

AGENDA
VILLAGE BOARD SPECIAL BOARD MEETING
The Village of East Dundee
March 12, 2012
Following COTW Meeting
Village Hall Annex
120 Barrington Ave.
East Dundee, IL 60118

CALL TO ORDER

ROLL CALL / DECLARATION OF QUORUM

CONSENT AGENDA

Illinois Municipalities may adopt by a single roll call vote of the Village Board and Village President a group of assorted ordinances, resolutions, motions and orders by an "Omnibus Vote". The "Omnibus Vote" shall be taken following the unanimous consent by the President and Board as to the items to be included. Any Trustee or the President may request that any item not be included in that vote.

PUBLIC PARTICIPATION

OLD BUSINESS

NEW BUSINESS

1. Ordinance Granting Preliminary and Final Subdivision Plat Approval to Divide the Property into 56 Lots and Construct Related Utility Stormwater Management, and Street Infrastructure for Property Known as River Haven of East Dundee Located at or Near the Intersection of Route 72 and 25 in the Village of East Dundee, Illinois
2. Ordinance Granting PUD Final Approval for the 82 Unit Senior Apartments and For 36 Single Family Homes and 32 Duplex in the River Haven PUD Located at or Near the Intersection of Route 72 and 25 in the Village of East Dundee, Illinois
3. Ordinance Approving a Variation for the Property Commonly Known as River Haven of East Dundee Subdivision at the Southeast Corner of Route 72 and 25, East Dundee, Illinois
4. Ordinance Authorizing Abatement of a Portion of the Taxes Heretofore Levied for Corporate Purposes and Special Funds for the Fiscal Year Commencing May 1, 2011 and Ending April 30, 2012 for the Village of East Dundee, Kane and Cook Counties, Illinois

FINANCIAL REPORTS

REPORTS:

Village Administrator

Village Attorney

Village President

Village Trustees

EXECUTIVE SESSION

Executive Session, closed to the public and media under the provisions of the Illinois Open Meetings Act, 5ILCS, 120/2, (2) (21), Discussion of Minutes, (C) (6), Pending Litigation, 2 (C) (1), Personnel and 2 (C) (5) Acquisition of Property.

ADJOURNMENT

ORDINANCE NUMBER 12 - _____

**ORDINANCE GRANTING PRELIMINARY AND FINAL
SUBDIVISION PLAT APPROVAL TO DIVIDE THE PROPERTY
INTO 56 LOTS AND CONSTRUCT RELATED UTILITY
STORMWATER MANAGEMENT, AND STREET
INFRASTRUCTURE FOR PROPERTY KNOWN AS RIVER HAVEN
OF EAST DUNDEE LOCATED AT OR NEAR THE INTERSECTION
OF ROUTES 72 AND 25 IN THE VILLAGE OF EAST DUNDEE,
ILLINOIS**

WHEREAS, the Village of East Dundee is a home rule unit of local government under and pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, has the authority to exercise any power and perform any function pertaining to its government and affairs, including but not limited to the power to regulate for the protection of the public health, safety, morals, and welfare; and

WHEREAS, James Bergman, as contract purchaser of property owned by Chicago Title and Trust Company as Trustee under Trust Agreement dated May 1, 2008 and known as Trust #8002350420, has demonstrated that he is the proper agent for property legally described in Exhibit A known as the River Haven PUD, for the purpose of applying for a Preliminary and Final Subdivision Plat approval; and

WHEREAS, the property described in Exhibit A is zoned and classified as R-5 under the provisions of the Zoning Ordinances of the Village of East Dundee; and

WHEREAS, in April 2011, the Village of East Dundee granted its approval for a Planned Unit Development (PUD) Preliminary Plan; and

WHEREAS, the applicant has applied for Preliminary and Final Subdivision Plat approval to divide the property into 56 lots and construct the related utility, storm water management, street infrastructure; and

WHEREAS, the applicant, as contract purchaser of property owned by Chicago Title and Trust Company as Trustee under Trust Agreement dated May 1, 2008 and known as Trust #8002350420, in regard to property commonly known as River Haven of East Dundee and legally

described in Exhibit A, has properly petitioned the Planning and Zoning Commission of the Village of East Dundee for approval of Preliminary and Final Subdivision Plat to divide the property into 56 lots and construct the related utility, storm water management, and street infrastructure; and

WHEREAS, the requested approvals would be in compliance with the submittals of the applicant contained in the application and plans previously submitted; and

WHEREAS, upon due notice and after public hearing held on March 8, 2011, by the Planning and Zoning Commission of the Village of East Dundee and pursuant to East Dundee's Zoning Ordinance, said Commission has approved their Findings of Fact and Recommendation by a vote of 7 ayes, 1 nay and 1 absent; a copy of said Findings of Fact and Recommendation are attached hereto as Exhibit B; and

WHEREAS, the corporate authorities of the Village of East Dundee have considered this matter at public hearings and find pursuant to the relevant portions of East Dundee's Ordinances, that the request for Preliminary and Final Subdivision Plat approval to divide the property into 56 lots and construct the related utility, storm water management, and street infrastructure is deemed necessary for the public health, safety and welfare at the location specified above, and is so designed, located and proposed so as not to cause any substantial injury to the value of other property in the neighborhood in which it is located; and

WHEREAS, based upon the evidence adduced at said hearings and in their application, the petitioner has entered into the record evidence and Findings of Fact that address the conditions in the Village of East Dundee Ordinances; and

WHEREAS, pursuant to the provisions of the Village of East Dundee's Ordinances, the corporate authorities have determined that the Preliminary and Final Plat Approval should be approved as hereinafter set forth.

NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS, AS FOLLOWS:

Section One. That the corporate authorities do hereby incorporate the foregoing WHEREAS clauses into this ordinance as though fully set forth herein, thereby making the findings as hereinabove set forth.

Section Two. That the corporate authorities do hereby accept and approve the findings of fact and recommendation of the Planning and Zoning Commission.

Section Three. That pursuant to East Dundee’s Zoning Ordinance, the Preliminary and Final Subdivision Plat is hereby approved subject to the Village Engineer’s approval prior to the recording of the final plat.

Section Four. The village clerk is authorized and directed to amend all pertinent records of the Village of East Dundee to show the approvals granted hereunder.

Section Five. Severability. If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the validity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

Section Six. Repeal. All ordinances, resolutions, motions or parts thereof in conflict herewith shall be and the same are hereby repealed.

Section Seven. Publication. This ordinance shall be in full force and effect forthwith upon its adoption, approval and publication in pamphlet form as provided by law.

Section Eight. Effective Date. Passed on the _____ day of _____, 2012, according to the following roll call vote.

AYES:

NAYES:

ABSENT:

Approved by me this _____ day of _____, 2012.

Jerald Bartels, President

Published in pamphlet form this ____ day of _____, 2012, under the authority of the

President and Board of Trustees.

ATTEST:

Jennifer Rehberg, Village Clerk

Recorded in the Village Records on _____, 2012.

ORDINANCE NUMBER 12 - _____

**ORDINANCE GRANTING PUD FINAL APPROVAL FOR THE 82
UNIT SENIOR APRTMENTS AND FOR 36 SINGLE FAMILY
HOMES AND 32 DUPLEX IN THE RIVER HAVEN PUD LOCATED
AT OR NEAR THE INTERSECTION OF ROUTES 72 AND 25 IN THE
VILLAGE OF EAST DUNDEE, ILLINOIS**

WHEREAS, the Village of East Dundee is a home rule unit of local government under and pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, has the authority to exercise any power and perform any function pertaining to its government and affairs, including but not limited to the power to regulate for the protection of the public health, safety, morals, and welfare; and

WHEREAS, James Bergman, as contract purchaser of property owned by Chicago Title and Trust Company as Trustee under Trust Agreement dated May 1, 2008 and known as Trust #8002350420, has demonstrated that they are the proper agent for property legally described in Exhibit A known as the River Haven PUD, for the purpose of applying for a Planned Unit Development in the Village of East Dundee; and

WHEREAS, the property described in Exhibit A is zoned and classified as R-5 under the provisions of the Zoning Ordinances of the Village of East Dundee; and

WHEREAS, the Village of East Dundee has a zoning ordinance that provides for Planned Unit Developments pursuant to Section 157.245 et al.; and

WHEREAS, it is in the best interest of the residents of the Village of East Dundee to provide needed affordable senior housing, and housing for veterans and their families, for the property known as River Haven PUD; and

WHEREAS, in April 2011, the Village of East Dundee granted its approval for a Planned Unit Development (PUD) Preliminary Plan; and

WHEREAS, the applicant has properly submitted his request for PUD Final Plan approval for the 82-unit senior apartments, and for 36 single family homes and 32 duplex units on the property legally described in Exhibit A attached hereto; and

WHEREAS, the requested approvals would be in compliance with the submittals of the applicant contained in the application and plans previously submitted; and

WHEREAS, upon due notice and after public hearing held on March 8, 2012 by the Planning and Zoning Commission of the Village of East Dundee and pursuant to East Dundee's Zoning Ordinance, said Commission has approved their Findings of Fact and Recommendation by a vote of 7 ayes, 1 nay and 1 absent; a copy of said Findings of Fact and Recommendation are attached hereto as Exhibit B; and

WHEREAS, the corporate authorities of the Village of East Dundee have considered this matter at public hearings and find pursuant to the relevant portions of East Dundee's Ordinances, that the request for PUD Final Approval is deemed necessary and desirable for the public health, safety and welfare at the location specified above, and is so designed, located and proposed so as not to cause any substantial injury to the value of other property in the neighborhood in which it is located; and

WHEREAS, based upon the evidence adduced at said hearings and in their application, the petitioner has entered into the record evidence and Findings of Fact that address the conditions in the East Dundee Zoning Ordinance; and

WHEREAS, pursuant to the provisions of the Village of East Dundee's Ordinances, the corporate authorities have determined that the PUD Final Approval as applied for shall be issued or granted as hereinafter set forth.

NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS, AS FOLLOWS:

Section One. That the corporate authorities do hereby incorporate the foregoing WHEREAS clauses into this ordinance as though fully set forth herein, thereby making the findings as hereinabove set forth.

Section Two. That the corporate authorities do hereby accept and approve the findings of fact and recommendation of the Planning and Zoning Commission.

Section Three. That pursuant to East Dundee's Zoning Ordinance, the PUD Final Plan is hereby approved consistent with the plans and documents submitted and presented by the applicant including the Typical Lot Landscaping Plan.

Section Four. The village clerk is authorized and directed to amend all pertinent records of the Village of East Dundee to show the approvals granted hereunder.

Section Five. Severability. If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the validity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

Section Six. Repeal. All ordinances, resolutions, motions or parts thereof in conflict herewith shall be and the same are hereby repealed.

Section Seven. Publication. This ordinance shall be in full force and effect forthwith upon its adoption, approval and publication in pamphlet form as provided by law.

Section Eight. Effective Date. Passed on the _____ day of _____, 2012, according to the following roll call vote.

AYES:

NAYES:

ABSENT:

Approved by me this _____ day of _____, 2012.

Jerald Bartels, President

Published in pamphlet form this ____ day of _____, 2012, under the authority of the President and Board of Trustees.

ATTEST:

Jennifer Rehberg, Village Clerk

Recorded in the Village Records on _____, 2012.

ORDINANCE NUMBER 12 - _____

**ORDINANCE APPROVING A VARIATION FOR THE
PROPERTY COMMONLY KNOWN AS
RIVER HAVEN OF EAST DUNDEE SUBDIVISION AT THE
SOUTHEAST CORNER OF
ROUTE 72 AND 25, EAST DUNDEE, ILLINOIS**

WHEREAS, the Village of East Dundee is a home rule unit of local government under and pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, has the authority to exercise any power and perform any function pertaining to its government and affairs, including but not limited to the power to regulate for the protection of the public health, safety, morals, and welfare; and

WHEREAS, application has been made by James Bergman requesting a variance from Section 157.241(G) to permit more similarity of design between adjoining homes and homes on the same block and to permit garages to extend beyond the front walls of the living areas of the homes , for the property commonly known as River Haven of East Dundee at the southeast corner of Route 25 and Route 68, East Dundee, Illinois; the legal description of said property is hereby attached hereto as Exhibit A; and

WHEREAS, the Planning and Zoning Commission (hereinafter the “Commission”) of the Village of East Dundee, pursuant to notice and pursuant to the Village of East Dundee Code of Ordinances, Chapter 156.05(B)(3) held a hearing on March 8, 2012; and

WHEREAS, pursuant to said hearing, the Commission approved the Petition by a vote of 7 ayes, 1 nays and 1 absent. A copy of the Findings of Fact approved by the Commission is hereby attached hereto as Exhibit A

NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF EAST DUNDEE, KANE AND COOK COUNTIES, ILLINOIS, AS FOLLOWS:

Section One. That the recommendation of the Commission is hereby approved and adopted.

Section Two. That the application for a variance from Section 157.241(G) to permit a higher level of similarity between front elevations within the subdivision and to allow garages to extend in front of the main living area of each home for the property commonly known as River Haven of East Dundee at the southeast corner of Route 25 and Route 72, East Dundee, Illinois is hereby granted consistent with the lot elevation plans and color pallets submitted to the Commission at the public hearing on March 8, 2012 as set forth in the Findings of Fact attached hereto as Exhibit B.

Section Three. Severability. If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

Section Four. Repeal. All ordinances, resolutions, motions or parts thereof in conflict herewith shall be and the same are hereby repealed.

Section Five. Publication. This ordinance shall be in full force and effect forthwith upon its adoption, approval and publication in pamphlet form as provided by law.

Adopted this _____ day of _____, 2012, pursuant to a roll call vote as follows:

AYES:

NAYES:

ABSENT:

Approved by me this _____ day of _____, 2012.

Jerald Bartels, President

Published in pamphlet form this _____ day of _____, 2012, under the authority of the President and Board of Trustees.

ATTEST:

Jennifer Rehberg, Village Clerk

Recorded in the Village Records on _____, 2012.

VILLAGE OF EAST DUNDEE



FINDINGS OF FACT
(FACTS RELATED TO PETITION)

Petition #: River Haven (March 8th, 2012 Meeting)

Subject Property:

The River Haven of East Dundee Subdivision is located in parts of the Southeast Quarter of Section 23 and the Northeast Quarter of Section 26, Township 42 North, Range 8 East of the Third Principal Meridian in Kane County, Illinois. The 24.29-acre parcel is adjacent to the west side of State Route 25, approximately 3000 feet north of State Route 72.

Current Zoning Status:

R-5 PUD

Current Use Status:

Agriculture/Vacant

Site Characteristics:

In April 2011, the Village Board approved a Planned Unit Development (PUD) Preliminary Plan for a mixed-unit, senior housing development on the entire property along with a PUD Final Plan for an 80-unit, senior apartment building on a 2.93-acre lot within the development (known as Gardiner Place Apartments). Both the Preliminary Plan and Final Plan included approved modifications from the standard requirements of the R-5 zoning district, and a variance for open space also was approved. The Board also approved a rezoning of the entire property to R-5, Multiple Dwelling Residential District, with the applicant having one year to pull the first building permit at which time the rezoning would take effect. If that did not occur, the property would retain the zoning and PUD approvals that were the subject of a settlement agreement with property owner approved in 2007.

Requested Action:

1. Preliminary and Final Subdivision Plat approval to divide the property into 56 lots and construct the related utility, stormwater management, and street infrastructure;
2. PUD Final Plan approval for the 82-unit senior apartments (Gardiner Place Apartments) and for 36 single family homes and 32 duplex units (River Haven Place Apartments); and
3. Variance approval to PUD Sec. 157.241(G) to permit more similarity of design between adjoining homes and homes on the same block and to permit garages to extend beyond the front walls of the living area of the homes.

Surrounding Land Use and Zoning:

- North – an existing single family neighborhood zoned R-2;
- South – an existing shopping center zoned B-3;
- East – a mix of commercial uses zoned B-2, B-3 and B-4, and a cemetery zoned R-1.
- West – an existing single family neighborhood zoned R-2;

Trend of Development In Area:

Senior and veteran's housing are in great demand, and the Village and surrounding area lack enough quality and affordable rental housing units to meet these demands. A market study shows that an 11-mile radius around the proposed location could support up to 300 senior housing units immediately. At the same time, the market for owner-occupied, lower density, detached single family housing is extremely depressed and the demand for new, owner-occupied housing is not likely to recover for quite some time.

Findings:

- Conformance to the Land Use Plan: The proposed comprehensive plan text amendment, and amended PUD Preliminary Plan are consistent with the remainder of the Village's adopted Comprehensive Plan.
- Suitability of Present Zoning: Given current and projected future market conditions, the previously approved R-5 zoning is consistent with encouraging near term development of the property as was desired by the Village in creating a Tax Increment Finance District for this area. The proposed project meets existing and projected market demands and requires the existing R-5 zoning district to accommodate the proposed number and types of units. This project is consistent with the purpose and intent of the Village code and will promote the Village's general welfare. It also is reflective of the recent RTA study that was completed for this particular area.
- Subdivision Plat: The layout and dimensions of the proposed subdivision plat are consistent with approved PUD Preliminary Plan. Attached to this report are several comments from the Village Engineer, Joe Heinz, but these deal with technical issues and do not impact the general layout or appearance of the project. However, they will need to be addressed prior to recording the plat.
- Planned Unit Development Final Plan & Variance: The PUD Final Plan is consistent with the approved PUD Preliminary Plan. The Gardiner Place Apartments was actually granted a PUD Final Plan approval last March, but the building was subsequently rotated 90° when the PUD Preliminary Plan was changed in December. This extent of change requires re-approval of the PUD Final Plan, but the project is the same as that previously approved in almost all other respects.
 - New to this application is a more detailed landscape plan. In terms of street trees and the preservation of existing trees along the west and north project boundaries, the plans appear to be consistent with the code. So too is the detailed landscape plan for the Gardiner Place Apartments. For the River Haven Place Apartments a

“Typical Lot Landscaping” plan for the homes is provided which shows hydroseed in the rear and side yards and sod in the front along with at least one tree in the front. Foundation plantings are not shown but the applicant has indicated that he intends to provide plantings/hedging in the front and will present a more detailed lot landscaping plan at the hearing.

- The unit types and locations of the River Haven Apartments are consistent with those shown on the approved PUD Preliminary Plan. However, aspects of the proposed home and duplex front elevation designs require approval of a variance to the PUD design standards found in Sec. 157.241(G). Specifically, the code prohibits homes with identical exterior designs from being located next to one another and a higher level of design variability across a block. The code also prohibits garages from extending in front of the main portion of the home.
- As described in the applicant’s application and narrative, there are unusual aspects of the River Haven Place Apartments that make compliance with the strict design standards of the code difficult. Primarily, the code was written with the assumption that it would apply to a “typical” subdivision where homes would be individually owned and maintained, as opposed to this project where the entire subdivision will be owned and operated as single, rental community. Due to this difference, the applicant is seeking to balance the need for a cohesive look across the entire development while also allowing each home to have a unique identity. To achieve this, a total of 8 different front elevations are proposed (5 for the homes and 3 for the duplexes). Further, several compatible color palettes will be used so where identical/similar elevations are used in close proximity to each other, the colors will be different as will some of the detailing. At the public hearing the applicant will present a plan showing which elevation will be used on each lot along with the color palettes, including sample building materials. One other unusual aspect of the project to note is that it is “self contained” in that it does not directly connect with any other neighborhoods. As result, the similarity between the homes will not appear to be in stark contrast to another development/neighborhood along the same street as there aren’t any.
- The final unusual aspect of the project causing the applicant to seek a variance is the smaller lots that are narrower than those permitted in single family zoning districts. The lot widths and sizes of the Village’s single family zoning districts mapped outside of the downtown are quite a bit larger and wider than those approved for this project, which are zoned multifamily. As a result, options for locating the garage while maintaining practical floor plans for the living area and open space in the rear yard essentially require the garages to project from the front of the units. Note, however, that 34 of the homes have only a one-car garage. Further, all of the proposed elevations provide decorative treatments around the front doors to create a more prominent appearance for them and to help keep the garage from dominating the front elevation.

- Please note that more detailed plans for the open space areas have not been requested or provided at this time given the ongoing discussions between the Village and the applicant regarding their future ownership, use, and development. These matters are expected to be determined over the next several months and prior to occupancy of the project. Once these matters are settled, PUD Final Plans for the open space areas will be submitted to the Planning and Zoning Commission for review and approval.

Suitability of Present Zoning:

Yes

Conformance to the Land Use Plan:

Yes

Recommendation:

Based on the information contained in the application, the testimony and evidence presented at the public hearing, and the findings outlined herein, the Planning and Zoning Commission hereby recommends approval of the following by a vote of 7 ayes to 1 nay.

- To approve the Preliminary and Final Plat of Subdivision provided that all of the written comments provided by the Village Engineer shall be fully addressed to his satisfaction prior to the recording of the Final Plat.
- To approve a Variance to Sec. 157.241(G) for the River Haven Place Apartments to permit a higher level of similarity between front elevations within the subdivision and to allow garages to extend in front of the main living area of each home provided that:
 - In a manner similar if not identical to what is shown on the lot elevation plan presented at the public hearing, the applicant shall avoid using identical building elevations on adjoining lots to the extent possible and that where this cannot be avoided the adjoining homes shall utilize different color pallets and exterior details, and
 - In a manner similar if not identical to the color pallets presented at the public hearing, the applicant shall use a variety of compatible color pallets across the development and avoid using identical colors on adjoining lots.
- To approve a Planned Unit Development Final Plan for both the Gardiner Place Apartments and River Haven Apartments consistent with the plans and documents submitted and presented by the applicant including the Typical Lot Landscaping Plan presented at the hearing showing the use of foundation plantings in the front of each home and duplex.

March 8, 2012

Chairman Swanson

Member

Member

Member

Member

Member

Member

Member

Member



Gerald L. Heinz & Associates, Inc.

Consulting Engineers and Professional Land Surveyors

MEMORANDUM

DATE: March 1, 2012

TO: Robert Skurla, Village Administrator

AT: East Dundee

FROM: Joseph Heinz, P.E., P.L.S.

SUBJECT: River Haven of East Dundee, Final Engineering Review

Job No. ED-1644

We have received the following documents for final plan review:

- Engineering Plans, prepared by: Craig R. Knoche & Associates, dated: December 30, 2011.
- Plat of Subdivision, Sheet 1 of 2, prepared by: Craig R. Knoche & Associates, dated: January 11, 2012.

We have reviewed the submittal for compliance with preliminary plat, final plat and final subdivision engineering requirements per village ordinance and good engineering principles. A rezoning and preliminary P.U.D. for this site has previously been approved by the village board in April of 2011. It is our understanding that the developer wishes to combine the preliminary and final plat along with site plan approval for the apartment site to expedite the process. Because of the multiple simultaneous reviews we had asked the design engineer to provide a draft set so that we could begin our review and also aid in identifying any areas that should be addressed prior to finalizing the plans. Existing topography has not been verified by our firm. The following are our comments:

General

1. A preliminary plan should be included with the submittal. The plan should conform to section §155.026 of the village code.
2. Evidence of ownership or notarized permission from the owner to subdivide the land should be provided.
3. An engineering report should be submitted to identify the impact on the village utilities. The report should include water demand, fire flow requirements, and sanitary sewer demand and capacity.
4. Calculations for school site dedication, park and recreation dedication and if appropriate, calculations for contribution in lieu of park and school sites.
5. A Land Use Opinion prepared by the Kane-DuPage Soil and Water Conservation District should be submitted for review.
6. A soils report should be submitted for review.

7. A transportation impact study should be submitted for review.
8. Storm sewer and stormwater detention calculations should be submitted for review.
9. Text of the protective covenants, deed restrictions, and proposed homeowner's association contracts for the proposed subdivision should be submitted for review.
10. An engineer's estimate of cost for the subdivision improvements should be submitted for review.
11. Subdivision entrance plans from Route 25 should be submitted for review.
12. The preliminary/final engineering plans should be revised to include the portion of property south of the development fronting Illinois Route 72.
13. The Illinois Environmental Protection Agency permit applications for water, sanitary sewer, and storm water should be submitted for review.
14. A street lighting plan, including public roads, parking lots, and pathway lighting should be submitted for review. Photometric calculation should also be provided with the lighting plan submittal.
15. A landscape plan for the subdivision, apartment site, clubhouse site, and open areas should be submitted for review.
16. A master geometric plan should be submitted for review. The plan should include geometric data for right of way, pavement centerline, radii, private drive, pathway, and existing/proposed easements and setbacks.
17. Comments should be obtained by the Dept. of Public Works, Police Department, and the Fire District.
18. The village attorney should review the subdivision protective covenants, codes and restrictions. The CCR's should include maintenance requirements for the common areas and the detention areas, along with a back-up Special Service Area for the storm water detention facilities.

Cover Sheet (Sheet C0.1)

19. The plans should be signed and sealed by a licensed professional engineer.
20. The design firm registration number should be indicated on the cover sheet.
21. The benchmark notes should be revised. Benchmark No. 1 references a rim elevation that does not correlate to the existing topography. Benchmark No. 2 states that the elevation is of the rim but the note on the plan defines it as the top of pipe elevation. Also, the specific datum used for the elevations should be noted.
22. The village water department contact should be added the contact list. Timothy Wilson, Water Superintendent, 847-428-4294.
23. A summary of quantities should be added to this sheet or somewhere on the plans.

Existing Conditions & Demolition Plan (C0.2)

24. Building footprints for existing buildings adjacent to the property should be shown on this sheet.
25. The linetypes and symbols used on the plan should match the legend.
26. The exact removal limits of the existing water main should be noted on the plan.
27. If the previously supplied geotechnical report is to be utilized, the boring locations should be depicted on this sheet.

Site Plan Overview (C1.0)

28. The Typical Public Street Cross-Section should be revised to depict the intended streetlight fixture with an appropriate setback from the curb for that fixture. The sanitary sewer should ideally be centered on a travel lane or at least within 3 feet of the back of curb. The water main should have a clear trench width without any other utility interfering should a break occur. The aggregate base course note under the sidewalk should be noted to have a 4" depth.

Site Plan (C1.1 & C1.2)

29. The existing and proposed easements should also be shown on the plans. If a public utility is to be located within a village utility easement the minimum allowable width is 15'. Specifically, where the storm sewer runs in the rear and side yards within easements, the width should be at least 15' wide.
30. The street centerline geometric data and stationing should be added to the sheets.
31. The proposed back of curb should match up with the existing back of curb within the shopping center.
32. A strip of right of way should be dedicated along the north side of the shared access drive. The width should be equal to 30' from the centerline of the existing drive.
33. The right of way should be dimensioned on the plans.
34. The several "Grasspave" shared drive areas should be shown within an easement if they are intended to provide cross-access between lots.
35. A barrier type curb should be used within the senior apartment site and clubhouse site.
36. The parking stall width should have a typical dimension of 9' (min.) and the handicap stall width dimensioned at 16' (min.).
37. There should be a proposed sidewalk crossing where the proposed roadway starts at the shared access drive. The sidewalk should then extend along the north side of the existing drive to the east to tie into the sidewalk on the west side of Basin 2.
38. The existing access drive should be ground down and repaved with a 1.5" hot mix asphalt surface course.
39. A concrete apron should be provided at the senior apartment and clubhouse approaches.
40. A note or symbol should be added to indicate areas of the sidewalk that are to have detectible warnings.
41. A pavement detail should be provided if the pavement structure is to be different in the apartment and clubhouse parking lots than on the main roadway.
42. Crosswalk pavement markings should be added to the pavement at the intended sidewalk crossing locations.
43. The minimum radius for the entrance and aisles in the parking lots should be increased to 15'.
44. The single family and multi-family drive approaches should be shown with flares and constructed of concrete.
45. Additional dimension should be provided on the 5' path to allow for correct layout in the field.

Grading Overview (C2.0)

46. The emergency overflow routing arrows should be added to this sheet.
47. Grading note No. 11 should be revised or removed.
48. The legend symbols should match the symbols on the grading plan sheets.
49. The storm sewer system should be added to this sheet.

Grading Plan (C2.1 & C2.2)

50. The storm sewer system and the structures of the other utilities should be added to the sheets. The structures should all have the rim elevations noted.
51. A note should be added to the plans to define the curb drainage structure rim elevations as top of curb, flowline, or edge of pavement.
52. Some of the rear yards grades on the west side of the property and also some side yard grades should be revised to show no more than a 3:1 slope.
53. The curb in front of the entrance to the senior apartment building should be depicted as reverse pitch. The finished floor or the curb elevations should be revised to provide at least a 1.5% slope away from the entrance.
54. A minimum slope of 2% is required in all turf areas. Lots 3, 4, 6-9, 14-17, 20, 24-27, 30, 33, 40-44, and 46-49 should be review to provide the minimum slope.
55. It appears that a retaining wall is necessary for the drive-in/out of the apartment building. A detail of the wall should be provided.
56. Additional spot elevations are needed where the apartment building entrance intersects the access drive.
57. The “Grasspave” area connecting the apartment building and the clubhouse is extremely steep and should be revised if it is to be utilized as a walkway or vehicular access.
58. A table of stage storage volumes of both of the detention basins should be included in the plans.
59. The tops of foundations for lots 26, 29, 31-33, 36, 37, 46, 48, 49, 55, and 56 should be reviewed and possibly raised to provide 2% slopes away from the foundation.
60. Additional spot pavement grades should be added at the intersection of River Haven Drive and River Haven Court to show how the radius areas are to be graded.
61. The sidewalk along the frontage of the clubhouse should be a 6” barrier walk. It is unclear where the entrance is but the grades in this area should be reviewed for ADA compliance. The proposed 0.5’ drop over a 9’ stall is too steep and should be adjusted.
62. The detention pond along Illinois Route 25 is not setback per IDOT requirements and a letter of approval will be needed to allow for the encroachment. Also, the existing water main should maintain required cover in this area.
63. The proposed walkway located in lot 40 should be relocated or the grades should be adjusted so that walkway is not within the side slopes of the detention area and swale.
64. The details show a side yard emergency overflow swale and a typical side yard swale. The different types of swales should be indicated on the plan.

Storm Water Pollution Prevention Plan (C2.3 & C2.4)

65. Silt fence should be provided around the topsoil stockpile.
66. Erosion control blanket should also be provided in the swale areas and slopes greater than

- 4:1. The remaining areas should be mulched to provide sediment control.
67. The design engineer should review the stormwater flow calculations for the swale along Illinois Route 25 to determine if ditch checks are necessary.
 68. Erosion Control Note No. 19 should be revised to state the Village of East Dundee and the Kane-DuPage Soil & Water Conservation District.
 69. The Erosion Control Maintenance notes are duplicates of the Erosion Control Notes and are not necessary.
 70. The Erosion Control Blanket Installation Detail should be removed and replaced with the current detail.
 71. A soil protection/seeding table should be included in the SWPPP.
 72. A construction sequence and responsible contractor table should be included in the SWPPP.
 73. Riprap or other outlet protection should be provided at the proposed flared end section, sized appropriately for the intended flows. If riprap is to be used a riprap apron schedule should be include in the SWPPP.
 74. A soil erosion and sedimentation control plan indicating the timing and steps involved for providing SESC during the project.

Utility Overview (C3.0)

75. The proposed street lights should be shown on this plan sheet.
76. The water main should be extended to the existing water main at the east end of Wendt Avenue.
77. The sanitary sewer should be relocated so that the manholes are optimally in the center of the travel lane in the roadway but a maximum of 3' from the back of curb in the parkway to allow for access to maintain the system.
78. The water main should be shifted so that it is centered within the parkway.
79. A valve and vault should be provided on the 8" branch just north of the tee at the drive entrance to the senior apartment building.
80. The valve and vault located at station 110+00 should be relocated to approximately station 108+15.
81. A valve and vault should be provided on the 10" branch just west of the tee located at station 113+30.
82. "OR C153" should be removed from Utility Note No. 1.
83. "ASTM 3112" in Utility Note No. 2 should be revised to "ASTM 3212".
84. "OR ADS N-12" should be removed from Utility Note No. 3.
85. In Utility Note No. 6 the NEENAH R-4342 specified grate should be revised to a frame and grate that will allow for 6" of topsoil so grass can grow around the structure. The closed lid frame and cover for valve vaults, storm structures, and sanitary manholes should be revised to a Neenah R-1772.
86. In Utility Note No. 7 the b-box should be noted to be set on the property line.
87. At the end of Utility Note No. 10 add "COMPACTED IN 8" LIFTS".
88. Utility Note No. 12 may be more appropriate for the senior apartment building.
89. A note should be added to inform the contractor that they are not to manipulate any of the water valves and hydrants and that they are to contact the village water department 72 hours before a water shutdown is needed or tap that will take place.
90. There should be separate line types for public and private storm sewer, as the village may

- not desire to accept responsibility for rear yard storm sewers.
91. All utility structures should have a station and offset labels.

Utility Plan (C3.1 & 3.2)

92. The inverts for the sanitary sewer and storm sewer at the structure should be listed under the structure note and not with the pipe information.
93. Sanitary MH 202 does not need to be a drop manhole although a 3” drop should be design for the service pipe to allow for sampling.
94. The water service for the senior apartment building should be split outside of the building with a valve box or b-box accessible for shut-offs.
95. There are a couple of services that do not provide 10’ horizontal separation between the water and sanitary services. If the horizontal separation cannot be provided, a note should be added to those locations indicating that the water service is to be placed on an undisturbed shelf a minimum of 18” above the sanitary sewer service.
96. A water service should be added to lot 15 and the water service for lot 34 should be trimmed back to the water main.
97. The services should be revised for lot 35 so that the three utilities do not cross at a single location.
98. Flared end section A6 is shown at a different location than the grading plan.

River Haven Drive & Court Plan & Profile (C3.3, C3.4 & 3.5)

99. The water main and storm sewer should be added to the profile.
100. The storm sewer structure and pipe information should be added to the plan.
101. Profiles for the rear yard storm sewer sections should be provided.
102. All conflict points should be labeled and noted type of protection if needed.
103. The minimum allowable vertical curve length is 150’.
104. Then north arrow on sheet C3.3 and C3.5 should be rotated 90 degrees clockwise.
105. The proposed grades provided along the bottom of the profiles match the existing grades and should reflect the proposed profile grades.
106. The existing grades shown at the bottom of the profiles do not match the existing profile grade.
107. The point of centerline intersections at the drive and court should be shown on both profiles. The elevations on the court profile do not match the grading plan centerline grades and also do not tie in at the same elevation at River Haven Drive.
108. Sanitary MH 201 is not depicted on the utility plan and the invert notes on the profile do not match the utility plan.

General Notes and Specifications (C7.1)

109. The page should be searched for the word “city” and replaced with “village”.
110. General Note No. 1 should be revised to refer to the “2012” standard specifications.
111. General Note No. 7 should be revised to include “and hold harmless, the Village of East Dundee, Gerald L. Heinz & Associates, Inc.,” after “indemnify” and also remove “the municipality”.
112. General Note No. 21 & 22 should be revised to dimension to the back of curb since the

- face of curb on a mountable type curb is variable.
113. A general note should be added to specify that the hot-mix asphalt surface course cannot be placed until the binder course has experienced one winter.
 114. The specifications listed should be revised to note the most current edition:
 - ~ ANSI/AWWA C151/A21.51-02→ ANSI/AWWA C151/A21.51-09
 - ~ ANSI/AWWA C111/A21.11-00→ ANSI/AWWA C111/A21.11-06
 - ~ ANSI/AWWA C104/A21.4-03→ ANSI/AWWA C104/A21.4-08
 - ~ ANSI/AWWA C105/A21.5-99→ ANSI/AWWA C105/A21.5-10
 - ~ M41, Second Edition→M41, Third Edition
 - ~ ANSI/AWWA C110/A21.10-03→ ANSI/AWWA C110/A21.10-12
 - ~ ASTM D 3034-06→ ASTM D 3034-08
 - ~ ASTM C 478-07→ ASTM C 478-11
 - ~ ASTM C 1244-02→ ASTM C 1244-11
 115. In Watermain Specification Section 2.20, remove the reference to C153 and replace with C110/A21.10-12 since the village only uses full body fittings.
 116. In Watermain Specification Section 2.30, the gate valve should be revised to specify an American Flow Control, Series 2500 Ductile Iron Resilient Wedge Valve.
 117. In Watermain Specification Section 2.30, the fire hydrant should be revised to specify a Waterous Pacer, Model WB-67-250. The hydrant should be painted gloss red. The gate valve should be specified as an American Flow Control, Series 2500 Ductile Iron Resilient Wedge Valve.
 118. In Watermain Specification Section 2.30, the specifications should be revised to the following:
 - ~ A tapping saddle is required at each point of connection to the main. The service saddle shall be nylon-coated, double strap (stainless steel) manufactured by Smith-Blair Clamp and Coupling Products, Product 317.
 - ~ The corporation stop shall be a ball style valve manufactured by A.Y. McDonald Manufacturing Company, Series 4701B.
 - ~ Curb Stop shall be a ball style valve manufactured by A.Y. McDonald Manufacturing Company, Series 6100.
 - ~ Curb box shall be of the buffalo type, with a two and one-quarter (2 ¼) inch minimum shaft which sets over the curb stop. The curb boxes shall be adjustable, screw type cast iron as manufactured by Tyler Pipe, 6500 Series, Item 95-E. Lids shall be of a bolted down design with “Water” cast in the top surface. An enlarged base shall be provided for services larger than 1-1/2” but less than 2”.
 119. In Watermain Specification Section 2.70, the test length should be 2 hours for uncovered pipes and 6 hours for pipes that have been backfilled. A note should also be added to state that the pressure test should take place after the water services have been installed.
 120. The sanitary sewer specifications should include a heading title.
 121. The minimum depth of the sanitary sewer should be revised to 6’ minimum cover.
 122. The notes referring to exfiltration and infiltration testing should be removed.

Site Details (C7.2)

123. The Sidewalk Ramp detail should be replaced with the IDOT Highway Standard 424001-

- 06 & 424016 and the addition of a brick red contrasting color note.
124. The M6.12 Curb and Gutter and Depressed Curb and Gutter details should be removed and replaced with IDOT Highway Standard 606001-04. Both Curb Note No. 4 and Note No. 4 should still be used.
 125. The Street Light detail should be amended to specify a King Luminaire K822 and remove the reference to “DEERPATH TRAILS UNIT ONE SUBDIVISION”.
 126. A foundation detail should be included in the plans. The foundation should not be a direct burial post type but should be cast-in-place concrete.
 127. A handicap stall detail including the striping and signage should be included in the plans.
 128. A portland cement concrete sidewalk that is also used as a curb should be added to the plans.
 129. A concrete drive apron pavement detail should be added to the plans.

Utility Details (C7.3)

130. The catch basin and inlet detail refer to a frame and grate detail that is not included in the plans. The frame and grate detail should be included in the plans.
131. The references to the Standard Specifications for water and sewer main construction in Illinois should be revised to use the Sixth Edition.
132. The sanitary manhole detail should be updated to match the sanitary sewer specifications given on Sheet C7.1.
133. The water service detail should be revised to show a tapping saddle.
134. The emergency overflow elevation given in the restrictor detail should match what is stated on the plans.
135. A sanitary sewer service riser detail should be added to the plans.
136. A water valve vault detail should be added to the plans.
137. A water pressure connection detail should be added to the plans.
138. A sanitary drop manhole detail should be added to the plans.
139. A water thrust blocking detail should be added to the plans.

Plat of Subdivision (Sheet 1)

140. Provide sheet 2 of 2 with all the appropriate certificates and easement provisions.
141. The plat should include the lot to the south that fronts Illinois Route 72.
142. The plat should include public utility easements, village utility easements, building setbacks, existing easements, existing monumentation, proposed monumentation, and right-of-way dimensions.
143. A note should be added to state the proposed dedication of right-of-way.
144. The previously dedicated right-of-way should be noted as “heretofore dedicated”.
145. The parcel index numbers of the parcels to be subdivided should be added to the plat.

Please call if you have any questions.

Cc James Kelly, Dir. Of Public Works
Steven Kudwa, P.E., Knoche Engineering, P.C.

ORDINANCE NUMBER 12 - _____

**ORDINANCE AUTHORIZING ABATEMENT OF A PORTION OF
THE TAXES HERETOFORE LEVIED FOR CORPORATE
PURPOSES AND SPECIAL FUNDS FOR THE FISCAL YEAR
COMMENCING MAY 1, 2011 AND ENDING APRIL 30, 2012
FOR THE VILLAGE OF EAST DUNDEE,
KANE AND COOK COUNTIES, ILLINOIS**

WHEREAS, by the President and Board of Trustees of the Village of East Dundee, Counties of Kane and Cook, State of Illinois, did, on the 5th day of December, 2011, pass a certain ordinance, to-wit: Ordinance No.11-52, entitled:

AN ORDINANCE LEVYING TAXES FOR CORPORATE PURPOSES AND SPECIAL FUNDS FOR THE FISCAL YEAR COMMENCING MAY 1, 2011, AND ENDING APRIL 30, 2012, FOR THE VILLAGE OF EAST DUNDEE, ILLINOIS.

which ordinance was duly approved by the Village President of the Village of East Dundee on December 5th, 2011 (hereinafter "Ordinance"); and

WHEREAS, said Ordinance authorizes and directs the County Clerk to levy an amount of money for corporate purposes and special funds for the fiscal year commencing May 1, 2011 and ending April 30, 2012 for the Village; and

WHEREAS, it is necessary and in the best interests of the Village that a certain portion of the taxes heretofore levied for corporate purposes and special funds be abated.

NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS, AS FOLLOWS:

Section One. Abatement of Tax. The taxes in the amount \$610,059 heretofore levied for the fiscal year commencing May 1, 2011 and ending April 30, 2012 in Ordinance 11-52 is hereby abated and taxes in the amount of \$566,785 heretofore levied for the fiscal year commencing

May 1, 2011 and ending April 30, 2012 in the Ordinance for police pension is hereby abated. The total amount of taxes to be abated is \$43,274. All remaining portions of the taxes levied for the aforementioned fiscal year will remain in effect. The taxes levied following this abatement will now total \$566,785.

Section Two. Filing of Ordinance. Upon adoption of this Ordinance, the Village Clerk shall file a certified copy hereof with the Clerk of Cook and Kane Counties, Illinois, and it shall be the duty of said County Clerk to abate said taxes levied for the fiscal year commencing May 1, 2011 and ending April 30, 2012 in accordance with the provisions above.

Section Three. Effective Date. This Ordinance shall be in full force and effect upon its passage by the Village Board and signing and approval by the Village President.

Section Four. Severability. If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

Section Five. Repeal. All ordinances, resolutions, motions or parts thereof in conflict herewith shall be and the same are hereby repealed.

Section Six. Publication. This ordinance shall be in full force and effect forthwith upon its adoption, approval and publication in pamphlet form as provided by law.

Adopted this _____ day of _____, 2012, pursuant to a roll call vote as follows:

AYES:

NAYES:

ABSENT:

Approved by me this _____ day of _____, 2012.

Jerald Bartels, President

Published in pamphlet form this _____ day of _____, 2012, under the authority of the President and Board of Trustees.

ATTEST:

Jennifer Rehberg, Village Clerk

Recorded in the Village Records on _____, 2012.