

Village of East Dundee
PRESIDENT AND BOARD OF TRUSTEES
Committee of the Whole
Monday, November 14, 2016
06:30 PM

Call to Order

Roll Call

Public Comment: Agenda items only - Please keep comments to 5 minutes or less

Old Business

[A. Residential Facade Grant Program](#)

[B. River Haven Punchlist Update](#)

New Business

Executive Session

Recess to 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.

Public Comment - Please keep comments to 5 minutes or less

Adjournment

Village of East Dundee Memorandum

To: Village President and Board of Trustees
Robert Skurla, Village Administrator

CC: Doug Bergren, Economic Development Director

From: Jennifer Johnsen, Deputy Village Administrator

Subject: Residential Façade Program Policy

Date: November 14, 2016

Per the audio from the Village Board meeting held on April 25, 2016, the Board reached a consensus to leave the \$45,000 allocated to the residential façade program in the FY 2017 Budget but place the program on hold until the Board could review a policy on the program which would improve the way in which the program was managed.

The existing application contained procedures and guidelines for the implementation of the program. However, with additional guidelines and restrictions, the implementation and the effectiveness of the program could be improved. Below, please find an outline of a new Residential Façade Program Policy that could be adopted by the Village Board. This outline includes guidelines previously incorporated into the program as well as additions intended to tighten the management of the program. Once the Village Board reaches a consensus on these guidelines, a formal policy would be drafted for your consideration and approval.

Please note, the next round of projects would be funded through the FY 2018 Budget. The FY 2017 Budget of \$45,000 would be used to cover those projects approved in FY 2016 but not yet reimbursed. This list of projects was previously distributed to you.

Goals and Objectives:

- To improve the overall viability and property values of residential properties to strengthen the economy, EAV, and quality of life in the Village.
- To remove and alleviate adverse conditions by encouraging private investment in the rehabilitation and maintenance of owner-occupied properties.

Eligible Participants:

- Property owners of owner-occupied residential properties within the Village of East Dundee.

Ineligible Participants:

- Property owners of rental units.
- Properties or structures which are nonconforming uses according to the Village's zoning code.
- Property owners in default of any municipal fees or taxes or property taxes.

- Property owners with outstanding building, zoning, property maintenance, or Village Code violations on any properties owned and/or occupied by them within the Village of East Dundee that would not otherwise be corrected by applying for Residential Façade Program funding.
- Property owners or properties who have received Residential Façade Program funding in the past 7 years.
- Property owners who are Village officials or employees of the Village of East Dundee.

Eligible Activities:

- Restoration of brick using a non-abrasive paint removal material (e.g. corn cob or walnut shell pieces, etc.)
- Façade cleaning
- New siding and siding repair
- Front and wrap-around porches
- Front patios and walkways
- Decorative masonry walls
- Exterior cornices
- Exterior lighting
- Fences
- Painting
- Windows and doors
- Tuckpointing
- Removal of inappropriate exterior finishes, materials, or features
- Other improvements not specifically listed as eligible and ineligible and approved by the Village Board

Ineligible Activities:

- Building permit fees and related costs
- Professional service fees including but not limited to design, engineering, architectural, and structural fees
- Replacement of sidewalks
- Roofs
- Landscaping
- Painting masonry that was not previously painted
- Sandblasting of brick
- Acquisition of land and/or buildings
- New construction
- Any work not visible from the public right-of-way

Restrictions:

- The grant shall not exceed 50% of all eligible activities or \$5,000, whichever is less.
- Properties within the Historic District must receive a Certificate of Appropriateness, if required by Village Code.
- Participants must secure all required building permits and inspections.
- Participants must commit to residing within their home for 2 years following reimbursement otherwise funds must be reimbursed to the Village.

Application Process:

- Applications received January 1 – March 31 of each year.
- Application checklist:
 - Complete Residential Façade Program Application
 - Proof of ownership
 - Photos of residential structure to be improved
 - Detailed description of work to be performed
 - A professional sketch or rendering of the proposed project
 - Working architectural drawings, if requested by the Building Inspector
 - Color scheme of proposed addition or alteration
 - Building materials to be used where applicable
 - Anticipated budget sheet
 - Copies of a minimum of a 3 qualified bids for each portion of the project in which funding is being requested
 - Schedule of work to be completed

Approval Process:

- Application reviewed by staff according to the following criteria:
 - Value of the project being completed
 - Extent that project will correct outstanding building, zoning, property maintenance or other Village Code violations
 - Previous compliance and/or correction of building, zoning, property maintenance or other Village Code violations by the property owner
- Consideration by the Village Board in May and approval of the slate of projects for the following fiscal year.
- Upon approval by the Village Board, applicant must secure a building permit within 60 days.
- Work must be completed by March 31st of the year following approval.
- Upon submittal of the following reimbursement materials, reimbursement will be placed on the warrant list for approval of the payment.

Reimbursement Materials:

- Letter requesting reimbursement
- Proof of approved final inspections
- Copies of all final invoices
- Signed and notarized waiver(s) of lien on the property
- Proof of payment (i.e. canceled check, credit card statement, receipt, etc.)

Action Requested: Discussion of the proposed Residential Façade Program outline and direction to draft a policy incorporating the proposed guidelines.

Residential Façade Participants

edited & emailed 11-8-16 for Village Board Pymt. Approval

Application Date	Home Owner(s)	Address	Total Proj. Cost	Reimb. Due	
4-Jun-15	Matt & Yvette Baker	406 Hill St.	\$9,787.94	\$4,893.97	material, house & deck paint, new gutters, new roof (deductible)
Jan. 21, 2016	Fred Jeske	208 King Ave.	\$675.00	\$337.50	replace garage door
Mar. 3, 2016	Tim & Beth Edwards	619 Park St.	\$10,206.00	\$5,000.00	to replace 13 windows, 2 doors, & deck
Mar. 8,2016	Frank & JoAnn Passalaqua	618 Barrington Ave.	\$10,947.50	\$5,000.00	new driveway
Feb. 19,2016	Kenneth Yokers/Deb Freese	502 Barrington Ave.	\$13,232.00	\$5,000.00	new roof, replace fascia, gutters w/ ice guards, new flashing
Feb. 25, 2016	Mike & Pam Skibley	217 E. Third St.	\$18,295.00	\$5,000.00	install insulation, reguild porch, new siding, paint
Feb. 22, 2016	Dan & Lisa Proctor	18 Summit	\$18,340.00	\$5,000.00	install insulation & Hardee siding, replace rotten roof rafters
Mar. 15, 2016	Stacey Peterson	405 Hill St.	\$3,514.00	\$1,757.00	painting her house
Feb. 7, 2016	Daniel & Erin Weingart	101 S. Van Buren	\$16,408.00	\$5,000.00	replace rotten exposed wood, install gutters, fix flat roof, replace attic windows & 2 doors, replace windows
15-Jun-15	John & Julie Fenstermacher	512 Barrington Ave.	>\$12,000.00	\$5,000.00	house repainted, soffet repair & driveway replacement
Feb. 28, 2016	Craig Fischbach	529 Barrington Ave.	\$11,671.00	\$5,000.00	replace 9 windows & 1-8' door
Jan. 5, 2016	Kevin Johns	14 Lincoln Ave.	>\$14,000.00	\$5,000.00	replace siding, repair foundation
			\$139,076.44	\$51,650.97	



Gerald L. Heinz & Associates, Inc.

Consulting Engineers and Professional Land Surveyors

MEMORANDUM

DATE: August 10, 2016

TO: Robert Skurla, Village Administrator

AT: East Dundee

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

SUBJECT: River Haven Development – Detention Pond Assessment

Job No. ED-1900

We have reviewed the original plans, as-built plans, soil borings and other appurtenant data to assess the stormwater detention pond in the River Haven Subdivision.

The original plan for both of the detention facilities was to be a dry bottom pond with French drains to promote infiltration into the existing sand/gravel layer. Soil Boring No. 4 from the original boring log shows that the gravelly sand layer runs approximately from 814.5 elevation down to 802. The gravelly sand layer may continue but the boring log stops at this elevation. The bottom of both detention ponds were set at an elevation of 816 with trench French drains proposed down to “a depth necessary to reach in situ gravel/sand layer”. The secondary outlet for the ponds is thru a storm sewer that has a release elevation of 820.21. Since the gravity release is approximately 4’ higher than the bottom of the pond, infiltration is required to keep the ponds dry.

The smaller detention pond, behind the River Valley Square development, seems to be operating properly and infiltrating the storm water and staying relatively dry. The as-builts show that the bottom of the pond is approximately at the planned elevation of 816.

The main pond in front of the senior apartments building has been holding water and is not operating as planned. The as-builts show that the pond bottom elevation has been altered from 816 down to 805. The original boring log shows that groundwater was not encountered down to 802. Soil borings were also taken near the pond in the fall of 2014 to see if there existed gravelly soils to make a hydraulic connection to promote infiltration. The two (2) logs show that no groundwater was encountered and the auger could not go deeper than 18 feet due to cobbles. Cobbles would be the ideal strata for introducing a connection for infiltration. There has been mentioned that the infiltration is taking place but the surface water elevation is at the water table elevation and therefore will always exist. The gravel pit to the east gives us a very good visual representation of the elevation of the water table in the area. We have taken survey shots on both water surface elevations and the Palumbo property lake is approximately 10 feet lower than the surface water elevation in the pond. We believe that during construction the earth moving operations and poor erosion control within the pond has contributed to plugging up the necessary voids to maintain the required infiltration.

The pond should be filled in with 3” stone up to the 815.5 elevation, geo-filter fabric placed on top of the stone and restore the area with 6”of topsoil and seed with a deep rooted vegetation seed mix. Before the stone is placed, the surface should be stripped in a few areas to expose the virgin gravelly soils to maintain the hydraulic connection.

Please call if you have any questions.

Cc Lael Miller, Village President
Jim Kelly, Dir. Of Public Works

Geotechnical Engineering Report

River Haven Development

East Dundee, Illinois

January 9, 2012

Terracon Project No. 11115087

Prepared for:

Jim Bergman

LeClaire, Iowa

Prepared by:

Terracon Consultants, Inc.

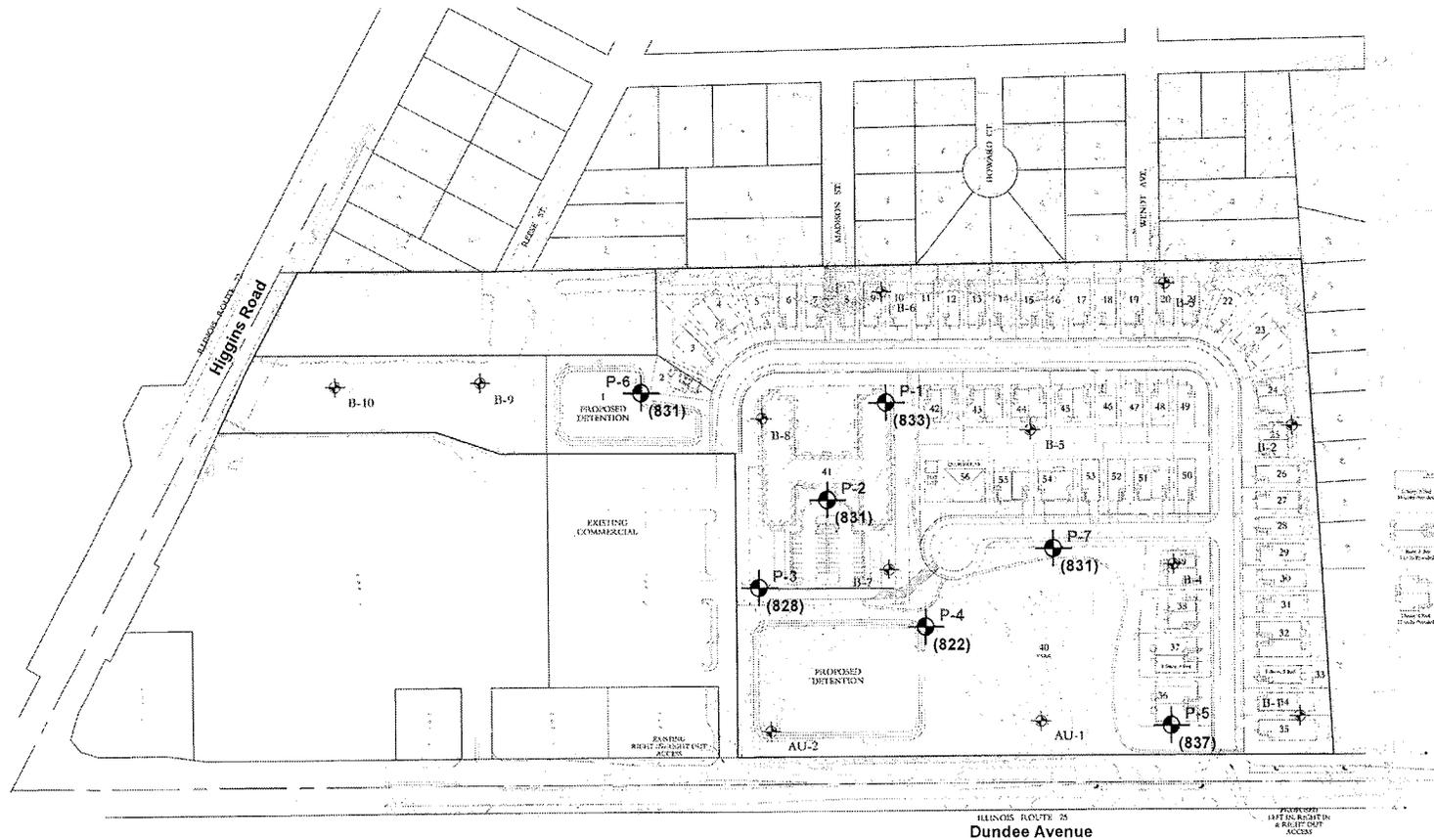
Naperville, Illinois

Offices Nationwide
Employee-Owned

Established in 1965
terracon.com

Terracon

Geotechnical ■ **Environmental** ■ **Construction Materials** ■ **Facilities**



Note: borings designated B-1 to B-10 and AU-1 to AU-2 were from a previous subsurface exploration by another firm.

Legend:

- = approximate boring location (designated P-1 to P-7)
- (830)** = approximate surface elevation



DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Manager: KCB	Project No. 11115087	
Drawn by: KCB	Scale: N.T.S.	
Checked by: SAB	File Name: 11115087_BLP	
Approved by: KCB	Date: January 2012	
135 Ambassador Drive Naperville, Illinois 60540 Pkx (630) 711-4253 Fax (630) 357-9493		

BORING LOCATION PLAN RIVER HAVEN DEVELOPMENT DUNDEE AVENUE NORTH OF HIGGINS ROAD EAST DUNDEE, ILLINOIS

Exhibit A-2

LOG OF BORING NO. P-4

CLIENT Jim Bergman		ENGINEER Knoche Engineering, P.C.								
SITE Dundee Avenue North of Higgins Road East Dundee, Illinois		PROJECT River Haven Development								
GRAPHIC LOG	DESCRIPTION	DEPTH, ft.	SAMPLES				TESTS			
			USCS SYMBOL	NUMBER	TYPE	RECOVERY, in.	SPT - N** BLOWS / ft.	WATER CONTENT, %	DRY UNIT WT pcf	UNCONFINED STRENGTH, psf
	Approx. Surface Elev.: 822 ft									
0.8	Approx. 10" Topsoil LEAN CLAY, TRACE SAND , dark brown to brown, medium stiff to stiff	821		HS						
			CL	1	ST	13	28	94	2000*	
				CL	2	ST	8	27	92	1420
5	SANDY LEAN CLAY, TRACE GRAVEL , brown, very stiff sand seams in Sample 3	817		HS						
			CL SC	3	SS	18	17	18		
7.5	GRAVELLY FINE TO COARSE SAND, TRACE SILT, OCCASIONAL CLAY SEAMS , brown, very dense	814.5		HS						
			SP	4	SS	18	20/6" 50/1"	4		
					HS					
			SP	5	SS	18	50/4"	3		
					HS					
			SP	6	SS	18	57	3		
20	BOTTOM OF BORING	802								

The stratification lines represent the approximate boundary lines between soil and rock types: in-situ, the transition may be gradual.

*Pocket Penetrometer
**140 Lbs Automatic SPT Hammer

BORE1_1115087.GPJ TERRACON.GDT 1/10/12

WATER LEVEL OBSERVATIONS, ft		
WL	∇ NONE	WD ∇ NONE AB
WL	∇	∇
WL	EXHIBIT A-6	



BORING STARTED		12-14-11	
BORING COMPLETED		12-14-11	
RIG	GC	FOREMAN	NJ
APPROVED	KCB	JOB #	1115087



**DOOR CREEK CONSTRUCTION
DETENTION POND
251 RIVER HAVEN DRIVE
EAST DUNDEE, ILLINOIS**

October 2, 2014

HOLMES TESTING, INC.

• 170 Shepard Avenue • Wheeling, Illinois 60090 • 847-541-4040 • Fax 847-537-9098

HOLMES TESTING, INC.

170 Shepard Avenue • Wheeling, Illinois 60090 • 847-541-4040 • Fax 847-537-9098



DATE: 10/02/14

File No.: 5824-1

Client: Door Creek Construction of Illinois, LLC

Project: Detention Basin
251 River Haven Dr., East Dundee, IL

Boring Location: AS STAKED

Ground Surface Elevation:

Page 1 of 1	Depth	Strata	SOIL DESCRIPTION	S	N	Qu	Qp	Wc	Yd	MS	%O	
<p>LOG OF TEST BORING B-1</p> <p>Drill Rig: CME 75 Drill Date: 09/24/14 Engineer: P. Sidorczyk Drafting: A. Hogan Water at N/A While Sampling (filled triangle) Water at N/A after Sampling (open triangle)</p> <p>Legend</p> <p>S = Sample No. N = Penetration (blows/foot) Qu = Unconfined Strength (tons/square ft.) Qp = Estimated Unconfined Compressive Strength Based Upon Calibrated Penetrometer Reading (tons/square ft.) Wc = Water Content in % Yd = Dry Density (pcf) MS = Method of Sample SS = Split - Spoon Sample AS = Auger Sample ST = Shelby Tube Sample NX = Rock Core Sample PC = Pavement Core Sample</p> <p>%O = Percent Organic</p>	0	[Diagonal Hatching]	FILL - Silty CLAY (CL), brown, very tough, w/ trace gravel, stone pieces								0.00'	
	2.5		1	9	2.5	16.3	SS					
		[Diagonal Hatching]	Silty CLAY (CL), brown, hard, w/ trace gravel									3.00'
	5		2	6	4.0	17.6	SS					
		[Dotted Pattern]	SAND (SP), brown, medium dense to dense, w/ little gravel									5.00'
	7.5			3	18			SS				
	10			4	33			SS				
		[Dotted Pattern]	SAND (SP), brown, medium dense, w/ little gravel, stone pieces									13.00'
	12.5			5	25			SS				
		[Dotted Pattern]	- w/ cobbles below @ 18' - - Auger Refusal @ 18' -									18.00'
	15											
		[Dotted Pattern]										
17.5												
	[Dotted Pattern]											
20												

Note: The stratification lines indicated are estimated - the transition between soil types may be more gradual.

HOLMES TESTING, INC.

170 Shepard Avenue • Wheeling, Illinois 60090 • 847-541-4040 • Fax 847-537-9098



DATE: 10/02/14

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Client: Door Creek Construction of Illinois, LLC

Project: Detention Basin
251 River Haven Dr., East Dundee, IL

Boring Location: AS STAKED

Ground Surface Elevation:

Page 1 of 1	Depth	Strata	SOIL DESCRIPTION	S	N	Qu	Qp	Wc	Yd	MS	%O	
<p>LOG OF TEST BORING B-2</p> <p>Drill Rig: CME 75 Drill Date: 09/24/14 Engineer: P. Sidorczuk Drafting: A. Hogan Water at N/A While Sampling (filled triangle) Water at N/A after Sampling (open triangle)</p> <p>Legend</p> <p>S = Sample No. N = Penetration (blows/foot) Qu = Unconfined Strength (tons/square ft.) Qp = Estimated Unconfined Compressive Strength Based Upon Calibrated Penetrometer Reading (tons/square ft.) Wc = Water Content in % Yd = Dry Density (pcf) MS = Method of Sample SS = Split - Spoon Sample AS = Auger Sample ST = Shelby Tube Sample NX = Rock Core Sample PC = Pavement Core Sample</p> <p>%O = Percent Organic</p>	0		FILL - Sandy CLAY (CL), brown, tough, w/ trace gravel, stone pieces								0.00'	
	2.5		FILL - Sandy CLAY (CL), brown, very tough, w/ trace gravel	1	7		1.5			SS		
	5		FILL - LIMESTONE, crushed, white, medium dense	2	2		2.0	20.2		SS		
	7.5			3	27					SS		
	10			4	27					SS		
	12.5		SAND with GRAVEL (SP-GP), brown, medium dense									12.00'
	15			5	30					SS		
	17.5											
				- w/ cobbles below 18' - - Auger Refusal @ 18' -								18.00'
	20											

Note: The stratification lines indicated are estimated - the transition between soil types may be more gradual.



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• 170 Shepard Avenue • Wheeling, Illinois 60090 • 847-541-4040 • Fax 847-537-9098

October 2, 2014

Attn: Mr. Bryan Fellhauer
Door Creek Construction of Illinois, LLC
P.O. Box 404
South Elgin, Illinois 60177

File No. 5824-1

Table of Contents – Report

Introduction..... 1

Field Exploration 1

Laboratory Testing..... 2

Subsurface Conditions 2

General Considerations..... 3

Signature Page 3

Table of Contents – Appendix

Boring Logs APPENDIX

References..... APPENDIX



ENGINEERING REPORT

HOLMES TESTING, INC.

• *170 Shepard Avenue • Wheeling, Illinois 60090 • 847-541-4040 • Fax 847-537-9098*



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October 2, 2014

Attn: Mr. Bryan Fellhauer
Door Creek Construction of Illinois, LLC
P.O. Box 404
South Elgin, Illinois 60177

File No. 5824-1

RE: Subsurface Exploration and Geotechnical Analysis Report, Detention Basin, 251 River Haven Drive,
East Dundee, Illinois

Dear Mr. Fellhauer:

At your request two (2) soil borings each to a depth of eighteen (18) feet for a total of thirty six (36) feet of drilling were performed for the existing detention pond located at the address above. We understand that the existing detention basin is retaining some water at the bottom of it. Based on the original design there was supposed to be a granular natural draining layer below the bottom of the pond. This exploration was to determine at what depth this layer is located. If any of this information is not correct please notify us immediately so that we can make any necessary revisions to the recommendations provided in this report. The approximate locations of the borings, soil test results, and graphic soil profiles have been incorporated in this report.

FIELD EXPLORATION

The borings were located in the field by a Holmes Testing, Inc. representative. A truck-mounted rotary drill rig advanced the boreholes by continuous flight auger method, drilling the soil with various cutting bits. Representative soil samples were obtained via split barrel sampling procedure performed in accordance with ASTM Standard D 1586, "Method for Penetration Test and Split Barrel Sampling of Soils."

In the split barrel sampling procedure, a 140-pound hammer falls 30 inches and drives a two-inch OD split barrel sampler into the soil 18 inches. Counting the hammer blows over the final twelve inches of driving yields the Standard Penetration Resistance (SPT N-value). The test result indicates the soil's relative density and comparative consistency. Blow counts will provide a basis for estimating the relative strength and compressibility of soil. Soil from the auger blades yielded additional check samples.

October 2, 2014

Door Creek Construction of Illinois, LLC, Detention Basin, East Dundee, Illinois



File No. 5824-1

The drill crew recorded field logs of the soils encountered in the borings. These field logs were later incorporated into the final boring logs. All soil samples obtained from the drilling operations were identified by boring number and sampling depth, immediately sealed in the field, and brought to our laboratory for further examination and testing.

LABORATORY TESTING

Natural moisture content for each soil sample was determined per ASTM Standard D 2216 for all representative portions of the sample. Unconfined compressive shear strength tests made on representative sample's of the cohesive soils per ASTM Standard D 2166 to determine its shear strength parameters. Additional estimated unconfined compressive strength values for cohesive soil sample portions were obtained by using a calibrated spring-loaded pocket penetrometer.

Upon completion of laboratory testing procedures, an experienced soil engineer visually classified each soil sample in accordance with the Unified Soil Classification System (ASTM Standards D 2487 and D 2488). A brief description of the Unified Soil Classification System has been included in the Appendix.

SUBSURFACE CONDITIONS

The boring logs detail the soil samples obtained from the foundation supporting materials. Collectively, the soil boring logs present the project site's idealized soil profile, which describes the general soil conditions. Expected soil conditions of the site were derived from the scattered boring locations, therefore, varying soil types may be encountered during excavation.

The subject site encountered brown sandy to silty clay with traces of gravel and pieces of stone to a depth of approximately five (5) feet below existing grade (BEG). Below the above boring B-1 encountered medium dense brown sand with little gravel and pieces of stone at a depth of fifteen (15) feet BEG. Boring B-2 encountered medium dense crushed limestone followed by medium dense brown sand and gravel to boring termination at eighteen (18) feet BEG.

Both borings encountered obstruction at a depth of eighteen (18) feet BEG and were unable to drill through it. Based on the elevation difference between the boring locations and the bottom of pond we are estimating that the obstruction was located at approximately the top of the water level. If you require further exploration we recommend that we mobilize with larger (4.25") augers to get through the obstruction encountered. We recommend blind drilling with the larger augers down to a depth of fifteen (15) feet and sampling from then on to determine the location of the granular drainage layer below the bottom of the pond. No groundwater was encountered during the drilling operations.

GENERAL CONSIDERATIONS

This report has been prepared to aid in the evaluation and design of this project. If any changes occur in the design and/or location of the detention pond, as outlined in this report, we should be informed so that the soil and foundation engineer can review the changes and modify the conclusions of this report as necessary. Should deviations from the noted subsurface conditions be encountered during construction, they should be brought to the attention of our staff geotechnical engineer. If you wish, we would welcome the opportunity to provide field construction services for this project.

The analysis and recommendations submitted in this report are based on data obtained from the soil borings performed at the locations indicated on the location diagram. It should be understood that these boring locations have not been located using a GPS device and therefore do not have elevations associated with them. This report does not reflect any variations that may occur between or beyond these borings.

All soil borings drilled at the site were backfilled with the spoil (auger cuttings). Even though this backfill was compacted, some settlement can be expected due to the dead weight of the soil. Please note that it is the parcel owner's responsibility to maintain the boreholes' fill elevation.

The scope of services did not include any environmental assessment for the presence of wetlands or hazardous or toxic materials in the soil, surface water, groundwater, or air that was on, below or around this site.

We have welcomed the opportunity to be of service to you on this project. If there are any questions with regard to the information and recommendations presented, please do not hesitate to contact us.

Sincerely,

HOLMES TESTING, INC.

A handwritten signature in blue ink that reads "Peter Sidorczuk". The signature is written in a cursive, flowing style.

Peter M. Sidorczuk, Project Engineer
Registered Professional Engineer in Illinois



BORING LOGS

HOLMES TESTING, INC.

• 170 Shepard Avenue • Wheeling, Illinois 60090 • 847-541-4040 • Fax 847-537-9098

HOLMES TESTING, INC.

170 Shepard Avenue • Wheeling, Illinois 60090 • 847-541-4040 • Fax 847-537-9098



DATE: 10/02/14

File No.: 5824-1

Client: Door Creek Construction of Illinois, LLC

**Project: Detention Basin
251 River Haven Dr., East Dundee, IL**

Boring Location: AS STAKED

Ground Surface Elevation:

Page 1 of 1	Depth	Strata	SOIL DESCRIPTION	S	N	Qu	Qp	Wc	Yd	MS	%O	
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	2.5		Silty CLAY (CL), brown, hard, w/ trace gravel	1	9		2.5	16.3		SS	3.00'	
	5		SAND (SP), brown, medium dense to dense, w/ little gravel	2	6		4.0	17.6		SS	5.00'	
	7.5		SAND (SP), brown, medium dense, w/ little gravel, stone pieces	3	18					SS	13.00'	
	10		SAND (SP), brown, medium dense, w/ little gravel, stone pieces	4	33					SS	18.00'	
	12.5		SAND (SP), brown, medium dense, w/ little gravel, stone pieces	5	25					SS	18.00'	
	15		- w/ cobbles below @ 18' - - Auger Refusal @ 18' -									18.00'
	17.5		- w/ cobbles below @ 18' - - Auger Refusal @ 18' -									18.00'
	20		- w/ cobbles below @ 18' - - Auger Refusal @ 18' -									18.00'

Note: The stratification lines indicated are estimated - the transition between soil types may be more gradual.

HOLMES TESTING, INC.

170 Shepard Avenue • Wheeling, Illinois 60090 • 847-541-4040 • Fax 847-537-9098



DATE: 10/02/14

File No.: 5824-1

Client: Door Creek Construction of Illinois, LLC

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251 River Haven Dr., East Dundee, IL

Boring Location: AS STAKED

Ground Surface Elevation:

Page 1 of 1	Depth	Strata	SOIL DESCRIPTION	S	N	Qu	Qp	Wc	Yd	MS	%O	
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	2.5			1	7	1.5			SS			
				FILL - Sandy CLAY (CL), brown, very tough, w/ trace gravel								3.00'
	5	2			2	2.0	20.2	SS				
				FILL - LIMESTONE, crushed, white, medium dense								5.00'
	7.5	3			27			SS				
		4			27			SS				
		10		SAND with GRAVEL (SP-GP), brown, medium dense								12.00'
	12.5	5			30			SS				
	15											
		17.5		- w/ cobbles below 18' - - Auger Refusal @ 18' -								18.00'
	20											

Note: The stratification lines indicated are estimated - the transition between soil types may be more gradual.



REFERENCES AND APPENDICIES

HOLMES TESTING, INC.

• *170 Shepard Avenue • Wheeling, Illinois 60090 • 847-541-4040 • Fax 847-537-9098*



170 Shepard Avenue
 Wheeling, Illinois 60090
 P: 1-847-541-4040 • F: 1-847-537-9098

LEGEND FOR BORING LOGS

SIZE

<u>Material</u>	<u>Size Range</u>
Boulder	Over 8 Inches
Cobble	2.5 Inches To 8 Inches
Coarse Gravel	1 Inch To 2.5 Inches
Medium Gravel	3/8 Inches To 1 Inch
Small Gravel	No. 4 Sieve To 3/8 Inch
Coarse Sand	No. 20 Sieve to No. 4 Sieve
Medium Sand	No. 60 Sieve To No. 20 Sieve
Fine Sand	No. 200 Sieve To No. 60 Sieve
Silt Or Clay	Finer Than No. 200 Sieve

CONSISTENCY

COHESIVE SOILS

<u>Classification</u>	<u><i>Q_u</i> (TSF)</u>
Very Soft	0.00-0.25
Soft	0.26-0.59
Stiff	0.60-0.99
Tough	1.00-1.99
Very Tough	2.00-3.99
Hard	4>

COHESIONLESS SOILS

<u>Classification</u>	<u><i>N</i></u>
Very Loose	0-4
Loose	5-9
Medium Dense	10-29
Dense	30-49
Very Dense	over 50

MAJOR MODIFIERS

Silty, Sandy, Clayey and Gravelly

<u>Modifying Term</u>	<u>Percent by Weight</u>
Trace	1-10
Little	10-20
Some	20-35
And	35-50



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SOIL COMPONENTS, FRACTIONS, TERMS & ABBREVIATIONS FOR VISUAL IDENTIFICATION OF SOILS

DEFINITION OF TERMS RELATING TO STRATIFIED SOILS

- Parting** - 0 To 1/16 Inch Thickness
- Seam** - 1/16 Inch To 1/2 Inch Thickness
- Layer** - 1/2 Inch To 12 Inch Thickness
- Stratum** - Usually Greater Than 12 Inches Thick; Occasionally Less, e.g. Topsoil
- Varved Silt** - Fresh Water Lake Deposit Usually In Seams, But Occasionally In Layers
- Pocket** - Small, Erratic Deposit Larger Than A Layer
- Lens** - Lenticular Deposit Larger Than Pocket
- Occasional** - One Or Less Per 12 Inches Of Thickness
- Frequent** - More Than One Per 12 Inches Of Thickness

GLOSSARY OF MODIFYING TERMS

<u>CATEGORY</u>	<u>SYMBOL</u>	<u>TERM</u>	<u>SYMBOL</u>	<u>TERM</u>
Colors	bk	black	rd	red
	bl	blue	tn	tan
	br	brown	wh	white
	gr	gray	yw	yellow
	gn	green	dk	dark
	or	orange	lt	light
	Organic Soil	dec	decayed	rts
dec'g		decaying	ts	topsoil
lig		lignite	veg	vegetation
O		organic	pt	peat
Stratification	alt	alternating	pkt	pocket
	lns	lens	prt	parting
	lyr	layer	sm	seam
	occ	occasional	vvd	varved
	frqt	frequent	w	with



IDENTIFYING TERMS FOR COMPOSITION OF GRANULAR SOILS

IDENTIFICATION	TERMS IDENTIFYING PROPORTIONS*				DEFINING RANGE OF PERCENTAGES BY WEIGHT
	<i>Written</i>	<i>Symbol</i>	<i>Written</i>	<i>Symbol</i>	
<i>Principal Component</i>	Gravel	G			
	Sand	Sa			50 or more
	Silt	Si			
 <i>Minor Component</i>	Gravel	G	and	a	35 to 50
	Sand	Sa	some	s	20 to 35
	Silt	Si	little	l	10 to 20
			trace	t	1 to 10

*Proportions refer to the percentage of the whole soil finer and coarser than the principal component.

Plus(+)nearest the upper limits of a proportion.

Minus(-)nearest the lower limits of a proportion.

No sign, middle range of a proportion.

IDENTIFYING TERMS FOR COMPOSITION CLAY SOIL ON OVERALL PLASTICITY BASIS

DEGREE OF OVERALL PLASTICITY		OVERALL PLASTICITY INDEX SAND-SILT-CLAY	IDENTIFICATION OF PRINCIPAL COMPONENTS	
<i>Written</i>	<i>Symbol</i>		<i>Written</i>	<i>Symbol</i>
Non-plastic	NP	0	Silt	S
Slight	Sl	1 to 5	Clayey Silt	CyS
Low	L	5 to 10	Silt and Clay	S&C
Medium	M	10 to 20	Clay and Silty	C&S
High	H	20 to 40	Silty Clay	SyC
Very High	VH	over 40	Clay	C



SOIL CLASSIFICATION SYSTEM (AFTER ASTM D 2487)

MAJOR DIVISIONS		GROUP SYMBOL	TYPICAL NAMES	LABORATORY CLASSIFICATION CRITERIA				
Coarse Grained Soils (more than half of the material is larger than No. 200 Sieve)	Gravel (More than half of coarse fraction is larger than No. 4 sieve)	Clean Gravel (Little or no fines)	GW	Well graded gravel, gravel-sand mixtures, little or no fines	$C_u = \frac{D_{60}}{D_{10}}$ greater than or equal to 4; $C_c = \frac{(D_{30})^2}{(D_{10} \times D_{60})}$ C_u greater than or equal to 1 and less than or equal to 3 Determine percentages of sand and gravel from grain-size curve. Depending on percentage of fines (fraction smaller than No. 200 sieve size) coarse grained soils are classified as follows: <u>Less than 5%</u> GW, GP, SW, SP <u>More than 12%</u> GM, GC, SM, SC <u>5 - 12%</u> Borderline cases requiring use of dual symbols	$C_u = \frac{D_{60}}{D_{10}}$ greater than or equal to 4; $C_c = \frac{(D_{30})^2}{(D_{10} \times D_{60})}$ C_u greater than or equal to 1 and less than or equal to 3		
		GP	Poorly graded gravel, gravel-sand mixtures, little or no fines	Not meeting all gradation requirements for GW				
		Gravel w/fines (Appreciable amt. of fines)	GM	Silty gravel, gravel-sand-silt mixtures		Atterberg limits below A-line or PI less than 4	Above A-line with PI between 4 and 7 are borderline cases requiring use of dual symbols	
		GC	Clayey gravel, gravel-sand-clay mixtures	Atterberg limits above A-line or PI greater than 7				
	Sand (50% or More than half of coarse fraction is smaller than No. 4 sieve)	Clean Sand (Little or no fines)	SW	Well graded sand, gravelly sand mixtures, little or no fines	$C_u = \frac{D_{60}}{D_{10}}$ greater than or equal to 6; $C_c = \frac{(D_{30})^2}{(D_{10} \times D_{60})}$; C_c greater than or equal to 1 and less than or equal to 3 Not meeting all gradation requirements for SW	$C_u = \frac{D_{60}}{D_{10}}$ greater than or equal to 6; $C_c = \frac{(D_{30})^2}{(D_{10} \times D_{60})}$; C_c greater than or equal to 1 and less than or equal to 3		
			SP	Poorly graded sand, gravel-sand mixtures, little or no fines				
		Sand w/fines (Appreciable amt. of fines)	SM	Silty sand, sand-silt mixtures			Atterberg limits below A-line or PI less than 4	Limits plotting in hatched zone with PI between 4 and 7 are borderline cases requiring use of dual symbols
			SC	Clayey sand, sand-clay mixtures			Atterberg limits above A-line or PI greater than 7	
		Fine Grained Soils (more than half of the material is smaller than No. 200 Sieve)	Silt and Clay (Liquid limit less than 50%)	ML			Inorganic silt and very fine sand, rock flour, silty or clayey fine sand or clayey silt w/slight plasticity	<h3>PLASTICITY CHART</h3> <p>For classification of fine-grained soils and fine-grained fraction of coarse-grained soils Equation of "A"-Line Horizontal at PI=4 to LL = 25.5, then PI = 0.73(LL-20) Equation of "U" - Line Vertical at LL=16 to PI=7 then PI=0.9(LL-8)</p>
				CL			Inorganic silt and very fine sand, rock flour, silty or clayey fine sand or clayey silty with slight plasticity	
OL	Organic silt and organic silty clay of low plasticity							
Silt and Clay (Liquid limit greater than or equal 50%)	MH		Inorganic silt, micaceous or diatomaceous fine sandy or silty soil, elastic silt					
	CH		Inorganic clay of high plasticity					
	OH		Organic clay of medium to high plasticity, organic silt					
Highly Organic Soils	Pt		Peat and other highly organic soil					



Gerald L. Heinz & Associates, Inc.

Consulting Engineers and Professional Land Surveyors

June 28, 2016

James Bergman
River Haven Place LP/Gardiner Senior Apartments LP
20 Sandstone Court
Le Claire, IA 52753-9250

Subject: River Haven Subdivision
Punchlist for Final Acceptance
Job No.: ED-1900

Dear Mr. Bergman:

We have completed another Final Inspection of the underground and right-of-way improvements for compliance with IDOT Standard Specifications for Road and Bridge Construction, Standard Specifications for Water and Sewer Main Construction in Illinois, Standard Specifications for the Village of East Dundee per village ordinances and good engineering principles. The following deficiencies were again found and should be addressed prior to Final Approval/Acceptance:

Water System Improvements:

1. We understand that the water department is currently test keying the water service boxes to make sure they are operational. If there are any problematic service boxes, please have the water department copy us the list so we can witness repair.
2. The fire hydrant along Illinois Route 25 next to the detention pond needs to be adjusted to grade.

Right-of-way Improvements:

3. Most of the detectable warning panels in the sidewalk handicap ramps do not follow the approved detail.
4. The sidewalk is buckling at the sanitary manhole located northwest of the senior building.
5. The curb is cracked at #237.
6. The apron is severely scaled at #643, and appears that it was constructed while it rained.
7. There is standing water on both sides of STM C7 and STM C8.
8. There are gouges in roadway at the southwest corner of the intersection.
9. There is standing water at #231, #235, and the southwest corner of the intersection.
10. The stop bar is too close to the crosswalk on River Haven Drive at Route 25.

11. Much of the pavement markings have faded away. The pavement markings should be replaced with a polyurea pavement markings or other material specifically for concrete pavement.
12. Sidewalk on south side of senior building parking lot is separating from the curb.
13. The pavement and subsequent curb is buckling at #215, #229, and #311.
14. The village has approved parking restrictions on one side of River Haven Drive and Court. "No Parking" signs should be erected at the direction of the village engineer.

Lighting

15. The insulation resistance of the street light wiring needs to be megger tested witnessed by the village engineer.

Grading/Landscaping

16. There is standing water in the yard between #645 and #647. Re-grade to provide proper drainage.
17. A plan should be submitted showing where the fencing is to be installed along the westerly property line.
18. The detention pond was proposed to be a dry basin and the infiltration has been greatly diminished due to the construction activity. We suggest that the hydraulic connection be re-established to promote infiltration as initially designed. The soil borings confirmed that gravelly soils exists.
19. A plan should be submitted to show how the sidewalk system is to connect to Madison Court and Wendt Avenue.

As-Built Plans

20. No inverts are listed for STMH A5, FES A6, and the record slope should be noted.
21. No rim or invert elevations are listed for STMH D1.
22. No invert information is listed for STMH D4, D5, D6, D7, E1, and E2.
23. No south invert elevation is listed for STMH E8 with flapgate.
24. STMH E8 to STMH E6 needs the record slope noted.
25. No north invert elevation is listed for STMH E6 with flapgate.
26. The trench drains at the underground parking entrances have no record elevations.
27. There are no record slope calculations for any storm sewer surrounding the main building.
28. The dimensions of Basin A have been changed; stormwater calculations including NWL and HWL should reviewed by the developer's engineer to determine if the As-Built detention still complies with the stormwater ordinance.
29. The equalizer pipe calculations should be updated using the record inverts.
30. No record elevations or calculations for the outlet storm sewer system from Detention Basin B is provided.

The final acceptance procedure would be the following:

31. A certification statement of approval and acceptance signed by the owner and signed and sealed by the Design Engineer should be submitted for our records.
32. The owner should provide a title insurance policy indicating that the improvements have been completed, are ready for dedication to the village and are free and clear of any and all liens and encumbrances.
33. The owner should provide a bill of sale for all public improvements.
34. The owner should provide a maintenance guarantee in the amount of \$205,516.28, which is 15% of the construction costs, for a period of 15 months.
35. Obtain the Village Attorney approval on all documents provided.
36. Acceptance of the required public improvements by means of a resolution.

This list has for the most part remained the same for the last two (2) years. The village would very much like close out this project. Please provide us a schedule for completion by the end of July. The timeline for completing the punchlist work should not extend beyond the 2016.

Please let us know if you have any questions.

Very truly yours,
GERALD L. HEINZ & ASSOCIATES, INC.

Joseph D. Heinz, P.E., P.L.S.

Cc Robert Skurla, Village Administrator
James Kelly, Director of Public Works