOFF. DAMAGED OR DETERIORATED ITEMS SHALL BE REPLACED AND MAINTAINED IN AN EFFECTIVE CONDITION.

3. ANY STORM WATER DRAINAGE STRUCTURES THAT HAVE THE POTENTIAL TO ACCEPT RUNOFF CONTAINING SUSPENDED SOLID PARTICLES SHALL BE PROTECTED WITH INLET FILTER BASKETS.

4. ANY EXCESS TOPSOIL THAT IS TO BE STOCKPILED FOR A PERIOD LONGER THAN THREE WEEKS SHALL BE PROTECTED BY EXCAVATING A TRENCH COMPLETELY AROUND THE STOCKPILE TO PREVENT THE ESCAPE OF SOIL MATERIAL THROUGH STORM WATER RUNOFF. STOCKPILES THAT ARE TO REMAIN FOR LONGER THAN TWO (2) MONTHS SHALL BE SEEDDED WITH AN APPROPRIATE GRASS COVER.

Table with columns: REVISIONS, DATE, BY, DESCRIPTION, DATE, BY, DESCRIPTION. Row 1: 2/25/16, A.L., PER VILLAGE OF WILLOWBROOK COMMENTS.

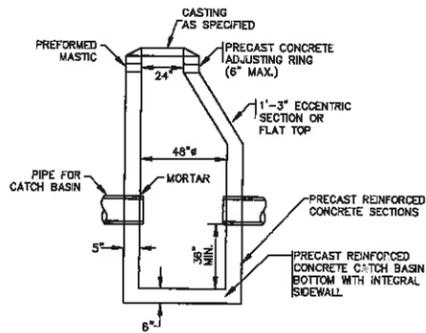
Approval form with fields: DRAWN BY: A.L., CHECKED BY: A.K., APPROVED BY: J.G.

ENGINEERING RESOURCE ASSOCIATES, INC. 3870 WEST AVENUE, SUITE 150 WARENEVILLE, ILLINOIS 60555. Phone: (630) 393-3660. Fax: (630) 393-2152.

MIDWEST HELICOPTER AIRWAYS, INC. 525 EXECUTIVE DRIVE WILLOWBROOK, ILLINOIS 60527. 10 E. RIVIERE PLAZA SUITE 875 CHICAGO, ILLINOIS 60696. Phone: (212) 474-7511.

GENERAL NOTES 525 EXECUTIVE DRIVE WILLOWBROOK, ILLINOIS 60527. SCALE: NONE. DATE: FEBRUARY, 2016. REV NO: 270815. SHEET 6 OF 8.

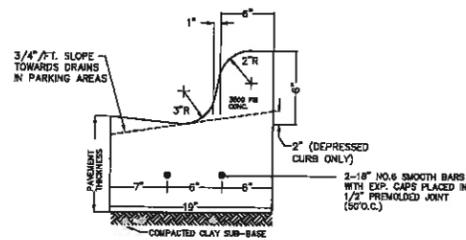
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**NOTES:**

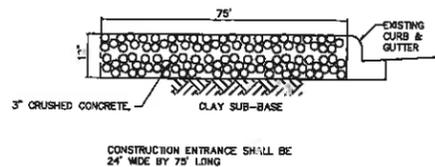
1. ALTERNATE CATCH BASIN = PRECAST REINFORCED CONCRETE BASE
2. PROVIDE CA-6 AGGREGATE BACKFILL AROUND CATCH BASIN TO SUBGRADE ELEVATION IN PAVED AREAS.

**CATCH BASIN**  
N.T.S.

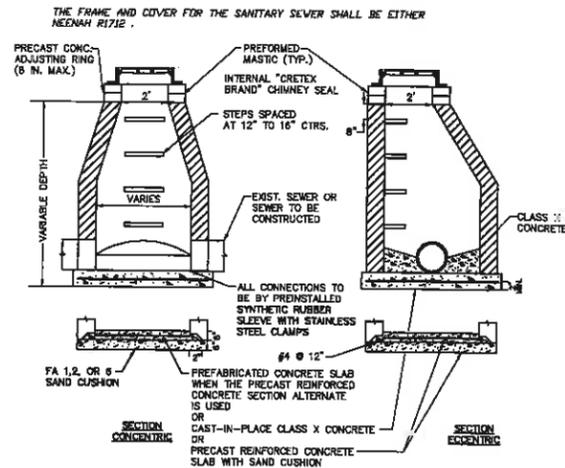


- NOTE:**
1. USE TWO NO. 5 RE-BARS FOR 10' ON EITHER SIDE OF ALL UTILITY TRENCHES
  2. CURB & GUTTER EXPANSION JOINTS TO BE 90' O.C. AND WHERE ADJUTING EXIST. CONCRETE, CONTRACTION JOINTS SHALL BE SAWCUT 15' O.C.
  3. USE TWO (2) #5 DOWELS WHERE PRIP. CURB & GUTTER JOINS EXIST. CURB & GUTTER.

**B-6.12 CURB & GUTTER**  
N.T.S.

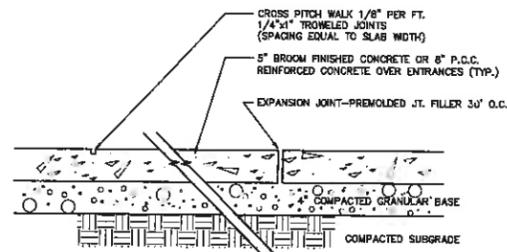


**CONSTRUCTION ENTRANCE DETAIL**  
N.T.S.

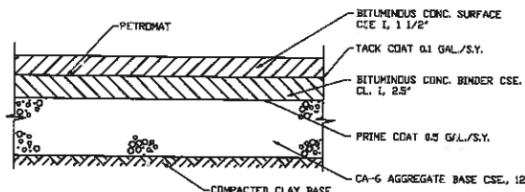


1. CAST IRON STEPS SHALL BE GRAY IRON CONFORMING TO THE REQUIREMENTS OF ARTICLE 710.7 OF THE STANDARD SPECIFICATIONS.
2. PROVIDE CA6 AGGREGATE BACKFILL AROUND MANHOLE TO SUBGRADE ELEVATION PAVED AREAS.
3. MANHOLE COVER SHALL HAVE 2" RAISED LETTERS "SANITARY".
4. ALL FRAMES & LIDS MUST HAVE CONCEALED PICK HOLES & GASKETED SELF SEALING FEATURES.
5. ALL JOINTS BETWEEN BARREL SECTIONS TO BE SEALED WITH FLEXIBLE BUTYL GASKET MATERIAL.
6. INSTALL EXTERIOR MANHOLE CHIMNEY SEAL, A 3/16" RUBBER SLEEVE (ASTM C623) ATTACHED WITH 1 1/4" STAINLESS STEEL COMPRESSION BANDS (ASTM C240).
7. PRECAST MANHOLE SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478.

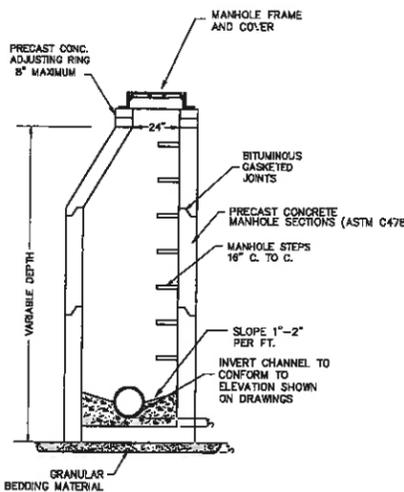
**SANITARY MANHOLE**  
N.T.S.



**WALK SECTION**  
N.T.S.

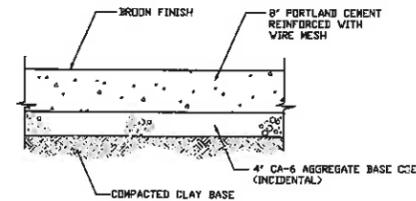


**BITUMINOUS PAVEMENT DETAIL**  
N.T.S.



- NOTE:**
1. USE ECCENTRIC CONES UNLESS OTHERWISE INDICATED ON THE DRAWINGS. FLAT SLAB TOPS PERMITTED ONLY FOR MANHOLES TO SHALLOW FOR CONES.
  2. USE 4"-Ø DIAMETER FOR SEWER SIZES 6" THRU 24", 5"-Ø DIAMETER FOR SEWER SIZES 24" THRU 36" UNLESS OTHERWISE NOTED.

**STORM MANHOLE - TYPE A**  
N.T.S.

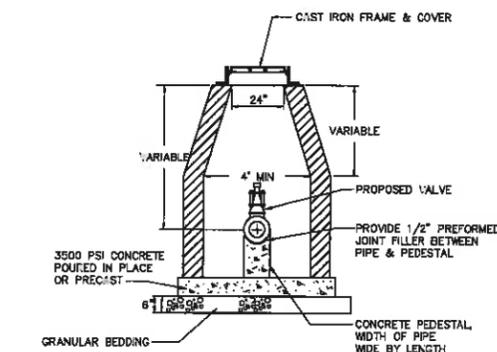


- NOTE:** PROVIDE EXPANSION JOINTS EVERY 60 FEET AND SCORE TRANSVERSE AND LONGITUDINAL JOINTS EVERY 10 FEET.

**P.C.C. PAVEMENT DETAIL**  
N.T.S.

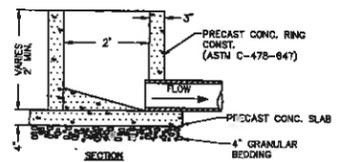
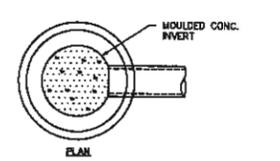
FRAME AND GRATE SCHEDULE		
STRUCTURE TYPE	FRAME	GRATE/LID
INLETS, CATCH BASINS OPEN LID MANHOLES	NEENAH R-2533 (P.V.M.T.) R-4342 (TURF AREAS)	TYPE D (PRIVATE)
SANITARY MANHOLE	NEENAH R-1712	TYPE B LID CONCEALED PICKHOLE SELF SEALING GASKET IMPRINTED WITH "SANITARY"
VALVE VAULT	NEENAH R-1712	TYPE B LID CONCEALED PICKHOLE IMPRINTED WITH "WATER"
STORM MANHOLE	NEENAH R-1712	TYPE B LID CONCEALED PICKHOLE IMPRINTED WITH "STORM"

ALL STRUCTURES SHALL BE IMPRINTED WITH "THE VILLAGE / CITY NAME", AND "TYPE" ON ALL MANHOLE / VALVE VAULT COVERS.  
ALL STORM GRATES SHALL HAVE A "DRAINS TO CREEK" EMBLEM.

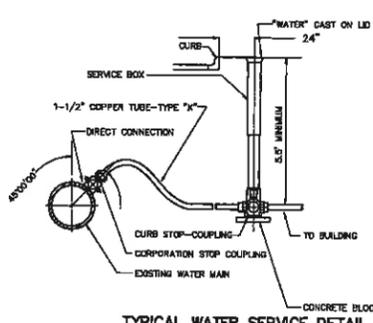


- VALVE VAULT NOTES:**
1. STEEL REINFORCED POLYPROPYLENE STEPS SHOULD BE PROVIDED.
  2. THE STEPS SHALL BE 18-INCHES APART.
  3. THE STRUCTURE SECTIONS SHOULD BE TONGUE & GROOVE WITH MASTIC JOINT COMPOUND.
  4. THE FRAME & LID SHOULD BE A NEENAH R-1712, HEAVY DUTY.

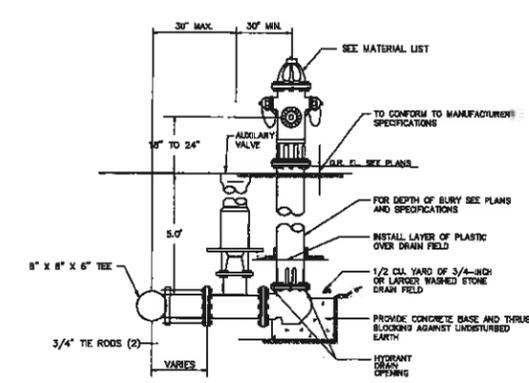
**VALVE VAULT**  
N.T.S.



**INLET TYPE "A"**  
N.T.S.



**TYPICAL WATER SERVICE DETAIL**  
N.T.S.



- NOTE:**
1. CONCRETE BASE AND BELL-JUNG MATERIAL SHALL NOT BLOCK NOR OBSTRUCT HYDRANT DRAIN
  2. FIRE HYDRANT SHALL BE MULLER DETURNOIR MODEL NO. A-623.

**FIRE HYDRANT COMPLETE DETAIL**  
N.T.S.

DATE	BY	DESCRIPTION
2/25/16	A.J.	PER VILLAGE OF WILLOWBROOK COMMENTS

DRAWN BY: A.J.  
CHECKED BY: A.K.  
APPROVED BY: J.G.

**ENGINEERING RESOURCE ASSOCIATES, INC.**  
35701 WEST AVENUE, SUITE 150  
VARENNVILLE, ILLINOIS 60555  
PHONE (630) 793-7060  
FAX (630) 393-2152

2410 GALEL DRIVE  
CHAMPAIGN, ILLINOIS 61821  
PHONE (217) 351-2000  
FAX (217) 355-1002

19 S. RIVERSIDE PLAZA  
SUITE 175  
CHICAGO, ILLINOIS 60604  
PHONE (312) 474-7841

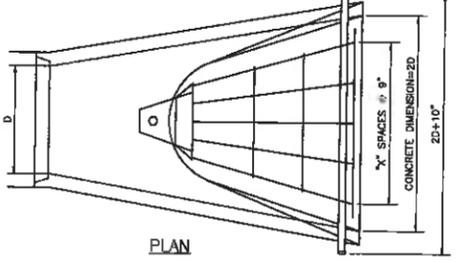
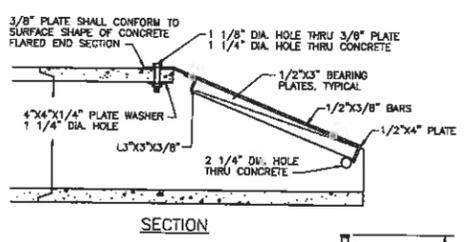
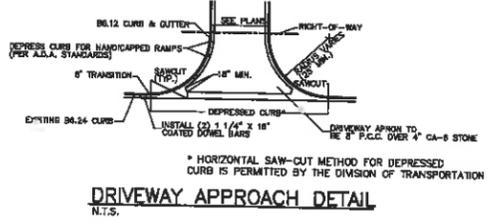
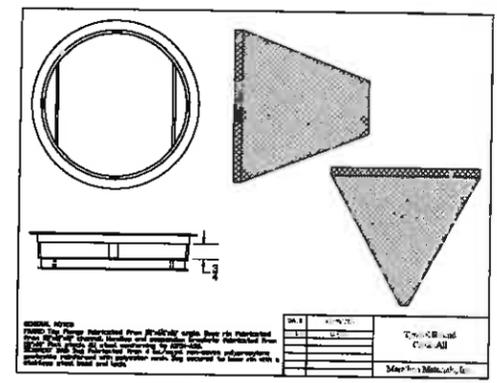
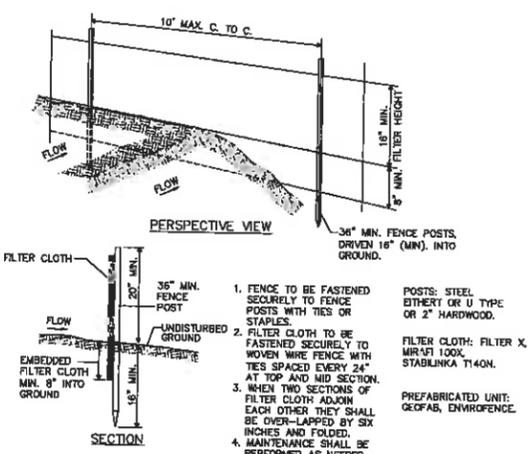
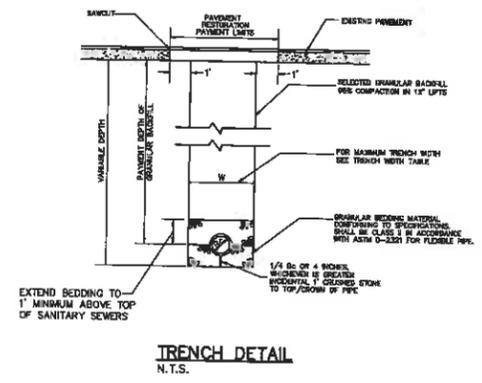
**MIDWEST HELICOPTER AIRWAYS, INC.**  
525 EXECUTIVE DRIVE  
WILLOWBROOK, ILLINOIS 60527

**DETAILS**  
525 EXECUTIVE DRIVE  
WILLOWBROOK, ILLINOIS 60527

SCALE: NONE  
DATE: FEBRUARY, 2018  
JOB NO: 270815  
SHEET 7 OF 8

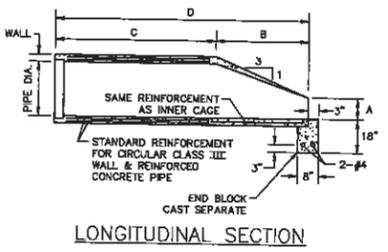
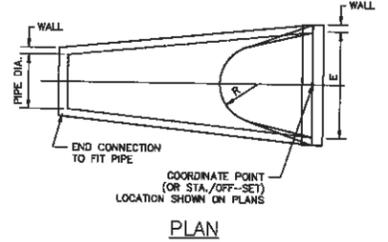
INSIDE PIPE DIAMETER	MAXIMUM TRENCH WIDTH AT TOP OF PIPE (W)	GRANULAR TRENCH BACKFILL CY/FT OF DEPTH (W/27)
6"	3'-2"	0.117
8"	3'-2"	0.117
10"	3'-2"	0.117
12"	3'-4"	0.12
15"	3'-6"	0.13
18"	3'-10"	0.14
21"	4'-6"	0.18
24"	4'-8"	0.17
27"	4'-11"	0.18
30"	5'-3"	0.18
35"	6'-0"	0.22
36"	6'-4"	0.23
42"	8'-11"	0.28
48"	7'-8"	0.28
54"	8'-7"	0.32

TRENCH WIDTH TABLE



- NOTES:
- GRATINGS SHALL BE REQUIRED FOR ALL FLARED END SECTIONS, LARGER THAN 12 INCHES, EXCEPT WHEN INSTALLED AS PART OF A DRIVEWAY CURB.
  - GRATING SHALL CONFORM TO THE FOLLOWING I.D.O.T. STANDARD DRAWINGS:  
2364-3 24, 36 & 36 INCH  
42, 48 & 54 INCH  
2379-2  
FOR SIZES NOT LISTED, THE STANDARD DRAWINGS SHALL BE INTERPOLATED AND MODIFIED AS NECESSARY.

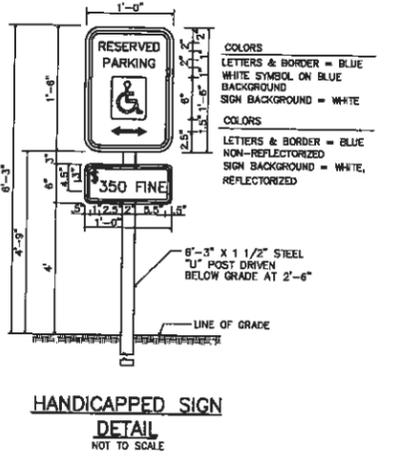
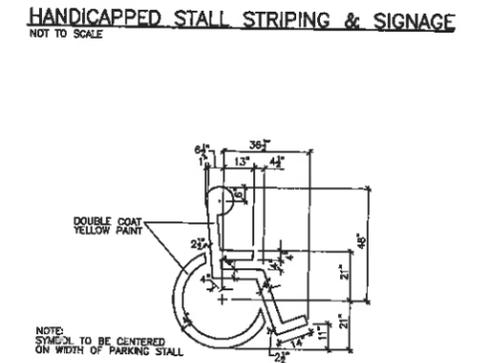
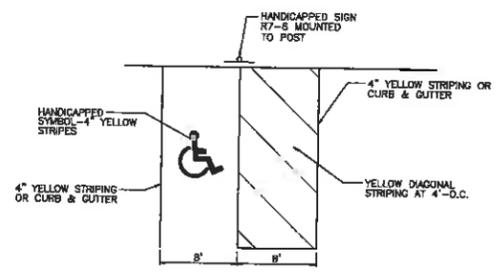
GRATING FOR CONCRETE FLARED END SECTION  
NOT TO SCALE



PIPE DIA.	WALL	A	B	C	D	E	R	SLOPE
12"	2"	4"	2'-0"	4'-1/2"	6'-1/2"	2'-0"	3"	3:1
15"	2-1/2"	6"	2'-3"	3'-10"	6'-1"	2'-6"	11"	3:1
18"	2-1/2"	9"	2'-3"	3'-10"	6'-1"	3'-0"	12"	3:1
21"	2-3/4"	9"	2'-11"	3'-2"	6'-1"	3'-6"	13"	3:1
24"	3"	9-1/2"	3'-7-1/2"	2'-6"	6'-1-1/2"	4'-0"	14"	3:1
27"	3-1/4"	10-1/2"	4'-1-1/2"	2'-0"	6'-1-1/2"	4'-6"	15"	3:1
42"	4-1/2"	21"	5'-3"	2'-11"	6'-2"	6'-8"	24"	3:1

- NOTES:
- 2'-1-1/4" CAST HOLES EACH PLACED AT 60° TO THE VERTICAL TO ACCOMMODATE 2'-1" # 7B BOLTS, USED IN TIEING FLARED END SECTION TO ADJACENT STRAIGHT SECTION. THE BOLTS SHALL BE PLACED.
  - LENGTHS OF PIPE WHICH TERMINATE WITH A FLARED END SECTION INCLUDE THE LENGTH OF THE FLARED END SECTION.

PRECAST REINFORCED CONCRETE FLARED END SECTION  
NOT TO SCALE



DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
2/25/16	A.J.	PER VILLAGE OF WILLOWBROOK COMMENTS			

DRAWN BY: A.J.  
CHECKED BY: A.K.  
APPROVED BY: J.G.



ENGINEERING RESOURCE ASSOCIATES, INC.  
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2416 GALEN DRIVE  
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FAX (217) 355-1902

10 S. RIVERSIDE PL. 7A  
SUITE 775  
CHICAGO, ILLINOIS 60606  
PHONE (312) 474-7241

MIDWEST HELICOPTER AIRWAYS, INC.  
525 EXECUTIVE DRIVE  
WILLOWBROOK, ILLINOIS 60527

TITLE:

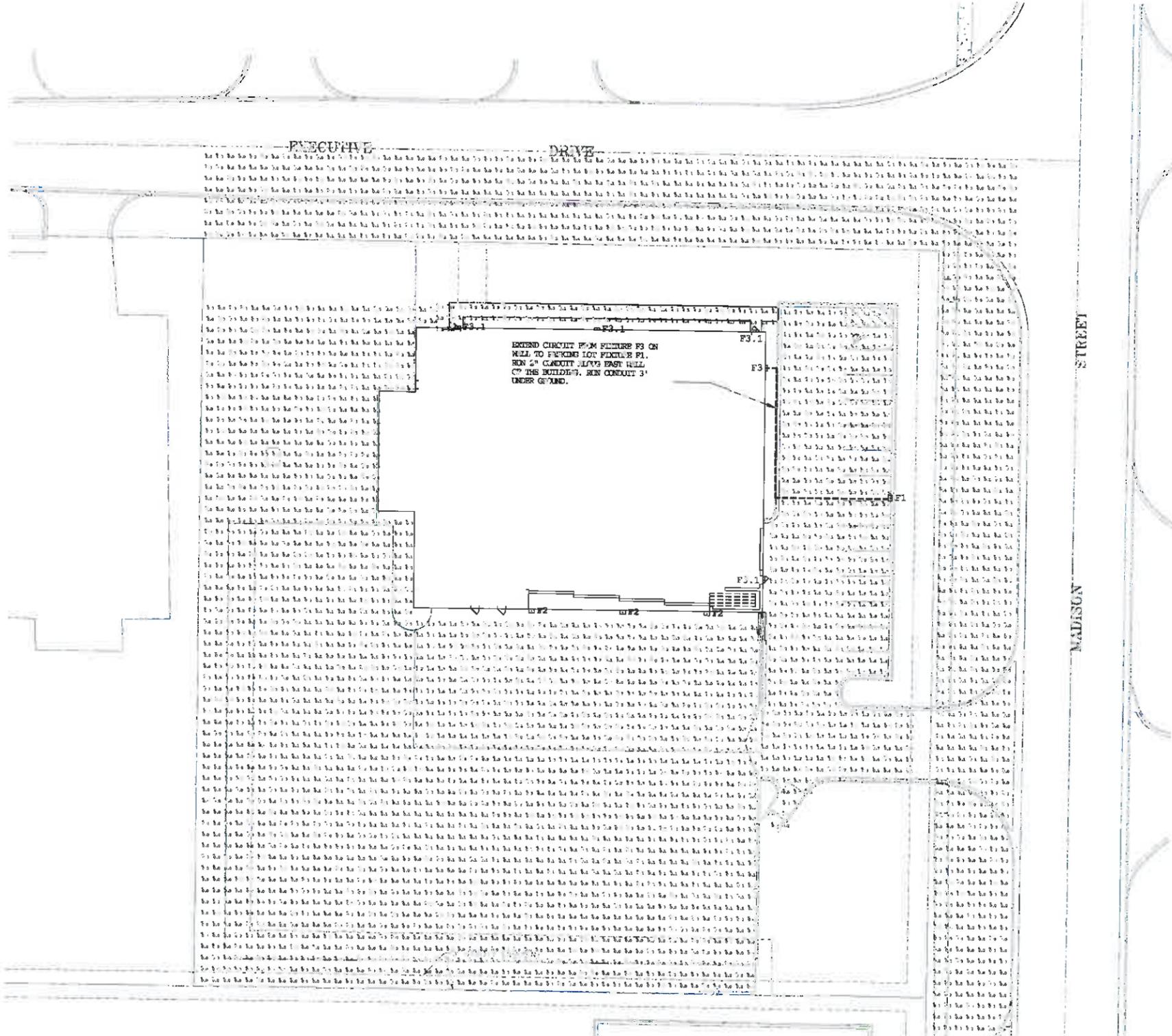
DETAILS  
525 EXECUTIVE DRIVE  
WILLOWBROOK, ILLINOIS 60527

SCALE: NONE  
DATE: FEBRUARY, 2016  
JOB NO: 270815  
SHEET 8 OF 8

**PRELIMINARY DESIGN  
PLAN FOR MIDWEST HELICOPTER BUILDING  
525 EXECUTIVE DRIVE  
WILLOWBROOK, ILLINOIS 60527**



**DAVID DRESSLER DESIGN - BUILD**  
224 POWELL AVENUE, CLARENDON HILLS, ILLINOIS 60514



**LUMINAIRE SCHEDULE**

<b>ITEM</b>	<b>DESCRIPTION</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>TYPE</b>	<b>MANUFACTURER</b>	<b>APPROVED MANUFACTURER</b>
F1	1/2" x 2" RECESSED LED LUMINAIRE TYPE 1 DISTRIBUTION, FULL GROUND MOUNT, 120V, 15W	10	EA	LED	OSRAM	OSRAM
F2	1/2" x 2" RECESSED LED LUMINAIRE TYPE 2 DISTRIBUTION, FULL GROUND MOUNT, 120V, 15W	10	EA	LED	OSRAM	OSRAM
F3	1/2" x 2" RECESSED LED LUMINAIRE TYPE 3 DISTRIBUTION, FULL GROUND MOUNT, 120V, 15W	10	EA	LED	OSRAM	OSRAM
F4	1/2" x 2" RECESSED LED LUMINAIRE TYPE 4 DISTRIBUTION, FULL GROUND MOUNT, 120V, 15W	10	EA	LED	OSRAM	OSRAM

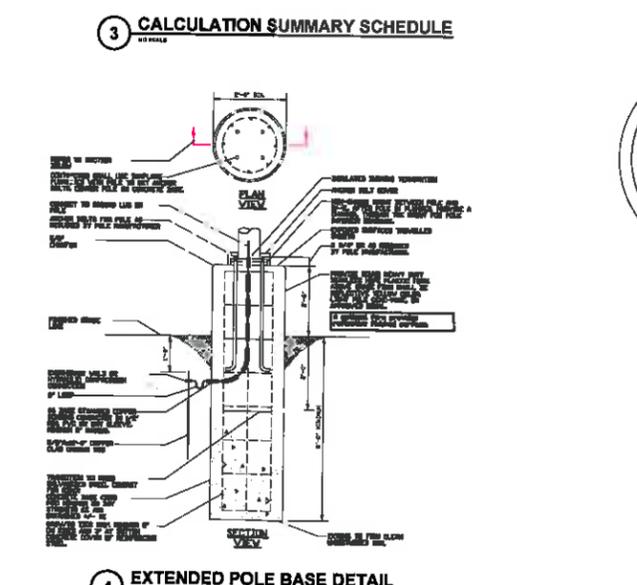
**2 LUMINAIRE SCHEDULE**  
NO SCALE

ALL LAMPS FOR THIS PROJECT SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR UNLESS OTHERWISE NOTED.  
POLY-ESTER APPLICATORS ALL LUMINAIRE'S COLOR CORRELATED TEMPERATURE(CCT) SHALL BE 4000K, COLOR RENDERING INDEX (CRI) AT OR ABOVE 90, UNLESS NOTED OTHERWISE.  
LUMINAIRE POLES SHALL BE METAL WITH GROUNDING.  
WIND LOAD: 90 MPH VELOCITY, WITH 1.25 SAFETY FACTOR, 2 X 4 HANG HOLE WITH REMOVABLE WEATHERPROOF COVER.  
UNLESS OTHERWISE NOTED ALL FINISHES TO BE MATCHED BY ARCHITECT.

ITEM	DESCRIPTION	DIMENSIONS				LAMP				BALLAST				APPROVED MANUFACTURER
		L	W	H	SA	TYPE	QTY	WATT	VOLTS	TYPE	LA	TYPE	LA	
F1	1/2" x 2" RECESSED LED LUMINAIRE TYPE 1 DISTRIBUTION, FULL GROUND MOUNT, 120V, 15W	1.5	0.5	1.5	0.5	LED	10	15	120	OSRAM	OSRAM	OSRAM	OSRAM	
F2	1/2" x 2" RECESSED LED LUMINAIRE TYPE 2 DISTRIBUTION, FULL GROUND MOUNT, 120V, 15W	1.5	0.5	1.5	0.5	LED	10	15	120	OSRAM	OSRAM	OSRAM	OSRAM	
F3	1/2" x 2" RECESSED LED LUMINAIRE TYPE 3 DISTRIBUTION, FULL GROUND MOUNT, 120V, 15W	1.5	0.5	1.5	0.5	LED	10	15	120	OSRAM	OSRAM	OSRAM	OSRAM	
F4	1/2" x 2" RECESSED LED LUMINAIRE TYPE 4 DISTRIBUTION, FULL GROUND MOUNT, 120V, 15W	1.5	0.5	1.5	0.5	LED	10	15	120	OSRAM	OSRAM	OSRAM	OSRAM	

**3 CALCULATION SUMMARY SCHEDULE**  
NO SCALE

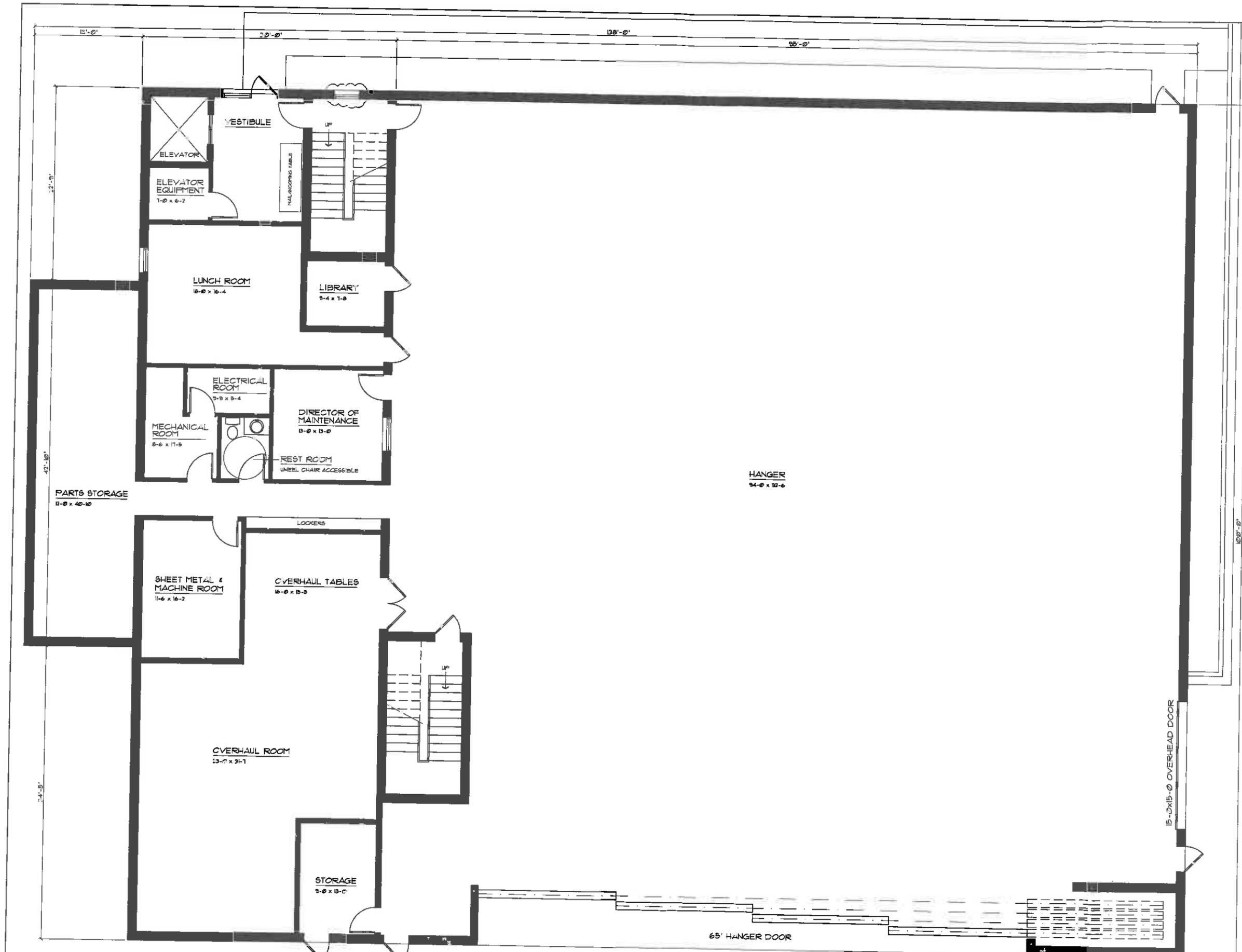
Area	Calculation	Avg. (FC)	Max. (FC)	Min. (FC)	Avg./Min	Max./Min
Main Entrance Pathway	Illuminance	4.58	6.7	2.6	1.73	2.58
Helicopter pad/Hangar Door Area	Illuminance	0.79	7.9	0	2.86	N/A
Parking Lot Area/Hangar Entrance	Illuminance	3.43	8	1.2	2.86	6.67
Public Street Right of Way	Illuminance	0.09	0.6	0	N/A	N/A
Site Entrance	Illuminance	1.15	3.7	0.2	5.75	18.5



PRELIMINARY DESIGN  
PLAN FOR MIDWEST HELICOPTER BUILDING  
525 EXECUTIVE DRIVE  
WILLOWBROOK, ILLINOIS 60527

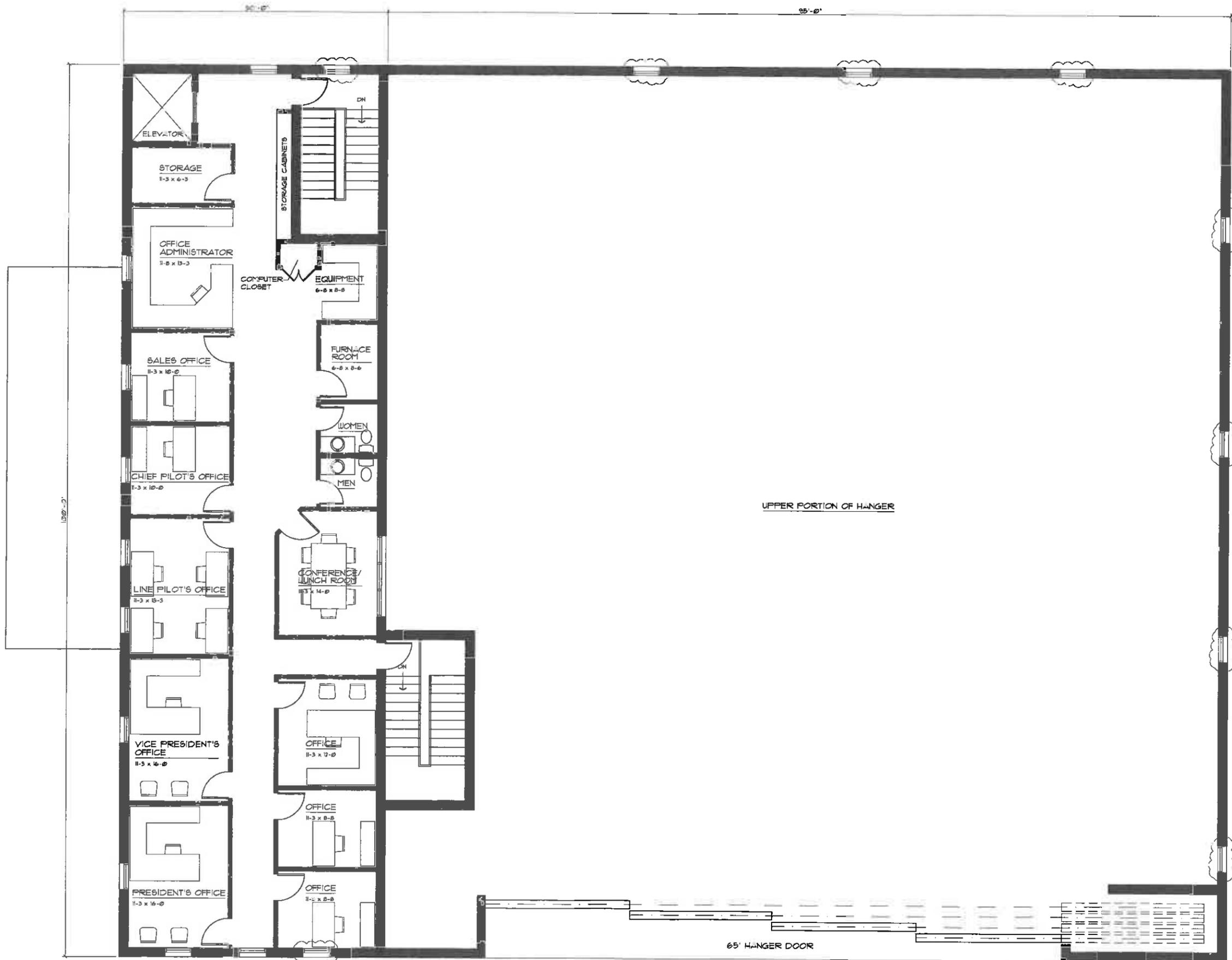


DAVID DRESSLER DESIGN - BUILD  
224 POWELL AVENUE, CLARENDON HILLS, ILLINOIS 60514



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

BUILDING AREA DATA:	
HANGER	9,256 S.F.
HANGER SUPPORT	3,801 S.F.
OFFICES	3,244 S.F.



N.F.H  
 ↑  
**SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

01502  
 MARCH 2, 2016

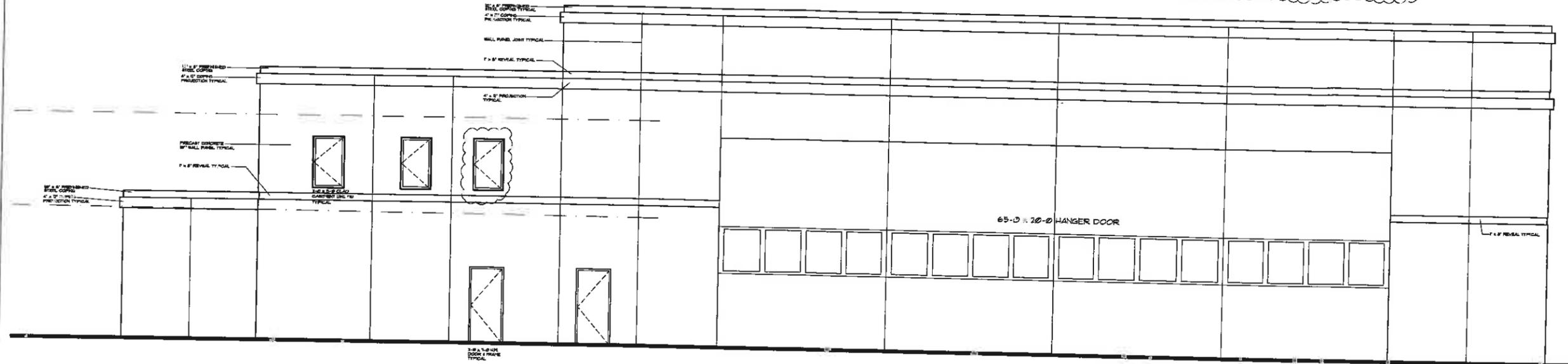
**PRELIMINARY DESIGN  
 PLAN FOR MIDWEST HELICOPTER BUILDING**  
 525 EXECUTIVE DRIVE  
 WILLOWBROOK, ILLINOIS 60527



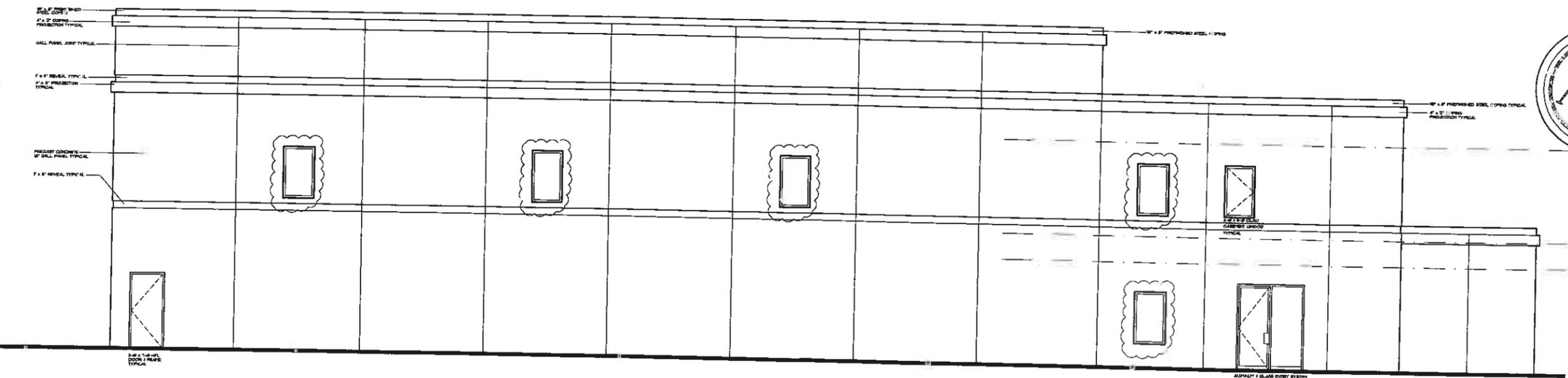
**DAVID DRESSLER DESIGN - BUILD**  
 224 POWELL AVENUE, CLARENDON HILLS, ILLINOIS 60514

SEE WEST ELEVATION ON SHEET 4 of 4 FOR HEIGHT ELEVATION INFORMATION FOR ALL ARCHITECTURAL ELEMENTS

**BUILDING COLORS**  
 BUILDING EXTERIOR PRECAST: GILDED LEGEND TAN  
 BUILDING EXTERIOR TRIM: SHERMAN WILLIAMS BRONZE TONE



**SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

01502

MARCH 2, 2016

**PRELIMINARY DESIGN**  
**PLAN FOR MIDWEST HELICOPTER BUILDING**  
 525 EXECUTIVE DRIVE  
 WILLOWBROOK, ILLINOIS 60527

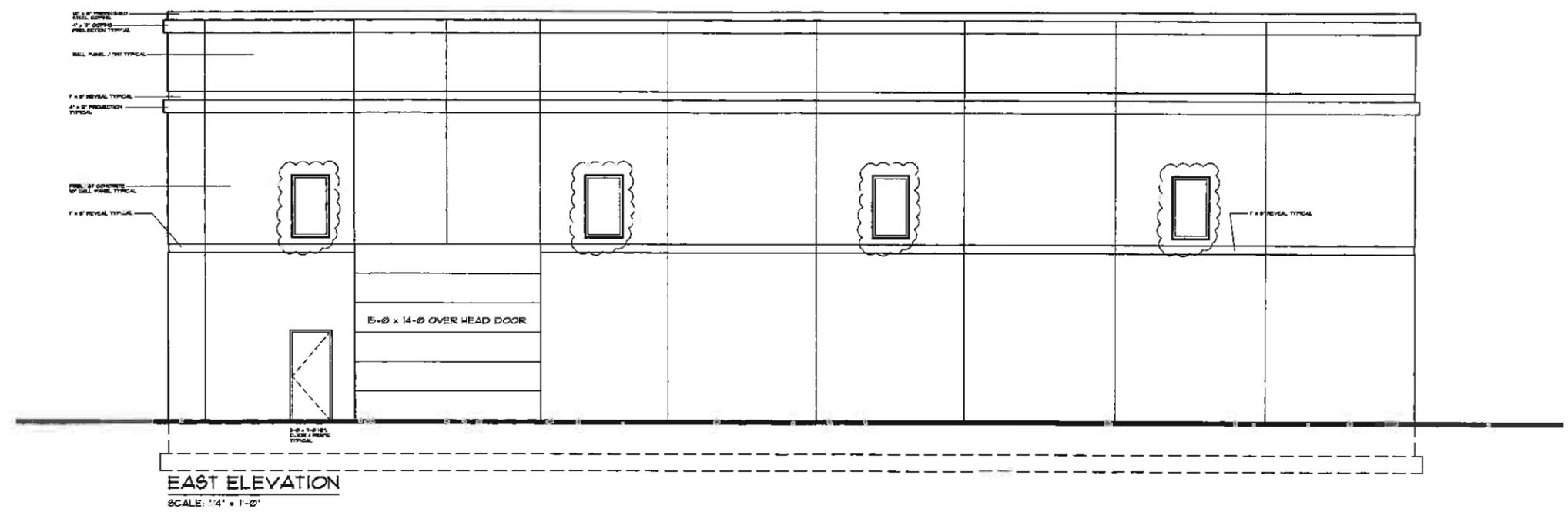
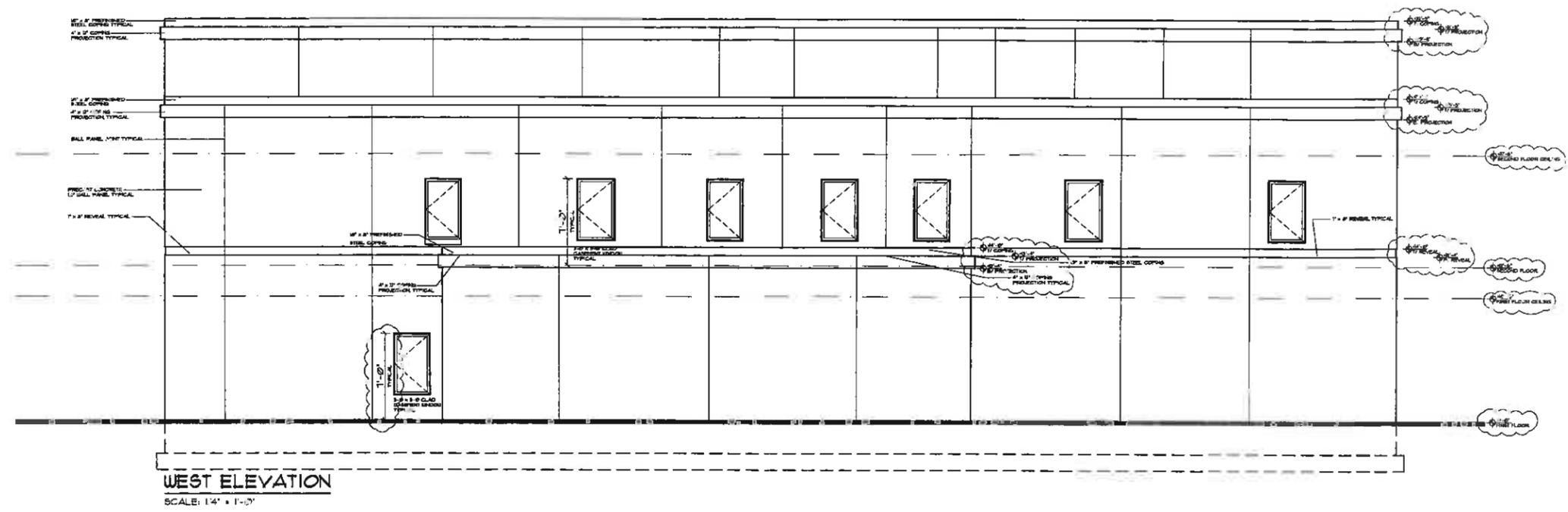


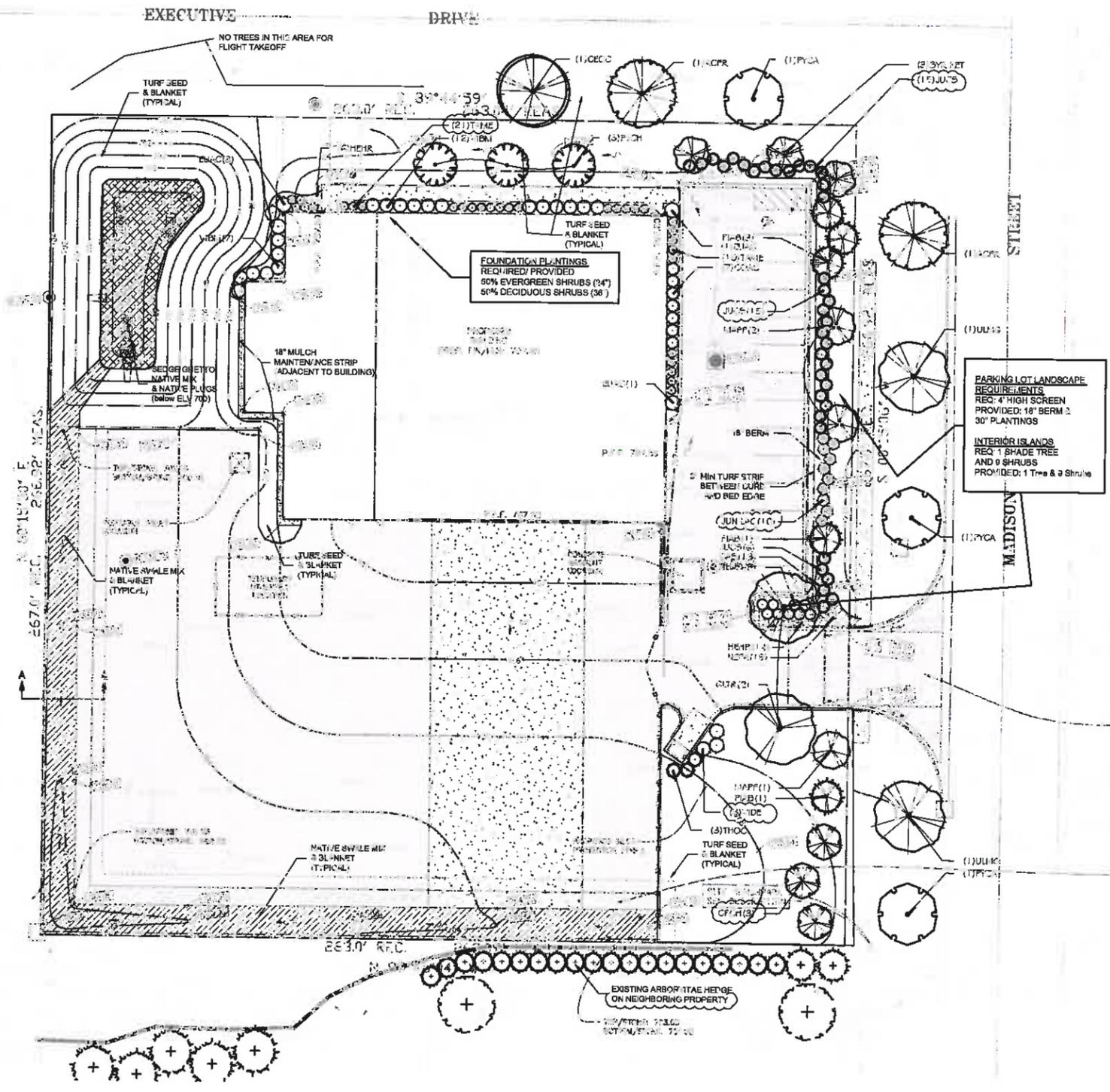
**DAVID DRESSLER DESIGN - BUILD**  
 224 POWELL AVENUE, CLARENDON HILLS, ILLINOIS 60514

PRELIMINARY DESIGN  
PLAN FOR MIDWEST HELICOPTER BUILDING  
525 EXECUTIVE DRIVE  
WILLOWBROOK, ILLINOIS 60527



DAVID DRESSLER DESIGN - BUILD  
224 POWELL AVENUE, CLARENDON HILLS, ILLINOIS 60514



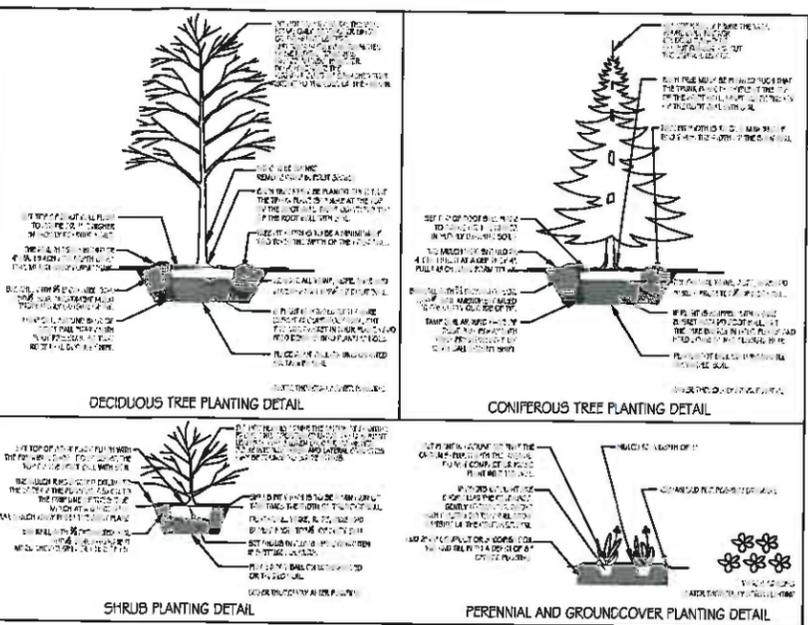


1. Spruce and bare root plants listed in the plant list are subject to availability at time of installation. If substitutions are necessary, the landscape contractor shall submit a request to the Village of Willowbrook for approval.
2. All underground utilities are to be located prior to design. If utilities or other obstructions are discovered in conflict with planting or plant placement, notify the landscape architect so that adjustments can be made.
3. Balled trees and shrubs with annual burl wrap should be placed outside of the planting pit. Mulch burl wrap should be 4' finished mulch and pull mulch away from the base.
4. Perennial and groundcover plants are to be installed with 3" planting mulch and balled to a depth of 12". Perennials and groundcovers are to be installed with 1" mulch.
5. Plants should be transplanted. Do not disturb the root or exposed root systems. Arrange for watering. Notify the landscape architect & Owner of any drainage concerns.
6. The landscape contractor shall take all precautions to protect existing plants, lawn, and paved areas to remain. Any damage to these areas shall be repaired or replaced by the landscape contractor. Damaged lawns are to be regraded and reseeded with topsoil & black loam soil.
7. All bed edges are to be installed with 3" deep, formed in landscape as shown on the drawings.
8. Apply a pre-emergent for grass and broadleaf weeds to all shrub beds and tree rings. Do not apply pre-emergent to beds of groundcovers or annuals.

**GENERAL NOTES**

WILLOWBROOK NOTES:  
 \* All plant material and labor furnished from the site will be added to Village of Willowbrook's existing landscape plan and will be subject to their review and approval.  
 \* Plants to be installed shall be balled & wrapped in a 3" layer of Planting Mix (Topsoil, Compost, and Perlite) into the pot.  
 \* Include 3" topsoil in all beds.  
 \* Landscaping to be removed for new planting beds as noted.  
 \* The Village of Willowbrook shall be notified 48 hours prior to delivery of plant material and must approve in writing, but material is of good quality and meets the specifications of the approved plans.  
 \* Changes to approved plans must be approved in writing by the Village of Willowbrook.  
 \* Planting beds shall have a Grade-Cut Edge.

Per Village Comment: Irrigation system to be provided in front and corner side yard in lieu of required plantings.



REMED 3-2-16	QTY	Botanical	Common	Size
SHADE TREES				
ACFR	2	Acer Freemanii 'Jefferson' TM	Ashram Black Maple	3"DB
GECC	1	Celtis occidentalis	Common Hackberry	3"DB
GLTR	2	Gleditsia triacanthos 'Inermis' 'Sycamore' TM	Sycamore	3"DB
NYCA	3	Pyrus calleryana 'Aristocrat' TM	Callery Pear	3"DB
PYCH	3	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	3"DB
ULMG	2	Ulmus x 'Morton Glossy' TM	Triumph Elm	3"DB
ORNAMENTAL TREES				
CRCH	3	Cornus rugosa 'Lanceolata'	Thornless Cocksap Hawthorn	6"DB
MAFF	3	Morus hybrid 'Prairie'	Prairie Crabapple	6"DB
SYRRET	3	Syringa reticulata	Japanese Tree Lilac	6"DB
EVERGREEN TREES				
PHB	5	Picea abies	Norway Spruce	6"DB
THOC	3	Thuja occidentalis 'Mission or Tachy'	Mission or Tachy Arborvitae	6"DB
SHRUBS				
COAC	7	Cotoneaster acutifolius	Peking Cotoneaster	36" HL
EUKC	5	Eucyrtus alata 'Compacta'	Compact Burning Bush	36" DB
RHWR	9	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal
WMM	19	Viburnum dentatum 'Blue Muffin'	Southern Arrowwood	36" HL
WDE	3	Viburnum dentatum 'Chicago Luster'	Chicago Luster Arrowwood	36" HL
EVERGREEN SHRUBS				
JUN LAC	10	Juniperus chinensis 'Gold Lace'	Gold Lace Juniper	30" HL
JUCS	36	Juniperus chinensis 'Sea Green'	Sea Green Juniper	30" HL
TAME	31	Taxus media 'Densiformis'	Dense Yew	24"DB
PERENNIALS/ORN GRASSES				
HEHR	20	Hemerocallis hybrid 'Happy Returns'	Happy Returns Daylily	1 gal
NEFA	19	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gal
CAS	13	Calamagrostis scutellaria 'Sirois'	Fraser Reed Grass	1 gal
MISC MATERIALS				
SF	TBD	Soil Preparation/Mulch		
CY	TBD	Topsoil (if needed)		
SY	TBD	Kentucky Bluegrass and Perennial Ryegrass Mix by National Seed or Brew Blanket		
SY	TBD	Low Profile Native Sedge Mix by National Seed or Straw Blanket		
SY	TBD	Sedge Ghats Mix by National Seed (with plugs)		
PLUG LIST*				
	38	Carex filipeta	Red-tipped Sedge	
	38	Carex vaginulata	Fox Sedge	
	38	Elymus virginicus	Virginia Wild Wild Ryegrass	
	38	Juncus species	Rush Species	
	38	Scirpus atrovirens	Dark Green Rush	
	38	Scirpus setosus	Great Bulrush	

\* plant in cone-species groups of 7-9 plugs throughout bottom of basin (18" spacing)

**LANDSCAPE REQUIREMENTS**

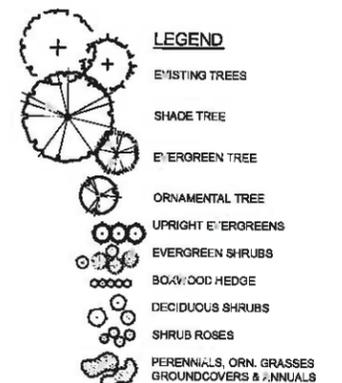
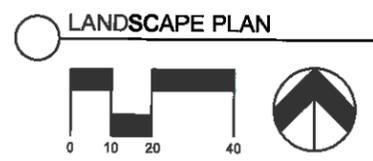
**OVERALL SITE PLANTINGS:**  
 Lot Size = 44,702.21 SF  
 Required: 1 Planting per 725 SF  
 Calculation: 70,221 / 725 = 97

REQ.	PROVIDED
Site Shade Trees (2.5')	5
Site Evergreen Trees (6')	10
Site Ornamental Trees (6'-5')	20
Foundation E.g. Shrubs	31
Foundation Dec. Shrubs	31
<b>TOTAL</b>	<b>97</b>

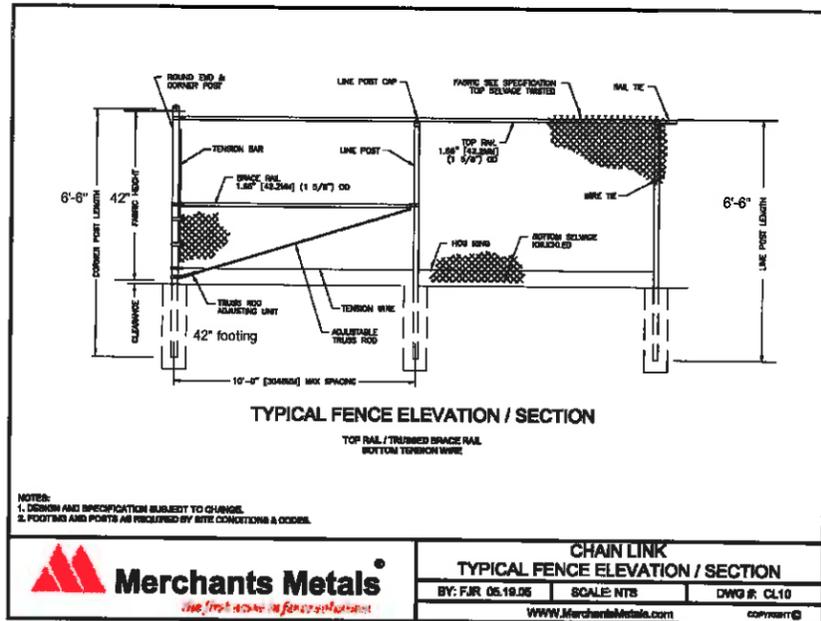
\* Per Village Comment: Irrigation system to be provided in front and corner side yard in lieu of required plantings.

Site Perennials/ Orn. Grasses	0	52
Pathway Trees (3')	10	8
502 LF / 50' = 10	10	8
(variation) requested per FAA requirements to maintain flight path)		
Landscape Island Trees	1	1
Landscape Island Shrubs	9	9
Dumpster Screening (1) screen sides and back	(1)	(1)

Parking Lot Evergreen Screen  
 Required: 100% Evergreen Screen  
 minimum: 4' tall at installation  
 Proposed: 4' Screen  
 (18" Berm with 30" Evergreen Shrubs)



SEE L2 FOR ADDITIONAL DETAILS & SEED MIXES



**Color Coated Chain Link Fence System**  
Industrial/Commercial Specification Projects

Dependable and rugged for long lasting protection. Color coated systems are specified for highways and bridges, heavy industry, high security sites and federal agencies, power plants, and severe marine installations. Customize this system with vinyl pipe, fabric, or fabric and barbed or twisted and locked with vinyl pipe fabric. It is extruded and locked or twisted and locked with framework meeting the steel specifications Grade B or Schedule 40 of the Federal Government. This system meets or exceeds ASTM specific Lane F84, F34, F43, D1874, AIAA-1884, MIL-14810, MIL-14811 and other state policies. Available in three (3) color variations to blend with your environment: red, black, brown and steel.

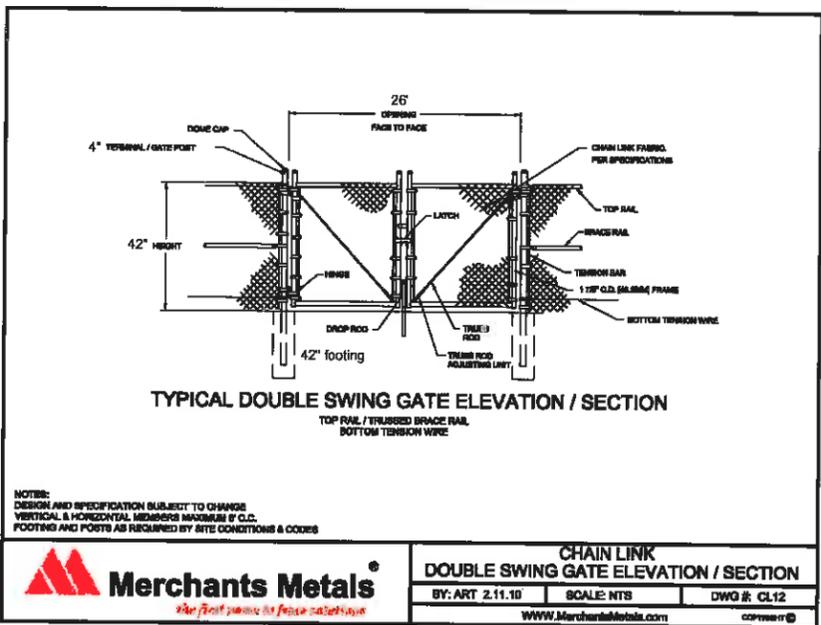
Merchants Metals Color Systems are available in a wide range of wire and mesh sizes, as well as various heights and colors.

**I. FABRIC**  
COLOR SPECIFICATIONS  
COATING SPECIFICATIONS  
DIMENSIONAL SPECIFICATIONS  
DOUBLE PROTECTION

**II. FRAMEWORK**  
III. FITTINGS  
IV. GATES AND HARDWARE

Merchants Metals Color System are also available in Natural ok for residential/commercial projects and Colonial II for commercial/industrial projects.

**Merchants Metals®**  
A Division of  
DIVERSIFIED



**West and South Swale Mix**

Native Lo Pro Deletion / Floodplain Mix  
Genesee Nursery, Inc. Tonawanda, IL  
Illinois Permit #3669  
PLS where applicable

A mix of shorter wetland grasses, sedges, rushes, and forbs for the harsh environment of detention basins. Tolerant of less than optimum growing conditions. A "Low Pro Better Wetland".

Species	lb/sq
Agrostis alba (A. gigantea) Red Top Grass	0.500
Agrostis alba palustris Best Grass	1.500
Alliaria subcordata Common Water Plantain	0.375
Asclepias incarnata Swamp Milkweed	0.125
Aster novae-angliae (Symphyotrichum n.) New England Aster	0.125
Aster simplex (Symphyotrichum lanceolatum) Panicled Aster	0.031
Bidens cernua Nodding Bur Marigold	0.313
Bidens frondosa Common Beggar's Tick	0.125
Boltonia asteroides False Aster	0.015
Boltonia asteroides False Aster	0.063
Carex bebbii Bebb's Sedge	0.500
Carex granularis Meadow Sedge	0.125
Carex lupuliformis Knobbed Hop Sedge	0.063
Carex scoparia Pointed Broom Sedge	0.313
Carex stipans Awl-fruited Sedge	0.063
Carex vulpinoidea Fox Sedge	0.500
Cyperus Species Flat Sedge Species	0.063
Echinochloa crusgalli Barnyard Grass	2.500
Elychnis speciosa Spike Rush Species	0.015
Elymus canadensis Nodding Wild Rye	1.000
Elymus virginicus Virginia Wild Rye	2.000
Glyceria striata Fowl Manna Grass	0.125
Halenium autumnale Sneezeweed	0.094
Juncus effusus Soft Rush	0.015
Juncus tenuis Path Rush	0.015
Juncus torreyi Torrey's Rush	0.015
Leersia oryzoides Rice Cut Grass	0.188
Mimulus ringens Monkey Flower	0.031
Panicum dichotomiflorum Knee Grass	0.250
Penthorum sedoides Ditch Stonecrop	0.006
Poa palustris Marsh Rice Grass	0.250
Scirpus latifolius Duck Potato	0.063
Scirpus stramineus Dwl. Green Rush	0.750
Scirpus pendulus Red Bulrush	0.125
Scirpus pungens (Schoenoplectus p.) Chainbrake Rush	0.625
Tetrum canadensis Germander	0.031
Verbena hastata Blue Vervain	1.000
v111909	
total	13.958
permanent matrix	11.958

All items subject to availability. Mix composition may vary seasonally.

**Basin Bottom Mix**

Sedge Ghetto TNG  
Genesee Nursery, Inc. Tonawanda, IL  
Illinois Permit #3669  
PLS where applicable

A new and improved version of the original "better wetland", native grasses, sedges, rushes, and forbs adapted to fluctuating, dirty water urban wetland mitigation, and other urban hydrologies.

Species	lb/sq
Agrostis alba palustris Best Grass	3.000
Alliaria subcordata Common Water Plantain	0.750
Ammannia robusta Scarlet Loosestrife	0.015
Amorpha fruticosa Indigo Bush	0.031
Asclepias incarnata Swamp Milkweed	0.250
Aster novae-angliae (Symphyotrichum n.) New England Aster	0.125
Aster simplex (Symphyotrichum lanceolatum) Panicled Aster	0.063
Bidens cernua Nodding Bur Marigold	0.094
Bidens frondosa Common Beggar's Tick	0.031
Boltonia asteroides False Aster	0.188
Carex bebbii Bebb's Sedge	0.500
Carex lupuliformis Knobbed Hop Sedge	0.063
Carex scoparia Pointed Broom Sedge	0.250
Carex stipans Awl-fruited Sedge	0.125
Carex vulpinoidea Fox Sedge	1.000
Echinochloa crusgalli Barnyard Grass	0.500
Elychnis speciosa Spike Rush Species	0.063
Elymus virginicus Virginia Wild Rye	2.000
Eupatorium maculatum (Eutrochium m.) Spotted Joe Pye Weed	0.125
Glyceria striata Fowl Manna Grass	0.125
Halenium autumnale Sneezeweed	0.063
Juncus Species Rush Species	0.063
Leersia oryzoides Rice Cut Grass	0.094
Mimulus ringens Monkey Flower	0.031
Penthorum sedoides Ditch Stonecrop	0.001
Rudbeckia hirta White Coneflower from Hell	0.125
Sagittaria latifolia Dwl. Potato	0.063
Scirpus stramineus Dwl. Green Rush	1.250
Scirpus brevifolius (Schoenoplectus l.) River Bulrush	0.125
Scirpus pendulus Red Bulrush	0.031
Scirpus validus (Schoenoplectus inornatum) Great Bulrush	0.125
Silphium perfoliatum Cup Plant	0.063
Verbena hastata Blue Vervain	0.500
Yarrowia fasciculata Common Ironweed	0.063
v120709	
total lbs	13.892
permanent matrix	8.892

All items subject to availability. Mix composition may vary seasonally.

**Native Seed Mixes w/ application rates**

Include Cover Crop- Avena sativa (Oats) - 25 LBS /AC

Available through:  
National Seed  
Tim Breier  
630.417.9056  
www.natseed.com

**FENCE AND GATE DETAIL w/ black PVC coating**

CONTACT INFO: Fence & Gate Shop Drawings required for Owner Approval prior to construction NTS  
Brad Knepper  
PEERLESS FENCE  
P (800) 584  
C (330) 774  
brad@peerlessfence.com  
www.peerlessfence.com

**WINGREN LANDSCAPE**  
ALL THINGS OUTDOOR

5126 Walnut Ave.  
Downers Grove, IL 60515  
TEL 630.759.8100  
www.wingrenlandscape.com

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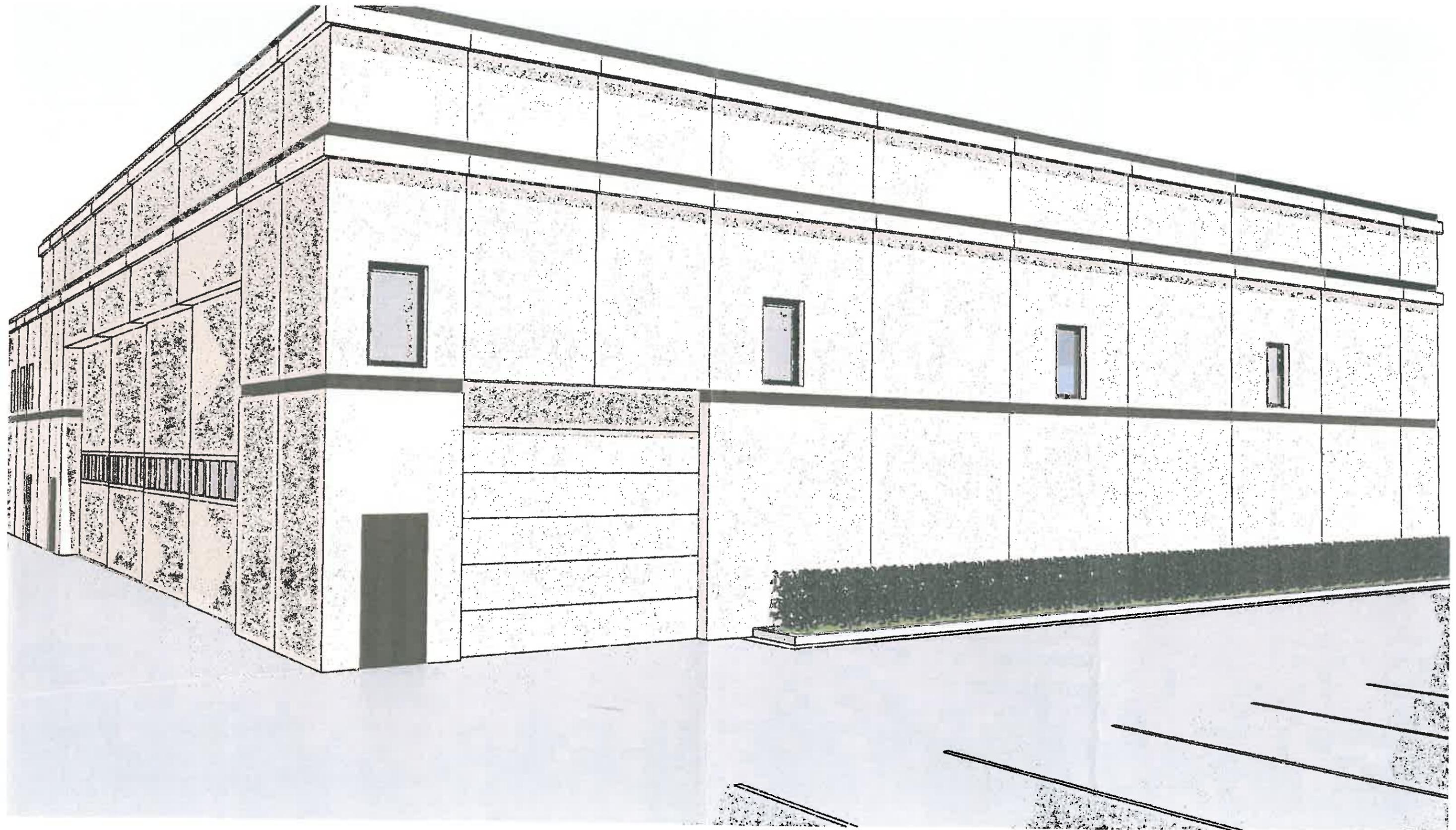
**MIDWEST HELICOPTER BUILDING**  
525 EXECUTIVE DRIVE  
WILLOWBROOK, ILLINOIS 60527

**REVISIONS:**

1 For Owner Review	1.4.16
2 Per Engineering	1.26.16
3 Per Owner	1.28.16
4 Per Review: Cam	3.02.16

**SHEET TITLE:**  
LANDSCAPE  
PLAN  
(DETAILS)

**DATE:** 1.25.16  
**JOB:** P-  
**SCALE:** 1"=20'  
**BY:** MT  
**SHEET** L2 OF 2



Attachment 4  
Required Changes to Project Plans

1. The plans shall be revised to provide a minimum pavement setback from the east property line of fifteen feet (15'), and a minimum pavement setback from the south property line of ten feet (10').
2. A permanent masonry or similar solid screen wall shall be extended from the southeast corner of the building to screen the location of fuel trucks that will be parked in that area.
3. The concrete pavement shall be expanded in the area between the hangar door and the east fence to accommodate the location where fuel trucks will be parked.
4. Sufficient documentation should be provided to show compliance with Section 15-33 of the DuPage County Stormwater and Floodplain Ordinance. The back-up documentation required by either Section 15-33.A or 15-33.B must be provided.
5. A plat of easement will be required for the water service.
6. A permit from DuDot is required for work within the Madison Street right-of-way.
7. A permit is required from DuPage County Public Works for the sanitary connection.
8. An easement will be required to be granted over the proposed drainage swales and CMP basin. A plat of easement will be required.
9. The Landscape Plan shall indicate all areas not included in the "native swale mix and blanket" areas and not included in planting beds, shall be sodded.