

**PUBLIC MEETING NOTICE AND AGENDA
VILLAGE OF HUNTLEY
VILLAGE BOARD MEETING**

**THURSDAY, MARCH 23, 2023
7:00 P.M.**




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1. Call to Order
 2. Roll Call
 3. Pledge of Allegiance
 4. Public Comments
 5. Consent Agenda: All items listed under Consent Agenda are considered to be routine by the Village Board and may be approved and/or accepted by one motion with a Roll Call Vote. If further discussion is needed, any member of the Board may request that an item be moved off of the Consent Agenda to Items for Discussion and Consideration.
 - a) Consideration – Approval of the March 23, 2023 Bill List in the Amount of \$465,821.63
 - b) Consideration – Resolution Approving the Purchase of Road Rock Salt through the State of Illinois Department of Central Management Services (CMS) Joint Purchasing Procurement Program
 - c) Consideration – Resolution Approving a Contract to Safe Step, LLC through The Interlocal Purchasing System (TIPS) Cooperative Purchasing Program for the 2023 Saw Cutting Program
 - d) Consideration – Ordinance Approving the 2023 Village of Huntley Zoning Map Update
 6. Items For Discussion and Consideration:
 - a) Consideration – Ordinance Approving (i) Final Plat of Consolidation and (ii) Site Plan Review, including any necessary relief, for construction of a new vehicle display lot for Huntley Ford, 13900 Automall Drive
 - b) Consideration – Resolution Authorizing the Approval and Execution of a Business Development Agreement between the Village of Huntley and Bear Auto Group d/b/a Huntley Ford and SSK Property Group LLC
 - c) Consideration – Extension of Prior Approvals of Agreements relating to the Fieldstone Subdivision (±82-acres located at the northwest corner of Haligus Road and Dundee Road) Including:
 - i. Consideration – Resolution Extending a Prior Approval and Authorizing Execution of a First Amendment to the Annexation Agreement Relating the Fieldstone Subdivision.
 - ii. Consideration – Resolution Extending a Prior Approval and Authorizing Execution of a Development Agreement for a Residential Development (Fieldstone Subdivision)

- d) Consideration – Ordinance Approving a Second Extension to the Deadline for Recording the Cider Grove Unit 2 Phase 4 Final Plat of Subdivision
- e) Conceptual Review – Proposed Site Plan and Building Elevations for a Multi-Tenant Retail Building Upon Lot 6 of Huntley Crossing Phase I, Located Directly North of BMO Harris Bank
- f) Discussion – Concept Review for Improvements to Vacant Lots at 11810 Main Street
- g) Consideration:
 - i. Resolution Authorizing Payment of Reimbursement No. One to Coral Street Fire House, LLC in the Amount of \$75,000 in Accordance with the Approved Redevelopment Agreement for 11808 Coral Street
 - ii. Ordinance Approving an Amendment to the FY23 Budget in the Amount of \$150,000 for the Redevelopment Agreement Between the Village of Huntley and Coral Street Fire House, LLC for the Fire Station Redevelopment Project at 11808 Coral Street
- h) Consideration – Resolution Approving a Revised Residential Public Sidewalk Replacement Rebate Program

- 7. Village Attorney's Report
- 8. Village Manager's Report
- 9. Village President's Report
- 10. Unfinished Business
- 11. New Business
- 12. Executive Session (if needed)
- 13. Possible Action on any Closed Session Item
- 14. Adjournment

MEETING LOCATION
Village of Huntley Municipal Complex
10987 Main Street
Huntley, IL 60142

The Village of Huntley is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, are requested to contact Mr. David Johnson, Village Manager at 847-515-5200. The Village Board Room is handicap accessible.



David J. Johnson
Village Manager

To view Board Meetings live online, click on the link as noted on the Village website at www.huntley.il.us
The live feed becomes active once the meeting begins.



**VILLAGE OF HUNTLEY
AGENDA SUMMARY**

March 23, 2023
Village Board Meeting

Agenda Item: March 23, 2023 Bill List in the amount of \$465,821.63

Department: Finance

Included in the agenda packet is the March 23, 2023 Bill List. The Bill List has been reviewed by Staff. All is in order for Village Board consideration at this time.

- Bills Payable Fund Summary Report
- Bill List - Detail Board Report \$ 436,831.31
- Previously Approved Board Payouts \$ 8,124.32
(2/23/23 Village Board Meeting)
- Bill List – Manual Check Run 3/2/23 \$ 15,780.00
- Bill List – Manual Check Run 3/8/23 \$ 86.00
- Previously Approved Board Payouts \$ 5,000.00
(2/23/23 Village Board Meeting)
- Total for approval \$ 465,821.63

- Payroll - 3/9/23 \$ 506,841.39

ACTION REQUESTED

A motion by the Village Board to authorize payment of the March 23, 2023 Bill List in the amount of \$465,821.63.

- FY22 Budget expenditures total \$3,759.98
- FY23 Budget expenditures total \$462,061.65

Reviewed by:


Village Manager

Reviewed by:


Finance Director



AGENDA ITEM
VILLAGE BOARD MEETING: 3/23/2023
Bills List Fiscal Year End 12/31/2023

The following is a breakdown by Fund for the March 23, 2023 Bills List.

FUND	DEPARTMENT	TOTALS
100	General Fund *(Non-Expense Related Items)	\$24,399.75
100-10	Legislative & Executive	\$681.18
100-20-10	Village Manager's Office	\$377.66
100-20-21	Human Resources	\$4,615.06
100-20-22	Information Technology	\$5,984.51
100-30	Finance	\$1,783.98
100-50	Police Department	\$11,467.44
100-60-10	PW Admin/Engineering	\$33,706.37
100-60-61	Streets/Underground	\$173,278.87
100-60-62	Buildings & Grounds	\$1,129.45
100-70	Development Services	\$4,179.67
220	Cemetery	\$16,733.86
230	Public Liability Insurance	\$199.97
410	Facilities & Grounds Maintenance	\$2,596.16
420	Street Improvement/Road & Bridge	\$63,583.23
440	Downtown TIF	\$26,815.56
480	Equipment Replacement	\$14,368.66
510	Water Operating	\$24,496.03
515	Water Capital Fund	\$19,193.15
520	Wastewater Operating	\$13,345.45
525	Wastewater Capital Fund	\$9,005.66
600	Benefits Fund	\$1,196.46
700	Escrow Agency Fund	\$12,683.50
3/23/23 Bills Payable		\$465,821.63
3/9/2023 Payroll Date		\$506,841.39
Total Payroll		\$506,841.39
Total Disbursements		\$972,663.02

*(Compliance Bond Refunds, Impact Fees, Sales Tax Rebates, Deposit Refunds, Pre-Paid Expenses, and A/R-Bulk Fuel)



DETAIL BOARD REPORT 3/23/2023

VENDOR/DESCRIPTION/FUND/DEPARTMENT	AMOUNT
1034 - MIDAMERICAN ENERGY SERVICES LLC	
ELECTRICITY	
<i>Water Operating Fund-Public Works-Water</i>	\$5,159.23
1034 - MIDAMERICAN ENERGY SERVICES LLC Total	\$5,159.23
1041 - DYNEGY ENERGY SERVICES	
ELECTRICITY	
<i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>	\$822.25
<i>Wastewater Operating Fund-Public Works-Wastewater</i>	\$416.31
1041 - DYNEGY ENERGY SERVICES Total	\$1,238.56
1048 - IRMA	
JANUARY DEDUCTIBLE	
<i>Liability Insurance Fund</i>	\$199.97
1048 - IRMA Total	\$199.97
1068 - BULL VALLEY FORD	
CO2 LEAK REPAIR - VEH 40-15	
<i>General Fund-Police</i>	\$320.56
FRONT END ALIGNMENT - VEH 1862	
<i>Water Operating Fund-Public Works-Water</i>	\$100.00
SEAL - VEH 1619	
<i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>	\$35.00
1068 - BULL VALLEY FORD Total	\$455.56
1088 - KERLEY, TIM	
AWWA DUES REIMBURSEMENT	
<i>Wastewater Operating Fund-Public Works-Wastewater</i>	\$83.00
1088 - KERLEY, TIM Total	\$83.00
1095 - AMAZON CAPITAL SERVICES INC	
BUSINESS CARD HOLDER	
<i>General Fund-Village Managers Office-Human Resources</i>	\$21.88
ELECTRICAL WIRE	
<i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>	\$59.97
FACIAL TISSUE, PAPER TOWELS, MOPHEADS	
<i>General Fund-Public Works-Buildings & Grounds</i>	\$157.86
FLASHLIGHTS/GFCI OUTLET TESTER/BATTERIES	
<i>General Fund-Development Services</i>	\$345.32
FLOOR LINER MATS - VEH 1710	
<i>General Fund-Development Services</i>	\$132.95
GEL DRAIN TREATMENT	
<i>General Fund-Public Works-Buildings & Grounds</i>	\$351.08



DETAIL BOARD REPORT 3/23/2023

VENDOR/DESCRIPTION/FUND/DEPARTMENT	AMOUNT
HEAVY DUTY DEGREASER, TRASH BAGS <i>General Fund-Public Works-Buildings & Grounds</i>	\$385.94
LICENSE PLATE LIGHT BRACKET <i>General Fund-Development Services</i>	\$14.84
MOURNING BANDS FOR BADGES - BLACK METAL BAND FALLEN OFC OR FF <i>General Fund-Police</i>	\$10.99
MOURNING BANDS FOR BADGES - SHIPPING <i>General Fund-Police</i>	\$4.25
MOURNING BANDS FOR BADGES - SOLID BLACK MAGNETIC FOR CLOTH BADGE <i>General Fund-Police</i>	\$14.00
MUD FLAPS, FLOOR LINERS, - VEH 1612 <i>Equipment and Replacement Fund-Public Works</i>	\$122.43
<i>Wastewater Capital & Equipment</i>	\$61.21
<i>Water Capital & Equipment Fund</i>	\$61.21
OFFICE SUPPLIES <i>General Fund-Legislative</i>	\$14.37
<i>General Fund-Village Managers Office-Human Resources</i>	\$31.69
PLOW HAND CONTROLLER <i>Wastewater Operating Fund-Public Works-Wastewater</i>	\$186.99
PORTFOLIO CASES (2) <i>General Fund-Public Works-Administration</i>	\$49.98
SEAT COVER - VEH 1617 <i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>	\$59.80
SHREDDER <i>General Fund-Finance</i>	\$1,649.50
<i>General Fund-Village Managers Office-Human Resources</i>	\$1,649.50
SOCKET TRAY <i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>	\$56.97
TOILET BOWL CLEANER, VINEGAR <i>General Fund-Public Works-Buildings & Grounds</i>	\$53.58
VEH FLOOR LINER, KEY RINGS, SHOP SUPPLIES <i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>	\$127.82
WIRELESS TRACKBALL MOUSE, OFFICE SUPPLIES <i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>	\$79.32
1095 - AMAZON CAPITAL SERVICES INC Total	\$5,703.45
110 - ACE HARDWARE	
CAR WASH SUPPLIES <i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>	\$34.17
CLEANING SUPPLIES <i>General Fund-Development Services</i>	\$51.55



DETAIL BOARD REPORT 3/23/2023

VENDOR/DESCRIPTION/FUND/DEPARTMENT	AMOUNT
ELECTRICAL TAPE	
<i>General Fund-Police</i>	\$3.99
KEYS, UTILITY TOTE	
<i>Wastewater Operating Fund-Public Works-Wastewater</i>	\$48.88
TRAILER KEYS	
<i>General Fund-Police</i>	\$11.96
110 - ACE HARDWARE Total	\$150.55
 112 - ADVANCED BUSINESS NETWORKS INC	
MALWARE BYTES MONTHLY FEE	
<i>General Fund-Village Managers Office-Information Technology</i>	\$459.00
MONTHLY IT SERVICES/5 DAYS WK - 4/2023	
<i>General Fund-Development Services</i>	\$61.20
<i>General Fund-Police</i>	\$3,289.50
<i>General Fund-Public Works-Buildings & Grounds</i>	\$45.90
<i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>	\$1,836.00
<i>General Fund-Village Managers Office-Information Technology</i>	\$1,377.00
<i>Wastewater Operating Fund-Public Works-Wastewater</i>	\$4,345.20
<i>Water Operating Fund-Public Works-Water</i>	\$4,345.20
112 - ADVANCED BUSINESS NETWORKS INC Total	\$15,759.00
 1125 - KIMBALL MIDWEST	
SAFETY CHAIN HOOKS	
<i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>	\$343.32
1125 - KIMBALL MIDWEST Total	\$343.32
 1157 - THE EDGE SPORTS APPAREL LLC	
EMBROIDER DSD LOGO ON WORK CLOTHING	
<i>General Fund-Development Services</i>	\$55.00
1157 - THE EDGE SPORTS APPAREL LLC Total	\$55.00
 1213 - INDUSTRIAL ENGINE CO	
GENERATOR CONNECT DUE TO POWER OUTAGE MAIN ST. LIFT STATION	
<i>Wastewater Operating Fund-Public Works-Wastewater</i>	\$810.00
1213 - INDUSTRIAL ENGINE CO Total	\$810.00
 1255 - SPRING ALIGN OF PALATINE INC	
Rear Spring Replacement Vehicle 1912	
<i>Wastewater Operating Fund-Public Works-Wastewater</i>	\$1,818.04
1255 - SPRING ALIGN OF PALATINE INC Total	\$1,818.04



DETAIL BOARD REPORT 3/23/2023

VENDOR/DESCRIPTION/FUND/DEPARTMENT		AMOUNT
127 - APWA		
ADD ON MEMBER - PETER D'AGOSTINO		
<i>General Fund-Public Works-Administration</i>		\$191.00
127 - APWA Total		<u>\$191.00</u>
132 - ARTISTIC ENGRAVING		
COMMENDATION BARS & MEDALS - 4 COLOR BAR w/CROSS		
<i>General Fund-Police</i>		\$41.50
COMMENDATION BARS & MEDALS - 5 COLOR BAR w/2 CROSSES		
<i>General Fund-Police</i>		\$20.75
COMMENDATION BARS & MEDALS - LIFE SAVING MEDALS		
<i>General Fund-Police</i>		\$277.50
COMMENDATION BARS & MEDALS - SHIPPING COSTS		
<i>General Fund-Police</i>		\$16.34
132 - ARTISTIC ENGRAVING Total		<u>\$356.09</u>
1334 - FIRST CONGREGATIONAL CHURCH		
REIMB SNOW PLOWING & SALT		
<i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>		\$1,475.00
1334 - FIRST CONGREGATIONAL CHURCH Total		<u>\$1,475.00</u>
1343 - MIDWEST SALT LLC		
WATER SOFTENER SALT		
<i>Water Operating Fund-Public Works-Water</i>		\$8,589.10
1343 - MIDWEST SALT LLC Total		<u>\$8,589.10</u>
1363 - PACE ANALYTICAL		
LAB SAMPLE TESTING		
<i>Wastewater Operating Fund-Public Works-Wastewater</i>		\$2,640.40
1363 - PACE ANALYTICAL Total		<u>\$2,640.40</u>
143 - B&F CONSTRUCTION CODE SVC INC		
BACKFLOW INSPECTION SERVICES - 11/2022		
<i>Water Operating Fund-Public Works-Water</i>		\$940.00
INSPECTION SERVICES - 11/2022		
<i>General Fund-Development Services</i>		\$2,819.98
143 - B&F CONSTRUCTION CODE SVC INC Total		<u>\$3,759.98</u>
146 - BACKGROUNDS ONLINE		
PRE-EMPLOYMENT BACKGROUND CHECKS		
<i>General Fund-Village Managers Office-Human Resources</i>		\$203.85
146 - BACKGROUNDS ONLINE Total		<u>\$203.85</u>



DETAIL BOARD REPORT 3/23/2023

VENDOR/DESCRIPTION/FUND/DEPARTMENT		AMOUNT
1507 - MCHENRY COUNTY COLLEGE		
BUSINESS WRITING TRAINING CLASS		
General Fund-Village Managers Office-Human Resources		\$1,750.00
1507 - MCHENRY COUNTY COLLEGE Total		\$1,750.00
1544 - KNAPHEIDE EQUIPMENT CO.		
VEH 1612 UPFITTING - BACK RACK, PLOW, TOOLBOX		
Equipment and Replacement Fund-Public Works		\$4,069.50
Wastewater Capital & Equipment		\$2,034.75
VEH 1612 UPFITTING - BACK RACK, PLOW, TOOLBOX		
Water Capital & Equipment Fund		\$702.75
1544 - KNAPHEIDE EQUIPMENT CO. Total		\$6,807.00
1556 - GREAT LAKES LINE-X		
BED SPRAY LINER - VEH 1612		
Equipment and Replacement Fund-Public Works		\$283.05
Wastewater Capital & Equipment		\$141.52
Water Capital & Equipment Fund		\$141.53
1556 - GREAT LAKES LINE-X Total		\$566.10
158 - BLU PETROLEUM		
VEHICLE FUEL - REGULAR & DIESEL		
General Fund		\$22,154.75
158 - BLU PETROLEUM Total		\$22,154.75
1580 - WILLIAM, SLADEK		
MAILBOX REPAIR PROGRAM REIMB. - 10119 FLEETWOOD		
General Fund-Public Works-Streets Utilities & Fleet Svcs		\$45.00
1580 - WILLIAM, SLADEK Total		\$45.00
1581 - MORFOOT, CHARLENE		
CB REFUND 22-1922 10880 RT 47 MORFOOT EYE CARE TBO		
General Fund		\$1,250.00
1581 - MORFOOT, CHARLENE Total		\$1,250.00
1582 - IRON ARCH MANAGEMENT		
CB REFUND 23-0027 12242 RT 47 TEMP SIGN		
General Fund		\$100.00
1582 - IRON ARCH MANAGEMENT Total		\$100.00



DETAIL BOARD REPORT 3/23/2023

VENDOR/DESCRIPTION/FUND/DEPARTMENT		AMOUNT
1583 - BERESFORD, MADISON		
CB REFUND 22-1040 8948 SAWYER ST BASEMENT FINISH		
General Fund		\$195.00
1583 - BERESFORD, MADISON Total		\$195.00
1584 - BELLE TIRE DISTRIBUTORS INC		
CB REFUND 22-1316 12420 RT 47 TEMPORARY SIGN		
General Fund		\$100.00
1584 - BELLE TIRE DISTRIBUTORS INC Total		\$100.00
164 - BOTTS WELDING & TRK SVC INC		
VEHICLE SAFETY INSPECTION - VEH 1961		
General Fund-Public Works-Streets Utilities & Fleet Svcs		\$28.00
164 - BOTTS WELDING & TRK SVC INC Total		\$28.00
171 - C & L RENTALS SALES & SVC INC		
AIR FILTERS		
General Fund-Public Works-Streets Utilities & Fleet Svcs		\$35.36
171 - C & L RENTALS SALES & SVC INC Total		\$35.36
172 - COPS TESTING SVC INC		
PRE-EMPLOYMENT POLYGRAPH		
General Fund-Village Managers Office-Human Resources		\$175.00
172 - COPS TESTING SVC INC Total		\$175.00
173 - CB BURKE ENGINEERING LTD		
2023 LED STREETLIGHT REPLACEMENT PROGRAM		
Street Improvement/Road & Bridge		\$5,272.50
2023 MFT STREET PROGRAM - DESIGN ENG		
Street Improvement/Road & Bridge		\$22,403.50
AMAZON DIST. FACILITY		
General Fund-Public Works-Administration		\$485.00
AMAZON XL DISTRIBUTION FACILITY		
General Fund-Public Works-Administration		\$1,890.00
AZE FACILITY LOT 2		
General Fund-Public Works-Administration		\$220.00
AZE FACILITY LOT 3		
General Fund-Public Works-Administration		\$797.50
BILL: CIDER GROVE UNIT 2 PHASE 3		
Escrow / Recapture Fund		\$10,487.50
BILL: HUNTLEY FORD PARKING LOT		
Escrow / Recapture Fund		\$110.00



DETAIL BOARD REPORT 3/23/2023

VENDOR/DESCRIPTION/FUND/DEPARTMENT	AMOUNT
BILL: MI HOMES FIELDSTONE <i>Escrow / Recapture Fund</i>	\$1,825.00
BILL: UNIVERSE CARRIER PHASE 2 <i>Escrow / Recapture Fund</i>	\$175.00
CIDER GROVE PHASE II <i>General Fund-Public Works-Administration</i>	\$702.50
CORNELL DEV & PARKING LOT IMPR. - CONST. ENG <i>Downtown TIF Fund</i>	\$3,917.50
GERBER COLLISION & GLASS <i>General Fund-Public Works-Administration</i>	\$262.50
HUNTLEY COMMERCIAL CTR - 14200 COMMERCE CT <i>General Fund-Public Works-Administration</i>	\$1,327.50
IL RT 47 WATERMAIN REPLC - CONST OBS SVCS <i>Water Capital & Equipment Fund</i>	\$1,359.50
OLD VILLAGE HALL & SHOPS ON MAIN - EXISTING CONDITIONS SURVEY <i>Downtown TIF Fund</i>	\$5,605.00
ROUNABOUT FEASIBILITY STUDY HUNTLEY-DUNDEE & KREUTZER RD <i>Street Improvement/Road & Bridge</i>	\$5,166.25
S. CHURCH & MILL STREETSCAPE IMPR - CONST ENG <i>Downtown TIF Fund</i>	\$1,413.24
TALAMORE POD 10 <i>General Fund-Public Works-Administration</i>	\$17,477.50
TALAMORE POD 10 - LENNAR HOMES <i>General Fund-Public Works-Administration</i>	\$110.00
TOMMY'S CAR WASH <i>General Fund-Public Works-Administration</i>	\$2,035.00
UNIVERSE CARRIERS <i>General Fund-Public Works-Administration</i>	\$620.00
VENTURE PARK 47 <i>General Fund-Public Works-Administration</i>	\$7,295.00
WOOSTOCK ST PARKING LOT & ADDTL DOWNTONW PARKING - CONST ENG SVC <i>Downtown TIF Fund</i>	\$805.50
173 - CB BURKE ENGINEERING LTD Total	\$91,762.99
177 - CDW GOVERNMENT	
ADOBE GOV ACROBAT PRO L12 MOS <i>General Fund-Village Managers Office-Information Technology</i>	\$1,559.40
HP COLORJET MFP M480F PRINTERS <i>Equipment and Replacement Fund</i>	\$2,818.65
MS OFFICE STD 2021 LTSC <i>General Fund-Village Managers Office-Information Technology</i>	\$2,541.92
177 - CDW GOVERNMENT Total	\$6,919.97



DETAIL BOARD REPORT 3/23/2023

VENDOR/DESCRIPTION/FUND/DEPARTMENT		AMOUNT
196 - CLARK BAIRD SMITH LLP		
LEGAL SERVICES		
General Fund-Legislative		\$375.00
196 - CLARK BAIRD SMITH LLP Total		\$375.00
199 - CLARKE MOSQUITO CNTRL PRODS INC		
NATULAR XRT TABLETS		
General Fund-Public Works-Streets Utilities & Fleet Svcs		\$25,785.00
199 - CLARKE MOSQUITO CNTRL PRODS INC Total		\$25,785.00
204 - CONCENTRIC INTEGRATION LLC		
2023 SUPOORT SERVICES		
Wastewater Operating Fund-Public Works-Wastewater		\$672.45
204 - CONCENTRIC INTEGRATION LLC Total		\$672.45
208 - COMED		
ELECTRICITY		
Cemetery Fund		\$0.46
Facilities & Grounds Maintenance		\$100.03
General Fund-Public Works-Streets Utilities & Fleet Svcs		\$334.85
Wastewater Operating Fund-Public Works-Wastewater		\$348.12
Water Operating Fund-Public Works-Water		\$460.26
208 - COMED Total		\$1,243.72
214 - CORE & MAIN		
10" FILLER FLANGE		
Water Capital & Equipment Fund		\$1,430.00
10" GASKETS		
Water Capital & Equipment Fund		\$24.00
12-15 HDPE FLARED END SECTION		
General Fund-Public Works-Streets Utilities & Fleet Svcs		\$294.00
15" DUAL WALL		
General Fund-Public Works-Streets Utilities & Fleet Svcs		\$3,714.00
7/8 BOLTS		
Water Capital & Equipment Fund		\$168.00
7/8" NUTS		
Water Capital & Equipment Fund		\$25.92
MXU & WATER METER REPLACEMENT PROGRAM		
Water Capital & Equipment Fund		\$1,497.64
PRATT 10" WAFER CHECK VALVE, MODEL 720G		
Water Capital & Equipment Fund		\$1,925.00



DETAIL BOARD REPORT 3/23/2023

VENDOR/DESCRIPTION/FUND/DEPARTMENT		AMOUNT
ROOF MOUNT ANTENNA		
<i>Water Capital & Equipment Fund</i>		\$948.00
WATER METERS & EQUIP. - NEW CONSTRUCTION		
<i>Water Capital & Equipment Fund</i>		\$4,895.31
	214 - CORE & MAIN Total	\$14,921.87
218 - COWLIN & CURRAN PROF CORP		
LEGAL SERVICES 2/2023		
<i>General Fund-Police</i>		\$4,096.17
	218 - COWLIN & CURRAN PROF CORP Total	\$4,096.17
238 - DPS EQUIPMENT SERVICES INC		
REPLACE BEARINGS - AERATOR #1 MOTOR - WEST PLANT		
<i>Wastewater Capital & Equipment</i>		\$2,500.00
REPLACE SEALS ON AERATOR #1 - WEST PLANT		
<i>Wastewater Capital & Equipment</i>		\$2,500.00
	238 - DPS EQUIPMENT SERVICES INC Total	\$5,000.00
246 - ENGINEERING ENTERPRISES INC		
EAST WWTF UV MODIFICATIONS		
<i>Wastewater Capital & Equipment</i>		\$1,431.50
	246 - ENGINEERING ENTERPRISES INC Total	\$1,431.50
257 - FASTSIGNS		
NEW VEHICLE DECALS		
<i>Equipment and Replacement Fund-Public Works</i>		\$142.77
<i>Water Capital & Equipment Fund</i>		\$71.38
VEHICLE DECALS - 1612		
<i>Wastewater Capital & Equipment</i>		\$71.38
	257 - FASTSIGNS Total	\$285.53
258 - FEDEX		
UB LOCKBOX REPORTS		
<i>Wastewater Operating Fund-Public Works-Wastewater</i>		\$60.57
<i>Water Operating Fund-Public Works-Water</i>		\$60.56
	258 - FEDEX Total	\$121.13
274 - G W BERKHEIMER CO INC		
VAV & FPB FILTERS		
<i>Facilities & Grounds Maintenance</i>		\$551.86
	274 - G W BERKHEIMER CO INC Total	\$551.86



DETAIL BOARD REPORT 3/23/2023

VENDOR/DESCRIPTION/FUND/DEPARTMENT		AMOUNT
293 - HAWKS NAPA AUTO PARTS		
APPLICATOR BRUSH		
<i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>		\$6.29
BATTERIES (2) - MESSAGE BOARD		
<i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>		\$607.98
BRAKE CALIPERS - VEH 1619		
<i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>		\$272.14
CORE DEPOSIT REFUND		
<i>Wastewater Operating Fund-Public Works-Wastewater</i>		(\$18.00)
CORE DEPOSIT REFUND, RETURN FILTER		
<i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>		(\$78.22)
FUEL CAP TETHER - VEH 1912		
<i>Wastewater Operating Fund-Public Works-Wastewater</i>		\$22.49
HITCH PIN		
<i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>		\$32.98
OIL FILTER		
<i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>		\$6.39
REAR BRAKE CALIPER - VEH 1619		
<i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>		\$144.30
RETURN CREDIT - SAFETY GLASSES		
<i>General Fund-Police</i>		(\$28.90)
TIRE SUPPLIES		
<i>General Fund-Police</i>		\$91.43
293 - HAWKS NAPA AUTO PARTS Total		\$1,058.88
298 - HINCKLEY SPRINGS		
DISTILLED WATER FOR LAB TESTING		
<i>Water Operating Fund-Public Works-Water</i>		\$240.85
298 - HINCKLEY SPRINGS Total		\$240.85
300 - HOME DEPOT CREDIT SERVICES		
CEILING TILES		
<i>General Fund-Public Works-Buildings & Grounds</i>		\$43.00
300 - HOME DEPOT CREDIT SERVICES Total		\$43.00
303 - HUNTLEY FLORAL		
NEW BABY FLOWERS		
<i>General Fund-Village Managers Office-Human Resources</i>		\$101.98
SYMPATHY FLOWERS		
<i>General Fund-Village Managers Office-Human Resources</i>		\$93.90
303 - HUNTLEY FLORAL Total		\$195.88



DETAIL BOARD REPORT 3/23/2023

VENDOR/DESCRIPTION/FUND/DEPARTMENT		AMOUNT
337 - IRONWOOD ENVIRONMENTAL INC		
IEPA/NESHAPS ASBESTOS INSPECTION @ 11704 CORAL ST		
Downtown TIF Fund		\$1,950.00
337 - IRONWOOD ENVIRONMENTAL INC Total		\$1,950.00
348 - K-TECH SPECIALTY COATINGS		
BEET HEET		
General Fund-Public Works-Streets Utilities & Fleet Svcs		\$8,037.34
348 - K-TECH SPECIALTY COATINGS Total		\$8,037.34
365 - LANGTON GROUP		
SNOW REMOVAL SERVICE 2/16-2/17/23		
General Fund-Public Works-Streets Utilities & Fleet Svcs		\$8,248.52
SNOW REMOVAL SERVICE 2/22/23		
General Fund-Public Works-Streets Utilities & Fleet Svcs		\$2,858.96
SNOW REMOVAL SERVICE 2/24-2/25/23		
General Fund-Public Works-Streets Utilities & Fleet Svcs		\$2,377.36
365 - LANGTON GROUP Total		\$13,484.84
375 - LEXISNEXIS RISK SOLUTIONS		
LAW ENFORCEMENT DATABASE 22 REAL-TIME PHONE SEARCHES		
General Fund-Police		\$11.00
LAW ENFORCEMENT DATABASE FEBRUARY USER COST		
General Fund-Police		\$192.50
375 - LEXISNEXIS RISK SOLUTIONS Total		\$203.50
383 - MCHENRY COUNTY		
RECORD DOCUMENT		
General Fund-Legislative		\$82.00
383 - MCHENRY COUNTY Total		\$82.00
402 - MEADE ELECTRIC CO INC		
TRAFFIC SIGNAL MAINTENANCE		
General Fund-Public Works-Streets Utilities & Fleet Svcs		\$1,046.75
402 - MEADE ELECTRIC CO INC Total		\$1,046.75
411 - MID-STATES ORGANIZED CRIME INFORMATION CENTER		
2023 MEMBERSHIP RENEWAL		
General Fund-Police		\$200.00
411 - MOCIC Total		\$200.00



DETAIL BOARD REPORT 3/23/2023

VENDOR/DESCRIPTION/FUND/DEPARTMENT	AMOUNT
423 - QUADIENT LEASING USA INC	
LETTER OPENER LEASE PMT - 1ST QTR	
<i>General Fund-Finance</i>	\$62.33
<i>Wastewater Operating Fund-Public Works-Wastewater</i>	\$62.33
<i>Water Operating Fund-Public Works-Water</i>	\$62.33
423 - QUADIENT LEASING USA INC Total	\$186.99
424 - ODP BUSINESS SOLUTIONS LLC	
OFFICE SUPPLIES	
<i>General Fund-Development Services</i>	\$24.42
<i>General Fund-Finance</i>	\$12.79
<i>General Fund-Legislative</i>	\$110.87
424 - ODP BUSINESS SOLUTIONS LLC Total	\$148.08
425 - COMPASS MINERALS	
ROAD SALT (500 TONS)	
<i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>	\$82,203.98
425 - COMPASS MINERALS Total	\$82,203.98
428 - NICOR GAS	
NATURAL GAS/11879 E MAIN	
<i>Facilities & Grounds Maintenance</i>	\$167.80
428 - NICOR GAS Total	\$167.80
452 - POMPS TIRE SERVICE	
TIRES - WATER DEPT	
<i>Water Operating Fund-Public Works-Water</i>	\$487.36
452 - POMPS TIRE SERVICE Total	\$487.36
459 - PRECISE MOBILE RESOURCE MGMNT	
GPS MONITORING SERVICE	
<i>Equipment and Replacement Fund</i>	\$125.40
<i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>	\$209.00
<i>Wastewater Capital & Equipment</i>	\$125.40
<i>Wastewater Operating Fund-Public Works-Wastewater</i>	\$125.40
<i>Water Capital & Equipment Fund</i>	\$83.60
<i>Water Operating Fund-Public Works-Water</i>	\$167.20
459 - PRECISE MOBILE RESOURCE MGMNT Total	\$836.00
462 - PROFESSIONAL CEMETERY SVCS	
CEMETERY GROUNDS MAINTENANCE - 03/2023	
<i>Cemetery Fund</i>	\$953.40
462 - PROFESSIONAL CEMETERY SVCS Total	\$953.40



DETAIL BOARD REPORT 3/23/2023

VENDOR/DESCRIPTION/FUND/DEPARTMENT		AMOUNT
467 - QUILL CORP		
OFFICE SUPPLIES		
General Fund-Development Services		\$37.54
General Fund-Finance		\$37.53
General Fund-Legislative		\$56.75
467 - QUILL CORP Total		\$131.82
472 - R/K AUTOBODY INC		
PAINTING SQUAD #28		
Equipment and Replacement Fund-Police		\$2,000.00
472 - R/K AUTOBODY INC Total		\$2,000.00
479 - RAY OHERRON CO INC		
CREDIT MEMO FOR MAG HOLDERS		
General Fund-Police		(\$66.58)
DC HOOTEN PANTS		
General Fund-Police		\$138.58
POUCH MAGS		
General Fund-Police		\$70.18
SGT GRIFFITH NAME TAGS - NAMEPLATE CLUTCH		
General Fund-Police		\$9.86
SGT GRIFFITH NAME TAGS - NAMEPLATE SCREWS		
General Fund-Police		\$19.71
479 - RAY OHERRON CO INC Total		\$171.75
481 - RED WING SHOE COMPANY INC		
BOOTS - BELLANTUONO & HANKS		
Wastewater Operating Fund-Public Works-Wastewater		\$424.98
EMPLOYEE BOOTS - STREET DEPT		
General Fund-Public Works-Streets Utilities & Fleet Svcs		\$454.73
481 - RED WING SHOE COMPANY INC Total		\$879.71
494 - RUSH POWER SYSTEMS LLC		
GENERATOR REPAIRS - POLICE DEPT		
Facilities & Grounds Maintenance		\$1,776.47
494 - RUSH POWER SYSTEMS LLC Total		\$1,776.47
495 - RUSH TRUCK CENTER HUNTLEY		
MULTI-FUNCTION SWITCH & TUBE - VEH 1803		
Water Operating Fund-Public Works-Water		\$553.48
NED SOFTWARE SUBSCRIPTION		
General Fund-Public Works-Streets Utilities & Fleet Svcs		\$575.00
495 - RUSH TRUCK CENTER HUNTLEY Total		\$1,128.48



DETAIL BOARD REPORT 3/23/2023

VENDOR/DESCRIPTION/FUND/DEPARTMENT		AMOUNT
500 - SAFETY KLEEN SYSTEMS INC		
WASTE OIL FILTERS		
<i>General Fund-Police</i>		\$54.55
<i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>		\$54.55
500 - SAFETY KLEEN SYSTEMS INC Total		\$109.10
501 - SAMS CLUB SYNCHRONY BANK		
EMPLOYEE EVENTS/BIOMETRIC SCREENING		
<i>General Fund-Village Managers Office-Human Resources</i>		\$62.25
OFFICE SUPPLIES		
<i>General Fund-Development Services</i>		\$12.96
<i>General Fund-Finance</i>		\$12.96
<i>General Fund-Village Managers Office-Administration</i>		\$188.98
501 - SAMS CLUB SYNCHRONY BANK Total		\$277.15
517 - SMITH ECOLOGICAL SYSTEMS CO		
SERVICE CHLORINE REGULATORS		
<i>Water Capital & Equipment Fund</i>		\$3,930.16
517 - SMITH ECOLOGICAL SYSTEMS CO Total		\$3,930.16
519 - SNAP ON TOOLS		
CORDLESS DRIVE RATCHET		
<i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>		\$389.51
519 - SNAP ON TOOLS Total		\$389.51
552 - TRAFFIC CONTROL & PROTECTION		
SIGN & STRIPING SUPPLIES		
<i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>		\$931.30
552 - TRAFFIC CONTROL & PROTECTION Total		\$931.30
556 - TPI TYLER PRESS INC		
BUSINESS CARDS		
<i>General Fund-Village Managers Office-Human Resources</i>		\$164.85
556 - TPI TYLER PRESS INC Total		\$164.85
562 - ULTRA STROBE COMMUNICATIONS INC		
48" LIGHT BAR		
<i>Water Capital & Equipment Fund</i>		\$1,010.00
9-BUTTON CONTROLLER		
<i>Water Capital & Equipment Fund</i>		\$270.90
BRACKETS		
<i>Water Capital & Equipment Fund</i>		\$32.90
EQUIPMENT INSTALLATION SQUAD 41		
<i>Equipment and Replacement Fund-Police</i>		\$2,550.00



DETAIL BOARD REPORT 3/23/2023

VENDOR/DESCRIPTION/FUND/DEPARTMENT	AMOUNT
EQUIPMENT INSTALLATION SQUAD 41 - HAVIS SWING ARM	
<i>Equipment and Replacement Fund-Police</i>	\$259.95
EQUIPMENT INSTALLATION SQUAD 41 - STALKER RADAR	
<i>Equipment and Replacement Fund-Police</i>	\$174.95
EQUIPMENT INSTALLATION SQUAD 41 WIRES, FUSES, ECT	
<i>Equipment and Replacement Fund-Police</i>	\$325.00
NEW VEHICLE UP FIT LIGHT BAR & CORNER STROBES VEHICLE 1613	
<i>Equipment and Replacement Fund-Public Works</i>	\$149.90
<i>Wastewater Capital & Equipment</i>	\$74.95
<i>Water Capital & Equipment Fund</i>	\$74.95
FRONT CORNER STROBES	
<i>Water Capital & Equipment Fund</i>	\$129.90
LIGHT BAR & CORNER STROBES - VEH 1612	
<i>Equipment and Replacement Fund-Public Works</i>	\$299.80
REAR CORNER STROBES	
<i>Water Capital & Equipment Fund</i>	\$169.90
RUNNING BOARD LIGHTS - VEH 1612	
<i>Equipment and Replacement Fund-Public Works</i>	\$129.90
<i>Wastewater Capital & Equipment</i>	\$64.95
<i>Water Capital & Equipment Fund</i>	\$64.95
562 - ULTRA STROBE COMMUNICATIONS INC Total	\$5,782.90
570 - VERIZON WIRELESS	
CELL PHONE SERVICE - 3/2023	
<i>General Fund-Development Services</i>	\$391.00
<i>General Fund-Finance</i>	\$8.87
<i>General Fund-Legislative</i>	\$42.19
<i>General Fund-Police</i>	\$1,241.07
<i>General Fund-Public Works-Administration</i>	\$242.89
<i>General Fund-Public Works-Buildings & Grounds</i>	\$92.09
<i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>	\$396.82
<i>General Fund-Village Managers Office-Administration</i>	\$188.68
<i>General Fund-Village Managers Office-Human Resources</i>	\$47.19
<i>General Fund-Village Managers Office-Information Technology</i>	\$47.19
<i>Wastewater Operating Fund-Public Works-Wastewater</i>	\$293.40
<i>Water Operating Fund-Public Works-Water</i>	\$251.22
570 - VERIZON WIRELESS Total	\$3,242.61
572 - VILLAGE OF DOWNERS GROVE	
HEALTH INSUR PREMIUM/PORTER - 4/2023	
<i>Benefits Fund</i>	\$1,196.46
572 - VILLAGE OF DOWNERS GROVE Total	\$1,196.46



DETAIL BOARD REPORT 3/23/2023

VENDOR/DESCRIPTION/FUND/DEPARTMENT		AMOUNT
580 - WELCH BROTHERS INC		
ADJUSTING RING, RISER, SEALANT		
General Fund-Public Works-Streets Utilities & Fleet Svcs		\$173.00
580 - WELCH BROTHERS INC Total		\$173.00
640 - PERSPECTIVES LTD		
EAP SERVICES 03.01.2023		
General Fund-Village Managers Office-Human Resources		\$285.00
640 - PERSPECTIVES LTD Total		\$285.00
689 - O'REILLY - STORE 5851		
ROCKER SWITCH		
General Fund-Development Services		\$10.99
ROCKER SWITCH - VEH 1611		
General Fund-Public Works-Streets Utilities & Fleet Svcs		\$10.99
UPFIT SUPPLIES - VEH 1811		
Water Operating Fund-Public Works-Water		\$114.91
689 - O'REILLY - STORE 5851 Total		\$136.89
719 - 1ST AYD		
NITRILE GLOVES		
General Fund-Police		\$375.80
719 - 1ST AYD Total		\$375.80
880 - PATRICK ENGINEERING INC		
KREUTZER RD PHASE II		
Street Improvement/Road & Bridge		\$30,740.98
880 - PATRICK ENGINEERING INC Total		\$30,740.98
906 - INCREDIBLE BUILDERS INC		
CB REFUND 22-1626 9413 BRISTOL LN BASEMENT REMODEL		
General Fund		\$600.00
906 - INCREDIBLE BUILDERS INC Total		\$600.00
922 - DAXAM INC		
DECALS SQUAD 27 & 28 - GRAPHIC INSTALLATION		
Equipment and Replacement Fund-Police		\$531.63
DECALS SQUAD 27 & 28 - ROLL SIGN PRINT		
Equipment and Replacement Fund-Police		\$385.73
922 - DAXAM INC Total		\$917.36



DETAIL BOARD REPORT 3/23/2023

VENDOR/DESCRIPTION/FUND/DEPARTMENT	AMOUNT
933 - GREVE CONSTRUCTION INC	
SNOW REMOVAL SERVICE 2/18, 2/22, 2/23, 2/25/23	
<i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>	\$9,115.63
SNOW REMOVAL SERVICE 2/6, 2/16, 2/17/23	
<i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>	\$18,336.00
933 - GREVE CONSTRUCTION INC Total	\$27,451.63
976 - OLECH, EVRIDIKE EVIE	
MILEAGE REIMBURSEMENT/IPELRA SEMINAR	
<i>General Fund-Village Managers Office-Human Resources</i>	\$27.97
976 - OLECH, EVRIDIKE EVIE Total	\$27.97
983 - HUNTLEY FORD	
ABS TONE RING - VEH 1619	
<i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>	\$23.50
AXLE SEALS	
<i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>	\$76.36
BLOWER MOTOR & RESISTOR - VEH 40-15	
<i>General Fund-Police</i>	\$279.82
BRAKE PADS & ROTORS - VEH 1901	
<i>Wastewater Operating Fund-Public Works-Wastewater</i>	\$411.44
CANISTER VENT VALVE - VEH 1910	
<i>Wastewater Operating Fund-Public Works-Wastewater</i>	\$33.13
CREDIT - RETURN SPEED SENSORS	
<i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>	(\$97.36)
EXTRA KEY & FOB - VEH 1710	
<i>General Fund-Development Services</i>	\$221.92
FUEL LINES - VEH 10-15	
<i>General Fund-Police</i>	\$295.00
O2 SENSOR - VEH 1618	
<i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>	\$313.64
PURGE VALVE - VEH 15-13	
<i>General Fund-Police</i>	\$34.91
REAR BRAKE PADS & ROTORS - VEH 1619	
<i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>	\$242.43
REAR PARKING BRAKE ASSEMBLY BCB3Z*2209*A	
<i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>	\$342.69
REAR PARKING BRAKE ASSEMBLY BCB3Z*2210*A - VEH 1619	
<i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>	\$338.08
SEAT PAD / CUSHION - VEH 1617	
<i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>	\$365.04



DETAIL BOARD REPORT 3/23/2023

VENDOR/DESCRIPTION/FUND/DEPARTMENT	AMOUNT
SNOW GUARD - VEH 1611 <i>Water Capital & Equipment Fund</i>	\$175.65
SPARK PLUGS, COIL ASY, TUBE ASY - VEH 19010 <i>Wastewater Operating Fund-Public Works-Wastewater</i>	\$499.50
SPEED SENSORS - VEH 1619 <i>General Fund-Public Works-Streets Utilities & Fleet Svcs</i>	\$97.36
VENT VALVE WIRE HARNESS - VEH 1910 <i>Wastewater Operating Fund-Public Works-Wastewater</i>	\$60.82
983 - HUNTLEY FORD Total	\$3,713.93
 999 - FRONTLINE PUBLIC SAFETY SOLUTIONS	
FRONTLINE PUBLIC SAFETY SOLUTIONS 1 YEAR ANNUAL MEMBERSHIP <i>General Fund-Police</i>	\$441.00
999 - FRONTLINE PUBLIC SAFETY SOLUTIONS Total	\$441.00
 0 - MUSLIDDIN YULDASHEV	
0101008390-001 UM CREDIT BALANCE REFUND <i>Water Operating Fund</i>	\$710.31
0 - MUSLIDDIN YULDASHEV Total	\$710.31
 0 - ASHLEY CHILDS	
0401015940-009 UM CREDIT BALANCE REFUND <i>Water Operating Fund</i>	\$2.08
0 - ASHLEY CHILDS Total	\$2.08
 0 - JOHN LAWSON	
0401053019-002 UM CREDIT BALANCE REFUND <i>Water Operating Fund</i>	\$2,091.96
0 - JOHN LAWSON Total	\$2,091.96
 0 - CYNTHIA COY	
0501001980-001 UM CREDIT BALANCE REFUND <i>Water Operating Fund</i>	\$5.36
0 - CYNTHIA COY Total	\$5.36
 0 - CAROL S LOVE	
0501034810-001 UM CREDIT BALANCE REFUND <i>Water Operating Fund</i>	\$154.62
0 - CAROL S LOVE Total	\$154.62
 Grand Total	<u>\$436,831.31</u>



PREVIOUSLY APPROVED BOARD PAYOUTS

**2/23/2023 Village Board Meeting*

VENDOR/DESCRIPTION/FUND/DEPARTMENT		AMOUNT
1578 - FIRESTARTERS GROUP LLC		
SMALL BUSINESS ASSISTANCE PROGRAM REIMB		
Downtown TIF Fund		\$8,124.32
1578 - FIRESTARTERS GROUP LLC Total		\$8,124.32
Grand Total		\$8,124.32



MANUAL CHECK RUN 3/2/2023

VENDOR/DESCRIPTION/FUND/DEPARTMENT		AMOUNT
1543 - CEMSITES		
CEMETERY SOFTWARE PURCHASE, INSTALLATION & TRAINING		
<i>Cemetery Fund</i>		\$15,780.00
1543 - CEMSITES Total		<u>\$15,780.00</u>
Grand Total		<u><u>\$15,780.00</u></u>



MANUAL CHECK RUN 3/8/2023

VENDOR/DESCRIPTION/FUND/DEPARTMENT		AMOUNT
383 - MCHENRY COUNTY		
BILL: LENNAR - TALAMORE POD 10		
Escrow / Recapture Fund		\$86.00
383 - MCHENRY COUNTY Total		\$86.00
Grand Total		\$86.00



PREVIOUSLY APPROVED BOARD PAYOUTS

**2/23/2023 Village Board Meeting*

VENDOR/DESCRIPTION/FUND/DEPARTMENT		AMOUNT
1585 - KLEIN-ROSSOW, LISA		
ANNUAL RENT 11810 MAIN ST		
Downtown TIF Fund		\$5,000.00
1585 - KLEIN-ROSSOW, LISA Total		\$5,000.00
Grand Total		\$5,000.00



VILLAGE OF HUNTLEY AGENDA SUMMARY

March 23, 2023
Village Board Meeting

Agenda Item: Consideration – Resolution Approving the Purchase of Road Rock Salt through the State of Illinois Department of Central Management Services (CMS) Joint Purchasing Procurement Program

Department: Public Works and Engineering – Streets, Underground and Fleet Division

INTRODUCTION

The Village has received solicitation from the Department of Central Management Services (CMS) to participate in the 2023-2024 road rock salt joint purchasing contract. If the Village chooses to purchase road rock salt through the CMS contract, a quantity commitment through completion of a Rock Salt Survey by the April 7, 2023 deadline is required.

STAFF ANALYSIS

The Village routinely purchases rock salt through the State of Illinois CMS Joint Purchasing Program. On an annual basis, CMS competitively bids rock salt purchases that secure more effective pricing than agencies individually purchasing rock salt on the open market due to economies of scale. The Public Works Department has ordered 3,000 tons of salt each of the last four seasons for road deicing applications. About 2,400 tons has been used to date during the 2022/2023 winter season. An approximate 800-ton stockpile of road salt is on hand with another 1,400 tons minimum to be delivered per contract.

For reference, the current contract from the CMS joint bid is with Compass Minerals America, Inc. at a bid unit price of \$82.41 per ton. There is not a renewal option in the contract. The new contract would allow for the purchase of a range of 80% - 120% of the purchase commitment quantity. With a Village commitment of 2,500 tons of rock salt, the order range would be 2,000 – 3,000 tons.

The State of Illinois has established a very short response timeline for those who choose to participate in the Joint Purchasing program for rock salt. As such, a decision is necessary as the signed contract must be returned to CMS by the April 7, 2023, deadline.

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies “*Organizational Excellence*” as a strategic focus and the following goal: “*Highest Level of Customer Service.*” Snow and ice control products allow a high and consistent level of service with concentration on increased safety and mobility of the transportation network to better facilitate movement of vehicular traffic, persons and goods within the Village.

FINANCIAL IMPACT

Funds will need to be earmarked as part of the FY24 budget process. It is estimated that up to \$300,000 will be required in the General Fund, line item 100-60-61-7215 for snow and ice materials.



VILLAGE OF HUNTLEY AGENDA SUMMARY

*March 23, 2023
Village Board Meeting*

LEGAL ANALYSIS

The State of Illinois Department of Central Management Services (CMS) Joint Purchasing Procurement Program meets bid requirements.

ACTION REQUESTED

A motion of the Village Board for a Resolution Approving the Purchase of Road Rock Salt through the State of Illinois Department of Central Management Services (CMS) Joint Purchasing Procurement Program.

SUPPORTING DOCUMENTS

1. State of Illinois, Department of Central Management Services Joint Purchasing Requisition email dated 3/01/2023.
2. Historical Road Salt Costs Table
3. Draft Resolution

Barb Read

From: Timothy Farrell
Sent: Tuesday, March 14, 2023 7:52 AM
To: Timothy Farrell
Subject: FW: CY2023-CY2024 Rock Salt Survey for the State of Illinois

From: "Eck, Jack" <Jack.Eck2@illinois.gov>
Date: March 1, 2023 at 1:20:23 PM CST
To: Dan Ruggles <DRuggles@huntley.il.us>
Subject: CY2023-CY2024 Rock Salt Survey for the State of Illinois

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear State of Illinois Rock Salt Joint Purchasing Participant:

The Illinois Department of Central Management Services is inviting you to participate in the solicitation for the CY2023-CY2024 Joint Purchase Master Contracts for Rock Salt. This solicitation will be for a one (1) year contract with no options to renew. By submitting this survey with a rock salt tonnage amount, your governmental unit will be obligated to take delivery of that specified amount during the contract term.

Please complete the survey below **by close of business April 07, 2023**. This submission date is firm and if you do not respond by this date, you will not be included in the new solicitation for Rock Salt for the CY2023-CY2024 season.

<<Survey Link>>

<https://forms.gle/WHYQuz7QnJQ5ouDQA>

If you are not the person in your entity who should be receiving this survey, please forward this to the correct person, if known. You may respond to this email if you have any questions regarding the State of Illinois' Rock Salt Purchase.

Thank you,



Jack Eck
Buyer, BOSS
Central Management Services
300 W. Jefferson St, Springfield, IL 62702
Phone: 217-785-1659
jack.eck2@illinois.gov

State of Illinois - CONFIDENTIALITY NOTICE: The information contained in this communication is confidential, may be attorney-client privileged or attorney work product, may constitute inside information

HISTORICAL ROAD SALT COSTS

<u>YEAR/SEASON</u>	<u>UNIT PRICE</u> <u>PER TON</u>	<u>VENDOR</u>	<u>NOTES</u>
2004-2005	\$ 32.89	North American Salt	
2005-2006	\$ 37.14	North American Salt	
2006-2007	\$ 38.74	Cargill	
2007-2008	\$ 40.64	Cargill	
2008-2009	\$ 148.94	North American Salt	
2009-2010	\$ 58.33	Morton	
2010-2011	\$ 60.37	Morton	
2011-2012	\$ 61.88	Morton	
2012-2013	\$ 56.67	Hutchinson Salt	
2013-2014	\$ 54.18	North American Salt	
2014-2015	\$ 96.00	Central Salt	end of 2014
(split year costs)	\$ 101.00	Central Salt	beginning 2015
2015-2016	\$ 64.58	Morton	State Bid
	\$ 72.98	Compass	McHenry Cty bid
2016-2017	\$ 48.15	Compass	State Bid
	\$ 59.63	Detroit Salt	McHenry Cty bid
2017-2018	\$ 48.15	Compass	Renew Last Year
2018-2019	\$ 68.55	Cargill	State Bid
2019-2020	\$ 75.41	Cargill	State Bid
2020-2021	\$ 46.81	Cargill	State Bid
2021-2022	\$ 53.30	Compass	State Bid
2022-2023	\$ 82.41	Compass	State Bid
5-Year Average Unit Price Per Ton	\$ 65.30		

**RESOLUTION APPROVING THE PURCHASE OF ROAD ROCK SALT
THROUGH THE STATE OF ILLINOIS DEPARTMENT OF CENTRAL MANAGEMENT SERVICES (CMS)
JOINT PURCHASING PROCUREMENT PROGRAM**

Resolution (R)2023-03.____

WHEREAS, the Village of Huntley is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, the Village of Huntley FY24 Annual Budget will be presented to include funding for the purchase of snow and ice materials; and

WHEREAS, the Village has received notification from the Department of Central Management Services (CMS) for participation in the 2023/2024 season Bulk Rock Salt Joint Purchasing Contract; and

WHEREAS, the Village will commit to an order of 2,500 tons with the provision to add or deduct 20% (500 tons) at the Bid price if necessary; and

WHEREAS, the Village has reviewed the joint purchasing solicitation submitted and determined that it is in the best interest to authorize the purchase of rock salt through the State of Illinois Department of Central Management Services (CMS) Joint Purchasing Procurement Program.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY as follows:

SECTION I: The Village Board hereby approves the purchase of rock salt through the State of Illinois Department of Central Management Services (CMS) Joint Purchasing Procurement Program.

SECTION II: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

SECTION III: All Resolutions and parts of resolutions in conflict herewith are hereby repealed.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Goldman	_____	_____	_____	_____
Trustee Holzkopf	_____	_____	_____	_____
Trustee Kanakaris	_____	_____	_____	_____
Trustee Kittel	_____	_____	_____	_____
Trustee Leopold	_____	_____	_____	_____
Trustee Westberg	_____	_____	_____	_____

PASSED and APPROVED this 23rd day of March, 2023.

APPROVED:

ATTEST:

Timothy J. Hoeft, Village President

Rita McMahon, Village Clerk

DRAFT



VILLAGE OF HUNTLEY AGENDA SUMMARY

March 23, 2023
Village Board Meeting

Agenda Item: **Consideration – A Resolution Approving a Contract to Safe Step, LLC through The Interlocal Purchasing System (TIPS) Cooperative Purchasing Program for the 2023 Saw Cutting Program**

Department: **Public Works and Engineering – Administration and Engineering Division**

INTRODUCTION

The Village of Huntley has approximately 185 miles of sidewalk with an average width of 4.8 feet for a total approximate sidewalk value of \$56,264,000 using a square foot cost of \$12.00. The 2022 Sidewalk Cutting Program allowed the Village to evaluate 6.18 sidewalk miles and saw cut 506 sidewalk vertical displacements in Sun City NH's 4, 5, 6, 8, & 32 and service requests in Cider Grove for an approximate total of 50 miles of sidewalk evaluated starting in 2019. Sidewalk cutting has proved to be the most efficient and cost effective means of addressing vertical displacements in the Village as compared to remove and replace with a minimum 65% reduction in cost per panel. The sidewalk cutting criteria is as follows:

Condition Rating	Vertical Displacement	Recommended Treatment
Red	1.5" and Greater	REMOVE & REPLACE
Yellow	Between 0.25" – 1.5"	SAW CUT or GRIND
Green	0.25" and Less	NO TREATMENT

The FY2023 Sidewalk Cutting Program is continuing to evolve in order to manage and address the numerous vertical displacements that are identified by Safe Step through neighborhood wide evaluations ahead of the annual Street Improvement Program and service requests called in directly to Public Works. The 2023 Sidewalk Cutting Program will target various Sun City neighborhoods and service request areas.

On March 20, 2020 The Interlocal Purchasing System (TIPS) received proposals for contract # 200201 Trades, Labor and Materials (JOC). The renewal agreement is for two (2) years with an option for renewal for an additional two (2) consecutive one year terms. TIPS is a National Purchasing Cooperative where public entities join forces to procure a wide range of public services in an effort to tap economies of scale. Safe Step is part of a national franchise called Precision Concrete Cutting (PCC) and through TIPS, won a national saw cutting contract that is available for any municipality that is a member of TIPS. There is no fee for the municipality to join, and many of the Northern Illinois municipalities are already part the TIPS Cooperative. This will be the Village of Huntley's fourth year as a member of the TIPS Cooperative.



VILLAGE OF HUNTLEY AGENDA SUMMARY

March 23, 2023
Village Board Meeting

STAFF ANALYSIS

Safe Step will survey various Sun City NH's and service request areas. A detailed survey & report with costs will be provided to Village Staff. The Public Works & Engineering Department Staff will review the reports and costs and authorize the saw cutting up to the not to exceed cost of \$150,000. Based on acceptable performance for 2022, all is in order for consideration to approve the contract award to Safe Step, LLC.

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies *"Forward Looking Community"* as a strategic focus and the following goal: *"Management of Infrastructure Assets for Today and Tomorrow."* The saw cutting program is one of many strategic components of the Pedestrian Access Route (PAR) Inspection & Repair Program and has proved to be the most efficient and cost effective means of addressing vertical displacements in the Village as compared to remove and replace with a minimum 65% reduction in cost per panel.

FINANCIAL IMPACT

The FY2023 Budget includes \$150,000 in the Streets Improvement and Roads & Bridges Fund, 420-00-00-8000 for the 2023 Sidewalk Cutting Program.

LEGAL ANALYSIS

None Required.

ACTION REQUESTED

A motion by the Village Board for a Resolution Approving a Contract to Safe Step, LLC through The Interlocal Purchasing System (TIPS) Cooperative Purchasing Program for the 2023 Sidewalk Cutting Program.

SUPPORTING DOCUMENTS

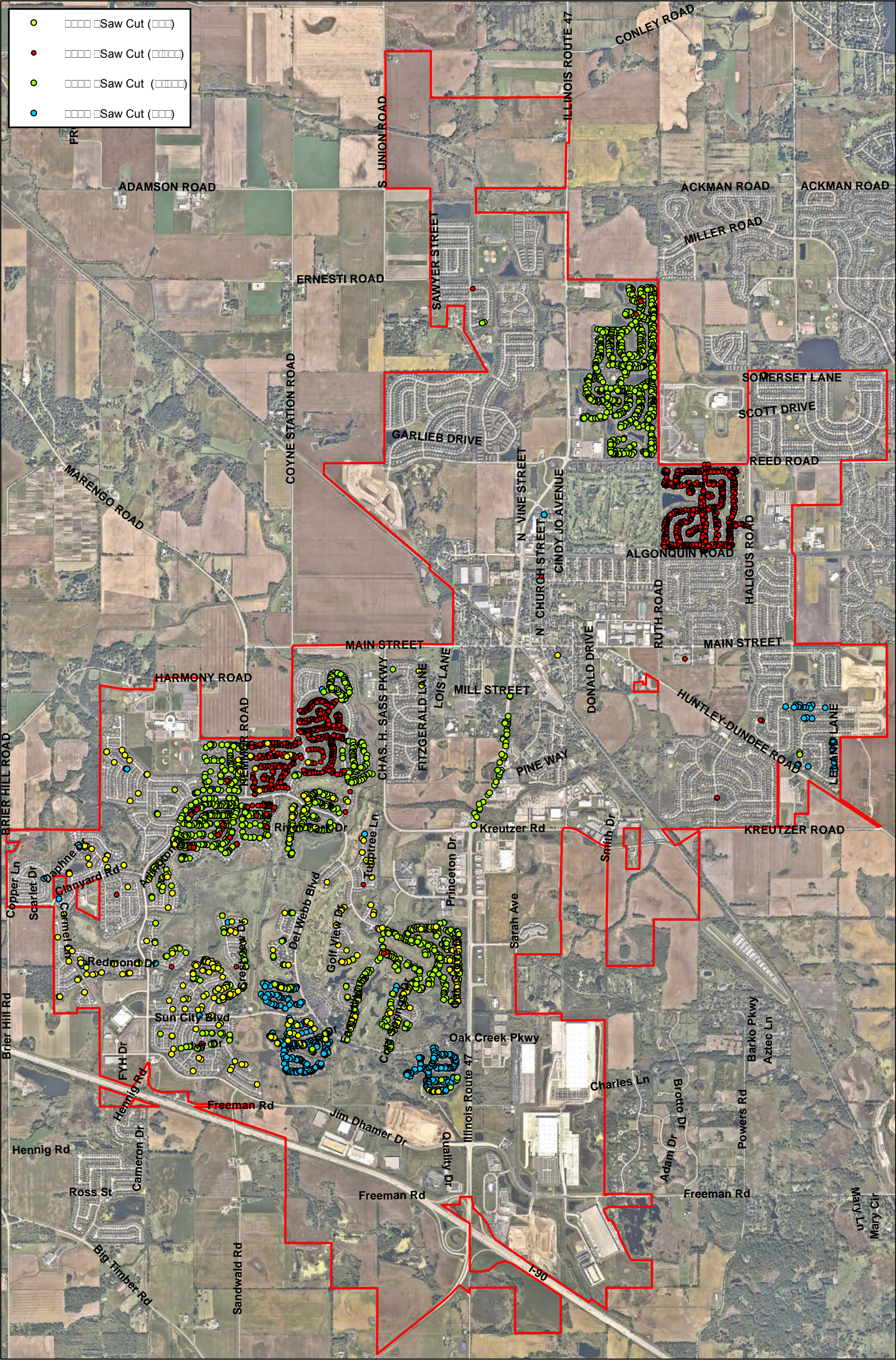
1. 2019-2022 Saw Cut Locations Map
2. 2022 Safe Step Executive Summary
3. 2023 Safe Step Survey & Saw Cut Area Map
4. 2023 Safe Step Proposal
5. Draft Resolution



VILLAGE OF HUNTLEY
SAW CUT LOCATIONS - 2019 thru 2022

Date 00/00/0000

- Saw Cut ()
- Saw Cut ()
- Saw Cut ()
- Saw Cut ()





2022 Sidewalk Repair Summary

**Presented to: Jason Irvin
Village of Huntley
2022 Project**

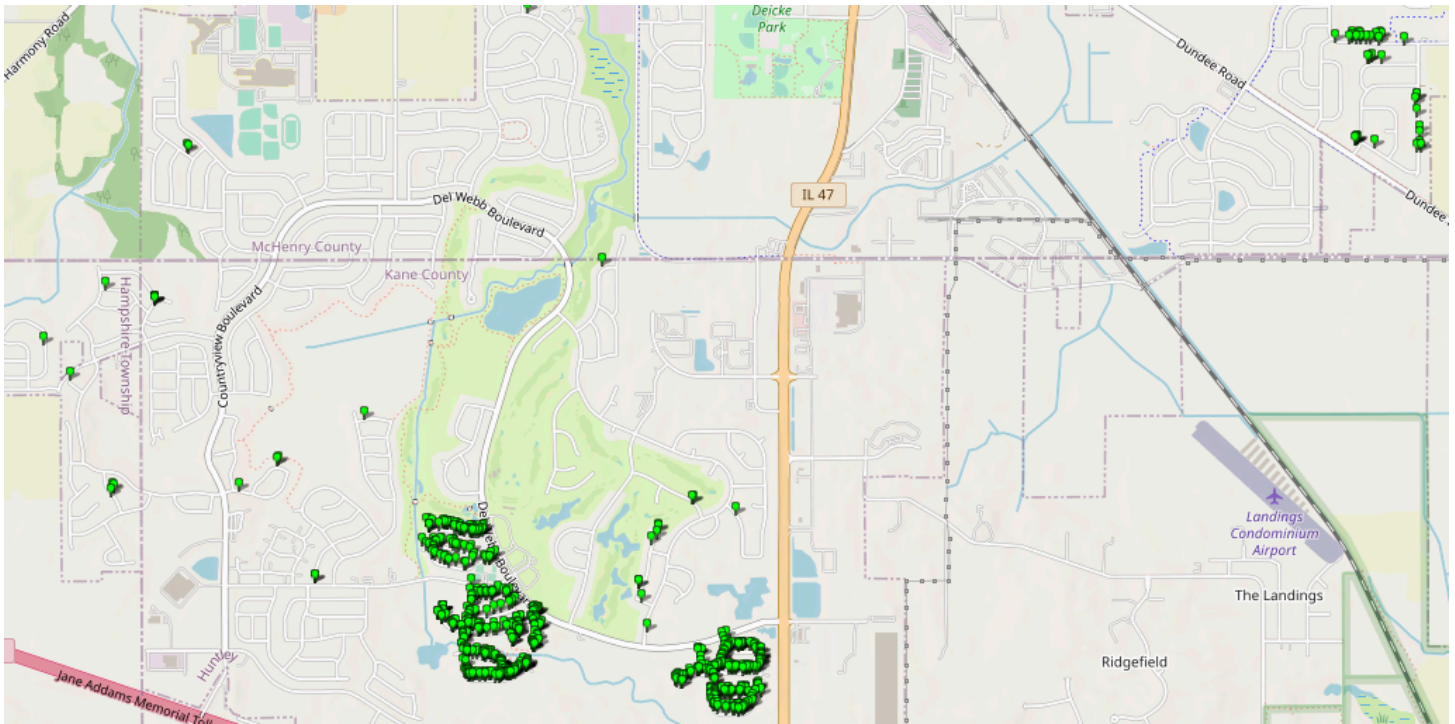


Objectives & Results

Your Objectives

1. Utilize saw-cutting to achieve an increase in the number of panels repaired
 - **Result:** In 2022, the Village of Huntley repaired an extra **344** unsafe sidewalk panels using saw-cutting
 - Including all projects from 2019-2022, the Village of Huntley repaired an extra **2,839** unsafe sidewalk panels
2. Develop a strategic and proactive program to identify sidewalk defects until budget is reached
 - **Result:** Safe Step LLC consulted with the Village of Huntley to establish a 25 point criteria for defect identification and classification and confirmed the sidewalk areas/locations to be evaluated
 - The Village of Huntley provided **1** priority area (Sun City), totaling approximately **11.72** sidewalk miles to evaluate; **6.18** of those miles were able to be evaluated for saw-cutting and R&R defects until the budget was reached
3. Obtain accurate documentation for decision-making and record-keeping
 - **Result:** Safe Step LLC provided defect data through their exclusive online portal
 - The Village of Huntley maintains full control to review and choose preferred repair types for each defect evaluated in the project area
 - The data included the nearest defect address, defect measurements and photos, a map view of all defects, and other relevant notes; Completed saw-cutting repairs also include a repair photo for quality control and timestamp for record-keeping
4. Decrease staff time and costs for sidewalk evaluations, documentation, and project management
 - **Result:** The Village of Huntley saved an estimated **47.49** engineering and management hours utilizing Safe Step LLC for the sidewalk consultation and reporting of **13,728** data points collected during the sidewalk evaluation; These costs are included as part of Safe Step's saw-cutting repairs
5. Included the evaluation and repair of a list of individual sidewalk defect service requests
 - **Result:** Safe Step evaluated and repaired a total of **66** individual locations throughout the Village. This saves significant time and management hours for village personnel and reassures the Village that all these locations will be checked, assessed, repaired, and documented.
6. Evaluated and marked R&R locations to be repaired in 2023
 - **Result:** Safe Step surveyed, evaluated, and marked approximately 37 miles of sidewalk and provided addresses, locations, and sq. ft. of slabs needing replacement for the 2023 replacement project. This enabled the village to provide quantities for bidding purposes.

Saw-Cutting Repair Locations



Due to the limitations of GPS mobile app technology, the locations shown above should be relied upon as approximate to their actual locations. Map Data: Google

The green markers on this map indicate the locations of sidewalk defects repaired in 2022, includes Sun City criteria area and service requests.

2016-2022 Sidewalk Project Information

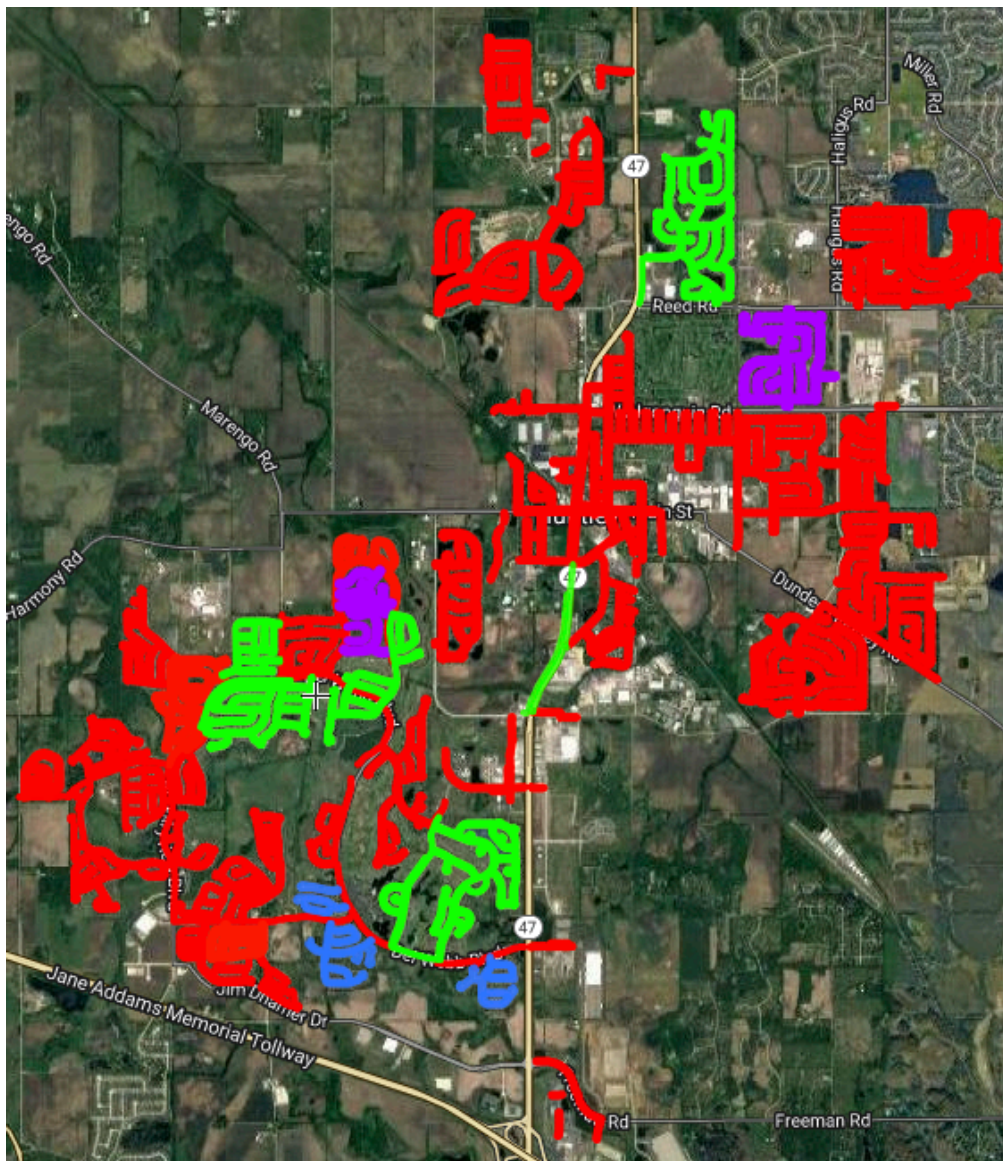
Project Year	Offset Criteria	Sidewalk Avg Width	Saw-cut Repairs	Total Cost of Saw-Cutting	Miles Repaired*	Sawcut Cost / Mile	Sq. Ft. Saved	# of Repairs if R&R used	Additional Repairs Using Safe Step	R&R Sq. Ft. Price
2019 Service Requests	1/4" - 3/4"	5.0	266	\$22,656	NA	NA	7,843	102	164	\$7.50
2020	3/8" - 1 3/8"	5.0	1439	\$97,329	9.5	\$10,245	36,692	509	930	\$7.50
2021	3/8" - 1 3/8"	5.0	1855	\$125,736	31.40	\$4,004	49,715	626	1,229	\$7.50
2021 Service Requests	3/8" - 1 3/8"	5.0	299	\$24,021	NA	NA	7,510	128	171	\$7.50
2022	3/8" - 1 3/8"	4.1	506	\$41,683	6.4	\$6,513	13,734	162	344	\$9.50
2016 - 2022		4.8	4,365	\$311,425	47.30	\$6,584	115,494	1,526	2,839	

*Sidewalk miles repaired are based on survey of sidewalk segments by offset criteria - scatter sites mileage not determined

Rob Strauss • Project Manager • (920) 540-7414 • Rob@NoTrippin.com • www.notrippin.com

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Sidewalk Repair Program Progress



2022	6.18 Miles
2021	32.77 Miles
2020	9.54 Miles
Remaining	137.09 Miles

Total Miles: 187.46

The map above shows the sidewalk areas that have been completed from 2020 onward.

Map Data: Google

Red highlighting indicates areas not yet evaluated or repaired. Various colored highlighting indicates the sidewalks that have been evaluated and repaired.

Estimated Sidewalk Infrastructure Value

Estimated Sidewalk Miles	Avg Width	Estimated Sq. Ft Cost	Total Value of Sidewalk
187.46	4.8	\$12.00	\$57,011,835

Life Cycle Progress

Current Budget	Avg Saw-Cut / Mile	Sidewalk Miles To Be Repaired	Years Remaining
\$95,000	\$6,584.00	137.1	10

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Additional Benefits

Engineering Time Saved

1. The Village of Huntley saved approximately **47.49 engineering hours** utilizing Safe Step LLC
2. This engineering time can be broken into three major categories:
 1. **Evaluation time:** Mapping and verifying sidewalk areas, defining and confirming a 25 point defect evaluation criteria, mobilizing, assessing each sidewalk panel, accurately capturing 26 key data points, photographing and time-stamping each defect, and physically marking sidewalk panels as appropriate
 2. **Data validation time:** Processing and validating data for accuracy, preparing reports for project execution, archiving defect data for record-keeping, and preparing this yearly summary for review and future decision-making
 3. **Project management time:** Verifying contractor's work, communication with contractor, quality assurance checks, interacting with residents, and more. Safe Step LLC's exclusive online portal allows city personnel to maintain control of the project with an easy method to review defects and photos, select preferred repair types, observe project completion, and ensure quality with completed repair photos, minimizing visits to the sidewalks



Sample Repair Photo: Defect 4 repaired on 11/10/22 at 02:37 PM at 11782 Sunderlin Dr

Completed repair photos and timestamps help ensure repair quality

Public Support for Safe, Walkable Sidewalks

1. **85.9%** of adults think it important to find a walkable community with safe sidewalks when looking for a new place to live
2. **87%** of Americans feel that it is important for local governments to achieve ADA compliance and for sidewalks to be accessible for those with disabilities
3. **84.7%** of adults believe it is important to use local tax dollars toward sidewalks

Results based on a nationwide survey conducted in April 2019 by Praecones Analytics

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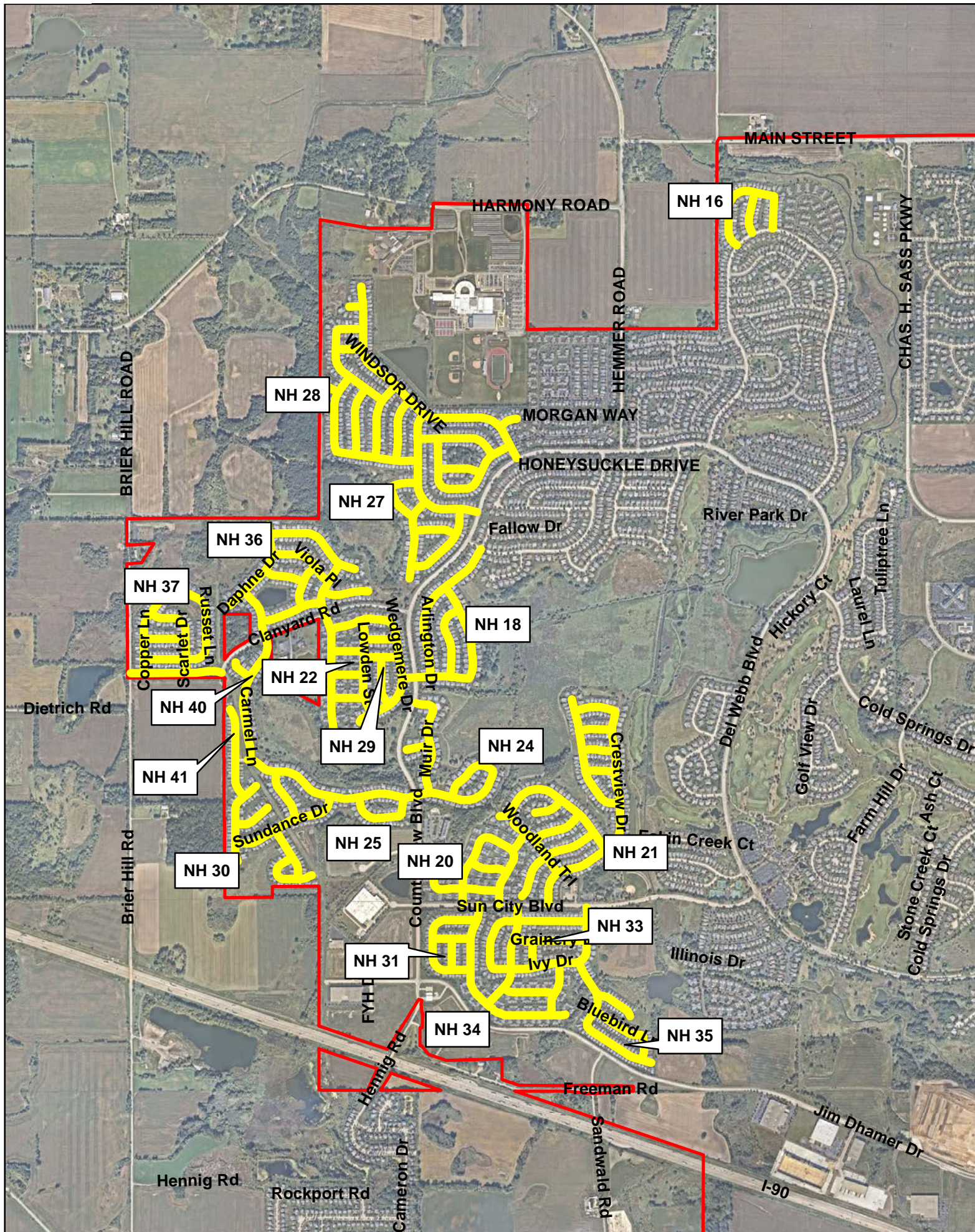
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VILLAGE OF HUNTLEY

2023 SAW CUT LOCATIONS - SUN CITY NEIGHBORHOODS

Date / /





Sidewalk Repair Proposal

Presented to: Jason Irvin
Village of Huntley
2023 R&R Survey - Saw Cut Survey and Repair Project
December 08, 2022

Rob Strauss • Project Manager • 920.540.7414 • rob@notrippin.com • www.notrippin.com

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Introduction

December 08, 2022

Jason Irvin
Village of Huntley
10987 Main St.
Huntley, IL. 60142

Jason,

Thank you for the opportunity to present this proposal for sidewalk trip hazard repair.

Reframe

1. The Village of Huntley has requested Safe Step LLC evaluate sidewalk segments suitable for remove and replacement, and evaluate sidewalk segments suitable for horizontal saw cutting as identified by the Village of Huntley, in priority order until the \$150,000.00 saw cutting budget is reached.
2. The R&R survey will provide the locations of the slabs needing replacement and will provide the quantities of slabs needing replacement by January 10, 2023.
3. The saw cut survey will begin after the frost leaves the ground and the saw cut repairs will completed before April 30, 2023.
4. Upon reaching the saw cutting budget, the evaluation will stop. If all of the priority areas are able to be included prior to reaching the budget, Village of Huntley can provide additional sidewalk segments for evaluation.
5. Safe Step LLC will evaluate sidewalks for defects that present a trip hazard and are appropriate for saw-cutting repair, and slabs needing R&R based on the identification criteria on page 4. Safe Step will consult with the village to revise any changes they want to make in the identification criteria, such as cosmetic identification, before the survey begins.

Notable Proposal Contents

- Page 2: Execution Strategy
- Page 3: Priority Areas Map
- Page 4: Evaluation Criteria
- Page 7: Proposal Acceptance

Please let me know if you have any questions. We look forward to serving your needs.

Rob Strauss
Project Manager
PO Box 411
Hortonville, WI 54944
920.540.7414
rob@notripping.com

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Execution Strategy

Based on our discussions, Safe Step will execute the project as follows:

1. Survey the entire project area for locations that require remove and replacement (R&R)
 1. Safe Step will provide documentation of all R&R locations and quantities by January 10, 2023
2. Confirm saw cutting sidewalk evaluation area and defect identification criteria (enclosed)
 1. Page 3 of this proposal contains the sidewalk areas that should be evaluated and repaired
 2. Village will provide the priority of the sidewalk survey
 3. Page 4 of this proposal contains the defect identification criteria that will be used to evaluate the sidewalks
3. Evaluate current sidewalk conditions
 1. Safe Step LLC will evaluate the sidewalk locations in the priority order until the budget is met
 2. Identified defects will be recorded along with the measurement, address, GPS coordinates, important notes, and a photo of the defect
4. Deliver evaluation results
 1. Following the completion of the evaluation, Safe Step LLC will provide a report of locations intended for saw-cutting, a report of any locations that need client review, and a report of locations requiring alternative repair methods (if requested)
 2. You will have the opportunity to review the report and make any changes to the specific repair locations prior to the start of the saw-cutting repair process
5. Perform repairs
 1. After you review and confirm the repair locations, we will schedule a timeframe to begin repairing the identified saw-cutting locations. Repairs are expected to be completed within 45 days after official approval of the proposal.
 2. All saw-cutting repairs will be done in accordance with "The Safe Step LLC Approach" outlined on page 5 of this proposal
6. Provide documentation
 1. At the conclusion of the project, we will provide a final report of saw-cut locations repaired including the displacement measurements, address, GPS coordinates, and important notes. We will also include shape files for GEO spacial analysis to enter into your GIS system.

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Priority Areas Map



R&R Survey and Saw Cutting Sidewalk Area - 35.68 Miles

1. R&R survey will evaluate the entire red hi-lited sidewalks
2. Saw cutting survey will evaluate the red hi-lited sidewalks until budget is reached

Map Data: Google

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Sidewalk Evaluation Criteria

Defects Appropriate for Saw-Cutting:

Offset Range:

1. Minimum height: **3/8"**
2. Maximum height: **1 3/8"**
3. Sharp Edge: **1/4"**

Where an offset exists, saw-cut if:

1. Cutting to sunken panel: **NO**
2. Waterpooling: **NO**
3. Caused by Tree: **YES**
4. Negative cross-slope: **NO**
5. Positive cross-slope: **YES**
6. Panel contains fractures: **YES, less than 2 and no more than 1/4" wide**
7. Displacement is a crack: **NO**
8. Panel is spalled: **YES, less than 50% and no more than 1/8" deep**
9. Sidewalk joint is decayed: **NO**
10. Curbing: **NO**
11. Defect is on bridge structure: **NO**

Evaluate sidewalk joints parallel to the walking path: **NO**

1. Minimum Height: **N/A**
2. Maximum height: **N/A**

Evaluate ramps for saw-cutting: **NO**

1. Ramp top minimum height: **N/A**
2. Ramp top maximum height: **N/A**
3. Cut top of flow line: **NO**

Identified saw-cutting defect marking: **Numbered with paint stick**

Apply this same criteria for client-identified specific locations?: **YES**

Defects that Require R&R

Defects that meet the criteria for R&R will be marked with a paint dot and will document the location, GPS coordinates, number, the amount of square foot, and brief description of defect.

R&R defect marking: **Mark with white paint dot**

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The Safe Step Approach



Specifications

1. Repairs will be tapered to a 1:12 slope ratio and taken to a zero point of differential between adjoining sidewalk panels along the full width of the sidewalk, in accordance with ADA standards.
2. Repairs shall have a smooth and uniform finish with a coefficient of friction meeting OSHA requirements and shall not impact adjoining sidewalks, driveways, landscaping, or other objects within the vicinity of the work.
3. In instances where sidewalk conditions do not permit a 1:12 slope ratio, repairs will be made with the shallowest slope possible for the given sidewalk condition.



Clean-up

1. All saw-cutting will be performed without water-cooling; No slurry will be created eliminating the risk of "tracking" and run-off water contamination.
2. Saw mounted dust abatement systems will be used to minimize airborne dust. Containment systems are designed for fine dust applications.
3. Debris and concrete shall be cleaned from the sidewalk surface as well as surrounding rails, sidewalks, driveways, landscaping, or other objects within the vicinity of the work.



Reporting

1. Upon completion of the project, Safe Step LLC will provide a detailed and audit-able report. This report will include the street address or location, dimensions, and GPS coordinates of each repair made.
2. An invoice for payment will be provided when the projected has been completed. Payment in full is due **30 days** from the date of invoice. Late payments may be subject to a \$30 re-billing fee.



Safety and Insurance

1. Safe Step LLC employees who work directly in slab displacement repair undergo a rigorous training process with emphasis on safe work practices, OSHA-approved personal protection equipment, and quality workmanship. It is not uncommon for our clients to receive unsolicited compliments on our safety practices and the quality of the work performed.
2. Safe Step LLC is fully licensed and insured. Proof of auto, liability, and workers compensation insurance are available upon request.



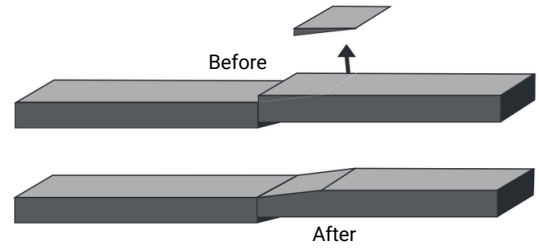
Proprietary Technology

1. Safe Step LLC is the only entity in Wisconsin, Northern Illinois, and Southeast Minnesota authorized to use the Precision Concrete Cutting method for removing sidewalk trip hazards as described by the following patent numbers: U.S. Pat. No. 6,827,074, U.S. Pat. No. 7,000,606, U.S. Pat. No. 7,143,760, U.S. Pat. No. 6,896,604, U.S. Pat. No. 7,201,644, U.S. Pat. No. 7,402,095. These patents refer to the equipment, methods, and dust abatement systems used by Safe Step LLC. A sole source letter is available upon request.

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Our Result



Before



After



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Proposal Acceptance

Financial Parameters

1. The total cost of the R&R survey and the saw cut survey, reporting, and repairs will not exceed **\$150,000.00**
2. Safe Step LLC will accept full responsibility for any project cost overage, provided that the scope of the project is not altered once the project begins. Any requested change in scope will be fully discussed and approved by the Village of Huntley prior to the start of the work on the revised area.
3. Following the completion of the project Safe Step LLC will provide certified payroll records to that meet the requirements of the Illinois Prevailing Wage Act.

If this proposal is acceptable, please complete and sign below. We will contact you upon receiving this form to schedule your project.

Cost: \$150,000.00

Proposal #: 201452

Billing Contact Name:

Contact

Billing Email Address:

Email

PO Number:

PO Number (Optional)

Does this project require prevailing wage?:

Yes/

Approved by:

Approved by

Title:

Title

Signed:



SIGNATURE

Jason Irvin

Date:

Date Signed

Client Notes:

Use this form to provide us with any other information we may need to know.

For a valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the above signed hereby agrees to defend, indemnify, and hold contractor harmless with respect to any and all liability whatsoever arising from contractor's activities in attempting to repair concrete sidewalk and other slabs owned by the above signed or within the above signed's dominion and control, and to defend, indemnify, and hold harmless contractor with respect thereto.

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**RESOLUTION APPROVING A CONTRACT TO SAFE STEP,LLC
THROUGH THE INTERLOCAL PURCHASING SYSTEM (TIPS)
COOPERATIVE PURCHASING PROGRAM FOR THE 2023 SAW CUTTING PROGRAM**

Resolution (R)2023-03__

WHEREAS, the Village of Huntley is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, the Fiscal Year 2023 Annual Budget includes funding for the Sidewalk Cutting Program; and

WHEREAS, on March 20, 2020, The Interlocal Purchasing System (TIPS) received proposals for contract # 200201 Trades, Labor and Materials (JOC); and

WHEREAS, the renewal agreement is for two (2) years with an option for renewal for an additional two (2) consecutive one year terms; and

WHEREAS, Safe Step, LLC. has been assigned the contract from Precision Concrete Cutting through the Tri-Party Assignment Agreement; and

WHEREAS, the Village of Huntley has determined that it is in the best interest to approve the Contract to Safe Step, LLC. for the Village of Huntley 2023 Sidewalk Cutting Program.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY as follows:

SECTION I: The Village of Huntley Approves the Contract to Safe Step, LLC. for the Saw Cutting Program.

SECTION II: The Village President and Village Clerk are authorized to execute said Contract with Safe Step LLC. in an amount not to exceed \$150,000.

SECTION III: This resolution shall be in full force and effect from and after its passage and approval as provided by law.

SECTION IV: All resolutions and parts of resolutions in conflict herewith are hereby repealed.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Goldman	_____	_____	_____	_____
Trustee Holzkopf	_____	_____	_____	_____
Trustee Kanakaris	_____	_____	_____	_____
Trustee Kittel	_____	_____	_____	_____
Trustee Leopold	_____	_____	_____	_____
Trustee Westberg	_____	_____	_____	_____

PASSED and APPROVED this 23rd day of March, 2023.

APPROVED:

ATTEST:

Timothy J. Hoeft, Village President

Rita McMahon, Village Clerk



VILLAGE OF HUNTLEY AGENDA SUMMARY

March 23, 2023
Village Board Meeting

Agenda Item: Consideration - Ordinance Approving the 2023 Village of Huntley Zoning Map Update

Department: Development Services – Planning and Zoning Division

INTRODUCTION

Annually, in accordance with the Huntley Zoning Ordinance and state statute, the Village is required to formally adopt an updated zoning map. The required notice, informing the public of the revised map, appeared in the Northwest Herald during the week of March 13, 2023.

STAFF ANALYSIS

The Zoning Map has been updated to reflect the following:

1. On April 14, 2022, Ordinance (O)2022-04.18 was approved for the rezoning of property at 11117 S. Church Street (Catty Property) from “M” Manufacturing to “R-5” Multiple Family Residential District for the Cornell Apartments.
2. On April 14, 2022, Ordinance (O)2022-04-19 was approved for the rezoning of ±82 Acres commonly known as 10902 Dundee Road from “RE-1 (PUD)” Residential Estate – Planned Unit Development to “R-2” Single Family Residence District for M/I Homes’ Fieldstone Subdivision.
3. On July 14, 2022, Ordinance (O)2022-07.45 was approved for the rezoning of ±179 Acres commonly known as Pod 9 and 10 of the Talamore Subdivision from “M” Manufacturing to “RE-1” (PUD) – Residential Estate District Planned Unit Development.

FINANCIAL IMPACT

None.

LEGAL ANALYSIS

The Zoning Ordinance and Illinois State Statute (65 ILCS 5/11-13-19) require the annual publication of the current zoning map.

ACTION REQUESTED

A motion of the Village Board to Approve an Ordinance Adopting the 2023 Village of Huntley Zoning Map.

SUPPORTING DOCUMENTS

1. Draft 2023 Zoning Map
2. Draft Ordinance



**ORDINANCE APPROVING AND ADOPTING
THE 2023 ANNUAL VILLAGE OF HUNTLEY ZONING MAP**

Ordinance (O)2023-03.**

WHEREAS, the Village of Huntley is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, in accordance with the Zoning Ordinance, the Village of Huntley is required to annually adopt an update of the Village's official Zoning Map.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES as follows:

SECTION I: The Village of Huntley Zoning Map, dated March 23rd, 2023, a copy of which is attached hereto, is approved and adopted.

SECTION II: The Village President and Village Clerk are authorized to sign and record, as necessary, the Zoning Map.

SECTION III: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

SECTION IV: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Goldman	_____	_____	_____	_____
Trustee Holzkopf	_____	_____	_____	_____
Trustee Kanakaris	_____	_____	_____	_____
Trustee Kittel	_____	_____	_____	_____
Trustee Leopold	_____	_____	_____	_____
Trustee Westberg	_____	_____	_____	_____

PASSED and APPROVED this 23rd day of March 2023.

APPROVED:

Timothy J. Hoeft, Village President

ATTEST:

Rita McMahon, Village Clerk



VILLAGE OF HUNTLEY AGENDA SUMMARY

March 23, 2023
Village Board Meeting

Agenda Item:	Consideration – Ordinance Approving (i) Final Plat of Consolidation and (ii) Site Plan Review, including any necessary relief, for construction of a new vehicle display lot for Huntley Ford, 13900 Automall Drive
Petitioner:	SSK Property Group LLC
Department:	Development Services – Planning and Zoning Division

INTRODUCTION

Huntley Ford currently operates an automobile dealership located upon Lot 1 in the Huntley Automall Resubdivision, commonly known as 13900 Automall Drive. Huntley Ford recently purchased the neighboring 4-acre parcel to the west of the existing dealership (Lot 2) as well as the remaining 6.13 acres to the south. Huntley Ford has submitted plans for the proposed expansion of the existing vehicle display lot. The expansion would include a consolidation of Lot 1, which supports the existing dealership, and the adjacent Lot 2 to the west. The property is zoned “C-2” Regional Retail – Planned Development District.

STAFF ANALYSIS

Plat of Consolidation

Huntley Ford proposes to consolidate the existing dealership upon Lot 1 with the proposed display lot upon Lot 2. The consolidation of ±5 acre Lot 1 and the ±4 acre Lot 2 will result in a 9.01 acre lot with 526.12 feet of frontage on Automall Drive. Huntley Ford is requesting relief to allow for a lot with less than the required lot area (15 acres) and street frontage (600') as required by the Zoning Ordinance.

Site Plan

A new 350 space vehicle display lot is proposed to be constructed on the 4-acre parcel immediately west of the existing dealership. Cross access to the dealership's display lot is provided. Each parking stall will measure 9' X 18', as the stalls are intended for display purposes only. Vehicles parked for display are setback at least 25' from the west property line and will be an estimated 85' from the Route 47 curb line. Lot 2 will feature a new paver apron as required by the property owners association covenants. The new entrance would eliminate four on-street parking spaces provided around Automall Drive and the roadway will be restriped accordingly. A continuation of the pedestrian sidewalk will be provided across the new Automall Drive frontage. Lot 2 is proposed to be 68% impervious and all improvements are accommodated by the existing stormwater management area provided on Lot 3 to the north as previously designed for the Huntley Automall. A 4-foot tall metal fence is proposed surrounding the display lot spanning from the stormwater detention retaining wall, across the Route 47 frontage, and meeting to the existing fence on Automall Drive. The fencing style, height, and location will align with the existing fence installed at the existing dealership. A rolling gate will be provided at the new entrance to Lot 2. The petitioner has requested relief to allow a fence in the front yard setback.

Lighting

The vehicle display lighting plan indicates the use of Lithonia D Series LED light fixtures mounted on white round poles at a 25' in total height (22'-6" pole with 2'-6" base). The pole style, color, and fixture mounting heights will match those used in the existing vehicle display areas located on Lot 1.



VILLAGE OF HUNTLEY AGENDA SUMMARY

March 23, 2023
Village Board Meeting

Landscaping

The proposed landscape plan includes 44 shade trees spaced around the perimeter of the lot including the Automall Drive frontage and upon the six landscape islands centrally located within the display lot. The Route 47 Frontage will feature 9 ornamental trees with 174 deciduous and evergreen shrubs in mulched planting beds. A mix of perennials and grasses will surround the base on the monument sign. Additionally, 9 evergreen trees will be planted near the stormwater detention areas to the north. The existing hedge will remain in the islands between Lot 1 and Lot 2. The Village's Landscape Ordinance requires any parking lot with more than two (2) rows of spaces have a minimum 5% of landscaping provided in the interior of the parking lot. The petitioner has requested relief to allow for a vehicle display lot with less than the required interior lot landscaping provided.

Signage

A new monument sign is proposed to be located adjacent to Route 47, at least 10' from the property line as required. The 6'-8" tall monument sign features a gray stone base with a limestone cap. Natural tan brick will serve as the backdrop for the backlit "Ford" logo. The 71 square foot monument sign would be the 5th freestanding sign installed on the Huntley Ford property, which will require relief. The proposed sign is otherwise compliant with the Village's Sign Ordinance.

Required Relief

As proposed, the plans will require the following relief to be approved as part of the site plan review:

1. The "C-2" zoning district requires a minimum lot area of 15 acres. The proposed consolidation would result in a 9.01 acre lot. Relief is required to allow for a 9.01 acre lot in the C-2 District.
2. The "C-2" zoning district requires a minimum lot width of 600 feet. The proposed consolidation would result in a 526.12' frontage. Relief is required to allow for a lot with only 526.12' of frontage in the C-2 District.
3. The "C-2" zoning district does not allow fences in the front yard (the 50-foot setback along the frontage of Automall Drive). The plans indicate a fence placed 15-feet from the property line. Relief is required to allow the fence to be setback 15-feet from the property line to match the existing fence.
4. The Village's Landscape Ordinance requires any parking lot with more than two (2) rows of spaces have a minimum 5% of landscaping provided in the interior of the parking lot. Relief is required to allow for a parking lot with less than the required interior lot landscaping provided.
5. The Village's Sign Ordinance allows for one ground sign to be installed per lot. The plans indicate the installation of an additional ground sign on the Route 47 frontage, resulting in a total of five freestanding ground signs on the consolidated lot. Relief is required to allow for the five ground signs be installed upon the lot.

Concept Review

The Village Board reviewed conceptual plans at their meeting on July 14, 2022 and the following questions and comments were addressed:

1. The site plans were generally well received by the board members.
2. The Petitioner confirmed that the new vehicle display lot would eliminate the need for off-site parking of display vehicles and employees.
3. The Petitioner confirmed that stormwater improvements are not required for this phase of the project, as they were previously accommodated by the stormwater management area on Lot 3 of the Huntley Automall.



VILLAGE OF HUNTLEY AGENDA SUMMARY

March 23, 2023
Village Board Meeting

Plan Commission Recommendation

The Plan Commission conducted a public hearing to consider the petitioner's request on February 13, 2023, and, with no members of the public offering testimony in favor or opposition to the request, unanimously recommended approval of the petition by a vote of 5 to 0, subject to the following conditions:

1. All public improvements and site development must occur in full compliance with the submitted plans and all applicable Village codes, ordinances, and Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
3. Parking areas are for the display of vehicles for sale only. The vehicle display lot shall not be used for any other type of outside storage or automobile repair activities.
4. No parking spaces shall be leased to an off-premises business.
5. All parking and display shall take place on paved surfaces only.
6. All landscape beds are required to be mulched on an annual basis and dead plantings must be replaced immediately upon decline.
7. No building plans, construction permits, sign permits, or Certificates of Occupancy are approved as part of this submittal.

The Plan Commission added the following conditions:

8. No on-street parking or display is permitted.

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies "*Strong Local Economy*" as a strategic focus and the following goal: "*Location of Choice for New and Expanding Businesses of all Sizes.*"

FINANCIAL IMPACT

The petitioner has requested financial incentive for the proposed improvements. The incentive request will be considered as a separate agenda item.

LEGAL ANALYSIS

None.

ACTION REQUESTED

A motion of the Village Board is requested by the petitioner for an Ordinance Approving (i) Final Plat of Consolidation; and (ii) Site Plan Review, including any necessary relief, for construction of a new vehicle display lot for Huntley Ford, 13900 Automall Drive.

SUPPORTING DOCUMENTS

1. Site Aerial Photograph, 10.3.22
2. Final Plat of Consolidation, 10.3.22
3. Architectural Site Plan, 12.12.22
4. Site Engineering Plans, 2.5.23
5. Landscape Plan, 11.22.22
6. Site Lighting & Photometric, 2.6.23
7. Draft Ordinance



Huntley Ford Consolidation Lot 2 in Huntley Automall

DISCLAIMER: The Village of Huntley Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



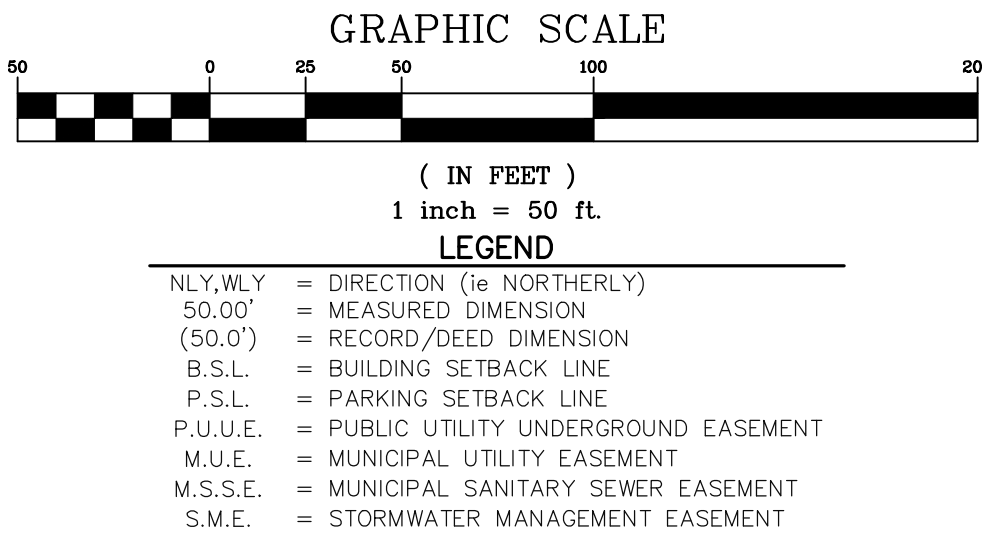
SCALE: 1" = 200'

VILLAGE OF HUNTLEY

10987 Main Street
Huntley, IL 60142
(847)669-9600

Print Date: 2/9/2023

FINAL PLAT
OF
HUNTLEY AUTOMALL RESUBDIVISION NO. 4
BEING A SUBDIVISION OF PART OF SECTIONS 9 AND 16, TOWNSHIP 42 NORTH, RANGE 7, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF HUNTLEY, KANE COUNTY, ILLINOIS.



KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)
THIS INSTRUMENT NO. _____ WAS
FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, ON
THE ____ DAY OF _____, 20____ AT _____ O'CLOCK ____M. AND
RECORDER IN PLAT ENVELOPE NO. _____
KANE COUNTY RECORDER

LOT 1

392,495.18 SQUARE FEET (9.010 ACRES), MORE OR LESS

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)
APPROVED BY THE VILLAGE BOARD OF HUNTLEY, ILLINOIS, THIS ____ DAY OF
_____, A.D. 20____
BY: _____ ATTEST: _____
VILLAGE PRESIDENT VILLAGE CLERK

VILLAGE PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)
APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF HUNTLEY, ILLINOIS
THIS ____ DAY OF _____, A.D. 20____
PLANNING COMMISSION CHAIRMAN

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)
I, _____, THE VILLAGE ENGINEER FOR THE VILLAGE
OF HUNTLEY, DO HEREBY CERTIFY THAT THE TOPOGRAPHIC STUDIES AND ENGINEERING
PLANS ACCOMPANYING THE PLAT HEREON DRAWN, AS REQUIRED BY THE PLAT ACT,
HAVE BEEN REVIEWED UNDER MY SUPERVISION AND THAT, TO THE BEST OF MY
KNOWLEDGE, THE PLANS CONFORM TO THE REQUIREMENTS AND ORDINANCES OF SAID
VILLAGE.
DATED THIS ____ DAY OF _____, 20____, A.D.

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)
I, _____, VILLAGE TREASURER OF THE VILLAGE OF
HUNTLEY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID
CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED REPLACEMENT
APPORTIONED AGAINST THE TRACT INCLUDED IN THIS PLAT.
DATED AT HUNTLEY, MCHEMRY COUNTY, ILLINOIS, THIS ____ DAY
OF _____, A.D. 20____
VILLAGE TREASURER

SURFACE WATER DRAINAGE STATEMENT

STATE OF ILLINOIS)
COUNTY OF COOK)
TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL
NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF,
OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION
HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO
PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDE HAS A RIGHT TO USE, AND THAT SUCH
SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED
ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE
ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.
DATED THIS ____ DAY OF _____, A.D. 20____
IL. REG. PROFESSIONAL ENGINEER OWNER OR ATTORNEY FOR OWNER
STATE REGISTRATION NUMBER
REGISTRATION EXPIRATION DATE

P.I.N. NUMBERS & AREAS (2 TOTAL)

TRACT PIN NUMBER	AREA (SQ.FT.)	AREA (ACRES)
02-09-351-003	174,442.08	4.004
02-09-351-007	218,053.10	5.006
TOTAL PARCELS	392,495.18	9.010

KANE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)
I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS,
DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL
TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND
INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES
IN CONNECTION WITH THE ANNEXED PLAT.
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY AT GENEVA, ILLINOIS,
THIS ____ DAY OF _____, A.D., 20____
COUNTY CLERK

SURVEYOR'S NOTES

1. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE PROVISIONS AND RESTRICTIONS CONTAINED IN
THE DOCUMENTS REFERENCED HEREON, AS AMENDED FROM TIME TO TIME.
2. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS OF THE
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE HUNTLEY
AUTOMALL, RECORDED AS DOCUMENT 98K057779, IN THE VILLAGE OF HUNTLEY, KANE COUNTY, ILLINOIS; EXCEPTING
CURRENT TITLE COMMITMENT, ZONING REGULATIONS OR OTHER DOCUMENTS FOR SETBACK, EASEMENT
OR OTHER REQUIREMENTS NOT PROVIDED THIS SURVEYOR, IF ANY.
3. BEARINGS ARE GEODETIC BASED ON FOUND MONUMENTATION LOCATED AND MEASURED USING
TRIMBLE'S VIRTUAL REFERENCE SYSTEM (NAD 83, ILLINOIS STATE PLANE, EAST ZONE) AND THE
FINAL PLAT OF SUBDIVISION, DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE
RECORD OR DEED VALUES, NOT FIELD MEASURED.
4. COMPARE THIS PLAT, LEGAL DESCRIPTION, AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND
IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
5. UNLESS OTHERWISE INDICATED, EASEMENTS SHOWN ARE PER DOC. NO. 98K057779.

SURVEYOR PERMISSION TO RECORD

I, MICHAEL S. ULBARRI, PROFESSIONAL LAND SURVEYOR #3520, HAVE PREPARED THE FINAL PLAT
OF SUBDIVISION AND DO HEREBY GRANT PERMISSION TO RECORD SAID FINAL PLAT OF SUBDIVISION
AT THE KANE COUNTY RECORDER'S OFFICE.

GIVEN UNDER MY HAND AND SEAL IN LAKE ZURICH, ILLINOIS THIS ____ DAY OF
_____, A.D. 20____

IL PROF. LAND SURVEYOR NO. 3520; LIC. EXP. NOV. 30, 2022
DESIGN FIRM REG. NO. 184.005510; LIC. EXP. APRIL 30, 2023

SURVEYOR SIGNATURE

STATE OF ILLINOIS)
COUNTY OF LAKE)

THIS IS TO DECLARE THAT I, MICHAEL S. ULBARRI, REGISTERED ILLINOIS LAND SURVEYOR NO. 3520,
HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 AND LOT 2 IN HUNTLEY AUTOMALL, BEING A RESUBDIVISION OF LOT 2 IN THE FIRST
RESUBDIVISION OF UNIT NO. 1 HUNTLEY, IN PART OF SECTIONS 9 AND 16, TOWNSHIP 42 NORTH, RANGE
7, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1,
1998 AS DOCUMENT NO. 98K057779, IN THE VILLAGE OF HUNTLEY, KANE COUNTY, ILLINOIS; EXCEPTING
THEREFROM THE FOLLOWING DESCRIBED TRACT CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY
AUTHORITY BY WARRANTY DEED RECORDED JULY 13, 2012 AS DOCUMENT NUMBER 2001K045522:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89 DEGREES 51 MINUTES 29
SECONDS EAST, BEARING BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83, EAST
ZONE, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 182.9 FEET TO A POINT ON A 50.00
FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE 37.04 FEET SOUTHEASTERLY ALONG SAID
CURVE AND SAID NORTH LINE THROUGH A CENTRAL ANGLE OF 42 DEGREES 26 MINUTES 32 SECONDS,
THE CHORD OF SAID CURVE BEARS SOUTH 88 DEGREES 38 MINUTES 13 SECONDS EAST, 35.20 FEET
TO A POINT ON A 175.63 FEET RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY 8.32
FEET ALONG SAID CURVE AND NORTH LINE THROUGH A CENTRAL ANGLE OF 02 DEGREES 42 MINUTES
50 SECONDS, THE CHORD OF SAID CURVE BEARS SOUTH 48 DEGREES 46 MINUTES 22 SECONDS EAST,
8.32 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 13 SECONDS WEST, 205.19 FEET; THENCE NORTH
89 DEGREES 53 MINUTES 47 SECONDS WEST, 15.00 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 13
SECONDS WEST, 149.79 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 89 DEGREES 51
MINUTES 36 SECONDS WEST ALONG SAID SOUTH LINE, 43.54 FEET TO THE WEST LINE OF SAID LOT 2;
THENCE NORTH 00 DEGREES 08 MINUTES 31 SECONDS EAST ALONG SAID WEST LINE, 373.57 FEET TO
THE POINT OF BEGINNING.

I FURTHER DECLARE THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID
SURVEY AND SUBDIVISION; THAT MONUMENTS HAVE BEEN SET AT THE EXTERIOR SUBDIVISION CORNERS,
TWO OF WHICH ARE PLACED IN CONCRETE, IN ACCORDANCE WITH THE MINIMUM STANDARDS OF
PRACTICE (IL COMP. STATUTES CHAPTER 765, SECTION 205/1 AND CHAPTER 225, SECTION
330/1270.56/7D); THAT ALL DIMENSION SHOWN ARE IN U.S. SURVEY FEET AND DECIMAL PARTS
THEREOF; THAT THE PROPERTY HEREIN DESCRIBED IS LOCATED WITHIN THE CORPORATE LIMITS OF THE
VILLAGE OF HUNTLEY, KANE COUNTY, ILLINOIS, WHICH HAS ADOPTED A VILLAGE COMPREHENSIVE PLAN
AND MAP, AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE
ILLINOIS MUNICIPAL CODE, AS AMENDED; AND THAT ACCORDING TO THE FEDERAL EMERGENCY
MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17089C0045H, WITH A MAP EFFECTIVE DATE OF
AUGUST 3, 2009, PART OF THE SURVEYED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE A
(UNSHADED) AND PART OF THE SURVEYED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE A
ZONE X (UNSHADED) DEFINED AS AREAS DETERMINED TO BE AREAS OF MINIMAL FLOOD HAZARD, AND
ZONE A IS DEFINED AS SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION DETERMINED
(NO BFE), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), THESE MAPS DO NOT NECESSARILY
SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE
SPECIAL FLOOD HAZARD AREAS; THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR
WILL NOT FLOOD. LIMIT OF ZONE A PLOTTED PER FEMA FLOOD MAP.
GIVEN UNDER MY HAND AND SEAL IN LAKE ZURICH, IL
THIS ____ DAY OF _____, A.D. 20____

IL PROF. LAND SURVEYOR NO. 3520; LIC. EXP. NOV. 30, 2022
DESIGN FIRM REG. NO. 184.005510; LIC. EXP. APRIL 30, 2023

FIELD MEASUREMENTS COMPLETED AUGUST 20, 2021



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND
DESCRIBED IN THE FINAL PLAT OF SUBDIVISION, AND HAS CAUSED THE SAME TO
BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND
PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT
THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT AS OWNER OF THE PROPERTY DESCRIBED, WE
HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICTS IN
WHICH ALL OF THE SUBDIVIDED PROPERTY LIES:

—ELEMENTARY SCHOOL DISTRICT: HUNTLEY SCHOOL DISTRICT 158
—HIGH SCHOOL DISTRICT: HUNTLEY SCHOOL DISTRICT 158
—COMMUNITY COLLEGE DISTRICT: MCHEMRY COLLEGE DISTRICT 528

BY: _____

PRINT: NAME & TITLE

OWNER ADDRESS

DATED THIS ____ DAY OF _____, 20____

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR SAID
COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT
_____, OF _____, IS
PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED
TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS
DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS
THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN
SET FORTH.

GIVEN UNDER MY HAND AND NOTORIZED SEAL THIS ____ DAY OF
_____, 20____

NOTARY PUBLIC

PART OF LOT 1
HUNTLEY AUTOMALL
RESUBDIVISION NO. 2
RECORDED JULY 1, 1998 AS DOCUMENT NUMBER 1998K057779

HUNTLEY
RECORDED JULY 1, 1998 AS DOCUMENT NUMBER 1998K057779

LOT 3
STORMWATER MANAGEMENT AREA

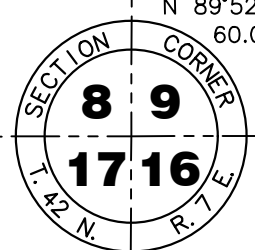
HUNTLEY AUTOMALL DRIVE
(66' R.O.W. HERETOFORE DEDICATED PER DOC. NO. 98K057779)

ILLINOIS STATE ROUTE 47

(HERETOFORE DEDICATED PER DOC. NO. 96K073499 & DOC. NO. 2012K045522)
(RIGHT-OF-WAY WIDTH VARIES)

EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 8-42-7

WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9-42-7



SUBMITTED BY/RETURN TO

FINAL PLAT OF SUBDIVISION

HUNTLEY AUTOMALL RESUBDIVISION NO. 4

13900 HUNTLEY AUTOMALL DR., HUNTLEY, ILLINOIS

"WE GET CORNERS OTHER PEOPLE CUT!"

LAND SURVEYING, TOPOGRAPHIC MAPPING, SITE STAKING,
SITE PLANS, GRADING PLANS, FEMA CERTIFICATES AND MORE
SIGHT ON SOLUTIONS, INC.

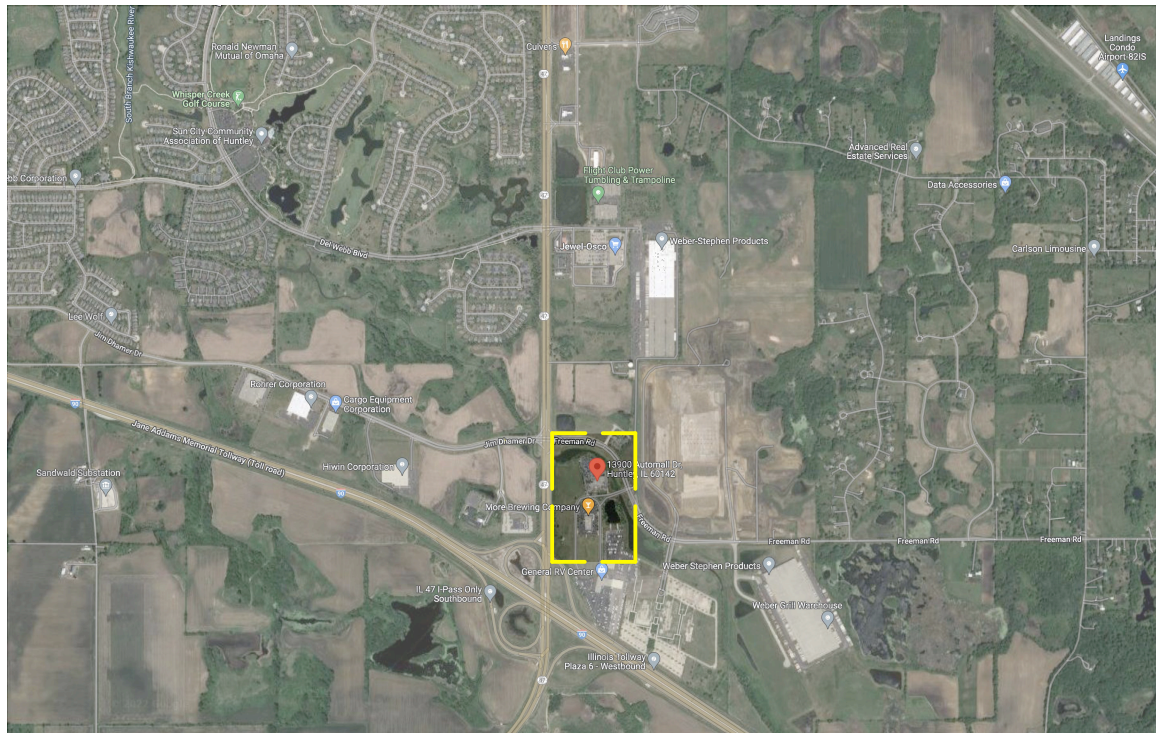
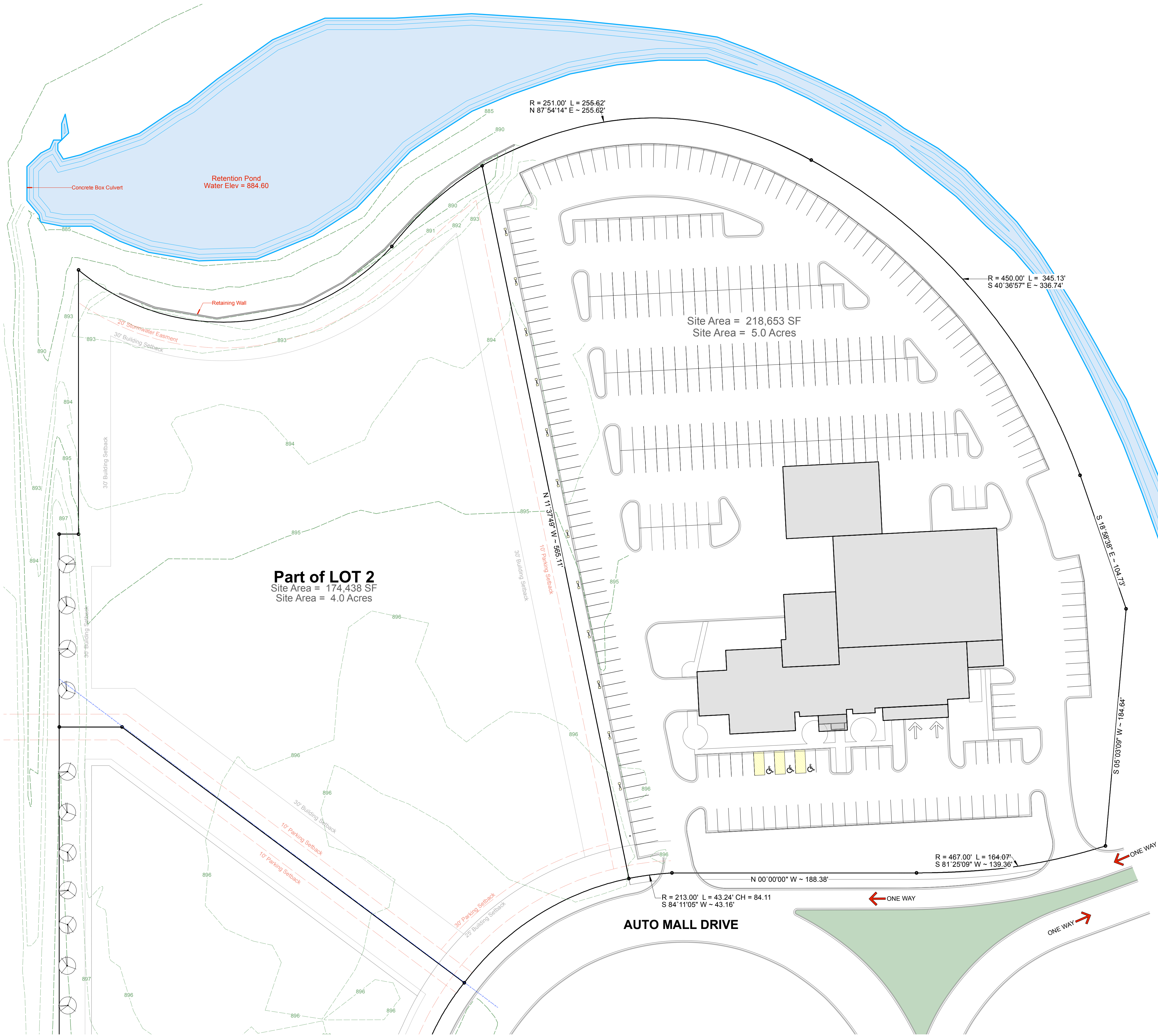
557 CAPITAL DRIVE, LAKE ZURICH, ILLINOIS 60047
PHONE: 847.356.7539 FAX: 815.578.9647 www.sightonsolutions.com

Surveyor's email: mikeu@sightonsolutions.com



DATE	REVISIONS	DRAWN BY	CHECK BY

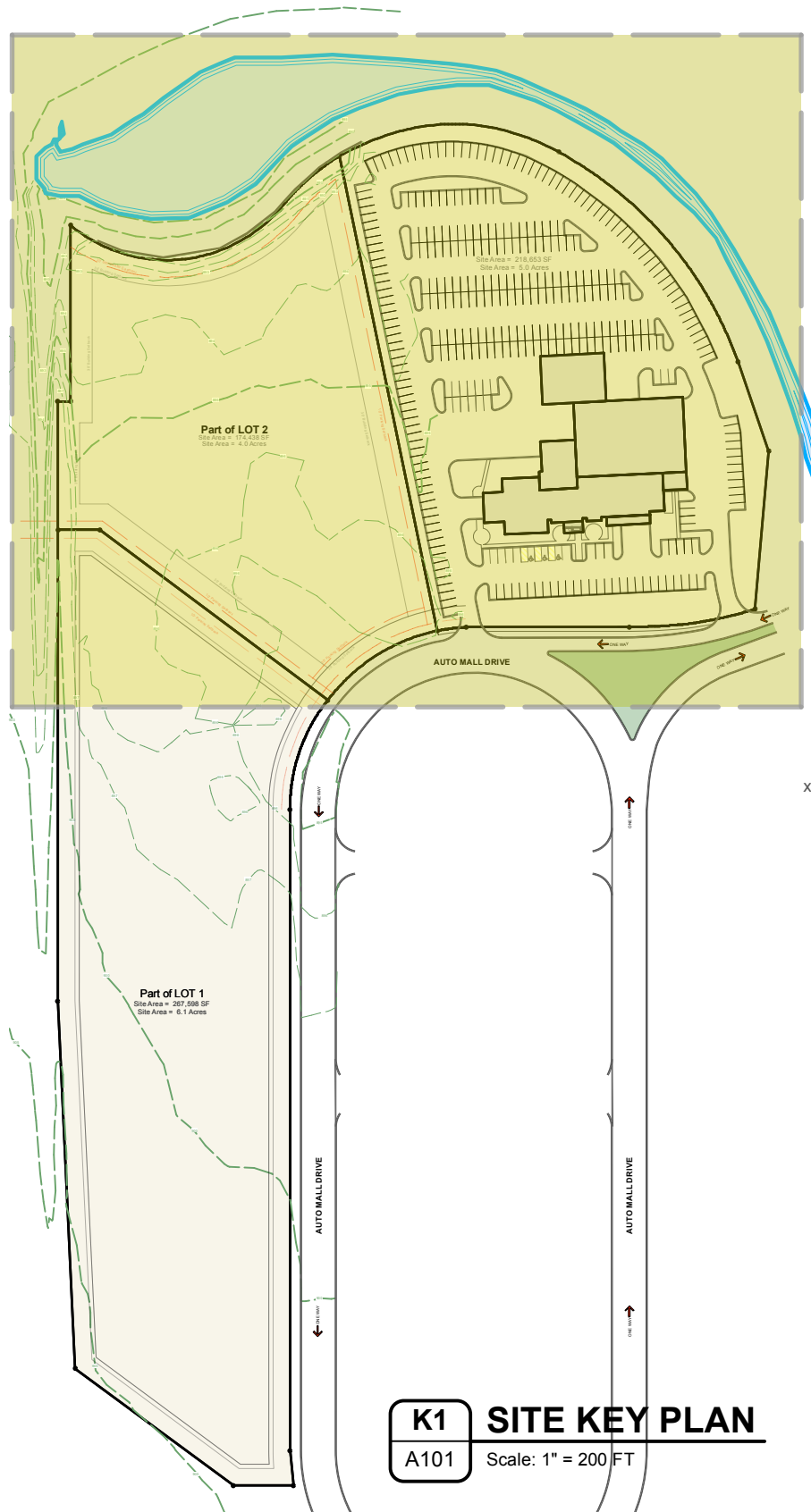
SCALE: 1"=50' DATE: 10/03/22 CHECKED BY: M.S.U. DRAWN BY: KC/FA
Surveyor's email: mikeu@sightonsolutions.com



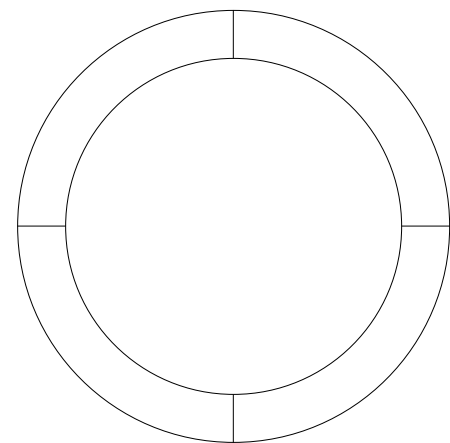
Vicinity Map



Project Location



The contractor shall verify and confirm in writing all dimensions and conditions of existing building facilities. Copies of existing building survey drawings are available upon request.
Contractors and subcontractors shall examine drawings of all other trades to verify the location of rough-in work, fixtures and equipment for coordination with all other trades.
Copyright 2020 Joel 4 Measure, Ltd. All rights reserved.



Project Title

HUNTLEY FORD

Project Data

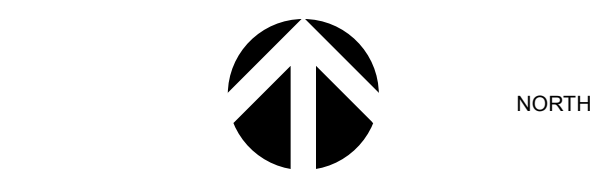
HUNTLEY FORD
13900 AUTO MALL DRIVE • HUNTLEY, IL 60142

Issue

Existing As-Built Drawings

Revisions

- | | | |
|----|----------|--------------------------------------|
| 04 | 11/21/22 | Revised Parking Lot-- Per Huntley |
| 03 | 08/02/22 | Existing Site & New Parking Lot Plan |
| 02 | 04/13/22 | Exist Site CAD Files |
| 01 | 03/08/22 | Exist Site Drawings |



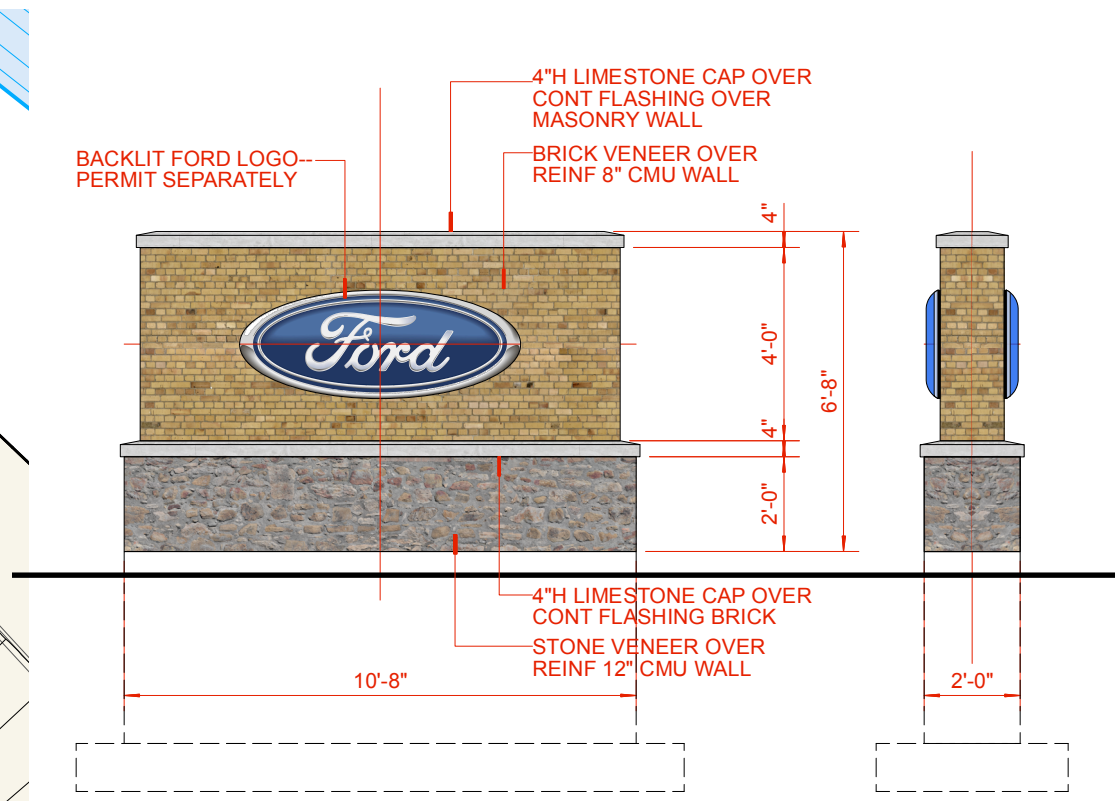
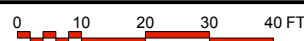
Scale
Sheet Title
EXISTING SITE PLAN-- NORTH

Reviewed By	DRO
Drawn By	DRO
Project Number	J4M 1286
Date	3/8/22
Sheet	

A101

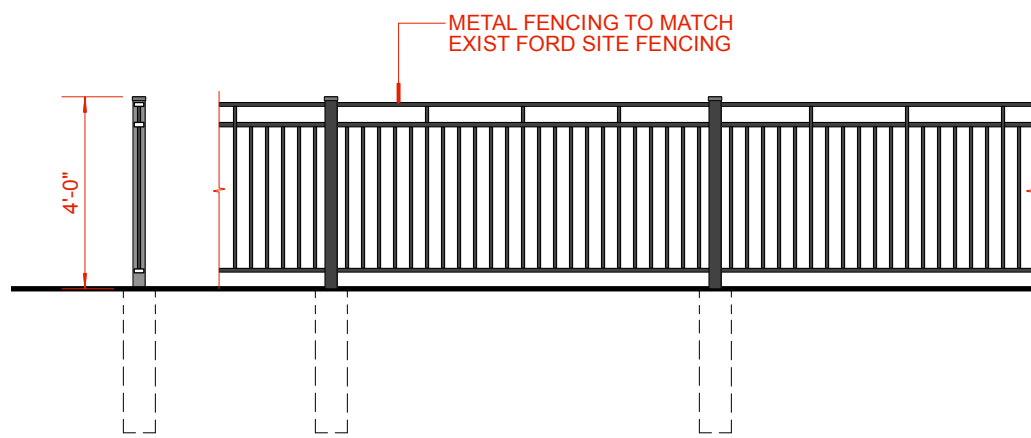


102 FORD PARKING LOT EXPANSION-- FINAL DIMENSIONS
A102 Scale: 1" = 30'-0"



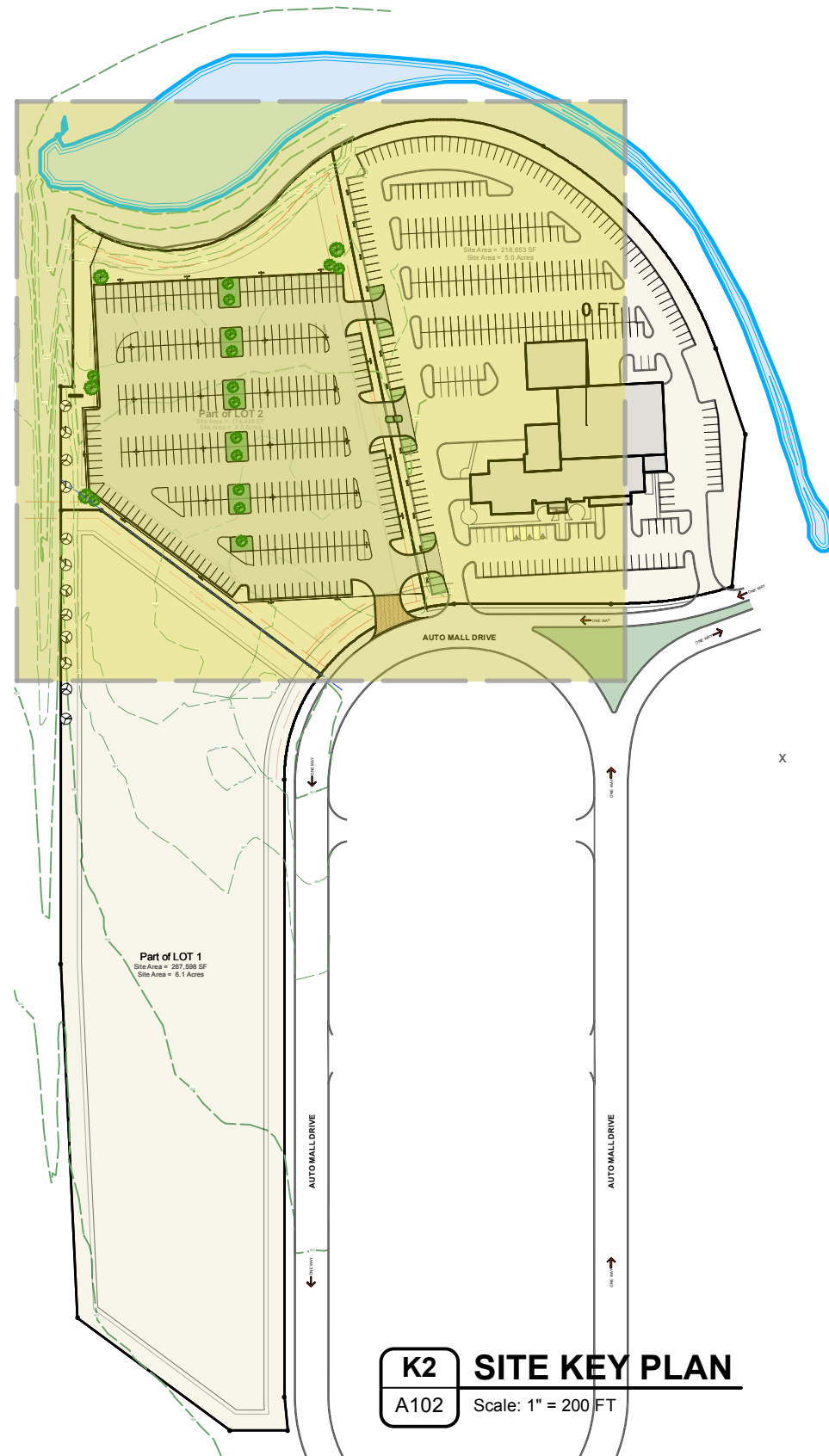
SIDE ELEVATION **END VIEW**

2 MONUMENT SIGN ELEVATIONS
A102 Scale: 1/4" = 1'-0"



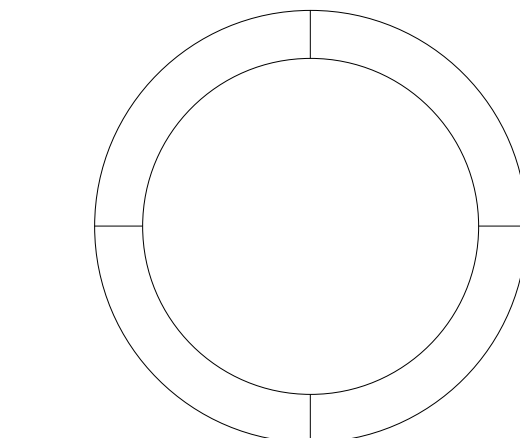
END VIEW **FENCE ELEVATION**

3 METAL FENCING
A102 Scale: 1/4" = 1'-0"



K2 SITE KEY PLAN
A102 Scale: 1" = 200' FT

The contractor shall verify and confirm in writing all dimensions and conditions of existing building facilities. Copies of existing building survey drawings are available upon request.
Contractors and subcontractors shall examine drawings of all other trades to verify the location of rough-in work. Figures and equipment for coordination with all other trades.
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Project Title

HUNTLEY FORD

Project Data
HUNTLEY FORD
13900 AUTO MALL DRIVE • HUNTLEY, IL 60142

Issue
Proposed Parking Lot Drawings
Revisions

04 12/12/22 Revised Parking Lot-- Per Huntley
03 08/02/22 Existing Site & New Parking Lot Plan
02 07/21/22 New Parking Lot for Civil Eng Reference
01 07/05/22 New Parking Lot for Village Review

Scale
Sheet Title
PROPOSED PARKING LOT EXPANSION

Reviewed By
Drawn By
Project Number
Date
Sheet

DRO
DRO
J4M 1286
11/21/22

A102



LOCATION OF UNDERGROUND UTILITIES WHERE NOT
SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN
FROM RECORDS NORMALLY CONSIDERED RELIABLE.
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FOR LOCATION OF BURIED CABLE CALL J.U.I.E. @
1-800-892-0123 TWO BUSINESS DAYS BEFORE
DIGGING

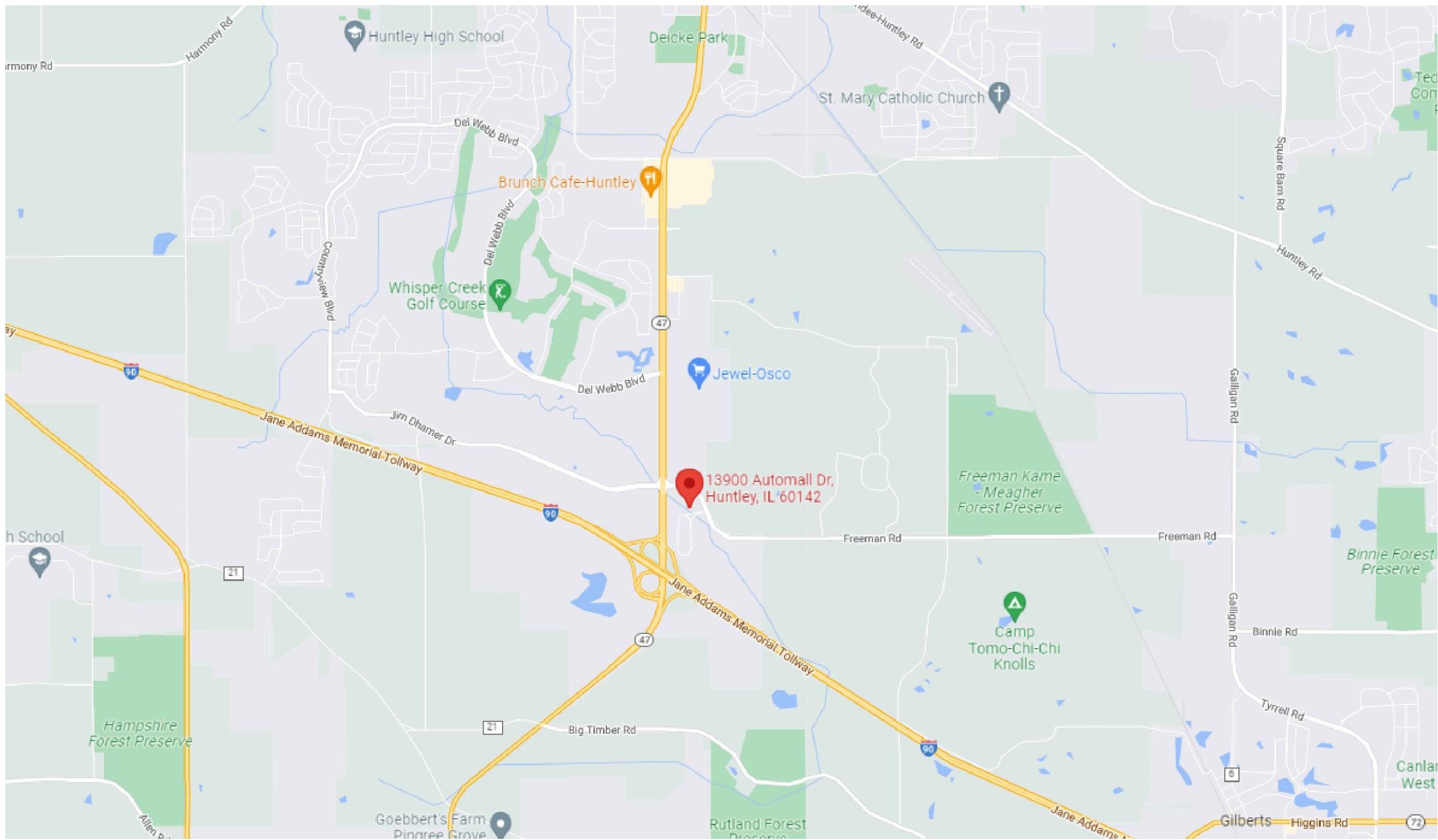
LOCATIONS OF EXISTING UTILITY SERVICES
ARE BASED ON VISUAL OBSERVATIONS.
CONTRACTOR MUST CONFIRM LOCATION AND
CONDITION OF ALL UTILITY SERVICES TO REMAIN.

PARKING LOT HUNTLEY FORD 13900 AUTOMALL DR. HUNTLEY, IL

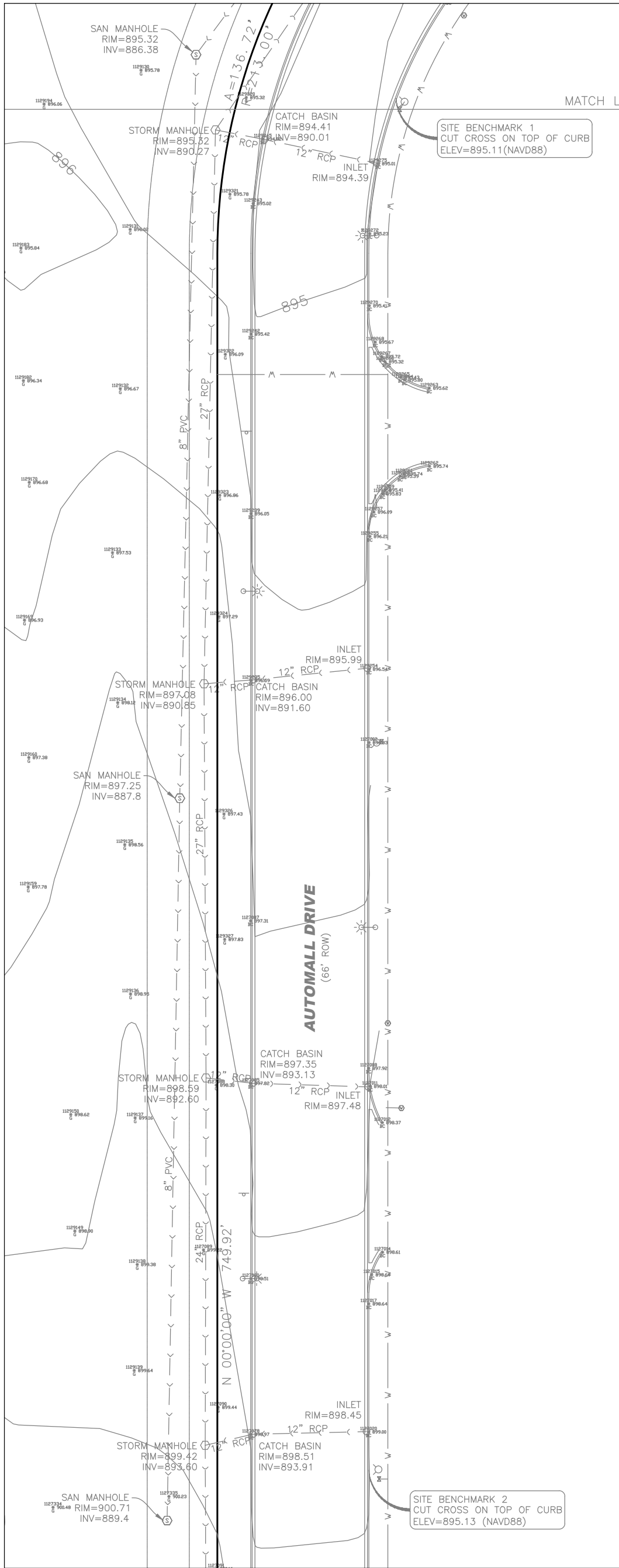
INDEX TO SHEETS	
NO.	DESCRIPTION
C-0	COVER SHEET
C-1.0	EXISTING TOPOGRAPHY, TREE PRESERVATION, AND DEMOLITION NOTES
C-2.0	SITE AND UTILITY PLAN
C-2.1	GRADING AND DRAINAGE PLAN
C-2.2	AUTO TURN EXHIBIT
C-2.3	TRIBUTARY AREA EXHIBIT
C-2.4	PAVEMENT STRIPING EXHIBIT
C-3.0	STANDARD DETAILS
C-3.1	APPROVED MATERIALS LIST

LOCATION MAP

NOT TO SCALE



SITE BENCHMARKS



LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING SANITARY
	COMBINATION SEWER
	PROPOSED SANITARY SEWER
	PROPOSED COMBINATION SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED PERFORATED PIPE
	EXISTING WATERMAIN
	PROPOSED WATERMAIN
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND CABLE
	EXISTING TREE
	REMOVE TREE
	TEMPORARY TREE FENCE
	TEMPORARY SILT / CONSTRUCTION FENCE
	SUMP PUMP [PROPOSED/EXISTING]
	EJECTOR PUMP [PROPOSED/EXISTING]
	DOWNSPOUT (IN-GROUND) [PROPOSED]
	SWALE [PROPOSED]
	OUTLET / POP-UP EMITTER
	CATCH BASIN
	STORM MANHOLE
	SANITARY MANHOLE
	CLEANOUT
	BOX
	WOOD UTILITY POLE
	LIGHT POLE
	FLARED END SECTION (E.S.)
	INLET / DRAIN
	WATER VALVE VAULT / WATER METER
	SIGN
	MANHOLE (UNCLASSIFIED)
	FIRE HYDRANT
	TREE TAG NO.
	STOP LINE
	GAS VALVE
	ROOT PRUNE
	AUGERING
	PATCHING
	TOP OF GARAGE SLAB
	TOP OF FOUNDATION
	FINISH FLOOR
	TOP OF WALL
	TOP OF WINDOW WELL
	CURB AND GUTTER ELEVATIONS

PROJECT STAFF		ISSUE	REVISIONS		DATE
PROJECT MANAGER	D. MCDONALD	1	PERMIT DRAWINGS		09-14-2022
ENGINEER		2	PERMIT DRAWINGS		11-10-2022
TECHNICIAN		3	PERMIT DRAWINGS		02-06-2023

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BONO CONSULTING, INC.
CIVIL ENGINEERS

1601 BOND ST. SUIT 205
NAPERVILLE, IL 60563

PH : (831) 220-9512
FAX : (847) 823-3303
bbono@bonoconsulting.com

COVER SHEET

NEW HUNTLEY FORD PARKING LOT

13900 AUTO MALL DRIVE., HUNTLEY, IL, 60142



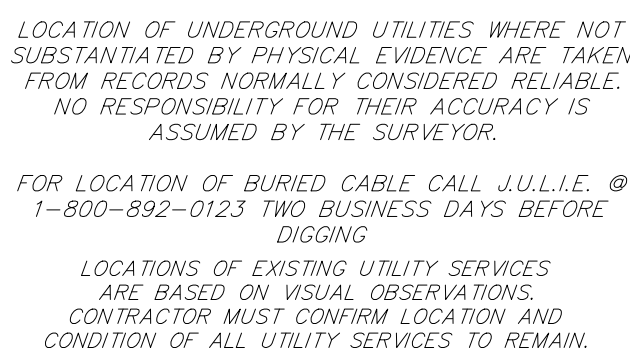
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS.

SIGNATURE: DATE: 02-06-2023

MY LICENSE EXPIRES ON NOVEMBER 30, 2023

PAGES OR SHEETS COVERED BY THIS SEAL: C-0.0, C-1.0, C-2, C-2.1, C-2.2 C-3.0

PROJECT NO.:		22277
BASE FILE:		
SHEET FILE:		
ISSUE DATE:	SEPT 14, 2022	
SCALE:	NTS	
SHEET NUMBER		C-0.0



LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

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1-800-892-0123 TWO BUSINESS DAYS BEFORE DIGGING.

LOCATIONS OF EXISTING UTILITY SERVICES ARE BASED ON VISUAL OBSERVATIONS. CONTRACTOR MUST CONFIRM LOCATION AND CONDITION OF ALL UTILITY SERVICES TO REMAIN.



**PROVIDE INLET PROTECTION FOR
EXTENT OF PROJECT**

**PROTECT EXISTING CATCH BASIN
REMOVE CURB BOX AND REPLACE
WITH IDOT TYPE 1 FRAME AND GRATE**

**REMOVE EXISTING CATCH BASIN AND
REPLACE WITH STORM SEWER.
MATCH EXISTING SIZE AND MATERIAL
PROVIDE INLET PROTECTION UN
REMOV**

**REMOVE CURB AND GUTTER
AS SHOWN**

PROTECT ROLE

**REMOVE CURB AND GUTTER
AS SHOWN**

**PROVIDE INLET PROTECTION UNTIL
REMOVAL**

**REMOVE EXISTING CATCH BASIN AND
REPLACE WITH STORM SEWER.
MATCH EXISTING SIZE AND MATERIAL**

**TEMPORARY CONSTRUCTION
ENTRANCE**

**SOIL/CLAY STOCKPILE.
EXCESS MATERIALS TO REMAIN ON
SITE FOR NO LONGER THEN 14 DAYS.**

CONSTRUCTION FENCE/SILT FENCE

**REMOVE CURB AND GUTTER
AS SHOWN**

1. INSTALL TEMPORARY 6' HIGH CHAIN LINK FENCE AROUND THE PROPOSED WORK AREA AS SHOWN ON THE DRAWING.
2. CONTRACTOR TO CALL JULIE AT 1-800-892-0123, MINIMUM OF TWO BUSINESS DAYS PRIOR TO INITIATING ANY EXCAVATION OR DEMOLITION.
3. CONTRACTOR SHALL VERIFY THE EXACT ELEVATION AND LOCATION OF ALL EXISTING UTILITIES, AND APPURTENANCES PRIOR TO CONSTRUCTION, TO AVOID INTERFERENCES.
4. APPROPRIATE PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO AND TO PROTECT EXISTING UTILITIES AND APPURTENANCES IN THE VICINITY OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR OVERHEAD UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING ANY CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE VILLAGE AND THE OWNER, OR REPLACED.
5. ANY OPEN EXCAVATIONS, OR POTENTIALLY DANGEROUS AREAS SHALL BE FENCED OR GUARDED IN AN ACCEPTABLE MANNER AT THE END OF EACH DAY FOR THE PROTECTION OF THE CONTRACTOR'S EMPLOYEES AND GENERAL PUBLIC SAFETY.
6. **BONO CONSULTING INC IS NOT LIABLE FOR ANY CONSTRUCTION SITE SAFETY.** CONTRACTOR TO TAKE ALL OSHA REGULATED AND APPLICABLE LOCAL SAFETY PRECAUTIONS TO SAFE GUARD ALL PERSONNEL AND THE PUBLIC.
7. CONTRACTOR IS RESPONSIBLE FOR KEEPING ROADS FREE OF EXCESSIVE DEBRIS AT ALL TIMES.
8. ANY SOIL, MUD OR DEBRIS THAT IS WASHED, TRACKED, OR DEPOSITED ONTO THE STREET SHALL BE REMOVED BEFORE THE END OF EACH DAY.
9. DO NOT CREATE DUST OR OTHER NUISANCE TO NEIGHBORING PROPERTIES DURING CONSTRUCTION
10. "NO TRESPASSING" SIGNS SHALL BE MOUNTED ON THE FENCING IN CONSPICUOUS LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND APPROVED.
11. ANY GATE IN THE PERIMETER FENCE SHALL BE ADEQUATELY HINGED TO PREVENT ENTRY, EXCEPT TO ALLOW INGRESS AND EGRESS TO AND FROM SITE. SUCH GATE MUST BE LOCKED AT ALL TIMES, OTHER THAN PERMITTED HOURS OF CONSTRUCTION.

1. PRIOR TO ANY SITE WORK, INSTALL SILT FENCE AND CONSTRUCTION FENCE AROUND ENTIRETY OF WORK AREA. INSTALL INLET BASKETS ON EXISTING DRAINAGE BASINS.
 - 1.1 DEVELOPER SHALL INSPECT THE SOIL AND EROSION CONTROL PRACTICES EVERY SEVEN DAYS AND AFTER 0.5 INCHES OF RAINFALL.
 - 1.2 IMMEDIATE REPAIR ANY EROSION CONTROL ELEMENTS FOR ENTIRETY OF THE PROJECT.
2. GRAVEL CONSTRUCTION ENTRANCE TO BE USED AS CONSTRUCTION ENTRANCE AND SHOULD BE CLEANED AT THE END OF THE DAY
 - 2.1 TRUCKS TO BE WASHED DOWN AT CONCRETE WASHOUT BEFORE LEAVING SITE. CONCRETE WASH OUT TO BE DISPOSED OF PROPERLY.
3. DEMOLISH EXISTING CURB AND GUTTER
4. CONSTRUCTION OF NEW PARKING LOT AND BIO-SWALE.
5. PAVING WORK TO BE COMPLETED, ANY EXCESS EXCAVATED MATERIALS NOT TO BE IMMEDIATELY RE-USED SHALL BE HAULED OFF SITE AND DISPOSED PROPERLY. NO ON-SITE LANDSCAPING TO BE COMPLETED.
6. REMOVE SILT FENCE, INLET BASKETS, AND CONSTRUCTION FENCE AT THE CONCLUSION OF WORK.

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bbono@bonoconsulting.com

EXISTING TOPOGRAPHY, TREE PRESERVATION & DEMOLITION NOTES

NEW HUNTLEY FORD PARKING LOT

13900 AUTO MALL DRIVE., HUNTLEY, IL, 60142

PROJECT NO.:	22277
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	SEPT 14, 2022
SCALE:	1"=40'
SHEET NUMBER	




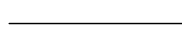


C-1.0




1. INTERIOR PARKING SPACES ARE AS NOTED
2. MARKING PAINT SHALL BE HIGH QUALITY TRAFFIC PAINT INTENDED FOR STRIPING ASPHALT PARKING LOTS.
COLOR: YELLOW
WIDTH: 4"
COVERAGE RATE: 450 FEET PER GALLON PER IDOT ARTICLE 780

STORMWATER MANAGEMENT NOT REQUIRED



PAVEMENT LEGEND	
	PARKING LOT PAVEMENT 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 2-1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, 4-12.5, N50 12" AGGREGATE BASE COURSE CA-6, TYPE B
	LANDSCAPE SEE LANDSCAPE PLAN
	RIP-RAP 12" OF RIP RAP #3
	B6-12 CURB
	B6-12 CURB W/ REVERSE CURB
	PAVER APRON HOLLAND STONE PAVER 12" AGGREGATE BASE COURSE CA-6, TYPE B

SITE & UTILITY PLAN
NEW HUNTLEY FORD PARKING LOT
13900 AUTO MALL DRIVE., HUNTLEY, IL, 60142

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PROJECT STAFF	ISSUE	REVISIONS	DATE		
PROJECT MANAGER: R. WALKER P.E.	1	PERMIT DRAWINGS	09-14-2022		
ENGINEER: D. MIZDRAK	2	PERMIT DRAWINGS	10-28-2022		
ENGINEER: D. MIZDRAK	5	PERMIT DRAWINGS	02-05-2023		
TECHNICIAN:					

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11" CONCRETE
BOX CULVERT
INV=882.44

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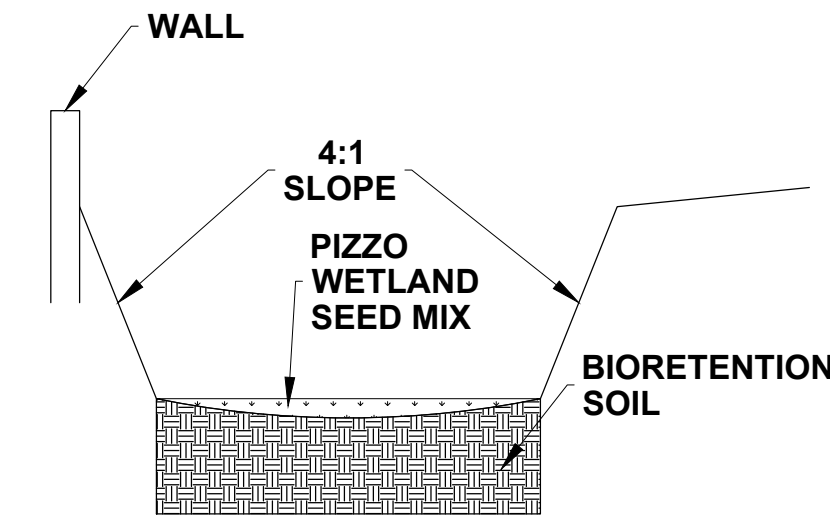
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ILLINOIS STATE ROUTE 47
(175' ROW)



BIOSWALE DETAIL



← ONE WAY

EARTHWORK / EROSION & SEDIMENTATION CONTROL

- ALL CONSTRUCTION ACTIVITIES THAT INVOLVE EARTHWORK SHALL MEET THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PHASE II REQUIREMENTS: SUBMITTAL OF A NOTICE OF INTENT (NOI) TO IEPA.
- POSSESSION OF A COMPLETED AND SIGNED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND A GRAPHIC EROSION AND SEDIMENT CONTROL (ESC) PLAN.
- IMPLEMENTATION OF THE SWPPP.
- SUBMITTAL OF AN INCIDENT OF NONCOMPLIANCE (ION) IF AN EVENT OCCURS.
- WEEKLY REPORTS AFTER ½" RAINFALL OR 5" SNOWFALL.
- DOCUMENTATION OF CHANGES TO ESC PLAN.
- SUBMITTAL OF A NOTICE OF TERMINATION (NOT) WHEN FINAL STABILIZATION IS ACHIEVED.
- THE CONTRACTOR SHALL MAINTAIN EXISTING POSITIVE DRAINAGE FROM OFF-SITE AT ALL TIMES DURING CONSTRUCTION.
- WITHIN THE LIMITS OF PROPOSED GRADING THE SOIL SHALL BE COMPACTED TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MODIFIED PROCTOR DRY DENSITY IN ACCORDANCE WITH ASTM D 1557-78:
 - UNDER STRUCTURES, BUILDING SLABS, STEPS AND PAVEMENTS, COMPACT SIX (6") INCH MAXIMUM LIFTS OF SUBGRADE, BACKFILL OR FILL MATERIAL AT 95% MODIFIED PROCTOR DRY DENSITY.
 - UNDER WALKWAYS, COMPACT SIX (6") INCH MAXIMUM LIFTS OF DRY SUBGRADE, BACKFILL.
 - OR FILL MATERIAL AT 95% MODIFIED PROCTOR DRY DENSITY.
 - UNDER LAWN OR UNPAVED AREAS, COMPACT SIX (6") INCH MAXIMUM LIFTS OF SUBGRADE, BACKFILL, OR FILL MATERIAL AT 85% MODIFIED PROCTOR DRY DENSITY.
- ALL EROSION CONTROL WORK SHALL COMPLY WITH "ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL."
- STRIPPING OF VEGETATION, GRADING OR OTHER SOIL DISTURBANCE, ESPECIALLY IN DESIGNATED WETLAND AREAS, SHALL BE DONE IN A MANNER WHICH WILL MINIMIZE SOIL EROSION, AND SHALL BE IN ACCORDANCE WITH THE APPROVED DRAWINGS, MITIGATION AND PERMIT REQUIREMENTS.
- THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO MINIMIZE EARTHWORK IN AREAS WHERE TREES ARE TO BE SAVED AS SHOWN ON THE PLANS OR DETERMINED IN THE FIELD.
- THE EXTENT OF THE AREA WHICH IS EXPOSED AND FREE OF VEGETATION AND THE DURATION OF ITS EXPOSURE SHALL BE KEPT WITHIN PRACTICAL LIMITS AS DIRECTED BY THE VILLAGE ENGINEER.
- SEDIMENTATION SHALL BE RETAINED ON SITE. SEDIMENT FENCE SHALL BE INSTALLED ALONG THE PERIMETER OF ALL REGRADED AREAS OR AS REQUIRED TO PREVENT SEDIMENT FROM ENTERING AND/OR LEAVING THE SITE.
- DUST PRODUCED FROM THE SITE SHALL BE KEPT TO A MINIMUM DURING DRY PERIODS BY SPRAYING WATER AS REQUIRED TO THE VILLAGE ENGINEER'S SATISFACTION AND IS TO BE CONSIDERED INCIDENTAL.
- ALL MUD SHALL BE REMOVED FROM ALL TIRES BEFORE LEAVING THE SITE AND THE ROADS SHALL BE KEPT CLEAN AND CLEAR OF MUD AND DEBRIS AT ALL TIMES.
- CULVERTS AND DRAINAGE DITCHES SHALL BE KEPT CLEAN AND CLEAR OF OBSTRUCTIONS DURING THE CONSTRUCTION PERIOD.
- SILT FENCES SHALL BE INSPECTED FREQUENTLY AND MAINTAINED OR REPLACED AS REQUIRED TO MAINTAIN BOTH THEIR EFFECTIVENESS AND INTEGRITY. THE UNDERSIDE OF BALES SHALL BE KEPT IN CLOSE CONTACT WITH THE EARTH BELOW AT ALL TIMES TO PREVENT WATER FROM WASHING BENEATH THEM.
- WATER COURSES AND DRAINAGE SWALES ADJACENT TO CONSTRUCTION ACTIVITIES SHALL BE MONITORED AS NECESSARY, FOR EVIDENCE OF SILT INTRUSION AND OTHER ADVERSE ENVIRONMENTAL IMPACTS. ANY PROBLEMS OR DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY UPON THEIR DISCOVERY.
- THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL ITEMS PRIOR TO COMMENCEMENT OF ANY WORK.
- THE CONTRACTOR SHALL INSTALL TEMPORARY ORANGE FENCE AROUND ALL TREES TO REMAIN AND WETLAND AREAS TO BE MITIGATED.

DATE		REVISIONS		ISSUE		PROJECT STAFF	
09-14-2022		1	PERMIT DRAWINGS	1	PERMIT DRAWINGS	PROJECT MANAGER	E. WALKER P.E.
10-10-2022		2	PERMIT DRAWINGS	2	PERMIT DRAWINGS	ENGINEER	D. MCDONALD
10-25-2023		3	PERMIT DRAWINGS	3	PERMIT DRAWINGS	ENGINEER	D. MCDONALD
						TECHNICIAN	

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GRADING AND DRAINAGE PLAN
NEW HUNTLEY FORD PARKING LOT
13900 AUTO MALL DRIVE., HUNTLEY, IL, 60142

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AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.: 22277
BASE FILE:
SHEET FILE:
ISSUE DATE: SEPT 14, 2022
SCALE: 1"=30'
SHEET NUMBER
C-2.1



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CAR CARRIER AUTO TURN DETAIL
SCALE 1"=50'

FIRETRUCK AUTO TURN DETAIL
SCALE 1"=50'



PROJECT STAFF		ISSUE	REVISIONS		DATE
PROJECT MANAGER: ENGINEER ENGINEER TECHNICIAN	P. WALKER P.E. D. MEDZAK ENGINEER TECHNICIAN	1	PERMIT DRAWINGS	1	09-14-2022
		2	PERMIT DRAWINGS	2	10-25-2022
		3	PERMIT DRAWINGS	3	10-25-2023

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AUTO-TURN EXHIBIT
NEW HUNTLEY FORD PARKING LOT
13900 AUTO MALL DRIVE., HUNTLEY, IL, 60142

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PROJECT NO.: 22277

BASE FILE:

SHEET FILE:

ISSUE DATE: SEPT 14, 2022

SCALE: 1"=40'

SHEET NUMBER
C-2.2



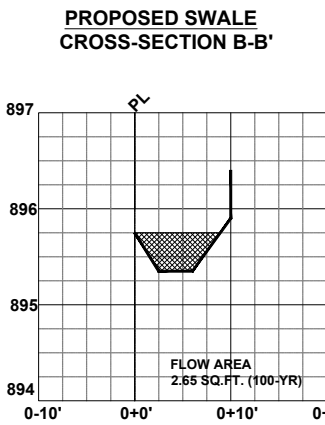
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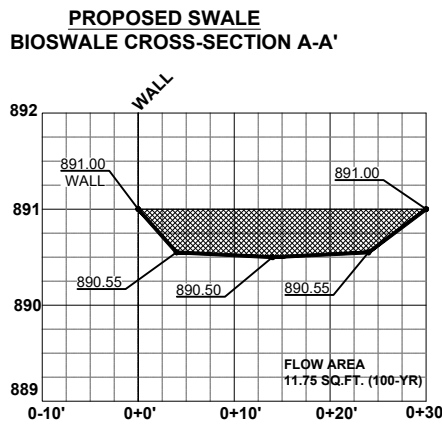
SWALE CAPACITY CALC. (B-B') 15-MIN, 100 YEAR STORM

EXISTING FLOW ANALYSIS	
TRIBUTARY AREA:	0.950 AC
IMPERVIOUS AREA:	0.950 AC
COMPOSITE C:	0.90
PRECIPITATION (15 MIN -100 YR)	9.26 IN/HR
RUNOFF VOLUME (Q)	7.92 CFS
CAPACITY ANALYSIS OF SOUTH SWALE	
SLOPE	0.01
MANNING'S n	0.05
FLOWDEPTH d	0.45 FT
HIGH WATER LEVEL	
FLOWAREA	2.65 SF
WETTED PERIMETER	1.49 FT
HYDRAULIC RADIUS	1.78
SWALE CAPACITY	8.18 CFS



SWALE CAPACITY CALC. 15-MIN, 100 YEAR STORM

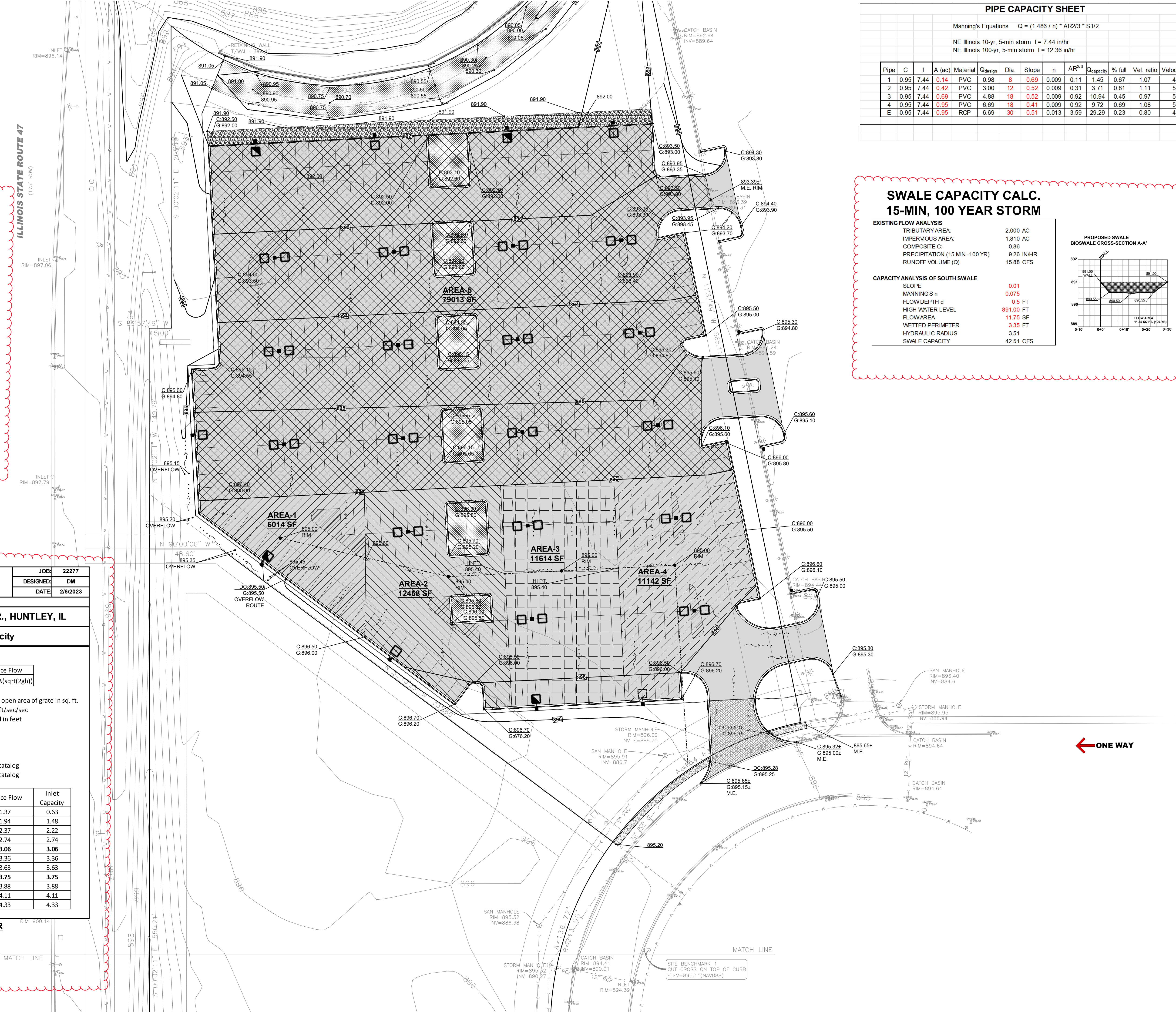
EXISTING FLOW ANALYSIS	
TRIBUTARY AREA:	2.000 AC
IMPERVIOUS AREA:	1.810 AC
COMPOSITE C:	0.86
PRECIPITATION (15 MIN -100 YR)	9.26 IN/HR
RUNOFF VOLUME (Q)	15.88 CFS
CAPACITY ANALYSIS OF SOUTH SWALE	
SLOPE	0.01
MANNING'S n	0.075
FLOWDEPTH d	0.5 FT
HIGH WATER LEVEL	891.00 FT
FLOWAREA	11.75 SF
WETTED PERIMETER	3.35 FT
HYDRAULIC RADIUS	3.51
SWALE CAPACITY	42.51 CFS



B I BONO CONSULTING INC. CIVIL ENGINEERS 1018 BUSSE HWY, PARK RIDGE IL		JOB: 22277		
		DESIGNED: DM		
		DATE: 2/6/2023		
PROJECT:	13900 AUTOMALL DR., HUNTLEY, IL			
SUBJECT:	Inlet Capacity			
Low point inlet capacity				
Weir Flow $Q_w = 3.3P(h)^{1.5}$	Transitional Flow $Q_t = .8(\sqrt{Q_w Q_o})$	Orifice Flow $Q_o = 0.6A(\sqrt{2gh})$		
P = Feet perimeter h = Head in feet				
A = Free open area of grate in sq. ft. g = 32.2 ft/sec/sec h = Head in feet				
Inlet Capacity is the minimum of the three flows				
Grate = Neenah R-2502 w/Grate D				
Feet Perimeter (P) = 6 From Neenah catalog				
Free Open Area (A) = 0.9 From Neenah catalog				
Head (h)	Weir Flow	Transitional Flow	Orifice Flow	Inlet Capacity
0.1	0.63	0.74	1.37	0.63
0.2	1.77	1.48	1.94	1.48
0.3	3.25	2.22	2.37	2.22
0.4	5.01	2.96	2.74	2.74
0.5	7.00	3.71	3.06	3.06
0.6	9.20	4.45	3.36	3.36
0.7	11.60	5.19	3.63	3.63
0.75	12.86	5.56	3.75	3.75
0.8	14.17	5.93	3.88	3.88
0.9	16.91	6.67	4.11	4.11
1	19.80	7.41	4.33	4.33

CAPACITY REQUIRED FOR 10 YEAR STORM PER EACH AREA

INLET 1:0.98 CFS - 0.2 FEET OF HEAD
CATCH BASIN 2: 1.98 CFS - 0.3 FEET OF HEAD
CATCH BASIN 3: 1.92 CFS - 0.3 FEET OF HEAD
CATCH BASIN 4: 1.84 CFS - 0.3 FEET OF HEAD



PIPE CAPACITY SHEET

Manning's Equations $Q = (1.486 / n) * AR^{2/3} * S^{1/2}$

NE Illinois 10-yr, 5-min storm $I = 7.44$ in/hr
NE Illinois 100-yr, 5-min storm $I = 12.36$ in/hr

Pipe	C	I	A (ac)	Material	Q _{design}	Dia.	Slope	n	AR ^{2/3}	Q _{capacity}	% full	Vel. ratio	Velocity
1	0.95	7.44	0.14	PVC	0.98	8	0.69	0.009	0.11	1.45	0.67	1.07	4.45
2	0.95	7.44	0.42	PVC	3.00	12	0.52	0.009	0.31	3.71	0.81	1.11	5.25
3	0.95	7.44	0.69	PVC	4.88	18	0.52	0.009	0.92	10.94	0.45	0.97	5.99
4	0.95	7.44	0.95	PVC	6.69	18	0.41	0.009	0.92	9.72	0.69	1.08	5.91
E	0.95	7.44	0.95	RCP	6.69	30	0.51	0.013	3.59	29.29	0.23	0.80	4.79

TRIBUTARY AREA EXHIBIT NEW HUNTLEY FORD PARKING LOT 13900 AUTO MALL DRIVE., HUNTLEY, IL, 60142									
COPYRIGHT: THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.									
PROJECT NO.: 22277									
BASE FILE:									
SHEET FILE:									
ISSUE DATE: SEPT 14, 2022									
SCALE: 1"=30'									
SHEET NUMBER C-2.3									
<div><div>BCI</div><div>BONO CONSULTING, INC. CIVIL ENGINEERS 1601 BOND ST. SUIT 205 PH: (312) 220-3512 NAPERVILLE, IL 60563 FAX: (847) 823-3303 bbono@bonoconsulting.com</div></div>									
PROJECT STAFF					REVISIONS				
PROJECT MANAGER: ENGINEER: ENGINEER: TECHNICIAN:					1. PERMIT DRAWINGS 2. PERMIT DRAWINGS 3. PERMIT DRAWINGS				

VILLAGE OF HUNTLEY APPROVED MATERIAL LIST

GENERAL ITEMS

1. Bolts Placed Underground: All below grade factory installed bolts and fasteners shall be Teflon coated 304-grade stainless steel
2. Casing:

A. Casing Spacers: Carrier pipe shall be centered within a casing by use of model CCS stainless steel Casing Spacers as manufactured by Cascade Waterworks Mfg.

B. Casing End Boots: Install model CCES End Boots as manufactured by Cascade Waterworks Mfg.
3. Truncated Dome Detectable Warning Systems:

A. Wet set reinforced polymer type; Brick red color homogenous throughout

B. Meeting requirements of Americans with Disabilities Act Accessibility Guidelines, the Illinois Assembly Code and applicable IDOT Standard Details

C. Approved Model: as manufactured by ADA Solutions, TuTfile, and Armor-Tile (Herculite Series); Use same model throughout development/project
4. Street Signs:

A. Signs: High intensity prismatic meeting MUTCD requirements

B. Posts: Telescoping square galvanized tubing with 7/16" holes on all four sides; 10' height
5. Approved Model: as manufactured by Telespar
6. Street Name Signs:

A. Signs: High intensity prismatic meeting MUTCD requirements; White letters on green background

B. Posts: Round galvanized socket and wedge post; 2-3/8" outside diameter; 12' height
7. Approved Model: as manufactured by Telespar
8. Reflective Pavement Markers:

A. Type: Recessed

B. Approved Model: R-100 as manufactured by Marker One
9. Street Lighting:

A. To be reviewed on a project by project basis

SANITARY SEWER SYSTEM

1. Sanitary Sewer Pipe:

A. PVC pipe (depths 15' and less):

i. Gravity Sewer: PVC SDR 26 in accordance with D-3034 for pipe diameter 15" and less and F679 for pipe diameter greater than 15". Joints shall be in accordance with ASTM D-3212

ii. Pressure Sewer Force Main: 4-inch through 12-inch shall be C900 DR-18; 14-inch through 18-inch shall be C905 DR-18. Elastomeric gasket joints shall be in accordance with ASTM D-3139

iii. Pressure Sewer Force Main (only as authorized by Director of Public Works): PVC SDR 26 in accordance with D-2241 for pipe diameter 16" and less. Elastomeric gasket joints shall be in accordance with ASTM D-3139

B. Ductile iron (depths greater than 15 feet):

i. Class 52 conforming to ANSI/AWWA C151/A21.51:

ii. Mechanical or push-on joints shall conform to ANSI/AWWA C111/A21.11

iii. All DIP sewer mains shall be encased in an 8 mil high density polyethylene encasement with its material specifications and installation method in accordance with ANSI.AWWA C105/A21.5, ASTM A674, using "Method A" installation

iv. Brass wedges shall be installed to provide electrical conductivity
2. Sewer Force Main Fittings: All fittings shall be mechanical joint ductile iron and shall conform to ANSI/AWWA C110/A21.10 or ANSI/AWWA C153/A21.53. Fittings shall be U.L. Listed Class 350 and shall be manufactured in the United States
3. Sewer Force Main Joint Restraint:

A. All mechanical joint fittings shall have restraining glands installed:

i. DIP MJ restraint device shall be Mega-lug Series 1100 by EBAA Iron or Uni-flange Series 1400 by Ford Company

ii. PVC MJ restraint device shall be Mega-lug Series 2000PV by EBAA Iron or Uni-flange Series 1500 by Ford Company

B. DIP push joint pipe restraint shall be Field Lok® 350 gaskets by US Pipe or Series 1700 Mega-lug by EBAA Iron or Series 1390 Pipe Restraint by Ford

C. C900 PVC push joint pipe restraint shall be Series 1900 split serrated restraint harness by EBAA Iron or Series 1390 Pipe Restraint by Ford

D. C905 PVC push joint pipe restraint shall be Series 2800 Mega-lug restraint harness by EBAA Iron or Series 1390 Pipe Restraint by Ford

- E. Lengths of pipe restraint shall be determined from manufacturer's installation specifications
4. Manholes:

A. Precast reinforced in accordance with ASTM C478. Eccentric cone type unless otherwise indicated on Drawings

B. Size:

i. through 21" sewer pipe.....Min. 4' inside diameter manhole

ii. 24" through 30" sewer pipe.....Min. 5' inside diameter manhole

iii. >30" through 48" sewer pipe.....Min. 6' inside diameter manhole

C. Manhole Frame & Lids:

i. Neenah R-1712, self-sealing Type B cover or East Jordan Iron Works 1050 with self-sealing cover

ii. The words "SANITARY" and "VILLAGE OF HUNTLEY" shall be cast into the surface of the lid

D. Manhole Seal:

i. Barrel sections shall be sealed using butyl rubber sealant and an external butyl joint wrap similar to Barrel Wrap as manufactured by Adaptor, Inc., EZ Wrap as manufactured Press-Seal Gasket Corporation, Infi-Shield Gator Wrap as manufactured by Sealing Systems, Inc., or approved equal

ii. The chimney and adjusting rings shall be sealed using an external chimney seal as manufactured by Adaptor, Inc.

iii. A watertight flexible pipe-to-manhole connector shall be employed in the connection of the sanitary sewer pipe to precast manholes. The connector shall consist of a rubber gasket, an internal expansion sleeve, and one or more external compression take-up clamps. Approved materials for the connector shall be natural or synthetic rubber and Series 300 non-magnetic stainless steel. No plastic components shall be permitted. The rubber gasket element shall be constructed solely of synthetic or natural rubber, and shall meet/exceed the requirements of ASTM C 923

STORM SEWER SYSTEM

1. Storm Sewer Pipe:

A. Reinforced concrete Pipe (RCP):

i. Conforming to ASTM C-76

ii. Tongue & groove or bell & spigot joints using cement mortar, butyl sealant or o-ring gasket in accordance with ASTM C-351 or C-443

iii. Thickness class shall be in accordance with the IDOT Standard Specifications for a given pipe diameter and fill height over the top of pipe

B. FVC pipe (depths 15' and less):

i. PVC SDR 26 in accordance with D-3034 for pipe diameter 15" and less and F679 for pipe diameter greater than 15". Joints shall be in accordance with ASTM D-3212

ii. Pressure sewer for water main separation requirements: PVC SDR 26 in accordance with D-2241 for pipe diameter 16" and less. C905 DR-18 for 18-inch; C905 DR-25 for 20" and 24". Elastomeric gasket joints shall be in accordance with ASTM D-3139

C. Ductile iron pipe (DIP):

i. Class 52 conforming to ANSI/AWWA C151/A21.51:

ii. Mechanical or push-on joints shall conform to ANSI/AWWA C111/A21.11

iii. All DIP sewer mains shall be encased in an 8 mil high density polyethylene encasement with its material specifications and installation method in accordance with ANSI.AWWA C105/A21.5, ASTM A674, using "Method A" installation

iv. Brass wedges shall be installed to provide electrical conductivity

D. High Density Polyethylene (HDPE):

i. FOR PRIVATE USE ONLY; NOT ALLOWED ON PUBLIC RIGHT-OF-WAY

ii. Smooth interior and annular exterior corrugations conforming to AASHTO M-294 and watertight flexible elastomeric seals conforming to ASTM D-3212 and F-477
2. Manholes:

A. Precast reinforced in accordance with ASTM C478. Eccentric cone type.

B. Size:

i. through 21" sewer pipe.....Min. 4' inside diameter manhole

ii. 24" through 30" sewer pipe.....Min. 5' inside diameter manhole

iii. >30" through 48" sewer pipe.....Min. 6' inside diameter manhole

iv. greater than 48" sewer pipe.....Special design required

- C. Manhole Frame & Lids:

i. Neenah R-1772, Type B cover (cover may be open Type D when specified on drawings) or East Jordan Iron Works 1022

ii. The words "STORM" and "VILLAGE OF HUNTLEY" shall be cast into the surface of the lid
3. Inlet and Catch Basin Frame & Lids:

A. Frame & grates: Neenah R-1772, Type D open cover or East Jordan Iron Works 1022

B. Combination frame, grate and barrier curb box: Neenah R-3281-A with standard Type C grate

C. Combination frame, grate and mountable curb box: Neenah R-3501-TR (flow right) or TL (flow left) with standard Type L grate; alternate to be reviewed on case by case basis to match curb dimensions

D. Beehive frame & grates: Neenah R-4340-B
4. Storm Sewer Structure Seal:

A. Precast sections shall be sealed using butyl rubber sealant.

B. When storm sewer structure is installed in pavement, the chimney and adjusting rings shall be sealed using an external chimney seal as manufactured by Adaptor, Inc.

C. When storm sewer structures are placed within curb lines, the chimney and adjusting rings shall be sealed using heat activated Wrapid Seal an external chimney seal as manufactured by Canusa-CPS

WATER DISTRIBUTION SYSTEM

1. Water Main Pipe:

A. Ductile iron Class 52, conforming to ANSI/AWWA C151/A21.51:

i. Cement Lining, conforming to ANSI/AWWA C104/A21.4

ii. Mechanical or push-on joints shall conform to ANSI/AWWA C111/A21.11

iii. All DIP water mains shall be encased in an 8 mil high density polyethylene encasement with its material specifications and installation method in accordance with ANSI.AWWA C105/A21.5, ASTM A674, using "Method A" installation

iv. Brass wedges shall be installed to provide electrical conductivity

B. PVC pipe:

i. 8-inch through 12-inch shall be C900 DR-18

ii. 14-inch through 18-inch shall be C900 DR-18

iii. 20-inch and 24-inch shall be C900 DR-25

iv. All PVC water main shall be installed with a minimum 10 gauge solid copper tracer wire. The wire shall be continuous through the valve vaults and boxes and shall be accessible at grade within the vault frame or box
2. Water Main Fittings:

A. All fittings shall be mechanical joint ductile iron and shall conform to ANSI/AWWA C110/A21.10 or ANSI/AWWA C153/A21.53 and cement lined in accordance with ANSI/AWWA C104/A21.4. Fittings shall be U.L. Listed Class 350 and shall be manufactured in the United States
3. Fire Hydrants:

A. Approved Model:

i. Shall meet AWWA C-502

ii. Mueller Super Centurion A-423 break away style traffic design

B. All hydrants shall include (Refer to standard Fire Hydrant Detail)

i. 6" mechanical joint connection with retainer glands

ii. 5 ½" valve opening

iii. One 4 ½" pumper nozzle and two 2 ½" hose nozzles

iv. 6" auxiliary valve and box with valve box stabilizer on lateral

v. Standard "Hydra-Finder" hydrant locator including 3/8" white laminar matrix fiberglass 5' long corrosion and UV resistant shaft with 6" wide red reflective tape, flag and spring

C. Fire Hydrant Paint: All publicly owned hydrants shall be painted red. All privately owned hydrants shall be painted yellow
4. Valves:

A. 6" through 10" diameter: Cast iron body, bronze fitted, resilient wedge gate valve with non-rising stem, standard operating nut and open in a counter clockwise direction. Resilient wedge gate valves shall be Mueller A-2361 Series in accordance with AWWA C-515

B. 12 inches and larger: Cast iron body, rubber seat type butterfly valves. All valves shall open counter clockwise with non-rising stem. Butterfly valves shall be Class 150B Mueller B-3211 in accordance with AWWA C-504
5. Valve Box:

A. Valve boxes shall be cast iron, two (2) piece 5½" shafts screw type Tyler Model 6850 and installed on the valve with an Adaptor II valve box stabilizer as manufactured by Adaptor, Inc. Lids shall be marked "Water"
6. Valve Vaults:

- A. Precast reinforced vaults in accordance with ASTM C478 are required for all valves greater than 10" and all valves located in pavement
- B. Size:

i. through 8" valves.....Min. 4' inside diameter

ii. 10" and larger valves.....Min. 5' inside diameter

iii. Pressure Taps.....Min. 5' inside diameter
- C. Valve Vault Frame & Lids:

i. Neenah R-1712, self-sealing Type B cover or East Jordan Iron Works 1050 with self-sealing cover

ii. The words "WATER" and "VILLAGE OF HUNTLEY" shall be cast into the surface of the lid
- D. Valve Vault Seal:

i. Barrel sections shall be sealed using butyl rubber sealant

ii. The chimney and adjusting rings shall be sealed using an external chimney seal as manufactured by Adaptor, Inc.

iii. A watertight flexible pipe-to-manhole connector shall be employed in the connection of the water main pipe to precast vaults. The connector shall consist of a rubber gasket, an internal expansion sleeve, and one or more external compression take-up clamps. Approved materials for the connector shall be natural or synthetic rubber and Series 300 non-magnetic stainless steel. No plastic components shall be permitted. The rubber gasket element shall be constructed solely of synthetic or natural rubber, and shall meet/exceed the requirements of ASTM C 923
7. Joint Restraint:

A. All mechanical joint fittings shall have restraining glands installed:

i. DIP MJ restraint device shall be Mega-lug Series 1100 by EBAA Iron or Uni-flange Series 1400 by Ford Company

ii. PVC MJ restraint device shall be Mega-lug Series 2000PV by EBAA Iron or Uni-flange Series 1500 by Ford Company

B. DIP push joint pipe restraint shall be Field Lok® 350 gaskets by US Pipe or Series 1700 Mega-lug by EBAA Iron or Series 1390 Pipe Restraint by Ford Company

C. 900 PVC push joint pipe restraint shall be Series 1900 split serrated restraint harness by EBAA Iron or Series 1390 Pipe Restraint by Ford Company

D. Lengths of pipe restraint shall be determined from manufacturer's installation specifications
8. Copper Service Lines:

A. 1.5-inch diameter minimum

B. Type K soft copper tubing in accordance with ANSI H23.1

C. Compression fittings only
9. Service Line Taps:

A. Service taps of 1 ½," & 2" require the use of a tapping saddle. Saddles shall be full circle, fusion bonded flexi coat epoxy ductile iron body (per ASTM A536) with double 304-grade stainless steel straps and hardware, and NSF 61 listed TaperSeal Nitrile gasket as manufactured by Smith-Blair; model #317

B. Existing service connections less than 1 ½" may be re-connected upon the authorization of the Director of Public Works utilizing the direct tap method to 6-inch mains and larger only
10. Corporation Stops:

A. Compression fittings

i. Mueller B-25008-N (1½-inch and 2-inch)
11. Curb Stops:

A. Compression fittings

i. Mueller B-25155-N 300 Ball (1½-inch and 2-inch)
12. Curb Box:

A. Extension type arch pattern Mueller H-10310 with stationary rod

B. Lid marked "WATER"
13. Pressure Tapping:

A. Tapping Sleeves:

i. Stainless steel meeting AWWA C223 and NSF 61; Mueller H-304, Smith - Blair 665, or Cascade Waterworks CST-EX

ii. Flange fasteners shall be 304-grade stainless steel

B. Tapping Valve:

i. Cast iron body, bronze fitted, resilient wedge gate valve with non-rising stem, standard operating nut and open in a counter clockwise direction. Resilient wedge tapping valves shall be Mueller T-2361 Series in accordance with AWWA C-515 and NSF 61
14. Sampling Station:

A. Unit shall be designed specifically for collecting bacteriological and other water samples at a designated point directly from the water main and shall be model Eclipse No. 88 with cold climate protection package as manufactured by Kupferle Foundry



VILLAGE OF HUNTLEY
10987 MAIN STREET
HUNTLEY, IL 60142
(847) 515-5200

STANDARD DETAILS - APPROVED MATERIAL LIST

SCALE: NTS	DRAWN/CHECKED CBBEL/TPF	DRAWING NUMBER
DATE: 1/1/2016	REVISED: 10/21/2021	-/-

REVISIONS			DATE
			06-14-2022
			11-28-2022
			01-28-2023
PROJECT STAFF			ISSUE
PROJECT MANAGER	ENGINEER	ENGINEER	1
			2
			3

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APPROVED MATERIALS LIST
NEW HUNTLEY FORD PARKING LOT
13900 AUTO MALL DRIVE., HUNTLEY, IL, 60142

PROJECT NO.: 22277	
BASE FILE:	
SHEET FILE:	
ISSUE DATE: SEPT 14, 2022	
SCALE: NTS	
SHEET NUMBER C-3.1	

PROJECT INITIATION

1. ALL REMOVAL OR EXCAVATION ITEMS BEING DISPOSED OF AT AN UNCONTAMINATED SOIL FILL OPERATION OR CLEAN CONSTRUCTION AND DEMOLITION DEBRIS (CCDD) FILL SITE SHALL MEET THE REQUIREMENTS OF

1. AN IEPA CONSTRUCTION PERMIT MUST BE SECURED PRIOR TO BEGINNING CONSTRUCTION. THE NEW WATER MAIN SHALL NOT BE ACTIVATED UNTIL AN

1. NON-SHEAR STAINLESS STEEL COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS AND PIPES WITH NO HUB JOINTS.

1. WHEN EXISTING DRAINAGE FACILITIES ARE DISTURBED, THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY OUTLETS AND CONNECTIONS FOR ALL

8. SERVICE. LIMITED INVESTIGATION OF SUBSURFACE CONDITIONS AT THE PROPOSED SITE OF WORK HAS BEEN MADE FOR THE PURPOSE OF DESIGN. THE VILLAGE OF HUNTLEY AND ITS AGENTS OR CONSULTANTS ASSUME NO RESPONSIBILITY WHATSOEVER WITH RESPECT TO THE SUFFICIENCY OR ACCURACY OF THESE PRELIMINARY INVESTIGATIONS, NOR THEIR INTERPRETATION, AND THERE IS NO GUARANTEE EITHER EXPRESSED OR IMPLIED THAT CONDITIONS INDICATED ARE REPRESENTATIVE OF THOSE EXISTING THROUGHOUT THE WORK OR ANY PART OF

ARE ADEQUATE TO OBTAIN ENHANCED PAVEMENT STRENGTH.

7. PROPOSED PAVEMENT AREAS, BUILDING PADs, DRIVEWAYS AND SIDEWALKS AND YARD/OPEN SPACE AREAS SHALL BE EXCAVATED OR FILLED TO PLUS OR MINUS 0.1 FOOT OF DESIGN SUBGRADE ELEVATIONS BY THE CONTRACTOR.

8. ANY BORROW PIT LOCATIONS SHALL BE IDENTIFIED ON THE APPROVED SITE PLANS AND FORWARDED TO THE ENGINEERING DEPARTMENT AT LEAST 24-HOURS PRIOR TO EXCAVATION. PROVIDE BACKFILL COMPACTION REPORTS FROM A GEOTECHNICAL ENGINEER AND AS-BUILT PLANS TO THE ENGINEERING

WATER MAINS DIVISION

B. DISPOSAL OF WASTEWATER FROM HYDROSTATIC TESTS, AND FOR DISINFECTION, SHALL BE APPROVED IN ADVANCE BY THE VILLAGE PUBLIC WORKS AND ENGINEERING DEPARTMENTS. FULL BORE FLUSHING SHALL BE WITNESSED BY THE HUNTLEY FIRE PROTECTION DISTRICT (HFPD).

C. THE NEW WATER MAINS AND SERVICE LINES, INCLUDING VALVES AND HYDRANTS, SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE OF 125 PSI. THE TEST PRESSURE SHALL BE HELD FOR A DURATION OF ONE HOUR

vi. SHUT OFF THE AIR SUPPLY AFTER STABILIZING THE AIR TEMPERATURE AND RECORD THE TIME IN SECONDS FOR THE INTERNAL SEWER PRESSURE TO DROP FROM 3.5 PSIG TO 2.5 PSIG GREATER THAN ANY GROUNDWATER HYDROSTATIC PRESSURE.

vii. ALLOWABLE LIMITS. TOTAL RATE OF AIR LOSS NOT TO EXCEED 0.0030 CUBIC FEET OF AIR PER MINUTE PER SQUARE FOOT OF INTERNAL PIPE AREA.

3. THE CONTRACTOR SHALL ENSURE THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THE FINISHED TOP OF SUBGRADE ELEVATION HAS BEEN GRADED WITHIN THE TOLERANCES ALLOWED. THESE SPECIFICATIONS, HOWEVER, SHALL NOT PREVENT THE CONTRACTOR ADVISE THE OWNER AND VICE PRESIDENT IN WRITING PRIOR TO FINISH GRADING FOR BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD THE CONTRACTOR HAS APPROVED AND ACCEPTS RESPONSIBILITY FOR THE SUBGRADE.

4. FOR THE PURPOSE OF PROVIDING HANDICAP ACCESSIBILITY AND COMPLYING WITH THE AMERICANS WITH DISABILITIES ACT AND VULNERABLE STANDARDS, CURBS SHALL

1. IN CASE OF CONFLICTS THE VILLAGE OF HUNTLEY GENERAL NOTES AND STANDARD DETAILS SHALL TAKE PRECEDENCE OVER OTHER NOTES OR STANDARD DETAILS. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST REVISION; THE LATEST EDITION OF THE "ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES"; THE LATEST EDITION OF THE "ILLINOIS STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL ITEMS"; THE LATEST EDITION OF THE "ILLINOIS STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS"; AND THE LATEST EDITION OF THE "ILLINOIS STANDARD DETAILS OF HUNTLEY APPROVED MATERIALS".

11. TOPSOIL SHALL BE STOCKPILED IN SEQUENCE TO ELIMINATE ANY RE-HANDLING OR DOUBLE MOVEMENTS BY THE CONTRACTOR. NO MATERIAL SHALL BE STOCKPILED WITHIN ANY EXISTING OR PROPOSED UTILITY EASEMENTS OR WITHIN THE PUBLIC RIGHT-OF-WAY.
12. TOPSOIL STOCKPILES SHALL BE LOCATED IN AREAS TO AVOID EROSION OF SAID STOCKPILE TO OFFSITE AREAS.

1. THE CONTRACTOR SHALL COORDINATE INSPECTIONS AND TESTING OF WATER MAIN, WATER SERVICE, SANITARY SEWER, SANITARY SEWER SERVICES AND STORM SEWER WITH THE VILLAGE OF HUNTLEY'S ENGINEERING AND DEVELOPMENT

AND THE TEST REPEATED UNTIL RESULTS ARE SATISFACTORY.

10. LEAKAGE TEST

- A. A METERED LEAKAGE TEST SHALL BE COMPLETED AFTER THE PRESSURE TEST HAS BEEN SATISFACTORILY CONDUCTED.
- B. DURATION OF EACH PRESSURE TEST SHALL BE AT LEAST 24 HOURS.
- C. DURING THE TEST, WATER LINES SHALL BE SUBJECTED TO THE NORMAL WATER PRESSURE OF THE VILLAGE WATER SYSTEM.
- D. C. MAXIMUM ALLOWABLE LEAKAGE SHALL CONFORM TO CURRENT IFAA LEAKAGE TESTING SPECIFICATIONS.
- D. SHOULD ANY TEST OF PIPE DISCLOSE LEAKAGE GREATER THAN THE MAXIMUM ALLOWABLE AMOUNT, THE DEFECTIVE JOINT OR JOINTS SHALL BE LOCATED AND THE LEAKAGE REPAIRED TO THE ALLOWABLE LEAKAGE. REPEATED UNTIL THE LEAKAGE IS WITHIN THE SPECIFIED ALLOWANCE.
11. FIRE SUPPRESSION MAINS. SUCH PIPE SHALL BE RATED TO MEET AND ACHIEVE THE 200-PSI TESTING PROCEDURES IN ACCORDANCE WITH HUNTLEY FIRE DEPARTMENT STANDARD 100.

INFLATABLE RUBBER STOPPERS OR BY OTHER MEANS APPROVED BY THE VILLAGE ENGINEER.

- ii. FILL THE MANHOLE AND PIPE WITH WATER TO A POINT TWO FEET ABOVE THE TOP OF THE SEWER AT THE UPPER MANHOLE, OR, IF THERE IS NO GROUNDWATER, TWO FEET ABOVE THE TOP OF THE SEWER AT THE ADJACENT GROUNDWATER LEVEL, FOR A PERIOD OF NOT LESS THAN 24 HOURS PRIOR TO MEASURING LEAKAGE.
- iii. MEASURE THE LEAKAGE BY THE AMOUNT OF WATER ADDING TO THE MAINTAIN THE WATER LEVEL AT THAT LEVEL FOR A PERIOD AS REQUIRED BY THE VILLAGE ENGINEER BUT NOT LESS THAN ONE HOUR.

C. WATER INFILTRATION TEST.

- i. IF, IN THE OPINION OF THE VILLAGE ENGINEER, EXCESSIVE GROUNDWATER (A MINIMUM OF 24 INCHES ABOVE THE TOP OF THE SEWER) IS ENCOUNTERED IN THE CONSTRUCTION OF A SEWERAGE OR SANITATION SYSTEM, THE FOLLOWING SHALL APPLY:

FITTED WITH PLASTIC OR METAL EXPANSION CAPS.

3. 3/4" THICK FIBER FIBER EXPANSION JOINTS SHALL BE USED IN EVERY CASE WHERE THERE IS A CHANGE IN CURB OR SIDEWALK MATERIALS.

4. CONSTRUCTION JOINTS SHALL BE SAW CUT AT DESIGNATED INTERVALS IN THE CURB AND SIDEWALKS.

5. CURBS AND GUTTER AND SIDEWALKS SHALL BE CONSTRUCTED TO THE DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. ALL CONCRETE SHALL BE AN IDENTICAL CLASS AND SHALL BE COMPRESSED TO A MINIMUM OF 4,000 P.S.I. COMPRESSIVE STRENGTH AT FOURTEEN (14) DAYS.

6. JOINTS SHALL BE PLACED AT 50' (50 FEET) CENTERS, AND ONE HALF INCH (1/2 INCH) PRE-MOLDED FIBER EXPANSION JOINTS AT FIFTY (50) FEET CENTERS AND WHERE THE SIDEWALK MEETS THE CURB OR ANOTHER SIDEWALK.

7. ALL CURB AND SIDEWALKS SHALL BE CONSTRUCTED TO THE DIMENSIONS AS SHOWN IN THE TRENCHES AND/OR ABUTTING DRIVEWAY APRONS SHALL BE REINFORCED WITH 4 #4 REINFORCING BARS.

8. ALL CONSTRUCTION INTERSECTING PUBLIC OR PRIVATE ROADWAYS SHALL BE

PROVIDED WHERE OPERATIONS ABOUT PUBLIC THOROUGHFARES AND ADJACENT PROPERTY.

1. PUBLIC/PRIVATE STREETS SHALL BE KEPT FREE OF DIRT AND DEBRIS WITH

1. PUBLIC/PRIVATE STREETS SHALL BE KEPT FREE OF DIRT AND DEBRIS WITH

9. PRECAST CONCRETE ADJUSTING RINGS ARE NOT TO EXCEED EIGHT (8) INCHES IN OVERALL HEIGHT AND SHALL BE USED IF AN ADJUSTMENT OF STRUCTURES TO THE FINISHED GRADE ESTABLISHED BY THE PROJECT ENGINEER IS NECESSARY. A MAXIMUM OF TWO (2) PRECAST CONCRETE ADJUSTING RINGS SHALL BE USED.

10. THE CONTRACTOR SHALL COOPERATE WITH THE VILLAGE IN ANY UNDERGROUND UTILITY CONSTRUCTION WHICH THE VILLAGE MAY WANT TO PLACE DURING THE CONTRACTOR'S OPERATIONS.

THE SYSTEM SHALL BE OPENED WITH PERMISSION OF THE VILLAGE PUBLIC WORKS DEPARTMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR CERTIFYING, IN WRITING TO THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING, THAT HE OR HIS REPRESENTATIVES HAVE WITNESSED THE OPENING OF ALL VALVES PURSUANT TO THE OPERATING PERMIT.

13. THE CONTRACTOR SHALL CONSIDER INCIDENTAL TO THE CONTRACT ANY CHLORINATION AND TESTING OF EXISTING WATER MAIN WHERE CONNECTIONS TO AND CONCLUSION OF SUCH MAINS IS INDICATED ON THE DRAWINGS.

- B. LIFT HOLES SHALL BE PLUGGED WITH A NON-SHRINK GROUT.
- C. INLET AND OUTLET PIPES AT THE MANHOLE SHALL BE PLUGGED, TAKING CARE TO SECURELY BRACE PLUG TO AVOID ITS BEING DRAWN INTO MANHOLE.
- D. VACUUM TEST EQUIPMENT SHALL BE PLACED AT INSIDE OF TOP OF CONE SECTION AND SEAL INFLATED TO 40 PSI TO EFFECT A SEAL BETWEEN VACUUM BASE AND STRUCTURE
- E. A VACUUM OF TEN INCHES OF MERCURY SHALL BE DRAWN AND VACUUM

DEVELOPER'S GUARANTEE AGAINST DEFECTS OF THE PUBLIC IMPROVEMENTS / WORKMANSHIP, AND SHALL TERMINATE THREE YEARS AFTER ACCEPTANCE OF MAINTENANCE OF THE PUBLIC IMPROVEMENTS BY THE VILLAGE BOARD. UPON ACCEPTANCE BY THE VILLAGE BOARD, THE BALANCE OF THE PUBLIC IMPROVEMENTS CONSTRUCTION GUARANTEE SHALL BE RELEASED TO THE SUBSIDIVER.

4. WRITTEN ACCEPTANCE REQUEST AFOREMENTIONED MUST BE SUBMITTED

5. THE CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL EROSION CONTROL MEASURES DEEMED NECESSARY BY SITE'S EROSION CONTROL INSPECTOR, THE STANDARDS OF THE VILLAGE OF HUNTLEY AND THE ILLINOIS URBAN MANUAL.

6. ALL STORM SEWER CATCH BASINS, SUMPS AND/OR RETENTION BASINS PROVIDED WITH THIS PROJECT ARE TO BE CLEANED AT THE END OF CONSTRUCTION OF THE PROJECT PROJECT FINAL INSPECTION. CLEANING MAY ALSO BE REQUIRED DURING THE COURSE OF THE CONSTRUCTION. THE PROJECT HAS DETERMINED THAT THE SILT AND DEBRIS TRAPS ARE NOT PROPERLY FUNCTIONING AND THEIR PERFORMANCE IS IMPAIRED.

7. ALL PUBLIC SANITARY SEWER SHALL BE INTERNALLY RECORDED BY REMOTE CAMERA. RECORDINGS SHALL BE IN COLOR DVD FORMAT AND SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ACCEPTANCE OF THE SEWER IMPROVEMENTS BY THE VILLAGE. TELEVISIONING OF THE SEWER PIPE SHALL NOT TAKE PLACE SOONER THAN ONE YEAR AFTER INSTALLATION UNLESS APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING.



VILLAGE OF HUNTLEY
10987 MAIN STREET
HUNTLEY, IL 60142
(847) 515-5200

SCALE: NTS

DATE: 1/1/2016

DRAWN/CHECKED CBBEL/TPR

REVISÉ: 10/21/2021

DRAWING NUMBER

-/-

GENERAL NOTES
NEW HUNTLEY FORD PARKING LOT
13900 AUTO MALL DRIVE., HUNTLEY, IL, 60142

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PROJECT NO.:	22277
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BASE FILE:

SHEET FILE

ISSUE DATE: SEPT 14, 2022

SCALE: NTS

SHEET NUMBER

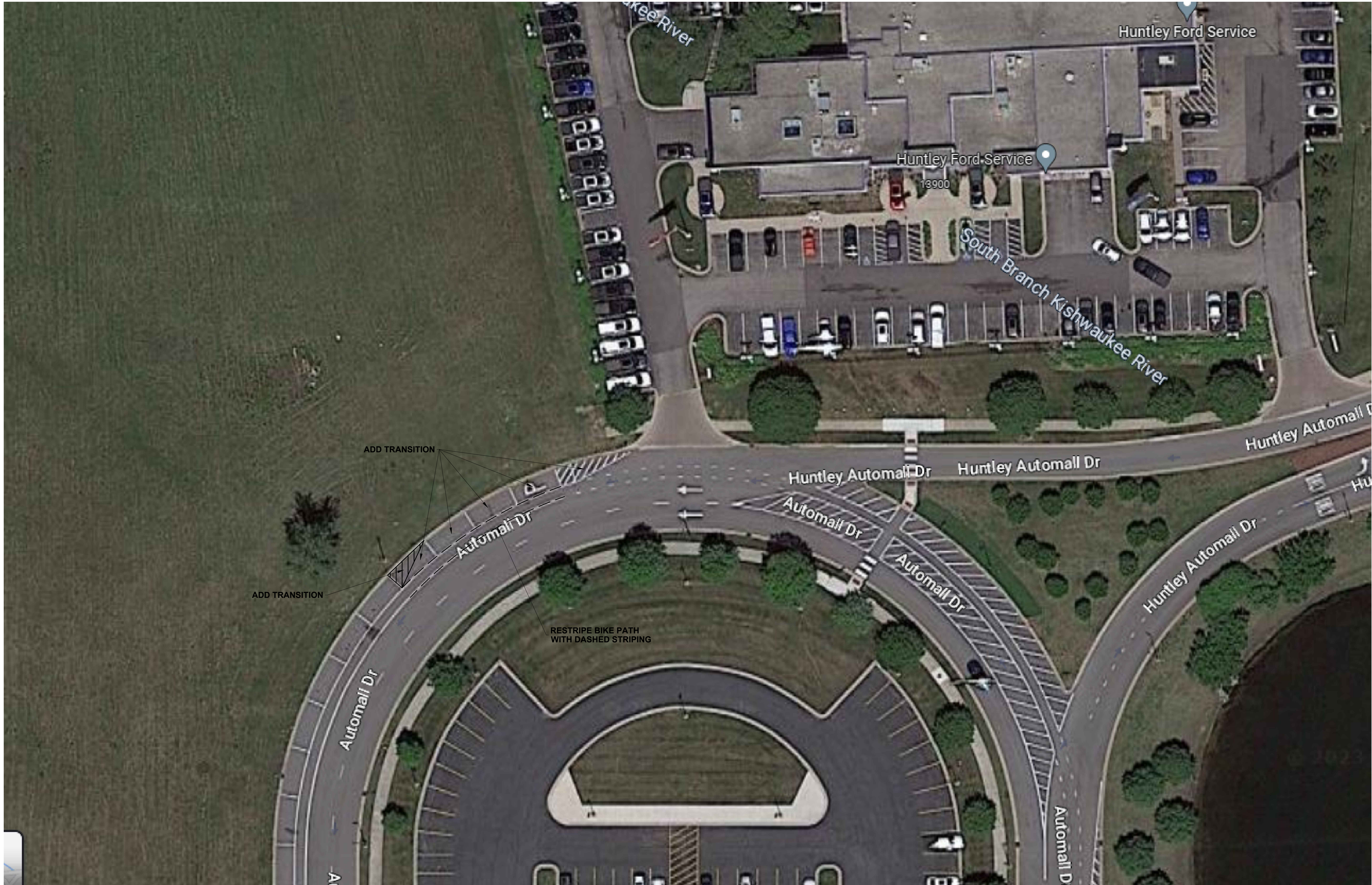
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C-3.2

PROJECT STAFF			ISSUE	REVISIONS	DATE
PROJECT MANAGER:	R. WALKER P.E.	1	PERMIT DRAWINGS		09-14-2022
ENGINEER:	S. MOZTAKI	2	PERMIT DRAWINGS		11-28-2022
ENGINEER:		3	PERMIT DRAWINGS		01-05-2023
TECHNICIAN:					

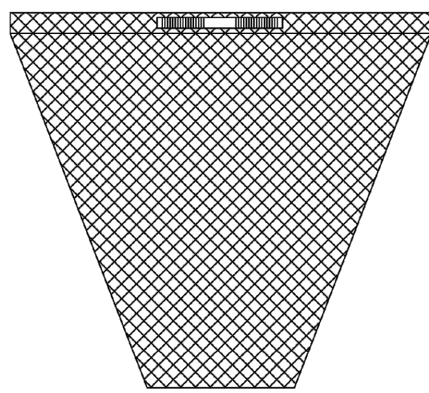
BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS

1601 BOND ST., SUIT 305 PH.: (331) 239-3512
NAPERVILLE, IL 60563 FAX: (847) 825-3303
bbono@bonoconsulting.com



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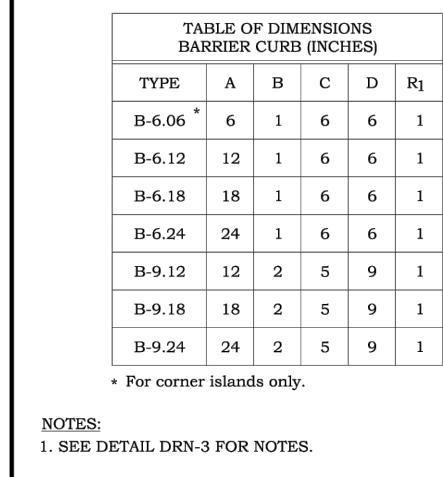
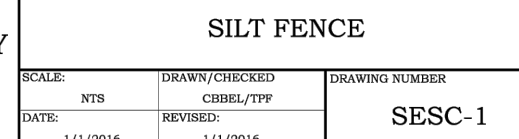
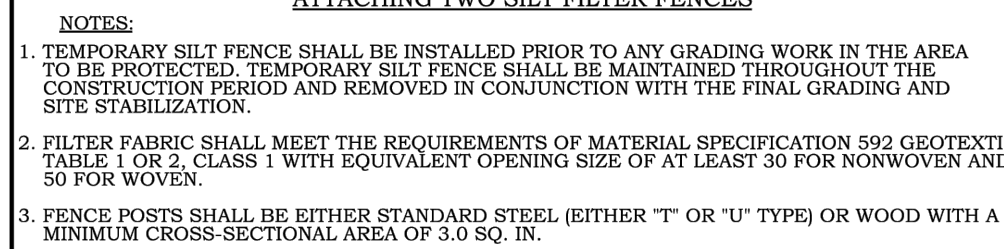
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BASE FILE:	
SHEET FILE:	
ISSUE DATE:	SEPT 14, 2022
SCALE:	1"=30'
SHEET NUMBER	
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DATE	REVISIONS	Typical Beehive Catch-All
01-22-02	Original	
		Marathon Materials,

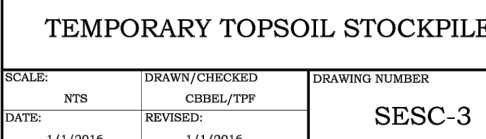
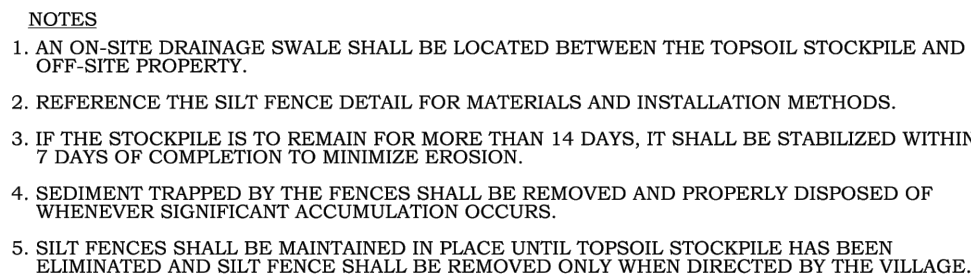
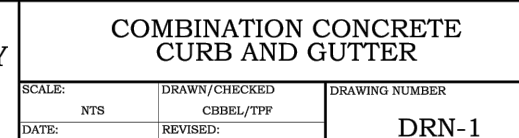
Typical Beehive Catch-All

ration Materials, Inc.



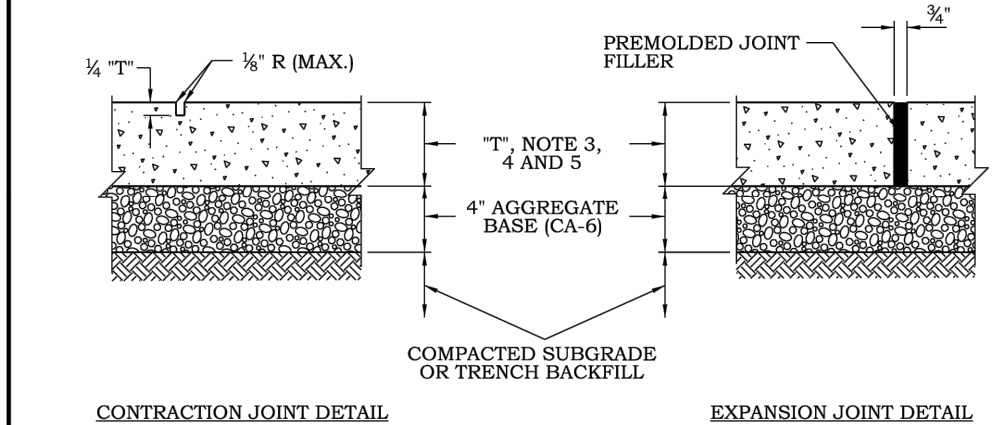
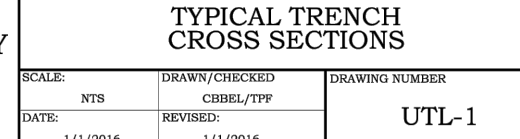
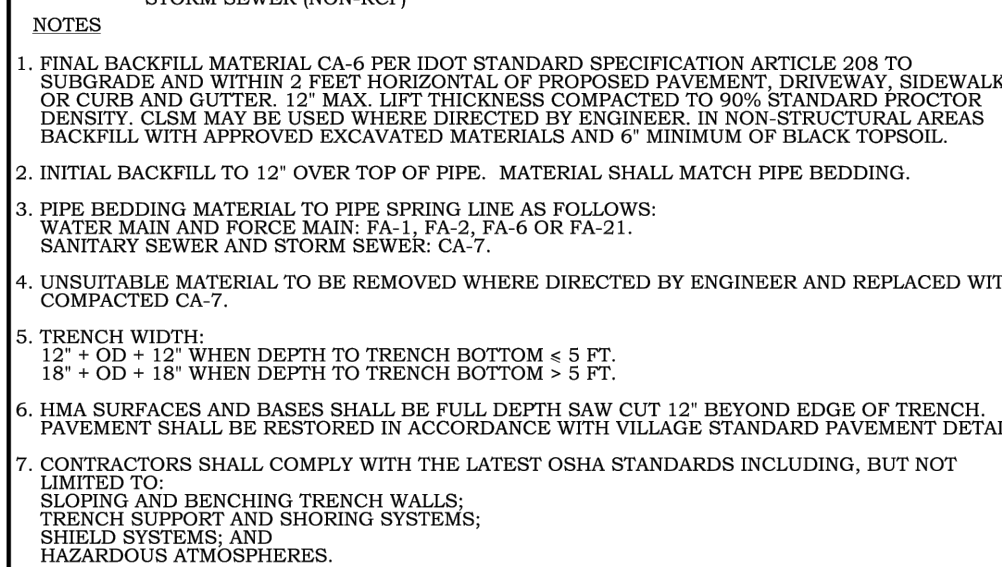
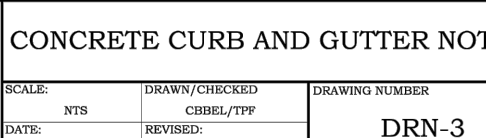
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M-2.12	12	2	4	2	3	2
M-4.06	6	4	3	4	3	NA
M-4.12	12	4	3	4	3	NA
M-4.18	18	4	3	4	3	NA
M-4.24	24	4	3	4	3	NA
M-6.06	6	6	2	6	2	NA
M-6.12	12	6	2	6	2	NA
M-6.18	18	6	2	6	2	NA
M-6.24	24	6	2	6	2	NA

NOTES:
1. SEE DETAIL DRN-3 FOR NOTES.



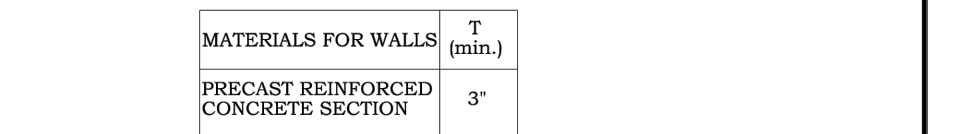
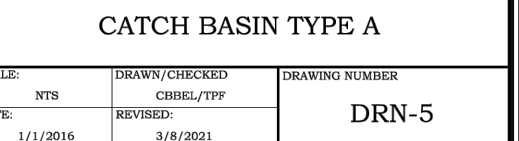
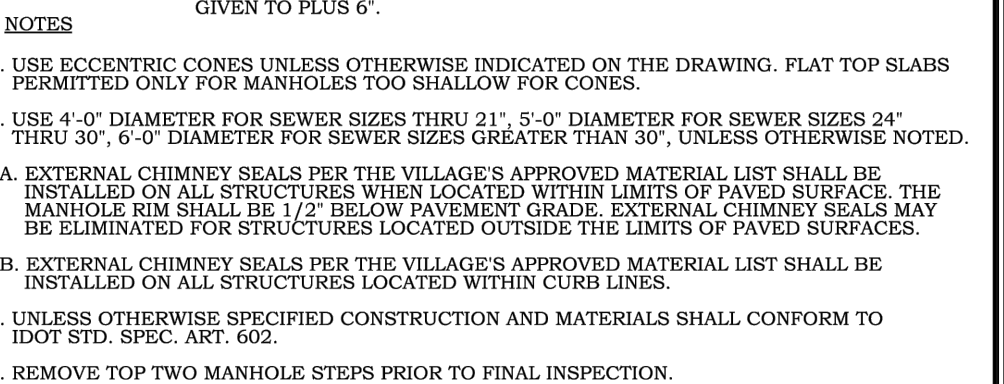
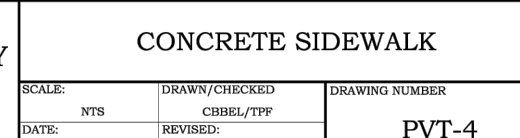
NOTES:

1. **THICKNESS** - "T" (THICKNESS OF PAVEMENT) WHEN CURB AND GUTTER IS CONSTRUCTED ADJACENT TO THE EXISTING PAVEMENT, THE VERTICAL THICKNESS OF THE GUTTER FLAG SHALL MATCH THE EXISTING PAVEMENT THICKNESS, OR BE MINIMUM 9".
2. **DRAINAGE OPENINGS** - AT ALL LOCATIONS WHERE METAL CASTINGS ARE REQUIRED, THE CASTING SHALL BE CONSTRUCTED TO A MINIMUM 1" JOINT FILLER, CONFORMING TO THE CROSS SECTIONS OF THE CURB AND GUTTER SHALL BE INSTALLED A DISTANCE OF 5 FT. FROM EACH SIDE OF THE METAL CASTING. WHEN THE WIDTH OF THE METAL CASTING IS LESS THAN THE WIDTH OF THE CURB AND GUTTER, 2 - NO. 4 EPXY COATED REBARS ($L = 12" + \text{CASTING LENGTH} + 12"$) SHALL BE INCORPORATED IN THE CONTINUOUS PORTION OF THE CONCRETE CURB AND GUTTER.
3. **JOINTS** - IN ADDITION TO THE REQUIREMENTS OF ARTICLE 606 OF THE STANDARD SPECIFICATIONS, JOINTS SHALL BE CONSTRUCTED AS FOLLOWS:
 - A. **CONTRACTION JOINTS AND EXPANSION JOINTS** SHALL BE INSTALLED IN THE CURB AND GUTTER PROLONGATION/TRANSITION OF THE ADJACENT P.C. PAVEMENT OR BASE COURSE.
 - B. WHEN CURB AND GUTTER IS CONSTRUCTED ADJACENT TO FLEXIBLE PAVEMENT, A 1" JOINT FILLER PROLONGATION/TRANSITION OF THE ADJACENT SECTIONS OF THE CURB AND GUTTER SHALL BE INSTALLED AT POINTS OF CURVATURE FOR SHORT RADII CURVES.
 - C. ALL EXPANSION JOINTS SHALL BE PROVIDED WITH TWO 1 1/4" DIA. X 18" COATED SMOO DOWEL BAR CONFORMING TO ARTICLE 1006.11B OF THE STANDARD SPECIFICATIONS. THE CURB AND GUTTER SHALL BE FITTED WITH A CAP HAVING A FINCHED STOP THAT WILL PROVIDE 1" OF EXPANSION.
4. **CONSTRUCTION JOINT SPACING 12 MAX.**
5. **EXPANSION JOINT SPACING 84 MAX.**
6. **REINFORCEMENT** - ALL CURB AND GUTTER SHALL CONTAIN 2#4 REBAR CONTINUOUS THROUGHOUT. REINFORCEMENT ONLY: #6 REBARS SHALL BE PLACED AT 24" CENTERS. MINIMUM 4" CLEARANCE OF CURB SHALL BE MAINTAINED.
7. AN IDOT APPROVED CURING COMPOUND MUST BE PLACED ON THE FINISHED CONCRETE PER IDOT STANDARD SPECIFICATIONS 102.03.13 AND 102.02.01 (IDOT APPROVED PALLS OR DRUMS SHALL BE INSPECTED/WITNESSED BY THE VILLAGE OF HUNTERLY OR PALM BEACH REPRESENTATIVE). NON IDOT APPROVED CURING/SEALING PRODUCTS WILL BE PROHIBITED.
8. ALL CURB/GUTTER SHALL BE INSTALLED ON A MINIMUM 4" COMPACTED CA-6 SUBBASE THAT SHALL EXCEED A MINIMUM OF 4" FROM THE BACK OF THE CURB UNLESS OTHERWISE INDICATED. ALL CURB SHALL BE STAMPED WITH " " INDICATING THE LOCATION OF SANITARY SERVICE SERVICES.
9. ALL WORK AND MATERIAL SHALL CONFORM TO IDOT STANDARD SPECIFICATION ART 606 UNLESS OTHERWISE SPECIFIED.



NOTES

1. UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE AT 5'-0" O.C.
2. EXPANSION JOINTS TO BE 50'-0" O.C. MAXIMUM AT BACK OF CURB, CHANGE OF DIRECTION, EXISTING CURB OR DRIVEWAY, OR AT THE END OF THE DRIVEWAY STRUCTURE.
3. PORTLAND CEMENT CONCRETE SHALL BE NOTED CLASS S, MIN. 3500 PSI (6.1 BAG MIX) AT 14 DAYS, WITH 5% TO 8% AIR ENTRAINMENT (NO FLY ASH ALLOWED).
4. SIDEWALKS THROUGH DRIVEWAYS SHALL CONTAIN SYNTHETIC FIBER REINFORCEMENT ADDITIVE. THE USE OF WIRE REINFORCEMENT IS PROHIBITED.
5. SIDEWALKS THICKNESS SHALL BE 4" FOR SIDEWALKS THROUGH THE LIMITS OF DRIVEWAYS, THICKNESS SHALL BE 6" FOR RESIDENTIAL DRIVEWAYS AND 8" FOR NON RESIDENTIAL DRIVEWAYS.
6. ALL SIDEWALKS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT.
7. ALL SIDEWALKS SHALL BE MARKED WITH "B" INDICATING THE LOCATION OF WATER SERVICE AND "S" INDICATING THE LOCATION OF SANITARY SERVICES.
8. AN IDOT APPROVED MEMBRANE CURING COMPOUND MUST BE PLACED ON THE FINISHED CONCRETE PAVEMENT WITHIN 24 HOURS OF COMPLETION. SPECIFICATIONS 1020.15 AND 1022.01 REGARDING CURING COMPOUND SHALL BE INSPECTED WITH RESPECT TO THE VILLAGE OF HUNTLEY OR VILLAGE REPRESENTATIVE. NON-IDOT APPROVED CURING COMPOUND SHALL BE PROHIBITED.
9. ALL SIDEWALK PLACED OVER ALL AREAS OF UTILITY TRENCHES OR EXCAVATED AREAS SHALL BE REINFORCED WITH A MINIMUM OF TWO #4 BARS 24" ON CENTER WITH 18" EXTENSION BEYOND EACH END OF THE TRENCH OR EXCAVATION.



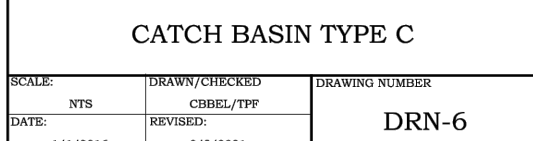
NOTES


1. UNLESS OTHERWISE SPECIFIED CONSTRUCTION AND MATERIALS SHALL CONFORM TO IDOT STD. SPEC. ART. 602.

2. BOTTOM SLABS MAY BE CONNECTED TO THE RISER AS DETERMINED BY THE FABRICATOR; HOWEVER, ONLY A SINGLE ROW OF REINFORCEMENT AROUND THE PERIMETER MAY BE UTILIZED.

3A. EXTERNAL CHIMNEY SEALS FOR THE VILLAGE'S APPROVED MATERIAL LIST SHALL BE INSTALLED ON ALL STRUCTURES WHEN LOCATED WITHIN LIMITS OF PAVED SURFACES. THE STRUCTURES RM SHALL BE 1/2" BELOW PAVEMENT GRADE. EXTERNAL CHIMNEY SEALS MAY BE ELIMINATED FOR STRUCTURES LOCATED OUTSIDE LIMITS OF PAVED SURFACES.

3B. EXTERNAL CHIMNEY SEALS PER THE VILLAGE'S APPROVED MATERIAL LIST SHALL BE INSTALLED ON ALL STRUCTURES LOCATED WITHIN CURB LINES.



	BONO CONSULTING INC.		JOB# 22277 DESIGNED: DM DATE: 2/6/2023	
	CIVIL ENGINEERS		1018 Busse Hwy, Park Ridge, IL	

PROJECT:	13900 AUTOMALL DR., HUNTLEY, IL
SUBJECT:	Engineer's Opinion of Probable Construction Cost FOR Site Work
Erosion Control	
Item	Quantity Units Unit Price Item Price
Construction Fence	4531 LF \$3.00 \$13,593.00
Silt Fence	4,531 LF \$3.00 \$13,593.00
Construction Entrance	1 EA \$1,500.00 \$1,500.00
Erosion Control Subtotal =	\$15,093.00
Utilities	
Item	Quantity Units Unit Price Item Price
Storm Sewer - 6" PVC SDR 26	116 LF \$25.00 \$2,900.00
Storm Sewer - 12" PVC SDR 26	77 LF \$50.00 \$3,850.00
Storm Sewer - 18" PVC SDR 26	212 LF \$60.00 \$12,720.00
24" Type A Inlet	1 EA \$1,500.00 \$1,500.00
24" Type A Catch Basin	1 EA \$1,500.00 \$1,500.00
48" Type C Catch Basin	5 EA \$4,000.00 \$20,000.00
Utilities Subtotal =	\$42,470.00
Hardscape	
Item	Quantity Units Unit Price Item Price
Asphalt Paving	116,085 SF \$6.00 \$696,510.00
B6-12 Curb	1,682 LF \$25.00 \$42,050.00
Hardscape Total =	\$738,560.00
Grading	
Item	Quantity Units Unit Price Item Price
Site Grading	1 EA LS \$120,000.00
Restore and Seed All Disturbed Areas	1 EA LS \$15,000.00
Grading Total=	\$135,000.00
Subtotal	\$931,123.00

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PROJECT NO.:	22277
PAGE FILE	

SHEET FILE:

SCALE: _____ NTS: _____

C-3 0

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS

1001 N. WEST ST., SUITE 305
CHICAGO, IL 60610
PH : (312) 229-3512
FAX: (312) 823-3303
bbono@bonoconsulting.com

13900 AUTO MALL DRIVE., HUNTLEY, IL, 60142

VILLAGE OF HUNTLEY APPROVED MATERIAL LIST

GENERAL ITEMS

1. Bolts Placed Underground: All below grade factory installed bolts and fasteners shall be Teflon coated 304-grade stainless steel
2. Casing:

A. Casing Spacers: Carrier pipe shall be centered within a casing by use of model CCS stainless steel Casing Spacers as manufactured by Cascade Waterworks Mfg.

B. Casing End Boots: Install model CCES End Boots as manufactured by Cascade Waterworks Mfg.
3. Truncated Dome Detectable Warning Systems:

A. Wet set reinforced polymer type; Brick red color homogenous throughout

B. Meeting requirements of Americans with Disabilities Act Accessibility Guidelines, the Illinois Assembly Code and applicable IDOT Standard Details

C. Approved Model: as manufactured by ADA Solutions, TuTfile, and Armor-Tile (Herculite Series); Use same model throughout development/project
4. Street Signs:

A. Signs: High intensity prismatic meeting MUTCD requirements

B. Posts: Telescoping square galvanized tubing with 7/16" holes on all four sides; 10' height
5. Approved Model: as manufactured by Telespar
6. Street Name Signs:

A. Signs: High intensity prismatic meeting MUTCD requirements; White letters on green background

B. Posts: Round galvanized socket and wedge post; 2-3/8" outside diameter; 12' height
7. Approved Model: as manufactured by Telespar
8. Reflective Pavement Markers:

A. Type: Recessed

B. Approved Model: R-100 as manufactured by Marker One
9. Street Lighting:

A. To be reviewed on a project by project basis

SANITARY SEWER SYSTEM

1. Sanitary Sewer Pipe:

A. PVC pipe (depths 15' and less):

i. Gravity Sewer: PVC SDR 26 in accordance with D-3034 for pipe diameter 15" and less and F679 for pipe diameter greater than 15". Joints shall be in accordance with ASTM D-3212

ii. Pressure Sewer Force Main: 4-inch through 12-inch shall be C900 DR-18; 14-inch through 18-inch shall be C905 DR-18. Elastomeric gasket joints shall be in accordance with ASTM D-3139

iii. Pressure Sewer Force Main (only as authorized by Director of Public Works): PVC SDR 26 in accordance with D-2241 for pipe diameter 16" and less. Elastomeric gasket joints shall be in accordance with ASTM D-3139

B. Ductile iron (depths greater than 15 feet):

i. Class 52 conforming to ANSI/AWWA C151/A21.51:

ii. Mechanical or push-on joints shall conform to ANSI/AWWA C111/A21.11

iii. All DIP sewer mains shall be encased in an 8 mil high density polyethylene encasement with its material specifications and installation method in accordance with ANSI.AWWA C105/A21.5, ASTM A674, using "Method A" installation

iv. Brass wedges shall be installed to provide electrical conductivity
2. Sewer Force Main Fittings: All fittings shall be mechanical joint ductile iron and shall conform to ANSI/AWWA C110/A21.10 or ANSI/AWWA C153/A21.53. Fittings shall be U.L. Listed Class 350 and shall be manufactured in the United States
3. Sewer Force Main Joint Restraint:

A. All mechanical joint fittings shall have restraining glands installed:

i. DIP MJ restraint device shall be Mega-lug Series 1100 by EBAA Iron or Uni-flange Series 1400 by Ford Company

ii. PVC MJ restraint device shall be Mega-lug Series 2000PV by EBAA Iron or Uni-flange Series 1500 by Ford Company

B. DIP push joint pipe restraint shall be Field Lok® 350 gaskets by US Pipe or Series 1700 Mega-lug by EBAA Iron or Series 1390 Pipe Restraint by Ford

C. C900 PVC push joint pipe restraint shall be Series 1900 split serrated restraint harness by EBAA Iron or Series 1390 Pipe Restraint by Ford

D. C905 PVC push joint pipe restraint shall be Series 2800 Mega-lug restraint harness by EBAA Iron or Series 1390 Pipe Restraint by Ford

- E. Lengths of pipe restraint shall be determined from manufacturer's installation specifications
4. Manholes:

A. Precast reinforced in accordance with ASTM C478. Eccentric cone type unless otherwise indicated on Drawings

B. Size:

i. through 21" sewer pipe.....Min. 4' inside diameter manhole

ii. 24" through 30" sewer pipe.....Min. 5' inside diameter manhole

iii. >30" through 48" sewer pipe.....Min. 6' inside diameter manhole

C. Manhole Frame & Lids:

i. Neenah R-1712, self-sealing Type B cover or East Jordan Iron Works 1050 with self-sealing cover

ii. The words "SANITARY" and "VILLAGE OF HUNTLEY" shall be cast into the surface of the lid

D. Manhole Seal:

i. Barrel sections shall be sealed using butyl rubber sealant and an external butyl joint wrap similar to Barrel Wrap as manufactured by Adaptor, Inc., EZ Wrap as manufactured Press-Seal Gasket Corporation, Infi-Shield Gator Wrap as manufactured by Sealing Systems, Inc., or approved equal

ii. The chimney and adjusting rings shall be sealed using an external chimney seal as manufactured by Adaptor, Inc.

iii. A watertight flexible pipe-to-manhole connector shall be employed in the connection of the sanitary sewer pipe to precast manholes. The connector shall consist of a rubber gasket, an internal expansion sleeve, and one or more external compression take-up clamps. Approved materials for the connector shall be natural or synthetic rubber and Series 300 non-magnetic stainless steel. No plastic components shall be permitted. The rubber gasket element shall be constructed solely of synthetic or natural rubber, and shall meet/exceed the requirements of ASTM C 923

STORM SEWER SYSTEM

1. Storm Sewer Pipe:

A. Reinforced concrete Pipe (RCP):

i. Conforming to ASTM C-76

ii. Tongue & groove or bell & spigot joints using cement mortar, butyl sealant or o-ring gasket in accordance with ASTM C-351 or C-443

iii. Thickness class shall be in accordance with the IDOT Standard Specifications for a given pipe diameter and fill height over the top of pipe

B. FVC pipe (depths 15' and less):

i. PVC SDR 26 in accordance with D-3034 for pipe diameter 15" and less and F679 for pipe diameter greater than 15". Joints shall be in accordance with ASTM D-3212

ii. Pressure sewer for water main separation requirements: PVC SDR 26 in accordance with D-2241 for pipe diameter 16" and less. C905 DR-18 for 18-inch; C905 DR-25 for 20" and 24". Elastomeric gasket joints shall be in accordance with ASTM D-3139

C. Ductile iron pipe (DIP):

i. Class 52 conforming to ANSI/AWWA C151/A21.51:

ii. Mechanical or push-on joints shall conform to ANSI/AWWA C111/A21.11

iii. All DIP sewer mains shall be encased in an 8 mil high density polyethylene encasement with its material specifications and installation method in accordance with ANSI.AWWA C105/A21.5, ASTM A674, using "Method A" installation

iv. Brass wedges shall be installed to provide electrical conductivity

D. High Density Polyethylene (HDPE):

i. FOR PRIVATE USE ONLY; NOT ALLOWED ON PUBLIC RIGHT-OF-WAY

ii. Smooth interior and annular exterior corrugations conforming to AASHTO M-294 and watertight flexible elastomeric seals conforming to ASTM D-3212 and F-477
2. Manholes:

A. Precast reinforced in accordance with ASTM C478. Eccentric cone type.

B. Size:

i. through 21" sewer pipe.....Min. 4' inside diameter manhole

ii. 24" through 30" sewer pipe.....Min. 5' inside diameter manhole

iii. >30" through 48" sewer pipe.....Min. 6' inside diameter manhole

iv. greater than 48" sewer pipe.....Special design required

- C. Manhole Frame & Lids:

i. Neenah R-1772, Type B cover (cover may be open Type D when specified on drawings) or East Jordan Iron Works 1022

ii. The words "STORM" and "VILLAGE OF HUNTLEY" shall be cast into the surface of the lid
3. Inlet and Catch Basin Frame & Lids:

A. Frame & grates: Neenah R-1772, Type D open cover or East Jordan Iron Works 1022

B. Combination frame, grate and barrier curb box: Neenah R-3281-A with standard Type C grate

C. Combination frame, grate and mountable curb box: Neenah R-3501-TR (flow right) or TL (flow left) with standard Type L grate; alternate to be reviewed on case by case basis to match curb dimensions

D. Beehive frame & grates: Neenah R-4340-B
4. Storm Sewer Structure Seal:

A. Precast sections shall be sealed using butyl rubber sealant.

B. When storm sewer structure is installed in pavement, the chimney and adjusting rings shall be sealed using an external chimney seal as manufactured by Adaptor, Inc.

C. When storm sewer structures are placed within curb lines, the chimney and adjusting rings shall be sealed using heat activated Wrapid Seal an external chimney seal as manufactured by Canusa-CPS

WATER DISTRIBUTION SYSTEM

1. Water Main Pipe:

A. Ductile iron Class 52, conforming to ANSI/AWWA C151/A21.51:

i. Cement Lining, conforming to ANSI/AWWA C104/A21.4

ii. Mechanical or push-on joints shall conform to ANSI/AWWA C111/A21.11

iii. All DIP water mains shall be encased in an 8 mil high density polyethylene encasement with its material specifications and installation method in accordance with ANSI.AWWA C105/A21.5, ASTM A674, using "Method A" installation

iv. Brass wedges shall be installed to provide electrical conductivity

B. PVC pipe:

i. 8-inch through 12-inch shall be C900 DR-18

ii. 14-inch through 18-inch shall be C900 DR-18

iii. 20-inch and 24-inch shall be C900 DR-25

iv. All PVC water main shall be installed with a minimum 10 gauge solid copper tracer wire. The wire shall be continuous through the valve vaults and boxes and shall be accessible at grade within the vault frame or box
2. Water Main Fittings:

A. All fittings shall be mechanical joint ductile iron and shall conform to ANSI/AWWA C110/A21.10 or ANSI/AWWA C153/A21.53 and cement lined in accordance with ANSI/AWWA C104/A21.4. Fittings shall be U.L. Listed Class 350 and shall be manufactured in the United States
3. Fire Hydrants:

A. Approved Model:

i. Shall meet AWWA C-502

ii. Mueller Super Centurion A-423 break away style traffic design

B. All hydrants shall include (Refer to standard Fire Hydrant Detail)

i. 6" mechanical joint connection with retainer glands

ii. 5 ½" valve opening

iii. One 4 ½" pumper nozzle and two 2 ½" hose nozzles

iv. 6" auxiliary valve and box with valve box stabilizer on lateral

v. Standard "Hydra-Finder" hydrant locator including 3/8" white laminar matrix fiberglass 5' long corrosion and UV resistant shaft with 6" wide red reflective tape, flag and spring

C. Fire Hydrant Paint: All publicly owned hydrants shall be painted red. All privately owned hydrants shall be painted yellow
4. Valves:

A. 6" through 10" diameter: Cast iron body, bronze fitted, resilient wedge gate valve with non-rising stem, standard operating nut and open in a counter clockwise direction. Resilient wedge gate valves shall be Mueller A-2361 Series in accordance with AWWA C-515

B. 12 inches and larger: Cast iron body, rubber seat type butterfly valves. All valves shall open counter clockwise with non-rising stem. Butterfly valves shall be Class 150B Mueller B-3211 in accordance with AWWA C-504
5. Valve Box:

A. Valve boxes shall be cast iron, two (2) piece 5½" shafts screw type Tyler Model 6850 and installed on the valve with an Adaptor II valve box stabilizer as manufactured by Adaptor, Inc. Lids shall be marked "Water"
6. Valve Vaults:

- A. Precast reinforced vaults in accordance with ASTM C478 are required for all valves greater than 10" and all valves located in pavement
- B. Size:

i. through 8" valves.....Min. 4' inside diameter

ii. 10" and larger valves.....Min. 5' inside diameter

iii. Pressure Taps.....Min. 5' inside diameter
- C. Valve Vault Frame & Lids:

i. Neenah R-1712, self-sealing Type B cover or East Jordan Iron Works 1050 with self-sealing cover

ii. The words "WATER" and "VILLAGE OF HUNTLEY" shall be cast into the surface of the lid
- D. Valve Vault Seal:

i. Barrel sections shall be sealed using butyl rubber sealant

ii. The chimney and adjusting rings shall be sealed using an external chimney seal as manufactured by Adaptor, Inc.

iii. A watertight flexible pipe-to-manhole connector shall be employed in the connection of the water main pipe to precast vaults. The connector shall consist of a rubber gasket, an internal expansion sleeve, and one or more external compression take-up clamps. Approved materials for the connector shall be natural or synthetic rubber and Series 300 non-magnetic stainless steel. No plastic components shall be permitted. The rubber gasket element shall be constructed solely of synthetic or natural rubber, and shall meet/exceed the requirements of ASTM C 923
7. Joint Restraint:

A. All mechanical joint fittings shall have restraining glands installed:

i. DIP MJ restraint device shall be Mega-lug Series 1100 by EBAA Iron or Uni-flange Series 1400 by Ford Company

ii. PVC MJ restraint device shall be Mega-lug Series 2000PV by EBAA Iron or Uni-flange Series 1500 by Ford Company

B. DIP push joint pipe restraint shall be Field Lok® 350 gaskets by US Pipe or Series 1700 Mega-lug by EBAA Iron or Series 1390 Pipe Restraint by Ford Company

C. 900 PVC push joint pipe restraint shall be Series 1900 split serrated restraint harness by EBAA Iron or Series 1390 Pipe Restraint by Ford Company

D. Lengths of pipe restraint shall be determined from manufacturer's installation specifications
8. Copper Service Lines:

A. 1.5-inch diameter minimum

B. Type K soft copper tubing in accordance with ANSI H23.1

C. Compression fittings only
9. Service Line Taps:

A. Service taps of 1 ½," & 2" require the use of a tapping saddle. Saddles shall be full circle, fusion bonded flexi coat epoxy ductile iron body (per ASTM A536) with double 304-grade stainless steel straps and hardware, and NSF 61 listed TaperSeal Nitrile gasket as manufactured by Smith-Blair; model #317

B. Existing service connections less than 1 ½" may be re-connected upon the authorization of the Director of Public Works utilizing the direct tap method to 6-inch mains and larger only
10. Corporation Stops:

A. Compression fittings

i. Mueller B-25008-N (1½-inch and 2-inch)
11. Curb Stops:

A. Compression fittings

i. Mueller B-25155-N 300 Ball (1½-inch and 2-inch)
12. Curb Box:

A. Extension type arch pattern Mueller H-10310 with stationary rod

B. Lid marked "WATER"
13. Pressure Tapping:

A. Tapping Sleeves:

i. Stainless steel meeting AWWA C223 and NSF 61; Mueller H-304, Smith - Blair 665, or Cascade Waterworks CST-EX

ii. Flange fasteners shall be 304-grade stainless steel

B. Tapping Valve:

i. Cast iron body, bronze fitted, resilient wedge gate valve with non-rising stem, standard operating nut and open in a counter clockwise direction. Resilient wedge tapping valves shall be Mueller T-2361 Series in accordance with AWWA C-515 and NSF 61
14. Sampling Station:

A. Unit shall be designed specifically for collecting bacteriological and other water samples at a designated point directly from the water main and shall be model Eclipse No. 88 with cold climate protection package as manufactured by Kupferle Foundry



VILLAGE OF HUNTLEY
10987 MAIN STREET
HUNTLEY, IL 60142
(847) 515-5200

STANDARD DETAILS - APPROVED MATERIAL LIST

SCALE: NTS	DRAWN/CHECKED CBBEL/TPF	DRAWING NUMBER
DATE: 1/1/2016	REVISED: 10/21/2021	-/-

REVISIONS			DATE
			06-14-2022
			11-28-2022
			01-28-2023
PROJECT STAFF			ISSUE
PROJECT MANAGER	ENGINEER	ENGINEER	1
			2
			3

BCI
CIVIL ENGINEERS, INC.
BONO CONSULTING, INC.
1601 BOND ST. SUIT 205 PH : (815) 220-9512
NAPERVILLE, IL 60563 FAX : (847) 623-3303
bbono@boniconsulting.com

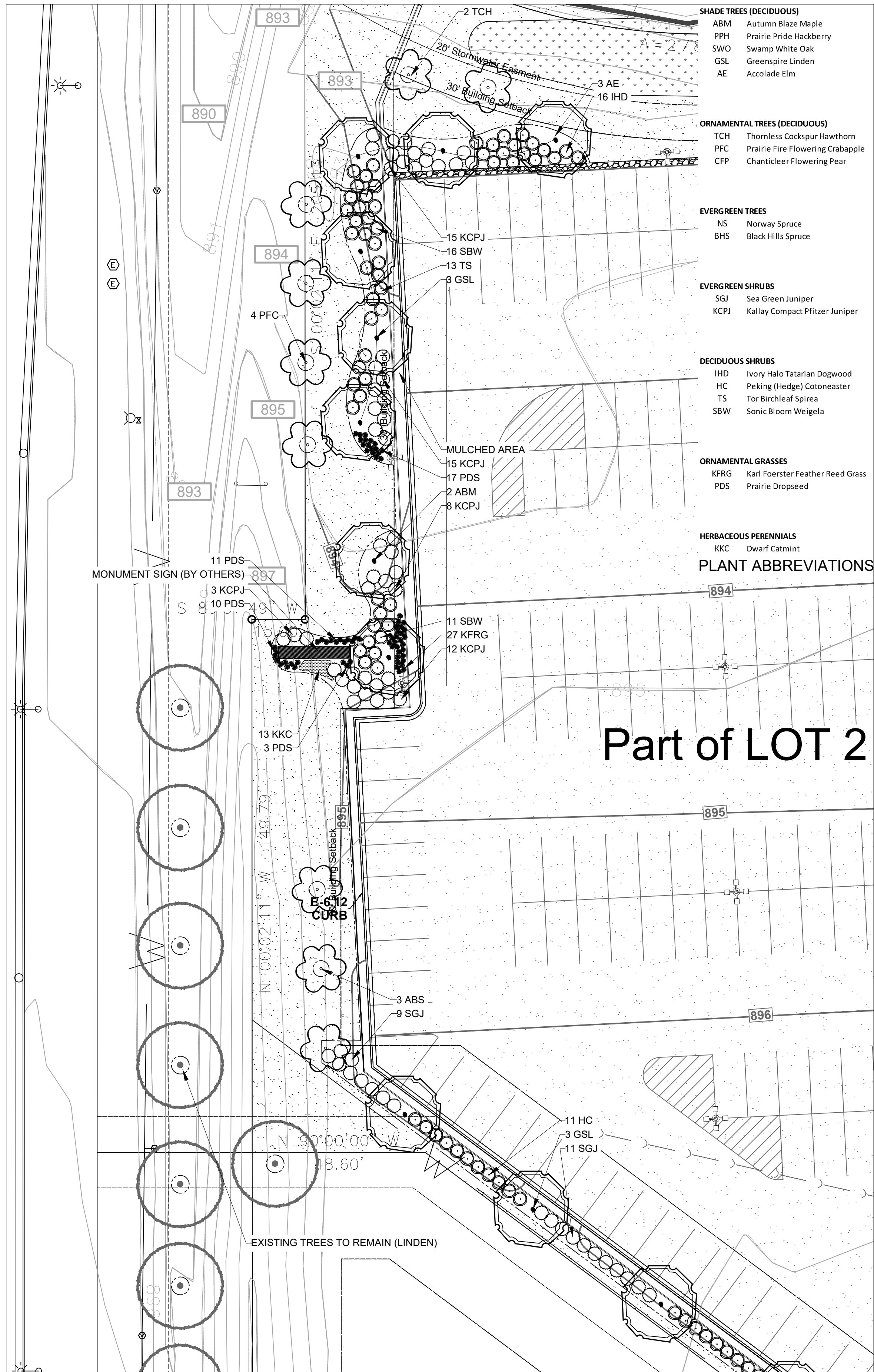
APPROVED MATERIALS LIST
NEW HUNTLEY FORD PARKING LOT
13900 AUTO MALL DRIVE., HUNTLEY, IL, 60142

PROJECT NO.: 22277	
BASE FILE:	
SHEET FILE:	
ISSUE DATE: SEPT 14, 2022	
SCALE: NTS	
SHEET NUMBER C-3.1	



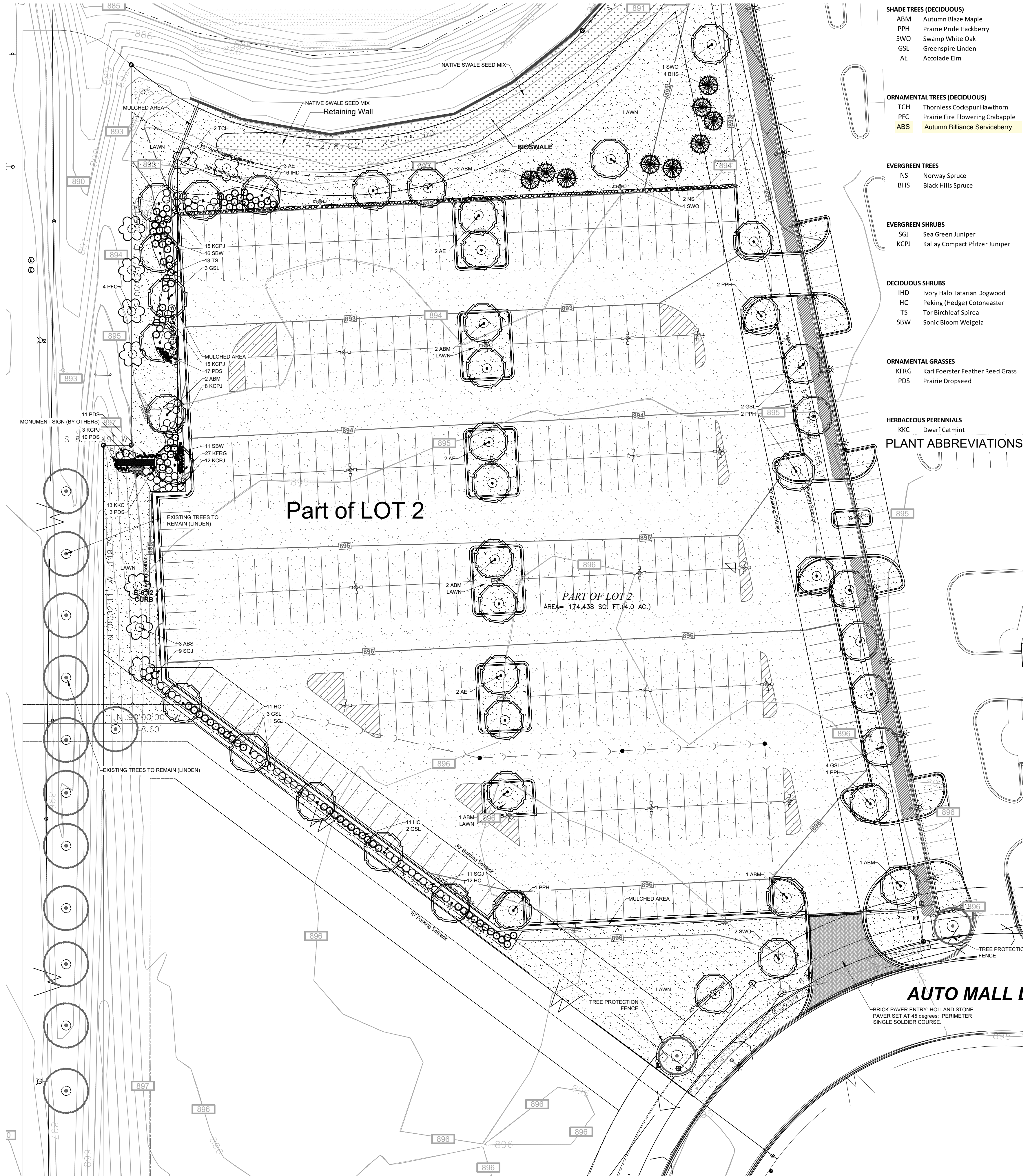
Joint
Utility
Locating
Information for
Excavators

Call 48 hours before you dig
(Excluding Sat., Sun. & Holidays)



ENLARGED LANDSCAPE PLAN

Scale: 1" = 20'0"

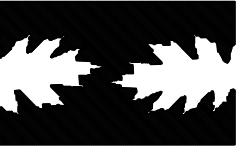


OVERALL LANDSCAPE PLAN

Scale: 1" = 30'0"

HELLER & ASSOCIATES, LLC

LANDSCAPE ARCHITECTURE
P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com



PROJECT

HUNTLEY FORD

13900 Auto Mall Dr.
Huntley, IL 60142

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
7.05.22	FIRST ISSUE
9.01.22	REVISED CIVIL
9.09.22	OWNER COMMENTS
9.14.22	PLANTING PLAN
10.10.22	REV VILLAGE REVIEW
11.08.22	REVISED CIVIL
11.22.22	REVIEW COMMENTS

These plans were prepared by:
W. David Heller, ASLA
Registered Landscape Architect
#157-000558

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

OVERALL LANDSCAPE PLAN

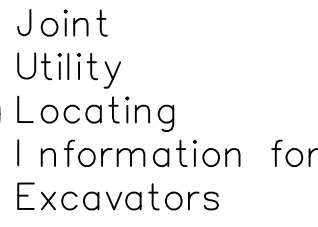
PROJECT MANAGER WDH

PROJECT NUMBER 22-044

DATE 11.22.22

SHEET NUMBER

L 1.0



Agrecol LLC
www.agrecol.com
10101 N. Casey Road
Evansville, Wisconsin 53536
Ph: 608-223-3571

<u>Botanical Name</u>	<u>Common Name</u>	<u>Ounces/Acre</u>
Permanent Grasses/Sedges/Rushes:		
<i>Andropogon gerardii</i>	Big Bluestem	10.00
<i>Bromus ciliatus</i>	Fringed Brome	36.00
<i>Carex comosa</i>	Bristly Sedge	5.00
<i>Carex vulpinoidea</i>	Brown Fox Sedge	1.50
<i>Elymus virginicus</i>	Virginia Wild Rye	36.00
<i>Glyceria striata</i>	Fowl Manna Grass	2.00
<i>Panicum virgatum</i>	Switchgrass	3.00
<i>Scirpus atrovirens</i>	Dark-Green Bullrush	0.50
<i>Scirpus cyperinus</i>	Wool Grass	0.25
<i>Sorghastrum nutans</i>	Indian Grass	16.00
<i>Spatina pectinata</i>	Prairie Cordgrass	8.00
Total		118.25

<i>Alisma subcordatum</i>	Common Water Plantain	2.00
<i>Asclepias incarnata</i>	Marsh (Red) Milkweed	6.00
<i>Aster novae-angliae</i>	New England Aster	2.00
<i>Desmodium canadense</i>	Canada Tick Trefoil	4.00
<i>Ratibida pinnata</i>	Yellow Coneflower	3.00
<i>Rudbeckia hirta</i>	Black-eyed Susan	2.00
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	2.00
<i>Solidago ohioensis</i>	Ohio Goldenrod	1.00
<i>Verbena hastata</i>	Blue Vervain	1.75
<i>Vernonia fasciculata</i>	Ironweed	2.00
Total		25.75

Total area (SF) of coverage of infiltration area:	5,600
Total area (acres) of coverage of infiltration area:	0.13

A technical cross-section drawing of a tree and its root system. The tree has a thick, textured trunk and a dense canopy of branches. Below the ground line, the root system is shown in detail, including a large central taproot and numerous lateral roots. The soil profile is depicted with different hatching patterns for various layers. A circular inset labeled '1' provides a magnified view of the root system, showing the intricate branching and the surrounding soil. The drawing is labeled 'DETAIL' and 'SH'.

PRUNE OUT DEAD & BROKEN BRANCHES; RETAIN NORMAL PLANT SHAPE

3" DEPTH THREADED HARDWOOD MULCH OVER SOIL BENE. DO NOT PLACE MULCH AGAINST SHRUB OR BURY BOTTOM BRANCHES

REMOVE SOIL AND SYNTHETIC THINE FROM 1/3 OF ROOTBALL. SCORE REMAINING 2/3 OF ROOTBALL

1/2 BAG 0-20-20 SLOW RELEASE FERTILIZER PLANT

SCORE ROOT BALL

DIG HOLE 2X WIDER THAN DIAMETER OF ROOT BALL

BACK FILL WITH SPECIFIED PLANTING MIX. AVOID AIR POCKETS BY TAMPING MIXTURE IN 4 LAYERS

WATER IMMEDIATELY AFTER PLANTING WITH 1/2 GALLON OF WATER

THOUGH AND DEEP, SLOW RELEASE WATER

PLANT SHRUB AT SAME LEVEL AS PREVIOUS GROWING CONDITION AT ROOT FLARE

FIBER POT

CONTAINER

CARE PLAN POT 1" DEEP

2 DETAIL DECIDUOUS SHRUB PLANTING (POTTED) SECTION

N.T.S.

PLANT SHRUB AT SAME LEVEL AS PREVIOUS GROWING CONDITION AT ROOT PLATE

- PRUNE OUT DEAD & BROKEN BRANCHES
- RETAIN NORMAL PLANT SHAPE
- 1/2" DEPTH SHREDDED HARDWOOD MULCH OVER SOIL RING. DO NOT PLACE MULCH AGAINST STEMS
- REMOVE BURLAP AND SYNTHETIC TUNING FROM TOP 1/3 OF ROOTBALL. SCORE REMAINING 2/3 OF BURLAP ONCE SHRUB IS IN
- INSTALL TWO SLOW RELEASE FERTILIZER PACKETS AGAINST ROOT BALL
- DIG HOLE 2X WIDER THAN DIAMETER OF ROOT BALL
- BACK FILL WITH SPECIFIED PLANTING MIX - AVOID AIR POCKETS BY TAMPING SOIL
- MULCH 4" PLANTS
- WATER IMMEDIATELY AFTER PLANTING WITH A THOROUGH AND DEEP - SLOW RELEASE WATERING

6 DETAIL

DECIDUOUS SHRUB PLANTING (B&B)

N.T.S. SECTION

PRUNE OUT DEAD & BROKEN BRANCHES, RETAIN NORMAL PLANT SHAPE
 IF DEPTH SHREDDED HARDWOOD MULCH OVER SOIL THING. DO NOT PLACE MULCH AGAINST STEMS OR BURY BOTTOM BRANCHES
 REMOVE BURLAP AND SYNTHETIC TWINE FROM TOP OF ROOTBALL. SCORE REMAINING 3/4 OF BURLAP
 INSTALL ONE SLOW RELEASE FERTILIZER PORTAL AGAINST ROOT BALL
 DID HOLE IS WIDER THAN DIAMETER OF ROOT BALL
 BACK FILL WITH SPECIFIED PLANT MIX - AVOID AIR POCKETS BY TAMPING MIXTURE IN 4" OF WATER IMMEDIATELY AFTER PLANTING WITH A THOROUGH AND DEEP SLOW RELEASE WATERING
 CAREFULLY REMOVE PLASTIC POT & SCORE ROOTS WITH A SHARP KNIFE

BALLED & BURLAPPED

POTTED

3 DETAIL

N.T.S.

EVERGREEN SHRUB PLANTING

SECTION

8

DETAIL

N.T.S.

ORNAMENTAL GRASS PLANTING

SECTION

SPACING OF ORNAMENTAL GRASS WILL VARY THE VARIETY OF ORNAMENTAL GRASS SPACING PLAN, IF NOT INDICATED ON A MATERIAL LIST

WATER IMMEDIATELY AFTER PLANTING AT THROUGH AND DEEP, SLOW RELEASE WATERING

PLANTING MIX DEPTH OF 9" TO BE ROTO-TILLED AT ALL PERENNIAL AREAS

9" POSSIBLE UNWEEDED HANDWORK MAY OR LEAF COMPOST

REMOVE BROWNED, DEAD OR DISEASED LEAVES/STEMS AFTER PLANTING

CAUTION: REPAIR PLANT FROM CONTIGUOUS ROOTS ON ALL SIDES, HAND TAP TO PROTECT PLANT

PLANT SHRUB AT SAME LEVEL AS PREVIOUS GROWING CONDITION AT ROOT BASE

SPACE EDGE WHERE PLANTING BEDS MEET

REMOVE ANY EXISTING SCARIFY EXISTING SUBGRADE

5 DETAIL

1" COMPACTED TRAFFIC BOND
LEVELING COURSE
1 1/2" COMPACTED AGGREGATE
(TOP SIZE 1/2" ASTM D 2943)
COMPACTED SUBGRADE

CONCRETE CURB & GUTTER
BRICK PAVER SOLDIER COURSE

BRICK PAVER FIELD

N.T.S.

BRICK PAVER APRON DETAIL

SECTION

PROJECT

13900 Auto Mall Dr.
Huntley, IL 60142

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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These plans were prepared by:
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Registered Landscape Architect
#157-000558

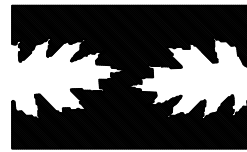
Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

LANDSCAPE DETAILS, NOTES, & SCHEDULES

PROJECT MANAGER	WDH
PROJECT NUMBER	22-044
DATE	11.22.22
SHEET NUMBER	

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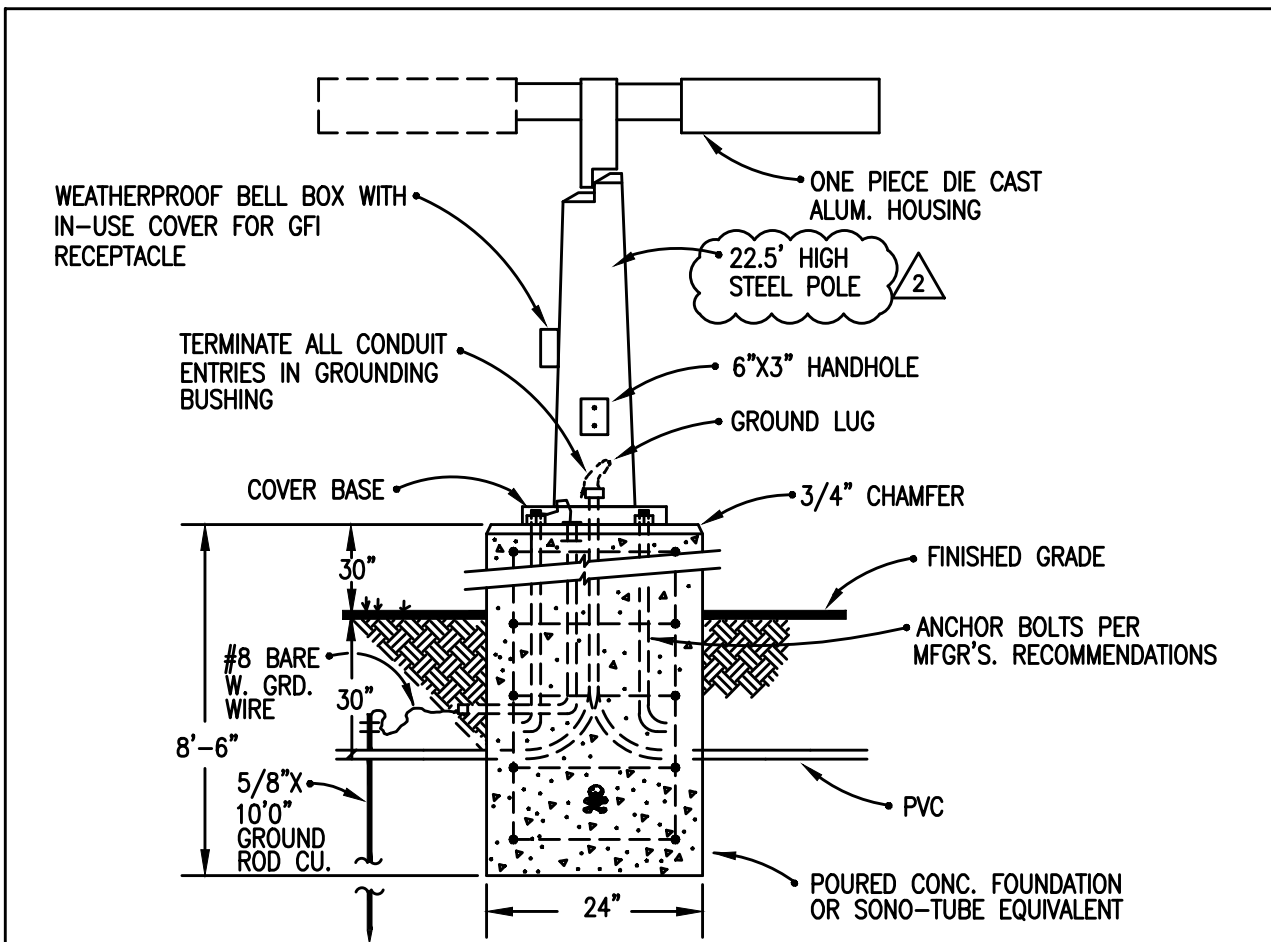


HELLER &
ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE

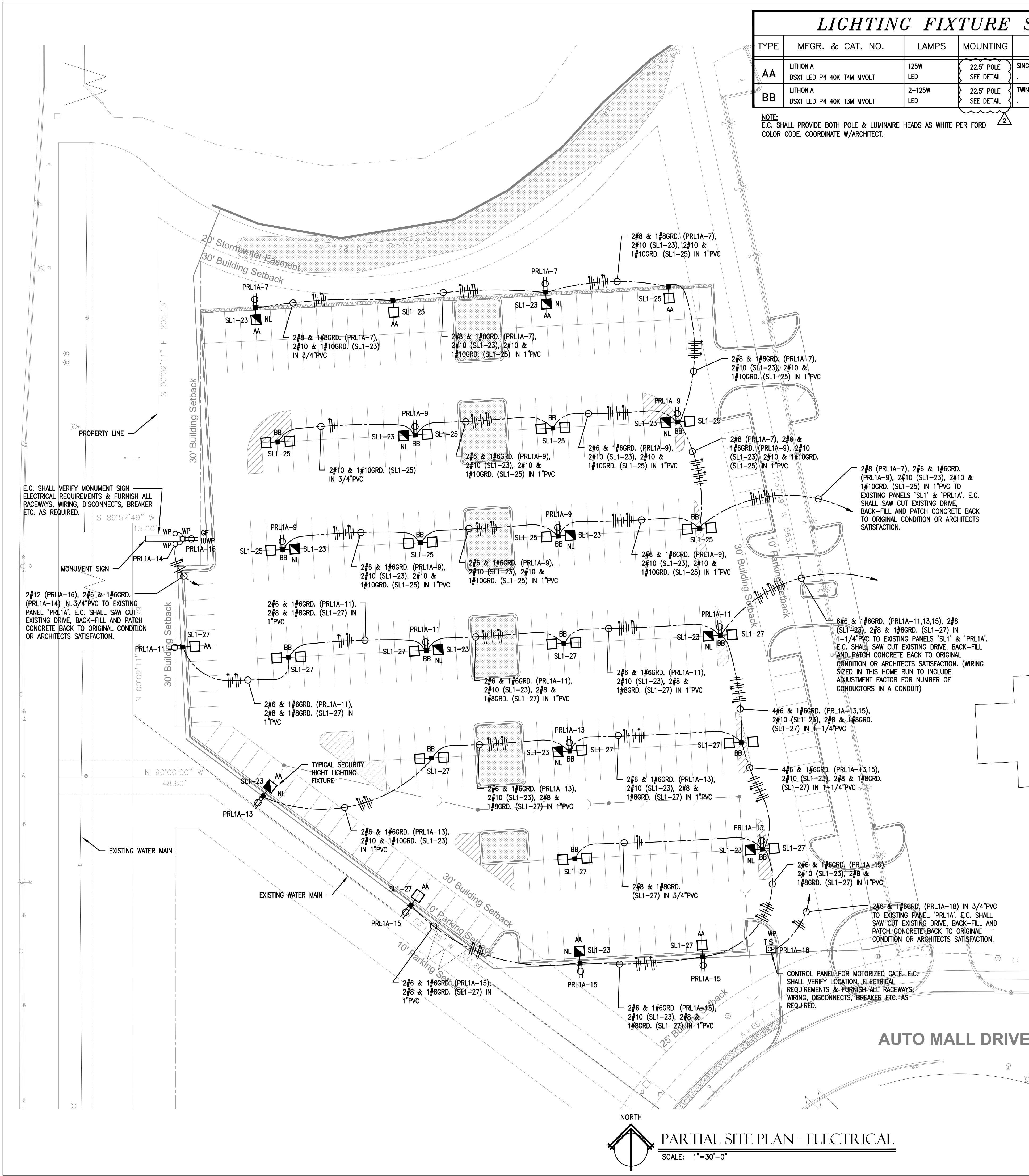
P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com

LIGHTING FIXTURE SCHEDULE					
TYPE	MFGR. & CAT. NO.	LAMPS	MOUNTING	REMARKS	VOLT
AA	LITHONIA DSX1 LED P4 40K T4M MVOLT	125W LED	22.5' POLE SEE DETAIL	SINGLE HEAD W/TYPE IV MEDIUM DISTRIBUTION	MVOLT
BB	LITHONIA DSX1 LED P4 40K T3M MVOLT	2-125W LED	22.5' POLE SEE DETAIL	TWIN HEAD W/TYPE III MEDIUM DISTRIBUTION	MVOLT

NOTE:
E.C. SHALL PROVIDE BOTH POLE & LUMINAIRE HEADS AS WHITE PER FORD
COLOR CODE. COORDINATE W/ARCHITECT.



TYPICAL PARKING LOT POLE BASE DETAIL
NO SCALE



PLAN NOTES:

1. ELECTRICAL CONTRACTOR SHALL FURNISH & INSTALL ALL RACEWAYS, WIRING, ETC. AS REQUIRED & ROUTE TO PANELS AND CIRCUITS AS INDICATED, UNLESS NOTED OTHERWISE. (MINIMUM #12 AWG WIRING IN 3/4\"
2. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A #12 GREEN GROUND WIRE IN ALL CONDUITS AS REQUIRED, UNLESS NOTED OTHERWISE.
3. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A SEPARATE NEUTRAL WIRE FOR EACH SINGLE PHASE LOAD AS REQUIRED. COMMON NEUTRALS FOR SINGLE PHASE BRANCH CIRCUIT ARE NOT ACCEPTABLE.
4. ALL UNDERGROUND CONDUIT SHALL BE SCHEDULE 80 PVC AND BE ROUTED A MINIMUM OF 42\"
5. ALL BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED TO PREVENT A VOLTAGE DROP THAT EXCEEDS THREE PERCENT (3%) OF THE NOMINAL VOLTAGE, FROM THE OVERCURRENT PROTECTION DEVICE OF THE BRANCH CIRCUIT TO THE FARTHEST DEVICE LOCATION.
6. ELECTRICAL CONTRACTOR SHALL SPLICE ANY 20A BRANCH CIRCUIT WITH WIRING INCREASED IN SIZE DUE TO VOLTAGE DROP, AT THE DEVICE CONNECTION LOCATION, AND EXTEND VIA #12 AWG WIRING FOR FINAL TERMINATION, AS REQUIRED.

EXTERIOR LIGHTING CONTROL NOTES:

1. ALL EXTERIOR LIGHTING SHALL BE CONTROLLED VIA PHOTOCELL, SO THAT ALL EXTERIOR LIGHTING SHALL BE AUTOMATICALLY TURNED OFF WHEN DAYLIGHT IS PRESENT PER IECC C405.2.6.1.
2. ALL EXTERIOR LIGHTING SHALL BE CONTROLLED VIA 7-DAY ELECTRONIC TIMECLOCK CAPABLE OF BEING SET FOR SEVEN DIFFERENT DAY TYPES PER WEEK. SHALL INCORPORATE AN AUTOMATIC HOLIDAY SETBACK, AND SHALL BE CAPABLE TO PREVENT THE LOSS OF THE PROGRAM AND TIME SETTINGS FOR A MINIMUM OF 10 HOURS IN THE EVENT OF A LOSS OF POWER PER IECC C405.2.6.4.
3. ALL BUILDING FAÇADE AND LANDSCAPE LIGHTING SHALL ALSO BE AUTOMATICALLY TURNED OFF NO LATER THAN 1 HOUR AFTER BUSINESS CLOSING AND TURNED ON NO EARLIER THAN 1 HOUR BEFORE BUSINESS OPENING PER IECC C405.2.6.2.
4. ALL PARKING LOT AND WALKWAY LIGHTING SHALL ALSO BE CIRCUITED SO THAT NOT LESS THAN 30 PERCENT OF THE LIGHTING LOAD (IN WATTAGE) SHALL BE AUTOMATICALLY EITHER: (1) TURNED OFF NO LATER THAN MIDNIGHT AND TURNED ON NO EARLIER THAN 6AM, OR (2) TURNED OFF NO LATER THAN 1 HOUR AFTER BUSINESS CLOSING AND TURNED ON NO EARLIER THAN 1 HOUR BEFORE BUSINESS OPENING PER IECC C405.2.6.3.

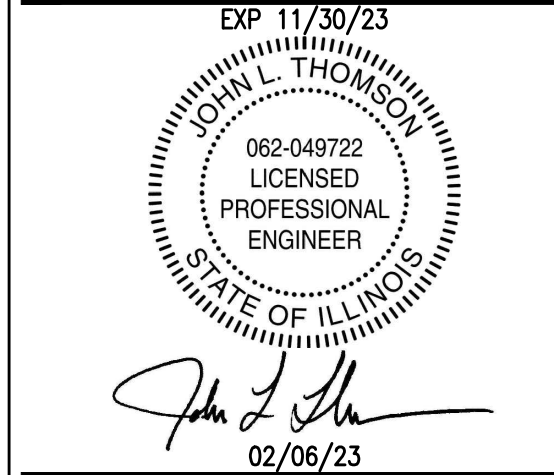
Hansen Palmer Associates Ltd.
Consulting Engineers
517 W. Main Street West Dundee, Illinois 60118
(847) 836-9818 (847) 836-9821 Fax
Email: r2p@hansenpalmer.com
www.hansenpalmer.com
PROFESSIONAL DESIGN FIRM LICENSE NO. 184.001209

PROJECT TITLE:

HUNTLEY FORD

13900 AUTO MALL DRIVE
HUNTLEY, IL 60142

NO.	DATE	DESCRIPTION
2	02/06/23	REVISIONS PER HUNTLEY
1	11/11/22	REVISIONS PER HUNTLEY
1	09/13/22	ISSUED FOR PERMIT



DRAWING TITLE
SITE PLAN - ELECTRICAL

PROJECT NO. 22247	PROJECT MANAGER NDA
CAD FILE	DRAWN BY NDA
DATE AS NOTED ABOVE	CHECKED BY JLT

DRAWING NO.

E000



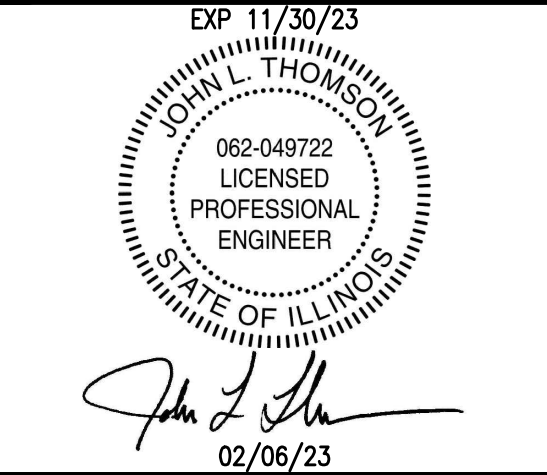
Schedule							
Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF
AA	9	Lithonia Lighting	DSX1 LED P4 40K T4M MVOLT	DSX1 LED P4 40K T4M MVOLT	1	14181	0.95
BB	17	Lithonia Lighting	DSX1 LED P4 40K T3M MVOLT	DSX1 LED P4 40K T3M MVOLT	1	14073	0.95

Statistics					
Description	Symbol	Avg	Max	Min	Avg/Min
Calc Zone Property Line	□	0.3 fc	1.4 fc	0.0 fc	N/A
Calc Zone Parking Lot	+	4.9 fc	6.6 fc	1.2 fc	5.5:1

Hansen Palmer Associates Ltd.
Consulting Engineers
517 W. Main Street West Dundee, Illinois 60118
(847) 836-9818 (847) 836-9821 Fax
Email: r2p@hansenpalmer.com
www.hansenpalmer.com
PROFESSIONAL DESIGN FIRM LICENSE NO. 184.001209

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13900 AUTO MALL DRIVE
HUNTLEY, IL 60142

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1	11/11/22	REVISIONS PER HUNTLEY
	09/13/22	ISSUED FOR PERMIT



DRAWING TITLE
SITE PLAN - LIGHTING - PHOTOMETRICS

PROJECT NO. 22247	PROJECT MANAGER NDA
CAD FILE	DRAWN BY NDA
DATE AS NOTED ABOVE	CHECKED BY JLT

DRAWING NO.
E000P
Copyright © 2022 Hansen Palmer Associates, Ltd.

GENERAL NOTES AND SPECIFICATIONS

- Prior to submitting his bid, the Contractor shall carefully examine the drawings and specifications. The Contractor shall visit the project site and thoroughly acquaint himself with all existing conditions and determine how they effectively work, and inform himself with all matters that can in any way affect the work or cost thereof. He shall include in his bid any alterations, relocation, rerouting, etc. of existing facilities, wiring, conduit, panelboards required for installation of new work. Under no circumstances will the Contractor be given consideration for additional compensation due to his neglect to comply with the foregoing requirements. Should this contractor find discrepancies in, or omissions from the drawings, specifications, or other documents, or should he be in doubt as to their meaning, he should notify the architect at once and obtain clarification prior to installation.
- All work shall be done in accordance with National Electrical Code, Fire Prevention Codes, Local Codes, and any other requirements applicable to this job. Electrical Contractor shall submit any required drawings for approval to any agencies requiring them, and obtain necessary permits at no additional bid costs. All equipment furnished shall be NEMA Standards and shall be U.L. listed.
- These drawings are diagrammatic and do not necessarily indicate every junction box, fitting, etc. required.
- The Electrical Contractor shall include in his bid any variances required by applicable codes.
- Protect existing building structure and grounds from any damage which may occur during installation of new work. Any damage to existing facilities will be replaced or restored to the original condition and satisfaction of the work by the owner.
- All equipment shall be installed complete, furnishing any required disconnects, junction boxes, etc. for a complete and working installation. Unless otherwise specified, the Electrical Contractor shall furnish and install conduit and wiring for all electrically operated equipment, including final connections to same.
- The Electrical Contractor shall provide a written guarantee that all equipment installed by the Electrical Contractor as well as the electrical installation is free from mechanical and electrical defects. The Electrical Contractor shall assume liability for any cost. The Contractor at his cost shall replace and/or repair to the satisfaction of the Owner and/or manufacturer. Installation instructions any parts of the installation which may fail within a minimum period of 24 months, or as defined in the front end documents, from the date of final construction acceptance in accordance with the contract documents, provided that such failure is due to defects in material, workmanship or failure to follow the specifications and drawings.
- All conductors shall be copper type THHN/THWN 600 volt. Minimum size #12 AWG.
- Provide all labor and material required for completion of the work in Division 26/27. This includes work not specifically indicated but reasonably inferred for proper completion of the work.
- All local, state, and federal taxes applicable to this project shall be included.
- Remove rubbish as fast as it accumulates.
- All cutting, drilling, and patching shall be done by this Contractor. Under no circumstances shall structural work be cut without the approval of the owner or the Architect.
- All transformers, panelboards, starters and disconnect switches shall be labeled by use of plastic laminated name plates.
- Disconnect switches shall be fused or non-fused as required by local code. NEMA 1 or NEMA type 3R where required per owners operation.
- Contractor shall install all equipment, wire and cable. The Contractor shall be responsible for obtaining all installation drawings and wiring diagrams from the equipment manufacturer. All equipment shall be installed according to the manufacturer's specification and recommendations. Contractor shall make final connections and terminations.
- This contractor shall receive tailgate delivery. Receive, handle, and store electrical items and materials at the project site as directed by Owner. Materials and electrical items shall be so placed that they are protected from damage and deterioration. Provide protection from weather and vandalism.
- Install all items furnished by owner as indicated on the drawings and specifications.
- Protect conduit and wireway openings against the entrance of foreign matter by means of plugs or caps. Cover materials, equipment and devices furnished or installed under this section or otherwise protect against damage from any cause, both before and after installation. Materials, equipment, or device damaged prior to final acceptance of the work shall be restored to their original condition or replaced.
- Contractor shall install entire systems, including conduits, boxes, cabinets, panels, etc. so as to insure proper ground continuity throughout the system.
- Contractor shall test all circuits, equipment, etc. for polarity, ground continuity, ground faults, shorts, etc. prior to operating any electrical item or equipment. Upon installation in operation, test for each proper function, and show systems and equipment to be free of defects. Record and document load amperage and terminal voltage of each panelboard, motor, etc., where applicable. Furnish copies to owner.
- Upon connecting all circuits to panels, the Contractor shall balance the load in spheres to +5% between phases for each panel.
- The base bid shall not contain any substitutions. Where an item of material or equipment is specified to be of Square D, Eaton, G.E. or Siemens manufacturers make, the base bid shall include such material or equipment as specified.
- No substitutions subsequent to the acceptance of the Contractor shall be made, except by the written consent of the Owner. Should the Contractor desire to substitute another material or article for a material or article specified, he shall apply for such permission and state the credit or extra involved by the use of such material or article. He shall also provide samples and data for the Owner's engineers.
- Any variation, modifications or substitutions from the contract documents because of shop practices standard with the supplier must be specifically mentioned by the Contractor when submitting drawings and specifications in order that, if acceptable, suitable action may be taken for proper adjustment of engaging materials; otherwise, the Contractor will not be relieved of the responsibility for executing the work in accordance with the contract, even though the shop drawings, schedules or data have been reviewed by the engineer. Approval of any modification will be made in order that the Owner and to effect on improvement in the work with the understanding that it does not involve any increase in the contract price either directly or indirectly does not involve any increase in the completion time; that it is subject to all contract stipulations and covenants, and that it is without prejudice to any and all rights of the Owner under the contract bond or bonds. The Contractor submitting changes or modifications for review shall assume all responsibility in connection with the engagement of the work in question with that of the Contractor or Subcontractors and shall reimburse them for the cost of any change to their work which may arise therefrom.
- The review of drawings, schedules, or data will be general and will not relieve the Contractor from the responsibility for adherence to the contract, nor shall it relieve him of the responsibility for errors in dimensions or errors of any other sort in shop drawings or schedules. Contractor shall take actual field measurements where possible before submitting shop drawings for work engaging that already is in place before submitting shop drawings for review. It shall be the responsibility of the Contractor to submit shop drawings sufficiently in advance of shop or field requirement to insure engineer's ample time for checking same, including time for correcting, re-submission, and re-check if necessary, so as not to delay the progress of work. No claim for extension of time will be granted the Contractor by reason of his or his Subcontractors or vendors failure in the respect.
- The Contractor shall maintain one master drawing set, on the job site, tagged "contract record drawings". The Contractor shall daily (minimum) review the drawings and mark field required changes or revisions in red, initial and date. All deletions are to be marked in green, initialed and dated. Final payment to the Contractor will not be made of any retainment, until the owner receives and approves the field record drawing set. The Contractor shall have responsibility to accurately record drawing deviations due to field conditions, and approved deviation from the drawing.
- Provide 'As-Built' electronic (pdf) and hard copy reproducible drawings and submit to architect and engineer. As-built should indicate exact: circuit numbers, locations of all devices, ceiling fixtures, conduit raceway for telecommunications and power distribution systems as installed.
- Prior to submittal or proposal, Contractor shall have fulfilled the following requirements:
 - A. All Contractors and bidders shall carefully examine the site of the work and the adjacent premises, and each shall conduct the necessary examinations to thoroughly acquaint himself with the facilities for handling of equipment and for the receiving and storage of materials. The Owner shall designate a secure site within the facility for the Contractor's tools and materials.
 - B. Each Contractor shall acquaint and coordinate himself with the Utility Company, the location of the services, utilities, structures, etc. which may be encountered or be affected by his work, and shall be responsible for any damage caused by neglect to provide proper precautions or protections. The Owner shall not be held responsible or liable for damages, repairs, etc.
 - C. Pleas of ignorance of existing conditions and foreseeable conditions which would create difficulties in the execution of the work will not be accepted as an excuse for any failure on the part of the Contractor to fulfill in every detail all of the requirements of the specifications and/or drawings. Furthermore, a pleas of ignorance will not be acceptable as a basis for any claim whatsoever for additional compensation.
- The Contractor agrees to indemnify and hold harmless the Owner, the engineer, their agents and employees, from and against all loss or expense not otherwise insured against (including costs and attorney's fees) by reason of liability imposed by law upon the owner or engineer in connection with the contract work for damages because of bodily injury, including death at any time resulting therefrom, sustained by any person or persons or on account to damage of property, including loss of use thereof, weather said liability is caused by or contributed to (i) by said Owner, Engineer, their agents or employees. (ii) by said Contractor or a Subcontractor or their agents or employees or (iii) by others.
- This indemnity agreement shall impose liability on Contractor only to the extent permitted by the laws of the state governing performance thereof, and any provision hereof not permitted by such laws is expressly deleted from said Contract.
- Said indemnification shall be insured by the Contractor's carrier or carriers, primary and excess, if applicable. Certificates of insurance shall identify specifically the agreements covered. Limits of liability for this coverage shall be no less than those required for the comprehensive general liability policy. However, any such limits on liability for this coverage shall not limit the Contractor's indemnification obligation under the sub-paragraph above.
- The Contractor shall provide the Owner with a detailed report on each and every accident to either his workmen or to others, in order that information may be available to the Owner in case of a third party suit filed at a later date.
- All fuses feeding H.V.A.C. equipment shall Bussmann Dual Element Fusetron "FRS-R" or "TRN-R". All fuses feeding distribution and panels shall Bussmann "LPS-R" or "LPN-R" unless noted otherwise.
- Costs of service and facilities: The Contractor shall obtain all necessary permits, licenses, etc. and shall pay all costs incident to the furnishing, installation, and maintenance of services and facilities required for the duration of the work. Owner shall obtain the general building permit, if required.
- Electrical Contractor shall furnish to Engineer electronic (pdf) Shop Drawings for all electrical switchgear, panelboards, lighting fixtures, wiring devices, fire alarm system, etc. for review prior to any and all purchases/installation.
- E.C. shall refer to all mechanical, plumbing and architectural drawings for exact locations and characteristics of all equipment. Any modification and/or additional work necessary shall be included in the base bid.
- All circuit breakers for panelboards shall be of the bolt-on type, rated for switching duty and rated for the available fault current (Minimum 10,000 AIC for 120/208v and 14,000 AIC for 277/480v)).


- All directories shall be typed with proper designation of equipment served.
- Circuit breakers sizes and quantities are for the convenience of the bidders only. The E.C. shall be responsible for verifying and supplying all required branch circuits.
- Branch circuit breakers of 2P. and 3P. Configuration and shall have a common trip.
- E.C. shall provide local remote disconnecting means for all electric heating equipment if required by local code.
- E.C. shall wire and install magnetic motor starter F.B.O. E.C. shall coordinate with other contracts so that starter is furnished with hand-off-auto selector switch red "Running" pilot light, and engraved plastic nameplate, indicating the equipment served on the cover and include all costs in base bid ensure same. E.C. shall route power wiring from equipment thru starter to panel serving equipment. Interlock wiring by F.B.O. unless otherwise noted.
- All hanger and/or rod support systems shall be supported to the bottom rib of the metal deck, where applicable.
- Light fixtures shall be chain or rod supported from the structure.
- The contractor shall verify the ceiling construction type before ordering lighting fixtures with architectural details to confirm proper mounting.
- Each light, receptacle or other miscellaneous device shall be provided with a galvanized or sherardized pressed steel outlet box of the knockout type, or not less than no. 14 U.S. gauge steel. Conduits shall be fastened with lock nuts and bushings and all unused knockouts must be left sealed. There must be sufficient room for wires and bushings and deep boxes shall be installed where required. Boxes shall be securely and adequately supported.
- In suspended ceilings, support conduit and junction boxes direct from the structural slab, deck, or framing provided for that purpose, lighting branch circuit conduits shall not be clipped to the ceiling support wires or splice unless the ceiling system has been specifically designed for that purpose and approval granted by architect.
- Where floor fittings require penetration of the floor slab, there shall be a standard device listed by U.L. for the purpose and have a U.L. fire rating equal to the floor rating. All core sizes and locations shall be submitted to architect for approval and submission to structural engineer prior to coring.
- E.C. shall X-ray the existing slab areas that are to be cored or cut, so as to alleviate cutting of rebar, conduits, piping, etc. that may by routed in the existing slab.
- Furnish and install circuit breaker panelboards as indicated on the drawings. All panelboards shall meet the requirements of the latest National Electrical Code and applicable UL and NEMA standards. Panelboards shall be of dead front construction equipped with thermal magnetic molded case circuit breakers of frame size and trip ratings as shown on the drawing. Panelboards shall be 600 volt rated. Panelboards shall be NEMA 1 rated.
 - A. Circuit breakers shall be bolt-on thermal-magnetic molded case circuit breakers. Breakers shall be 1,2, or 3 pole with an integral crossbar to assure simultaneous opening of all poles in multiple circuit breakers. Breakers shall have an overcenter, trip-free, toggle-type operating mechanism with quick-make, quick-break action and positive handle indication. Handles shall have "ON" and "TRIPPED" positions. Switching duty circuit breakers shall be marked "SWD".
 - B. Panelboard bus structure and main lugs or main circuit breakers shall have current ratings as shown on the drawing. Such ratings shall be established by heat rise tests, conducted in accordance with UL Standard 67. Bus structure shall be insulated. Bar connections to the branch circuit breakers shall be the "distributed phase" or phase sequence type and shall accept bolt-on circuit breakers. All current carrying parts of the bus structure shall be 98% conductivity copper and plated. Neutrals shall be fully rated.
 - C. The panelboard bus assembly shall be enclosed in a steel cabinet. The rigidity and gauge of steel to be as specified in UL Standard 50 for cabinets. Wiring gutter space shall be in accordance with UL Standard 67 for panelboards. The box shall be fabricated from galvanized steel or equivalent rust resistant steel. Each front shall include a door and have a flush, cylinder tumbler-type lock with catch and spring-loaded stainless steel door pull. All panelboard locks shall be keyed alike. Fronts shall have adjustable indicating trim clamps which shall be completely concealed when the door is closed. Doors shall be mounted with completely concealed steel hinges. Fronts shall not be removable with door in the locked position. A circuit directory frame and card with a clear plastic covering shall be provided on the inside of the door. Each circuit used shall be typed with circuit use and location used. Spare circuits shall be labeled "spare".
 - D. Each panelboard, as a complete unit, shall have a short circuit rating equal to or greater than the integrated equipment rating shown on the drawings. This rating shall be established by testing with the overcurrent devices mounted in the panelboard. The short circuit tests on the overcurrent devices and on the panelboard shall be made simultaneously by connecting the fault to each overcurrent device with the panelboard connected to its rated voltage source. Method of testing shall panelboard short circuit current or greater. Testing of panelboard overcurrent devices mounted is not acceptable. Also, testing of the bus structure by applying a five minute fault to the bus structure alone is not acceptable. Panelboards shall be marked with their maximum short circuit current rating at the supply voltage and shall be U.L. listed.
 - E. Panelboards shall be listed by Underwriters Laboratories and shall bear the U.L. label. When required, panelboards for use as service entrance equipment shall be so labeled.
- All power conductors are to be terminated, spliced, or connected utilizing "thru-press" or equal mechanically compressed lugs, splices or taps. Only the correct die is to be used for the compression.
- EXCEPTION - No. AWG and smaller terminated on circuit breakers, switches, devices or cable terminated directly on circuit breaker lugs provided, lighting and receptacle branch circuits may use "wing nuts" or "wire nuts" installed in an approved manner.
- The contractor shall provide temporary power and wiring as req'd for the performance of all trades, for the entire period of construction and shall remove all temporary wiring at the completion of construction. The E.C. shall provide an allowance for separately metering all temporary construction power via a ceco meter unit. Verify exact sources available in building with Owner and include all costs for raceway, cable, meter socket,

- service switch, etc. for a complete installation. Contractor may utilize meter installation for this project and include all costs to ceco for activation and deactivation. Submit detailed installation sketch to landlord and engineer for approval prior to commencement of work.
- All conduit unless noted shall be Electrical Metallic Tubing type "EMT" with steel gland or compression couplings and connectors only. All conduit, unless noted, shall be supported on Unistrut or Kindorf channel with two piece conduit straps. Conduit mounted on equipment frames may be mounted with "Minnie" type conduit straps. One hole straps are not allowed. All conduit in outdoor exposed areas shall be Intermediate Metallic Conduit type "IMC" or Rigid Metallic Conduit type "RMC", with Sealrite final connections. Spring type (Caddy or equal) shall not be allowed. Use of "one-hole" straps shall not be allowed.
- Conduit and EMT fittings shall be made of steel or malleable iron. Die-cast fittings of pot metal will not be acceptable. Set-screw or indenter type fittings shall not be used.
- This contractor shall install size of conduit called for on drawings and as scheduled above and shall not reduce size of conduits to suit wire fill capacity. Minimum size of conduit shall be 3/4" unless otherwise noted. This contractor shall leave a wire pulling line in all conduits which are not filled to capacity. The E.C. shall verify all conduit size prior to installation. Notify the engineer immediately of any conflict.
- Wireways or troughs are permitted as required per the electrical drawings for a specific use. Electrical contractor shall furnish and install properly sized junction or pull boxes as may be required.
- Minimum conduit size shall be 3/4" for general lighting and power circuitry unless otherwise indicated and/or required by code.
- Flexible conduit connections to recessed lighting fixtures shall be made with flexible steel conduit, 3/8 inch minimum.
- Final connection to movable devices, or devices that may transmit vibration shall be final connected with flexible metallic conduit (greenfield) or liquid-tight flexible conduit. (motors, transformers, duct mounted devices, etc.).
- All conduits shall be rigidly supported by means of approved conduit hangers or clamps firmly anchored in place and spaced at intervals not to exceed 7'-0". All exposed conduit shall be racked and parallel or perpendicular to walls and structural members with 90° bends where required. Pull and junction boxes shall be held to a minimum. This contractor shall be responsible for providing all rods, angles, rails, struts, brace plates, platforms, etc. required for suspension or support of conduit and equipment and all straps, clamps, threaded rods, turnbuckles, anchors, etc. and miscellaneous specialties for the attachment of hangers and supports to the structure. All conduit fasteners, straps, supports and etc., must be "bolt-on" galvanized steel on exposed construction. Single conduit supports shall be Minnerico or equal. Spring type clamps are not allowed.
- Ends of all metallic conduits shall be equipped with insulated grounding bushings. Ends of all conduits shall be temporarily capped prior to installation and during construction to exclude foreign material. Upon the completion of construction the open end of conduits or sleeves shall be sealed watertight.
- All conduit raceways and boxes for all systems shall be installed where required, tight-up to bottom of structural beams and supported from concrete floor deck above.
- All conduit runs shall be installed above and over top of all new ductwork piping, conduits, pull boxes, etc. with provision for all necessary accessible pull boxes and conduit bends not to exceed code requirements for number of bends.
- Wire no. 8 and smaller for use in interior dry locations shall be type THWN or THHN thermoplastic 600 volt insulated copper conductors. Feeders and power wiring no. 6 or larger shall be type THWN or THHN 600 volt insulated copper. Wire which is installed in raceway in moist or damp locations shall be THWN, 600 volt insulated copper conductors. No wire smaller than no. 12 AWG shall be used for lighting or power wiring. Wire no. 10 and smaller may be solid, wire no. 8 and larger shall be stranded, all wire and cable shall be copper.
- E.C. shall furnish and install all cable support all low voltage wiring with saddles located every 7'-0" o.c. in areas above accessible ceilings and / or exposed ceilings, as required. Bridge rings and plastic wire straps are NOT acceptable. Low voltage wiring routed in walls and / or non-accessible ceiling spaces shall be routed in 3/4"C min. as required.
- E.C. shall provide "3M" fire-seal systems for all cores and raceway penetrations in fire rated walls and floors. Fire rate wall and ceiling penetrations, etc. using "GP-25" caulk, "303" putty and/or "flame-seal" putty as per manufacturer instructions to maintain existing, and new fire ratings. Verify fire rating conditions and locations prior to final bids. All open conduit sleeve penetrations shall be fire-sealed inside by E.C. after cable(s) are completely installed. Sealing methods shall be provided by E.C. subject to approval of cable contractor.
- Numbered circuits shown on plan are for the conveyance of design only. Actual field conditions will affect circuitry. Indicate the actual circuit numbers installed on the 'As-Built' drawings.
- Unless otherwise specified, the Electrical Contractor shall furnish and install conduit, wiring, and disconnects for all electrically operated equipment, including final connections to same.
- Contractor shall install all equipment, wire and cable. The Contractor shall be responsible for obtaining all installation drawings and wiring diagrams from the equipment manufacturer. All equipment shall be installed according to the manufacturer's specifications and recommendations. Contractor shall make final connections and terminations.
- Installation Standards
 - A. All conduit raceways and boxes for all systems shall be installed where required. Tight-up to bottom of structural beams and supported from concrete floor deck above.
 - B. All conduit raceways and boxes for all systems shall be parallel or perpendicular to walls, including if recessed. Route conduits below bottom of top rung of bar joist. Conduits shall NOT be routed in cavity of metal-corrugated floor decking or in cavity of metal-corrugated roof decking.
 - C. Conduit runs or pullboxes shall not block or prevent full complete access and/or operation of new or existing HVAC equipment, access doors, piping valves, junction boxes, fan power/VAV boxes, main return air ducts, pullboxes, cleanouts, etc.

- Conduit and pullboxes to be installed below new or existing ductwork, and shall be mounted tight up to bottom of duct with 90 deg. bends up sidewalk of duct. Supports shall not penetrate into ductwork or shall be independent of ductwork supports. Direct contact of conduit raceway systems with ductwork or piping shall be provided with vibration separation method approved by engineer.
- The general contractor and subcontractors shall be held to have examined the construction site with respect to construction drawings, actual field conditions, door frame heights, piping obstructions, ductwork heights and levels, floor levels, ceiling heights, etc. prior to final bids.
- In the event that conflicts, if any, cannot be settled, rapidly and amicably between the affected trades, with work rapidly proceeding in a workmanlike manner, then the Owner shall decide which work is to be relocated and his judgement shall be final and binding to the Contractor.
- No measurement of a Drawing by scale shall be used as a dimension to work by. The Drawings are not intended to show location or accurate details of the building in every respect. Exact locations and relations are to be defined in the field and shall be satisfactory to the Owner. This Contractor shall take all field measurements and shall be responsible therefore.
- Contractor shall compare Drawings and Specifications, checking all measurements and determine intent of Contract Documents. Discrepancies shall be brought to the Owner's attention for interpretation.
- The right is reserved to make any reasonable change in location of outlets and equipment prior to roughing-in without involving additional expense. Any change from the electrical Drawings as is necessary to make the work of this Contractor conform to the building as constructed and to fit the work of other trades shall be included in the Contractor's Contract and installed without extra costs.
- The Contractor shall determine the intent of the Contract Documents and provide any and all means and methods to achieve that intent.
- This contractor shall review Entire Set of Contract Documents; including but not necessarily limited to all architectural, all structural, all mechanical, all electrical, all plumbing, and the Entire project manual. This contractor shall acknowledge and include in his scope of work (contract) all conditions pertinent to the completion of his work. He shall fully coordinate his work with the installation of work by other trades and make necessary field adjustments as required to accommodate his work. All of the above shall be included in the scope of work at no additional charge to owner.
- Specific voltage and current requirements on the electrical drawings shall not relieve this contractor of the responsibility to verify the voltage prior to purchasing or rough-in work. This contractor shall review all devices furnished by his contract and devices furnished by other contractors are in agreement with the data shown on the drawings. The E.C. shall provide feeders, cable and devices that are in accord with code.
- All instruments, apparatus and equipment shall be tested and proved to be electrically and mechanically without defects. The electrical system shall be tested for grounds or shorts. If the trouble is within the circuit wiring, all shorted or grounded wires shall be replaced and then re-tested. All meters, cables, equipment or apparatus necessary for making all tests shall be furnished and provided by this contractor. Any testing or equipment must conform to OSHA requirements.
- This contractor shall establish safe working procedures for the protection of the workmen in all phases of work, complying with the applicable provisions of all city, state and federal safety laws (OSHA). This shall include "lock-out/tag-out" and required grounding. Work under this contract shall not be done on energized circuits.
- The drawings may not show complete or accurate details of the existing facility in every respect. Exact locations and relations are to be determined in the field and shall be to the satisfaction of the owner. This contractor shall verify and be responsible for all field measurements and exact equipment locations.
- All non-electrical work (i.e. coring, painting, etc.) shall be performed by a competent mechanic skilled in his particular field or trade in a neat and workmanship-like manner. These costs shall be included in the contractor's base bid though work shall be performed by others.
- Access to work areas, including work scheduled therein, must have prior approval of the owner. All work areas will be kept clean by this contractor with thorough clean up at end of each day's work. All existing electric service equipment is to remain operational during the construction period. Any temporary wiring or rerouting of circuitry to achieve this is by the electrical contractor. Any shutdown of systems, or power down shall be scheduled and approved in writing by the building owner.
- Provide necessary start-up and instruction for all equipment and systems to ownerships designated employees. Also submit operating instructions, maintenance schedules and part lists for all equipment and systems to ownership to enable maintenance / supervisory personnel to install, repair and maintain the equipment properly.
- Materials and equipment shall be new and listed and/or labeled by U.L., or city approved testing lab.
- The contractor shall notify the engineer and owner in writing of any existing materials or apparatus believed to be inadequate, unsuitable in violation of laws, ordinances rules or regulations of authorities having jurisdiction.
- All materials and equipment shall be erected, installed, tooled, connected, cleared, adjusted, tested, conditioned, and placed in service in accordance with the manufacturer's directions and recommendations.
- Verify code clearances for all new electrical work before proceeding with construction. Coordinate usage of available space with all trades. In the event of conflicts, notify the engineer before proceeding with the work.
- Electrical contractor shall coordinate all non-accessible system devices, pull boxes and equipment, etc. to accessible ceiling areas. E.C. shall include all complete costs for relocation and verify such conditions with architectural ceiling plans prior to final bid.
- All light fixtures shown on drawings to be wired to 20 amp circuit breakers unless otherwise noted. Provide light fixture internal fusing or in-line fuse in the junction box.
- For exact location of lighting fixtures, and elevation refer to architectural reflected ceiling plan or coordinated with Architect.
- Electrical contractor shall coordinate with Architect/Owner for exact location of light switches.
- Upon completion of the work, this contractor shall review and check the entire portion of work, clean equipment and devices,

remove surplus materials and rubbish from the owner's property, leaving the work in a neat and clean order and in complete working condition. This contractor shall be responsible for removal of any spoils, debris, etc., for equipment installed by this contractor or furnished by subcontractors.

- Electrical contractor shall follow NEMA no. pb-1.1 1979 Publication, Part V procedures prior to energization of any switchgear. The electrical contractor shall use only trained and authorized professional electrical craft persons. The E.C. shall furnish any personnel safety equipment, ladders, man-lifts, and powered hand tools that may be required. All powered tools shall be in good condition with all ground conductor in proper operation.
- Any surface raceway used on a finished surface must be metallic raceway, Wiremold or equal. If raceway used for power and data, then must be dual channel with partition. Submit for approval by architect and engineer prior to installation.





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PROFESSIONAL DESIGN FIRM LICENSE NO. 184.001209

PROJECT TITLE:


HUNTLEY FORD


13900 AUTO MALL DRIVE
HUNTLEY, IL 60142

	02/06/23	REVISIONS PER HUNTLEY
	11/11/22	REVISIONS PER HUNTLEY
	09/13/22	ISSUED FOR PERMIT
NO.	DATE	DESCRIPTION

REVISIONS

EXP 11/30/23




02/06/23

DRAWING TITLE	
SPECIFICATIONS	
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PROJECT NO. 22247	
PROJECT MANAGER NDA	
CAD FILE	DRAWN BY NDA
DATE AS NOTED ABOVE	CHECKED BY JLT
DRAWING NO.	

E200

**AN ORDINANCE APPROVING A FINAL PLAT OF CONSOLIDATION
AND SITE PLAN APPROVAL, INCLUDING THE NECESSARY RELIEF,
FOR A NEW VEHICLE DISPLAY LOT FOR HUNTLEY FORD, 13900 AUTOMALL DRIVE**

**Lot 1 & 2 in Huntley Automall (13900 Automall Drive)
PINS: 02-09-351-003 & 02-09-351-007**

SSK Property Group LLC, Petitioner and Owner

Ordinance (O)2023-03.##

WHEREAS, the Village of Huntley is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, SSK Property Group, LLC ("**Owner**") is the record owner of an approximately ±4-acre lot located within the Village, which land is commonly known as Lot 2 in the Huntley Automall Resubdivision (P.I.N. 02-09-351-007) and legally described on Exhibit A to this Ordinance (the "**Property**"); and

WHEREAS, Owner desires to: (i) Consolidate the Property with the existing dealership upon Lot 1 of the Huntley Automall, Commonly known as 13900 Automall Drive (P.I.N. 02-09-351-003) and (ii) develop the Property as a new vehicle display lot, including the construction of a 350 stall parking lot, lighting, landscaping, and signage (collectively, the "**Proposed Development**"); and

WHEREAS, Owner has applied to the Village for approval of a final plat of consolidation for the Property and site plan approvals for construction of the Proposed Development on the Property (collectively, the "**Requested Relief**"); and

WHEREAS, in furtherance of the application for the Requested Relief, Owner has submitted to the Village the following plans, materials, and information:

- (i) Final Plat of Huntley Automall Resubdivision No. 4 dated October 3, 2022 prepared by Sight on Solutions, Inc. ("**Consolidation Plat**");
- (ii) Final Site Plan for Proposed Parking Lot Expansion dated July 5, 2022 prepared by Just 4 Measure, Ltd. (with last revision date of December 12, 2022) ("**Final Site Plan**");
- (iii) Final Engineering Plans for Huntley Ford Parking Lot, including Existing Conditions, Demolition, Site Utility, Grading and Drainage, Auto Turn, Tributary Area, and Pavement Striping Plans dated September 14, 2022 prepared by Bono Consulting, Inc. (with last revision date of February 5, 2023);
- (iv) Final Landscape Plans for Huntley Ford dated July 5, 2022 prepared by Heller & Associates, LLC. (with last revision date of November 22, 2022);
- (v) Photometric Plan and Fixture Schedule dated September 13, 2022 prepared by Hansler Palmer Associates Ltd. (with last revision date of February 6, 2023);

copies of which are attached hereto as Exhibit B (collectively the "**Plans**"); and

WHEREAS, the proposal will consolidate the Property with the existing dealership resulting in a ±9.01 acre lot identified on the Consolidation Plat as "Lot 1 of Huntley Automall Resubdivision No. 4"; and

WHEREAS, as part of the Requested Relief, Owner is seeking site plan approvals with respect to the Property, including a request to approve relief from certain generally applicable zoning regulations pursuant to Section 156.072 of the Zoning Code, subdivision regulations pursuant to Section 155.037 of the Subdivision Regulations, to permit consolidation and construction of the Proposed Development on the Property as shown on the Plans, including the following specific deviations (collectively, the “**Requested Standards**”):

1. The “C-2” Regional Retail District requires a minimum lot area of 15 acres. The Consolidation Plat specifies Lot 1 of Huntley Automall Resubdivision No. 4 will have a lot area of ± 9.01 acres.
2. The “C-2” Regional Retail District requires a minimum lot width of 600 feet. The Consolidation Plat specifies Lot 1 of Huntley Automall Resubdivision No. 4 will have a width of ± 526.12 feet.
3. Section 156.079(I)(2)(a) of the Zoning Ordinance does not allow fences to be installed within the 50 foot front yard setback along the frontage of Automall Drive. Plans specify a fence placed 15-feet from the property line to match existing fence line.
4. Section 156.151(G)(10)(a) of the Zoning Ordinance requires any parking lot with more than two (2) rows of spaces have a minimum 5% of landscaping provided in the interior of the parking lot. Plans specify less than 5% of landscaping provided in the interior of the parking lot.
5. Section 156.122(D) of the Zoning Ordinance allows for one ground sign to be installed per lot. Plans specify the installation of an additional ground sign upon Lot 1 of Huntley Automall Resubdivision No. 4, for a total of five ground signs on the lot.

WHEREAS, pursuant to notice duly provided, the Huntley Plan Commission (“**PC**”) conducted a public hearing on February 13, 2023 for the purpose of considering the Requested Relief; and

WHEREAS, the PC, having fully heard and considered the testimony by all those attending the public hearing who wished to testify, made the following findings:

- A. The Property is located within the Village of Huntley and zoned in the Village’s “C-2” – Regional Retail Planned Development District.
- B. The Property consists of approximately ± 4 acres of land.
- C. Owner intends to consolidate the Property with the existing dealership upon Lot 1 of the Huntley Automall, Commonly known as 13900 Automall Drive, and thereafter develop the Property with the Proposed Development as depicted on the Plans for purposes of constructing a vehicle display lot and related improvements on the Property.
- D. In furtherance of the Proposed Development, Owner has submitted an application to the Village for the Requested Relief in order to authorize Owner to proceed with construction of the Proposed Development on the Property in accordance with the Plans attached hereto as Exhibit B.
- E. The Proposed Development shall be required to conform to all applicable Village ordinances and other requirements of law, except as otherwise expressly provided in this Ordinance with respect to the Requested Relief.
- F. With respect to the Requested Relief, the evidence presented demonstrates that, subject to the conditions hereinafter set forth, the Proposed Development and the Property:

- i) Will adequately meet specified standards required by this Code with respect to the proposed use or development;
- ii) Will equitably accommodate easements or rights-of-way;
- iii) Will not be unreasonably injurious or detrimental to the use and enjoyment of surrounding property;
- iv) Will not create undue traffic congestion or hazards in the public streets and circulation elements of the proposed site plan do not create inefficient or hazardous conditions to pedestrian or vehicular safety on- or off-site;
- v) Will provide adequate screening and shielding from or for nearby uses;
- vi) Will address all drainage and erosion issues and have integrated the site into the Village's overall existing and planned drainage system;
- vii) Will integrate site utilities into the Village's overall existing planned utility system and will not place unwarranted or unreasonable burden upon the specified utility systems serving the area;
- viii) Will not adversely affect the public health, safety, or general welfare
- ix) Will provide sufficient land for stormwater management, landscaping and buffering, open space, and wetland preservation and will provide for sufficient maintenance of such spaces;
- x) Will be subject to sufficient covenants and restrictions that are enforceable by the Village; and
- xi) Meet all applicable requirements and standards for final subdivision plat review and site plan approvals as set forth herein.

G. The evidence presented demonstrates that the Plans for the Proposed Development of the Property are appropriate for approval as a final plat of consolidation pursuant to Section 155.221 of the Subdivision Regulations, subject to the terms and conditions hereinafter set forth.

WHEREAS, based on such findings, the PC recommended by a vote of 5-0 that the Village President and Board of Trustees approve the Requested Relief, subject to certain conditions as set forth in this Ordinance; and

WHEREAS, the President and Board of Trustees, having considered Owner's application for the Requested Relief, and the findings and recommendation of the PC, have determined that it is in the best interest of the Village and its residents to grant the Requested Relief for the Property, subject to the terms and conditions of this Ordinance; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY as follows:

SECTION ONE: Recitals. The foregoing recitals are incorporated into this Ordinance as if fully set forth in this section.

SECTION TWO: Subdivision and Site Plan Approvals. Pursuant to Section 156.072 of the Village's Zoning Code, Section 155.221 of the Village's Subdivision Regulations, the Village's home rule powers, and other applicable authority, and subject to the limitations and the conditions set forth in Exhibit C and Section Three of this Ordinance: (i) the Consolidation Plat is hereby approved as a final plat of resubdivision for the Property; and (ii) the Plans are hereby approved for the Proposed Development on the Property.

SECTION THREE: Conditions on Approval. The approvals granted by this Ordinance shall be, and are hereby, subject to and limited by the following conditions, the violation of any of which shall be deemed violations of both this Ordinance and the Zoning Code:

- A. **No Authorization of Work.** This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all approvals, permits (including without limitation building permits, stormwater permits, temporary use permits, and sign permits), and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law, and all conditions of this Ordinance precedent to such work have been fulfilled.
- B. **Recording of Final Plat.** No work shall commence on the Property until the Consolidation Plat has been executed and recorded by the Village in the manner provided by law. The Village shall not affix any signatures or certifications to, or file for recording, the Consolidation Plat until Owner has: (i) obtained all other approvals, sworn statements, signatures, and certifications required for the Final Plat; (ii) secured and recorded any and all off-site drainage easements required for the Proposed Development of the Property in accordance with the Plans; (iii) reimbursed the Village for all of its fees, costs, and expenses reasonably incurred in connection with the review and approval of the Consolidation Plat and Plans and this Ordinance (including legal, engineering, and other consultant and staff services); and (iv) deposited with the Village Clerk a sufficient sum, in current funds, to reimburse the Village for the actual cost of recording this Ordinance and the Final Plat. Following its full execution and Owner's satisfaction of the foregoing conditions, the Final Plat shall be recorded in the office of the Kane County Recorder of Deeds at Owner's expense.
- C. **Compliance with Plans.** The Proposed Development of the Property and all associated on-site and off-site improvements shall be constructed, located, installed, and maintained in strict conformity with the Plans.
- D. **Compliance with Laws.** Except as otherwise expressly provided in this Ordinance, the Village's Zoning Code, Subdivision Regulations, and all other applicable codes, ordinances, and regulations shall continue to apply to the Proposed Development and the Property. The development and use of the Property shall comply with all applicable laws, regulations, and ordinances of all federal, state, and local governments and agencies having jurisdiction (including without limitation regulations relating to wetlands and stormwater management and drainage).

SECTION FOUR: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall be of no force or effect unless and until Owner has caused duly authorized persons to execute and thereafter file with the Village the Owner's unconditional agreement and consent, in the form attached hereto as Exhibit D. If Owner does not deliver to the Village the fully executed unconditional agreement and consent

within 30 days after the passage of this Ordinance, then the Village Board may, in its discretion and without public notice or hearing, repeal this Ordinance and thereby revoke all approvals granted in this Ordinance. Upon this Ordinance having full force and effect it shall be recorded in the Office of the Kane County, Illinois Recorder of Deeds.

SECTION FIVE: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Goldman	_____	_____	_____	_____
Trustee Holzkopf	_____	_____	_____	_____
Trustee Kanakaris	_____	_____	_____	_____
Trustee Kittel	_____	_____	_____	_____
Trustee Leopold	_____	_____	_____	_____
Trustee Westberg	_____	_____	_____	_____

PASSED and APPROVED this 23rd day of March, 2023.

APPROVED:

Village President

ATTEST:

Village Clerk

EXHIBIT A

PROPERTY LEGAL DESCRIPTION

LOT 1 AND LOT 2 IN HUNTLEY AUTOMALL, BEING A RESUBDIVISION OF LOT 2 IN THE FIRST RESUBDIVISION OF UNIT NO. 1 HUNTLEY, IN PART OF SECTIONS 9 AND 16, TOWNSHIP 42 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1998 AS DOCUMENT NO. 98K057779, IN THE VILLAGE OF HUNTLEY, KANE COUNTY, ILLINOIS; EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY WARRANTY DEED RECORDED JULY 13, 2012 AS DOCUMENT NUMBER 2001K045522:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89 DEGREES 51 MINUTES 29 SECONDS EAST, BEARING BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD '83, EAST ZONE, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 18.29 FEET TO A POINT ON A 50.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE 37.04 FEET SOUTHEASTERLY ALONG SAID CURVE AND SAID NORTH LINE THROUGH A CENTRAL ANGLE OF 42 DEGREES 26 MINUTES 32 SECONDS, THE CHORD OF SAID CURVE BEARS SOUTH 68 DEGREES 38 MINUTES 13 SECONDS EAST, 36.20 FEET TO A POINT ON A 175.63 FEET RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY 8.32 FEET ALONG SAID CURVE AND NORTH LINE THROUGH A CENTRAL ANGLE OF 02 DEGREES 42 MINUTES 50 SECONDS, THE CHORD OF SAID CURVE BEARS SOUTH 48 DEGREES 46 MINUTES 22 SECONDS EAST, 8.32 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 13 SECONDS WEST, 205.19 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 47 SECONDS WEST, 15.00 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 13 SECONDS WEST, 149.79 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 89 DEGREES 51 MINUTES 36 SECONDS WEST ALONG SAID SOUTH LINE, 43.54 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 00 DEGREES 08 MINUTES 31 SECONDS EAST ALONG SAID WEST LINE, 373.57 FEET TO THE POINT OF BEGINNING. .

DRAFT

EXHIBIT B

PLANS

“ATTACHED”

DRAFT

EXHIBIT C

CONDITIONS

1. All public improvements and site development must occur in full compliance with the submitted plans and all applicable Village codes, ordinances, and Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
3. Parking areas are for the display of vehicles for sale only. The vehicle display lot shall not be used for any other type of outside storage or automobile repair activities.
4. No parking spaces shall be leased to an off-premises business.
5. All parking and display shall take place on paved surfaces only.
6. All landscape beds are required to be mulched on an annual basis and dead plantings must be replaced immediately upon decline.
7. No building plans, construction permits, sign permits, or Certificates of Occupancy are approved as part of this submittal.

The Plan Commission added the following conditions:

8. No on-street parking or display is permitted.

EXHIBIT D

UNCONDITIONAL AGREEMENT AND CONSENT

Pursuant to Section Four of Huntley Ordinance No. (0)2023-03.XX and to induce the Village of Huntley to grant the approvals provided for in such Ordinance, the undersigneds acknowledge for the Owner and its successors and assigns in title to the Property that the Owner:

1. has read and understands all of the terms and provisions of said Ordinance;
2. hereby unconditionally agrees to accept, consent to, and abide by all of the terms, conditions, restrictions, and provisions of said Ordinance; the Huntley Zoning Code; and all other applicable codes, ordinances, rules, and regulations;
3. acknowledges and agrees that the Village is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's issuance of any approvals or permits for the use of the Property or the Proposed Development, and that the Village's issuance of any approval or permit does not, and shall not, in any way, be deemed to insure the Owner against damage or injury of any kind and at any time;
4. acknowledges that all public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any revocation on the grounds of any procedural infirmity or any denial of any procedural right;
5. agrees to and does hereby hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of these parties in connection with the Property, the Proposed Development, or any Village action respecting the Proposed Development or the Requested Relief, including without limitation the adoption of this Ordinance or granting the approvals to Owner pursuant to the Ordinance (or claims relating to any ordinance or code provision pursuant to which the Requested Relief is otherwise authorized), except as may arise from the Village's gross negligence or willful misconduct, and provided that the Village shall assert its available immunities in connection with such claims. In the event that the Village elects to retain separate counsel in defense of any such claims, Owner hereby agrees to reimburse the Village for its attorneys' fees and costs incurred in connection of such defense of claims; and
6. represents and acknowledges that the persons signing this Unconditional Agreement and Consent are duly authorized to do so on behalf of the Owner.

[SIGNATURES ON FOLLOWING PAGE]

SSK PROPERTY GROUP, LLC.

BY: _____

ITS: _____

ATTEST: _____

DRAFT



VILLAGE OF HUNTLEY AGENDA SUMMARY

March 23, 2023
Village Board Meeting

Agenda Item: Consideration – Resolution Authorizing the Approval and Execution of a Business Development Agreement between the Village of Huntley and Bear Auto Group d/b/a Huntley Ford and SSK Property Group LLC

Department: Village Manager's Office

INTRODUCTION

In conjunction with Huntley Ford's recent purchase of the neighboring 4-acre parcel to the west of the existing dealership (Lot 2) as well as the remaining 6.13 acres to the south, Huntley Ford has submitted plans for the proposed expansion of the existing vehicle display lot. Future plans include an expansion of the dealership proposed to include façade upgrades, and new service bays at the rear of the building intended to better meet the demands of new vehicle types, specifically hybrid and electric vehicles. The petitioner continues to seek opportunities for additional dealerships on the remaining 6.13 acres. On July 14, 2022, the Village Board authorized staff to conduct negotiations with Huntley Ford for a Business Development Agreement in conjunction with the dealership's expansion plans. On November 10, 2022, the Village Board approved Resolution (R)11.87 approving a non-binding term sheet setting forth the terms of the Business Development Agreement.

STAFF ANALYSIS

The Business Development Agreement provides for the following:

- Rebate of 50% of annual sales tax generated above \$600,000; the Village retains the first \$600,000 in sales tax generated
- Term of 10 years or maximum incentive amount of \$1 million, whichever occurs first
- Parking lot expansion must be completed by December 31, 2023
- There must be a Ford dealership that primarily deals in the retail sale of new passenger automobiles (or other new passenger automotive dealership of similar type and quality as determined by the Village Board in its sole discretion) in addition to pre-owned vehicles

The initial investment by Huntley Ford for the land acquisition and parking lot expansion is \$4.4 million. The total investment anticipated with the future expansion of the building as well as exterior upgrades is \$8.88 million.

FINANCIAL IMPACT

The Village retains the first \$600,000 in sales tax generated, and will collect 50% of sales tax generated above \$600,000. The Village will continue to collect all of its share of property tax revenue generated.

LEGAL ANALYSIS

The Village Attorney has prepared the draft agreement in substantially the form attached subject to final review and approval of the form of the Agreement by the Village Manager in consultation with the Village Attorney.



VILLAGE OF HUNTLEY AGENDA SUMMARY

March 23, 2023
Village Board Meeting

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies *“Strong Local Economy” as a strategic focus*, and the following goal: *“Location of Choice for New and Expanding Businesses of All Sizes.”* The acquisition of the additional acreage and the expansion of the parking lot will provide more opportunities for growth of the existing dealership as well as the ability to attract new dealerships.

ACTION REQUESTED

A motion is requested by the petitioner for a motion of the Village Board to approve a Resolution Authorizing the Approval and Execution of a Business Development Agreement between the Village of Huntley and Bear Auto Group d/b/a Huntley Ford /and SSK Property Group LLC.

SUPPORTING DOCUMENTS

1. Business Development Agreement
2. Draft Resolution

VILLAGE OF HUNTLEY

BUSINESS DEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF HUNTLEY AND BEAR AUTO GROUP (D/B/A HUNTLEY FORD) AND SSK PROPERTY GROUP, LLC

THIS BUSINESS DEVELOPMENT AGREEMENT (this “*Agreement*”) is made and executed this ____ day of _____ 2023, (the “*Effective Date*”) by and between the VILLAGE OF HUNTLEY, an Illinois home rule municipal corporation (the “*Village*”), BEAR AUTO GROUP, LLC D/B/A HUNTLEY FORD (“*Huntley Ford*”) an Illinois limited liability company, and SSK PROPERTY GROUP, LLC (“*SSK*”) an Illinois limited liability company (the “*Owner*”);

W I T N E S S E T H:

WHEREAS, SSK is the owner, and Huntley Ford is the lessee, of certain property within the Village, which is described in Exhibit “A” attached hereto and made a part hereof, and commonly known as 13900 Automall Drive (P.I.N. 02-09-351-003) (the “*Existing Dealership Property*”); and

WHEREAS, the Existing Dealership Property is currently developed with an automobile dealership owned and operated by Huntley Ford, primarily dealing in the sale of new Ford passenger automobiles (the “*Business*”); and

WHEREAS, SSK recently purchased an approximately 4-acre parcel at a cost of \$2.6 million located immediately west of and adjacent to the Existing Dealership Property, which is commonly known as P.I.N. 02-09-351-007 (the “*Expansion Property*”); and

WHEREAS, the Expansion Property is currently vacant and underutilized; and

WHEREAS, Huntley Ford and SSK (collectively, “*Owner*”) have desire to develop the Expansion Property with new vehicle parking and storage facilities including approximately 350 parking spaces, infrastructure improvements for electric vehicle charging, and related improvements in order to facilitate expansion of the Business, all in general conformity with the plans set forth in Exhibit “B,” attached hereto and made a part hereof (the “*Project*”); and

WHEREAS, after completion of the Project, Owner intends to operate the Business on both the Expansion Property and the Existing Dealership Property (collectively, the “*Property*”); and

WHEREAS, the Owner intends to expend a total of approximately \$1.8 million to complete the Project, for a total investment of \$4.4 million in land acquisition and Project cost; and

WHEREAS, the Project, as proposed by the Owner, would expand employment opportunities in the Village, increase the assessed valuation of the Property thereby generating additional property taxes, and enhance the Village’s tax base by generating additional sales tax revenues; and

WHEREAS, the Village desires to assist the Owner in the development of the Project; and

WHEREAS, the Village has reviewed information and documents submitted by the Owner and has taken into account its own knowledge and information related to the Property, the Owner, and the surrounding businesses; and based thereon the Village finds as follows:

- A. The Expansion Property is vacant and has remained vacant for at least one year;
- B. The Project will serve to further the development of adjacent areas;
- C. The current zoning of the Property is in compliance with the Comprehensive Plan of the Village;
- D. The Project is expected to create job opportunities within the Village;
- E. The Owner meets high standards of creditworthiness and financial strength;
- F. The Project will strengthen the commercial sector of the Village's economy, and particularly the retail sector;
- G. The Project will preserve and enhance the real property tax base of the Village;
- H. This Agreement is made in the best interests of the Village;
- I. Absent this Agreement, the Project would not be possible; and
- J. The Project satisfies the criteria set forth in Section 8-11-20 and 8-11-21 of the Illinois Municipal Code, as amended (65 ILCS 5/8-11-20 and 65 ILCS 5/8-11-21).

WHEREAS, the Corporate Authorities of the Village specifically find that entering into this Agreement will encourage the development of the Expansion Property and expansion of the Business, thereby stimulating the economy and tourism within the Village, providing employment opportunities for residents of the Village and others, and generating additional real estate taxes and sales taxes which the Village uses to provide essential municipal services; and

WHEREAS, the parties wish to memorialize all aspects of their agreement in this Agreement; and

WHEREAS, the Village has authority to enter into this Agreement pursuant to its home rule powers and other applicable authority;

NOW, THEREFORE, the parties hereto, in consideration of the performance of the mutual covenants and promises set forth herein, the receipt and adequacy of which are hereby acknowledged, do hereby covenant and agree as follows:

1. Authority. This Agreement is entered pursuant to the Village's home rule authority under the Illinois Constitution, the provisions of the Huntley Village Code (the "*Village Code*"), and other applicable law.

2. Definitions. The following terms have the meanings herein ascribed to them.

"Corporate Authorities" means the Mayor and Village Board of the Village of Huntley.

"Expanded Facility" means the automobile dealership facilities to be located on the Property after completion of the Project.

"Force Majeure Event" means fire, natural disaster, acts of God, unusually inclement weather, material shortages, labor strikes, or other cause or casualty beyond the control of the Owner.

"Initiation Date" means the date on which the Project is completed and receives final Village approval.

"Party" or "Parties" means the Village or Owner or both as the context requires.

"Plans" means the following plans for the Project:

- i. Final Plat of Consolidation, 10.3.22
- ii. Architectural Site Plan, 12.12.22
- iii. Site Engineering Plans, 2.5.23
- iv. Landscape Plan, 11.22.22
- v. Site Lighting & Photometric, 2.6.23

copies of which are attached hereto as Exhibit "B", subject to modifications approved in accordance with Section 4(A) of this Agreement.

"Local Sales Tax" means the revenues actually received by the Village from the State for Sales Taxes attributable to the retail sale of automobiles and other motor vehicles, services, parts, and merchandise from the Expanded Facility on the Property, as verified by the Village by reference to the documents described in Section 5(b) of this Agreement.

"Maximum Incentive Amount" means the total, cumulative amount of Rebate Payments to which the Owner is entitled under Section 6 of this Agreement.

"Rebate Period" means a ten-year period commencing on the first January 1 after the Initiation Date.

"Rebate Year" means each calendar year during the Rebate Period.

"Sales Taxes" means any and all taxes imposed and collected by the State of Illinois pursuant to the Use Tax Act (35 ILCS 105), Service Use Tax Act (35 ILCS 110), Service Occupation Tax Act (35 ILCS 115), or Retailer's Occupation Tax Act (35 ILCS 120). The parties

acknowledge that nothing in this Agreement shall obligate or compel the Village to exercise any of its taxing authority to levy or collect taxes in addition to the Sales Taxes.

“State” means the State of Illinois.

“Term” means the term beginning on the date this Agreement is fully executed and continuing until the Agreement terminates as provided herein.

3. Purpose. The parties hereby mutually agree that the Owner shall complete, or cause to be completed, the Project in general conformity with the plans attached as Exhibit B hereto and shall thereafter continuously operate the Expanded Facility on the Property during the term of this Agreement, except as otherwise provided herein. The parties covenant and agree that the improvements to be constructed as part of the Project, as well as the additional employment opportunities and tax revenues to be generated by the completion of the Project, are significant benefits to the Village and its residents, and that the assistance contemplated by this Agreement is for a valid and important public purpose.

4. Plan Submittal; Completion of Project.

(a) The Owner shall submit an application for approval of all necessary zoning approvals for the Project, together with all required plans and information, and all such submittals shall be generally consistent with the plans attached as Exhibit B hereto. Upon receipt of a complete zoning application from Owner, the Village shall promptly review the same and cause such public hearings and meetings to be conducted as may be required for the consideration of the application; provided, however, that nothing in this Agreement shall constitute a zoning approval or entitlement or limit the Village’s legislative discretion in the review of any zoning application. Subject to receiving final zoning approval for the Project, the Owner shall promptly submit all necessary building permit applications, together with all required final plans and information, as required for issuance of building permits and other construction-related approvals for the Project in accordance with the final zoning approvals and the codes, ordinances, and regulations of the Village and other applicable law. The Village shall review such building permit applications and final building permit plans and information and, after a completed application is received, promptly either: (i) provide plan review comments detailing any deficiencies therein, or (ii) issue the requested building permits. The Owner shall provide the Village with evidence of its acquisition of good title to the Expansion Property prior to the issuance of building permits for the Project. After the issuance of building permits for the Project, the Owner shall promptly commence construction of the Project and shall thereafter diligently pursue it to completion of the Project within the time required by this Agreement.

(b) Not later than December 31, 2023 (“*Construction Period*”), Owner shall complete the Project in substantial conformity with the Plans and commence regular operation of the Business at the Expanded Facility. Notwithstanding the foregoing, if construction or occupancy is delayed as a result of a Force Majeure Event, then the Construction Period shall be extended by the number of days during which the Force Majeure Event occurred.

(c) This Agreement shall terminate, and the Village shall be under no obligation to make Rebate Payments (as defined below), or make any other payments of any kind to the Owner,

if the Owner does not complete the Project in accordance with this Agreement by the last day of the Construction Period (including any extension thereof).

5. Partial Sales Tax Rebate

(a) Owner shall collect and pay all Sales Taxes relating to its operation of the Expanded Facility in the manner provided by law and shall timely file with the Illinois Department of Revenue (“IDOR”) monthly sales tax reports on the forms and in the manner designated by IDOR. Subject to the Maximum Incentive Amount and the Owner’s compliance with the terms of this Agreement, including, but not limited to, satisfaction of the conditions set forth in Section 8 hereof, the Village shall, for each Rebate Year: (i) retain the first \$600,000.00 of Local Sales Taxes actually received by the Village that are attributable to the Property; and (ii) rebate to Owner fifty percent (50%) of the Local Sales Taxes actually received by the Village in excess of \$600,000.00 that are attributable to the Property (the “*Sales Tax Rebate*”).

(b) The Owner agrees to execute powers of attorney in such form as may be approved by IDOR, or such other documents as are acceptable to IDOR, authorizing IDOR to release to the Village records of Sales Taxes attributable to retail sales conducted on the Property (the “*Tax Information*”). If IDOR cannot or does not provide the Tax Information for any reason, then the Owner shall furnish or cause to be furnished to the Village appropriate Tax Information in a form reasonably acceptable to the Village, which shall include copies of all applicable tax reports and documents, verified by sworn statements, filed with or received from the State. The Village shall have no obligation under this Agreement to make Rebate Payments hereunder until acceptable Tax Information is either received from the State or from Owner. The Village will be entitled to rely upon Tax Information submitted to the Village by the Owner or IDOR.

(c) The Village shall pay any Sales Tax Rebate due to the Owner on an annual basis, subject to the Maximum Incentive Amount (each Sales Tax Rebate payment shall be referred to as a “*Rebate Payment*”). All Rebate Payments are further subject to the Village’s actual receipt of Local Sales Taxes and all terms and conditions of this Agreement. When the Maximum Incentive Amount has been reached, or upon the expiration of the Rebate Period or the termination of this Agreement, whichever occurs first, the Village will not make any further Rebate Payments to the Owner.

(i) Each Rebate Payment shall be paid to the Owner on or before the 60th day after the date on which the Village has received:

- (1) all Local Sales Taxes for the applicable Rebate Year, and
- (2) all Tax Information related to the Property and the Expanded Facility for the applicable Rebate Year

(“*Annual Payment Date*”). The Village shall notify the Owner if the State fails to distribute the Local Sales Taxes to the Village or fails to provide all required Tax Information to the Village within 90 days after the end of any Rebate Year.

(iii) The Village shall remit Rebate Payments for Owner payable to:

provided that the name of the payee or the address to which Rebate Payments shall be sent may be changed by notice signed by representatives of both Huntley Ford and SSK and delivered to the Village in the manner required for notices under this Agreement.

(d) If the State corrects or amends any Tax Information relating to the Sales Taxes attributable to the Property or any distribution of Local Sales Taxes to the Village during the Rebate Period, then the affected Rebate Payments will be subject to change, and the Parties will cooperate to reconcile any errors resulting from the State's correction or amendment.

6. Maximum Incentive Amount; Limitations.

(a) Notwithstanding anything to the contrary herein, the total cumulative amount of all Rebate Payments made to Owner shall not exceed \$1,000,000.00 (the "*Maximum Incentive Amount*").

(b) Any amounts due from the Village to the Owner under this Agreement shall not accrue interest, regardless of whether such payments are made by the payment due date or thereafter.

(c) The Owner acknowledges and agrees that the Rebate Payments provided for in this Agreement are payable solely from the revenues of Local Sales Taxes actually received by the Village. As such, the Rebate Payments are not general obligations of the Village and shall not constitute any indebtedness of the Village or a loan or a liability of the Village within the meaning of any constitutional or statutory provisions.

7. Conditions for Receiving Partial Sales Tax Rebate.

No Rebate Payment will be made to Owner unless Owner has satisfied all of the following conditions as of the date such Rebate Payment is due:

(a) The Project was completed as required by this Agreement;

(b) The Expanded Facility is open to the public for regular and continuous business operation as required by Section 8 and otherwise consistent with this Agreement; and

(c) The Owner is not in material breach of this Agreement.

8. Continuous Business Operations:

(a) The Owner shall operate the Expanded Facility and maintain active business operations of the Business on the Property continuously throughout the Rebate Period. The Expanded Facility shall be deemed to have ceased operation if the Owner discontinues operation

of the Expanded Facility as a Ford dealership that primarily deals in the retail sale of new passenger automobiles (or other new passenger automotive dealership of similar type and quality as determined by the Village Board in its sole discretion) or otherwise closes the Expanded Facility to the public for a period of more than three (3) consecutive months, except that the Expanded Facility (or portions thereof) may be closed for longer periods of time to the extent reasonably necessary to remodel or to repair or rebuild the Property or facilities thereon in the event of a fire, natural disaster, or other cause or casualty beyond the Owner's control, provided that the Owner is diligently pursuing such remodeling, repairs, or rebuilding with the intention of re-opening the Expanded Facility to the public. If the Owner fails to continuously operate the Expanded Facility on the Property in accordance with this Section, it shall constitute a "*Termination Event*," and the Village may, in its sole discretion, terminate this Agreement upon written notice to Owner. In the case of a Termination Event, the Village shall be under no obligation to make any further Rebate Payments. The date of a Termination Event ("*Termination Date*") will be reasonably and mutually determined by the Parties (provided, however, that if the Parties cannot agree, then such date shall be determined by the Village in its reasonable discretion).

(b) In the event this Agreement is terminated as a result of a Termination Event, the Owner shall refund to the Village any Rebate Payments received by the Owner prior to the Termination Date as provided in the following table (the "*Required Refund*"):

<u>Year Agreement</u> <u>Terminates:</u>	<u>% of Incentive Payments</u> <u>to be refunded:</u>
Years 1-5:	100%
Year 6:	80%
Year 7:	60%
Year 8:	40%
Year 9:	20%
Year 10:	10%

(c) The Owner must make, or commence making, the Required Refund by the first day of the third full month after the Termination Date. The Required Refund may be made in installments without interest on a schedule reasonably acceptable to the Village, provided that under all circumstances the Required Refund must be made in full within one year after the Termination Date. Huntley Ford and SSK shall be jointly and severally liable for the Required Refund.

9. Compliance with Applicable Laws; Prevailing Wage Act. The Owner represents and warrants that it will not knowingly violate any applicable federal, State, or local laws, rules, ordinances, or regulations, including without limitation the Illinois Prevailing Wage Act, 820 ILCS 130, in connection with the development of the Property, operation of the Expanded Facility, or performance of this Agreement. To the extent required by law, Owner shall pay, and contractually obligate and cause any and all of its general contractors and subcontractors to pay, the prevailing rate of wages as established by the Illinois Department of Labor pursuant to the Illinois Prevailing Wage Act (820 ILCS 130/0.01 et seq.) when constructing the Project. In the event of any violation of applicable law, the Village, upon notice to the Owner, may withhold any Rebate Payment or other payment otherwise due pursuant to this Agreement until such time as the violation is corrected to the reasonable satisfaction of the Village.

10. Termination of Agreement; Survival of Certain Obligations. Unless earlier terminated in accordance with this Agreement, the Parties agree that this Agreement shall terminate on the earliest to occur of: (a) the last Annual Payment Date for the Rebate Period; (b) the date on which the Village has paid the Owner the Maximum Incentive Amount; (c) in the case of a Termination Event, the date on which the Owner has paid the Required Refund in-full; or (d) upon the expiration of the Construction Period (including any extension thereof) if the Owner fails to complete the Project and commence operation of the Business at the Expanded Facility as required by this Agreement (the "*Expiration Date*"). Notwithstanding the foregoing, the Owner's obligations under Sections 8(b), 11, and 14 of this Agreement and the Village's obligations under Section 11(b) and 14 of this Agreement (as well as any other repayment, indemnification, or defense obligations of the parties under this Agreement) shall survive until the later of:

- (i) five years after the Expiration Date; or
- (ii) the date upon which a final and unappealable order is entered in connection with the adjudication of any claim filed in connection with this Agreement prior to the fifth anniversary after Expiration Date.

11. Indemnification; Representations of Owner

(a) The Owner agrees to defend, indemnify, and hold harmless the Village and its elected and appointed officers, officials, employees, agents, attorneys, representatives, and insurers against any claims, suits, liabilities, judgments, costs, and expenses, including reasonable attorneys' fees, arising from or relating to the Owner's material breach of any covenant or obligation under this Agreement, including, but not limited to, any claim brought against the Village by any unit of local government pursuant to Section 8-11-21 of the Illinois Municipal Code, 65 ILCS 5/8-11-21.

(b) The Village may, but shall have no responsibility to, defend against any challenge to the validity of this Agreement, any covenant set forth in this Agreement, or any ordinance approving this Agreement, nor against any claim for damages or repayment of the funds paid to the Owner pursuant to this Agreement brought by any person, entity, or State, federal, or local agency or unit of local government. In the event the Owner elects to defend against such challenge, the Village shall cooperate with the Owner, but such cooperation shall not require the Village to incur any costs in connection therewith. If the Village elects to participate in defense of any such challenge or otherwise incurs costs in connection with the Owner's defense, then the Owner shall pay or reimburse all such fees and costs reasonably incurred by the Village, including reasonable attorneys' fees for representation of the Village by counsel of the Village's choosing. In the event that any portion of this Agreement is held invalid or inoperative, then the Village may terminate the Agreement immediately, and the Village will be under no further obligation with respect to any Rebate Payments or other payments to the Owner.

(c) In the event that legislation is enacted that declares the Rebate Payments contemplated by the Agreement unlawful, the Village may terminate this Agreement immediately on the passage of that legislation, and the Village will be under no further obligation with respect to any Rebate Payments or other payments to the Owner.

(d) The Owner represents and covenants that the Local Sales Taxes that will be rebated to Owner through payments under this Agreement would not have been paid to any other unit of local government within the State in the absence of this Agreement, and that this Agreement does not violate any of the requirements of Section 8-11-21 of the Illinois Municipal Code, 65 ILCS 5/8-11-21. Neither the Village nor the Owner, or their respective successors or assigns, shall challenge the legality or enforcement or any recital, provision, or covenant of this Agreement.

12. Inducements. The Owner and the Village agree that this Agreement will result in substantially increased utilization of the Expansion Property, which is presently vacant and undeveloped, to the benefit of both the Village and the Owner. The Village acknowledges that the Rebate Payments provided to the Owner hereunder are a material inducement to the Owner in developing the Property and completing the Project. The Owner acknowledges that the increases in sales tax revenues are material inducements to the Village in entering into this Agreement.

13. No Other Village Incentives. The Owner acknowledges and agrees that during the Term of this Agreement, and until all obligations of the Owner under this Agreement have been completed, there are no other rebates, reimbursements, cost adjustments, fee waivers, or other incentives of any kind available from the Village related to the Project except those expressly provided for in this Agreement, and the Owner agrees not to seek, apply for, or otherwise request such rebates, reimbursements, cost adjustments, or other incentives for the Project. It is understood that Owner is not waiving any rights to seek incentives for future projects at the Property, and the Village is under no obligation to grant any such incentives for future projects.

14. Payment of Attorney's Fees and Costs. If a Party employs an attorney to enforce any of the provisions of this Agreement in litigation (an "*Enforcing Party*") against the other Party, and the Enforcing Party prevails in a final judgment of the court, then the other Party shall reimburse the Enforcing Party all reasonable costs and expenses, including reasonable attorneys' fees, incurred in connection therewith. No Party shall be deemed an Enforcing Party unless the notice and cure procedures under this Agreement have been satisfied.

15. Owner's Obligation to Provide Documentation of Sales. Within 30 days after a request by the Village, the Owner shall provide the Village with monthly sales and sales tax reports and proofs of payment and reasonable access to its tax and financial records limited, however, to tax and financial records that relate to the computation or allocation or gross receipts, at reasonable times and places, which the Village hereby agrees to hold in confidence in accordance with this Agreement except as is reasonably necessary to enforce the terms of this Agreement. If the Village has good cause to believe that the Owner has under-reported or over-reported gross receipts, then in such case the Village may retain an independent auditor, at the Owner's expense, to verify the sales of the Owner. All direct and reasonable costs and expenses to retain the independent auditor to conduct the sales tax audit shall be promptly paid by the Owner or, if first incurred by the Village, reimbursed to the Village by the Owner. To the extent not otherwise available, the Village shall provide the Owner with information sufficient for the Owner to verify the amount of sales tax collected by Village and attributable to retail activities at the Property.

16. Cooperation and Compliance of Parties. In addition to the acts and deeds expressly recited herein to be performed by the Parties, the Parties agree to cooperate in good faith as may be reasonably necessary to consummate the terms of this Agreement.

17. Effect of Agreement. This Agreement shall be binding on and inure to the benefit of the Village and the Owner and their legal representatives, successors, heirs, and assigns.

18. Governing Law. This Agreement shall be governed, construed, and enforced in accordance with the laws of the State of Illinois.

19. Entire Agreement. This Agreement (including its recitals and exhibits) constitutes the full agreement and understanding of the Parties with respect to the matters set forth herein, and no negotiations, communications, or other agreements shall have any force or effect. The failure by either Party to enforce against the other Party any term or provision of this Agreement shall be deemed not to be a waiver of that Party's right to enforce against the other Party the same or any other such term or provision.

20. No Debt or Obligation. The Parties specifically acknowledge and agree that no undertaking on the part of the Village to rebate Local Sales Taxes as specified in this Agreement constitutes a debt or obligation of the Village within any constitutional or statutory provision.

21. No Assignment or Transfer of Rights and Obligations. This Agreement is personal to the Village and Owner and entered into solely for their benefit. None of the obligations, benefits, and provisions of this Agreement shall be transferred or assigned in whole or in any part by the Owner without the prior express written authorization of the Corporate Authorities, which consent may be granted or withheld in the Corporate Authorities' sole discretion. In addition, no third party may rely on or enforce any provision of this Agreement, the same being an agreement solely between the Village and the Owner which is made for the benefit of no other person or entity.

22. Corporate Capacities. Each Party acknowledges and agrees that the persons executing this Agreement on the other Party's behalf are authorized to do so in their official capacities and have so signed this Agreement in their official capacities only, and those persons shall have no personal liability in their individual capacities.

23. Breach of Agreement. In the event of a breach of this Agreement, the Parties agree that the Party alleged to be in breach shall have 30 days after written notice of said breach from the non-breaching Party to correct the breach prior to the non-breaching Party's seeking of any remedy provided for in this Agreement or otherwise provided by law. Upon a breach of this Agreement and after the expiration of the cure period described above, the non-breaching Party may take whatever action at law or in equity may appear necessary or desirable to enforce performance and observance of any obligation set forth in this Agreement.

24. Liability. Except as expressly provided herein, the Owner acknowledges and agrees that (a) in no event shall any individual, officer, employee, or elected or appointed public official of the Village be personally liable to the Owner for any judgments for monetary damages, payments, obligations, or performance due under this Agreement, or any breach or failure of

performance of the Village hereunder and (b) that the sole recourse for payment or performance of the obligations hereunder shall be against the Village itself.

25. Notices. Any written notices provided for or required in this Agreement shall be deemed delivered when either personally delivered or mailed, postage fully prepaid, certified or registered mail, return-receipt requested, to the parties at the following addresses:

To the Village: Village Manager
Village of Huntley
10987 Main Street
Huntley, IL 60142

With a copy to: Betsy Gates-Alford
Burke, Warren, MacKay & Serritella, PC
330 N. Wabash Ave., Suite 2100
Chicago, IL 60611

To Huntley Ford: Bear Auto Group, LLC d/b/a Huntley Ford
c/o Gene Khayenko
13900 Automall Drive
Huntley, IL 60142

With a copy to: Steven Bloomberg
Chuhak & Tecson PC
120 S. Riverside Plaza, Suite 1700
Chicago, IL 60606

To SSK: _____

With a copy to: _____

A Party may change its designated address and/or addressee for receipt for notices under this Agreement as set forth above, and Owner may change its designated address for remittance of Rebate Payments as provided in Sections 5 and 6, by providing written notice of such change in accordance with this Section; provided, however, that no such change shall be effective until the notice thereof is actually received by the other Party.

26. Confidentiality. The Parties acknowledge that the financial information contained in any Tax Information, tax return, or tax report made by the Owner is confidential information proprietary to the Owner and agree that, to the fullest extent permitted by law, all such documents and financial information provided to Village or its agents and representatives pursuant to or with regard to this Agreement shall not be released or made available to any third person, corporation,

organization, or association without order of court or the prior approval of the Owner. It is expressly understood by the Owner that, as a unit of local government, the Village is subject to the requirements of the Illinois Freedom of Information Act (the “FOIA”). Accordingly, any documents or materials provided to the Village are subject to possible public disclosure pursuant to the FOIA. The Village will inform the Owner of any request made for release of this information and will afford the Owner an opportunity to interpose an objection to the release of information provided to the Village by the Owner prior to its release (which objection shall be interposed prior to the time a response is due under FOIA, which time shall include any extension period available to the Village in accordance with FOIA). The Owner may take such actions before the State or any State office or agency or in a court of competent jurisdiction to prevent disclosure of Owner information that it deems to be exempt from the provisions of the FOIA. To the extent that the Village denies release of any information under FOIA upon the written request of the Owner, then Owner shall defend and indemnify the Village and its officers, officials, and employees from and against any action filed with respect to such denial.

27. Changes in Law on Collection of Sales Taxes. The Village’s collection and/or receipt of Sales Taxes is authorized and governed by law. The Illinois General Assembly from time to time has considered modifying or eliminating the distribution of Sales Taxes to Illinois municipalities. The Parties desire to make express provisions for the effect that a change in State law affecting the distribution of Sales Taxes to the Village would have on this Agreement. Accordingly, the Parties agree as follows:

- (a) If the Illinois General Assembly eliminates or reduces the distribution of Sales Taxes to Illinois municipalities, then the Village shall not be required, under any circumstances, to take any action to replace such Sales Taxes, and no action taken by the Village will be construed as having replaced the Sales Taxes.
- (b) If the Illinois General Assembly alters the distribution formula for Sales Taxes in a manner that prevents the Village and the Owner from being able to equitably ascertain the amount of Sales Taxes received by the Village as a direct result of the retail sales activities at the Property, then the Village shall have no obligation to make any Rebate Payment or other payment to the Owner based on retail sales activities at the Property.
- (c) The Village shall not be required to pay the Owner from any revenue source other than the Local Sales Tax actually received by the Village and documented as attributable to retail sales activities at the Property.

28. Effective Date. It is understood that this Agreement shall be effective as of the Effective Date, after passage by the Corporate Authorities of a resolution or motion authorizing the execution of this Agreement and the execution of this Agreement by all Parties.

[Signature page to follow.]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized corporate officers as of the dates set forth beside their respective signatures.

THE VILLAGE OF HUNTLEY

Timothy J. Hoeft, Mayor

Date

ATTEST:

Rita McMahon, Village Clerk

Date

BEAR AUTO GROUP, LLC D/B/A HUNTLEY FORD

By: _____

Date

Its: _____

ATTEST:

By: _____

Date

Its: _____

SSK PROPERTY GROUP, LLC

By: _____

Date

Its: _____

ATTEST:

By: _____

Date

Its: _____

STATE OF _____)
)
COUNTY OF _____)

On _____, 2023, before me, _____, a Notary Public in and for said state, personally appeared, _____ and _____, as the _____ and _____ of Bear Auto Group, LLC d/b/a Huntley Ford, known to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that s/he executed the same in his/her authorized capacity, and that by his/her signature on the instrument, executed the instrument on behalf of Bear Auto Group, LLC d/b/a Huntley Ford.

WITNESS my hand and official seal.

Notary Public

(SEAL)

My Commission Expires: _____

STATE OF _____)
)
COUNTY OF _____)

On _____, 2023, before me, _____, a Notary Public in and for said state, personally appeared, _____ and _____, as the _____ and _____ of SSK Property Group, LLC, known to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that s/he executed the same in his/her authorized capacity, and that by his/her signature on the instrument, executed the instrument on behalf of SSK Property Group, LLC.

WITNESS my hand and official seal.

Notary Public

(SEAL)

My Commission Expires: _____

STATE OF ILLINOIS)
)
COUNTY OF McHenry)

On _____, 2023, before me, _____, a Notary Public in and for said state, personally appeared, Timothy J. Hoeft, as Mayor of the Village of Huntley, and Rita McMahon as Village Clerk of the Village of Huntley, known to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, executed and attested, respectively, the instrument on behalf of the Village of Huntley.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: _____

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

EXHIBIT B

PROJECT PLANS

- i. Preliminary Site Plan dated _____
- ii.
- iii.

**RESOLUTION AUTHORIZING THE APPROVAL AND EXECUTION OF A BUSINESS DEVELOPMENT
AGREEMENT BETWEEN THE VILLAGE OF HUNTLEY AND BEAR AUTO GROUP D/B/A HUNTLEY
FORD AND SSK PROPERTY GROUP LLC**

Resolution (R)2023-03.xx

WHEREAS, the Village of Huntley is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, per Village Board direction and previous approval of a non-binding term sheet for a Business Development Agreement between the Village and Bear Auto Group d/b/a Huntley Ford, a Business Development Agreement substantially in the form as attached hereto consistent with the terms and provisions of the term sheet such Business Development Agreement being incorporated herein; and

WHEREAS, the purpose of the Business Development Agreement is to assist and promote the expansion of the existing vehicle display lot and future improvements to Huntley Ford, which would expand employment opportunities in the Village, increase the assessed valuation of the property thereby generating additional property taxes, and enhance the Village's tax base by generating additional sales tax revenue; and

WHEREAS, the Village hereby expressly adopts and incorporates herein by reference all of the recitals and findings contained within the Business Development Agreement substantially in the form as attached; and

WHEREAS, the Village of Huntley has determined that it is in the best interest of the Village to enter into a Business Development Agreement with Huntley Ford.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY as follows:

SECTION I: **Recitals.** The foregoing recitals are incorporated into this Resolution as if fully set forth in this section.

SECTION II: The Business Development Agreement, substantially in the form as attached hereto, between the Village of Huntley and Huntley Ford is hereby approved as presented, subject to approval of the final form of such Agreement by the Village Manager in consultation with Village counsel.

SECTION III: The Village President or designee is authorized to execute, and the Village Clerk or designee is authorized to attest, the Business Development Agreement Inc. in its final form; provided, however, that unless Huntley Ford shall have delivered the executed Business Development Agreement to the Village within 60 days after the passage and approval of this

Resolution, the Village President and Board of Trustees may, in their sole discretion, rescind the approvals and authorizations granted herein.

SECTION IV: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

SECTION V: All Resolutions and parts of ordinances in conflict herewith are hereby repealed.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Goldman	_____	_____	_____	_____
Trustee Holzkopf	_____	_____	_____	_____
Trustee Kanakaris	_____	_____	_____	_____
Trustee Kittel	_____	_____	_____	_____
Trustee Leopold	_____	_____	_____	_____
Trustee Westberg	_____	_____	_____	_____

PASSED and APPROVED this 23rd day of March, 2023.

APPROVED:

ATTEST:

Timothy J. Hoeft, Village President

Rita McMahon, Village Clerk



VILLAGE OF HUNTLEY AGENDA SUMMARY

March 23, 2023
Village Board Meeting

- Agenda Item:** Consideration – Extension of Prior Approvals of Agreements relating to the Fieldstone Subdivision (±82-acres located at the northwest corner of Haligus Road and Dundee Road) Including:
- i. Consideration – A Resolution Extending a Prior Approval and Authorizing Execution of a First Amendment to the Annexation Agreement Relating the Fieldstone Subdivision
 - ii. Consideration – A Resolution Extending a Prior Approval and Authorizing Execution of a Development Agreement for a Residential Development (Fieldstone Subdivision)

Petitioner: M/I Homes of Chicago, LLC, Petitioner and Kudlach Brothers LLC, Owner

Department: Development Services – Planning and Zoning Division

INTRODUCTION

On April 14, 2022, the Village Board adopted Resolution (R)2022-04.36 approving an amendment to the Kudlach Annexation Agreement and Resolution (R)2022-04.37 approving a development agreement for M/I Homes to develop ±82-acres located at the northwest corner of Haligus Road and Dundee Road with 173 single family homes. Both resolutions were conditioned upon the respective agreements being fully executed and recorded within 90 days.

Due to Developer's review of various due diligence and engineering matters related to its acquisition of the Property and pursuit of the proposed development, the Developer and Owner did not deliver their executed counterpart of the Annexation Amendment and Development Agreement to the Village within the 90 days specified by the original approvals. As a result, the Village Board is now being requested to ratify and extend their prior approval of both Agreements, thus allowing the Village President and Village Clerk to execute and record the documents.

M/I Homes has informed the Village that they intend to close on the purchase of the property in early April 2023.

STAFF ANALYSIS

The proposed resolutions are solely intended ratify and grant extensions for executing the First Amendment to the Kudlach Annexation Agreement and the Development Agreement for M/I Homes' Fieldstone Subdivision. The resolutions do not otherwise change any previous approvals for the design of the Subdivision.

FINANCIAL IMPACT

None.

LEGAL ANALYSIS

The Village Attorney has prepared the required resolutions and all is in order for Village Board action.



VILLAGE OF HUNTLEY AGENDA SUMMARY

*March 23, 2023
Village Board Meeting*

ACTION REQUESTED

A motion of the Village Board for approval of the following individual resolutions:

- i. Consideration – A Resolution Extending a Prior Approval and Authorizing Execution of a First Amendment to the Annexation Agreement Relating the Fieldstone Subdivision.
- ii. Consideration – A Resolution Extending a Prior Approval and Authorizing Execution of a Development Agreement for a Residential Development (Fieldstone Subdivision)

SUPPORTING DOCUMENTS

1. Draft Resolutions

**A RESOLUTION EXTENDING A PRIOR APPROVAL AND AUTHORIZING EXECUTION OF
A FIRST AMENDMENT TO ANNEXATION AGREEMENT RELATING TO
THE FIELDSTONE SUBDIVISION (f/k/a KUDLACH PROPERTY)**

Resolution (R)2023-03._____

WHEREAS, Kudlach Brothers, LLC, an Illinois limited liability company, ("**Owner**") is the record owner of an approximately 82-acre tract of unsubdivided and undeveloped land located within the Village (the "**Property**"); and

WHEREAS, M/I Homes of Chicago, LLC, a Delaware limited liability company, ("**Developer**") is the contract purchaser and prospective developer of the Property; and

WHEREAS, the Property is subject to that certain Annexation Agreement between the Village and Owner dated July 14, 2005 (the "**Original Annexation Agreement**"); and

WHEREAS, in connection with Developer's planned acquisition and development of the Property, Owner and Developer have presented to the Village a proposed development agreement, which is intended to replace and supersede the Original Annexation Agreement as applied to the Property (the "**Development Agreement**"); and

WHEREAS, in furtherance of Owner's anticipated sale of the Property to Developer and Developer's subsequent development of the Property consistent with the Development Agreement, Owner has requested that the Village approve a First Amendment to the Original Annexation Agreement (the "**Amendment**") in order to terminate the Original Annexation Agreement as applied to the Property, subject to certain terms and conditions; and

WHEREAS, consistent with the requirements of Division 11-15.1 of the Illinois Municipal Code, 65 ILCS 5/11-15.1-1 *et seq.*, the Village caused notice to be duly published regarding a public hearing on the terms of the proposed Amendment, which public hearing was conducted by the corporate authorities of the Village on April 14, 2022; and

WHEREAS, following the close of the public hearing, the President and Village Board considered the comments and testimony presented and the terms of the proposed Amendment and approved Resolution (R)2022-04.36, which Resolution approved and authorized execution of the Amendment in substantially the form attached thereto (the "**Original Approval**"); and

WHEREAS, due to Developer's review of various due diligence and engineering matters related to its acquisition of the Property and pursuit of the proposed development, Owner did not deliver its executed counterpart of the Amendment to the Village within the time frame specified by the Original Approval; and

WHEREAS, the President and Village Board have determined that it is in the best interests of the Village and its residents to extend the Village's approval of the Amendment and authorize execution of the Amendment within the timeframe set forth in this Resolution, all pursuant to the Village's authority under Division 11-15.1 of the Illinois Municipal Code, the Village's home rule powers, and other applicable authority, subject to the terms and conditions set forth in this Resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY as follows:

SECTION ONE: Recitals. The foregoing recitals are incorporated into this Resolution as if fully set forth in this section.

SECTION TWO: Extension of Prior Approval of Annexation Agreement Amendment. The prior approval of Amendment pursuant to Resolution (R)2022-04.36 is hereby ratified and extended to December 31, 2023.

SECTION THREE: Authorization to Execute. Following: (i) Owner and Developer's delivery to the Village of three executed originals of each of the Amendment and the Development Agreement, and (ii) confirmation by the Village Manager that the Amendment is in proper form to execute, the Village President and the Village Clerk shall be, and are hereby, authorized to execute and attest the Amendment in its final form on behalf of the Village and thereafter to cause fully executed originals of the Amendment to be recorded with the McHenry County Recorder of Deeds in accordance with the Amendment's terms. Notwithstanding the foregoing, if the Amendment has not been executed by the Owner and recorded: (i) prior to Owner's conveyance of title to the Property (or any portion thereof) to Developer; and (ii) in any event by December 31, 2023, then this authorization shall be without force or effect.

SECTION FOUR: Effective Date. This Resolution shall be in full force and effect upon its passage by the vote of two-thirds of the corporate authorities holding office and approval in the manner provided by law.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Goldman	_____	_____	_____	_____
Trustee Holzkopf	_____	_____	_____	_____
Trustee Kanakaris	_____	_____	_____	_____
Trustee Kittel	_____	_____	_____	_____
Trustee Leopold	_____	_____	_____	_____
Trustee Westberg	_____	_____	_____	_____

PASSED and APPROVED this 23 day of March, 2023.

APPROVED:

ATTEST :

Village President

Village Clerk

**A RESOLUTION EXTENDING A PRIOR APPROVAL AND AUTHORIZING EXECUTION
OF A DEVELOPMENT AGREEMENT FOR A RESIDENTIAL DEVELOPMENT
(Fieldstone Subdivision)**

Resolution (R)2023-03. _____

WHEREAS, Kudlach Brothers, LLC, an Illinois limited liability company, ("**Owner**") is the record owner of an approximately 82-acre tract of land located within the Village (the "**Property**"); and

WHEREAS, M/I Homes of Chicago, LLC, a Delaware limited liability company, ("**Developer**") is the contract purchaser and prospective developer of the Property; and

WHEREAS, the Property is subject to that certain Annexation Agreement between the Village and Owner dated July 14, 2005 (the "**Original Annexation Agreement**"); and

WHEREAS, in connection with Developer's planned acquisition and development of the Property, the Village, Owner, and Developer desire to enter into a development agreement (the "**Development Agreement**"), which is intended to replace and supersede the Original Annexation Agreement as applied to the Property; and

WHEREAS, Owner has additionally requested that the Village approve a First Amendment to the Original Annexation Agreement (the "**Amendment**") in order to terminate the Original Annexation Agreement as applied to the Property, subject to certain terms and conditions, and the Village Board has conducted a public hearing regarding the proposed Amendment consistent with the requirements of Division 11-15.1 of the Illinois Municipal Code, 65 ILCS 5/11-15.1-1 *et seq.*; and

WHEREAS, the President and Village Board previously approved and authorized execution of the Development Agreement pursuant to Resolution (R)2022-04.37, which Resolution approved and authorized execution of the Development Agreement in substantially the form attached thereto (the "**Original Approval**"); and

WHEREAS, due to Developer's review of various due diligence and engineering matters related to its acquisition of the Property and pursuit of the proposed development, Owner and Developer did not deliver their executed counterparts of the Development Agreement to the Village within the timeframe specified by the Original Approval; and

WHEREAS, the President and Village Board have determined that it is in the best interests of the Village and its residents to extend the Village's approval of the Development Agreement as provided by the Original Approval and authorize execution of the Development Agreement within the timeframe set forth in this Resolution, all pursuant to the Village's home rule powers and other applicable authority and subject to the terms and conditions set forth herein;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY as follows:

SECTION ONE: Recitals. The foregoing recitals are incorporated into this Resolution as if fully set forth in this section.

SECTION TWO: Extension of Prior Approval of Development Agreement. The Village Board's prior approval of the Development Agreement pursuant to Resolution (R)2022-04.37 is hereby ratified and extended to December 31, 2023.

SECTION THREE: Authorization to Execute. Following: (i) Owner and Developer's delivery to the Village of three executed originals of each of the Development Agreement and the Amendment, and (ii) confirmation by the Village Manager that the Development Agreement is in proper form to execute, the Village President and the Village Clerk shall be, and are hereby, authorized to execute and attest the Development Agreement in its final form on behalf of the Village and thereafter to cause fully executed originals of the Development Agreement to be recorded with the McHenry County Recorder of Deeds in accordance with the Development Agreement's terms. Notwithstanding the foregoing, if the Development Agreement has not been executed by the Owner and Developer and recorded by December 31, 2023, then this authorization shall be without force or effect.

SECTION FOUR: Effective Date. This Resolution shall be in full force and effect upon its passage and approval in the manner provided by law.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Goldman	_____	_____	_____	_____
Trustee Holzkopf	_____	_____	_____	_____
Trustee Kanakaris	_____	_____	_____	_____
Trustee Kittel	_____	_____	_____	_____
Trustee Leopold	_____	_____	_____	_____
Trustee Westberg	_____	_____	_____	_____

PASSED and APPROVED this 23rd day of March, 2023.

APPROVED:

ATTEST:

Village President

Village Clerk



VILLAGE OF HUNTLEY AGENDA SUMMARY

March 23, 2023
Village Board Meeting

Agenda Item: Consideration – Ordinance Approving a Second Extension to the Deadline for Recording the Cider Grove Unit 2 Phase 4 Final Plat of Subdivision

Petitioner: Forestar Real Estate Group, Inc.

Department: Development Services – Planning and Zoning

INTRODUCTION

On June 9, 2022, the Village Board adopted Ordinance (O)2022-06.37 approving the Final Planned Unit Development and Final Plat of Subdivision for both Phases 3 and 4 of Cider Grove Unit 2. The Subdivision Ordinance requires that a Final Plat of Subdivision be recorded within three months of approval by the Village Board, thus requiring both plats to have been recorded by September 9, 2022. The Village Board later adopted Ordinance (O)2022-09.58 approving a six-month extension to the deadline for recording the plat for Phase 4 (the plat for Phase 3 was recorded prior to the September 9th deadline). The extension required the Phase 4 plat to be recorded by no later than March 31, 2023.

STAFF ANALYSIS

The property owner, Forestar, has requested a second extension for recording the Phase 4 Final Plat of Subdivision based upon recent market conditions. Forestar anticipates that Phase 4 lots would not be developed until 2024 based on rising interest rates and the slowed pace of homes sales in Phases 1 and 2. As a result, they are requesting the Village Board grant a second extension to the deadline for recording the Phase 4 plat to a date of September 30, 2024.

FINANCIAL IMPACT

The Development Agreement for Cider Grove Unit 2 requires that the developer pay the Village the estimated cost of completing the Main Street extension prior to the recording of the Phase 4 Final Plat of Subdivision.

LEGAL ANALYSIS

Village Board approval is required for the plat extension.

ACTION REQUESTED

A motion of the Village Board to approve an ordinance granting a second extension to the deadline for recording the Cider Grove Unit 2 Phase 4 Final Plat of Subdivision.

SUPPORTING DOCUMENTS

1. Letter from Jeff Ende, Development Manager, dated 3/9/23
2. Draft Ordinance



Jeff Ende
Development Manager
Midwest Division

March 9, 2023

Charlie Nordman
Village of Huntley
10987 Main Street
Huntley, IL 60142

RE: Cider Grove, Phase 4 Plat of Subdivision

Dear Mr. Nordman:

The current deadline for the recording of the Phase 4 Final Plat is March 31, 2023.

Based upon recent market conditions, most notably rising interest rates, the pace of home sales in Phase 1 and 2 of Cider Grove Unit 2 has slowed. As a result, the pace of lot sales in Phase 3 has been reduced. At the current pace of lot sales for the 63 lots in Phase 3, we anticipate not completing development of the Phase 4 lots until late 2024.

As such, Forestar is requesting an extension of the deadline for recording the Cider Grove Unit 2 Phase 4 Final Plat of Subdivision from March 31, 2023 to September 30, 2024.

Please let me know if there is anything else the Village needs from us at this time.

Thank you,

Jeff Ende
Development Manager

**AN ORDINANCE APPROVING A SECOND EXTENSION TO THE DEADLINE FOR RECORDING
THE CIDER GROVE UNIT 2 PHASE 4 FINAL PLAT OF SUBDIVISION**

Forestar Real Estate Group Inc., Owner

Ordinance (O)2023-03.##

WHEREAS, the Village of Huntley is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, on June 9, 2022, the Village Board adopted Ordinance (O)2022-06.37 approving the Final Planned Unit Development and Final Plat of Subdivision for both Phases 3 and 4 of Cider Grove Unit 2; and

WHEREAS, Section 155.221(A)(5) of the Subdivision Ordinance requires that a Final Plat of Subdivision be recorded within three months of approval by the Village Board; and

WHEREAS, the Development Agreement for Cider Grove Unit 2 requires that the developer pay the Village the estimated cost of completing the Main Street extension prior to the recording of the Phase 4 Final Plat of Subdivision; and

WHEREAS, on September 22, 2022, the Village Board adopted Ordinance (O)2022-09.58 approving a six-month extension to the deadline for recording the final plat for Phase 4, requiring it to be recorded by no later March 31, 2023; and

WHEREAS, Forestar anticipates that Phase 4 lots would not be developed until 2024 based on rising interest rates and the slowed pace of homes sales in Phases 1 and 2; and

WHEREAS, Forestar has requested the Village Board grant a second extension to the deadline for recording the Phase 4 Final Plat to a date of September 30, 2024.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY as follows:

SECTION I: The requested extension to the deadline for recording the Cider Grove Unit 2 Phase 4 Final Plat of Subdivision from March 31, 2023 to a date of September 30, 2024, is hereby approved.

SECTION II: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Goldman	_____	_____	_____	_____
Trustee Holzkopf	_____	_____	_____	_____
Trustee Kanakaris	_____	_____	_____	_____
Trustee Kittel	_____	_____	_____	_____
Trustee Leopold	_____	_____	_____	_____
Trustee Westberg	_____	_____	_____	_____

PASSED and APPROVED this 23rd day of March, 2023.

APPROVED:

Timothy J. Hoeft, Village President

ATTEST:

Rita McMahon, Village Clerk



VILLAGE OF HUNTLEY AGENDA SUMMARY

March 23, 2023
Village Board Meeting

Agenda Item: **Conceptual Review – Proposed Site Plan and Building Elevations for a Multi-Tenant Retail Building Upon Lot 6 of Huntley Crossing Phase I, Located Directly North of BMO Harris Bank**

Petitioner: **OM Group, Petitioner and Owner**

Department: **Development Services – Planning and Zoning Division**

INTRODUCTION

In February of this year, the petitioner, OM Group, purchased Lot 6 of Huntley Crossings Phase I and has submitted a conceptual site plan for the outlot which is located on Route 47 south of Powers Road near Huntley Crossings Drive. The subject lot is located directly north of BMO Harris Bank and is zoned “B-3 (PUD)” Shopping Center Business District – Planned Unit Development. OM Group intends to develop a multi-tenant building with up to four retail and restaurant tenants. OM Group has shared with the Village that they are finalizing lease agreements for users of the building.

STAFF ANALYSIS

The conceptual site plan includes the construction of a multi-tenant commercial building upon the ±1.7 acre outlot. The ±8,400 square foot single story retail building is proposed to support four users. The southern most ±1,395 square foot end cap is proposed to support a Wing Stop restaurant. This quick service restaurant will offer limited seating, as the location is primarily planned for carry-out and delivery service. The larger ±4,115 square foot in-line unit is proposed to support a retail liquor store. The smaller ±1,395 square foot in-line unit will support another quick service / carry out restaurant. Lastly, the northern most ±1,395 square foot end cap will support The Human Bean, a drive thru espresso café with over 300 locations operating or under development in 25 states. The proposed drive-through will require approval of a special use permit.

Access

The outlot will receive principle vehicle access from the rear private roadway that runs parallel to Route 47 and connects Powers Road to Huntley Crossings Drive. Lot 6 proposes a dedicated access point at the southeast corner of the parcel. Cross access is also proposed between the front parking areas of Lot 6 and Lot 7c to the north. This would provide vehicle cross access from Culvers south to Lot 6, offering the functionality of an integrated shopping center allowing users to flow directly between outlots without the need to pull onto the rear private roadway. Pedestrian access will be provided along the west side of the private roadway and will complete the connection north to Powers Road and south to Huntley Crossings Drive.

Parking

The primary customer parking lot is located in front of the building and along the south property line. Diagonal parking is provided in the rear and would likely serve employees. Lot 6 provides parking for 45 passenger vehicles as compliant with the Rubloff Annexation Agreement. All parking stalls measure a compliant 10’ X 19’. A dumpster enclosure is provided within the parking lot located in the rear lot.

Elevations

The proposed building is comprised principally of a dark gray face brick with veneer stone piers at each corner of the building and between each of the tenant spaces. A decorative sconce adorns each pier around the entire



VILLAGE OF HUNTLEY AGENDA SUMMARY

March 23, 2023
Village Board Meeting

building. Light gray fiber cement boards are proposed for the upper quarter of the building and serve as the backdrop for the tenant signage. A cast stone band divides the brick from the fiber cement board with a black metal coping to cap the entire building. Storefront glass lines the entire front façade facing Route 47 and wraps around the two endcap units. One stone veneer entry monolith serves as the building's sole roofline variance as viewed from the Route 47 frontage.

Landscaping

Landscaping modifications will be required in line with the Commercial Design Guidelines as part of the full submittal to the Plan Commission.

Signage

No formal sign package has been provided for conceptual review, but will be required as part of the submittal to the Plan Commission.

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies "*Strong Local Economy*" as a strategic focus and the following goal: "*Location of Choice for New and Expanding Businesses of all Sizes.*"

FINANCIAL IMPACT

None.

LEGAL ANALYSIS

None.

COURTESY REVIEW

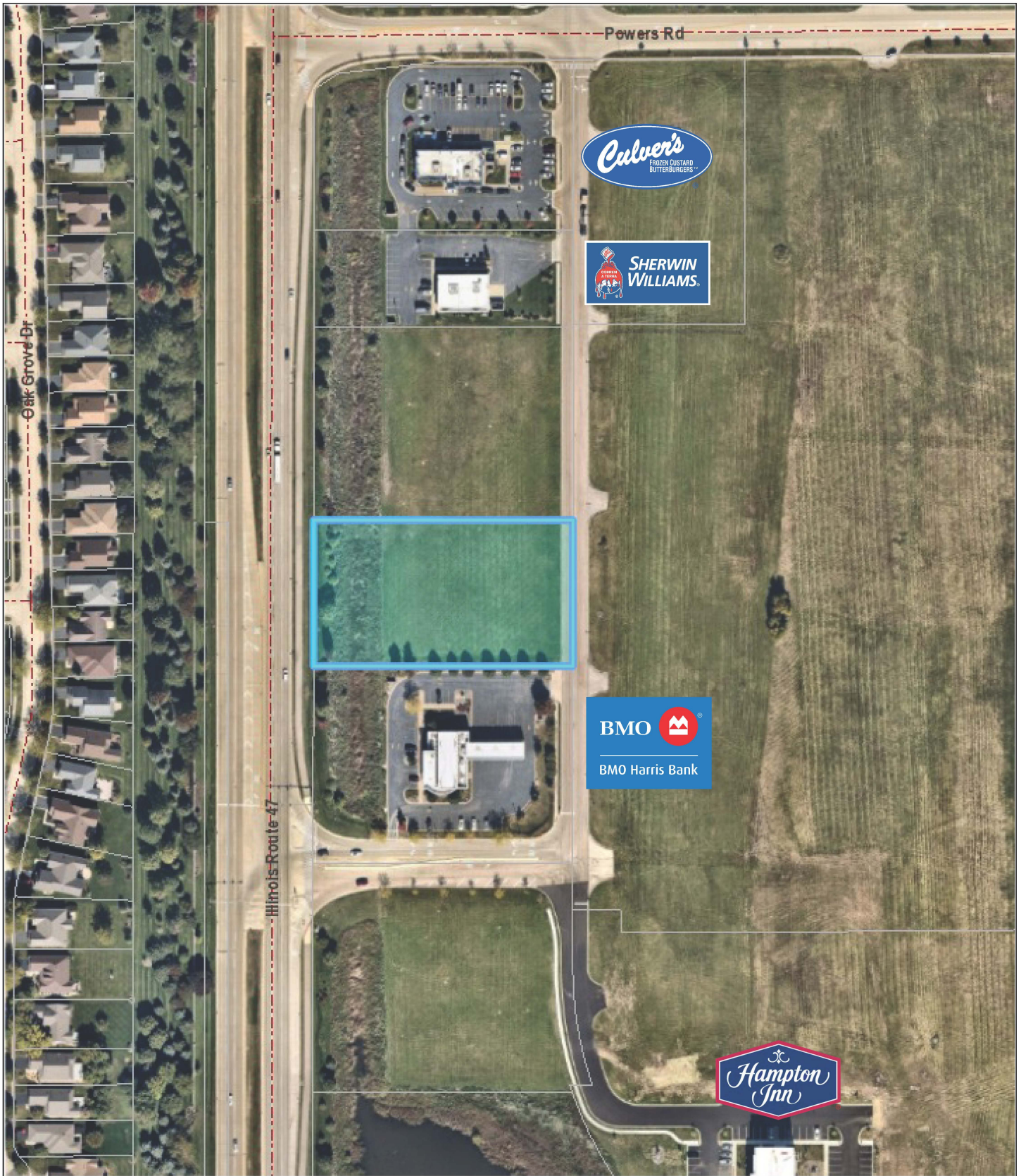
The petitioner has requested the Village Board to conceptually review the proposed plans. The Village Board is not required to provide a formal position statement on the proposal, and the petitioner shall not be required to comply with any position statements which are offered. The concept review shall provide the petitioner with initial comments and concerns that should be considered as they proceed in the formal review process. The Village Board and its individual members are not bound by any comments made during the discussion and the petitioner acknowledges that it cannot claim in the future any reliance whatsoever on those comments.

ACTION REQUESTED

The Village Board is requested to review the proposed site plan and building elevations and provide any questions, comments, or concerns for the petitioner to consider as they proceed in the formal review process.

SUPPORTING DOCUMENTS

1. Aerial Photograph, 10.3.22
2. Cover Letter, 3.15.23
3. Conceptual Site Plan, 3.13.23
4. Building Elevations, 2.22.23



Lot 6
Huntley Crossings Phase I

DISCLAIMER: The Village of Huntley Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 200'



VILLAGE OF HUNTLEY
10987 Main Street
Huntley, IL 60142
(847)669-9600

Print Date: 3/15/2023



200 S. Frontage Rd., Suite 310
Burr Ridge, IL 60527
(630) 568-3240
invoices@theomgroup.net

March 17, 2023

To Village of Huntley,

My name is Amit Patel, CFO of Om Group who will be developing the multi-tenant plaza located at Lot 6 Huntley Crossing in Huntley, IL. Om Group was established in 2006 by my brother (Kalpesh Patel) and I in 2006. We own multiple QSR brands such as Dunkin, Wingstop, and Rosati's Pizza in the Midwest along with multiple retail plazas and Gasoline/C-stores in the Midwest.

As you know, we are looking to develop the multi-tenant plaza in Huntley, IL where we are going to put a Wingstop on end cap and liquor store inline ourselves. We are also planning to lease the End cap With drive thru site to Human Bean Franchisee which is one of the fastest growing QSR brands in the Coffee Beverage business. We are talking to multiple other pizza brand franchisees to lease the remaining inline space.

We appreciate the opportunity to develop this plaza along with bringing our own brands into Huntley, IL. We are very much excited for this development and look forward to starting construction ASAP.

Best Regards,

A handwritten signature in black ink, appearing to read 'Amit Patel', with a long, sweeping horizontal stroke extending to the right.

Amit Patel

CFO of OM Group

200 S Frontage Rd., Suite 310, Burr Ridge, IL 60527

PROJECT DATA

NUMBER OF TENANTS	4
TOTAL TENANT SQ FT	8,400 SQ FT
TOTAL PAKING PROVIDED	47
PARCEL IDENTIFICATION	02-04-35-10-01

BUILDING DATA

BUILDING HEIGHT	21'-4" PARAPET, 25'-4" MONOLITH
NUMBER OF STORIES	1
ZONING DISTRICT	B3 PUD - SHOPPING CENTER BUSINESS DISTRICT

SITE DETAILS

LOT AREA	75,083 SQ FT	
BUILDING COVERAGE	8,400 SQ FT	11.2%
IMPERVIOUS AREA	44,230 SQ FT	58.9%
LANDSCAPE COVERAGE	22,453 SQ FT	29.9%
FLOOR AREA RATIO	0.112	

TENANT

RESTAURANT W/ DRIVE THRU	1,395 SQ FT
RESTAURANT W/O DRIVE THRU	1,395 SQ FT
RESTAURANT W/O DRIVE THRU	1,395 SQ FT
RETAIL	4,115 SQ FT
LANDLORD ROOM	100 SQ FT

DRIVE THRU

NUMBER OF THRU WINDOWS	1 WINDOW
CAR LENGTHS MENU TO WINDOW	6 CARS
STACKING (TOTAL # OF VEHICLES)	10 CARS

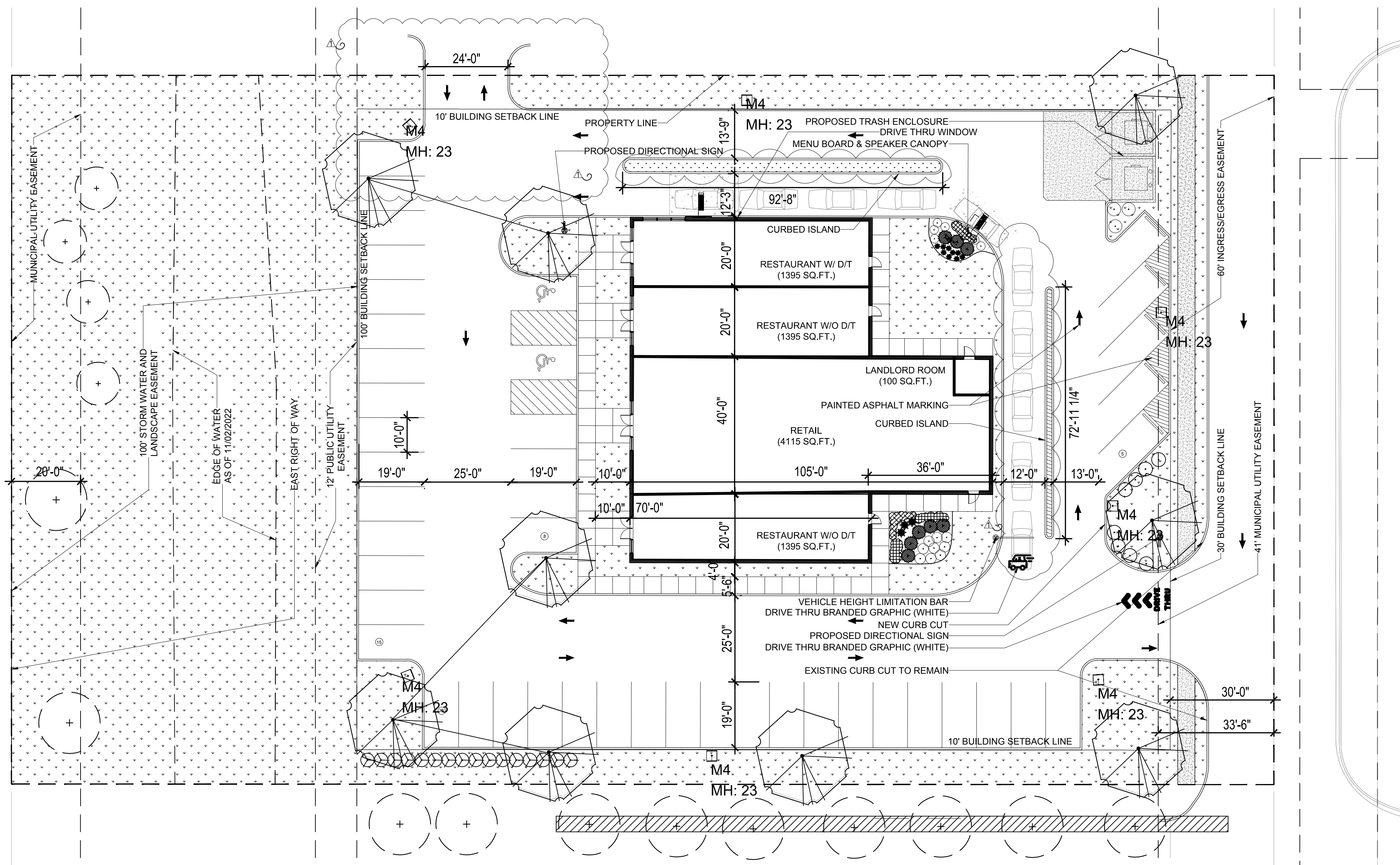
PARKING

CALCULATION

RESTUARANT (TYPICAL)	1 SPACE PER 150 SQ FT GROSS FLOOR AREA
RESTUARANT (DRIVE-THRU)	1 SPACE PER 2X EMPLOYEES
	1 SPACE PER 3X INDOOR SEATING
	1 SPACE PER 20 SQ FT ORDER WAITING AREA
RESTUARANT (CARRY-OUT)	1 SPACE PER 1X EMPLOYEE
	50% REQUIREMENT OF TYP. RESTAURANT SEATING
RETAIL	1 SPACE PER 250 SQ FT GROSS FLOOR AREA

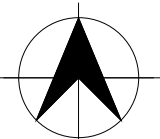
REQUIREMENT

RESTUARANT (DRIVE-THRU)	2 SPACES	4X EMPLOYEES
	4 SPACES	10X INDOOR SEATS
	15 SPACES	300 SQ FT ORDER AREA
RESTUARANT (CARRY-OUT)	4 SPACES	4 EMPLOYEES
	2 SPACES	600 SQ FT FLOOR AREA
RETAIL	17 SPACES	4,115 SQ FT FLOOR AREA
REQUIRED	50 SPACES	
PROVIDED	47 SPACES	



1 SITE PLAN

SCALE: 1" = 30'-0"

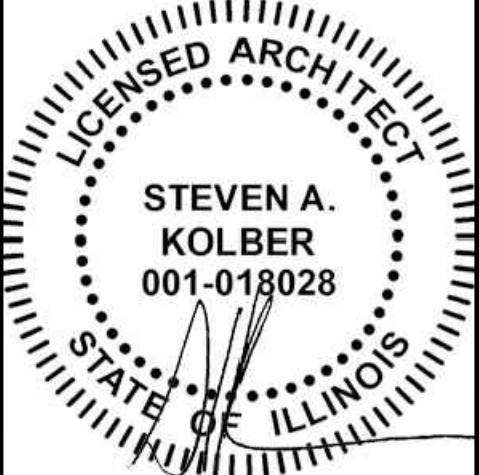


CIVIL ENGINEERING	ERA CONSULTANTS
STRUCTURAL ENGINEER	
LANDSCAPE DESIGN	JAY ZUMBAHLEN
MEP ENGINEER	
PHOTOMETRICS	VILLA LIGHTING
DEVELOPER	OMI GROUP
ARCHITECT	



kolbrook design

328 DAVIS ST. SUITE 300
EVANSTON, IL 60201
OFFICE: 847.492.1992 | FAX: 12.453.0699



PROJECT:

HUNTLEY RETAIL MULTI-TENANT SHELL BUILDING

OUTLOT 6, ROUTE 47
HUNTLEY, ILLINOIS

DRAWING ISSUE	DATE
PLANNING COMMISSION REVIEW	02/22/2022
A.COMMISSION REVIEW COMMENTS	03/13/2022

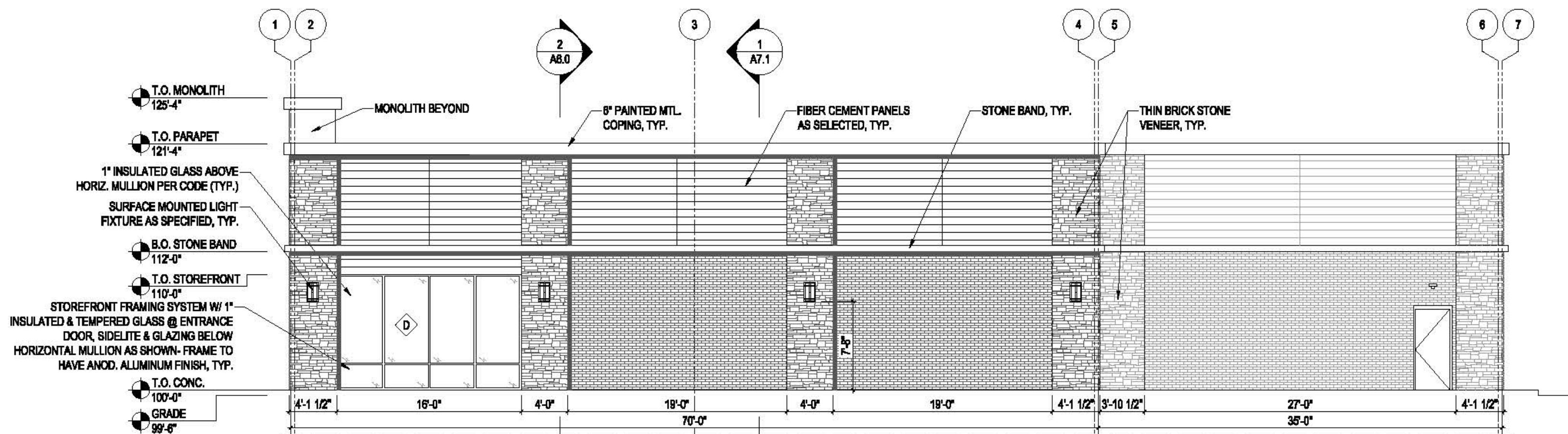
DRAWN BY: J. GARCIA, D. CAMPBELL
CHECKED BY: S. KOLBER
SHEET TITLE:

FINAL PUD SITE PLAN

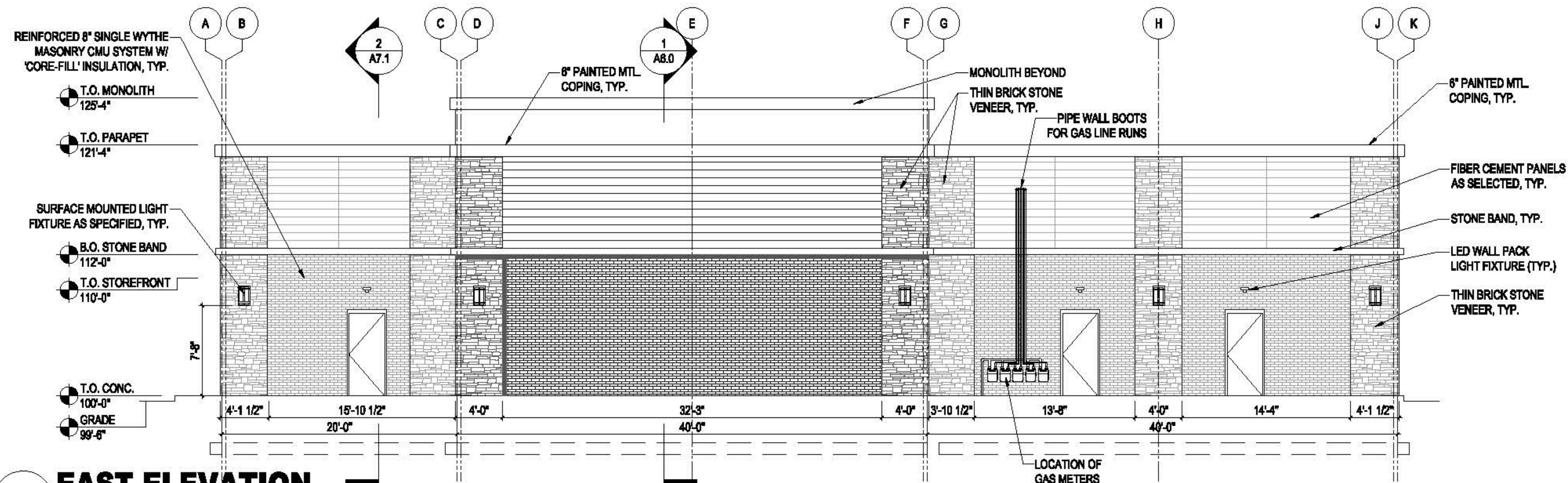
SHEET NO.

SP1.0

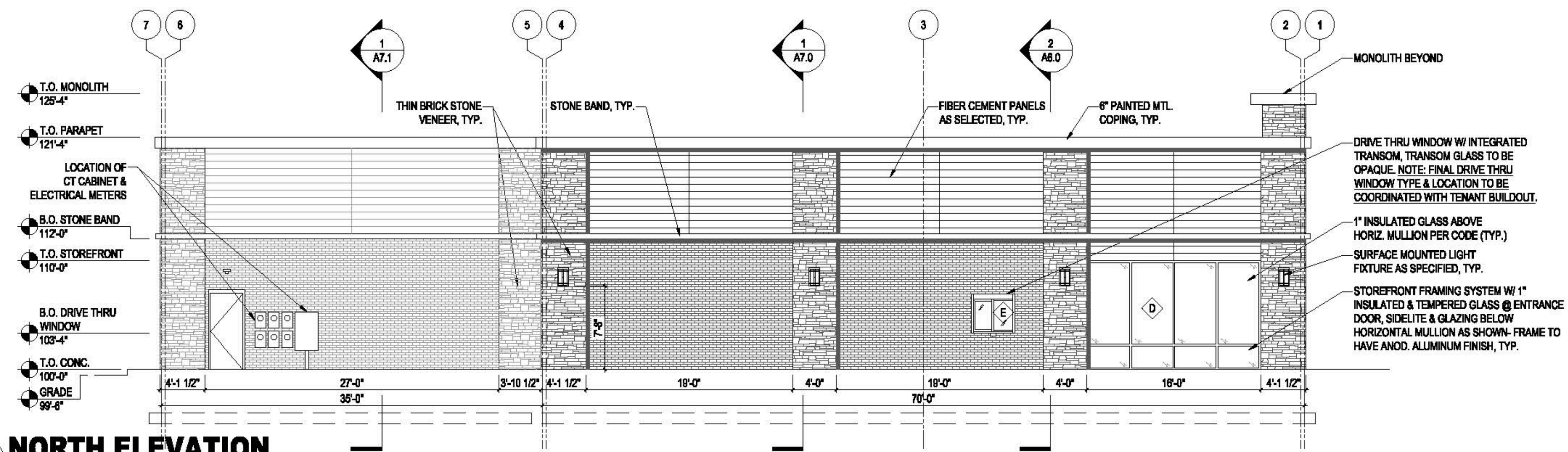
Kollbrook	1502 065	Consultant
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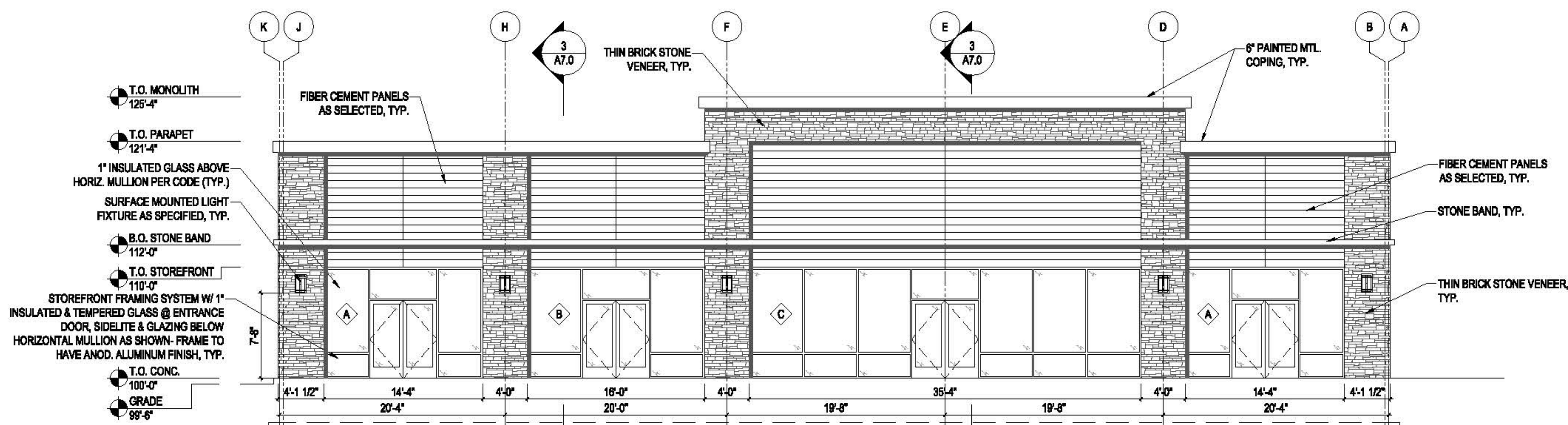
4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

CIVIL ENGINEERING
ERA CONSULTANTS
STRUCTURAL ENGINEER
LANDSCAPE DESIGN
JAY ZUMBACHEN
MEP ENGINEER
PHOTOMETRICS
VILLA LIGHTING
DEVELOPER
OM GROUP
ARCHITECT

kolbrook design
888 DAVIS ST. SUITE 300
EVANSTON, IL 60201
OFFICE: 847.842.1992 | FAX: 424.633.0689



PROJECT:
HUNTLEY RETAIL
MULTI-TENANT SHELL BUILDING
OUTLOT 6, ROUTE 47
HUNTLEY, ILLINOIS

DRAWING ISSUE
PLANNING COMMISSION REVIEW
A.COMMISSION REVIEW COMMENTS

DRAWN BY: J. GARCIA, D. CAMPBELL
CHECKED BY: S. KOLBER
SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NO.

A5.0

Kolbrook
Job No. 1502.065
Consultant
Job No.



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"




2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

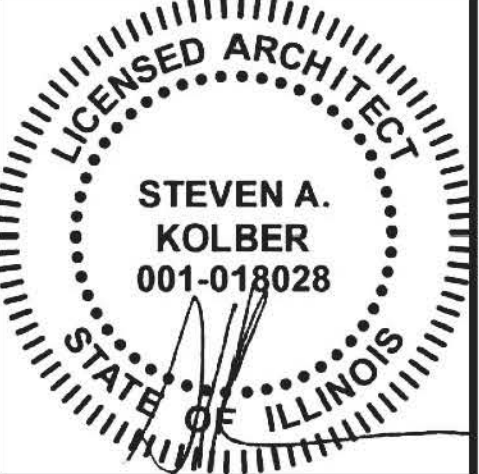


1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

CIVIL ENGINEERING		ERA CONSULTANTS
STRUCTURAL ENGINEER		
LANDSCAPE DESIGN		JAY ZUMBAHLN
MEP ENGINEER		
PHOTOMETRICS		VILLA LIGHTING
DEVELOPER		OM GROUP
ARCHITECT		



828 DAVIS ST. SUITE 300
EVANSTON, IL 60201
OFFICE: 847.492.1992 | FAX: 12.453.0699



STEVEN A. KOLBER
001-018028

PROJECT:

HUNTLEY RETAIL

MULTI-TENANT SHELL BUILDING

OUTLOT 6, ROUTE 47
HUNTLEY, ILLINOIS

DRAWING ISSUE	DATE
PLANNING COMMISSION REVIEW	02/22/2022
DRAWN BY: J. GARCIA, D. CAMPBELL	
CHECKED BY: S. KOLBER	
SHEET TITLE:	
EXTERIOR ELEVATIONS	
SHEET NO.	
A5.1	
Kolbrook Job No.	1502.065 Consultant Job No.
	-



VILLAGE OF HUNTLEY AGENDA SUMMARY

March 23, 2023
Village Board Meeting

Agenda Item: Discussion – Concept Review for Improvements to Vacant Lots east and west of 11810 Main Street

Department: Village Manager's Office

INTRODUCTION

The Village Board approved Resolution (R)2023-02.29 on February 23rd entering into a lease agreement with the owner of 11810 Main Street for the public use of the vacant lots lying to the east and west of the building location. The initial term of the lease is five years.

STAFF ANALYSIS

The proposed public uses for the lots include outdoor dining facilities and public and community space, including without limitation seating, service and consumption of food and beverages, community activities and recreation, public open space, display of public signage or artwork, ingress and egress from adjacent public ways, and similar or related activities. Conceptual layouts for the proposed improvements for the eastern and western lots are attached for review.

The proposed improvements for the eastern lot include landscaping, planters, artificial turf patio seating area with fire pit, brick pathway between Coral Street and Main Street, brick patio area on the south side adjacent to Lincoln House and Co. (11808 Main Street) with seating (table & chairs by others) and Tivoli lighting between the buildings.

The Improvements for the western lot include landscaping, concrete pad with seating, and signage. The proposed funding (\$5,870) for the improvements will be reallocated from the northeast corner of Route 47 and Main St. that was budgeted for FY2023, but is no longer an option at this point because the fire hydrant was removed during the 2022 Watermain Replacement Project and was going to be used as a water source.

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies “*Strong Local Economy*” as a strategic focus and the following goal: “*A Vibrant Downtown Gathering Place.*” The addition of seating creates additional opportunities for the patrons of adjacent businesses to gather, and the enhanced landscaping improves the appearance of the area.

FINANCIAL IMPACT

Costs would be associated with landscape and hardscape improvements, including chairs, Tivoli lighting, and planter pots. The estimated cost for the eastern lot is \$27,650 and the western lot is \$5,870; however, there is not budget impact from the western lot improvements as noted above. A budget amendment is required for the eastern lot. Minimal costs would also be associated with maintenance of the lots.



VILLAGE OF HUNTLEY AGENDA SUMMARY

*March 23, 2023
Village Board Meeting*

LEGAL ANALYSIS

None required.

ACTION REQUESTED

Policy direction regarding improvements to vacant lots east and west of 11810 Main Street.

SUPPORTING DOCUMENTS

1. CT Veach Eastern Lot Brick & Turf Quote
2. AB Sanchez Eastern Lot Landscaping Quote
3. Vacant Lots Estimate Summary
4. Lot Exhibits

C.T. Veach Inc.

P.O. Box 694
9502 Haligus Rd.
Huntley, IL 60142
847-669-5890

Proposal Number:
Date: March 10, 2023

Proposal from CT Veach, Inc.

Customer Name: Village of Huntley
Work Address: Main St and Dywer Open Land
Customer Phone: 815-988-069
Customer E-Mail: jirvin@huntley.il.us
Name or address of worksite: Same as above
Job Name: Downtown Mainstreet Patio area

Scope of Work

CT Veach proposes to provide all materials and labor necessary for the completion of the Scope of Work as described below:

Install approximately 610 square feet of paver in the open area (between 2 buildings) on main st.
The pavers will be installed to code with more detail to follow / all spoils removed from site
Mid-grade to high grade pavers were selected for the pricing / Copthorne to match existing pavers
Further material breakdown will following in a more detailed quote
All pavers to have polymeric sand installed in the brick joints and paver edges secured
Village of Huntley Public Works will excavate all material necessary and install the proper amount of gravel for the paver base / recommended to compact the gravel in stages
C.T.Veach will prep the installed gravel for the right pitch and prep for the paver installation
Village of Huntley to excavate approximately 435 feet of space for the prep of natural turf installation / a thin 3-4" soil removal is desired
The turf area to filled with 2-3" of gravel and a 1" coating of limestone fines will be needed
C.T. Veach will provide the turf / sand infill and the staples to secure the edge
The turf will be cut to fit the desired area / waste is to be expected
A couple of seams will be needed to make sure turf covers the entire area
The turf will be power broomed multiple times during the install / sand will be used as infill
The sand is important to keep the turf standing up from foot traffic
The turf could be lifted during major wind storms and the sand provides additional weight

Patio & Turf Cost: \$18,535.00

Respectfully submitted: *Justin Veach*

Date: March 10, 2023

Note: We may withdraw this proposal if not accepted within 14 days.

Acceptance of Proposal

Village Patio Area

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

Date: _____

Signature



AB Sanchez, Inc.
Professional Service, Always

Village of Huntley
10987 Main St.
Huntley, IL
Attn. Jason Irvin

Trent Sible
VP Maintenance
3/15/23 revised

Item:	Project Description	Price
	2023 Village of Huntley Main Street Landscape Install - Eastern Lot	
1	Install (5) cy soil ammendments in new plant beds, prepare plant beds and mulch on completion	\$940.00
2	Install (32) #1 Mixed Perennails	\$930.00
3	Install (9) #2 Asilbe	\$430.00
4	Install (7) #2 Chokeberry 'Groundhug'	\$560.00
5	Install (4) #5 Redtwig Dogwood 'Ivory Halo' and (5) #3 Hydrangea	\$870.00
6	2023 Maintenance - June - Nov	\$2,065.00
	Add \$200.00 to total for turf option	
	 *Mulch & topsoil to be provided by Village - (triple processed & aged/decomposed compost mix recommended) *AB Sanchez shall provide soil ammendments	
	 Trent Sible ISA Certified Arborist IL# 1690-A	
	Total:	\$5,795.00

All appropriate sales tax related to materials will be included in the price quoted herein.

Signature _____ Date _____
Accepted _____

VACANT LOTS 11810 MAIN ST. EASTERN LOT EST (BRICK & TURF PATIO)

ITEMS	BUDGET IMPACT	NOTES
Brick/Turf Patio (CT Veach)	\$18,535.00	This includes \$3,500 savings w/PW excavating and prepping the area
Landscaping Courtyard/Patio (AB Sanchez)	\$6,000.00	AB Sanchez will plant and maintain
Planting (3) Planter Pots (William Ruth)	\$915.00	William Ruth Landscaping will plant and maintain
Purchase (3) Planter Pots (Village)	\$1,000.00	Village will purchase
Purchase (6) Adirondack Chairs (Village)	\$1,000.00	Village will purchase and maintain
One (1) propane Fire Pit (Others)	\$0.00	Fire Pit provided by others
Four (4) Seating Areas w/umbrellas (Others)	\$0.00	Seating areas provided by others
LED String Lights 200ft. (Village)	\$200.00	Buildings & Grounds staff will purchase, install, and maintain
SUB TOTAL	\$27,650.00	

VACANT LOTS 11810 MAIN ST. WESTERN LOT EST.

ITEMS	BUDGET IMPACT	NOTES
Landscaping (AB Sanchez)	\$0.00	Budget is available for this work due to the NEC Main & 47 Landscape area not having a water source anymore (fire hydrant removed); funds (\$5,870) will be reallocated to this area. Public Works will install concrete pads
SUB TOTAL	\$0.00	
TOTAL PROJECT COST	\$27,650.00	

Historic Photo Mural Boards

A photograph of a street scene featuring historic photo mural boards. On the left is a brick building with a sign for "11810 SUITES ON MAIN" and a window display for "THE INSTRUMENT BORN" celebrating a 1st Year Anniversary. In the center, a woman stands next to a mural of a train on tracks. To the right is a brick building with a sign for "Manny's" and a window display with "OPEN EVERYDAY 6AM" and "CLOSE AT 9:00PM". A black metal fence with American flag bunting runs across the foreground.

Eastern Lot -

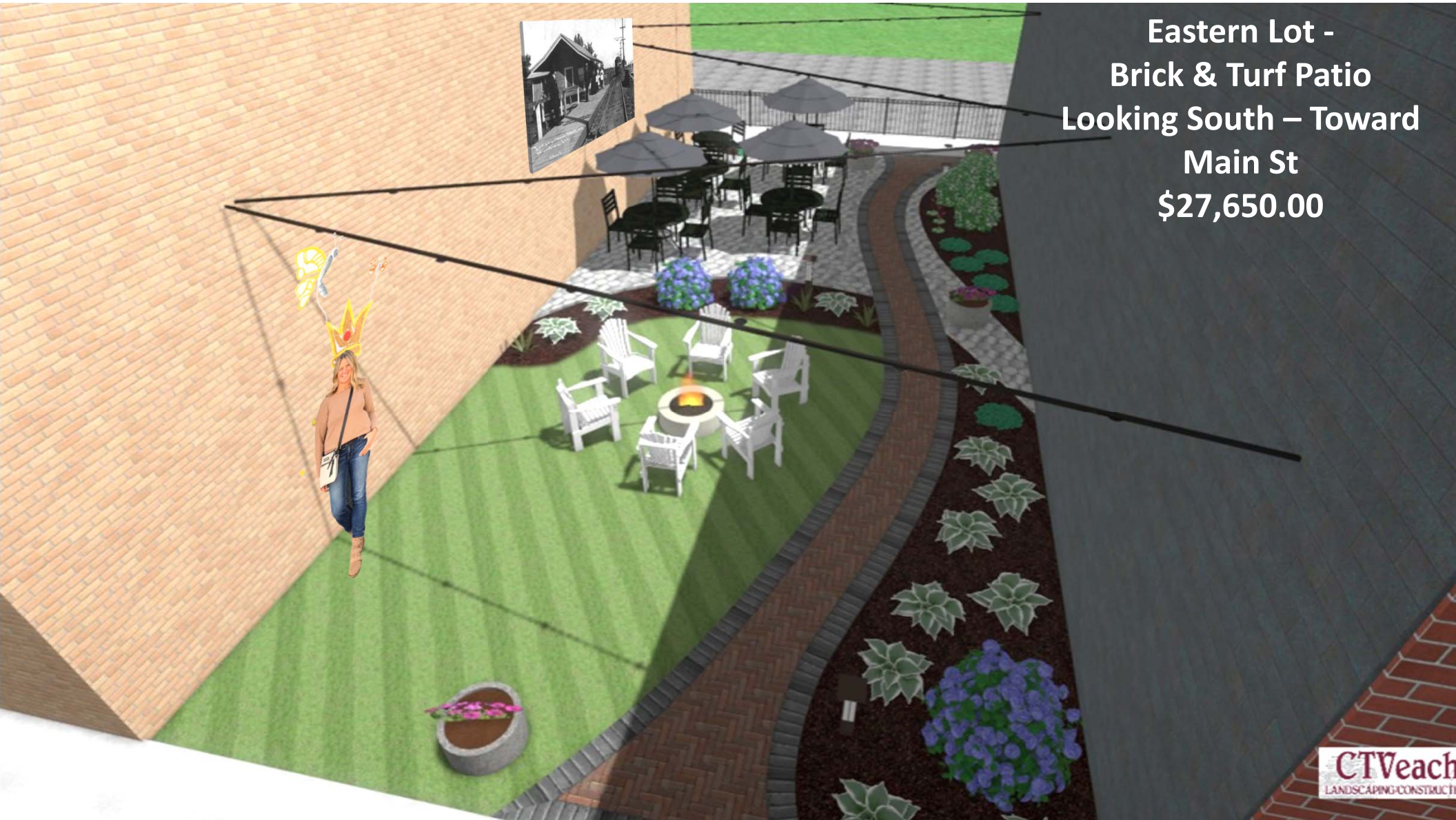
Brick & Turf Patio

Looking North – Toward Coral St

\$27,650.00



**Eastern Lot -
Brick & Turf Patio
Looking South – Toward
Main St
\$27,650.00**



Western Lot



Historic Photo Mural Boards





VILLAGE OF HUNTLEY AGENDA SUMMARY

March 23, 2023
Village Board Meeting

-
- Agenda Item:** **Consideration -**
- i. **Resolution Authorizing Payment of Reimbursement No. One to Coral Street Firehouse, LLC in the Amount of \$75,000 in Accordance with the Approved Redevelopment Agreement for 11808 Coral Street**
 - ii. **Ordinance Approving an Amendment to the FY23 Budget in the Amount of \$150,000 for the Redevelopment Agreement Between the Village of Huntley and Coral Street Firehouse, LLC for the Fire Station Redevelopment Project at 11808 Coral Street**

Department: **Village Manager's Office**

INTRODUCTION

Per the terms of the Redevelopment Agreement with Billitteri Enterprises, LLC, subsequently assigned to Coral Street Firehouse, LLC as approved by Ordinance (O)2022-03.11 on March 10, 2022, the developer is eligible for a reimbursement of \$75,000 after issuance of the building permit for the buildout of the first floor restaurant tenant space.

STAFF ANALYSIS

The building permit was issued for the restaurant space on March 1, 2023, and construction has commenced. The developer is requesting the first reimbursement for the restaurant space. A second reimbursement of \$75,000 is provided for in the Redevelopment Agreement subject to completion of the restaurant space.

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies *"Strong Local Economy"* as a strategic focus and the following goals: *"Location of Choice for New and Expanding Businesses of all Sizes,"* and *"A Vibrant Downtown Gathering Place."* The addition of a restaurant will offer new dining opportunities. Additional commercial development in the downtown would also enhance its location as a gathering place and reinforce the economic vitality of the area.

FINANCIAL IMPACT

The reimbursement will require a budget amendment to the FY23 Budget in the Downtown TIF Fund.

LEGAL ANALYSIS

The requirement for the reimbursement as outlined in the Redevelopment Agreement has been met.

ACTION REQUESTED

A motion of the Village Board for:

- i. Resolution Authorizing Payment of Reimbursement No. One to Coral Street Firehouse, LLC in the Amount of \$75,000 in Accordance with the Approved Redevelopment Agreement for 11808 Coral Street



VILLAGE OF HUNTLEY
AGENDA SUMMARY

March 23, 2023
Village Board Meeting

- ii. Ordinance Approving an Amendment to the FY23 Budget in the Amount of \$150,000 for the Redevelopment Agreement Between the Village of Huntley and Coral Street Firehouse, LLC for the Fire Station Redevelopment Project at 11808 Coral Street

SUPPORTING DOCUMENTS

1. Draft Resolution
2. Draft Ordinance

**RESOLUTION AUTHORIZING PAYMENT
OF REIMBURSEMENT NO. ONE TO
CORAL STREET FIRE HOUSE LLC**

Resolution (R)2023-03.**

WHEREAS, the Village of Huntley is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, the Village of Huntley entered into a Redevelopment Agreement with Coral Street Fire House LLC via Ordinance (O)2022-03.11; and

WHEREAS, the developer is eligible for a reimbursement of \$75,000 upon the issuance of the building permit for the first floor restaurant space per the Redevelopment Agreement; and

WHEREAS, the developer is also eligible for a reimbursement of a second payment of \$75,000 upon the completion of the restaurant tenant space per the Redevelopment Agreement; and

WHEREAS, since the building permit was successfully issued on March 1, 2023, to the developer for the restaurant built out, the first reimbursement payment of \$75,000 is now due; and

WHEREAS, the payment will be disbursed from the Village of Huntley Downtown TIF Fund.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY as follows:

SECTION I: The Village of Huntley hereby authorizes the first payment reimbursement to Coral Street Fire House LLC in the amount of \$75,000 following the issuance of the building permit for the buildout of the first floor restaurant tenant space.

SECTION II: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

SECTION III: All Resolutions and parts of resolutions in conflict herewith are hereby repealed.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Goldman	_____	_____	_____	_____
Trustee Holzkopf	_____	_____	_____	_____
Trustee Kanakaris	_____	_____	_____	_____
Trustee Kittel	_____	_____	_____	_____
Trustee Leopold	_____	_____	_____	_____
Trustee Westberg	_____	_____	_____	_____

PASSED and APPROVED this 23rd day of March 2023.

APPROVED:

ATTEST:

Timothy J. Hoeft, Village President

Rita McMahon, Village Clerk

**ORDINANCE APPROVING AN AMENDMENT TO THE FY23 BUDGET
IN THE AMOUNT OF \$150,000 FOR THE REDEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF HUNTLEY
AND BILLITTERI ENTERPRISES, LLC, FOR THE FIRE STATION REDEVELOPMENT PROJECT AT 11808 CORAL STREET**

Ordinance (O)2023.03.**

WHEREAS, the Village of Huntley is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, the Village Board approved Ordinance (O)2022-03.11 authorizing the approval and execution of a Redevelopment Agreement between the Village of Huntley and Billitteri Enterprises LLC ("Developer"), for the Fire Station Redevelopment project at 11808 Coral Street; and

WHEREAS, a budget amendment is required in the TIF Fund in the amount of \$150,000 for payment related to the buildout of the ground floor restaurant space, with \$75,000 due at the time a building permit has been issued and the remaining \$75,000 due upon the restaurant tenant fully occupying the space and open to the general public on or before June 30, 2023; and

WHEREAS, the building permit for the restaurant space has been issued and the Developer has provided the required documentation to receive the initial \$75,000 reimbursement; and

WHEREAS, the impact to the budget will be \$150,000.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY as follows:

SECTION I: The Village of Huntley hereby approves an amendment to the FY23 Budget in the amount of \$150,000 to the TIF Fund for the Redevelopment Agreement between the Village of Huntley and Billitteri Enterprises LL, for the Fire Station Redevelopment project at 11808 Coral Street.

SECTION II: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

SECTION III: All Ordinances and parts of ordinances in conflict herewith are hereby repealed.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Goldman	_____	_____	_____	_____
Trustee Holzkopf	_____	_____	_____	_____
Trustee Kanakaris	_____	_____	_____	_____
Trustee Kittel	_____	_____	_____	_____
Trustee Leopold	_____	_____	_____	_____
Trustee Westberg	_____	_____	_____	_____

PASSED and APPROVED this 23rd day of March, 2023.

APPROVED:

ATTEST:

Timothy J. Hoeft, Village President

Rita McMahon, Village Clerk



VILLAGE OF HUNTLEY AGENDA SUMMARY

March 23, 2023
Village Board Meeting

Agenda Item: Consideration – Resolution Approving a Revised Residential Public Sidewalk Replacement Rebate Program

Department: Public Works and Engineering – Administration and Engineering Division

INTRODUCTION

The Village's public infrastructure includes approximately 185 miles of public sidewalk. The goal is to preserve safe pedestrian access for the community in accordance with the Village's Pedestrian Access Route Inspection and Repair Program ("PAR Program"). The PAR Program prioritizes repair or replacement work based on the volume of pedestrian traffic, the condition of the sidewalk, notice of any complaints or accidents, the budget for and coordination of the work. As shown in **Table 1** below, a variety of methods are utilized to eliminate trip hazards and maintain safe pedestrian routes, depending on the sidewalk deficiency.

Table 1 – Sidewalk Condition & Treatment Methods

Condition Rating	Vertical Displacement	Recommended Treatment
Red	1.5" and Greater	REMOVE & REPLACE
Yellow	Between 0.25" – 1.5"	SAW CUT or GRIND
Green	0.25" and Less	NO TREATMENT

Condition Rating	Horizontal Opening	Recommended Treatment
Red	Greater than 0.5"	REMOVE & REPLACE or CRACK FILL
Green	0.5" or less	NO TREATMENT

For sections of public sidewalk that do not meet the Village's replacement criteria, the Village offers to share the replacement cost with residents through a Residential Public Sidewalk Replacement Rebate Program. Property owners that participate in this voluntary rebate program generally do so because they wish to have a section of public sidewalk replaced in front of their property for aesthetic reasons, such as minor spalling or pitting, or concurrent with a driveway replacement. The program is available on a first-come first-served basis, subject to available funding. Rebate program participants are required to hire a concrete contractor with a Village of Huntley business registration and submit to Village inspections to ensure that the work is performed in accordance with Village standards.

STAFF ANALYSIS

Over the last three years (2020 – 2022), seven residents participated in the Village's Sidewalk Rebate Program, which currently offers a rebate of \$3.50 per square foot, up to a maximum amount of \$500.00. After reviewing current sidewalk replacement costs, staff believes that the current rebate amounts do



VILLAGE OF HUNTLEY AGENDA SUMMARY

March 23, 2023
Village Board Meeting

not provide enough of an incentive for prospective participants especially given the current inflationary trends. Therefore, to encourage more participation which will improve the appearance of the Village's public sidewalk infrastructure, staff is proposing to increase the rebate amount from \$3.50 to \$7.00 per square foot and increase the maximum rebate amount from \$500.00 to \$1,000.00. The proposed rebate amounts are based upon a reviewing of the documents from the last seven rebate participants and learning that they paid an average of \$12.97 per square foot.

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies *"Healthy, Safe, and Attractive Community"* as a strategic focus and the following goals: *"Healthy Community"* and *"Attractive Community."* Increased participation in this cost share program will improve the appearance of the Village's public sidewalk infrastructure and contribute to a healthy lifestyle by promoting walking and other physical activity within the community.

FINANCIAL IMPACT

The FY23 Budget includes funding in the Streets Improvement and Roads & Bridges Fund, line item 420-00-00-8000 for the Residential Public Sidewalk Replacement Rebate Program.

LEGAL ANALYSIS

None required.

ACTION REQUESTED

A motion by the Village Board for a Resolution Approving a Revised Residential Public Sidewalk Replacement Rebate Program

SUPPORTING DOCUMENTS

1. Residential Public Sidewalk Replacement Rebate Program Form
2. Draft Resolution



VILLAGE OF HUNTLEY

Residential Public Sidewalk Replacement Rebate Form

The Village of Huntley Residential Public Sidewalk Replacement Rebate Program allows residents to hire their own contractor to replace public sidewalks fronting their property and receive a rebate for replacement costs up to a maximum amount of \$1,000.00. Rebate amounts are based on a flat rate of \$7.00 per square foot of sidewalk replaced. The program will be administered on a first-come, first-serve basis and subject to limited funding availability at the time of building permit submittal. Replacements made to sidewalks on private property are not eligible for this program. To qualify for a rebate under this program, the property owner must:

- Contact the Village of Huntley Public Works Department at (847) 515-5222 so that staff can inspect and confirm that the sidewalk in question is eligible for the program.
- Hire a contractor with a valid Village of Huntley business registration.
- Have the contractor obtain a permit from the Village of Huntley prior to initiating any work. A rebate form completed by the property owner must accompany the permit submittal.
- Have the contractor complete the replacement work in accordance with Village requirements and obtain final approval of the work by the Village as soon as completed but no later than October 31.

Rebate check should be issued to:

Property Owner Name: _____

Property Address: _____

Phone Number: _____

Property Owner Signature

Date

For Village Use Only:

ITEM	UNIT	QUANTITY	UNIT PRICE	REBATE AMOUNT
Sidewalk Replaced	Sq. Ft.		\$7.00	
Permit No.		Approved By:		

Rebate Program Rules and Limitations

This program is subject to limited funding availability. Failure to meet any of the qualifying conditions will void the rebate request. No rebate checks will be issued until a final inspection has been passed. Rebates are limited to one per residential address. Checks may take up to 8 weeks to be issued and the Village will not be held responsible for any mail or check lost by the U.S. Postal Service or any other delivery service carriers.

**RESOLUTION APPROVING
A REVISED RESIDENTIAL PUBLIC SIDEWALK REPLACEMENT REBATE PROGRAM**

Resolution (R)2023-03.**

WHEREAS, the Village of Huntley is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, the Village of Huntley public infrastructure includes approximately 185 miles of public sidewalk; and

WHEREAS, Public Works staff repair or replace sections of public sidewalk in accordance with the Village's Pedestrian Access Route Inspection & Repair Program ("PAR Program"); and

WHEREAS, the Village offers a Residential Public Sidewalk Replacement Rebate Program to residents for sections of public sidewalk that do not meet the Village's PAR Program replacement criteria; and

WHEREAS, the current Residential Public Sidewalk Replacement Rebate Program had a total of only seven participants in FY20, FY21 & FY22; and

WHEREAS, to encourage more participation and improve the appearance of the Village's public sidewalk infrastructure, the Residential Public Sidewalk Replacement Rebate Program is proposed for an increase in the rebate amount from \$3.50 to \$7.00 per square foot and an increase in the maximum rebate amount from \$500.00 to \$1,000.00; and

WHEREAS, the FY23 Budget includes funding for the Residential Public Sidewalk Replacement Rebate Program; and

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY as follows:

SECTION I: The Village of Huntley hereby authorizes the Village Manager or his designee to approve revising the Residential Public Sidewalk Replacement Rebate Program to increase the rebate amount from \$3.50 to \$7.00 per square foot and increase the maximum rebate amount from \$500.00 to \$1,000.00.

SECTION II: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

SECTION III: All Resolutions and parts of resolutions in conflict herewith are hereby repealed.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Goldman	_____	_____	_____	_____
Trustee Holzkopf	_____	_____	_____	_____
Trustee Kanakaris	_____	_____	_____	_____
Trustee Kittel	_____	_____	_____	_____
Trustee Leopold	_____	_____	_____	_____
Trustee Westberg	_____	_____	_____	_____

PASSED and APPROVED this 23rd day of March, 2023.

APPROVED:

ATTEST:

Timothy J. Hoeft, Village President

Rita McMahon, Village Clerk