

AGENDA
VILLAGE BOARD MEETING NO. 3300
June 10, 2024 - 7:00 PM
Village Hall - Board Room
300 Plaza Circle, Mundelein, IL 60060

I. CALL TO ORDER

II. ATTENDANCE

III. PLEDGE OF ALLEGIANCE

IV. MINUTES APPROVAL

- A. **Motion** to approve the Board of Trustees Regular meeting minutes from May 13, 2024.

V. PUBLIC COMMENTARY

VI. PRESENTATIONS / AWARDS

- A. Philly Special - Liquor / Gaming Presentation

- B. Presentation - Continental Properties - Butterfield Multi-family

VII. PUBLIC HEARINGS

- A. Liquor Control Commission - Liquor Violation

VIII. MAYOR'S REPORT

- A. AN ORDINANCE ADOPTING THE 2024 EMPLOYEE REFERENCE MANUAL FOR THE VILLAGE OF MUNDELEIN

Motion to adopt Ordinance No. O-24-06-26, an ordinance adopting the 2024 Employee Reference Manual for the Village of Mundelein.

- B. A Resolution authorizing the Purchase and Sale Agreement between the Village of Mundelein

and Fenton's Brewing Company for the Sale of 428 and 434 North Chicago Avenue, Mundelein, Illinois

Motion to Adopt a Resolution authorizing the purchase and sale agreement between the Village of Mundelein and Fenton's Brewing Company for the sale of 428 and 434 North Chicago Avenue, Mundelein, IL.

C. Archer Business Center-Tool Library Storage Lease

Motion to Adopt a Resolution Authorizing the Village of Mundelein to enter into a storage Lease Agreement for Use of Public Property.

D. AN ORDINANCE AMENDING SECTION 5.76.140 OF THE MUNDELEIN MUNICIPAL CODE CONCERNING CLASS FM LIQUOR LICENSE

Motion to Pass an Ordinance Amending Section 5.76.140 of the Mundelein Municipal Code Concerning Liquor License Classifications.

IX. TRUSTEE REPORTS

A. Community and Economic Development Committee (Wilson, Schwenk, Meier)

1. AN ORDINANCE AUTHORIZING THE EXECUTION OF THE SECOND AMENDMENT TO DEVELOPMENT AGREEMENT (NORTHWEST CORNER OF BUTTERFIELD ROAD AND HUNTINGTON DRIVE) BETWEEN THE VILLAGE OF MUNDELEIN AND MZ CAPITAL ACQUISITIONS, LLC, AND CONTINENTAL 770 FUND LLC.

Motion to Pass an Ordinance Approving an Amendment to Development Agreement (Northwest Corner of Butterfield Road and Huntington Drive).

2. AN ORDINANCE GRANTING A SPECIAL USE PERMIT WITH CONDITIONS FOR AN OUTDOOR STORAGE YARD ON THE PROPERTY LOCATED AT 1290 TOWNLINE ROAD, MUNDELEIN, ILLINOIS

Motion to Pass an Ordinance granting a special use permit with conditions for an outdoor storage yard on the property located at 1290 Townline Road, Mundelein, Illinois.

B. Public Works Committee (Ross, Meier, Lambert)

1. B20 Club
2. Proclamation - Pride Month
3. Fire Station #1 Generator Replacement

Motion to Adopt a resolution waiving bids, accepting a proposal from D&B Power Associates, Inc., St. Charles, IL, for the replacement of the Fire Station #1 generator, and approve purchase order number 13765 in the amount of \$198,110.

C. Finance Committee (Schwenk, Juarez, Ross)

1. Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between May 14, 2024 and ending June 10, 2024 in the amount of \$3,351,781.57.

2. Governing Body - AT&T

Motion to approve the payment of bills, as indicated on the report dated 06/10/24.

DATE	VENDOR	AMOUNT
05/28/24	AT&T	\$2,763.42
06/10/24	AT&T MOBILITY	\$ 359.99
06/10/24	AT&T MOBILITY	\$7,219.15

D. Public Safety Committee (Lambert, Wilson, Juarez)

1. AN ORDINANCE AMENDING CHAPTER 2.40 OF THE MUNDELEIN MUNICIPAL CODE, POLICE DEPARTMENT, WITH RESPECT TO FULL TIME OFFICERS

Motion to Pass an Ordinance Amending Chapter 2.40 of the Mundelein Municipal Code, Police Department with Respect to Full-Time Police Officers.

E. Building Committee (Juarez, Ross, Wilson)

F. Transportation & Infrastructure Committee (Meier, Lambert, Schwenk)

1. Resolution for Improvement-Hammond Street

Motion to authorize the Village Clerk's signature on an IDOT Resolution for Improvement under the Illinois Highway Code appropriating \$475,000 in motor fuel tax revenue to be utilized for the 2024 Joint Resurfacing Project.

G. Other Reports

X. SCHEDULED BUSINESS

A. Omnibus Vote Items

1. Bulk Gasoline / Diesel Purchase

Motion to approve purchase order number 13772 in the amount of \$300,000 for the purchase of bulk gasoline and bulk diesel from Al Warren Oil Co., Inc. for FYE25.

2. FY25 Asset Management - Cityworks Software

Motion to approve purchase order number 13758 and payment for CityWorks asset management software, provided by Azteca Systems Holdings, LLC, of Sandy, UT, in the amount of \$69,000.00.

3. Outdoor Warning Siren Purchase Order

Motion to approve purchase order number 13752 and payment in the amount of \$50,770.00 to JS Communications for the replacement of the Outdoor Warning Siren at Community Park.

4. Gewalt Hamilton FY25 Engineering Services

Motion to approve purchase order number 13773 in the amount of \$105,000.00 to Gewalt Hamilton Associates for fiscal year 2025 on-call engineering services.

5. North Lake Street Alley and Parking Lot Improvement Project

Motion to accept all submitted bids and to award a contract and approve purchase order number 13774 to Chicagoland Paving in the amount of \$410,000.00 subject to receipt of required bonding and insurance for the North Lake Street Alley and Parking Lot Improvement project and authorize the Director of Public Works and Engineering to sign said contract.

6. Administrative Consulting Specialists, LLC.

Motion to approve purchase order number 13781 in the amount of \$20,000 to Administrative Consulting Specialists, LLC. for the Grant Writing and Administrative Services Annual Contract FYE25.

7. NICASA

Motion to approve purchase order number 13801 in the amount of \$26,965.00 to NICASA for the Deflection Grant 12/25/23 - 03/21/24.

8. IRMA - April 2024 Deductible

Motion to approve purchase order number 13751 in the amount of \$34,906.55 to Intergovernmental Risk Management Agency (IRMA) for the April 2024 Deductible.

9. Lake Hawley Mundelein, LLC

Motion to approve purchase order number 13814 in the amount of \$40,000.00 to Lake Hawley Mundelein, LLC for Annual Property Tax/Sales Tax Rebate.

10. Jewel-Osco Sales Tax Rebate

Motion to approve purchase order number 13813 in the amount of \$300,000.00 to Jewel / Osco for Annual Sales Tax Share.

11. Daniel Beelow Sales Tax Rebate

Motion to approve purchase order number 13815 in the amount of \$400,000 to Daniel Beelow for Annual Sales Tax Share.

12. Jewel / Osco Sales Tax Rebate FY24

Motion to approve purchase order number 13817 in the amount of \$67,945.66 to Jewel / Osco for remaining FY24 Sales Tax Share.

XI. VILLAGE STAFF REPORTS

- A. Village Administrator
- B. Village Attorney
- C. Village Clerk

XII. EXECUTIVE SESSION

- A. Motion to recess into Executive Session to discuss pending litigation pursuant to 5 ILCS 120, Section 2(c)(11), land acquisition or sale of property pursuant to 5 ILCS 120, Section 2(c)(5), personnel pursuant to 5 ILCS 120, Section 2(c)(1), and minutes pursuant to 5 ILCS 120, Section 2(c)(21).
- B. Motion to reconvene Village Board Meeting
- C. Attendance
- D. Action from Executive Session

XIII. OTHER BUSINESS

XIV. ADJOURNMENT

- A. Motion to Adjourn the Regular Board Meeting

The Village of Mundelein, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting, or who have questions about the accessibility of the meeting or facilities, to contact the ADA Coordinator at 847-949-3200 to allow the Village to arrange accommodations for those persons.

CALL TO ORDER

The 3299th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on May 13, 2024 at 300 Plaza Circle, Mundelein. Mayor Lentz called the meeting to order at 7:00 PM.

ATTENDANCE

Clerk Walsh took the roll call. It indicated as follows:

Board Attendance

PRESENT: Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson and Mayor Lentz

ABSENT: None

Village Attendance

PRESENT: Attorney Cahill, Village Administrator Guenther, Assistant Village Administrator Monroe, Finance Director Miller, Fire Chief Lark, Police Chief Seeley, Building Director Sellas, Community Development Director Orenchuk, and Public Works and Engineering Director Boeche

ABSENT: None

PLEDGE OF ALLEGIANCE

Mayor Lentz led the Pledge of Allegiance.

MINUTES APPROVAL

Motion to approve the Board of Trustees Regular meeting minutes from April 22, 2024.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Erich Schwenk
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

There was no public commentary.

PRESENTATIONS / AWARDS

There were no Presentations or Awards.

PUBLIC HEARINGS

There were no Public Hearings.

MAYOR'S REPORT

Proclamation - Loving Day

Loving Day is celebrated on June 12. Mayor Lentz read the proclamation.

Resolution Canceling the May 27, 2024 Board Meeting

Motion to Adopt a Resolution canceling the Village Board Meeting of May 27, 2024, and authorizing the Village Administrator to approve payment of bills between the period of May 14, 2024, and May 27, 2024.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Tim Wilson
SECONDER:	Trustee Erich Schwenk
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

Appointment to the Beautification Committee - Chester Jankowski Jr.

Motion to approve the appointment of Chester Jankowski Jr. to the Beautification Committee.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Jenny Berman Ross
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

Appointment to the Beautification Committee - Jill Mitchell

Motion to approve the appointment of Jill Mitchell to the Beautification Committee.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Jenny Berman Ross
SECONDER:	Trustee Robin Meier
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

Proclamation - Public Works Week 2024

May 19-25, 2024 is Public Works Week--Mayor Lentz pointed out that the residents are affected every day by our Public Works dept, from turning on the water first thing in the morning to brush our teeth to the roads that we drive on.

Proclamation - Police Week 2024

Mayor Lentz stated that the Mundelein Police Department does a great job serving our community, as does all the staff in the Village. There is a high ethic to serve their community every day.

CyberClan Proposal for IT Services

Motion to authorize the Village Administrator to approve a service proposal with CyberClan for Information Technology services for three years and authorize a purchase order in the amount not to exceed \$126,210 annually for the first year and authorize approval of a purchase order in the amount not to exceed \$132,960 for the second year and authorize a purchase order in the amount not to exceed \$132,960 for the third year.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Kara Lambert
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

Lease Amendment - TS Financial

Motion to Adopt a Resolution Approving and Authorizing Execution of an Amendment to the Office Lease Between the Village of Mundelein, as Lessor and TS Financial, as Lessee.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Erich Schwenk
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

TRUSTEE REPORTS

Community and Economic Development Committee (Wilson, Schwenk, Meier)

Ryan, LLC Consulting Services for Fiscal Impact Review

Motion to approve and authorize execution by the Village Administrator a contract for professional services between Ryan, LLC and the Village of Mundelein relating to

Ivanhoe Village, for an amount not to exceed \$100,000, subject to attorney review, and authorization of execution of purchase order number 13682 by the Village Administrator for the same.

Trustee Wilson pointed out that this amount will be reimbursed by the developer.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Tim Wilson
SECONDER:	Trustee Daniel Juarez
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

Ryan, LLC Agreement on General Economic Development Consulting Services

Motion to approve and authorize execution by the Village Administrator a contract for professional services between Ryan, LLC and the Village of Mundelein relating to general economic development services, in an amount not to exceed \$25,000, subject to attorney review, and authorization of execution of purchase order number 13683 by the Village Administrator for the same.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Tim Wilson
SECONDER:	Trustee Jenny Berman Ross
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

The Townes at Oak Creek Second Amendment

Motion to Adopt a Resolution approving and authorizing execution of a Second Amendment to Redevelopment Agreement for The Townes at Oak Creek (46 Oak Creek Plaza, 130-180 Oak Creek Plaza, and 25635 East Route 45).

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Tim Wilson
SECONDER:	Trustee Daniel Juarez
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

Trustee Wilson pointed out that there is an EDC meeting this week and the upcoming Craft Beer Festival on June 8, 2024, it will be the first festival at the new Courtland Commons Park. Tickets are available online. Also he encouraged the residents to sign up for the weekly newsletter at <https://mundelein.org/581/Alerts-Notifications>. which pops up every time the Village website is visited. Trustee Meier said that residents can opt out of the pop-up notification **after** they sign up.

Public Works Committee (Ross, Meier, Lambert)

Allanson Road Watermain Improvement Project

Motion to accept all submitted bids and to award a contract and approve purchase order number 13666 to A Lamp Concrete Contractors in the amount of \$454,990.00 subject to receipt of required bonding and insurance for the Allanson Road Watermain Improvements project and authorize the Director of Public Works and Engineering to sign said contract.

RESULT:	[Yes 6, No 0, Abstained 0]
MOVER:	Trustee Jenny Berman Ross
SECONDER:	Trustee Daniel Juarez
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

Resolution - Contract Extension - Custodial Services - Best Quality Cleaning, LLC

Motion to Adopt a Resolution waiving bids, authorizing the Director of Public Works to sign the custodial services contract extension between the Village of Mundelein and Best Quality Cleaning, LLC, Franklin Park, IL, and approving purchase order number 13640 in the amount of \$73,500.00.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Jenny Berman Ross
SECONDER:	Trustee Daniel Juarez
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

Pavement Marking Program

Motion to Adopt a Resolution approving a pavement marking program contract between the Village of Mundelein and Superior Road Striping, Melrose Park, IL, and approving purchase order number 13639 in the amount of \$23,000.00.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Jenny Berman Ross
SECONDER:	Trustee Daniel Juarez
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

Bulk Rock Salt

Motion to Adopt a Resolution approving the Bulk Rock Salt Contract between the Village of Mundelein and Morton Salt, Inc.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Jenny Berman Ross
SECONDER:	Trustee Daniel Juarez
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

Anthony Avenue and Lange Street Rehabilitation Project

Motion to accept all submitted bids and to award a contract and approve purchase order number 13634 to Campanella & Sons, Inc. in the amount of \$1,109,075.82 subject to receipt of required bonding and insurance for the Anthony Avenue and Lange Street project and authorize the Director of Public Works and Engineering to sign said contract.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Jenny Berman Ross
SECONDER:	Trustee Daniel Juarez
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

FY25 Landscape Maintenance Contract

Motion to adopt resolution to waive bids, accept a proposal and authorize a contract with Landcare LLC for landscape maintenance services, and issue a purchase order to Landcare LLC in the amount of \$203,552.00.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Jenny Berman Ross
SECONDER:	Trustee Daniel Juarez
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

2024 WWTP Pavement Improvements

Motion to waive bids and authorize the Director of Public Works and Engineering to accept the proposal and execute purchase order number 13679 with A Lamp Road Builders in the amount not to exceed \$152,375.00.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Jenny Berman Ross
SECONDER:	Trustee Daniel Juarez
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

Trustee Ross noted that there will be a Household Hazardous Waste Collection in conjunction with SWALCO next Saturday, May 18, 2024, and you must sign up in advance. And the Spring Into Summer Event will be held on June 1, 2024 in the Tighthead Brewery parking lot next to the Metra station.

Trustee Wilson complimented Public Works Director Boeche about the recent Open House. Mr. Boeche in turn thanked Ms. Kelsy Langelier. Trustee Meier brought her grandchildren to the event and they had a great time.

Finance Committee (Schwenk, Juarez, Ross)

AN ORDINANCE ESTABLISHING RATES AND CHARGES FOR WATER SERVICE AND SANITARY SEWER SERVICE IN THE VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS

Motion to Pass the Ordinance amendment establishing rates and charges for Water Service and Sanitary Sewer Service in the Village of Mundelein, Lake County, Illinois.

RESULT:	Passed [Yes 4, No 3, Abstained 0]
MOVER:	Trustee Erich Schwenk
SECONDER:	Trustee Daniel Juarez
AYES:	Trustees Juarez, Ross, Wilson, Mayor Lentz
NAYS:	Trustees Lambert, Meier, Schwenk
ABSTAIN:	None

Intergovernmental Personnel Benefit Cooperative (IPBC)

Motion to approve purchase order number 13671 in the amount of \$4,200,000.00 to Intergovernmental Personnel Benefit Cooperative (IPBC) for monthly premium costs.

RESULT:	[Yes 6, No 0, Abstained 0]
MOVER:	Trustee Erich Schwenk
SECONDER:	Trustee Tim Wilson
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

AT&T - Inter-Distance Standing Purchase Order FYE2025

Motion to approve purchase order number 13685 in the amount of \$20,000 to AT&T for AT&T Inter-Distance Phone Charges FYE25.

RESULT:	Passed [Yes 5, No 0, Abstained 1]
MOVER:	Trustee Erich Schwenk
SECONDER:	Trustee Tim Wilson
AYES:	Trustees Juarez, Lambert, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	Trustee Meier

Governing Body - AT&T

Motion to approve the payment of bills, as indicated on the report dated 05/13/24.

DATED	VENDOR NAME	INVOICES TOTALING
05/13/24	AT&T	\$8,063.64

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Erich Schwenk
SECONDER:	Trustee Tim Wilson
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS:	None
ABSTAIN:	None

Motion to Reconsider Vote

Motion to reconsider the approval and the payment of the bills, as indicated on the report dated 05/13/24.

DATED	VENDOR NAME	INVOICES TOTALING
05/13/24	AT&T	\$8,063.64

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Erich Schwenk
SECONDER:	Trustee Tim Wilson
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

Motion to Approve Payment

Motion to approve the payment of bills, as indicated on the report dated 05/13/24.

DATED	VENDOR NAME	INVOICES TOTALING
05/13/24	AT&T	\$8,063.64

RESULT:	Passed [Yes 5, No 0, Abstained 1]
MOVER:	Trustee Erich Schwenk
SECONDER:	Trustee Tim Wilson
AYES:	Trustees Juarez, Lambert, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	Trustee Meier

Governing Body

Motion to approve the payment of bills as indicated in the Governing Body Report for

the period between April 23, 2024, and ending May 13, 2024, in the amount of \$1,715,344.14.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Erich Schwenk
SECONDER:	Trustee Tim Wilson
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

Public Safety Committee (Lambert, Wilson, Juarez)

Fire Chief Lark stated that Deputy Chief Lockwood has been advised that he has received his Chief Fire Officer certification.

Police Chief Seeley reminded all that this Friday, May 17, 2024, is Cop On A Roof day. Donations for the Special Olympics will be taken all day at two of our Dunkin' Donuts locations.

Trustee Lambert thanked the Mundelein Police Department for all the work done during the A-May-Zing Mundelein day. She was a volunteer and had some friends volunteering also, and they plan on bringing the concept back to their own communities.

Building Committee (Juarez, Ross, Wilson)

AN ORDINANCE AMENDING SECTION 16.05.030, OF CHAPTER 16.05, RESIDENTIAL CODE OF THE VILLAGE’S CODE

Motion to Adopt an Ordinance amending section 16.05.030, of Chapter 16.05, Residential Code of the Village's Code.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Tim Wilson
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

Transportation & Infrastructure Committee (Meier, Lambert, Schwenk)

2024 MFT Roadway Improvements

Motion to accept all submitted bids, award a contract to Peter Baker and Son Co. as the lowest responsive bidder for the 2024 MFT Roadway Improvements project, and

authorize the Director of Public Works and Engineering to sign the contract and approve purchase order number 13658 with Peter Baker and Son Co. in the amount of \$1,575,198.07.

RESULT:	[Yes 6, No 0, Abstained 0]
MOVER:	Trustee Robin Meier
SECONDER:	Trustee Erich Schwenk
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

FY25 Construction Inspection Services Joint Resurfacing Project

Motion to award a contract and approve a purchase order number 13662 to Gewalt Hamilton Associates, Inc. for the construction observation of the FY25 Joint Resurfacing Project in the amount of \$77,278.00 and authorize the Village Engineer to sign the contract.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Robin Meier
SECONDER:	Trustee Daniel Juarez
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

FY25 Construction Inspection Services Infrastructure Project

Motion to approve purchase order number 13663 to Gewalt Hamilton Associates, Inc. for the construction observation of the FY25 Infrastructure Project in the amount of \$52,535.50.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Robin Meier
SECONDER:	Trustee Daniel Juarez
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

Other Reports

None.

SCHEDULED BUSINESS

Omnibus Vote Items

2024 Mosquito Control Program

Motion to approve the Mosquito Control Program Agreement and purchase order number 13635 with Clarke Environmental for \$55,800.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Jenny Berman Ross
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

FY25 Street Sweeping

Motion to approve purchase order number 13638 in the amount of \$80,000 to TKG Environmental Services, located in Waukegan, Illinois, for contractual street sweeping services.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Jenny Berman Ross
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

Mundelein Community Days and Tree Lighting Fireworks Displays

Motion to approve purchase order number 13651 in the amount of \$39,000 to Mad Bomber Fireworks Productions, LaPorte, IN, for the 2024 Mundelein Community Days and Tree Lighting Fireworks Displays.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Jenny Berman Ross
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

Civic Plus - Civic Engage - Website

Motion to approve purchase order number 13571 in the amount of \$28,115.18 to Civic Plus for the Civic Engage Website System.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Jenny Berman Ross
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

Mundelein Community Connection - Annual Contribution

Motion to approve purchase order number 13576 and payment in the amount of \$25,000 for the annual Mundelein Community Connection contribution.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Jenny Berman Ross
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

Cityworks Support Services

Motion to approve purchase order number 13642 in the amount of \$45,000 to Ritter GIS, Northville, MI, for asset management software support services.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Jenny Berman Ross
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

Harris Computer Systems - CityView Maintenance

Motion to approve purchase order number 13647 in the amount of \$32,016.60 for the annual CitiView software maintenance.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Jenny Berman Ross
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

AXON Body Worn and Fleet Camera Storage

Motion to approve purchase order number 13575 and payment in the amount of \$139,655.00 to AXON Enterprises for year three of the five-year agreement and purchase contract.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Jenny Berman Ross
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

LaLuzerne & Smith Services

Motion to approve purchase order number 13591 and payments of \$150,000.00 to LaLuzerne & Smith for FY25 legal services for the police department.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Jenny Berman Ross
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

Northeastern Illinois Regional Crime Laboratory Services

Motion to approve purchase order number 13601 and payment in the amount of \$49,078.00 to the Northeastern Illinois Regional Crime Laboratory for forensic services.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Jenny Berman Ross
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

Amalgamated Bank of Chicago

Motion to approve purchase order number 13573 in the amount of \$2,671,281.26 to Amalgamated Bank for debt service principal and interest for FY25.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Jenny Berman Ross
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

Metro Paramedic Services Purchase Order

Motion to approve purchase order number 13659 in the amount of \$509,243.00 to Metro Paramedic Services for year three of the three-year contract.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Jenny Berman Ross
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

BESTCO UA

Motion to approve purchase order number 13673 in the amount of \$161,000.00 to BESTCO UA for retiree Medicare supplement health insurance premiums.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Jenny Berman Ross

AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

Illinois Department of Employment Security (IDES)

Motion to approve purchase order number 13674 in the amount of \$111,020.00 to Illinois Department of Employment Security (IDES) for unemployment claims.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Jenny Berman Ross
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

Paylocity Corp

Motion to approve purchase order number 13672 in the amount of \$65,000.00 to Paylocity Corp for HR / Payroll Software.

RESULT:	[Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Jenny Berman Ross
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

Motorola Solutions - Starcom21 Purchase Order

Motion to approve purchase order number 13680 and payment in the amount of \$25,000.00 for Motorola Solutions for FY2025 Starcom Radio services for the Police Department.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Jenny Berman Ross
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None
ABSTAIN:	None

Flock Safety Traffic Cameras

Motion to approve purchase order number 13701 and payment in the amount of \$25,700.00 to Flock Group, Incorporated dba Flock Safety per the service agreement.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Jenny Berman Ross
AYES:	Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson
NAYS:	None

ABSTAIN: None

VILLAGE STAFF REPORTS

Village Administrator

No report and no executive session is needed.

Village Attorney

No report.

Village Clerk

No report.

EXECUTIVE SESSION

No executive session was needed.

Motion to recess into Executive Session to discuss pending litigation pursuant to 5 ILCS 120, Section 2(c)(11), land acquisition or sale of property pursuant to 5 ILCS 120, Section 2(c)(5), personnel pursuant to 5 ILCS 120, Section 2(c)(1), and minutes pursuant to 5 ILCS 120, Section 2(c)(21).

Motion to reconvene Village Board Meeting

Attendance

Action from Executive Session

OTHER BUSINESS

None.

ADJOURNMENT

Motion to Adjourn the Regular Board Meeting

Motion to Adjourn the Regular Board Meeting.

The Regular Board Meeting adjourned at 7:35 PM.

Village Clerk

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of June 10, 2024

Subject: Philly Special - Liquor / Gaming Presentation

Financial Impact:

N/A

Attachments:

1. Philly Special - Liquor - Gaming Presentation

Background:

Mr. Nicholas Kroll and Mr. Keith Weinberg of Philly Special at 1408 South Butterfield Road is requesting a VG liquor license from the Board. Currently, Philly Special does not hold any type of liquor license.

Recommendation:

The Philly Special

CHEESESTEAKS, WINGS, & OTHER JAWNS



Keith & Nick

THE PHILLY SPECIAL

1408 S. Butterfield Rd. Mundelein, IL 60060

WHO ARE WE?

- THE PHILLY SPECIAL – EST. SEPTEMBER 2023
(4THANDSOUTHLLC)
- OWNERS – KEITH WEINBERG AND NICK KROLL
- WE ARE AN "AUTHENTIC" PHILLY CHEESESTEAK (STEAK) RESTAURANT. WE SPECIALIZE IN STEAKS, HAND CUT FRIES, & JUMBO CHICKEN WINGS.
- BOTH OF US HAVE BEEN IN THE RESTAURANT INDUSTRY FOR MOST OF OUR ADULT LIVES. WE'VE MANAGED HIGH-END RESTAURANTS AND BAR PROGRAMS WHILE BOTH BEING LIQUOR/FOOD CERTIFIED.
- WE ARE WORKING HARD TO BECOME A MUNDELEIN STAPLE AND PLAN ON BEING IN TOWN FOR MANY YEARS.

WHY ARE WE HERE?

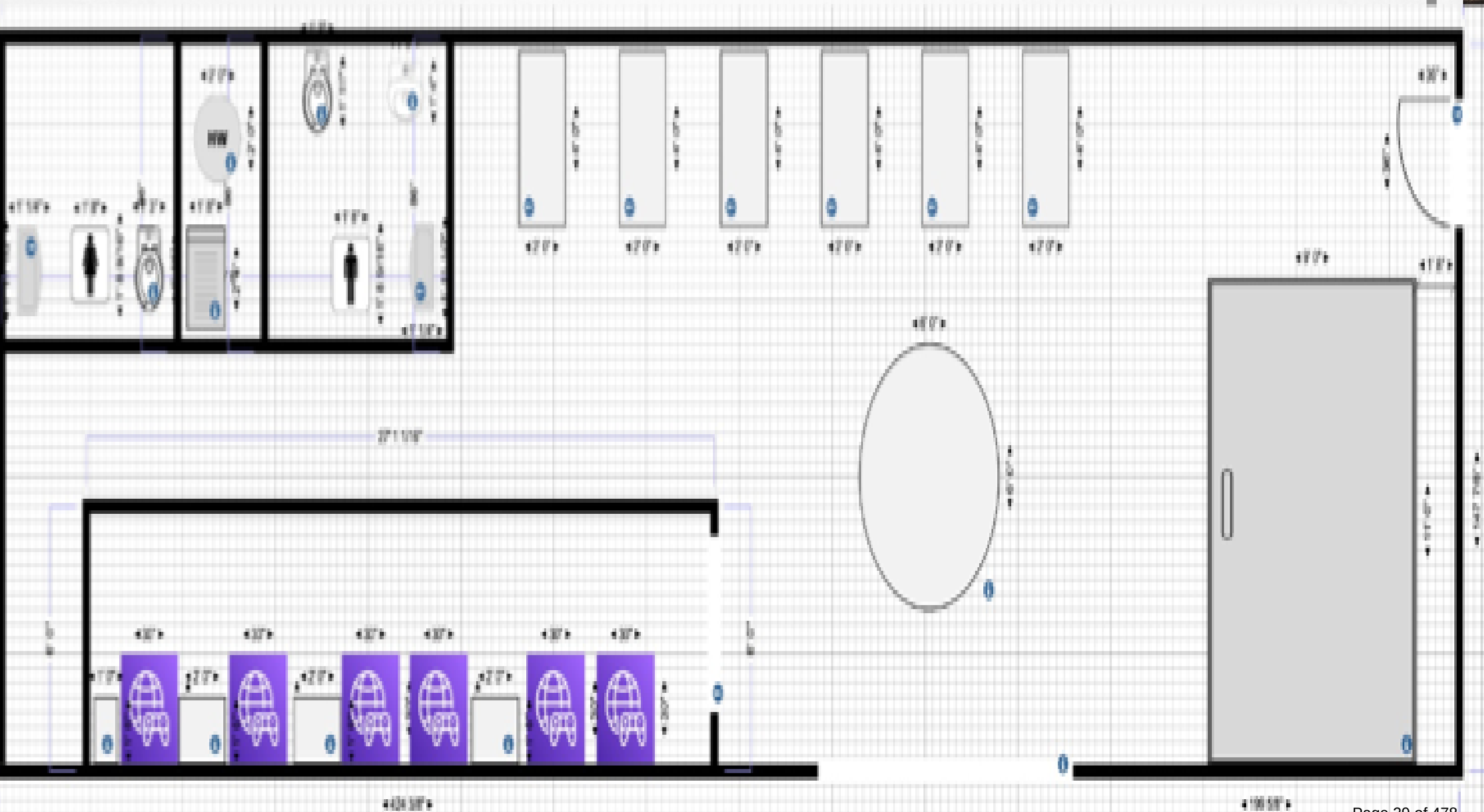
- WE ARE HERE TODAY LOOKING FOR APPROVAL OF A CLASS VG LIQUOR AND GAMING LICENSE. WE HAVE NOT PERSONALLY HELD A LIQUOR LICENSE IN THE PAST.
- AS OUR FOLLOWING GROWS, CUSTOMERS CONTINUE TO ASK FOR BEER/WINE/SELTZERS. WITH OUR LICENSE, WE EXPECT TO CARRY A FEW TAP BEERS, AS WELL AS OFFER A VARIETY OF BOTTLED BEER, SELTZERS OR BOTTLES OF WINE. HAVING THESE PRODUCTS AVAILABLE WILL HELP INCREASE REVENUE AND ENABLE US TO APPLY FOR OUR GAMING LICENSE.
- WE PLAN TO SERVE ALCOHOL AT OUR COUNTER SERVICE, AND DO NOT WISH TO BUILD A BAR WITH SEATING.
- OUR CURRENT OPERATING HOURS ARE 11AM-830PM...IF THERE IS DEMAND TO EXTEND CLOSING HOURS, WE MAY DO SO BY AN HOUR OR TWO. WE WILL STAY IN COMPLIANCE BY OFFERING HOT FOOD DURING BUSINESS HOURS

WHY ARE WE HERE? CONT.

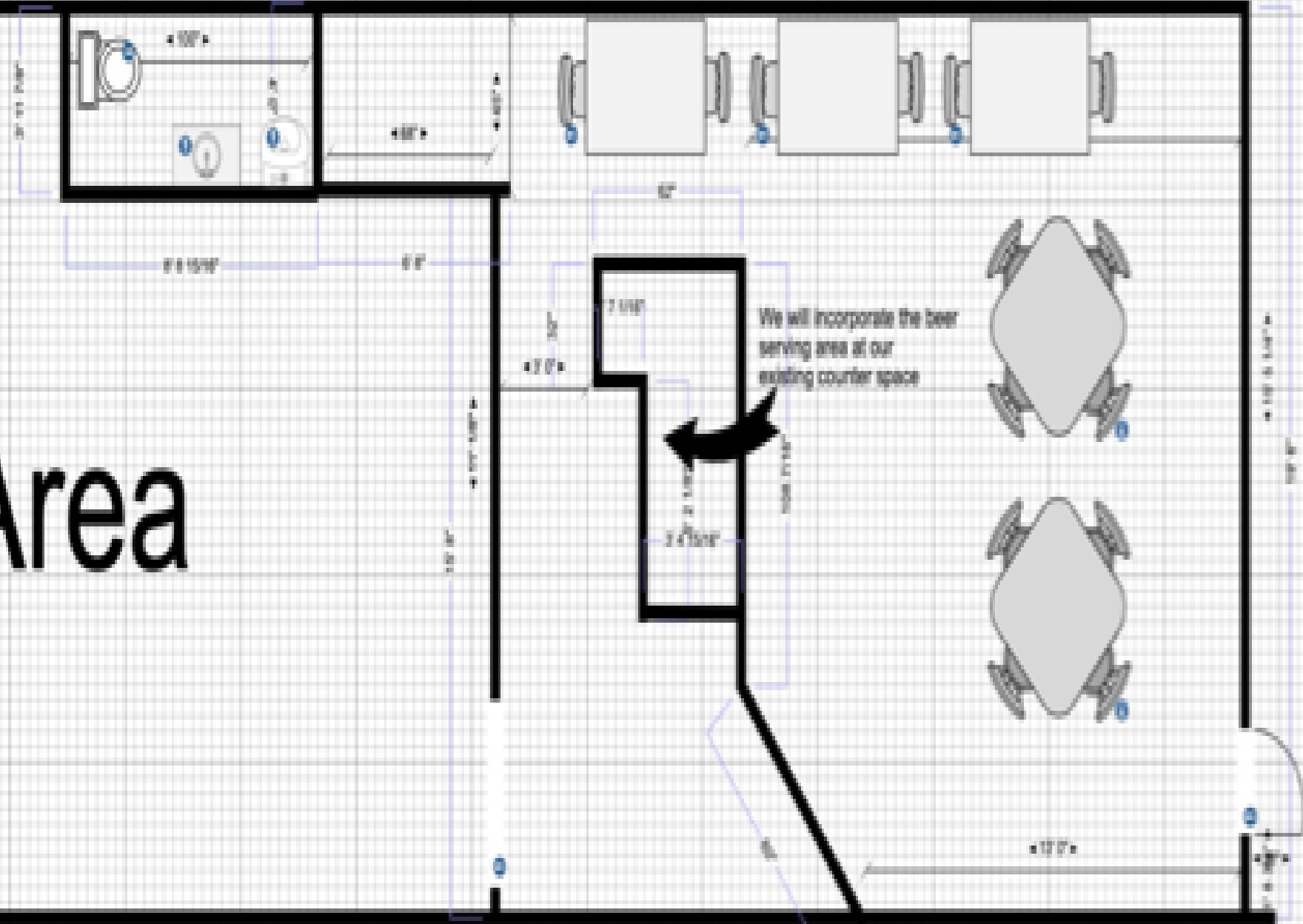
- WE ARE APPLYING FOR THE MAX NUMBER OF TERMINALS....6 MACHINES.
- THERE WILL NOT BE AN ATM ON PREMISE
- ESTIMATED ANNUAL REVENUE FOOD/BEV – FOOD = \$700,000 / BEVERAGE = \$75,000 (APPROX. 30 DRINKS PER DAY)
- ESTIMATED ANNUAL REVENUE FROM GAMING (BASED OFF MUNDELEIN AVERAGES) = \$396,266

GAMEPLAN

- AS OF LAST WEEK, WE TOOK OVER THE LEASE TO THE UNIT ADJACENT TO OURS. THE “EDIBLE ARRANGEMENTS” UNIT THAT WAS BEING USED FOR STORAGE AT 1404 S. BUTTERFIELD RD.
- THIS WILL MORE THAN DOUBLE OUR DINING AREA. WHICH IS NEEDED DURING BUSY LUNCH AND DINNER RUSH HOURS. THIS WILL ALSO ENABLE US TO HOST LARGER GATHERING AND PARTIES (SPONSORING LOCAL YOUTH SPORTS TEAMS, BIRTHDAYS, ETC.)
- WE HAVE A ROUGH DRAWING OF OUR PLANS AND ARE ACTIVELY TALKING TO TWO CONTRACTORS FOR THE POTENTIAL BUILD OUT.



Kitchen Area



THANK YOU FOR VOTING US #1

The Philly Special



Follow us on Instagram!

BEST NEW RESTAURANT

BEST APPETIZERS

BEST CARRY-OUT

BEST CHICKEN WINGS

BEST COMFORT FOOD

BEST FRIES

BEST SANDWICHES

BEST THEME RESTAURANT

LET US CATER YOUR NEXT EVENT!

1408 Butterfield Rd, Mundelein

Open 7 Days a week

224-513-5183
thephillyspecialsteaks.com



THANK YOU!

- ANY QUESTIONS?

To: Mayor and Board of Trustees

From: Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of June 10, 2024

Subject: Presentation - Continental Properties - Butterfield Multi-family

Financial Impact:

Attachments:

1. Continental Presentation

Background:

The attached presentation is from Continental Properties for the Springs at Mundelein.

Recommendation:



C^oNTINENTAL PROPERTIES

Assignment of Development Agreement

SPRINGS AT MUNDELEIN

Continental 770 Fund LLC

A Leader in Rental Housing

- + 125 Developed Communities
- +35,000 Homes built to date
- 19 States
- 44+ Years of Experience



Notable Achievements

- NMHC Top 25 Developers
- Milwaukee Journal Sentinel's 2024 Top Workplaces
- 2024 Top Workplaces USA
- Multifamily Leadership's 2024 Best Places to Work Multifamily
- Springs at St. Charles – 2024 Charlamagne Award for New Developments



Our Expertise

VERTICALLY INTEGRATED TEAM



MARKET RESEARCH



PROPERTY MANAGEMENT



PRODUCT DESIGN & DEVELOPMENT



CUSTOMER EXPERIENCE



CONSTRUCTION OVERSIGHT



PORTFOLIO MANAGEMENT

LOCATION



Cambridge

10.44
acres

Vernon
Hills

Industrial

Old National
Bank

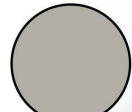
SITE PLAN



ELEVATIONS



RESIDENTIAL BUILDING ELEVATIONS



FLAT PANEL



BOARD & BATTEN



LAP SIDING



ROOF



DOORS



TRIM

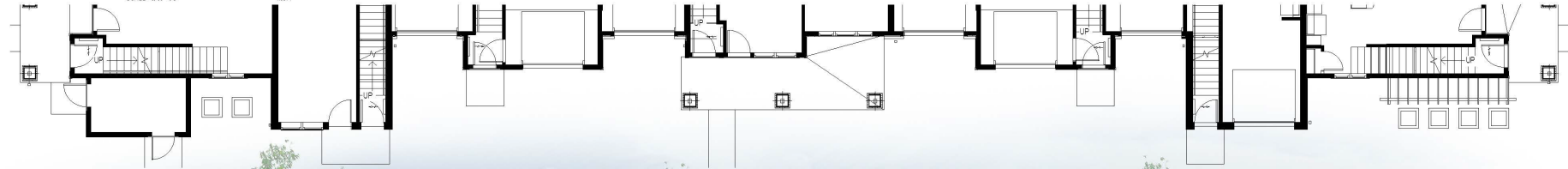


MASONRY



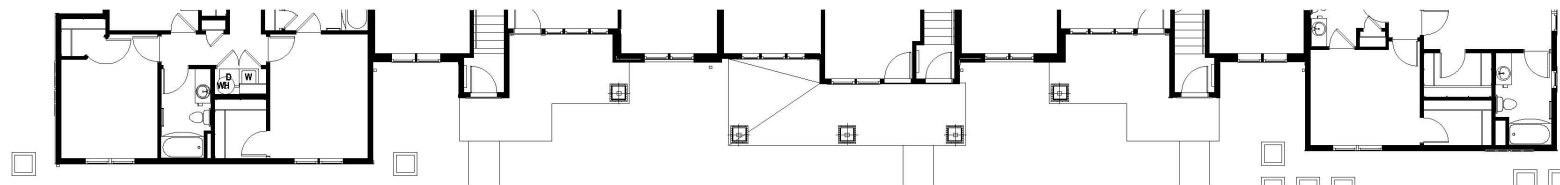
Front Elevation

SCALE: 1/8"=1'-0"



Rear Elevation

SCALE: 1/8"=1'-0"



ELEVATIONS



ELEVATIONS



INTERIOR DESIGN



INTERIOR DESIGN



INTERIOR DESIGN



CLUBHOUSE INTERIOR DESIGN



POOL AND SUN DECK



CAR - CARE CENTER



SITE PLAN COMPARISON

	CONTINENTAL PLAN	MZ CAPITAL PLAN
TOTAL AREA	10.65 ACRES	10.65 ACRES
DENSITY	13.80 DU/ACRE	13.80 DU/ACRE
# OF BUILDINGS	7	7
TOTAL HOMES	147	147
STUDIO	21	21
1 BED	56	56
2 BED	56	56
3 BED	14	14
REQUIRED PARKING	285.6	285.6
PROVIDED PARKING	286	308
SWIMMING POOL	INCLUDED	INCLUDED
FITNESS CENTER	INCLUDED	INCLUDED
CAR CARE CENTER	INCLUDED	
PET PLAYGROUND	INCLUDED (2)	
ENCLOSED YARDS	INCLUDED (14)	

RESIDENT DEMOGRAPHICS

- AVERAGE HOUSEHOLD INCOME: **\$116,923**
- MEDIAN INCOME: **\$90,144**
- AVERAGE HOUSEHOLD SIZE: **1.9**
- YOUNG PROFESSIONALS & ACTIVE ADULTS
- TENANT SCREENING





C^oNTINENTAL
PROPERTIES

THANK YOU

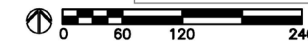
© User's View from Continental Properties AG - Document titled WandernStreifen - Breutle - 2008wagCP_000004_D10011817.doc

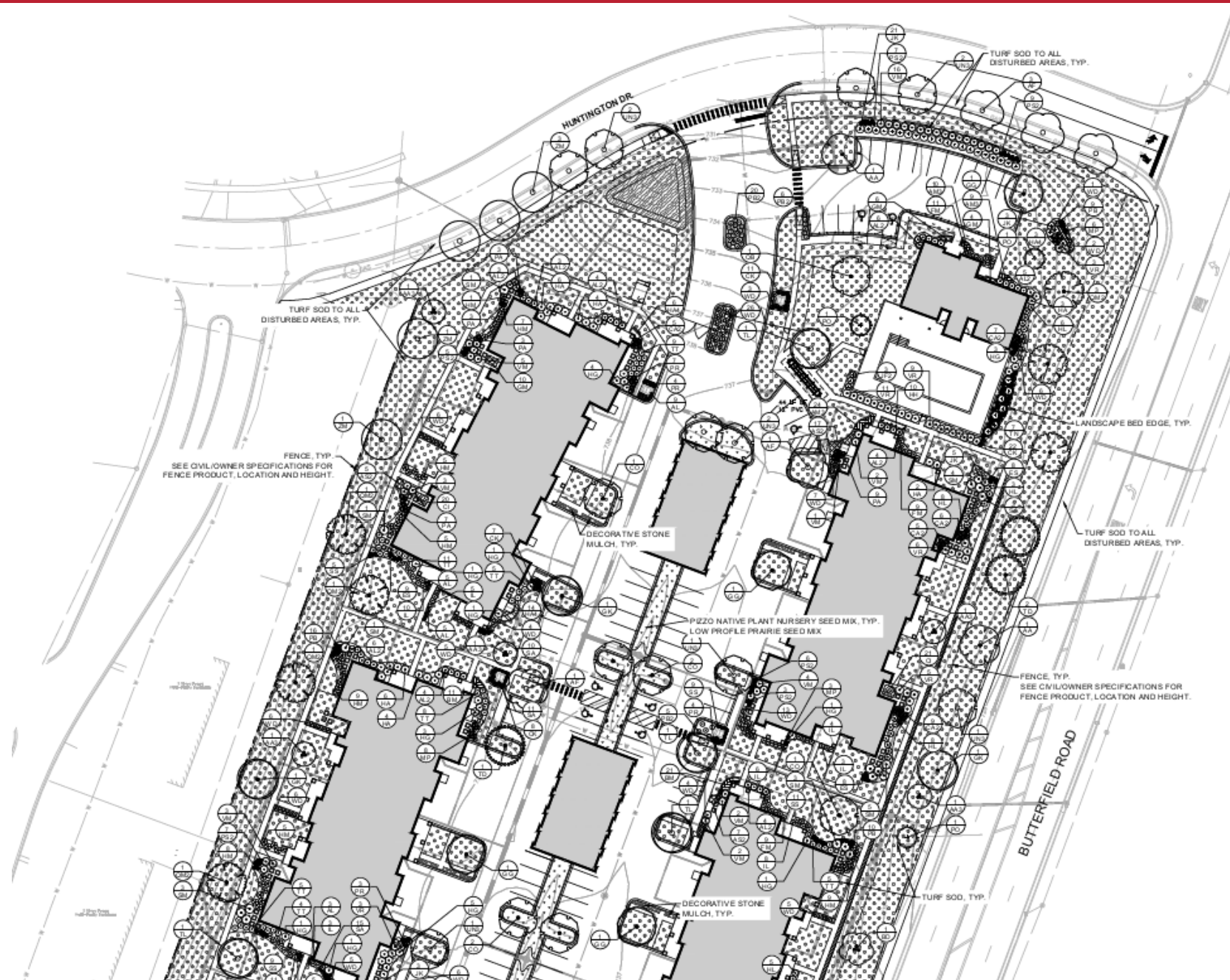
	CP	MZ
# OF BLDG	7	7
UNIT COUNTS	147	147
STUDIO	21	21
1 BED	56	56
2 BED	56	56
3 BED	14	14
REQ PARKING	285.6	285.6
PROVIDED PARKING	286	308

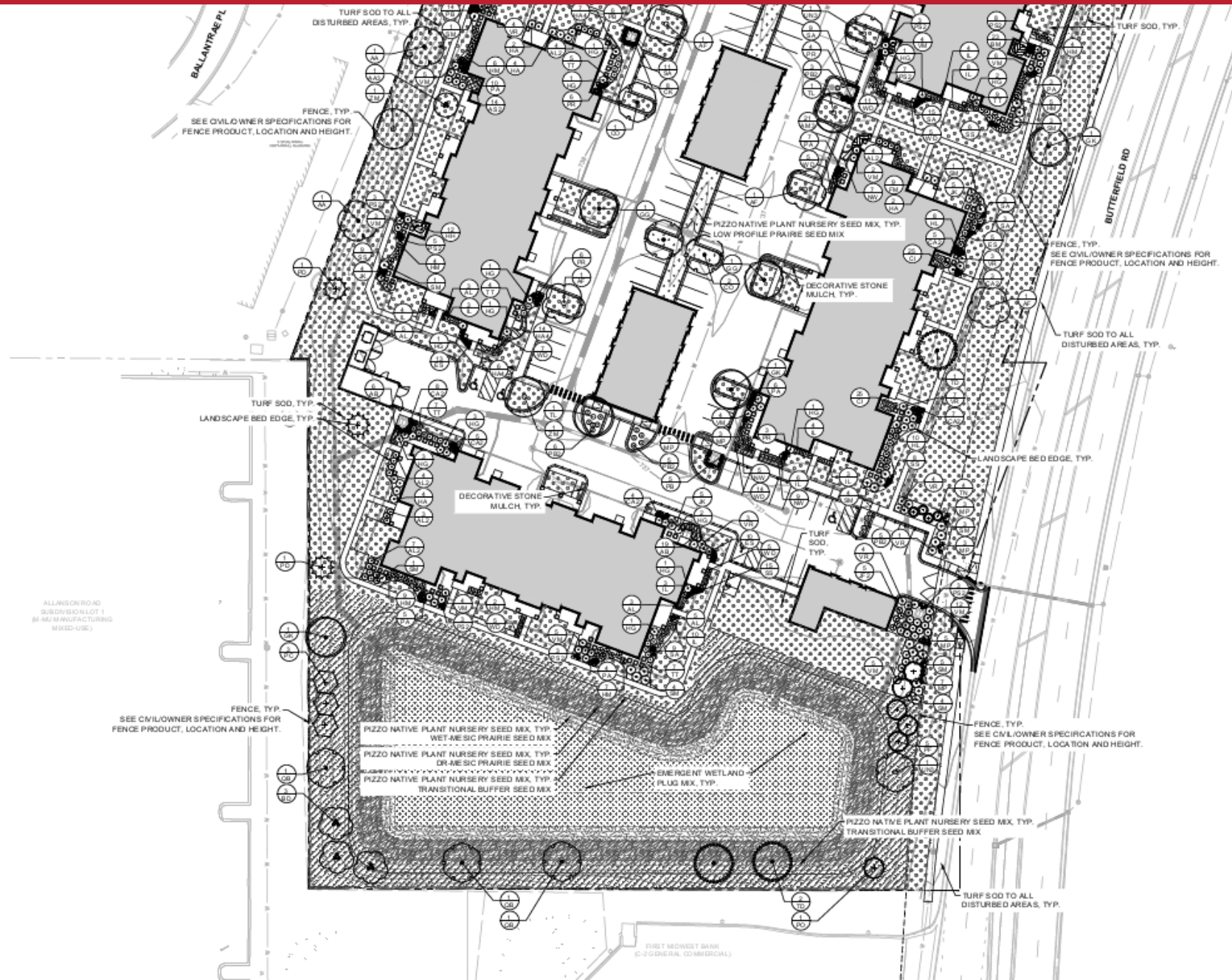
PARKING SPACES REQUIRED	
STUDIO/1-BEDROOM UNITS	= 77 UNITS
PARKING REQUIRED (1.5 SPACES/UNIT)	= 116 SPACES
2-BEDROOM UNITS	= 80 UNITS
PARKING REQUIRED (2.53 SPACES/UNIT)	= 202 SPACES
3-BEDROOM UNITS	= 14 UNITS
PARKING REQUIRED (2.53 SPACES/UNIT)	= 40 SPACES
TOTAL PARKING REQUIRED	= 357 SPACES
STANDARD PARKING SPACES PROVIDED (STRIPPED)	= 184 SPACES
ACCESSORY PARKING SPACES PROVIDED (STRIPPED)	= 5 SPACES
DRIVEWAY PARKING SPACES PROVIDED (5 PER BUILDING)	= 38 SPACES
GARAGE PARKING PROVIDED (7 PER BUILDING)	= 49 SPACES
DETACHED GARAGE PARKING PROVIDED	= 24 SPACES
TOTAL PARKING SPACES PROVIDED	= 308 SPACES

TOTAL SITE AREA:	10.08 ACRES
LAKE COUNTY ROW DEDICATION:	0.74 ACRES
SITE AREA AFTER DEDICATION:	10.13 ACRES
EXISTING ZONING:	UNB-1 AND O-2
PROPOSED ZONING:	R-5 S.D.S.-FAMILY RESIDENTIAL
TOTAL UNITS:	147 (21 UNITS PER BUILDING)
BUILDING SETBACK:	30 FEET
FRONT (HUNTINGTON DR):	30 FEET
CORNER/ SIDE (BUTTERFIELD RD):	30 FEET
INTERIOR/ SIDE (WEST):	15 FEET
REAR (SOUTH):	30 FEET

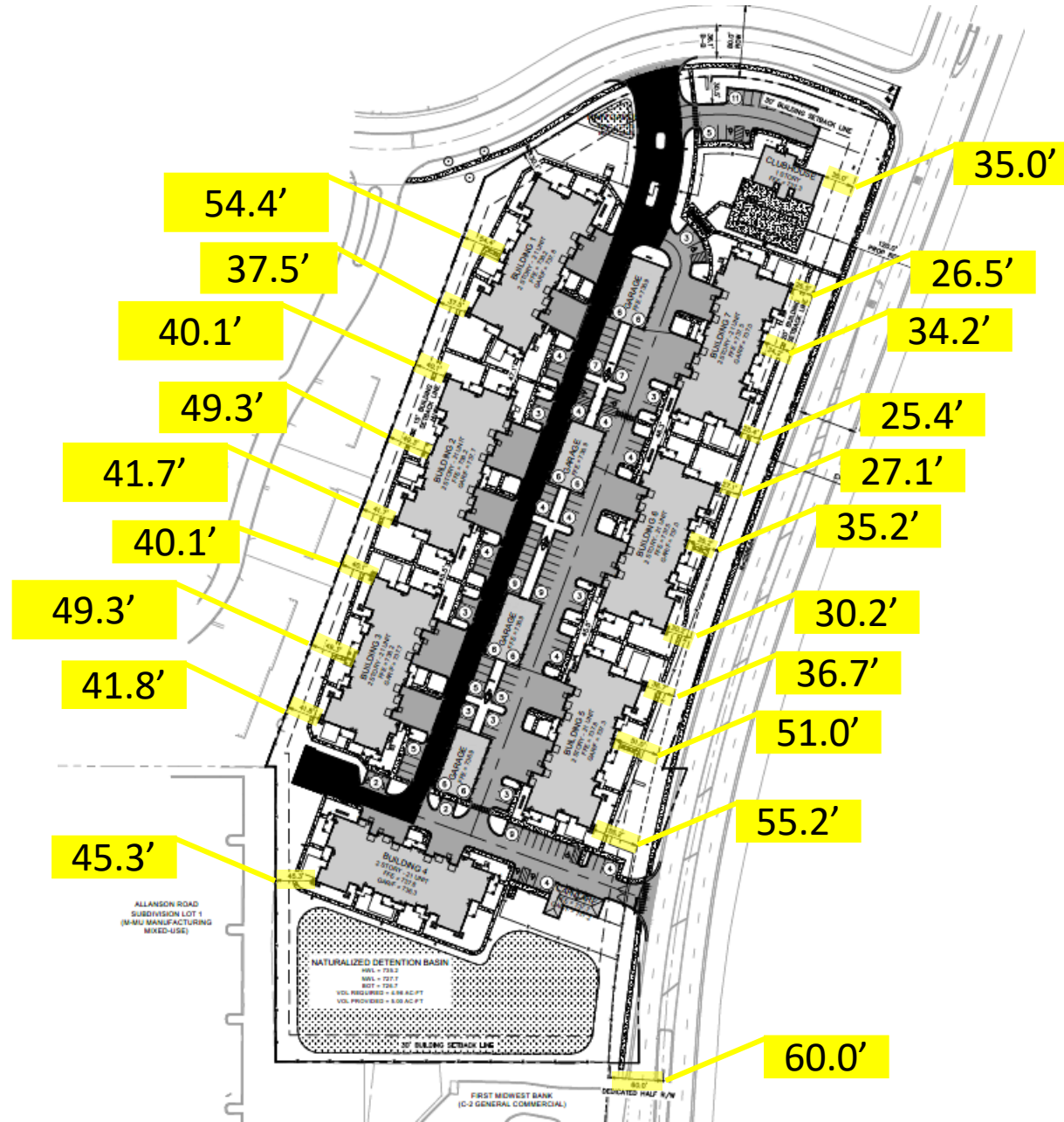
TOTAL AREA	10.65 ACRES
DENSITY	13.80 ADU/ACRE
BUILDING STRUCKS	FRONT 30 FEET CONVERSE/NO 30 FEET INTERIOR/NO 15 FEET REAR/NO 30 FEET
BUILDING INFORMATION	
CURBHOUSE	AUTHENTIC
RESIDENT BUILDINGS S21 (1 DU/BUILDING)	QUANTITY 7 HEIGHT 2 - STORY 4"
TOTAL RESIDENT BUILDINGS	7
GENERAL HOME MIX	HOMES 14% PERCENTAGE
STUDIO	21 14%
1-BEDROOM	56 38%
2-BEDROOM	56 38%
3-BEDROOM	14 10%
TOTAL HOMES	140 100%
PARKING INFORMATION	
PARKING	QUANTITY 100%
ATTACHED GARAGES	ATTACHED TO HOME 0 FLOATOR 0
TANDER SPACES	NOT INCLUDED
DETACHED GARAGES	4
120 (12-BAY)	1
GROUND/US PARKING (MS-2)	48
TOTAL COVERED PARKING	52
SURFACE PARKING	141
AFRON SPACES	38
TOTAL UNCOVERED PARKING	179
TOTAL PARKING PROVIDED	230
PARKING REQUIRED PER CODE	230.0
HOME PARKING RATIO	1.60
OVERALL GARAGES PER FLOOR	0.67
COVERED PARKING RATIO	0.34
PARKING DIMENSIONS	
STANDARD STALL	PERP - 9' X 18'
ADA STALL	PERP - 9' X 18'
BIKE STORAGE	24
SITE AMENITIES	
JAMENITY	MTY 12/NOTES
JWIMMING POOL	INCLUDED
FITNESS CENTER	INCLUDED
24-GAS CENTER	INCLUDED
PET PLAYGROUND TYPE A	1,000 SF
PET PLAYGROUND TYPE C	8,000 SF
INCULCATED YARD	24
PROPERTY DOCUMENTS	
	SURVEY







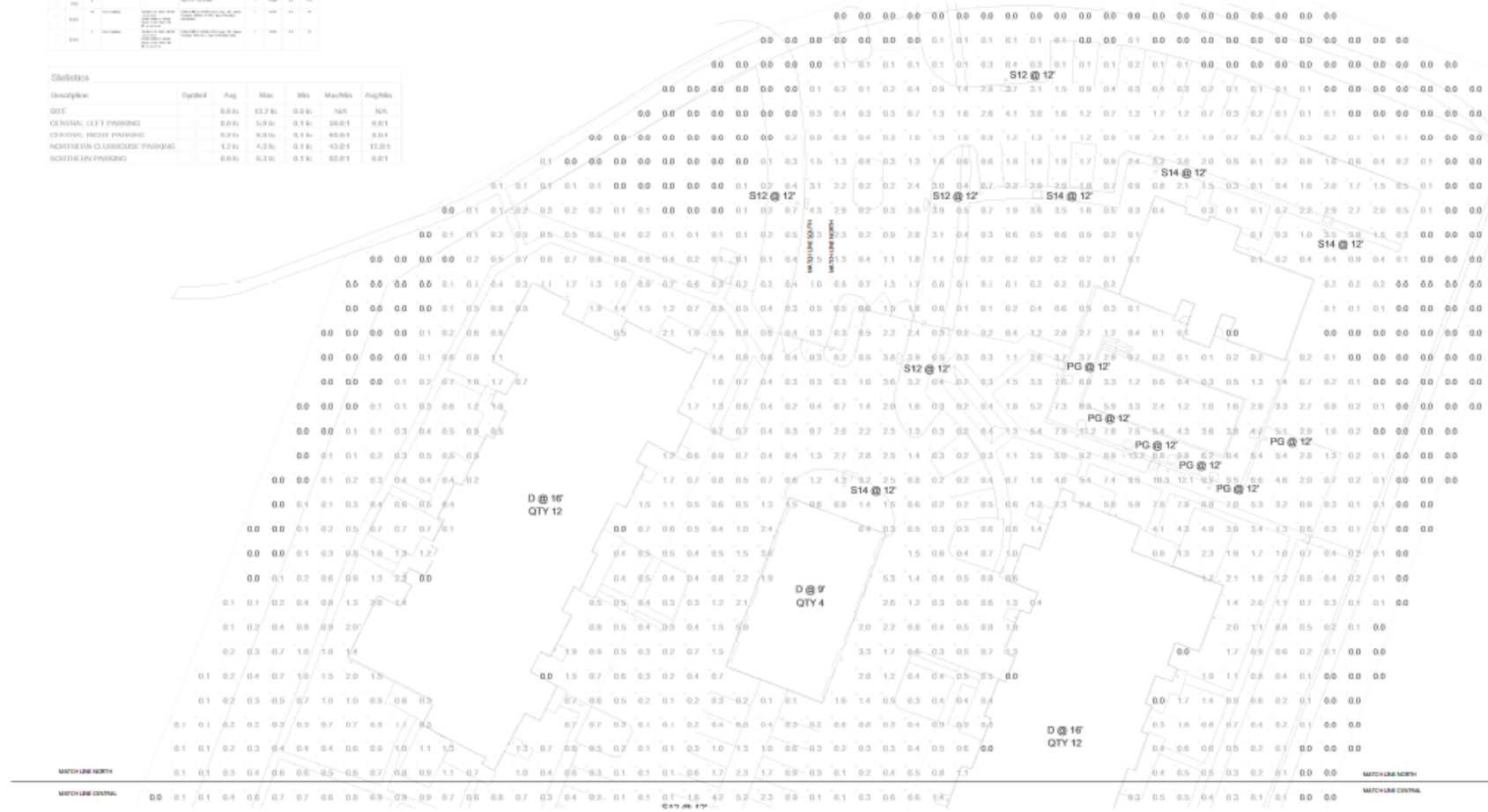
SETBACKS



PHOTOMETRIC

NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION
1	1/1/2024	100% PHOTOMETRIC	W. J. HARRIS	1/1/2024	100% PHOTOMETRIC	W. J. HARRIS	1/1/2024	100% PHOTOMETRIC
2	1/1/2024	100% PHOTOMETRIC	W. J. HARRIS	1/1/2024	100% PHOTOMETRIC	W. J. HARRIS	1/1/2024	100% PHOTOMETRIC
3	1/1/2024	100% PHOTOMETRIC	W. J. HARRIS	1/1/2024	100% PHOTOMETRIC	W. J. HARRIS	1/1/2024	100% PHOTOMETRIC

Station	Description	Symbol	Angle	Max	Min	Max/Min	Angle/Min
0+00	START		0.00	0.00	0.00	0.00	0.00
0+01	CONTINENTAL LEFT PARKING		0.00	0.00	0.00	0.00	0.00
0+02	CONTINENTAL RIGHT PARKING		0.00	0.00	0.00	0.00	0.00
0+03	NORTHERN CLUBHOUSE PARKING		0.00	0.00	0.00	0.00	0.00
0+04	SOUTHERN PARKING		0.00	0.00	0.00	0.00	0.00



SITE PLAN - PHOTOMETRIC - NORTH
SCALE: 1" = 10'



Always a Better Plan
100 Camelot Drive
Fond Du Lac, WI 54935
920-920-8000
excelengr.com



PROJECT INFORMATION

PROPOSED DEVELOPMENT
CONTINENTAL 770 FUND, LLC.
BUTTERFIELD RD & HUNTINGTON DR SWC • MUNDELEIN, IL 60060

PROFESSIONAL SEAL

SHEET DATES

SHEET NO. FEB. 9, 2024

NO. OF SHEETS

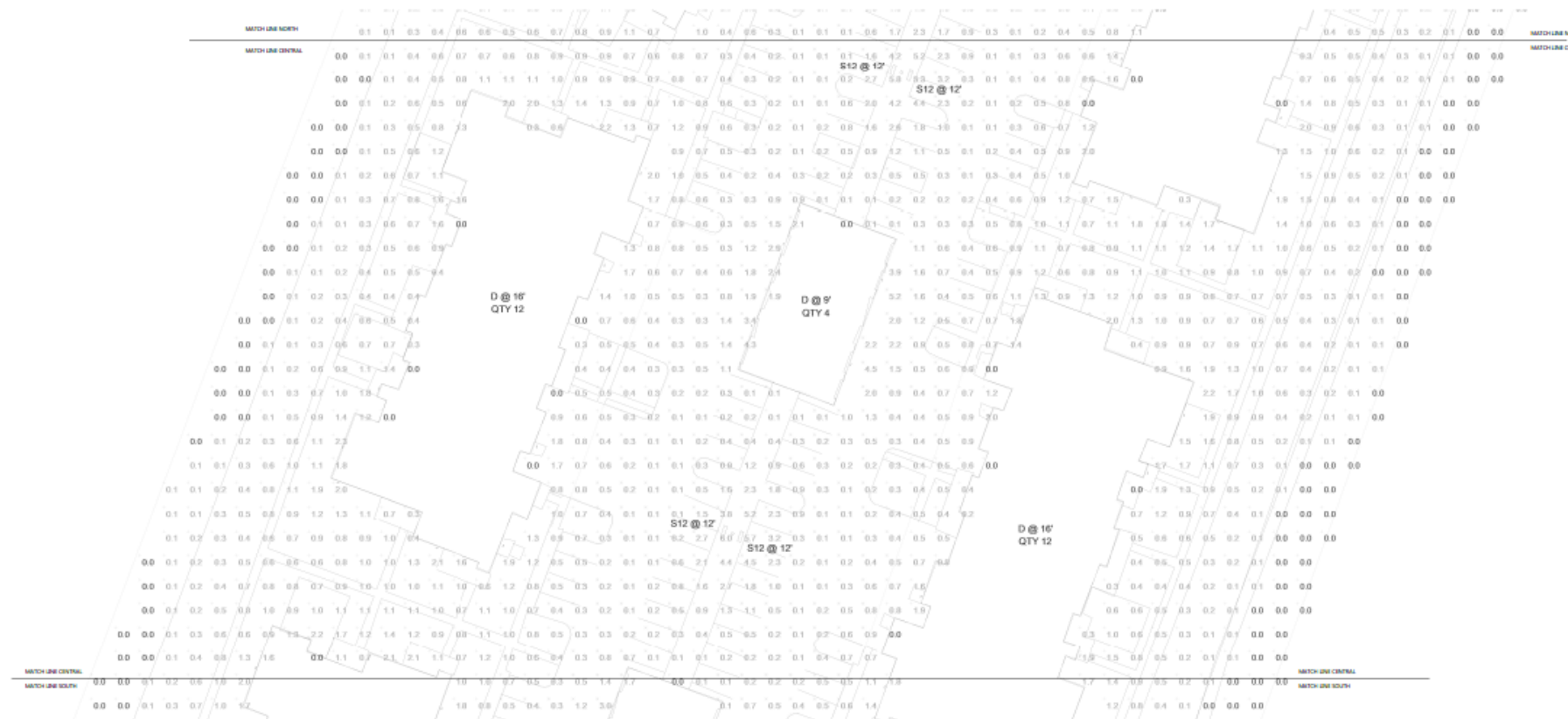
JOB NUMBER

230416500

SHEET NUMBER

E102A

PHOTOMETRIC



SITE PLAN PHOTOMETRIC - CENTRAL
SCALE: 1/8" = 1'-0"

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100 Camelot Drive
Fond du Lac, WI 54835
920-920-9800
excelengineering.com

COLLABORATION

CONTINENTAL
CONTINENTAL THE FUND LLC
1010 N. HART ST. SUITE 1000
MUNDELEIN, IL 60060
262.933.8800 • FAX 262.933.8822

PROJECT INFORMATION

PROPOSED DEVELOPMENT
CONTINENTAL 770 FUND, LLC.
BUTTERFIELD RD & HUNTINGTON DR SWC • MUNDELEIN, IL 60060

PROFESSIONAL SEAL

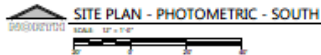
SHEET DATES

SHEET DATE	FEB. 9, 2024
REVISIONS	

JOB NUMBER
230416500

SHEET NUMBER
E102B

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Fond du Lac, WI 54835
920-508-8900
excelling@excel.com

COLLABORATION

CONTINENTAL
CONSTRUCTION
CONTINENTAL TIS FUND LLC
IN THE NAME'S EXECUTIVE MANAGEMENT
NORTHWESTER FUND, INC. 801.821.1
262.822.8887 FAX 262.822.8822

PROPOSED DEVELOPMENT

CONTINENTAL 770 FUND, LLC.

BUTTERFIELD RD & HUNTINGTON DR SWC • MUNDELEIN, IL 60060

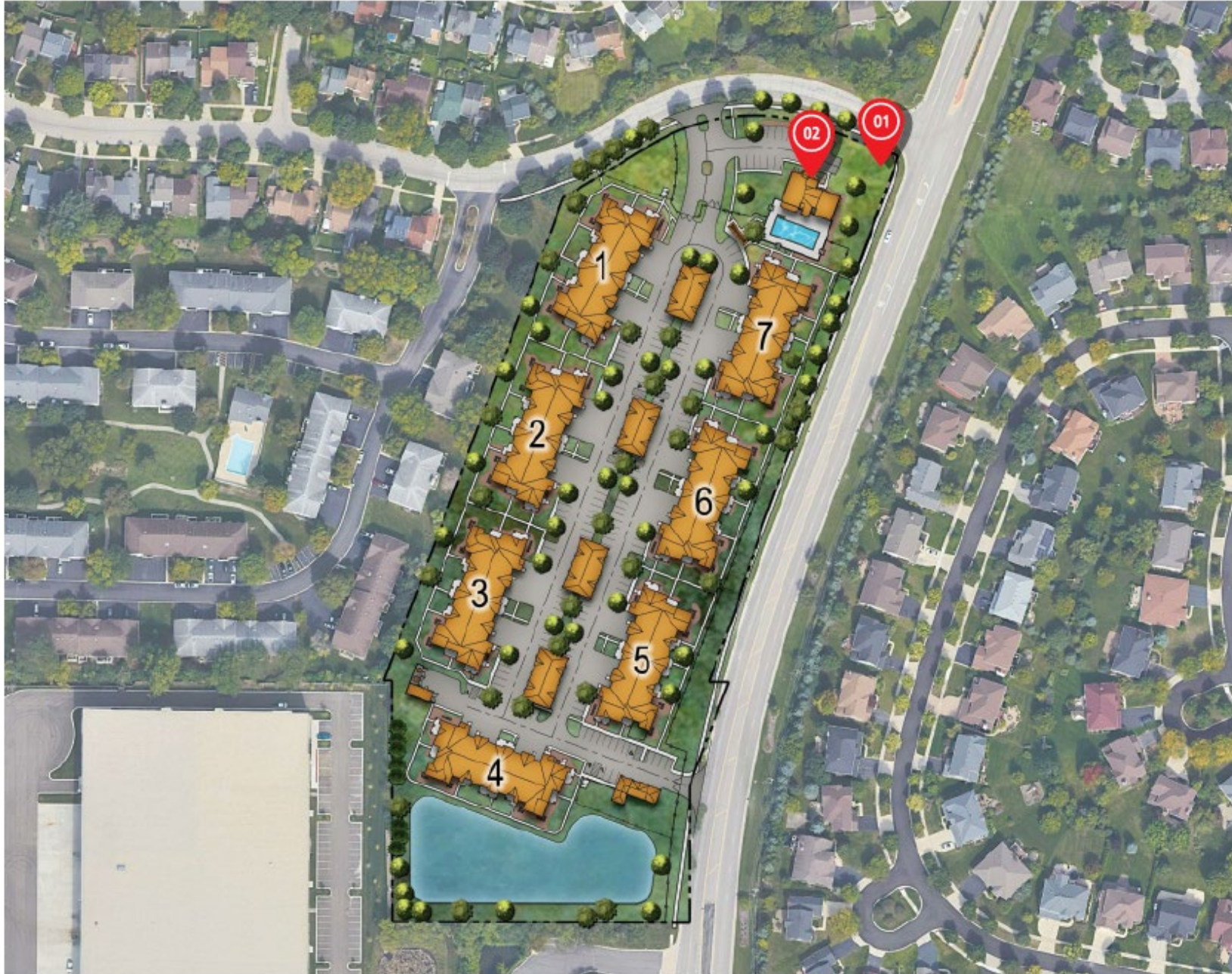
PROFESSIONAL SEAL

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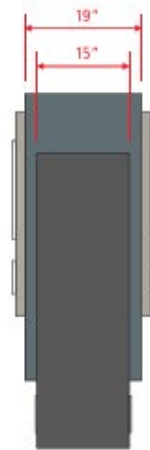
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230416500

SHEET NUMBER

E102C



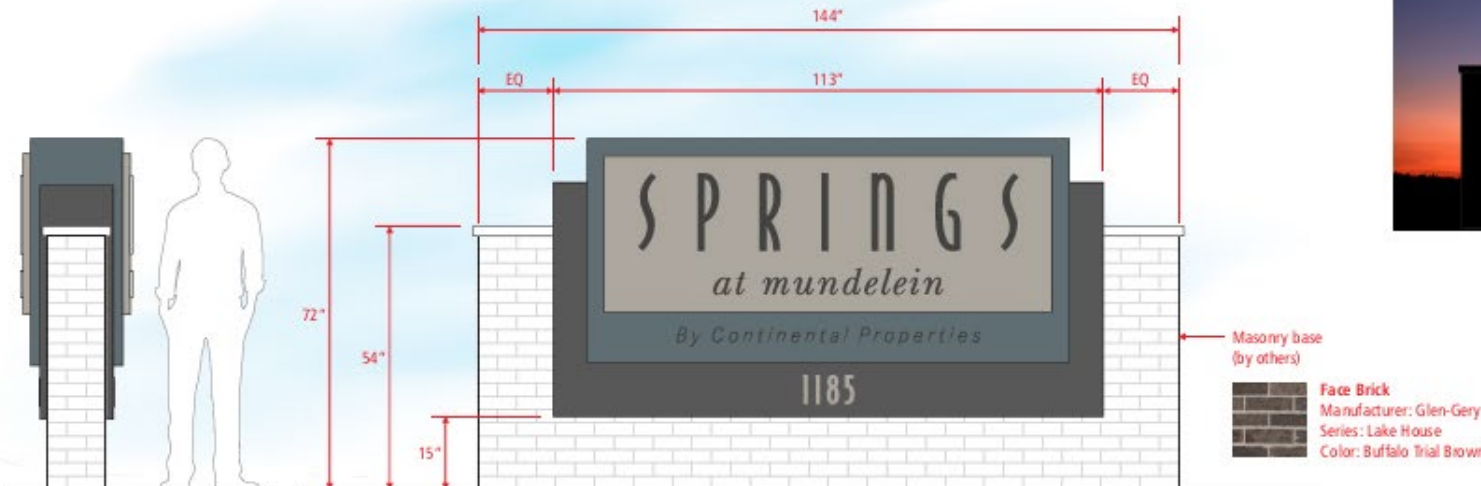
MONUMENT SIGN



Side View



Front View

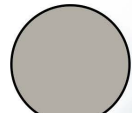


Front View

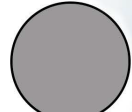


Simulated Illumination

RESIDENTIAL BUILDING ELEVATIONS – SCHEME A



FLAT PANEL



BOARD & BATTEN



LAP SIDING



ROOF



DOORS



TRIM

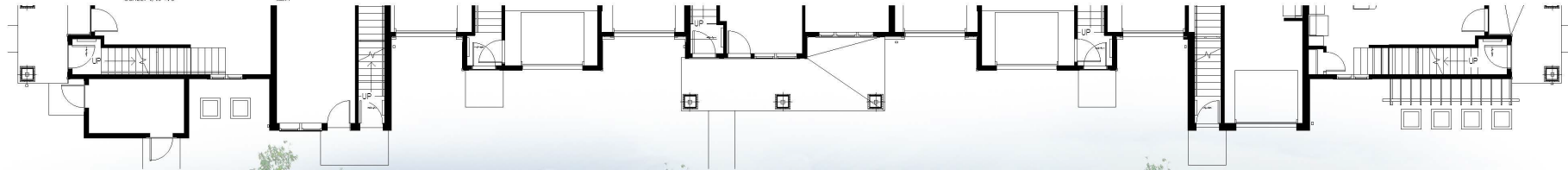


MASONRY



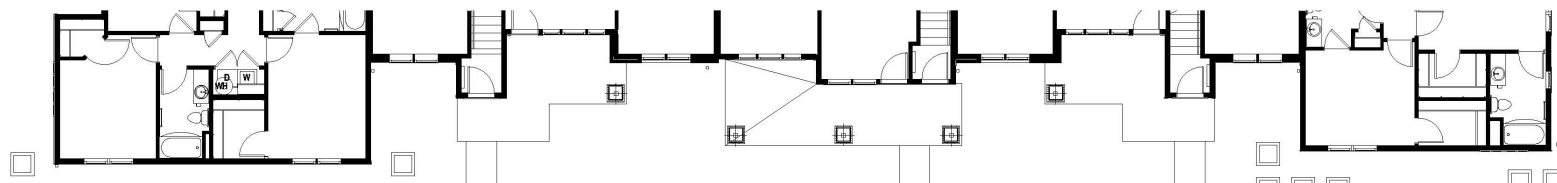
Front Elevation

SCALE: 1/16"=1'-0"

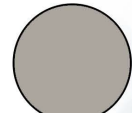


Rear Elevation

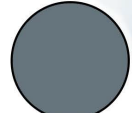
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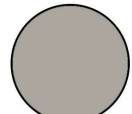
RESIDENTIAL BUILDING ELEVATIONS – SCHEME B



FLAT PANEL



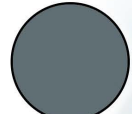
BOARD & BATTEN



LAP SIDING



ROOF



DOORS



TRIM

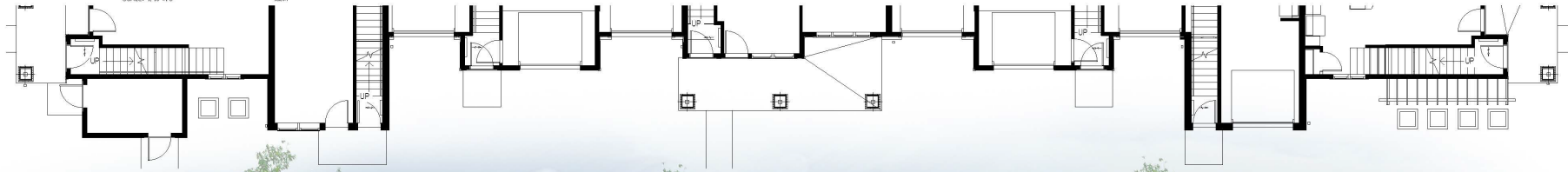


MASONRY



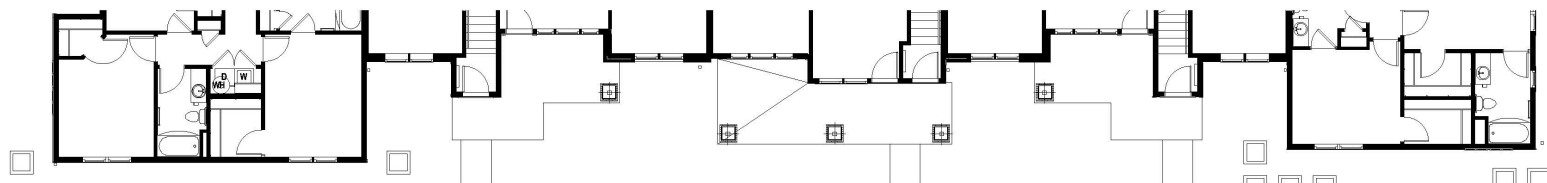
Front Elevation

SCALE: 1/8"=1'-0"



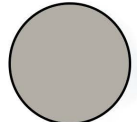
Rear Elevation

SCALE: 1/8"=1'-0"

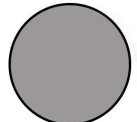


21 UNIT BUILDING- 7 GARAGES

RESIDENTIAL BUILDING ELEVATIONS – SCHEME A



FLAT PANEL



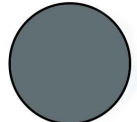
BOARD & BATTEN



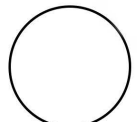
LAP SIDING



ROOF



DOORS



TRIM

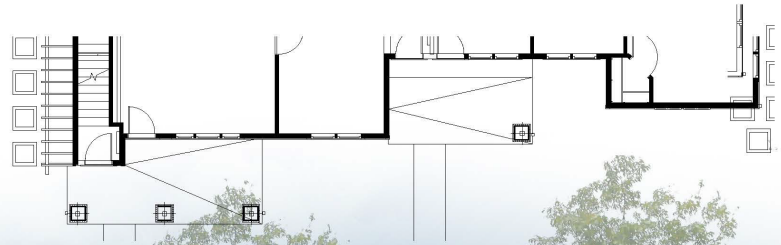


MASONRY



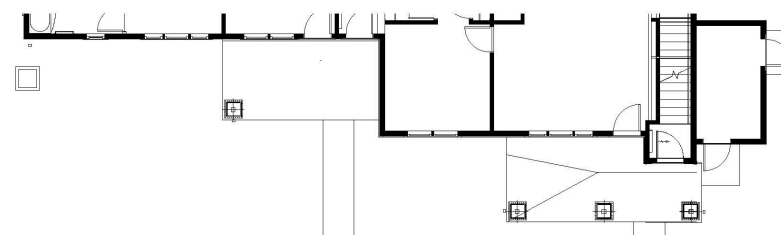
Right Elevation

SCALE: 1/16"=1'-0" 1/8"=1'-0"

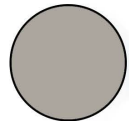


Left Elevation

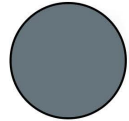
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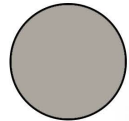
RESIDENTIAL BUILDING ELEVATIONS – SCHEME B



FLAT PANEL



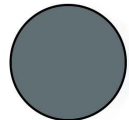
BOARD & BATTEN



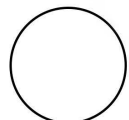
LAP SIDING



ROOF



DOORS



TRIM

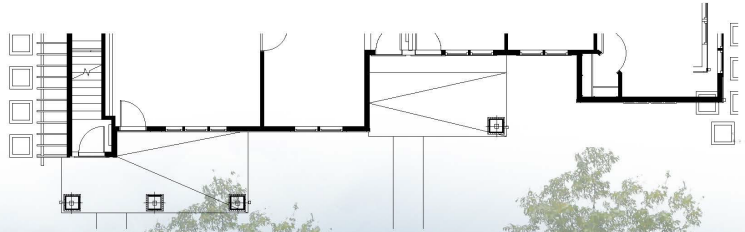


MASONRY



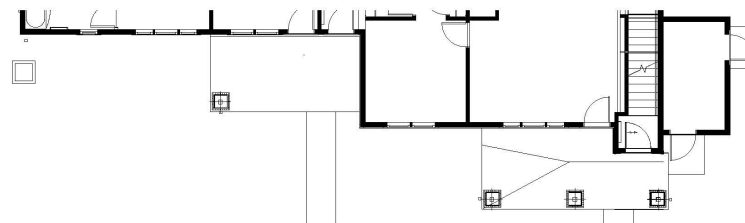
Right Elevation

SCALE: 1/16"=1'-0"

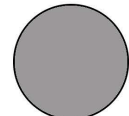


Left Elevation

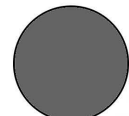
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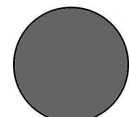
CLUBHOUSE ELEVATION



BOARD & BATTEN



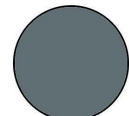
BOARD & BATTEN



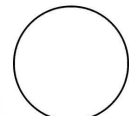
FLAT PANEL



ROOF



DOORS



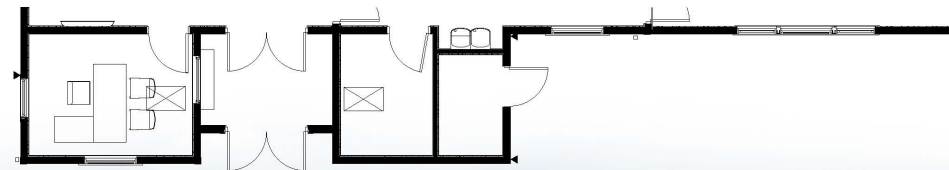
TRIM



Front Elevation

SCALE: 3/32"=1'-0"

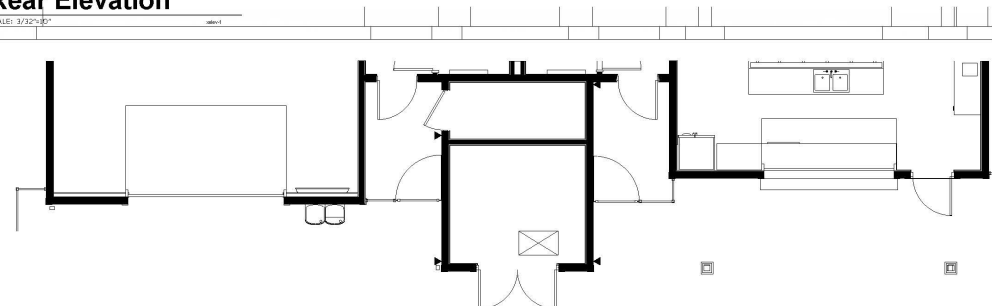
sheet 1



Rear Elevation

SCALE: 3/32"=1'-0"

sheet 2



MAINTENANCE BUILDING ELEVATION



Front Elevation

SCALE: 3/32"=1'-0"

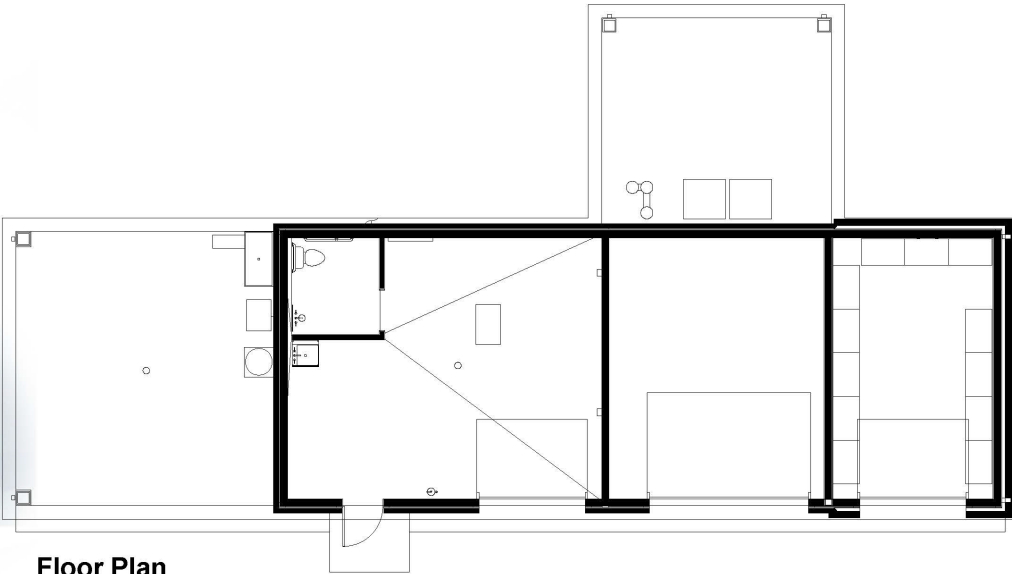


Left Elevation

SCALE: 3/32"=1'-0"

Right Elevation

SCALE: 3/32"=1'-0"



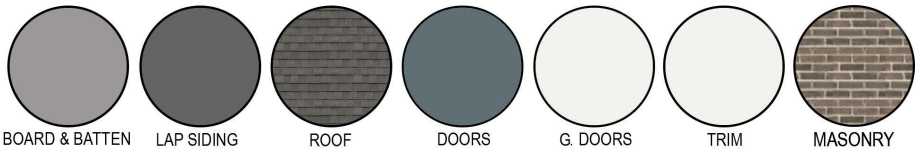
Floor Plan

SCALE: 3/32"=1'-0"



Rear Elevation

SCALE: 3/32"=1'-0"



GARAGE ELEVATIONS – G112



Front Elevation

SCALE: 3/32"=1'0"



Left Elevation

SCALE: 3/32"=1'0"

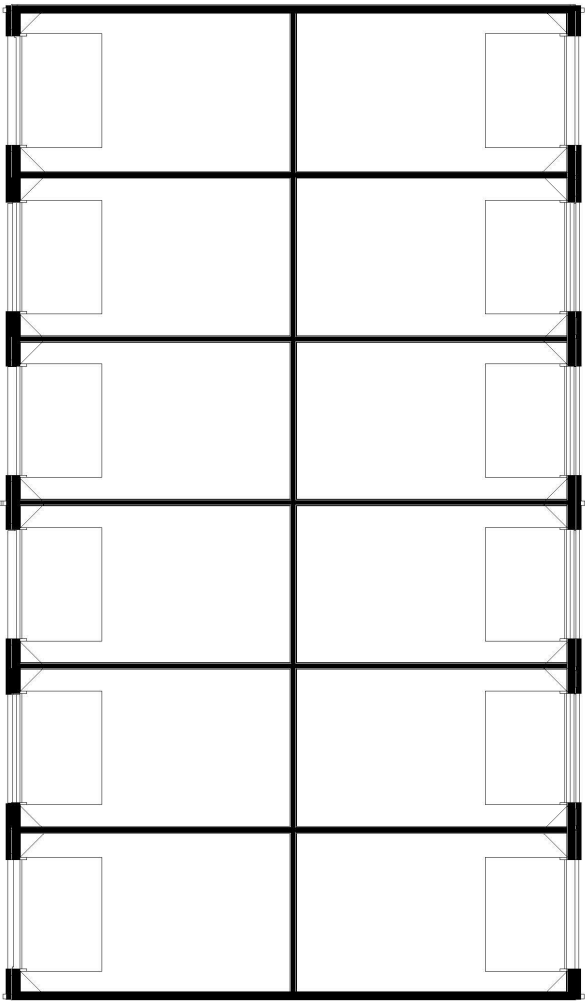
Right Elevation

SCALE: 3/32"=1'0"



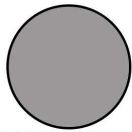
Rear Elevation

SCALE: 3/32"=1'0"

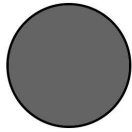


Floor Plan Elevation

SCALE: 3/32"=1'0"



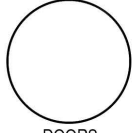
BOARD & BATTEN



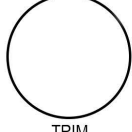
LAP SIDING



ROOF



DOORS



TRIM



MASONRY

TRASH ENCLOSURE ELEVATIONS



Front Elevation

SCALE: 3/32"=10"

sheet 1



Right Elevation

SCALE: 3/32"=10"

sheet 1



Left Elevation

SCALE: 3/32"=10"

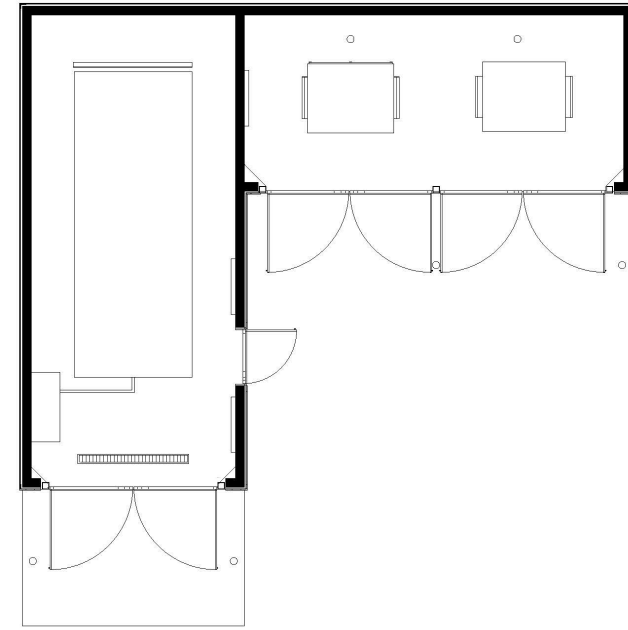
sheet 1



Rear Elevation

SCALE: 3/32"=10"

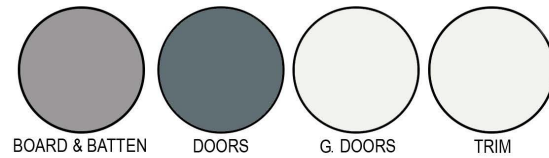
sheet 1



Floor Plan Elevation

SCALE: 3/32"=10"

sheet 1



BOARD & BATTEN

DOORS

G. DOORS

TRIM

CLUBHOUSE ELEVATION



ELEVATIONS





SITE PLAN

LEGEND

1. CLUBHOUSE
2. POOL
3. 4' DECORATIVE FENCE ALONG ENTIRE SITE PERIMETER
5. PROPOSED FULL ACCESS POINT
6. PROPOSED EGRESS & EMERGENCY ACCESS POINT
7. TRASH ENCLOSURE
8. VEHICULAR GATE
9. MAIL KIOSK
10. SINGLE- SIDED MONUMENT SIGN
11. PEDESTRIAN GATE
12. MAINTENANCE, CAR CARE CENTER & ADA GARAGE
13. PET PLAYGROUND
14. STORMWATER BASIN
15. SIDEWALK CONNECTION TO EXISTING SIDEWALK



To: Mayor and Board of Trustees

From: Tameika Jones, Director of Human Resources

For: Village Board Meeting of June 10, 2024

Subject: AN ORDINANCE ADOPTING THE 2024 EMPLOYEE REFERENCE MANUAL FOR THE VILLAGE OF MUNDELEIN

Financial Impact:

N/A

Attachments:

1. Exhibit A

Background:

The adjustment exhibits for the 2024 Employee Reference Manual is being presented to amend the previously approved manual on May 22, 2023 to maintain compliance with Employment Law and update all applicable policy and procedural changes since this time.

Recommendation:

Motion to adopt Ordinance No. O-24-06-26, an ordinance adopting the 2024 Employee Reference Manual for the Village of Mundelein.

EXHIBIT A

In addition to formatting, re-ordering and organization of sections, the following significant changes, relative to employment law and to internal policies and procedures were made to the employee handbook since its last revision May 22, 2023; Ordinance 23-05-34

2.5a Appointed Auditing Official

Updated Director of Human Resources information.

2.6a Reporting of the Incident

Updated the ADA Compliance Officer information.

3.2.1 New Employee Orientation Process

Adjusted the handling of new employee orientation process from the Director of HR to any personnel in HR.

3.7f Stipends

Added clarification language that the stipend is disbursed on the last paycheck disbursement.

3.7g Longevity

Added clarification language to be consistent with past practice that the cost-of-living adjustment (COLA) is applied to the base wage rate of the respective step and the longevity is added after the COLA.

4.6e Work on an Employee's Authorized Holiday

Added clarification language to be consistent with past practice for situations that may occur when a full-time, non-exempt, non-emergency department employee has a normal day off and the employee is called in to work.

4.9 Paid Time Off (Seasonal, Paid on-call, and Crossing Guard)

Currently Administrative policy AD24-38 effective January 1, 2024; language added to the employee manual to be consistent with past practice. Please note that the addition of this language resulted in a renumbering of the remaining sections within Section 4 of the employee manual.

5.1 Medical, Dental, and Vision

Removed language regarding Local 150 insurance.

5.5 Employee Assistance Program (EAP)

Adjusted EAP provider from LifeWorks to ComPsych.

5.8b Employee of the Quarter

Adjusted language under procedures to read that the Department Head will recommend an individual from the department and that individual will be approved by HR. Current language leaves the sole selection to be made by HR.

5.12 COBRA Notice

Updated Director of Human Resources information.

6.4 Inclusion Code of Conduct Policy

New section adding in an inclusion code of conduct policy. Please note that the addition of this language resulted in a renumbering of the remaining sections within Section 6 of the employee manual.

6.9 No Smoking Policy (Currently 6.8)

Added language pursuant to the Smoke-Free Illinois Act, 410 ILCS 82/1 et seq. that now includes all forms that emit a visible vapor or gas by a burning or smoldering substance, including but not limited to cigarettes, cigars, pipes, e-cigarettes, hookahs, vaporizers, or bidis. This revision became effective January 1, 2024.

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of June 10, 2024

Subject: A Resolution authorizing the Purchase and Sale Agreement between the Village of Mundelein and Fenton's Brewing Company for the Sale of 428 and 434 North Chicago Avenue, Mundelein, Illinois

Financial Impact:

N/A

Attachments:

1. Exhibit A - Purchase and Sale Agreement - 428 North Chicago
2. Exhibit B - Declaration of Covenants - 428 North Chicago
3. Exhibit C - Location Map - 429 North Chicago

Background:

As part of the Village's desire to develop the Bank Triangle in downtown Mundelein, the proposed resolution will authorize the sale of the former Village of Mundelein water building at 428 North Chicago Avenue and a parcel of land to the north- 434 North Chicago Avenue- to Fenton's Brewing Company. *Fenton's* will be opened as a microbrewery, pub and restaurant in the heart of downtown Mundelein. The closing date is intended to be scheduled for August 1, 2024. Current tenants have already been provided a lease termination with a vacancy requirement no later than July 31, 2024.

Recommendation:

Motion to Adopt a Resolution authorizing the purchase and sale agreement between the Village of Mundelein and Fenton's Brewing Company for the sale of 428 and 434 North Chicago Avenue, Mundelein, IL.

I hereby certify that the attached is an original of
Resolution No. R-24-06-29
that said Resolution was adopted on **June 10, 2024**,
that it was posted in the Village Hall commencing on
6/11/2024 and for at least 10 days
thereafter. Copies are available for public inspection
upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-24-06-29

A RESOLUTION AUTHORIZING THE PURCHASE AND SALE AGREEMENT BETWEEN THE VILLAGE OF MUNDELEIN AND FENTON’S BREWING COMPANY FOR THE SALE OF 428 AND 434 NORTH CHICAGO AVENUE, MUNDELEIN, ILLINOIS

WHEREAS, the Village of Mundelein, an Illinois municipal corporation (the “Village”), has considered a purchase and sale agreement with Fenton’s Brewing Company for the sale of 428 and 434 North Chicago Avenue, Mundelein, Illinois, in the form attached hereto as Exhibit A (the “Agreement”);

WHEREAS, the Agreement provides for a purchase price of \$450,000 along with a contingency period for Fenton’s Brewing Company to undertake a “due diligence” investigation of the subject property and, if closing occurs, the property would be subject to a declaration of covenants which restricts the use of the property to a combined microbrewery, pub and restaurant for 15 years while also providing the Village a right of first refusal if Fenton’s Brewing Company intends to accept an offer to purchase the property from a third party for up to five years from the closing; and

WHEREAS, it is in the best interests of the Village that said Agreement be approved in order to re-develop the property as a microbrewery, pub and restaurant and further revitalize such area.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, COUNTY OF LAKE, STATE OF ILLINOIS as follows:

SECTION I: That the Agreement is hereby approved, and the Village Administrator is hereby authorized and directed to execute and attest, on behalf of the Village, the Agreement and the Village Administrator and Village Attorney are authorized to execute any and all closing documents in order to effectuate the Agreement and the transactions contemplated therein.

XXX on this 10th day of June 2024, by a roll call vote.

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, June 10, 2024

APPROVED: Monday, June 10, 2024

ATTEST: _____
Village Clerk

PURCHASE AND SALE AGREEMENT
by and between
THE VILLAGE OF MUNDELEIN, as Seller
and
428 N. CHICAGO LLC, as Buyer

THIS PURCHASE AND SALE AGREEMENT (“Agreement”) is entered into this 10th day of June, 2024, between **428 N. CHICAGO LLC**, an Illinois limited liability company (the “Buyer”), and the **VILLAGE OF MUNDELEIN**, an Illinois municipal corporation (the “Seller” or the “City”).

RECITALS:

WHEREAS, Seller desires to sell and Buyer desires to buy the “Property”, as hereinafter defined, at the price and the terms and conditions set forth in this Agreement;

NOW, THEREFORE, in consideration of the agreements of the parties hereto, and intending to be legally bound hereby, the parties hereto agree as follows:

1. THE PROPERTY.

1.1 Property. The “Property” is the real estate which is the subject of this Agreement, legally and commonly described below and depicted in Exhibit A.

PIN: 11-19-322-008

Lot 9 in Block 3 in the Town of Holcomb (now Mundelein) (except that part described as follows: Commencing at the Northeast corner of said Lot 9; thence West to the Northwest corner thereof; thence South along the West line of said lot, 20 feet; thence Northeasterly 80.7 feet to the point of beginning) being a subdivision of part of the Southwest ¼ of Section 19 and of the Northwest ¼ of Section 30, Township 44 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded June 19, 1886 as Document 33999, in Book “A” of Plats, page 58, in Lake County, Illinois.

Commonly known as 434 N. Chicago Avenue, Mundelein, Illinois 60060

PIN: 11-19-322-009

Lot Eleven (11) in Block Three (3) of the plat of the Town of Holcomb (now Mundelein), according to a plat thereof, recorded in Book A of plats, page 58, situated in the Village of Mundelein, Lake County, Illinois.

PIN: 11-19-322-010

Lot Thirteen (13) in Block Three (3) of the plat of the Town of Holcomb (now called Area) being a subdivision of the part of the Southwest quarter of Section nineteen (19) and a part of the Northwest quarter of Section thirty (30), Township forty-four (44) North, Range eleven (11), East of the Third Principal Meridian as shown by a plat thereof recorded in the Recorder’s office of Lake County, Illinois, in Book (A) of Plats on page (58)

Commonly known as 428 N. Chicago Avenue, Mundelein, Illinois 60060

2. PURCHASE PRICE.

2.1 The purchase price to be paid by Buyer to Seller for the Property is Four Hundred Fifty Thousand and NO/100 Dollars (\$450,000) (the “Purchase Price”), which Purchase Price is payable as follows:

(a) Twenty Thousand and No/100 Dollars (\$20,000.00) earnest money (said amount, plus all interest earned or accrued thereon, the “Earnest Money Deposit”) to be deposited in escrow with Chicago Title Insurance Company (“Title Company”) not later than five (5) days following the receipt by Escrow Agent of a fully-executed original of this Agreement (said receipt by Escrow Agent of both a fully-executed original of this Agreement and the Earnest Money Deposit, the “Opening of Escrow”), which Earnest Money Deposit is to be held by Title Company until released to Seller or Buyer as provided herein or paid to Seller at the closing (the “Closing”), with Buyer paying the costs of the Title Company in association with such escrow;

(b) Such amounts, in additional cash, or other immediately available funds (as may be increased or decreased by such sums as are required to take into account any additional deposits, prorations, credits, or other adjustments required by this Agreement), set forth in the settlement or closing statement prepared by Escrow Agent and approved by Buyer and Seller in connection with the Closing of the Property purchased by Buyer from Seller pursuant to this Agreement, to be deposited in escrow with Escrow Agent on or before the Closing Date, which sum is to be held by Escrow Agent until cancellation of this Agreement as provided herein or paid to Seller at the Closing; and

3. REPRESENTATIONS AND WARRANTIES OF SELLER. As a material inducement to Buyer to execute this Agreement and consummate the transactions contemplated herein, Seller represents and warrants to Buyer that:

3.1 Organization. Seller, to the best of its knowledge, has full power and authority to execute and deliver and carry out the transactions contemplated by this Agreement.

3.2 Due Authorization; Effect of Transaction. No provisions of any agreement, to which Seller is a party or by which Seller is bound, has been or will be violated by the execution and delivery by Seller of this Agreement.

3.3 Adverse Restrictions. To the best of its knowledge, the execution and delivery of this Agreement and the consummation of the transactions contemplated hereby are not events that of themselves or with the giving of notice or the passage of time or both, could constitute, on the part of Seller, a violation of or conflict with or result in any breach of, or default under the terms, conditions, or provisions of any judgment, law, or regulation, any agreement or instrument to which Seller is a party or by which it is bound, or result in the creation or imposition of any lien charge, or encumbrance of any nature whatsoever on the property or assets of Seller and no such event in and of itself or with the giving of notice or the passage of time or both will result in the acceleration of the due date of any obligation of Seller.

3.4 Material Information. Neither this Agreement nor any other information or document created by Seller and provided to Buyer contains or will contain any untrue statement of a material fact.

3.5 Notice of Violations. Seller has received (a) no written notice(s) that either the Property or the use thereof violates any laws, rules and regulations of any federal, state, county or city government or any agency, body, or subdivision thereof having any jurisdiction over the same that have not been resolved to the satisfaction of the issuer of the notice or (b) no written notice(s) of any violations of (i) any declarations, easement agreements, reciprocal easement agreements or other instrument encumbering the Property or (ii) any judgments, orders or decrees of any court having jurisdiction over Seller or the Property which violations remain uncured.

3.6 Environmental Matters. Seller has not received notification from any governmental authority and Seller otherwise, to the best of its knowledge, has no knowledge that (a) all or some portion of the Property violates any Environmental Laws (as defined below); or (b) any Hazardous Substances (as defined below) have been stored or generated at, released or discharged from or are present upon, or other condition exists at, the Property that is a Reportable Use (as defined below). “Environmental Law” means any federal, state, or local law, ordinance, rule, or regulation in effect on the date of this Agreement which regulates the use, generation, handling, storage, treatment, transportation, decontamination, clean-up, removal, encapsulation, enclosure, abatement or disposal of any Hazardous Substance, including the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C Section 9601, et seq., the Resource Conservation and Recovery Act, 42 U.S.C Section 6901, et seq., the Toxic Substance Control Act, 15 U.S.C Sections 2601 et seq, the Clean Water Act, 33 U.S.C Sections 1251 et seq., and the Hazardous Materials Transportation Act, 49 U.S.C. Section 1802.”Hazardous Substances” shall mean any hazardous substance or materials as defined in the Environmental Laws. “Reportable Use” shall mean (i) the existence of any above or below ground storage tank, (ii) the possession, storage, use, transportation, or disposal of a Hazardous Substance that requires a permit from, or with respect to which a report, notice, registration or business plan is required to be filed with any governmental authority, and/or (iii) the presence at the Property of a Hazardous Substance with respect to which any Environmental Law requires that a notice be given to persons entering or occupying the Property or neighboring parties.

3.7 Condemnation. There are no pending or, to the best of Seller’s knowledge, threatened condemnation or similar proceedings affecting the Property or any part thereof.

3.8 Bankruptcy. No bankruptcy, insolvency, reorganization, or similar action or proceeding, whether voluntary or involuntary, is pending or to the best of Seller’s knowledge, threatened or anticipated against Seller. Seller has not previously filed for or has been the subject of any bankruptcy, insolvency, reorganization, or any other similar action or proceeding, whether voluntary or involuntary.

3.9 Assessments; Appeals. There are no special assessment or tax appeal or protest proceedings affecting the Property.

4. REPRESENTATIONS AND WARRANTIES OF BUYER.

4.1 Due Authorization; Effect of Transaction. No agreement, instrument, or understanding, or any judgment, decree, rule, or regulation, to which Buyer is a party or by which Buyer is bound, has been, or will be violated by the execution by Buyer of this Agreement or the performance or satisfaction of any agreement or condition herein contained upon Buyer’s part to be performed or satisfied, and all requisite corporate and other authorizations for such execution,

delivery, performance, and satisfaction have been duly obtained. Upon execution and delivery, this Agreement will be a legal, valid, and binding obligation of Buyer, enforceable in accordance with its terms.

5. DUE DILIGENCE PERIOD.

5.1 Due Diligence Period. For the period commencing on the Effective Date and expiring sixty (60) days thereafter (said period is hereinafter referred to as the “**Due Diligence Period**”), Buyer, its agents and representatives, shall have the right to examine, inspect, and investigate the Property and, in Buyer’s sole judgment and discretion, to determine whether Buyer wishes to proceed to acquire the Property. Buyer may terminate this Agreement at any time prior to the expiration of the Due Diligence Period by delivering written notice of such termination to Seller prior to the expiration of the Due Diligence Period. To the extent permitted by this Agreement, Seller shall provide and permit Buyer and Buyer’s agents, contractors, employees and representatives access to the Property in order for the Buyer to perform said due diligence and Buyer agrees to indemnify and hold Seller harmless from any claims that arise as a result of its or its agents, contractors, employees or representatives access to and inspection of the Property. If this Agreement is terminated pursuant to this Section 5, neither party shall have any further liability or obligation to the other under this Agreement except for any other provision of this Agreement that is expressly intended to survive the termination of this Agreement.

5.2 If Seller does not receive a written termination notice from Buyer prior to the expiration of the Due Diligence Period, then Buyer shall be deemed to have elected to proceed to acquire the Property and this Agreement shall continue in full force and effect and the parties shall proceed to Closing and Buyer shall purchase the Property.

5.3 The parties agree that a condition precedent to the Seller conveying title to the Property to Buyer shall be Buyer providing evidence that Buyer has the financing necessary to complete the new improvements as set forth in the plans which are acceptable to the Seller, in the Seller’s sole judgment.

5.4 Due to the substantial history of the existing structures on the Property, the Seller will work with Buyer and its consultants to determine if any of the existing on-site materials can be repurposed or salvaged for historical purposes, and whether such materials are to be incorporated into the plans or off site. The Seller will provide Buyer a comprehensive list of any on site materials that may be of historical interest to the Seller, if any, prior to the expiration of the Due Diligence Period. If the parties cannot come to a written agreement of on-site materials to be turned over to Seller or a third party designated by Seller prior to the expiration of the Due Diligence Period, either party may terminate this Agreement by sending written notice to the other party prior to the expiration of the Due Diligence Period. The parties agree that all materials to be salvaged and/or removed from the structures shall be moved to an agreed upon site or will be properly removed during the demolition of the structures by Buyer.

6. AS IS SALE; RELEASE.

(a) By acquiring the Property in accordance with this Agreement, Buyer will be deemed to have acknowledged and agreed that it has been given a full opportunity to inspect and

investigate each and every aspect of the Property, either independently or through agents of Buyer's choosing, including, without limitation:

(1) All matters relating to title, together with all governmental and other legal requirements such as taxes, assessments, zoning, use permit requirements and building codes.

(2) Easements and/or access rights affecting the Property.

BUYER SPECIFICALLY ACKNOWLEDGES AND AGREES THAT SELLER IS SELLING AND BUYER IS PURCHASING THE PROPERTY ON AN "AS IS WITH ALL FAULTS" BASIS AND THAT, EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT AND THE EXPRESS REPRESENTATIONS AND WARRANTIES SET FORTH IN ANY OF THE DOCUMENTS REQUIRED TO BE DELIVERED BY SELLER AT CLOSING, BUYER IS NOT RELYING ON ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, EXPRESS OR IMPLIED, FROM SELLER, ITS AGENTS, OR BROKERS AS TO ANY MATTERS CONCERNING THE PROPERTY, INCLUDING WITHOUT LIMITATION: (I) THE QUALITY, NATURE, AND ADEQUACY OF THE PROPERTY, (II) THE QUALITY, NATURE, ADEQUACY, AND PHYSICAL CONDITION OF SOILS, GEOLOGY AND ANY GROUNDWATER, (III) THE DEVELOPMENT POTENTIAL OF THE PROPERTY, AND THE PROPERTY'S USE, HABITABILITY, MERCHANTABILITY, OR FITNESS, SUITABILITY, VALUE OR ADEQUACY OF THE PROPERTY FOR ANY PARTICULAR PURPOSE.

7. CONVEYANCE OF THE PROPERTY.

7.1 Closing: The transaction contemplated by this Agreement shall be closed ("**Closing**") at the office of the Title Company. The date of Closing shall be no sooner than August 1, 2024, and at least fifteen (15) calendar days after expiration of the Due Diligence Period, unless such date falls on a weekend, in which case Closing shall take place the first business day thereafter ("**Closing Date**").

7.2 Seller's Closing Documents: At the Closing, Seller shall execute and deliver to Buyer the following (collectively, "Seller's Closing Documents"), all in form and content reasonably satisfactory to Buyer:

7.2.1 Deed: A Warranty Deed conveying Seller's interest in the Property to Buyer while reserving utility easements for any Village utilities in a form and manner that is acceptable to the Village. If the parties cannot agree on the form of such reservation of easements during the Due Diligence Period, either party may terminate the Agreement prior to the Due Diligence Period without any liability by sending written notice terminating this Agreement.

7.2.2 FIRPTA Affidavit: A non-foreign affidavit, properly executed, containing such information as is required by Internal Revenue Code Section 1445(b)(2) and its regulations.

7.2.3 Affidavit of Title: A Seller's Affidavit of Title in customary form.

7.2.4 Other Documents: All other documents contemplated by this Agreement or reasonably determined by Buyer or Title Company to be necessary to transfer the Property to Buyer free and clear of all encumbrances and to enable the Title Company to issue a title insurance policy to the Buyer if Buyer elects to purchase a title insurance policy.

7.2.5 ALTA: An ALTA statement or Owner's Affidavit in the form required by the Title Company in order to issue the Title Policy.

7.2.6 Transfer Tax: Completed declarations or statements, executed by or on behalf of Seller, in the form prescribed by governmental authorities to be filed in connection with the transfer tax imposed by governmental authority on transfer of title *if* required in the transaction contemplated herein.

7.3 Buyer's Closing Documents: On the Closing Date, Buyer will execute and deliver to Seller the following (collectively, "Buyer's Closing Documents"):

7.3.1 Purchase Price: Funds in the amount of Purchase Price to the Seller, representing the Purchase Price due and payable on Closing, in wired funds to the Title Company.

7.3.2 IRS Form: A document designating the "reporting person" for purposes of completing Internal Revenue Form 1099.

7.3.3 Parking Agreement with Karina's Bakery. The parties agree that Buyer shall use a good faith effort to secure an additional parking agreement with the owner of record of the property on which Karina's Bakery occupies. If Buyer is unable to secure such an agreement during the Due Diligence Period which is acceptable to the Seller, either party may terminate during the Due Diligence Period.

7.3.4 Declaration of Covenants, Conditions and Restrictions. Buyer will execute the Declaration of Covenants, Conditions and Restrictions as set forth in Exhibit B hereto and deliver same to the Seller at closing and agrees that such Declaration shall be recorded prior to any recording of any mortgage placed on the Property by the Buyer. Buyer agrees not to transfer title to the Property prior to such time that such Declaration is recorded with the Lake County's Records Office.

7.4 Prorations and Adjustments: Seller and Buyer agree to the following pro-rations and allocation of costs regarding this Agreement.

7.4.1 Title Insurance and Closing Fee: Buyer shall pay the cost for an Owner's Title Insurance Policy issued by the Title Company in accordance with the Title Evidence (defined below), and the Buyer and Seller agree to split the fees charged by the Title Company for any escrow closing fees. Buyer shall pay for recording cost of the Deed, the cost for any loan title policy and any title endorsements.

7.4.2 Buyer's Objections: The Buyer, within five (5) business days' receipt of the commitment for title, shall promptly make written objections ("Objections") to the form and/or contents of the Title Evidence. Any matter shown on such Title Evidence

and not objected to by Buyer shall be a “Permitted Encumbrance” hereunder. Seller will promptly upon receipt of the Objections seek to cure the Objections, during which period the Closing will be postponed, if necessary. If the Objections are not promptly cured, Buyer will have the option to do either of the following:

- i. Terminate this Agreement without any liability to Seller with the Earnest Money returned to Buyer; or
- ii. Waive any objections and proceed to Closing.

7.4.3 Transfer Taxes: Seller shall pay all transfer fees or taxes and any sales or income taxes payable in connection with this transaction, except those that are required to be paid by Buyer under state or local laws, *if* applicable.

7.4.4 Survey: Buyer, at its cost and expense, may cause a surveyor licensed in the State in which the Property is located to complete and deliver to Buyer a current, certified ALTA/NSPS survey of the Real Property which satisfies all Buyer survey requirements (the “Survey”). If Buyer obtains such a Survey, it shall set forth the legal description and boundaries of the Real Property and all easements, encroachments and improvements thereon shall be provided to the Seller upon Buyer’s receipt.

7.4.5 Real Estate Taxes: The Parties agree that there shall be no tax proration of any kind at Closing. On and after the date of Closing, Buyer shall be responsible for general real estate taxes for the Property.

7.4.6 Attorneys’ Fees: Each of the parties will pay its own attorney’s fees, except that a party defaulting under this Agreement or any Closing Document will pay the reasonable attorney’s fees and court costs incurred by the non-defaulting party to enforce its rights hereunder.

8. VACATION OF SOUTH ALLEYWAY. In the event that Buyer acquires the Property at Closing, and Buyer notifies that it wishes to obtain the alleyway to the south and west of the Property, as depicted in Exhibit C (the “Alleyway”), and provides Seller with a plat of survey and legal description of the Alleyway, certified to Seller, at Buyer’s cost, the Seller agrees to vacate any interest it has in the Alleyway and to convey any such interest in the Alleyway to Buyer subject to the rights of any third parties including but not limited to, any utility provider with utilities in the Alleyway, whether or not there is a recorded easement for same as well as any rights of access to utilize the Alleyway by third parties, if any.

9. NO BROKERS

9.1 Seller represents to Buyer, and Buyer represents to Seller, that it has not utilized a broker, finder, or intermediary of any kind with whom such party has dealt in connection with this transaction. Except as expressly set forth above, if any claim is made for broker’s or finder’s fees or commissions in connection with the negotiation, execution or consummation of this Agreement or the transactions contemplated hereby, each party shall defend, indemnify and hold harmless the other party from and against any such claim based upon any breach of any statement,

representation or agreement of such party, which obligation shall survive any termination of this Agreement.

10. GENERAL PROVISIONS.

10.1 Amendment; Waivers.

This Agreement may not be amended, nor shall any waiver, change, modification, consent, or discharge be affected, except by an instrument in writing executed by or on behalf of the party against whom enforcement of any amendment, waiver, change, modification, consent, or discharge is sought.

Any waiver of any term or condition of this Agreement, or of the breach of any covenant, representation, or warranty contained herein, in any one instance, shall not operate as or be deemed to be or construed as a further or continuing waiver of such term, condition, or breach of covenant, representation, or warranty, nor shall any failure at any time or times to enforce or require performance of any provision hereof operate as a waiver of or affect in any manner such party's right at a later time to enforce or require performance of such provision or of any other provision hereof; and no such written waiver, unless it, by its own terms, explicitly provides to the contrary, shall be construed to effect a continuing waiver of the provision being waived and no such waiver in any instance shall constitute a waiver in any other instance or for any other purpose or impair the right of the party against whom such waiver is claimed in all other instances or for all other purposes to require full compliance with such provision.

10.2 No Assignment Without Written Consent. This Agreement shall not be assignable by any party without the written consent of the other party which may be withheld in either party's sole discretion.

10.3 Severability. If any provision or provisions of this Agreement shall be, or shall be found to be, invalid, inoperative, or unenforceable as applied to any particular case in any jurisdiction or jurisdictions, or in all jurisdictions or in all cases, because of the conflict of any provision with any constitution or statute or rule of public policy or for any other reason, such circumstance shall not have the effect of rendering the provision or provisions in question invalid, inoperative, or unenforceable in any other jurisdiction or in any other case or circumstance or of rendering any other provision or provisions herein contained invalid, inoperative, or unenforceable to the extent that such other provisions are not themselves actually in conflict with such constitution, statute, or rule of public policy, but this Agreement shall be reformed and construed in any such jurisdiction or case as if such invalid, inoperative, or unenforceable provision had never been contained herein and such provision reformed so that it would be valid, operative, and enforceable to the maximum extent permitted in such jurisdiction or in such case.

10.4 Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument, and in pleading or proving any provision of this Agreement it shall not be necessary to produce more than one such counterpart.

10.5 Section and other Headings. The headings contained in this Agreement are for reference purposes only and shall not in any way effect the meaning or interpretation of this Agreement or any provision thereof.

10.6 Notices.

All notices, requests, demands, and other communications hereunder shall be in writing and shall be deemed to have been duly given if sent to each parties' respective attorneys via email and personal delivery or via overnight courier:

(a) TO SELLER: If to Seller, to: Village
of Mundelein
300 Plaza Circle
Mundelein, IL 60060
With a copy to:
Michael J. Smoron
Zukowski, Rogers, Flood & McArdle
100 Virginia Road
Crystal Lake, Illinois 60014
msmoron@zrfmlaw.com

(b) TO BUYER: If to Buyer, to:
428 N. Chicago LLC
227 1st Street
Libertyville, IL 60048

with a copy to:
John Tsoutsias
Law Offices of John Tsoutsias PC
234 Waukegan Road
Glenview, IL 60025
john@tsoutsiaslaw.com

and/or to such other person(s) and address(es) as either party shall have specified in writing to the other.

10.7 Law to Govern. This Agreement shall be governed by and construed and enforced in accordance with the law (other than the law governing conflict of law questions) of the State of Illinois.

10.8 Courts. Any action to enforce, arising out of, or relating in any way to, any of the provisions of this Agreement may be brought and prosecuted in such court or courts located in the State of Illinois as is provided by law; and the parties consent to the jurisdiction of the circuit court of the 19th Judicial Circuit, Lake County, Illinois and to service of process by registered mail, return receipt requested, or in any other manner provided by law.

[signature page to follow]

IN WITNESS WHEREOF, Seller and Buyer have caused this Agreement to be executed as of the date first above written.

SELLER

VILLAGE OF MUNDELEIN, an Illinois
municipal corporation

By: _____
Its: _____

BUYER

428 N. CHICAGO LLC, an Illinois limited
liability company

By: 
Its: Manager

EXHIBIT A

DEPICTION OF THE PROPERTY 428 & 434 NORTH CHICAGO AVENUE

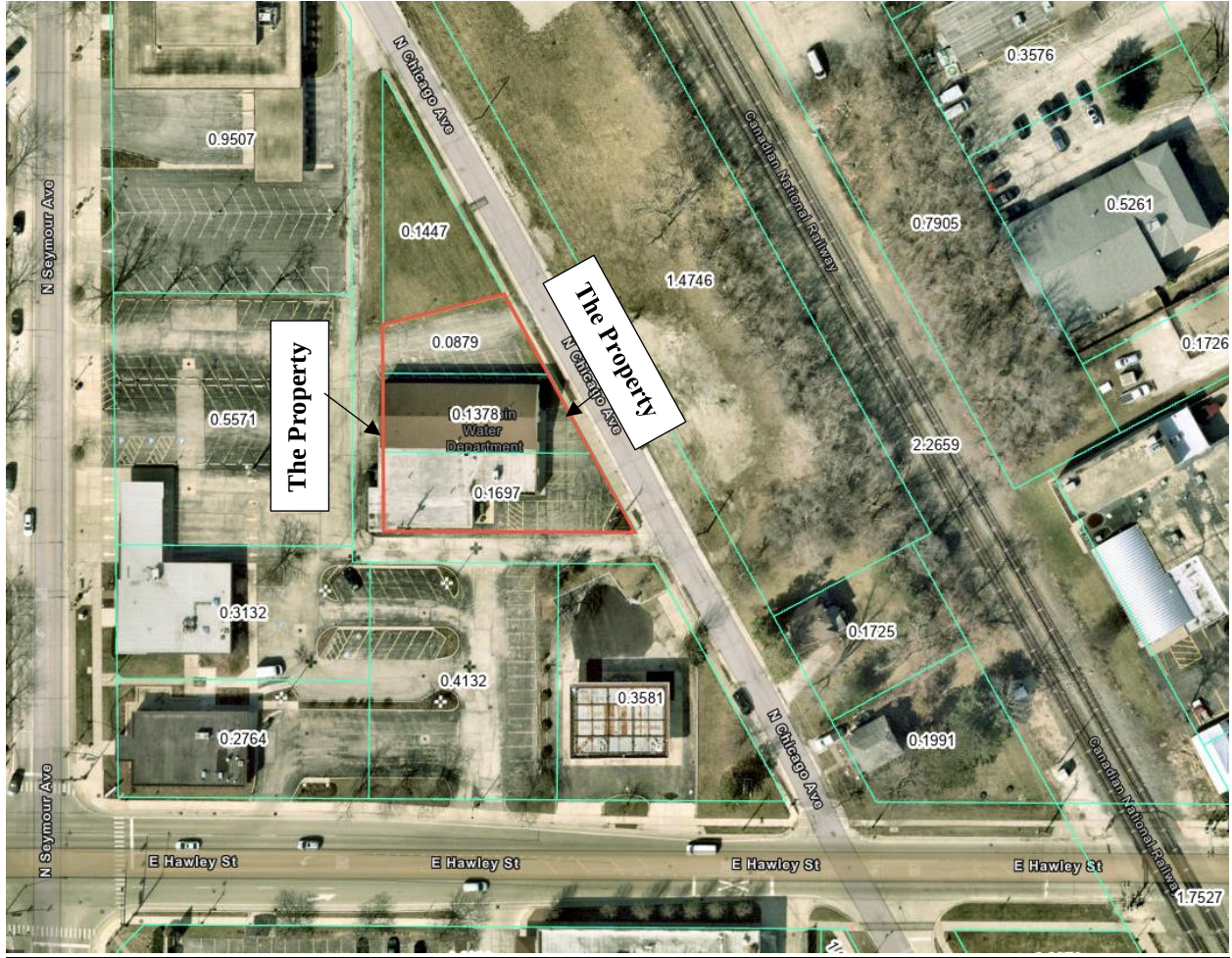


EXHIBIT B

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This Declaration is made this ____ day of _____, 2024 by 428 N. Chicago LLC (the “Declarant”).

WHEREAS, the Village and the Declarant entered into that certain Purchase and Sale Agreement dated June 10, 2024 and the Declarant has acquired title to the real property legally and commonly described as follows:

PIN: 11-19-322-008

Lot 9 in Block 3 in the Town of Holcomb (now Mundelein) (except that part described as follows: Commencing at the Northeast corner of said Lot 9; thence West to the Northwest corner thereof; thence South along the West line of said lot, 20 feet; thence Northeasterly 80.7 feet to the point of beginning) being a subdivision of part of the Southwest ¼ of Section 19 and of the Northwest ¼ of Section 30, Township 44 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded June 19, 1886 as Document 33999, in Book “A” of Plats, page 58, in Lake County, Illinois.

Commonly known as: 434 N. Chicago Avenue, Mundelein, Illinois 60060

PIN: 11-19-322-009

Lot Eleven (11) in Block Three (3) of the plat of the Town of Holcomb (now Mundelein), according to a plat thereof, recorded in Book A of plats, page 58, situated in the Village of Mundelein, Lake County, Illinois.

PIN: 11-19-322-010

Lot Thirteen (13) in Block Three (3) of the plat of the Town of Holcomb (now called Area) being a subdivision of the part of the Southwest quarter of Section nineteen (19) and a part of the Northwest quarter of Section thirty (30), Township forty-four (44) North, Range eleven (11), East of the Third Principal Meridian as shown by a plat thereof recorded in the Recorder’s office of Lake County, Illinois, in Book (A) of Plats on page (58)

Commonly known as 428 N. Chicago Avenue, Mundelein, Illinois 60060 (collectively, the “Property”).

NOW, THEREFORE, the Declarant hereby submits the Property, as its sole owner of record, to the covenants, conditions and restrictions of this Declaration, each one of which is intended to run with the land and to bind the Property, and the Village shall have standing to enforce all of the covenants, conditions and restrictions herein.

1. **Incorporation of Recitals.** The recitals set forth above are incorporated into this Declaration by this reference.

2. **Grant of Right of First Refusal.** The Village is hereby granted by the Declarant a right of first refusal for the Property (the “Right of First Refusal”) for the purchase of the Property as set forth herein. The Declarant represents to the Village that the Declarant has not assigned any interest it has in the Property to a third party. The Declarant and/or its assignee and each successor

in interest to all or any part of the Property shall notify the Village in each instance that it has received an executed written offer from a third party to acquire all or any portion of the Property that the Declarant intends to accept and shall provide a complete copy of the offer to the Village. The Declarant agrees that it shall not execute any offer to sell or otherwise convey the Property to a third party unless that offer is explicitly subject to this Right of First Refusal. The Village shall have 30 days from delivery of the notice to the Village with the written offer to determine whether the Village wishes to acquire the Property or that portion which is the subject of the written offer on the same terms as such offer except as may be modified by this Declaration. The Village shall have the right to inspect and conduct testing of the Property throughout the 30-day interval and the Declarant agrees to make the Property available to the Village for inspection and testing by the Village and its officers, employees, and consultants. If the Village does not send notice to the Declarant or its assignee or successor described above that it wishes to exercise its Right of First Refusal within such 30-day interval, the Village shall be deemed to have waived its Right of First Refusal. If, however, the Village exercises its Right of First Refusal, the parties shall close on the Property, or portion thereof that is the subject of such offer with the Village acquiring the Property and the Declarant conveying it to the Village. If the Village exercises the Right of First Refusal, closing shall occur within 30 days from the date of such written notice by the Village. At closing, which shall be done through escrow, the Declarant and each successor in interest to all or any part of the Property, as the case may be, shall provide a warranty deed conveying title to the Property to the Village free and clear of all mortgages, liens, and easements established after Declarant's acquisition of the Property from the Village unless such easement or other encumbrance was approved by the Village, as determined in its sole judgment, in writing, prior to the time it was entered into by Declarant, , along with such other documents requested by the Village to accomplish the transfer of title to the Property and removal of title exceptions objected to by the Village . Such objections shall not extend to matters of title existing prior to the Declarant's acquisition of title to the Property or those matters of title approved by Declarant, as set forth above, after Declarant's acquisition of title to the Property. The property taxes for the Property shall be prorated as of the closing date at 105% with the Declarant providing a credit to the Village for the property taxes or portion thereof, as the case may be, for the period of time prior to closing. The Declarant and each successor in interest to all or any part of the Property, as the case may be, at its cost shall also cause to provide a title insurance policy at closing insuring the Village's title to the Property in accordance with the requirement herein. The Village and the Declarant shall split the costs of the escrow closing and the Village shall be responsible for the recording cost of the deed. While the parties do not anticipate a transfer tax on such transaction, if there is one, the Declarant, its assignee, and each successor in interest to all or any part of the Property, shall be responsible for paying same. In addition, in the event that the Village exercises the Right of First Refusal, it may assign its right to acquire the Property to a third party. In addition, if requested by the Village, if it exercises the Right of First Refusal, the Declarant agrees to release, terminate and extinguish this Declaration of Covenants. If there is a conflict or inconsistency between the written offer and the terms of the Right of First Refusal, the terms, conditions, or provisions of the Right of First Refusal shall control, govern, and prevail. The Declarant agrees that this Declaration shall be recorded against the Property prior to any mortgage being recorded against the Property.

Such Right of First Refusal in favor of the Village shall expire five (5) years from the recording date of this Declaration.

In the event that the Village re-acquires the Property, this Declaration shall terminate and be extinguished automatically.

3. **Terms and Provisions of this Declaration are Covenants Running with the Property.** The provisions set forth in this Declaration touch and affect the Property and are covenants running with the Property and are not merged with any deed from the Village to the Declarant. This Declaration shall be recorded against the Property.

4. **Construction of Brew Pub Restaurant.**

A. **Demolition and Construction.** The Declarant shall demolish the existing building on the Property depicted in Exhibit A (the “Existing Building”) and remove the debris associated with same from the Property. In turn, the Declarant shall construct a combined microbrewery, pub and restaurant in a single building (the “Brew Pub Restaurant”) in accordance with the plans set forth in Exhibit B (the “Plans”) no later than December 31, 2026. Time is of the essence.

B. **Additional Approvals.** The Declarant acknowledges and agrees that the approval of the Plans, by themselves, do not authorize the construction of the Brew Pub Restaurant unless and until the Declarant obtains such other approvals as are required by all applicable laws, ordinances and requirements (or “Requirements of Law”).

C. **Restricted Use of Property for Brew Pub Restaurant.** Notwithstanding any use or development right that may be otherwise applicable or available to the Property, including without limitation rights pursuant to the Village laws and the provisions of the C-5 Downtown zoning district and the C-5-MU Downtown Corridor zoning district of the Village’s Zoning Ordinance, the Property shall, after the date of this Declaration, for a period of fifteen (15) years after the date of this document only be used and developed as a combined microbrewery, pub, and restaurant, as set forth herein, and pursuant to and in accordance with the Plans and Requirements of Law. The Declarant agrees to waive such otherwise applicable rights in order to purchase the Property from the Village.

(i) The Declarant agrees that the use of the Property is restricted to a microbrewery, pub, and restaurant and the associated parking lot. Any change from the use of the Property for a combined microbrewery, pub, and restaurant (or “Brew Pub Restaurant”) must be approved by the Village in its sole discretion through a written amendment to this Declaration.

(ii) The Declarant, its heirs or assigns, may request in writing to the Village Administrator consideration of an alternative use of the Property, which shall include the proposed use, floor plan, narrative of proposed business, and other details that may be deemed necessary for consideration by the Village Board of Trustees.

(iii) Within 60 days of receiving complete information, the request will be placed on the Village Board agenda for formal consideration, which may or may not be approved by the Village Board in its sole discretion.

D. **Single Ownership of the Property.** The Property shall remain under a single unified ownership for the duration of this Declaration unless acquired by the Village and shall not be subdivided or converted to condominiums or any other use unless approved by the Village in its sole discretion.

E. Compliance with Laws. In constructing the Brew Pub Restaurant, the Declarant shall be subject to and comply with the Plans and all Requirements of Law, including without limitation requirements for the payment of all fees, charges, expenses, and costs provided for therein.

5. **Construction of the Brew Pub Restaurant.**

A. Utilities. In connection with its construction of the Brew Pub Restaurant, the Declarant shall cause all utility companies to locate utility lines (or, if there are none, to install new utility lines) within the Property, including electricity, gas, telephone, and cable television, underground to serve the Brew Pub Restaurant, in locations approved by the Village Engineer.

B. Inspection and Approval. The Brew Pub Restaurant shall be subject to inspection and approval by the Village representatives at all times during construction.

C. Issuance of Certificates of Occupancy. The Village shall have no obligation to issue any certificate of occupancy for the Brew Pub Restaurant until the Declarant has complied with all Requirements of Law. The issuance of any building permit or certificate of occupancy by the Village at any time prior to completion of all the improvements associated with the Brew Pub Restaurant shall not confer on the Declarant any right or entitlement to any other building permit or certificate of occupancy. Issuance of temporary occupancy approvals may be made but only to the extent authorized by the Requirements of Law.

D. Damage to Public Property. The Declarant shall maintain the Property in a good and clean condition at all times during construction on the Property and the construction of the Brew Pub Restaurant. Further, the Declarant shall promptly clean all mud, dirt, or debris deposited on any street, sidewalk, or other public property in or adjacent to the Property by the Declarant or any agent of or contractor hired by, or on behalf of, the Declarant, and shall repair any damage that may be caused by the activities of the Declarant or any agent of or contractor hired by, or on behalf of, the Declarant.

6. **Notice.** All notices, requests, demands, and other communications hereunder shall be in writing and shall be deemed to have been duly given if sent to each parties' respective attorneys via email and personal delivery or via overnight courier:

(a) If to Village, to:

Village of Mundelein
300 Plaza Circle
Mundelein, IL 60060

With a copy to:
Michael J. Smoron
Zukowski, Rogers, Flood & McArdle
100 Virginia Road
Crystal Lake, Illinois 60014
msmoron@zrfmlaw.com

(b) If to Declarant, to:

428 N. Chicago LLC
227 1st Street
Libertyville, IL 60048

with a copy to:

John Tsoutsias
Law Offices of John Tsoutsias, PC
234 Waukegan Road
Glenview, IL 60025
john@tsoutsiaslaw.com

and/or to such other person(s) and address(es) as either party shall have specified in writing to the other.

7. **Declaration Binding on Successors and Assigns.** The terms and conditions of this Declaration, which are covenants, conditions and restrictions running with the Property, in accordance with the terms herein shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns.

8. **Severability.** In case any one or more of the provisions contained in this Declaration shall, for any reason, be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not effect any other provision herein and this Declaration shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

9. **Standing.** The parties agree that, but for the benefits stemming from this Declaration, the binding effect of this Declaration, in and upon the Property, the Village would not have entered into the Purchase and Sale Agreement and sold the Property to the Declarant. The parties agree that the Village shall have the right, without the obligation, to enforce the covenants, conditions and restrictions set forth in this Declaration.

In the event the Village brings or defends any suit or action, in its sole discretion, related to the interpretation or enforcement of any covenants, conditions and restrictions under this Declaration, the Village shall be awarded its reasonable attorney's fees, court costs and other costs of litigation in the event that it prevails in such an action or suit.

10. **Duration.** Other than the Right of First Refusal, the easements, covenants, conditions and restrictions of this Declaration shall run with and bind the Property, and shall inure to the benefit of and be enforceable by the Declarant, the Village and any owner, their respective legal representatives, heirs, successors, and assigns and mortgagees, for a period of thirty (30) years from the date this Declaration is recorded unless the Village re-acquires the Property in which case this Declaration shall terminate and be extinguished automatically.

IN WITNESS WHEREOF, the parties have executed this Declaration on the day and year first above written.

428 N. CHICAGO LLC, an Illinois limited
Liability company, as Declarant

By: _____
Its: _____

ACCEPTED BY:
VILLAGE OF MUNDELEIN, an Illinois
municipal corporation

By: _____
Its: Village Administrator

STATE OF ILLINOIS)
)
COUNTY OF _____)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that _____, _____ of the Village of Mundelein, known to me to be the same person whose name is subscribed to the foregoing Declaration, appeared before me this day in person and acknowledged that, pursuant to his/her authority, he/she signed the said Declaration as his/her free and voluntary act for the uses and purposes therein stated.

Given under my hand and seal this ____ day of _____, 2024.

Notary Public

My commission expires _____

STATE OF ILLINOIS)
)
COUNTY OF _____)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that _____, _____ of 428 N. Chicago LLC, known to me to be the same person whose name is subscribed to the foregoing Declaration, appeared before me this day in person and acknowledged that, pursuant to his/her authority, he/she signed the said Declaration as his/her free and voluntary act, for the uses and purposes therein stated.

Given under my hand and seal this ____ day of _____, 2024.

Notary Public

My commission expires _____

ALLEYWAY

ALLEYWAY

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of June 10, 2024

Subject: Archer Business Center-Tool Library Storage Lease

Financial Impact:

N/A

Attachments:

1. Exhibit A - Archer Lease - Tool Library

Background:

The Tool Library lease ends on 7/31/24 at 428 North Chicago Avenue in anticipation of the closing and sale of that building. We have offered the Tool Library a no-cost lease to store their tools and woodworking equipment at the Archer Business Center in a vacant space on the lower-level, East end of the building. They intend to start storage July 15, 2024, and we will give them 60-day notice if we need them to vacate the space.

Recommendation:

Motion to Adopt a Resolution Authorizing the Village of Mundelein to enter into a storage Lease Agreement for Use of Public Property.

I hereby certify that the attached is an original of
Resolution No. R-24-06-28
that said Resolution was adopted on **June 10, 2024**,
that it was posted in the Village Hall commencing on
6/11/2024 and for at least 10 days
thereafter. Copies are available for public inspection
upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-24-06-28

RESOLUTION AUTHORIZING THE VILLAGE OF MUNDELEIN TO ENTER INTO A STORAGE LEASE AGREEMENT FOR USE OF PUBLIC PROPERTY

WHEREAS, the Village of Mundelein is an Illinois municipal corporation (the "Village") with home rule authority and the adoption of this resolution is being done through its home rule powers; and

WHEREAS, the Village is the owner of public property in the Village of Mundelein located at 161-165 North Archer Avenue; and

WHEREAS, the Village is willing to lease certain storage space as defined in the lease attached hereto to **Exhibit A**, to the Mundelein Tool Library on a month-to-month basis, terminable at will by either party with sixty (60) days written notice; and

WHEREAS, the Village is willing to enter into the storage Lease with the Mundelein Tool Library, subject to the Mundelein Tool Library submitting a certificate of insurance as required under the Lease attached hereto as **Exhibit A**.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION I: The storage Lease attached hereto as **Exhibit A** is hereby approved.

SECTION II: The Village Administrator, or his designee, is authorized to sign the storage Lease with the Mundelein Tool Library upon the condition that the Mundelein Tool Library submits a certificate of insurance as required under the storage lease.

XXX on this 10th day of June 2024, by a roll call vote.

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, June 10, 2024

APPROVED: Monday, June 10, 2024

ATTEST: _____

Village Clerk

STORAGE LEASE

DATE OF LEASE	TERM OF LEASE		MONTHLY RENT
July 15, 2024	BEGINNING	ENDING	N/A
	July 15, 2024	Month to month*	
<u>Location of Premises:</u> The property commonly known as 161-165 North Archer Avenue, Mundelein, Illinois. The portion of the property leased is depicted in Exhibit A (the “Premises”).			
*Lease is month to month, terminable at will by either party with 60 days written notice.			

LESSEE

Mundelein Tool Library,
 an Illinois Not-For-Profit Corporation
 c/o Mark E. Wilson, Registered Agent
 884 Blazing Star Road
 Grayslake, Illinois 60030

LESSOR

Village of Mundelein
 300 Plaza Circle
 Mundelein, IL 60060

In consideration of the mutual covenants and agreements herein stated, Lessor hereby leases to Lessee and Lessee hereby leases from Lessor solely for the above purpose the Premises designated above for the above Term.

RENT

1. None.

CONDITION AND UPKEEP OF PREMISES

2. Lessee has examined and knows the condition of the Premises and has received the same in good order and repair and acknowledges that no representations as to the condition and repair thereof have been made by Lessor, or his agent, prior to or at the execution of this lease that are not herein expressed and that Lessee expressly acknowledges that Lessee takes the Premises in an "AS-IS" condition. Any repairs that need to be made (such as to the overhead door which is not currently operable) or any other improvements made by Lessee, will be at Lessee's own expense and no work may be conducted without Lessee first obtaining a Village permit. Lessee shall keep the Premises including all appurtenances, in good maintenance and repair and will yield up the Premises to Lessor in the same condition as exists today (ordinary wear and tear excepted) with all fixtures and improvements installed by Lessee removed, at Lessee's expense, unless otherwise instructed in writing by Lessor.

PERMITTED USE; NO SUBLET OR ASSIGNMENT

3. Lessee is permitted to store tools, machines, office equipment, office supplies, furniture and other personal property items owned by Lessee at lease Premises. Lessee will only have access to the Premises on weekdays between the hours of 7am-5pm; no access is allowed on the weekends, unless prior arrangement is made with Lessor. Lessee acknowledges that the building is open to other tenants and patrons of other tenants, and therefore, Lessor is not guaranteeing that the building is secure. As such, Lessee will be utilizing the premises for storage at its own risk. In the event this lease is terminated and Lessee then ceases operations, the Lessee may seek approval from Lessor to hold an event to sell the stored tools, machines, office equipment, office supplies, furniture and other personal property owned by Lessee, upon terms mutually agreeable to both parties at that time. Lessee will not allow the Premises to be used for any other purpose. Lessee agrees to comply will all applicable state and federal laws and municipal ordinances. Lessee will not allow the Premises to be occupied in whole, or in part, by any other person, and will not sublet the same or any part thereof, nor assign nor encumber this lease or any portion of Lessee's interest hereunder without in each case the written consent of the Lessor first had, and Lessee will not permit any transfer of the interest in the Premises acquired through this lease without the written consent of Lessor, and will not permit the Premises to be used for any unlawful purpose, or for any purpose that will injure the reputation of the building or increase the fire hazard of the building, or unreasonably disturb the neighborhood; and will not allow any signs, cards or placards to be posted, or placed thereon without the prior approval of Lessor, nor permit any alteration of or addition to any part of the Premises, except in each case with the prior written consent of Lessor which consent shall not be unreasonable withheld, it being acknowledged that the existing improvements and all alterations and additions to the Premises shall remain for the benefit of Lessor unless otherwise provided in the

consent aforesaid.

**MECHANIC'S
LIEN**

4. Lessee will not permit any mechanic's lien or liens to be placed upon the Premises or the Building (as defined below) or improvement thereon during the term hereof, and in case of the filing of any such lien Lessee will promptly discharge the lien by payment or bond satisfactory to Lessee, failing which Lessor upon 30 days' notice to Lessee shall have the right and privilege at Lessor's option, and in addition to all other rights and remedies available to Lessor hereunder by reason of Lessee's default, of paying the same or any portion thereof without inquiry as to the validity thereof, and any amounts so paid, including expenses and interest, shall be so much additional indebtedness hereunder due from Lessee to Lessor and shall be repaid to Lessor.

**INDEMNITY
FOR
ACCIDENTS**

5. Except for the negligent or willful acts of Lessor, its employees, agents or contractors, Lessee covenants and agrees that it will protect and save and keep the Lessor (and all persons claiming by, through or under Lessor) forever harmless and indemnified against and from any penalty or damages or charges imposed for any violation of any laws or ordinances, whether occasioned by the neglect of Lessee or those holding under Lessee, and that Lessee will at all times protect, indemnify and save and keep harmless the Lessor (and all persons claiming by, through or under Lessor) against and from any and all loss, cost, damage or expense, to the proportional extent arising out of or from or in any way related to the use and occupancy of the Premises by Lessee or anyone claiming by, through or under Lessee, or any accident or other occurrence on or about the Premises causing injury to any person or property whomsoever or whatsoever and will protect, indemnify and save and keep harmless the Lessor (and all persons claiming by, through or under Lessor) against and from any and all claims and against and from any and all loss, cost, damage or expense to the proportional extent arising out of any failure of Lessee in any respect to comply with and perform all the requirements and provisions hereof.

**NON-
LIABILITY
OF LESSOR**

6. Lessor shall not be liable for any damage occasioned by Lessee's failure to keep the Premises in repair, nor for any damage done or occasioned by or from plumbing, gas, water, sprinkler, steam or other pipes or sewerage or the bursting, leaking or running of any pipes, tank or plumbing fixtures, in, above, upon or about Premises or any building or improvement thereon nor for any damage occasioned by water, snow or ice being upon or coming through the roof, skylights, ceiling or otherwise, nor for any damages arising from acts or neglect of any owners or occupants of adjacent or contiguous property.

UTILITIES

7. Lessor shall pay for utilities: electric, heat, water, and sewer.

**KEEP
PREMISES
IN REPAIR**

8. Unless otherwise provided herein, Lessor shall not be obliged to incur any expense for repairing any improvements in or upon the Premises or connected therewith, and Lessee shall pay 100% of the amount of maintenance and repair costs to any such improvements made in respect to the Premises.

**ACCESS TO
PREMISES**

9. Upon reasonable prior notice, Lessee will allow Lessor access to the Premises for the purpose of examining or exhibiting the same, or to make any needful repairs, of which Lessor may see fit to make. Lessor shall be permitted to post a "For Rent" sign in the Premises upon non-renewal notice or notice of termination of this lease. Lessor shall provide at least 5 keys, key cards or other access devices to Lessee. Lessee shall have access to the Premises on weekdays between the hours of 7am-5pm; no access is allowed on the weekends without prior written consent of Lessor.

**ABANDON-
MENT AND
RELETTING**

10. If Lessee shall abandon or vacate the Premises, or if Lessee's right to occupy the Premises be terminated by Lessor by reason of Lessee's default hereunder as provided below, or any other reason, the same may be re-let by Lessor.

**HOLDING
OVER**

11. Lessee will, at the termination of this lease by lapse of time or otherwise, yield up immediate possession to Lessor.

**EXTRA
FIRE
HAZARD**

12. There shall not be allowed, kept, or used on the Premises any inflammable or explosive liquids or materials save such as may be necessary for use in the normal course of business of the Lessee, and in all events Lessee shall obtain the prior written consent of Lessor to the use of any such liquids or materials, and in such case, any such substances shall be delivered and stored in amount, and used, in accordance with the applicable statutes and ordinances now or hereafter in force. Notwithstanding the foregoing, Lessor has examined Lessee's fireproof storage containers and their contents currently located at 428 Chicago Avenue, Mundelein, and agrees that those containers and contents comply with this paragraph.

PAYMENT OF COSTS	13. The prevailing party will pay and discharge all reasonable costs, attorney's fees and expenses that shall be made and incurred by the other party in enforcing or defending any action in connection with this Lease.
RIGHTS CUMULATIVE	14. The rights and remedies of the parties under this lease are cumulative. The exercise or use of any one or more thereof shall not bar the parties from exercise or use of any other right or remedy provided herein or otherwise provided by law, nor shall exercise nor use of any right or remedy by a party waive any other right or remedy.
FIRE AND CASUALTY	15. If the Premises shall be rendered untenable during the term of this lease by fire or other casualty, Lessor or Lessee at its option may terminate the lease immediately.
BINDING	16. This Lease shall be binding on and inure to the benefit of Lessor and Lessee.
ADDRESSES	17. All notices to the Lessor shall be sent or delivered to 300 Plaza Circle, Mundelein, IL 60060 unless otherwise directed by the Lessor in writing. All notices to the Lessee shall be sent or delivered to Mark E. Wilson, Registered Agent, Mundelein Tool Library, 884 Blazing Star Road, Grayslake, Illinois 60030.
MAINTENANCE AND REPAIR	18. At all times during the term of this Lease, Lessee shall keep all garbage and trash in closed, sanitary containers in areas satisfactory to the Lessor. All of Lessee's improvements to the Premises, shall be deemed to be part of the Premises and the property of Lessor.
LIABILITY INSURANCE	19. Lessee, at its expense, shall maintain at all times during the term the following insurance policies: (a) fire insurance, including extended coverage, vandalism, malicious mischief, sprinkler leakage, and water damage coverage and demolition and debris removal, insuring eighty (80%) of all improvements, alterations or additions to the Premises made at Lessee's expense, and all other property owned or used by Lessee and located in the Premises; (b) commercial general liability insurance, contractual liability insurance and property damage insurance with respect to the Building and the Premises, with limits to be reasonably set by Lessor from time to time but in any event not less than \$1,000,000 combined single limit for personal injury, sickness or death or for damage to or destruction of property for any one occurrence; (c) worker's compensation insurance in an amount not less than minimum statutory limits; (d) insurance against such other risks and in such other amounts as Lessor may reasonably from time to time require with seven (7) days' written notice. The form of all such policies and deductibles thereunder shall be subject to Lessor's approval. All such policies shall be issued by insurers reasonably acceptable to Lessor and licensed to do business in the State of Illinois and shall contain a waiver of any rights of subrogation thereunder. In addition, except for worker's compensation insurance, the policies shall name Lessor and any other parties designated by Lessor as additional insureds and shall require at least thirty (30) days' prior written notice to Lessor of termination or modification (except for non-payment of premiums, in which ten (10) days notice shall be given). Lessee shall promptly following the execution of this Lease and at least ten (10) days prior to the expiration of each such policy, deliver to Lessor certificates evidencing the foregoing insurance or renewal thereof, as the case may be.
ENTIRE LEASE	20. This Lease constitutes the entire understanding between Lessor and Lessee and all promises, agreements, and conditions not stated in this Lease are null and void. The captions in the left-hand margin in this Lease are for convenience only and do not limit or modify any language in any paragraph of this Lease. Lessee, at Lessee's cost and expense, shall promptly comply with all valid requirements and/or reasonable recommendations of any lawful authority and/or insurance company which are applicable to the Premises or Lessee's use of the Premises.
SIGNAGE	21. Lessee shall be allowed to have signage acceptable by the Lessor and Lessor's acceptance shall not be unreasonably withheld.
CONDEMNATION	22. If the Premises or any part thereof is taken in any proceeding by public authority by condemnation or otherwise or is acquired by public authority for public or quasi-public purposes, each of Lessee or Lessor shall have the right to terminate this Lease as of the date of such taking or acquisition by such public authority and any unearned rent shall be refunded to Lessee.
TERMINABLE AT WILL	23. While the term of the Lease is month to month, the building is currently listed for sale. As well, the Village is considering other uses for the Premises. Thus, the Lease is month to month and terminable at will by either party with a sixty (60) day written notice.

**REMEDIES
UPON
OCCURRENCE
OF AN EVENT
OF DEFAULT**

24. (a) Upon the occurrence of an event of default by Lessee, Lessor may, in addition to all other rights and remedies it may have, terminate this Lease by giving written notice to Lessee. Either before or after such termination of this Lease, Lessor may reenter the Premises, with or without process of law, to remove all persons, fixtures, and chattels therefrom and at Lessor's option to store the same at Lessee's expense. Additionally, Lessee shall be responsible for all attorney fees and costs associated with the Lessor's attempts to remedy the default or enforce the Lease.

**EMERGENCY
ACCESS**

25. In the event of any emergency, Lessor shall be entitled to enter upon the Premises, including the right to forcibly enter the Premises, and Lessor shall not incur any liability to Lessee by reason of such entry.

RECORDING

26. Lessee shall not record this Lease nor any memorandum of this Lease or any other instrument in the nature of a memorandum of lease.

**RULES AND
REGULATIONS**

27. Lessee shall comply with all reasonable rules and regulations of the building as they may be adopted and modified from time to time that are delivered to Lessee in writing or posted within the building.

**EXCULPA-
TORY
PROVISIONS**

28. It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the representations, warranties, covenants, undertakings, and agreements herein made on the part of Lessor are made and intended for the purpose only of subjecting Lessor's interest in the Building and the Premises to the terms of this Lease and for no other purpose whatsoever, and Lessee's sole recourse hereunder shall be to the interest of Lessor in the Building and the Premises.

CONSENTS

29. Unless expressly provided otherwise, any consent required by Lessor hereunder shall not be unreasonably withheld or delayed. The foregoing shall not be applicable to any consents required hereunder to be made on Lessor's sole discretion.

**LESSEE NOT
LIABLE**

30. Lessee shall not be liable for the following: (a) wages, salaries, fees, and fringe benefits paid to Lessor and its employees, agents or representatives; (b) costs and expenses for which Lessor is reimbursed by Lessee's insurance carrier; (c) any expense arising solely by reason of the negligence or other tortious conduct of Lessor's employees, agents or representatives; (d) any fines or penalties incurred as a result of a violation by Lessor of any law, order, rule or regulation of any governmental authority; (e) nor any capital expenditures or costs related to the repair and/or replacement of the foundation, roof, structure, and components servicing Lessor's Property other than the Premises unless otherwise stated herein.

IN WITNESS WHEREOF, Lessor and Lessee have signed this Lease of this ____ day of _____, 2024.

LESSOR:

LESSEE:

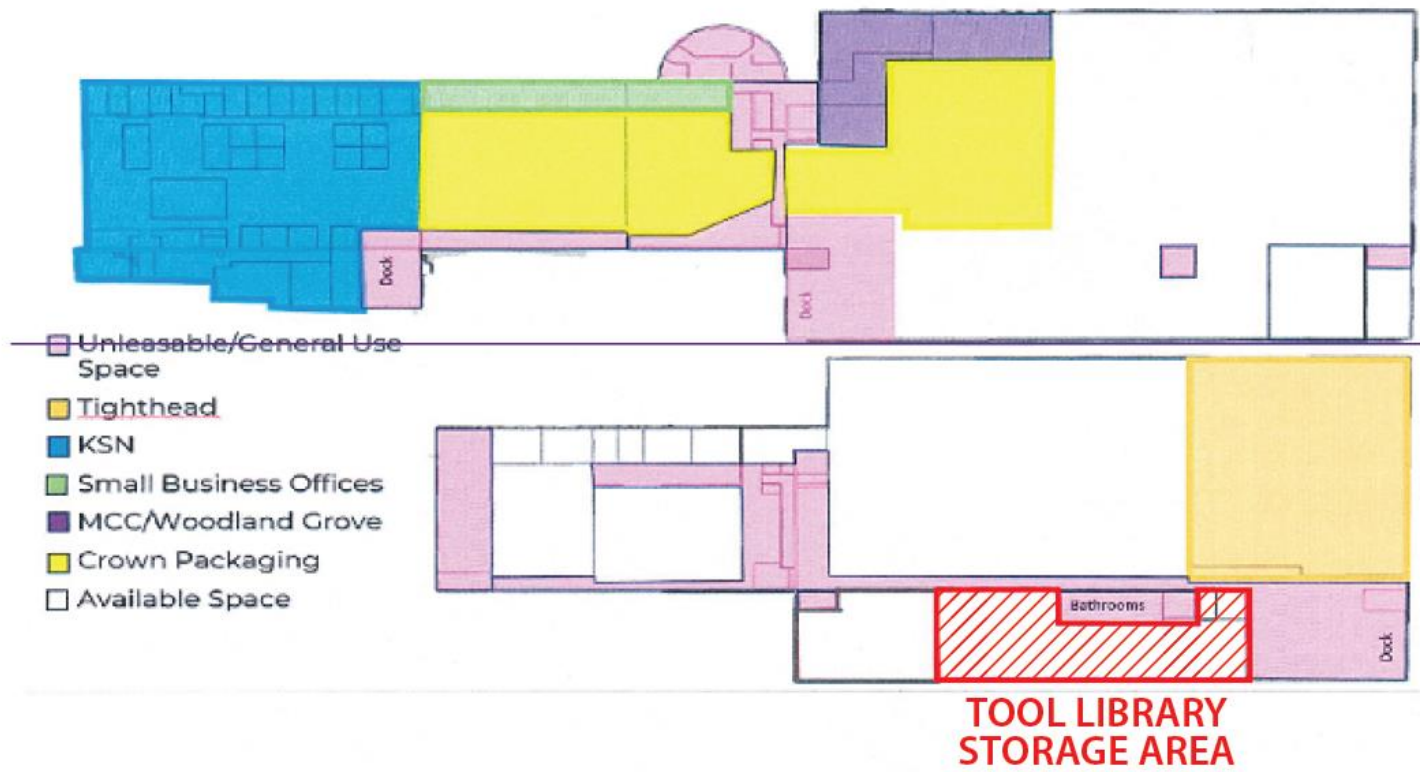
VILLAGE OF MUNDELEIN

MUNDELEIN TOOL LIBRARY

By: _____

By: _____

EXHIBIT A



To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of June 10, 2024

Subject: AN ORDINANCE AMENDING SECTION 5.76.140 OF THE MUNDELEIN MUNICIPAL CODE CONCERNING CLASS FM LIQUOR LICENSE

Financial Impact:

N/A

Attachments:

None

Background:

This is a simple update to the code regarding the liquor license for the Farmer's Market. The current code indicates a license being allowed on Fridays for the Farmer's Market, but the events are now held on Saturdays. The revisions allow for an open-ended time frame, to coincide with any permit approval for Farmer's Market operations. No other amendments have been made regarding the sale, consumption, or possession of alcohol at Mundelein Farmer's Market events.

Recommendation:

Motion to Pass an Ordinance Amending Section 5.76.140 of the Mundelein Municipal Code Concerning Liquor License Classifications.

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

I, Karen Walsh, certify that I am the duly elected Municipal Clerk for the Village of Mundelein, Lake County, Illinois.

I further certify that on the Corporate Authorities of such Village passed and approved:

Ordinance No. O-24-06-27
which is entitled

**AN ORDINANCE AMENDING SECTION 5.76.140 OF THE MUNDELEIN MUNICIPAL CODE CONCERNING
CLASS FM LIQUOR LICENSE**

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on June 11, 2024 and was posted for at least ten days thereafter.

Copies of such Ordinance are available for public inspection upon request in the Customer Service Office.

Dated at Mundelein, Illinois on 6/11/2024.

Village Clerk

ORDINANCE NO. O-24-06-27

AN ORDINANCE AMENDING SECTION 5.76.140 OF THE MUNDELEIN MUNICIPAL CODE CONCERNING CLASS FM LIQUOR LICENSE

WHEREAS, the Village of Mundelein is a Home Rule Municipality as set forth and defined by the Constitution of the State of Illinois; and

WHEREAS, the Village of Mundelein, as a Home Rule Municipality, is entitled to enact legislation pertaining to its government and affairs and has such legislative authority as set forth in the Constitution of the State of Illinois; and

WHEREAS, the President and Trustees of the Village of Mundelein, in the exercise of its Home Rule authority, is desirous of amending Section 5.76.140 of the Mundelein Municipal Code concerning liquor license classifications; and

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

SECTION I. Section 5.76.140 (F.2.) of the Mundelein Municipal Code shall be amended as follows:

- a. Remove language in the Farmers Market liquor license stating "Fridays between the hours of 3:00 PM and 7:00 PM during the months of June through October each year."
- b. Add language to allow operations to coordinate with the times the Mundelein Farmers Market (MFM) is authorized to operate, replacing the above removed statement with the following: "on the days and times that Mundelein Community Connection has obtained a permit for the MFM operations."

SECTION II. Nothing in this ordinance shall be construed to affect any pending administrative adjudication or any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action arising, acquired or existing under any act or ordinance or portion thereof hereby amended by this ordinance; nor shall any just or legal right, claim, penalty or remedy of any character of the corporate authority existing on the effective date hereof be lost, impaired or affected by this ordinance.

SECTION III. If any provision, clause, sentence, paragraph, section, or part of this ordinance or application thereof to any person, firm, corporation, public agency or circumstance, shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, said judgment shall not affect, impair or invalidate the remainder of this ordinance and the application of such provision to other persons, firms, corporations, public agencies or circumstances, but shall be confined in its operation to the provision, clause, sentence, paragraph, section, or part thereof directly involved in the controversy in which such judgment shall have been rendered and to the person, firm, corporation, public agency or circumstances involved. It is hereby declared to be the legislative intent of the corporate authorities that this ordinance would have been adopted had such unconstitutional or invalid provision, clause, sentence, paragraph, section, or part thereof not been included.

SECTION IV. This ordinance shall be in full force and effect from and after its passage, approval, and publication, as required by law.

SECTION V. This Ordinance shall be published in pamphlet form and available in the Village Clerk's Office.

XXX this 10th day of June 2024 by a roll call vote as follows:

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, June 10, 2024

APPROVED: Monday, June 10, 2024

ATTEST: _____

Village Clerk

To: Mayor and Board of Trustees

From: Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of June 10, 2024

Subject: AN ORDINANCE AUTHORIZING THE EXECUTION OF THE SECOND AMENDMENT TO DEVELOPMENT AGREEMENT (NORTHWEST CORNER OF BUTTERFIELD ROAD AND HUNTINGTON DRIVE) BETWEEN THE VILLAGE OF MUNDELEIN AND MZ CAPITAL ACQUISITIONS, LLC, AND CONTINENTAL 770 FUND LLC.

Financial Impact:

N/A

Attachments:

1. Exhibit A - Second Amendment to Development Agreement
2. MZ-Continental Comparison Exhibit
3. Development Plans
4. Location Map - 300 S Butterfield

Background:

In 2022 the Village of Mundelein entered into a Development Agreement with MZ Capital Acquisitions, LLC. The proposed development included 147 dwelling units across seven (7) buildings. The units would be market rate and vary in size from 650 square feet to 1,325 square feet. Due to economic changes in the market, MZ Capital put a hold on the project. Continental Properties and MZ Capital entered into a contract to transfer the Development Agreement rights. Continental Properties is a national development firm that also operates multifamily communities, retail properties, and hospitality properties. Since its inception in 1979, Continental has developed over 129 apartment communities encompassing more than 34,000 apartment homes in 19 states.

Continental Properties approached the Village in late 2023 regarding potential acquisition and assumption of rights for construction of the development proposed by MZ Capital. Continental Properties proposes modifications to the original plans proposed by MZ Capital. An exhibit comparing the two projects is included, with the following of note:

- The number of buildings is the same.

- The number of units is the same.
- Parking still meets the Village Code requirements. Additional garage spaces have been added.
- The architecture has been modified to include more articulation and align with the Continental Springs projects.
- A small building is being added for service conveniences like car vacuuming.
- A waste concierge service is proposed to pick up trash from units daily.
- A fence encloses and secures the entire site.
- Additional sidewalks have been added with accessibility in mind.

In April, the Village Board authorized an Amendment to the Development Agreement to extend the timeframe for the acquisition of the properties, with the understanding that a Second Amendment would follow. In order for this project to commence to building permit, a Second Amendment to the Development Agreement is necessary to provide for the updated plans and the Assignment and Assumption of the requirements of the Development Agreement to Continental Properties through its project limited liability corporation, Continental 770 Fund.

Item 2 of the Second Amendment approves the Assignment and Assumption Agreement.

Item 3 of the Second Amendment replaces the plans with the revised plans.

Item 9 provides a timeline of December 31, 2024, for Continental Properties to acquire the parcels.

Recommendation:

Motion to Pass an Ordinance Approving an Amendment to Development Agreement (Northwest Corner of Butterfield Road and Huntington Drive).

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

I, Karen Walsh, certify that I am the duly elected Municipal Clerk for the Village of Mundelein, Lake County, Illinois.

I further certify that on the Corporate Authorities of such Village passed and approved:

Ordinance No. O-24-06-24
which is entitled

AN ORDINANCE AUTHORIZING THE EXECUTION OF THE SECOND AMENDMENT TO DEVELOPMENT AGREEMENT (NORTHWEST CORNER OF BUTTERFIELD ROAD AND HUNTINGTON DRIVE) BETWEEN THE VILLAGE OF MUNDELEIN AND MZ CAPITAL ACQUISITIONS, LLC, AND CONTINENTAL 770 FUND LLC.

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on June 11, 2024 and was posted for at least ten days thereafter.

Copies of such Ordinance are available for public inspection upon request in the Customer Service Office.

Dated at Mundelein, Illinois on 6/11/2024.

Village Clerk

ORDINANCE NO. O-24-06-24

AN ORDINANCE AUTHORIZING THE EXECUTION OF THE SECOND AMENDMENT TO DEVELOPMENT AGREEMENT (NORTHWEST CORNER OF BUTTERFIELD ROAD AND HUNTINGTON DRIVE) BETWEEN THE VILLAGE OF MUNDELEIN AND MZ CAPITAL ACQUISITIONS, LLC, AND CONTINENTAL 770 FUND LLC.

WHEREAS, the Village of Mundelein, Lake County, Illinois (the “Village”) is a home rule municipality as contemplated under Article VII, Section 6, of the Constitution of the State of Illinois, and the passage of this Ordinance constitutes an exercise of the Village’s home rule powers and functions as granted in the Constitution of the State of Illinois; and

WHEREAS, on August 22, 2022 the Village entered into a Development Agreement (Northwest Corner of Butterfield Road and Huntington Drive) with MZ Capital Acquisitions, LLC as Ordinance No. 22-08-40, which was recorded with Lake County as Document No. 7931839; and

WHEREAS, on April 8, 2024 the Village entered into a First Amendment of the Development Agreement (Northwest Corner of Butterfield Road and Huntington Drive) with MZ Capital Acquisitions, LLC as Ordinance No. 24-04-16, which was recorded with Lake County as Document No. 8030938; and

WHEREAS, it is in the best interests of the Village that the Village enter into a proposed second amendment to the development agreement with MZ Capital Acquisitions, LLC (“Developer”) and Continental 770 Fund LLC, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference; and

WHEREAS, the Parties are ready, willing and able to enter into the Agreement and to perform the terms and obligations as required thereunder; and

WHEREAS, the Subject Properties include approximately 10.44 gross acres of land, located along South Butterfield Road, southwest of its intersection with South Huntington Drive (PINs: 11-29-300-013, 11-29-300-003, 11-29-300-004).

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

SECTION I. That the President be, and is hereby authorized and directed to execute the Second Amendment, and the Village Clerk is authorized and directed to attest, duplicate original copy of the Amendment to Development Agreement, a copy of which is attached hereto and made a part hereof as **Exhibit A**.

SECTION II. That the President be, and is hereby authorized and directed to execute the Assignment and Assumption Agreement, and the Village Clerk is authorized and directed to attest, duplicate original copy of the Assignment and Assumption Agreement, a copy of which is attached hereto and made a part hereof as **Exhibit B within Exhibit A (Development Agreement)**.

SECTION III: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair,

invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

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

SECTION V: This Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

XXX this 10th day of June 2024 by a roll call vote as follows:

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, June 10, 2024

APPROVED: Monday, June 10, 2024

ATTEST: _____

Village Clerk

Prepared By:
Vincent M. Rosanova
Rosanova & Whitaker, Ltd.
445 Jackson Avenue, Suite 200
Naperville, IL 60540

After Recording Return To:
Village of Mundelein
300 Plaza Circle
Mundelein, Illinois 60060

FOR RECORDER’S USE ONLY

**SECOND AMENDMENT TO
DEVELOPMENT AGREEMENT
(NORTHWEST CORNER OF BUTTERFIELD ROAD
AND HUNTINGTON DRIVE)**

THIS SECOND AMENDMENT TO DEVELOPMENT AGREEMENT (the “Second Amendment”) is made and entered into at Mundelein, Illinois, as of the ____ day of _____, 2024, (the “Effective Date”) by and between the **VILLAGE OF MUNDELEIN**, an Illinois municipal corporation and home rule unit of local government (the “Village”), **MZ CAPITAL ACQUISITIONS, LLC**, an Illinois limited liability company (hereinafter referred to as “Developer”), and **CONTINENTAL 770 FUND LLC**, a Delaware limited liability company (hereinafter referred to as “Successor Developer”) (the Village, Developer, and Successor Developer are hereinafter sometimes collectively referred to as the “Parties”).

W I T N E S S E T H:

WHEREAS, the Village and the Developer are Parties to that certain Development Agreement (the “Development Agreement”), recorded on September 9, 2022, as document number 7931840 related to the real estate within the limits of the Village legally described on **Exhibit A**, attached hereto and made a part hereof, comprising approximately 10.44 gross acres (the “Subject Property”); and

WHEREAS, pursuant to that Development Agreement, the Parties agreed to develop the Subject Property according to the terms and conditions set forth therein, and in general compliance with the Development Plans and Municipal Ordinances; and

WHEREAS, Village, Developer and Successor Developer intend to transfer all Developer’s rights, title, interests and obligations under the Development Agreement from Developer to Successor Developer; and

WHEREAS, Paragraph 15.4 of the Development Agreement permits Developer to assign its rights under the Development Agreement subject to the Village’s written consent of said assignment and execution of the Village’s Transferee Assumption Agreement which has been signed by the Village, Developer, and Successor Developer and is attached hereto as **Exhibit B** (“Assignment and Assumption Agreement”); and

WHEREAS, the Parties entered into a First Amendment to Development Agreement extending Paragraph 1.2 of the Development Agreement to September 1, 2024, which was approved by the Village Board on April 8, 2024 (“First Amendment”)

WHEREAS, the Village and the Developer now desire to amend the Development Agreement to reflect the assignment and assumption of the Development Agreement obligations

from Developer to Successor Developer and make further modifications to the Development Agreement and Development Plans as specified herein.

NOW, THEREFORE, in consideration of mutual promises, and in lieu of cancellation of the Development Agreement, the Village, Developer and Successor Developer hereby agree as follows:

1. Defined terms set forth in the Development Agreement shall have the meanings set forth therein, subject to the modifications set forth in this Second Amendment.
2. The Assignment and Assumption Agreement attached hereto as **Exhibit B** is hereby approved by the Village, Developer and Successor Developer.
3. The Development Agreement is hereby amended so that the following Development Plans attached to and referenced in the Development Agreement are hereby replaced by and superseded with the following modified Development Plans attached to this Second Amendment as **Exhibit C**, (the “Updated Development Plans”).
 4. Final Plat of subdivision prepared by Haeger Engineering, dated April 28, 2022, last revised May 31, 2024. (“Subdivision Plat”)
 5. Final Engineering Plan prepared by Kimley-Horn & Associates, Inc, dated February 12, 2024, last revised April 2, 2024. (“Engineering Plans”)
 6. Final Landscaping Plan prepared by Kimley-Horn & Associates, Inc, dated February 12, 2024, last revised May 7, 2024. (“Landscape Plans”)
 7. Architectural elevations prepared by Excel Engineering, Inc. dated February 9, 2024, last revised May 17, 2024. (“Architectural Elevations”)
 8. Drainage report prepared by Kimley Horn and Associates, Inc., dated February 12, 2024, last revised April 2, 2024. (“Drainage Report”)

All references to the Development Plans, including, but not limited to the Subdivision Plat, Engineering Plans, Landscape Plans, Architectural Elevations, and Drainage report

referenced in the Development Agreement shall be replaced with the Updated Development Plans attached to this Second Amendment as **Exhibit C**. Modifications to the Updated Development Plans as required by the Village shall be permitted without the need to amend this Second Amendment.

9. **Paragraph 1.2** is hereby amended so that the Successor Developer, or its assign, has until December 31, 2024, to become the sole owner of the Subject Property at which time all approvals shall become effective.

10. **Paragraph 15. 5** is hereby amended to provide notice to the Successor Developer at:

Continental 770 Fund LLC
W134 N8675 Executive Parkway
Menomonee Falls, WI 53051
Attn: Legal
E-Mail: legalnotices@cproperties.com

11. The Exhibit List attached to the Development Agreement is hereby Amended as follows:

Exhibit A – Legal Description - No change

Exhibit B – Updated Site Plan prepared by Kimley-Horn & Associates, Inc, dated February 12, 2024, last revised April 2, 2024, attached hereto as Group Exhibit C.

Exhibit C – Updated Plat of Subdivision prepared by Haeger Engineering, dated April 28, 2022, last revised May 31, 2024, attached hereto as Group Exhibit C.

Exhibit D – Updated Engineering Plan prepared by Kimley-Horn & Associates, Inc., dated February 12, 2024, last revised April 2, 2024, attached hereto as Group Exhibit C.

Exhibit E – Woodland Exhibit - No change

Exhibit F – Updated Landscape Plan prepared by Kimley-Horn & Associates, dated February 12, 2024, last revised May 7, 2024, attached hereto as Group Exhibit C.

Exhibit G – Updated Architecture prepared by Excel Engineering, Inc., dated February 9, 2024, last revised May 17, 2024, attached hereto as Group Exhibit C.

Exhibit H – Updated Drainage Report prepared by Kimley-Horn & Associates, dated February 12, 2024, last revised April 2, 2024, attached hereto as Group Exhibit C.

Exhibit I – Marketing Sign Locations – No change

Exhibit J – Bond Form – No change

Exhibit K – Special Service Area Form – No change

Exhibit L – Transfer & Assumption Agreement – Completed form attached hereto as Exhibit B

12. This Second Amendment may be executed in two or more fully or partially executed counterparts, each of which shall be deemed to be an original, binding the signer thereof against the other signing Parties, but all counterparts together will constitute one and the same instrument.

13. Except as amended herein, all other terms, covenants and conditions of the Development Agreement shall remain in full force and effect.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the Parties have caused this Second Amendment to be executed by their duly authorized corporate officers and have caused their corporate seals to be hereunto affixed all as of the day and year Second above written.

VILLAGE OF MUNDELEIN,
an Illinois Municipal Corporation

By: _____
Mayor

Attest: _____
Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the President of the Village of Mundelein, and _____, personally known to me to be the Village Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____ 2024.

Notary Public

My commission expires on _____, 20____.

DEVELOPER:

MZ CAPITAL ACQUISITIONS, LLC,
an Illinois limited liability company

BY: _____

ITS: _____

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named _____, personally known to me to be the _____ of _____, and the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2024.

My commission expires on _____, 20____.

Notary Public

SUCCESSOR DEVELOPER:

Continental 770 Fund LLC,
a Delaware limited liability company

By: Continental Properties Company, Inc.,
a Wisconsin corporation, its manager

BY: _____
Daniel J. Minahan

ITS: President

STATE OF _____)
_____) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named Daniel J. Minahan, personally known to me to be the President of Continental Properties Company, Inc., a Wisconsin corporation, manager of Continental 770 Fund LLC, a Delaware limited liability company, and the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2024.

My commission expires on _____, 20____.

Notary Public

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE SOUTH 0 DEGREES 5 MINUTES 25 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1819.16 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHERLY 755 FEET OF SAID SECTION, A DISTANCE OF 912.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 89 DEGREES 37 MINUTES 54 SECONDS EAST 444.25 FEET TO THE WESTERLY PROPERTY LINE OF BUTTERFIELD ROAD; THENCE NORTHERLY ALONG SAID ROAD LINE NORTH 20 DEGREES 32 MINUTES 17 SECONDS EAST 113.79 FEET TO A POINT OF CURVATURE; THENCE ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST OF RADIUS 2586.64 FEET WHOSE CHORD BEARS NORTH 18 DEGREES 25 MINUTES 47 SECONDS EAST A DISTANCE OF 190.30 FEET TO A POINT OF TANGENCY; THENCE NORTH 20 DEGREES 32 MINUTES 17 SECONDS EAST 460 FEET; THENCE LEAVING SAID ROAD LINE NORTH 69 DEGREES 27 MINUTES 43 SECONDS WEST 99.96 FEET TO A POINT OF CURVATURE; THENCE ALONG A TANGENT CURVE CONCAVE TO THE SOUTHEAST OF RADIUS OF 270 FEET AND LENGTH 243.41 FEET; WHOSE CHORD BEARS SOUTH 84 DEGREES 42 MINUTES 40 SECONDS WEST A DISTANCE OF 235.25 FEET TO A POINT OF TANGENCY; THENCE SOUTH 58 DEGREES 53 MINUTES 03 SECONDS WEST 142.30 FEET; THENCE SOUTH 20 DEGREES 32 MINUTES 17 SECONDS WEST 703.04 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

ALSO THAT PART OF SECTION 29, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: THE NORTH 330 FEET OF THE SOUTH 755 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, (EXCEPT THE WEST 924.01 FEET THEREOF) AND (EXCEPT THE SOUTH 130 FEET OF THE EAST 348 FEET THEREOF); ALSO BEGINNING AT A POINT OF THE WEST LINE OF AND 612 FEET NORTH FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH, ALONG SAID WEST LINE, 143 FEET; THENCE EAST 53.6 FEET TO THE CENTER OF PUBLIC ROAD, THENCE SOUTHERLY, ALONG THE CENTER OF SAID ROAD TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

ALSO THE NORTH 130 FEET OF THE SOUTH 555 FEET OF THE EAST 348 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29 TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

EXHIBIT B

ASSIGNMENT AND ASSUMPTION AGREEMENT

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (this “Agreement”) is made as of this _____ day of _____, 2024, by, between and among **MZ CAPITAL ACQUISITIONS, LLC**, an Illinois limited liability company (hereinafter referred to as “Transferor”), **CONTINENTAL 770 FUND LLC**, a Delaware limited liability company (hereinafter referred to as “Transferee”) and the **VILLAGE OF MUNDELEIN**, Illinois, an Illinois municipal corporation (the “Village”).

WITNESSETH:

WHEREAS, Transferor is a prior contract purchaser of a parcel of property located within the limits of the Village legally described on **Exhibit A**, attached hereto and made a part hereof, comprising approximately 10.44 gross acres (the “Subject Property”); and

WHEREAS, Transferor and the Village are Parties to that certain Development Agreement (the “Development Agreement”), recorded on September 9, 2022, as document number 7931840 related to the Subject Property; and

WHEREAS, Transferor wishes to assign all rights, title and interest to the Development Agreement to Transferee; and

WHEREAS, pursuant to that certain real estate sale contract, Transferee agreed to purchase the Subject Property; and

WHEREAS, following the conveyance of the Subject Property to the Transferee, the Transferee will be the legal owner of the Property; and

WHEREAS, as a condition to the assignment of the Development Agreement by the Transferor, the Village requires that the Transferee agree to comply with all the terms, requirements, and obligations set forth in the Development Agreement.

NOW, THEREFORE, in consideration of the agreement of the Transferor to assign the Development Agreement to the Transferee, and of the Village to accept the transfer of obligations as provided herein and to grant the releases granted herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed by, between, and among the Village, the Transferor, and the Transferee as follows:

1. **Recitals.** The foregoing recitals are by this reference incorporated herein and made a part hereof as substantive provisions of this Agreement.

2. **Assignment and Assumption of the Development Agreement.** The Transferor hereby assigns to the Transferee all of Transferor’s right, title and interest in and to the Development Agreement, and the Transferee, on its behalf and on behalf of its successors, assigns, heirs, executors and managers, hereby accepts such assignment from Transferor, and

Transferee further agrees, at its sole cost and expense, to comply with all of the terms, requirements, and obligations of the Development Agreement, including all exhibits and attachments thereto as amended by the Second Amendment.

3. **Assurances of Financial Ability.** Upon Transferee's execution of this Agreement, the Transferee agrees to deposit with the Village the security required by the Development Agreement. In addition, and not in limitation of the foregoing, the Transferee shall, upon the request of the Village, provide the Village with such reasonable assurances of financial ability to meet the obligations assumed hereunder as the Village may, from time to time, require.

4. **Acknowledgment and Release of Owner.** The Village hereby acknowledges its agreement to the Transferee's assumption of the benefits and obligation to comply with the terms, requirements and obligations of the Development Agreement, including all exhibits and attachments thereto as amended by the Second Amendment, and the Village hereby releases the Transferor from any and all liability for failure to comply with the terms, requirements, and obligations of the Development Agreement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the Parties hereto have caused this agreement to be executed as of the day and year Second written above.

VILLAGE OF MUNDELEIN,
an Illinois Municipal Corporation

By: _____
Mayor

Attest: _____
Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the President of the Village of Mundelein, and _____, personally known to me to be the Village Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____ 2024.

Notary Public

My commission expires on _____, 20____.

TRANSFEROR:

MZ CAPITAL ACQUISITIONS, LLC,
an Illinois limited liability company

BY: _____

ITS: _____

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named _____, personally known to me to be the _____ of _____, and the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2024.

My commission expires on _____, 20____.

Notary Public

TRANSFeree:

Continental 770 Fund LLC,
a Delaware limited liability company

By: Continental Properties Company, Inc.,
a Wisconsin corporation, its manager

BY: _____
Daniel J. Minahan

ITS: President

STATE OF _____)
_____) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named Daniel J. Minahan, personally known to me to be the President of Continental Properties Company, Inc., a Wisconsin corporation, manager of Continental 770 Fund LLC, a Delaware limited liability company, and the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2024.

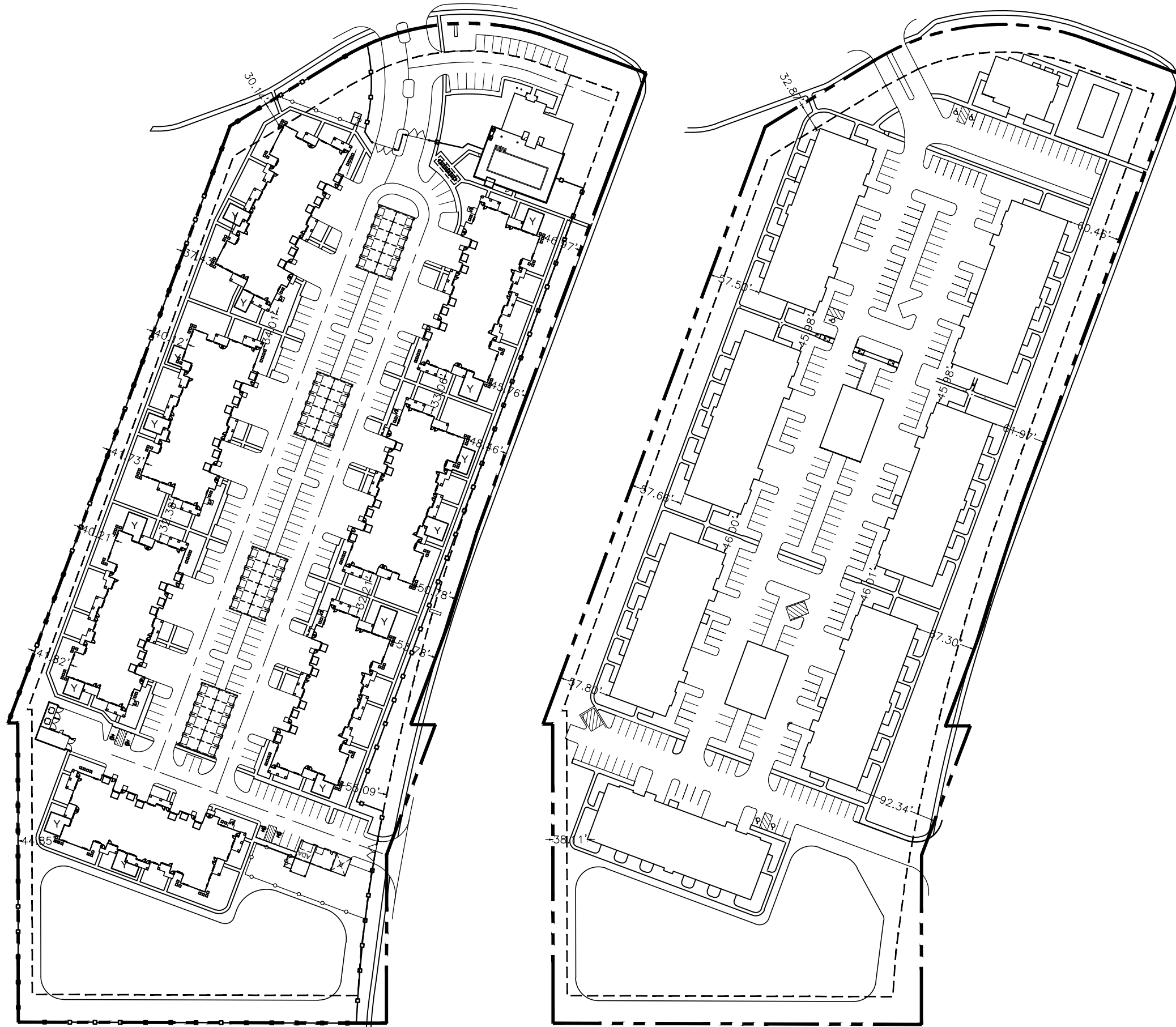
My commission expires on _____, 20____.

Notary Public

GROUP EXHIBIT C
UPDATED DEVELOPMENT PLANS

CONTINENTAL PLAN

MZ PLAN



PARKING COMPARISON		
	CP	MZ
# OF BLDG	7	7
UNIT COUNTS	147	147
STUDIO	21	21
1 BED	56	56
2 BED	56	56
3 BED	14	14
REQ PARKING	285.6	285.6
PROVIDED PARKING	286	308

MZ PLAN

PARKING SUMMARY

PARKING SPACES REQUIRED	
STUDIO/1-BEDROOM UNITS:	= 77 UNITS
PARKING REQUIRED (1.5 SPACES/UNIT)	= 116 SPACES
2-BEDROOM UNITS	= 56 UNITS
PARKING REQUIRED (2.33 SPACES/UNIT)	= 131 SPACES
3-BEDROOM UNITS	= 14 UNITS
PARKING REQUIRED (2.83 SPACES/UNIT)	= 40 SPACES
TOTAL PARKING REQUIRED	= 287 SPACES
STANDARD PARKING SPACES PROVIDED (STRIPED)	= 184 SPACES
ACCESSIBLE PARKING SPACES PROVIDED (STRIPED)	= 8 SPACES
DRIVEWAY PARKING SPACES PROVIDED (5 PER BUILDING)	= 35 SPACES
GARAGE PARKING PROVIDED (7 PER BUILDING)	= 49 SPACES
DETACHED GARAGE PARKING PROVIDED	= 24 SPACES
TOTAL PARKING SPACES PROVIDED	= 306 SPACES

SITE SUMMARY

TOTAL SITE AREA:	10.05 ACRES
LAKE COUNTY ROW DEDICATION:	0.74 ACRES
SITE AREA AFTER DEDICATION:	10.13 ACRES
EXISTING ZONING:	MIXED (R-1 AND C-2)
PROPOSED ZONING:	R-8 MULTI-FAMILY RESIDENTIAL
TOTAL UNITS:	147 (21 UNITS PER BUILDING)
BUILDING SETBACK:	30 FEET
FRONT (HUNTINGTON DR):	30 FEET
CORNER/SIDE (BUTTERFIELD RD):	30 FEET
INTERIOR / SIDE (WEST):	15 FEET
REAR (SOUTH):	30 FEET

CONTINENTAL PLAN

SITE INFORMATION	
TOTAL AREA	10.65 ACRES
DENSITY	13.80 DU/ACRE
BUILDING SETBACKS	FRONT 30 FEET CORNER/SIDE 20 FEET INTERIOR/SIDE 15 FEET REAR/SOUTH 30 FEET
BUILDING INFORMATION	
CLUBHOUSE	AUTHENTIC
TOTAL RESIDENT BUILDINGS	QUANTITY HEIGHT
S21 (21 DU/BUILDING)	7 2-STORY 24'
TOTAL RESIDENT BUILDINGS	7
GENERAL HOME MIX	HOMES PERCENTAGE
STUDIO	21 14%
1-BEDROOM	56 38%
2-BEDROOM	56 38%
3-BEDROOM	14 10%
TOTAL HOMES	147 100%
PARKING INFORMATION	
PARKING	QUANTITY
ATTACHED GARAGES	49
ATTACHED TO HOME	0
FLOATER	0
TANDEM SPACES	NOT INCLUDED
DETACHED GARAGES	4
12G (12-BAY)	48
GROUPS BUILDING (MG-2)	1
TOTAL COVERED PARKING	98
SURFACE PARKING	141
APRON SPACES	47
TOTAL UNCOVERED PARKING	188
TOTAL PARKING PROVIDED	286
PARKING REQUIRED PER CODE	285.6
HOME PARKING RATIO	1.95
OVERALL GARAGES/HOME	0.67
COVERED PARKING RATIO	0.34
PARKING DIMENSIONS	
STANDARD STALL	PERP - 9' X 18'
ADA STALL	PERP - 9' X 18'
DRIVE WIDTH	24'
SITE AMENITIES	
AMENITY	QTY / SF / NOTES
SWIMMING POOL	INCLUDED
FITNESS CENTER	INCLUDED
CAR CARE CENTER	INCLUDED
PET PLAYGROUND TYPE A	5,066 SF
PET PLAYGROUND TYPE C	6,807 SF
ENCLOSED YARDS	14
PROPERTY BOUNDARY	SURVEY



P.I.N. II-29-300-013
II-29-300-003
II-29-300-004

MAIL PLAT TO:

HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

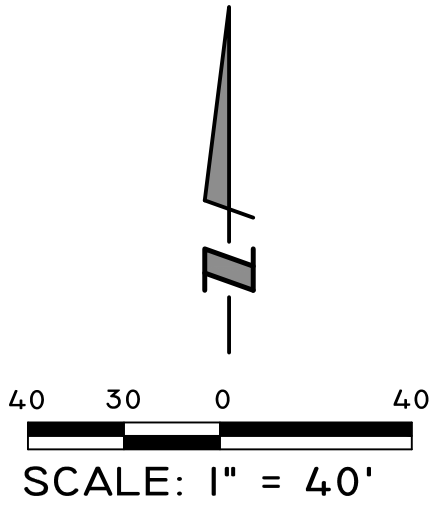
FINAL PLAT

OF

SPRINGS AT MUNDELEIN

BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 44
NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY ILLINOIS.

SHEET I OF 2



Point of
Commencement
NW Corner of
the SW 1/4

MANOR HOMES OF CAMBRIDGE
CHASE CONDOMINIUM
Rec. January 12, 1988 As Doc. No. 2648226

Parcel Building #10

Parcel Building #8

Parcel Building #2

LOT I
440,145 S.F.
10.1043 AC.
BLANKET PUBLIC UTILITY
EASEMENT HEREBY GRANTED

Point of
Beginning

Fnd Iron Pipe
O.L. & 0.83'S

Lot 1
ALLANSON ROAD
SUBDIVISION

West line East 340 feet the line SW
1/4 of the SW 1/4 of Section 29

North line of the North 130
feet of South 555 feet of the
the SW 1/4 of Section 29

Stormwater Management
Easement Hereby granted

Fnd Concrete
Monument 7.85' E

South line of the North 330 feet of the South 755
feet of the SW 1/4 of the SW 1/4 of Section 29

Fnd Iron Rod
at Corner

Fnd Iron Rod
O.L. at R.O.W.

UNSUBDIVIDED

HUNTINGTON

DRIVE

(BUTTERFIELD ROAD)

HIGHWAY

COUNTY

LEGEND
o Set or Found, as noted
--- Easement Line
--- Boundary Line
..... Underlying Parcel Line
..... N.E.A.
..... Watermain Hereby Vacated

HERETOFORE DEDICATED FOR ROAD PURPOSES BY INSTRUMENTS DATED JULY 30, 1956
AND RECORDED SEPTEMBER 25, 1956 AS DOC. NO. 924527 & 924529 AND DOC. NO.
3950268 AS SHOWN ON PLANS OF SURVEY RECORDED AS DOCUMENT NO. 924646.

10' WATERMAIN EASEMENT PER
DOC. 002282 HEREBY VACATED

HERETOFORE DEDICATED AS
DOCUMENT NO. 255238 HEREBY VACATED

Originally Prepared: 4/28/2022 Project No. 22-051

HAEGER ENGINEERING
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

No.	Date	Revision
6	05/31/2024	Site Plan Revisions.
5	09/15/2022	Village note request
4	09/06/2022	Misc. certificate revisions
3	07/28/2022	LCDOT comments dated July 28, 2022.
2	07/21/2022	LCDOT additional R.O.W. request.
1	07/08/2022	Site Plan Revisions and Village Comments.

FINAL PLAT

OF

SPRINGS AT MUNDELEIN

BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY ILLINOIS.

PREPARED BY:
HAEGER ENGINEERING, LLC
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173
(847) 394-6600

PREPARED FOR:

SEND SUBSEQUENT TAX BILLS TO:

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT CONTINENTAL 770 FUND LLC, A DELEWARE LIMITED LIABILITY COMPANY, IS THE HOLDER OF RECORD TITLE OF THE LAND DESCRIBED HEREON DOES HEREBY GRANT THE EASEMENT SHOWN AND DESCRIBED HEREON, IN ACCORDANCE WITH THE EASEMENT PROVISIONS CONTAINED HEREIN, AND IN WITNESS WHEREOF, IT HAS CAUSED THIS CERTIFICATE TO BE SIGNED ON ITS BEHALF.

TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:

ELEMENTARY SCHOOL DISTRICT 73
HIGH SCHOOL DISTRICT 128
COLLEGE OF LAKE COUNTY DISTRICT 532

DATED AT _____, ILLINOIS THIS ____ DAY OF _____,
A.D. 20____.

BY: _____ TITLE: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, _____, A NOTARY PUBLIC IN AND FOR THE RESIDING IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/THEY SIGNED AND DELIVERED THE PLAT AS HIS/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT THE BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS, HAS REVIEWED AND APPROVED THIS PLAT.

DATED AT MUNDELEIN, LAKE COUNTY, ILLINOIS, THIS ____ DAY OF _____, 20____.

SIGNED: _____ ATTEST: _____
MAYOR VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

APPROVED BY THE VILLAGE OF MUNDELEIN PLAN COMMISSION AT A MEETING HELD THE ____ DAY OF _____, A.D., 20____.

BY: _____ ATTEST: _____
CHAIRMAN SECRETARY

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, _____, VILLAGE ENGINEER OF VILLAGE OF MUNDELEIN, DO HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE HIGHWAY REQUIREMENTS AS SET FORTH IN A REGULATION GOVERNING PLATS OF SUBDIVISION LANDS ADOPTED BY THE COUNTY BOARD OF LAKE COUNTY, ILLINOIS.

DATED AT MUNDELEIN, LAKE COUNTY, ILLINOIS, THIS ____ DAY OF _____, 20____.

VILLAGE ENGINEER

STORMWATER MANAGEMENT EASEMENT PROVISION

A STORMWATER MANAGEMENT EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF MUNDELEIN, ILLINOIS WITHIN THE AREAS DESIGNATED ON THE PLAT AS STORMWATER MANAGEMENT EASEMENTS FOR THE COLLECTION CONVEYANCE AND STORAGE OF STORMWATER IN AREAS TO BE MAINTAINED BY THE OWNER OF THE LOT(S) OR OUTLOT(S) ON WHICH THE FACILITIES EXIST IN ACCORDANCE WITH VILLAGE ORDINANCES AND THE APPROVED FINAL ENGINEERING PLANS. ENCROACHMENTS OF ANY KIND INCLUDING LANDSCAPING, FENCES, SHEDS OR ACCESSORY STRUCTURES WITHIN SAID EASEMENT IS PROHIBITED UNLESS THE VILLAGE ENGINEER HAS DETERMINED SAID ENCROACHMENT WILL NOT INTERFERE WITH THE PROPER FUNCTION OF SAID FACILITIES AS REFLECTED ON APPROVED ENGINEERING PLANS. THE VILLAGE SHALL HAVE THE RIGHT TO ENTER WITH PERSONNEL AND EQUIPMENT UPON SAID EASEMENT WITH APPROPRIATE NOTIFICATION AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN SAID EASEMENT. IF THE OWNER OF THE RELEVANT LOT FAILS TO PROPERLY MAINTAIN THE STORMWATER MANAGEMENT EASEMENT THEREON AND/OR THE FACILITIES CONTAINED WITHIN SUCH EASEMENT, AND AFTER NOTICE IS SENT FROM THE VILLAGE NOTIFYING THE OWNER OF SUCH FAILURE AND REQUESTING THAT MAINTENANCE BE DONE, AND THE OWNER FAILS TO COMPLETE THE REQUESTED MAINTENANCE WITHIN 20 DAYS' TIME, THE VILLAGE SHALL BE ENTITLED TO REIMBURSEMENT FOR ALL COST ASSOCIATED WITH UNDERTAKING SUCH MAINTENANCE RELATIVE TO THE STORMWATER MANAGEMENT EASEMENT OR FACILITIES THEREIN FROM THE OWNER. IN THE EVENT THERE IS ANY ACTION TO ENFORCE OR INTERPRET THIS PROVISION, AND THE VILLAGE PREVAILS, THE VILLAGE SHALL BE PAID ITS ATTORNEY'S FEES AND COSTS FROM THE OWNER OF THE RELEVANT LOT. IN ADDITION, THE VILLAGE SHALL HAVE THE RIGHT TO PLACE A LIEN IN AND UPON THE LOT WHICH WAS THE SUBJECT OF REMEDIAL ACTION FOR THE COST INCURRED BY THE VILLAGE TO MAINTAIN SUCH LOT. TIME IS OF THE ESSENCE.

BLANKET PUBLIC UTILITY EASEMENT PROVISIONS

A NON- EXCLUSIVE BLANKET EASEMENT OVER, UNDER, ACROSS ALONG AND UPON LOT 1 SHOWN HEREON EXCEPT FOR THOSE AREAS NOTED AS NON EASEMENT AREA (N.E.A) FOR SERVING THE LOT WITHIN THIS SUBDIVISION AND OTHER PROPERTY OWNED BY THE COMMUNICATIONS, SEWER, WATER, GAS AND DRAINAGE SERVICE IS HEREBY RESERVED AND GRANTED TO VILLAGE OF MUNDELEIN, NORTHSHORE GAS COMPANY, COMED, AMERITECH, AND CABLE TELEVISION FRANCHISES OF VILLAGE OF MUNDELEIN, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, GAS MAINS, SEWER AND WATER MAINS AND DRAINAGE IN, UNDER, ACROSS ALONG AND UPON THE SURFACE OF THE LOT WITHIN THIS SUBDIVISION, EXCEPTING THEREFROM, ANY PART THEREOF WITHIN A BUILDING OR FALLING WITHIN OTHER SPECIFIC EASEMENT CORRIDORS AS DELINEATED WITH DASHED LINES, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE LOT OR LOTS WITHIN THIS SUBDIVISION FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES, AFTER INSTALATION OF ANY SUCH FACILITIES. THE GRADE OF THE LAND SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, GRANTEE CONSENT SHALL NOT BE REQUIRED FOR THE OWNER TO CONSTRUCT IMPROVEMENTS ON LOT 1 NECESSARY OR DESIRABLE TO SERVE THE BUILDINGS ON THE PROPERTY WHICH IMPROVEMENTS SHALL INCLUDE, BUT NOT BE LIMITED TO, DRIVEWAYS, ACCESS ROADS, PARKING AREAS, PAVEMENT AREAS, GARAGE STRUCTURES, DUMPSTERS AND TRASH ENCLOSURES, LANDSCAPING, FENCINGS, SIDEWALK, IRRIGATION, MAIL KIOSK, PET PLAYGROUND AS WELL AS OTHER IMPROVEMENTS TO SERVE LOT 1 IN OWNERS SOLE DISCRETION.

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, _____, TREASURER FOR THE VILLAGE OF MUNDELEIN, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT MUNDELEIN, ILLINOIS, THIS ____ DAY OF _____, A.D., 20____.

VILLAGE TREASURER / DIRECTOR, FINANCE DEPARTMENT

LAKE COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, _____, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS,
DATED THIS ____ DAY OF _____, A.D. _____

LAKE COUNTY CLERK

LAKE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

THIS INSTRUMENT _____, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF LAKE COUNTY, ILLINOIS,

ON THE ____ DAY OF _____, A.D., 20____

AT ____ O'CLOCK ____ M, AND WAS RECORDED IN

BOOK ____ OF PLATS ON PAGE ____.

RECORDER OF DEEDS

COUNTY HIGHWAY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

THIS PLAT IS HEREBY APPROVED THIS DAY OF _____, BY THE COUNTY ENGINEER OF LAKE COUNTY PURSUANT TO CHAPTER 765, ACT 205, SECTION 2 OF THE ILLINOIS COMPILED STATUTES, AS AMENDED, AS TO ROADWAY ACCESS TO COUNTY HIGHWAY 57, ALSO KNOWN AS BUTTERFIELD ROAD.

DIRECT ACCESS EITHER TO OR FROM COUNTY HIGHWAY 57 SHALL BE RESTRICTED AS SHOWN ON THIS PLAT AND SHALL BE SUBJECT TO THE LAKE COUNTY HIGHWAY ACCESS REGULATION ORDINANCE WHICH REQUIRES, IN PART, THAT APPLICATION BE MADE AND AN ACCESS PERMIT BE OBTAINED FROM THE COUNTY ENGINEER OF LAKE COUNTY PRIOR TO ANY ACCESS INSTALLATION. COUNTY ENGINEER.

COUNTY ENGINEER

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF _____)

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, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION, DIVERSION, AND DISCHARGE OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF SUBSTANTIVE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

BY: _____ DATED _____
OWNER

BY: _____ DATED _____
ILLINOIS PROFESSIONAL ENGINEER
NO. _____

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, JEFFREY W. GLUNT, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3695, DO HEREBY AUTHORIZE THE VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH THE ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

SCHAUMBURG, ILLINOIS _____

JEFFREY W. GLUNT
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3695
MY LICENSE EXPIRES NOVEMBER 30, 2024 AND IS RENEWABLE

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, JEFFREY W. GLUNT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTH 0 DEGREES 5 MINUTES 25 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1819.16 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHERLY 755 FEET OF SAID SECTION, A DISTANCE OF 912.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 89 DEGREES 37 MINUTES 54 SECONDS EAST 444.25 FEET TO THE WESTERLY PROPERTY LINE OF BUTTERFIELD ROAD; THENCE NORTHERLY ALONG SAID ROAD LINE NORTH 20 DEGREES 32 MINUTES 17 SECONDS EAST 113.79 FEET TO A POINT OF CURVATURE; THENCE ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTH EAST OF RADIUS 2586.64 FEET WHOSE CHORD BEARS NORTH 18 DEGREES 25 MINUTES 47 SECONDS EAST A DISTANCE OF 190.30 FEET TO A POINT OF TANGENCY; THENCE NORTH 20 DEGREES 32 MINUTES 17 SECONDS EAST 460 FEET; THENCE LEAVING SAID ROAD LINE NORTH 89 DEGREES 27 MINUTES 43 SECONDS WEST 99.96 FEET TO A POINT OF CURVATURE; THENCE ALONG A TANGENT CURVE CONCAVE TO THE SOUTHEAST OF RADIUS OF 270 FEET AND LENGTH 243.41 FEET; WHOSE CHORD BEARS SOUTH 84 DEGREES 42 MINUTES 40 SECONDS WEST A DISTANCE OF 235.25 FEET TO A POINT OF TANGENCY; THENCE SOUTH 58 DEGREES 53 MINUTES 03 SECONDS WEST 142.30 FEET; THENCE SOUTH 20 DEGREES 32 MINUTES 17 SECONDS WEST 703.04 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART DEDICATED AND CONVEYED TO LAKE COUNTY DEPARTMENT OF TRANSPORTATION.

ALSO THAT PART OF SECTION 29, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: THE NORTH 330 FEET OF THE SOUTH 755 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, (EXCEPT THE WEST 924.01 FEET THEREOF) AND (EXCEPT THE SOUTH 130 FEET OF THE EAST 348 FEET THEREOF), ALSO BEGINNING AT A POINT OF THE WEST LINE OF AND 612 FEET NORTH FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH, ALONG SAID WEST LINE, 143 FEET; THENCE EAST 53.6 FEET TO THE CENTER OF PUBLIC ROAD, THENCE SOUTHERLY, ALONG THE CENTER OF SAID ROAD TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART DEDICATED AND CONVEYED TO LAKE COUNTY DEPARTMENT OF TRANSPORTATION.

ALSO THE NORTH 130 FEET OF THE SOUTH 555 FEET OF THE EAST 348 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29 TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS EXCEPTING THEREFROM THAT PART DEDICATED AND CONVEYED TO LAKE COUNTY DEPARTMENT OF TRANSPORTATION.

THE LANDS SHOWN ON THE PLAT AND DESCRIBED IN THE ABOVE CAPTION, AND THAT THE SAID PLAT, DRAWN TO A SCALE OF 60 FEET PER 1 INCH ON SHEET 18 A TRUE AND CORRECT REPRESENTATION OF THE SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

I FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION BUT NOT LONGER THAN ONE YEAR FROM THE RECORDING OF THIS PLAT, CONCRETE MONUMENTS, AS SHOWN, AND IRON PIPES AT ALL LOT CORNERS AND POINTS OF CHANGE IN ALIGNMENT WILL BE SET, AS REQUIRED BY THE PLAT ACT (765 ILCS 205/0.01 ET SEQ.). THIS IS TO FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS, WHICH HAS AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I DO HEREBY FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MUNDELEIN, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

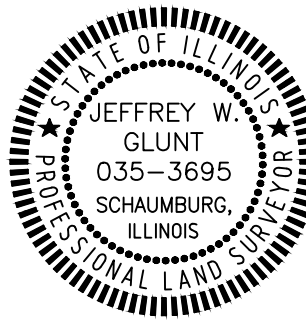
THIS IS TO CERTIFY THAT THE PARCELS INCLUDED IN THIS RECORD OF DEED ARE NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE VILLAGE OF MUNDELEIN, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, PANEL NO. 17097C0163K DATED SEPTEMBER 18, 2013.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

SCHAUMBURG, ILLINOIS _____ MAY 31, 2024

BY: _____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695



Originally Prepared: 4/28/2022 Project No. 22-051

HAEGER ENGINEERING
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

No.	Date	Revision
6	05/31/2024	Site Plan Revisions.
5	09/15/2022	Village note request
4	09/06/2022	Misc. certificate revisions
3	07/28/2022	LCDOT comments dated July 28, 2022.
2	07/21/2022	LCDOT additional R.O.W. request.
1	07/08/2022	Site Plan Revisions and Village Comments.

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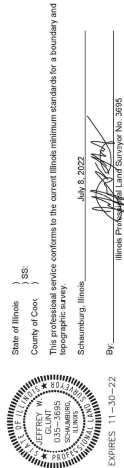
1. GENERAL		LCDOIT GENERAL NOTES (REVISED 7/9/2019 PER HIGHWAY ACCESS AND USE ORDINANCE)	2. SURVEY	4. DRAINAGE (CONTINUED)	5. REMOVAL	6. DRAINAGE	7. DRAINAGE	8. DRAINAGE	9. DRAINAGE	10. DRAINAGE	11. DRAINAGE	12. DRAINAGE	13. DRAINAGE	14. DRAINAGE	15. DRAINAGE	16. DRAINAGE	17. DRAINAGE	18. DRAINAGE	19. DRAINAGE	20. DRAINAGE	21. DRAINAGE	22. DRAINAGE	23. DRAINAGE	24. DRAINAGE	25. DRAINAGE	26. DRAINAGE	27. DRAINAGE	28. DRAINAGE	29. DRAINAGE	30. DRAINAGE	31. DRAINAGE	32. DRAINAGE	33. DRAINAGE	34. DRAINAGE	35. DRAINAGE	36. DRAINAGE	37. DRAINAGE	38. DRAINAGE	39. DRAINAGE	40. DRAINAGE	41. DRAINAGE	42. DRAINAGE	43. DRAINAGE	44. DRAINAGE	45. DRAINAGE	46. DRAINAGE	47. DRAINAGE	48. DRAINAGE	49. DRAINAGE	50. DRAINAGE	51. DRAINAGE	52. DRAINAGE	53. DRAINAGE	54. DRAINAGE	55. DRAINAGE	56. DRAINAGE	57. DRAINAGE	58. DRAINAGE	59. DRAINAGE	60. DRAINAGE	61. DRAINAGE	62. DRAINAGE	63. DRAINAGE	64. DRAINAGE	65. DRAINAGE	66. DRAINAGE	67. DRAINAGE	68. DRAINAGE	69. DRAINAGE	70. DRAINAGE	71. DRAINAGE	72. DRAINAGE	73. DRAINAGE	74. DRAINAGE	75. DRAINAGE	76. DRAINAGE	77. DRAINAGE	78. DRAINAGE	79. DRAINAGE	80. DRAINAGE	81. DRAINAGE	82. DRAINAGE	83. DRAINAGE	84. DRAINAGE	85. DRAINAGE	86. DRAINAGE	87. DRAINAGE	88. DRAINAGE	89. DRAINAGE	90. DRAINAGE	91. DRAINAGE	92. DRAINAGE	93. DRAINAGE	94. DRAINAGE	95. DRAINAGE	96. DRAINAGE	97. DRAINAGE	98. DRAINAGE	99. DRAINAGE	100. DRAINAGE	101. DRAINAGE	102. DRAINAGE	103. DRAINAGE	104. DRAINAGE	105. DRAINAGE	106. DRAINAGE	107. DRAINAGE	108. DRAINAGE	109. DRAINAGE	110. DRAINAGE	111. DRAINAGE	112. DRAINAGE	113. DRAINAGE	114. DRAINAGE	115. DRAINAGE	116. DRAINAGE	117. DRAINAGE	118. DRAINAGE	119. DRAINAGE	120. DRAINAGE	121. DRAINAGE	122. DRAINAGE	123. DRAINAGE	124. DRAINAGE	125. DRAINAGE	126. DRAINAGE	127. DRAINAGE	128. DRAINAGE	129. DRAINAGE	130. DRAINAGE	131. DRAINAGE	132. DRAINAGE	133. DRAINAGE	134. DRAINAGE	135. DRAINAGE	136. DRAINAGE	137. DRAINAGE	138. DRAINAGE	139. DRAINAGE	140. DRAINAGE	141. DRAINAGE	142. DRAINAGE	143. DRAINAGE	144. DRAINAGE	145. DRAINAGE	146. DRAINAGE	147. DRAINAGE	148. DRAINAGE	149. DRAINAGE	150. DRAINAGE	151. DRAINAGE	152. DRAINAGE	153. DRAINAGE	154. DRAINAGE	155. DRAINAGE	156. DRAINAGE	157. DRAINAGE	158. DRAINAGE	159. DRAINAGE	160. DRAINAGE	161. DRAINAGE	162. DRAINAGE	163. DRAINAGE	164. DRAINAGE	165. DRAINAGE	166. DRAINAGE	167. DRAINAGE	168. DRAINAGE	169. DRAINAGE	170. DRAINAGE	171. DRAINAGE	172. DRAINAGE	173. DRAINAGE	174. DRAINAGE	175. DRAINAGE	176. DRAINAGE	177. DRAINAGE	178. DRAINAGE	179. DRAINAGE	180. DRAINAGE	181. DRAINAGE	182. DRAINAGE	183. DRAINAGE	184. DRAINAGE	185. DRAINAGE	186. DRAINAGE	187. DRAINAGE	188. DRAINAGE
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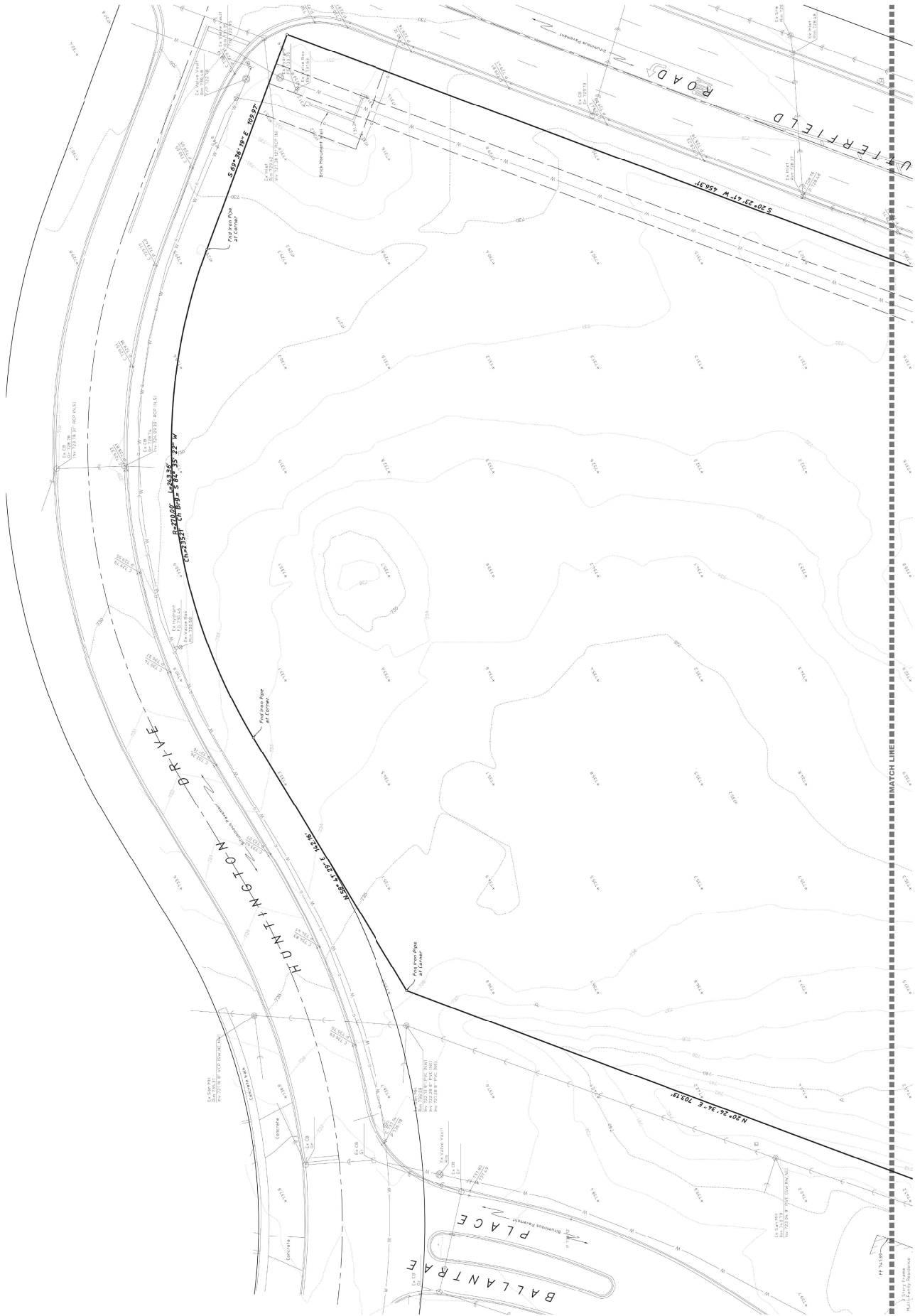
c. The Contractor shall be responsible for any damage or destruction of public or private property according to the special provisions and Article 107.20 of the "Standard Specifications". The Contractor shall restore such property at his/her own expense. The Contractor shall use all necessary precautions and protective measures required to maintain existing utilities, sewers, and appurtenances that must be kept in operation. In particular, the Contractor will take adequate measures to prevent the undermining of utilities and sewers which are still in service.

ITEM #	TEST TEST TEST	QUANTITY	UNIT
1	EARTH EXCAVATION		CU YD
2	TOPSOIL RESURFACED, 6"		SQ YD
3	CLASS 2 SEED (SALT TOLERANT SEED MIXTURE)		TON
4	EROSION CONTROL BLANKET		SQ YD
5	PERIMETER EROSION BARRIER		FOOT
6	INLET FILTERS		EACH
7	AGGREGATE BASE COURSE, TYPE B		TON
8	PORTLAND CEMENT CONCRETS SIDEWALK, 4"		CU YD
9	PREFECTURE MARKINGS		FOOT
10	CONCRETE CURB		FOOT
11	COMBINATION CURB AND GUTTER REMOVAL		FOOT
12	BIKE PATH REMOVAL		SQ FT
13	MOBILIZATION		LSUM
14	THERMOPLASTIC PAVEMENT MARKING - LINE 6"		FOOT

CO.6

KEEPING ROADS OPEN TO TRAFFIC The Contractor may close one lane because of construction only between the hours of 9:00 a.m. and 4:00 p.m. The person in charge shall notify the Lake County Division of Transportation - Transportation Management Center (847) 377-7100, of any lane closure and when the lane re-opens. This information will be broadcast on the Lake County Passage website and the Lake County Traffic Alert website. The Contractor shall maintain traffic during these restricted hours as shown on the Traffic Control Standards. Two lanes of traffic will be maintained between 3:00 p.m. and 9:00 a.m. and when no construction activities are being carried out. Traffic routed around closed construction areas shall be over paved surfaces and not over gravel shoulders.

[illegible]





Scale 1" = 20'

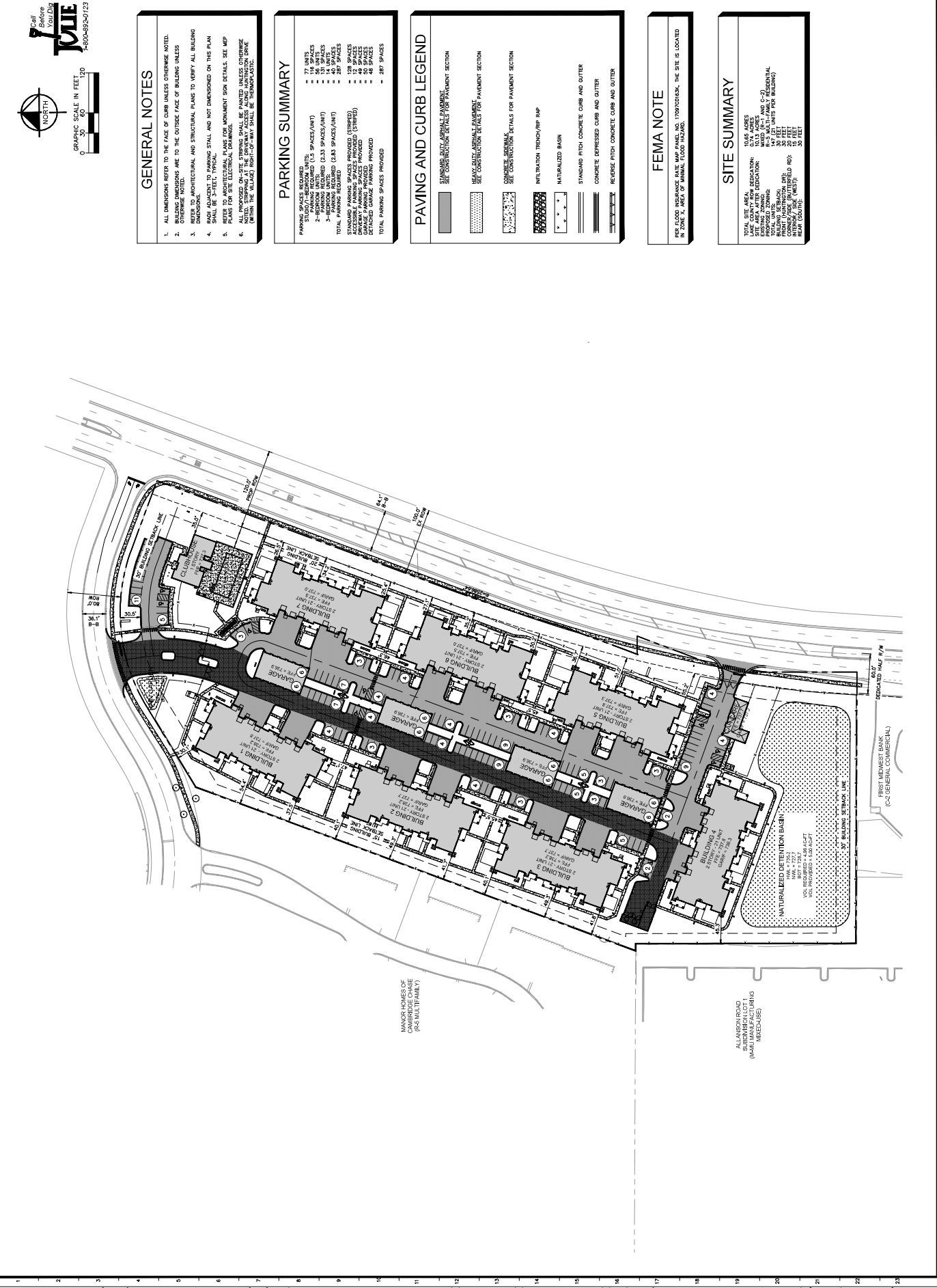
No.	Date	Revision

HAEGER ENGINEERING
land surveyors
150 East Main Highway, Schaumburg, IL 60193
Tel: 630.294.6600 Fax: 630.294.6008
www.haegerengineering.com

TOPOGRAPHIC SURVEY
400 S. BUTTERFIELD ROAD
ILLINOIS

Project Manager: JAC
Surveyor: JAC
Date: 06.16.2022
Project No.: 22-051
Sheet: 4





GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ROAD ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-TYPICAL.
5. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR MECHANICAL AND ELECTRICAL PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL IMPOSED ON-SITE STRINGS SHALL BE PAINTED UNLESS OTHERWISE NOTED. ALL IMPOSED ON-SITE STRINGS SHALL BE PAINTED UNLESS OTHERWISE NOTED. ALL IMPOSED ON-SITE STRINGS SHALL BE PAINTED UNLESS OTHERWISE NOTED.

PARKING SUMMARY

PARKING SPACES REQUIRED	
STANDARD PAVEMENT (12 SPACES/UNIT)	77 UNITS
2-SECTION DRIVE (12 SPACES/UNIT)	50 UNITS
3-SECTION DRIVE (12 SPACES/UNIT)	14 UNITS
TOTAL PARKING REQUIRED	281 SPACES
STANDARD PAVEMENT SPACES PROVIDED (STANDARD)	128 SPACES
2-SECTION DRIVE SPACES PROVIDED (STANDARD)	48 SPACES
3-SECTION DRIVE SPACES PROVIDED (STANDARD)	48 SPACES
TOTAL PARKING SPACES PROVIDED	224 SPACES

PAVING AND CURB LEGEND

STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION	
HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION	
CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION	
INSTALLATION TRENCH/IRP RAMP	
NATURALIZED BASIN	
STANDARD PITCH CONCRETE CURB AND GUTTER	
CONCRETE DEPRESSION CURB AND GUTTER	
REVERSE PITCH CONCRETE CURB AND GUTTER	

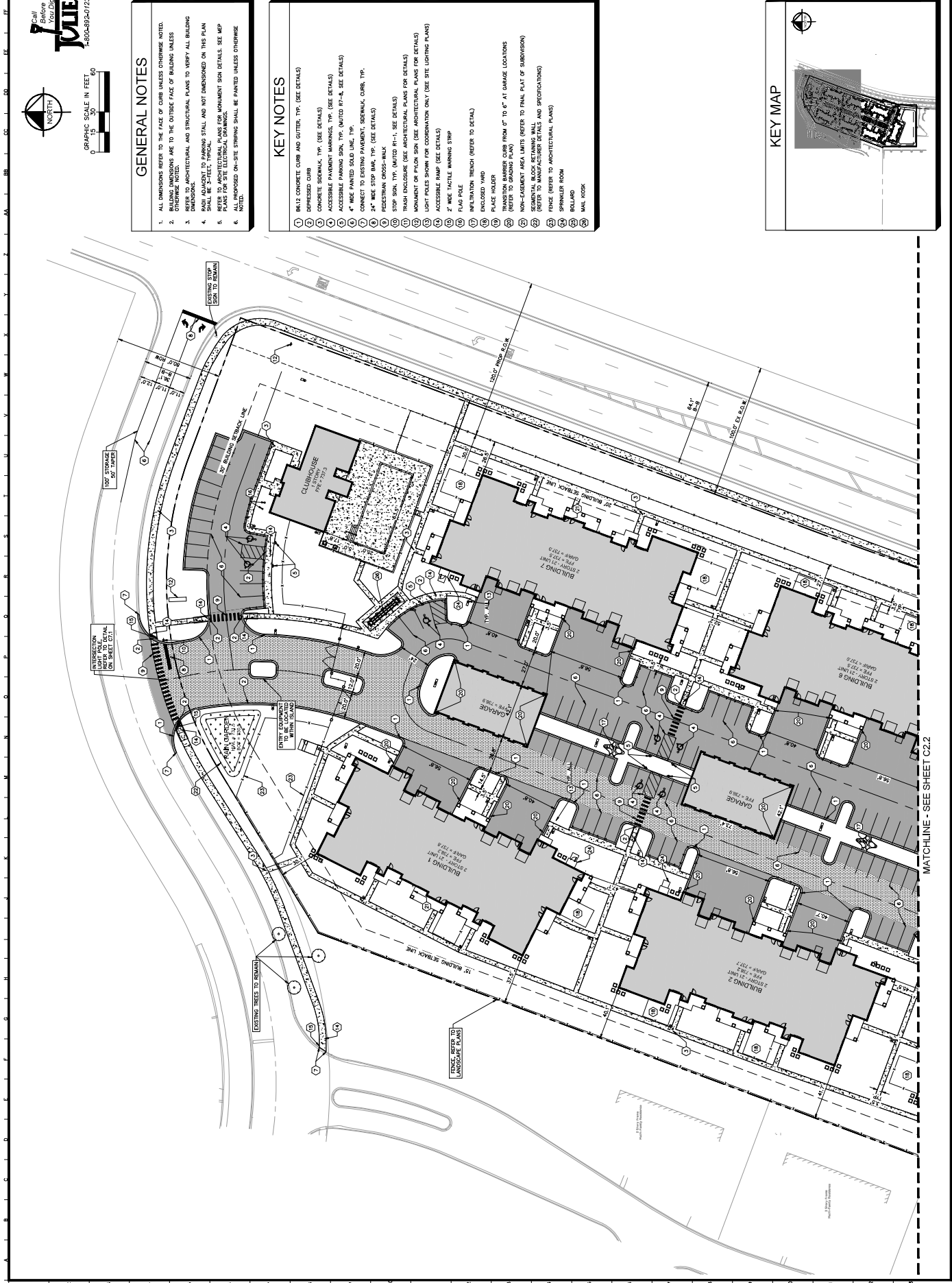
FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 17097C0006K, THE SITE IS LOCATED IN FEMA FLOOD ZONE X-1 (MODERATE RISK OF FLOODING).

SITE SUMMARY

TOTAL SITE AREA	10.65 ACRES
NET SITE AREA	10.65 ACRES
NET SITE AREA AT SET BACKS	10.65 ACRES
NET SITE AREA AT SET BACKS	10.65 ACRES
NET SITE AREA AT SET BACKS	10.65 ACRES
NET SITE AREA AT SET BACKS	10.65 ACRES
NET SITE AREA AT SET BACKS	10.65 ACRES
NET SITE AREA AT SET BACKS	10.65 ACRES
NET SITE AREA AT SET BACKS	10.65 ACRES
NET SITE AREA AT SET BACKS	10.65 ACRES

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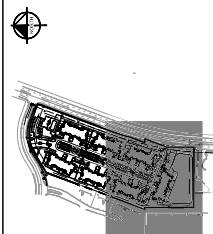


- ### GENERAL NOTES

 1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
 4. ALL PAVING SHALL BE 3" MINIMUM THICKNESS.
 5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SEE ELECTRICAL DRAWINGS.
 6. ALL SIGNAGE SHALL BE PAINTED UNLESS OTHERWISE NOTED.
- ### KEY NOTES

 1. 8x12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
 2. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
 3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
 4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
 5. ACCESSIBLE PARKING SIGN, TYP. (AUTOD 87-8, SEE DETAILS)
 6. 4" WIDE PAINTED SOLID LINE, TYP.
 7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
 8. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
 9. PEDESTRIAN CROSS-WALK
 10. STOP SIGN, TYP. (AUTOD 87-1, SEE DETAILS)
 11. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
 12. MONUMENT OR Pylon SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
 13. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS)
 14. ACCESSIBLE RAMP (SEE DETAILS)
 15. 2" WIDE TACTILE WARNING STRIP
 16. FLAG POLE
 17. INFILTRATION TRENCH (REFER TO DETAIL)
 18. ENCLOSED YARD
 19. PLANT HOLDER
 20. TRANSITION BARRIER CURB FROM 6" TO 6" AT GARAGE LOCATIONS (REFER TO GRADING PLAN)
 21. NON-LANDSCAPED AREA LIMITS (REFER TO FINAL PLAN OF SUBDIVISION)
 22. FENCE (REFER TO ARCHITECTURAL PLANS)
 23. FENCE (REFER TO ARCHITECTURAL PLANS)
 24. SPARKER ROOM
 25. BOLLARD
 26. MAIL BOXES

KEY MAP



GENERAL NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
1. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADI ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 2'-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL PLANNING.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

1. RA-12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (AUTOT R7-8, SEE DETAILS)
6. 4" MDE PAVED SOLID LINE, TYP.
7. 2" MDE PAVED SOLID LINE, TYP.
8. CONNECT TO EXISTING PARALLEL SIDEWALK CURB, TYP.
9. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
10. PEDESTRIAN CROSS-WALK
11. STOP SIGN, TYP. (AUTOT R1-1, SEE DETAILS)
12. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
13. MONUMENT OR PULVIN SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
14. LIGHT POLLS SIGN FOR CORRIDORWAY ONLY (SEE SITE LAYOUT PLANS)
15. ACCESSIBLE RAMP (SEE DETAILS)
16. 2" MDE TACTILE WARNING STRIP
17. FLAP PLAT
18. INFILTRATION TRENCH (REFER TO DETAIL)
19. TRANSITION FROM PAVEMENT TO PAVED SIDEWALK
20. TRANSITION BARRING CURB FROM 0" TO 6" AT GARAGE LOCATIONS
21. TRANSITION GRADING PLANT (REFER TO GRADING PLAN)
22. NON-EXHAUST AREA LIMIT (REFER TO FINAL PLAT OF SUBDIVISION)
23. SEMENTAL BLOCK RETAINING WALL (REFER TO ARCHITECTURAL DETAILS AND SPECIFICATIONS)
24. 12" DIAMETER SPARK ARRESTOR
25. SPARKLER ROOM
26. ROLL-UP DOOR



ALLANSON ROAD
SUBDIVISION LOT 1
M-MU MANUFACTURING
MIXED-USE

Call Before You Dig

7 JULIE

1-800-892-0123

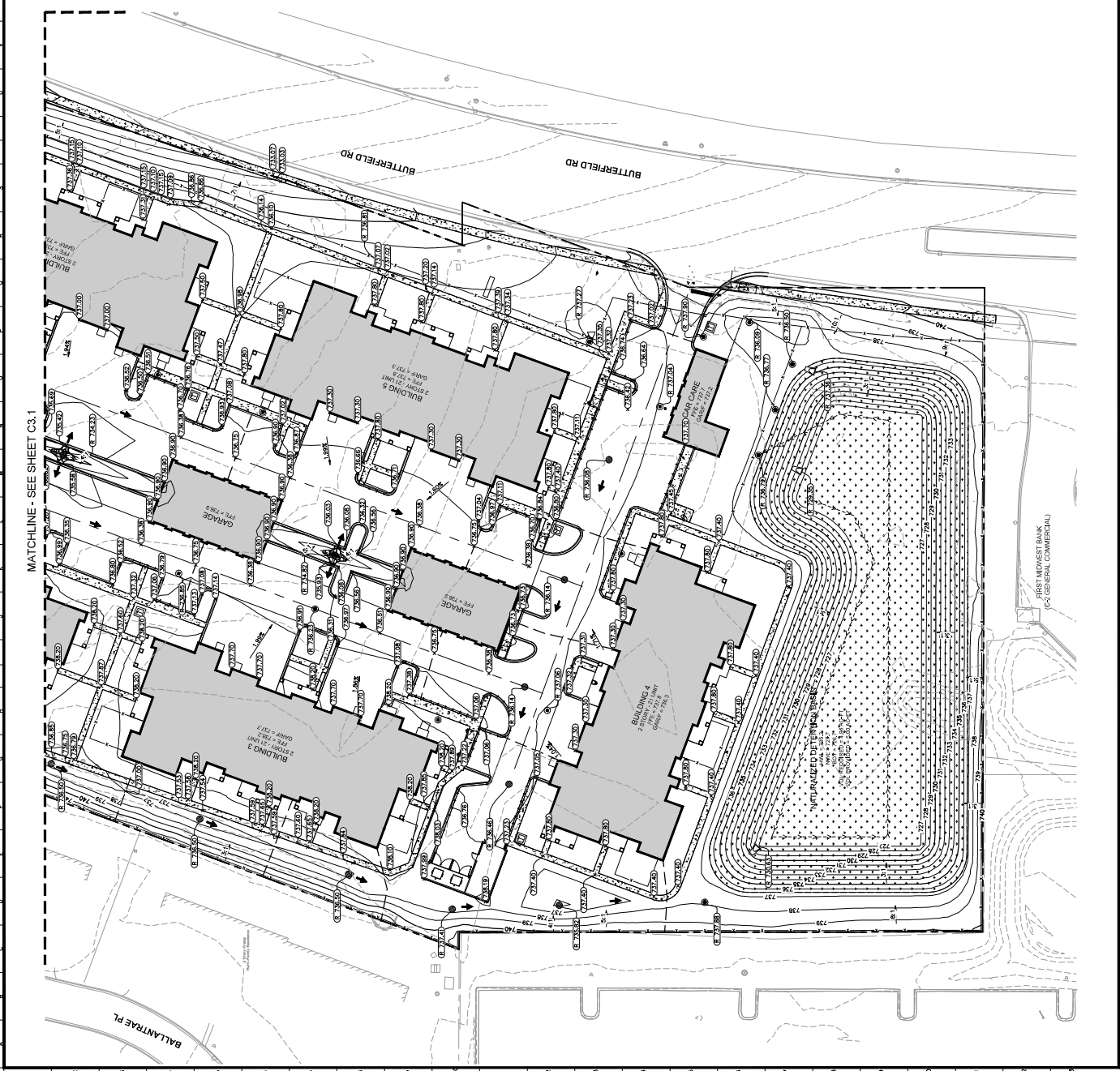
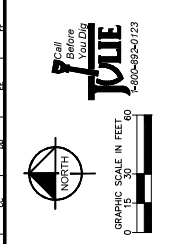
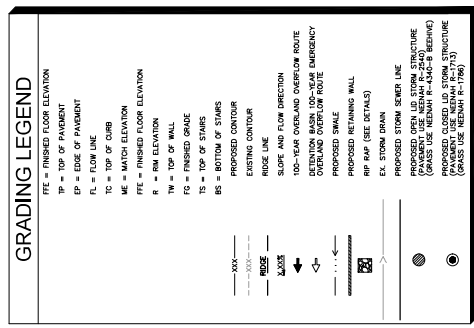
NORTH

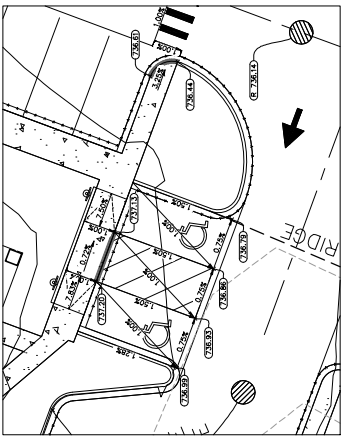
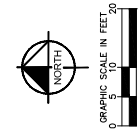
GRAPHIC SCALE IN FEET

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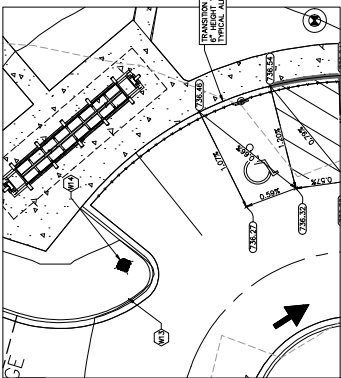
MATCHLINE - SEE SHEET C2.1



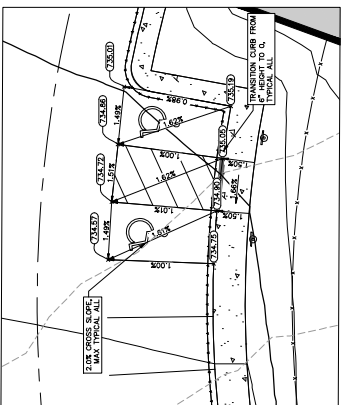




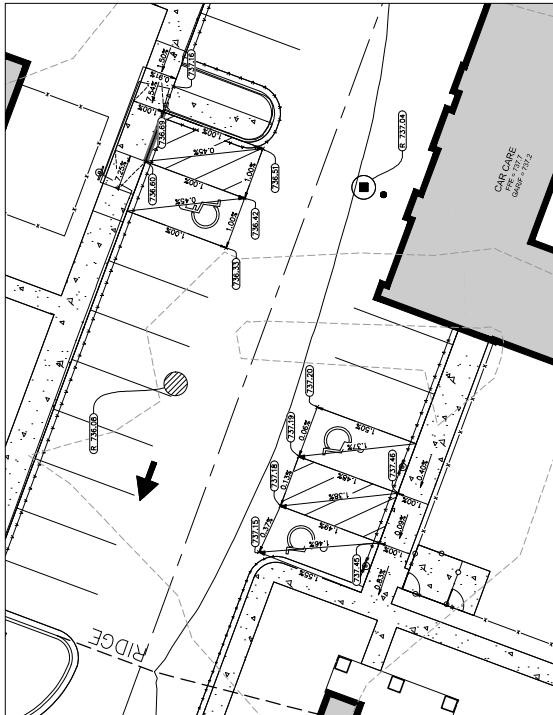
ADA DETAIL #4
1" = 10' SCALE



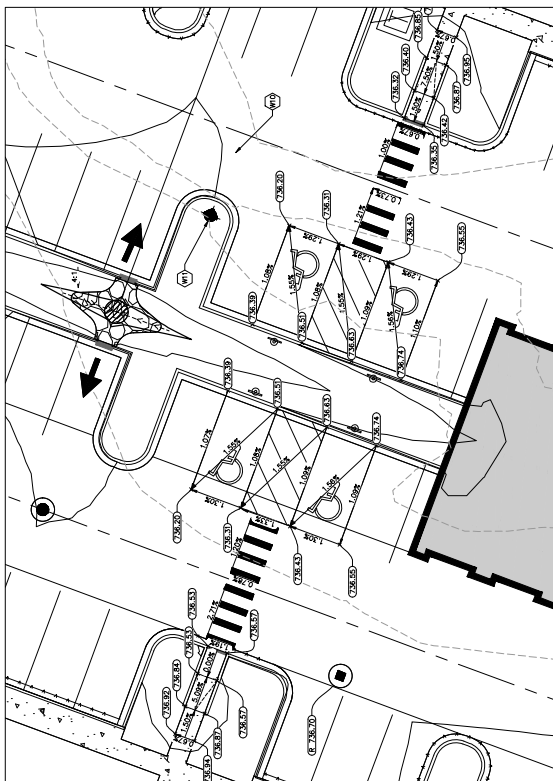
ADA DETAIL #3
1" = 10' SCALE



ADA DETAIL #1
1" = 10' SCALE



ADA DETAIL #5
1" = 10' SCALE



ADA DETAIL #2
1" = 10' SCALE



	INPA PAVEMENT MATCHING PAVEMENT THICKNESS WITHIN OUTERLEAF 4'W
	POC PAVEMENT (WITHIN SIDEWALK)
	ADA MARKINGS
	8K12 CURB & GUTTER
	CONCRETE DEPRESSED CURB & GUTTER

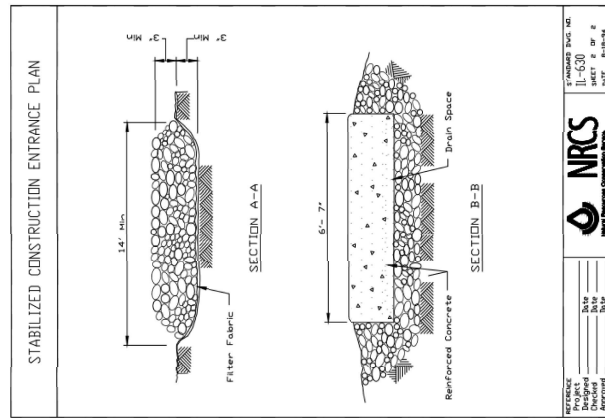
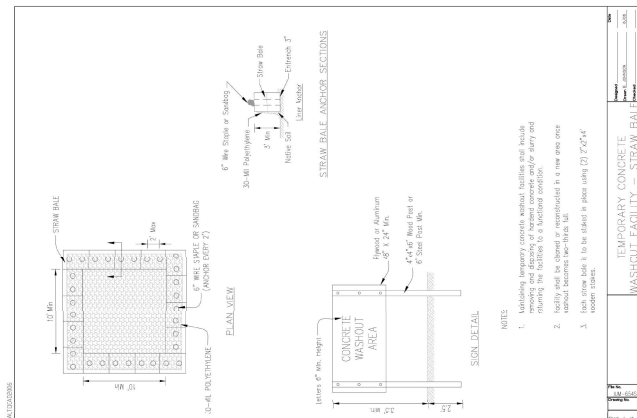
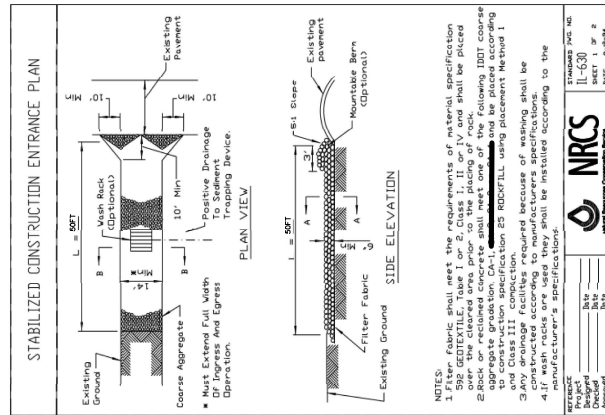
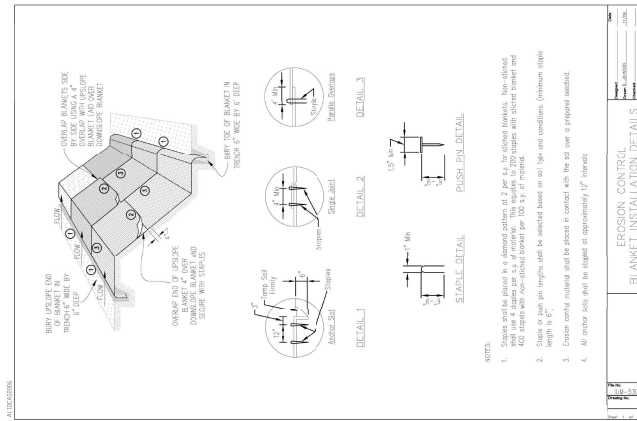
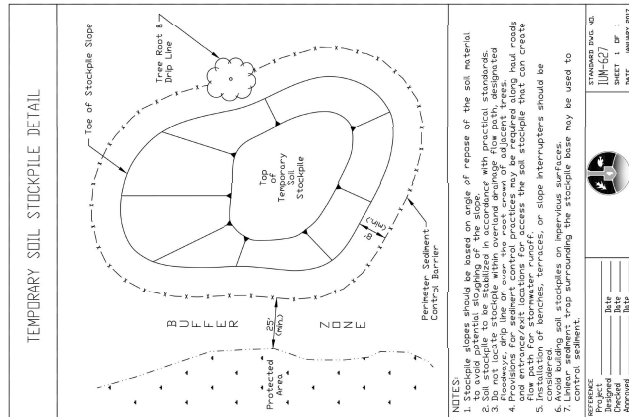
Page 155 of 478

STORMWATER MANAGEMENT COMMISSION

TYPICAL CONSTRUCTION SEQUENCING

- | | | | |
|------|---|------|--|
| 1.) | Installation of soil erosion and sediment control (SESC) measures | 1.) | Tree removal, where necessary (clear & grub) |
| 2.) | a) Selective vegetation removal for all tree installation | 2.) | Construct sediment trapping devices (sediment traps, basins...) |
| 3.) | b) Soil erosion control for all tree installation | 3.) | Construct sediment trapping devices and outlet control structure with restrictor & temporary perforated filter |
| 4.) | c) Soil erosion control for all tree installation | 4.) | Temporary stabilize topsoil stockpiles (seed and silt fence around toe of slope) |
| 5.) | d) Subsoil construction entrance | 5.) | Install storm sewer, sanitary sewer, water and associated inlet & outlet protection |
| 6.) | | 6.) | Temporarily stabilize drainage basin with seed and erosion control blanket |
| 7.) | | 7.) | Temporarily stabilize all areas including lot that have reached temporary grade |
| 8.) | | 8.) | Install roadways |
| 9.) | | 9.) | Temporarily stabilize all outlet areas |
| 10.) | | 10.) | Permanently stabilize all outlet areas |
| 11.) | | 11.) | Install structures and grade individual lots |
| 12.) | | 12.) | Permanently stabilize basins |
| 13.) | | 13.) | Remove all temporary SESC measures after the site is stabilized with vegetation after every 100% greater rainfall event |
| 14.) | | 14.) | Self-sustainment of all elements of the maintenance must occur every two weeks and after every 100% greater rainfall event |

U-Regulatory Program | SESC handouts | TYPICAL CONSTRUCTION SEQUENCING doc



Tree Protection - Fencing
(Moderately Urbanized to Open Space Areas)

NOTES:

- Call JLV (800-892-0123) for the fence design prior to commencement of work.
- The CRZ is located 2' from the top edge of the trunk diameter method or whichever is greater.
- The CRZ is located 2' from the top edge of the trunk diameter method or whichever is greater.
- Fence Posts shall be either 6' steel posts @ 133 lbs/ft. or 2' x 2' nominal wood posts.
- All fence posts shall be installed at 6' on center and 6' on center.
- The CRZ is located 2' from the top edge of the trunk diameter method or whichever is greater.
- The CRZ is located 2' from the top edge of the trunk diameter method or whichever is greater.
- The CRZ is located 2' from the top edge of the trunk diameter method or whichever is greater.

POST AND FENCE DETAIL

REFERENCE

Project: JLV-531

Designed: JLV

Drawn: JLV

Checked: JLV

Approved: JLV

STANDARD Dwg. No. JLV-531

SHEET 1 OF 1

DATE: 03-27-24

TEMPORARY SEDIMENT TRAP
(PIPE OUTLET)

NOTES:

- Riser with slotted riser shall be fabricated from corrugated metal.
- Slotted riser shall be cut cleanly and deburred. Ends of slots may be round or square.
- Gravel filter, if used, shall be a maximum stone diameter of 2".
- Standard see with the pipe or plug in upstream end or standard see with one end embedded in concrete.
- The emergency spillway must be stabilized and/or armored as appropriate.
- Minimum top width of compacted earth embankment shall be 5'.

ISOMETRIC VIEW

REFERENCE

Project: JLV-531

Designed: JLV

Drawn: JLV

Checked: JLV

Approved: JLV

STANDARD Dwg. No. JLV-531

SHEET 1 OF 1

DATE: 03-27-24

Kimley-Horn

700 West Cook Road, Suite 200
Mundelein, IL 60060
Tel: 847.381.1100
Fax: 847.381.1101
www.kimley-horn.com

DESIGNED BY: JLV
CHECKED BY: JLV
DATE: 03-27-24

REVISIONS

NO. DATE REVISIONS

1 04/02/24 REVISED PER VILLAGE COMMENT

770 FUND, LLC

CONTINENTAL

EROSION CONTROL DETAILS

MUNDELEIN

SPRINGS AT

HUNTINGTON DR. MUNDELEIN, IL 60060

ORIGINAL ISSUE: 02/12/2024

KHA PROJECT NO.: 26827000

SHEET NUMBER: C4.2

MANUFACTURED ABOVE GRADE INLET PROTECTION

NOTES:

- A maintenance schedule must maintain a sediment accumulation of less than 50% of the height of the inlet protection.
- Inlet protection shall be installed as specified.
- Fence type shall be JLV-531 Standard Table 1 Class 4.

SECTION

REFERENCE

Project: JLV-531

Designed: JLV

Drawn: JLV

Checked: JLV

Approved: JLV

STANDARD Dwg. No. JLV-531

SHEET 1 OF 1

DATE: 03-27-24

TEMPORARY SILTATION BASKET INSTALLATION BETWEEN INLET FRAME AND GRATE

NOTES:

- See notes on sheet C4.1 for details on the siltation basket.
- Place the siltation basket in the manhole and secure it with the locking band.
- Secure the siltation basket with the locking band.

SECTION THROUGH MANHOLE

REFERENCE

Project: JLV-531

Designed: JLV

Drawn: JLV

Checked: JLV

Approved: JLV

STANDARD Dwg. No. JLV-531

SHEET 1 OF 1

DATE: 03-27-24

SEEDING CHART

STABILIZATION TYPE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
PERMANENT SEEDING												
DOMINANT SEEDING												
EMERGENCY SEEDING												
SOODING												
MULCHING												

NOTES:

- SEEDING SHALL BE COMPLETED BY APRIL 15TH.
- SEEDING SHALL BE COMPLETED BY APRIL 15TH.
- SEEDING SHALL BE COMPLETED BY APRIL 15TH.

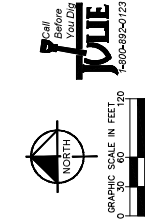
STANDARD Dwg. No. JLV-531

SHEET 1 OF 1

DATE: 03-27-24

STORMWATER MANAGEMENT COMMISSION

STORMWATER MANAGEMENT COMMISSION

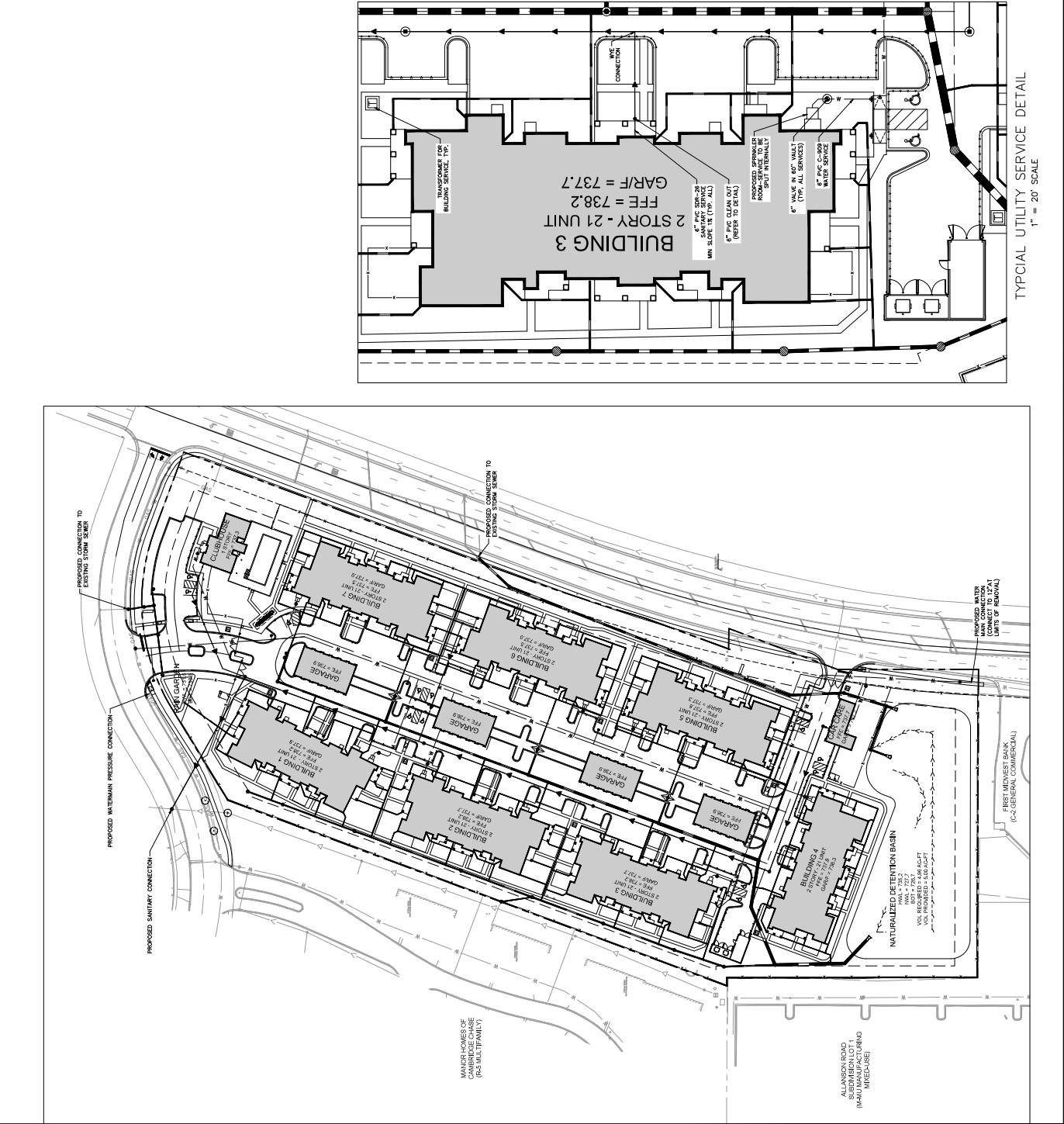


UTILITY NOTES

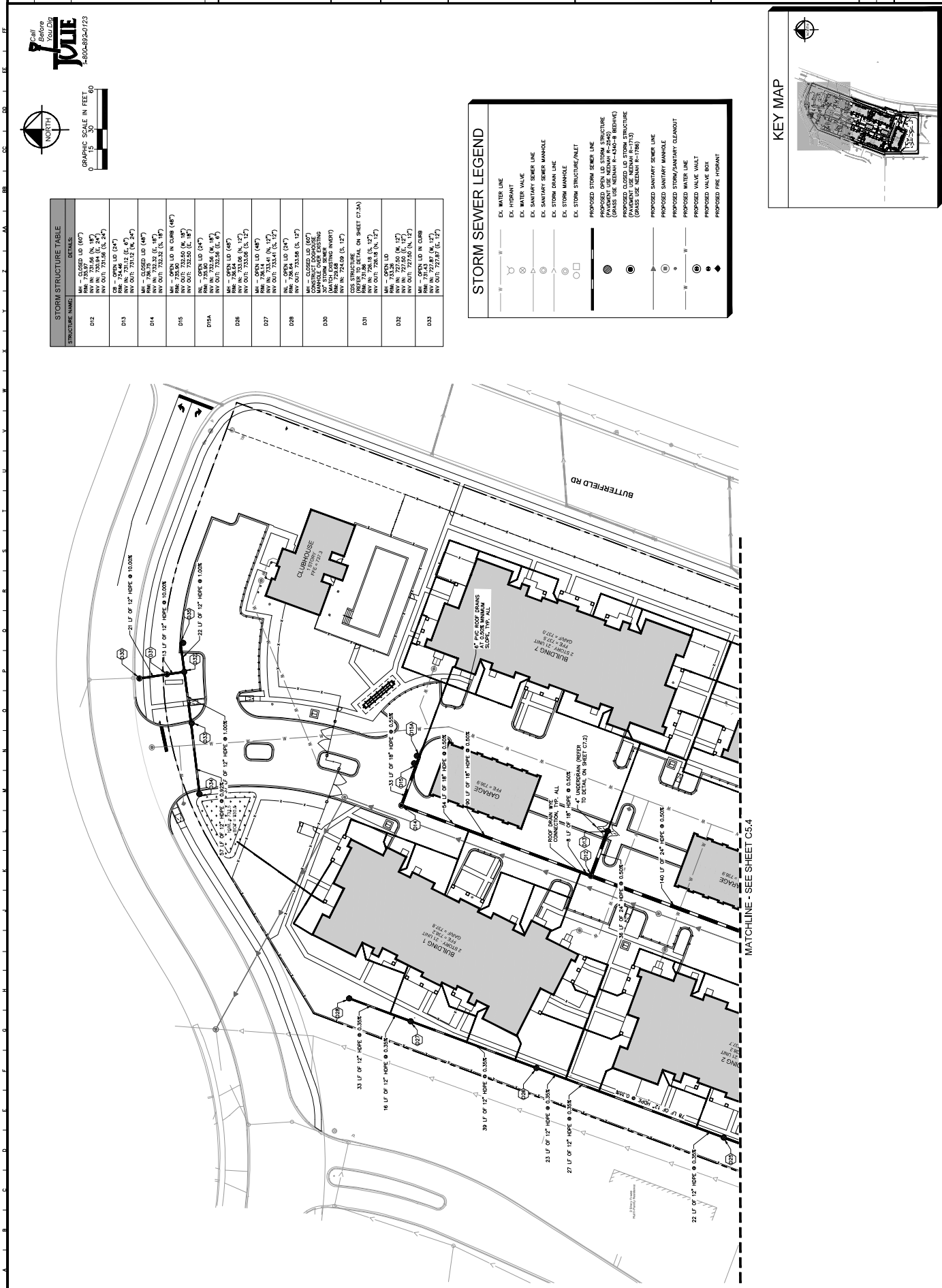
- ALL WATER LINES 1" SHALL BE PVC C-900 WATERMAIN QUALITY PIPE.
- ALL SANITARY LINES SHALL BE 12" DIPSANITARY PIPE UNLESS OTHERWISE NOTED. EXCEPT FOR SANITARY SEWER THAT EXCEEDS ABOVE WATER MAIN, THE PIPE SHALL BE 12" DIPSANITARY PIPE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL EXISTING AND PROPOSED UTILITY LINES AND STRUCTURES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY LINES AND STRUCTURES SHALL BE CONSTRUCTED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL ALL NECESSARY PERMITS HAVE BEEN OBTAINED FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- LOCATIONS OF EXISTING UNDERGROUND UTILITIES (WATER, SEWER, GAS, ETC.) SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, CONTRACTOR SHALL EXCAVATE, REPAIR AND CALCULATE ALL POINTS OF CONNECTION AND SHALL MAINTAIN THE EXISTING DRAINAGE PATTERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES DURING CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN CONNECTION WITH ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES DURING CONSTRUCTION.
- CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF CONSTRUCTION AND ANY OTHER AGENCY HAVING JURISDICTION FOR THE CONSTRUCTION OF EXISTING UNDERGROUND UTILITIES (WATER, SEWER, GAS, ETC.) AND SHALL MAINTAIN THE EXISTING DRAINAGE PATTERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES DURING CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN THE EXISTING DRAINAGE PATTERN AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES DURING CONSTRUCTION.
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UTILITY LEGEND

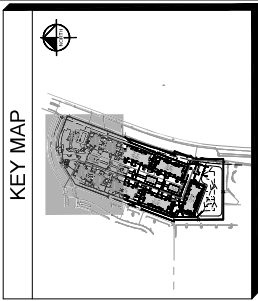
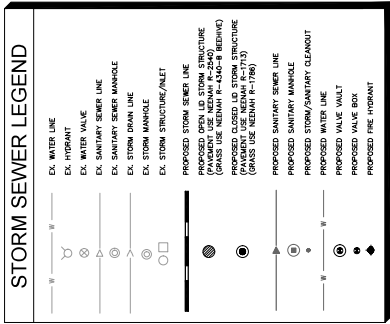
- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. STORM DRAIN LINE
- EX. STORM MANHOLE
- EX. STORM STRUCTURE/INLET
- EX. GAS STRUCTURE
- EX. GAS STRUCTURE
- EX. ELECTRIC STRUCTURE
- EX. TELEPHONE STRUCTURE
- EX. GAS LINE (BY GAS COMPANY)
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED PHONE LINE
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LD STORM STRUCTURE
- PROPOSED CLOSED LD STORM STRUCTURE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX
- PROPOSED FINE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER PAD (FOR UTILITY USE ONLY)
- RF RAMP (SEE DETAILS)



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STORM STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
D12	MAN - CLOSED LD (48") MAN - 750.00 LD (48") INV N: 750.00 (E, 24") INV DIT: 751.00 (E, 24")
D13	MAN - OPEN LD (48") MAN - 750.00 LD (48") INV N: 750.00 (E, 24") INV DIT: 751.00 (E, 24")
D14	MAN - CLOSED LD (48") MAN - 750.00 LD (48") INV N: 750.00 (E, 24") INV DIT: 751.00 (E, 24")
D15	MAN - OPEN LD IN CORR (48") MAN - 750.00 LD (48") INV N: 750.00 (E, 24") INV DIT: 751.00 (E, 24")
D16A	MAN - CLOSED LD (48") MAN - 750.00 LD (48") INV N: 750.00 (E, 24") INV DIT: 751.00 (E, 24")
D16	MAN - OPEN LD (48") MAN - 750.00 LD (48") INV N: 750.00 (E, 24") INV DIT: 751.00 (E, 24")
D17	MAN - OPEN LD (48") MAN - 750.00 LD (48") INV N: 750.00 (E, 24") INV DIT: 751.00 (E, 24")
D18	MAN - OPEN LD (48") MAN - 750.00 LD (48") INV N: 750.00 (E, 24") INV DIT: 751.00 (E, 24")
D19	MAN - CLOSED LD (48") MAN - 750.00 LD (48") INV N: 750.00 (E, 24") INV DIT: 751.00 (E, 24")
D20	MAN - CLOSED LD (48") MAN - 750.00 LD (48") INV N: 750.00 (E, 24") INV DIT: 751.00 (E, 24")
D21	MAN - OPEN LD (48") MAN - 750.00 LD (48") INV N: 750.00 (E, 24") INV DIT: 751.00 (E, 24")
D22	MAN - OPEN LD (48") MAN - 750.00 LD (48") INV N: 750.00 (E, 24") INV DIT: 751.00 (E, 24")
D23	MAN - OPEN LD (48") MAN - 750.00 LD (48") INV N: 750.00 (E, 24") INV DIT: 751.00 (E, 24")



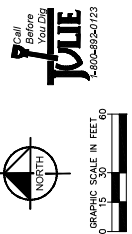
SPRINGS AT
MUNDELEIN
HUNTINGTON DR, BUTTERFIELD RD &
MUNDELEIN, IL 60069

ORIGINAL ISSUE
02/12/2024
KHA PROJECT NO.
26827000
SHEET NUMBER
C5.3

STORM SEWER
PLAN - NORTH
770 FUND, LLC
CONTINENTAL

Kimley-Horn
300 N. LAKE COOK ROAD, SUITE 200
WILMINGTON, IL 60091
REVISION: 01/12/2024
DESIGNED BY: RHN
CHECKED BY: RHN
SCALE: AS NOTED

NO. 1
REVISIONS
DATE 04/02/24
BY RHN
REVISED PER VILLAGE COMMENT



Call Before You Dig
1-800-482-0123

**SPRINGS AT
MUNDELEIN**

STORM SEWER
PLAN - SOUTH

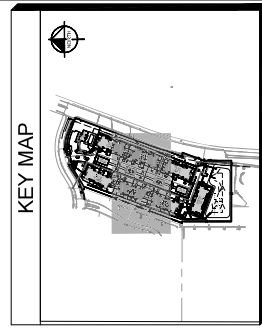
CONTINENTAL
770 FUND, LLC

SCALE:	AS NOTED
DESIGNED BY: RNM	
DRAWN BY: NIS	
CHECKED BY: RNM	

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 DENVILLE, NC 27834
 PHONE: 337-425-6039
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NO.	REVISIONS	DATE	BY
Δ	REVISED PER VILLAGE COMMENT	04/02/24	RNM

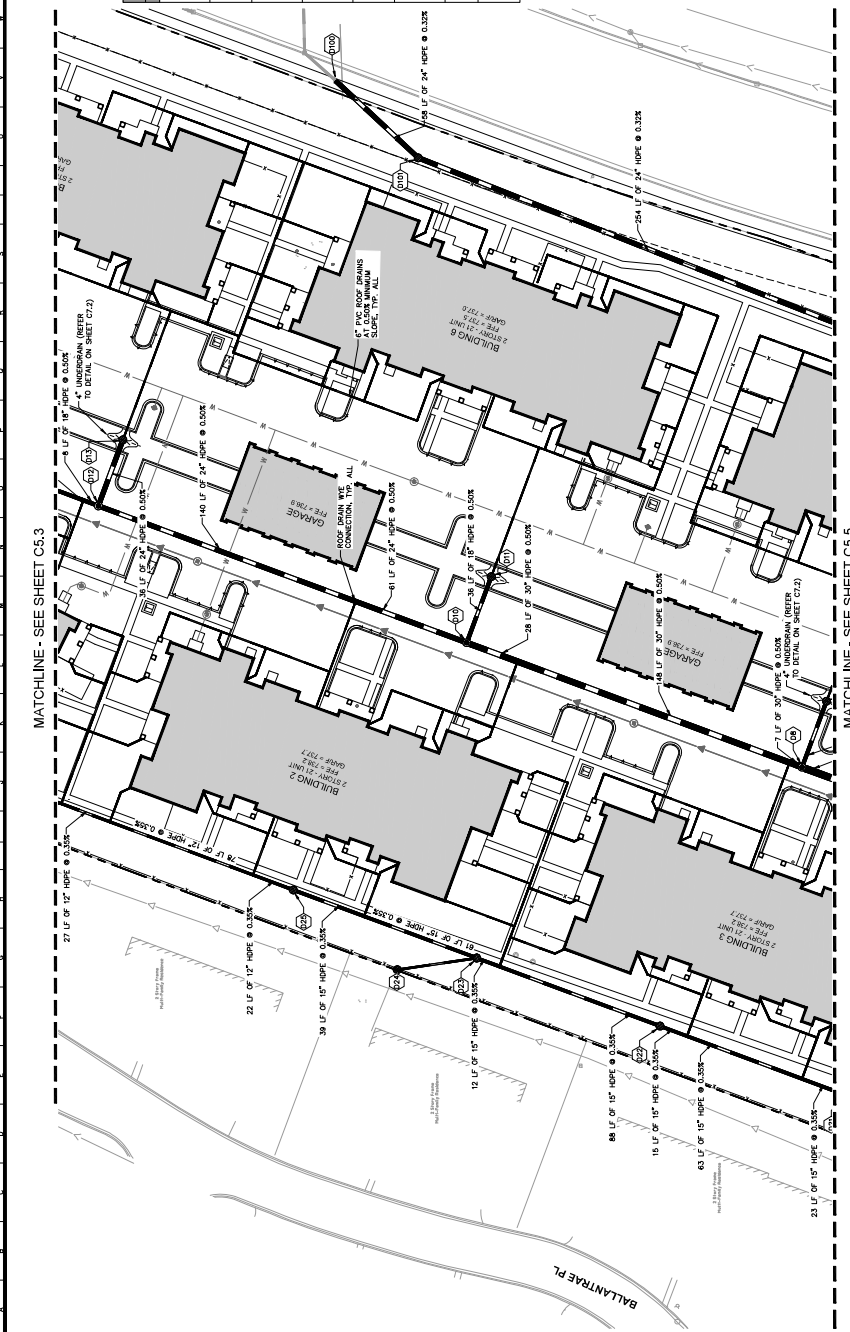


STORM SEWER LEGEND

EX. WATER LINE	— W —
EX. HYDRANT	⊙
EX. WATER VALVE	⊙
EX. SANITARY SEWER LINE	— S —
EX. SANITARY SEWER MANHOLE	⊙
EX. STORM DRAIN LINE	— D —
EX. STORM MANHOLE	⊙
EX. STORM STRUCTURE/INLET	⊙
PROPOSED STORM SEWER LINE	— W —
PROPOSED STORM SEWER LINE (PROPOSED OPEN LOU STORM STRUCTURE) (PROPOSED UREMAN MANHOLE 42" DIA.) (PROPOSED UREMAN MANHOLE 42" DIA.)	⊙
PROPOSED CLOSED LOU STORM STRUCTURE (PROPOSED UREMAN MANHOLE 42" DIA.) (PROPOSED UREMAN MANHOLE 42" DIA.)	⊙
PROPOSED SANITARY SEWER LINE	— S —
PROPOSED SANITARY MANHOLE	⊙
PROPOSED STORM/SANITARY CLEAFOUT	⊙
PROPOSED WATER LINE	— W —
PROPOSED WATER VALVE	⊙
PROPOSED VALVE BOX	⊙
PROPOSED FIRE HYDRANT	⊙

MISCELLANEOUS STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D100	CONNECT TO EXISTING STORM INLET INV IN: 725.58 (SW, 24")
D101	OVERTFLOW MANHOLE NETHAW R-500T-X BOLTED FRAME AND GRATE OR APPROVED EQUAL INV IN: 725.76 (S, 24") INV OUT: 725.76 (NE, 24")

STORM STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
D0	MET - CLOSED (LO 60°) NW ON: 720.0 (S, 10°) NW OFF: 720.0 (S, 10°) NW ON: 720.0 (S, 10°) NW OFF: 720.0 (S, 30°)
D9	MET - CLOSED (LO 48°) NW ON: 734.0 (S, 10°) NW OFF: 734.0 (S, 10°) NW ON: 730.0 (S, 10°) NW OFF: 730.0 (S, 30°)
D10	MET - CLOSED (LO 60°) NW ON: 720.0 (S, 10°) NW OFF: 720.0 (S, 10°) NW ON: 720.0 (S, 10°) NW OFF: 720.0 (S, 30°)
D11	NL - OPEN (LO 24°) NW ON: 724.0 (S, 60° - HENNA R-4342) NW OFF: 724.0 (S, 60°) NW ON: 720.0 (S, 10°) NW OFF: 720.0 (S, 30°)
D22	MET - OPEN (LO 48°) NW ON: 730.0 (S, 10°) NW OFF: 730.0 (S, 10°) NW ON: 730.0 (S, 10°) NW OFF: 730.0 (S, 30°)
D23	MET - OPEN (LO 48°) NW ON: 730.0 (S, 10°) NW OFF: 730.0 (S, 10°) NW ON: 730.0 (S, 10°) NW OFF: 730.0 (S, 30°)
D24	MET - OPEN (LO 24°) NW ON: 724.0 (S, 60°) NW OFF: 724.0 (S, 60°) NW ON: 720.0 (S, 10°) NW OFF: 720.0 (S, 30°)
D25	MET - OPEN (LO 48°) NW ON: 730.0 (S, 10°) NW OFF: 730.0 (S, 10°) NW ON: 730.0 (S, 10°) NW OFF: 730.0 (S, 30°)



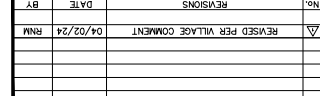


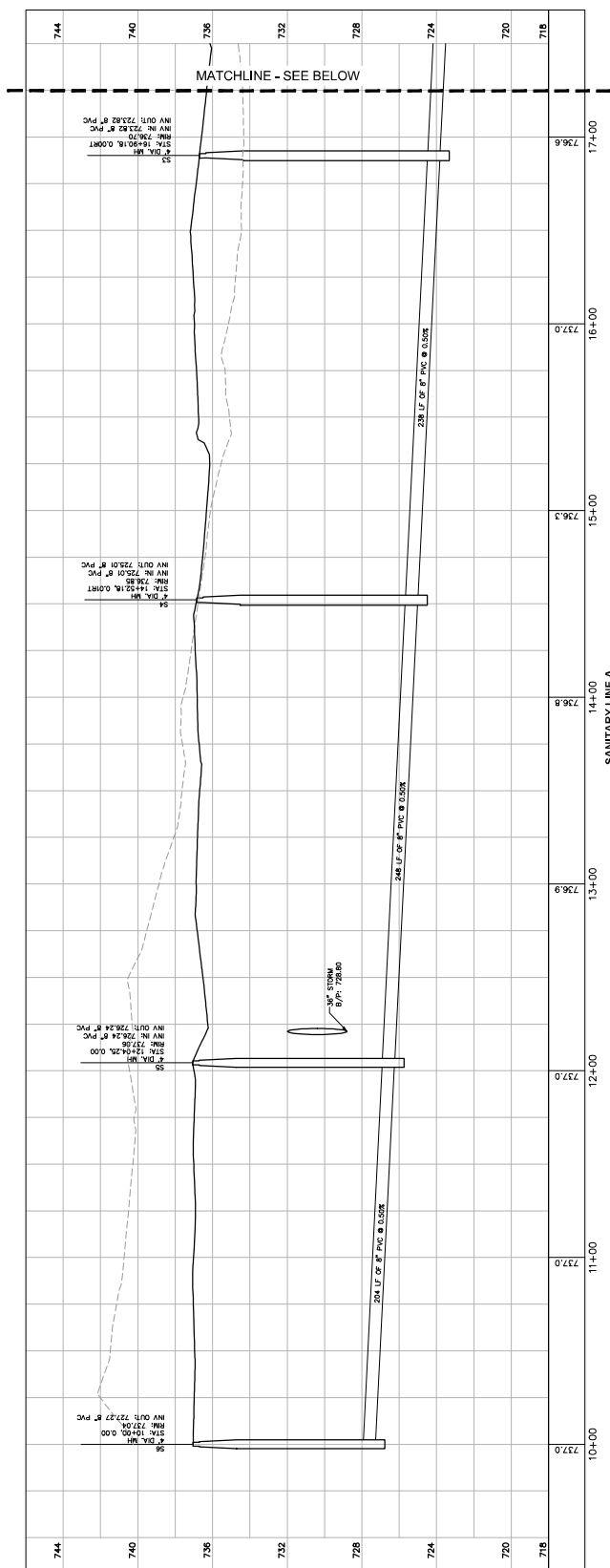
STORM SEWER PLAN - SOUTH	CONTINENTAL 770 FUND, LLC
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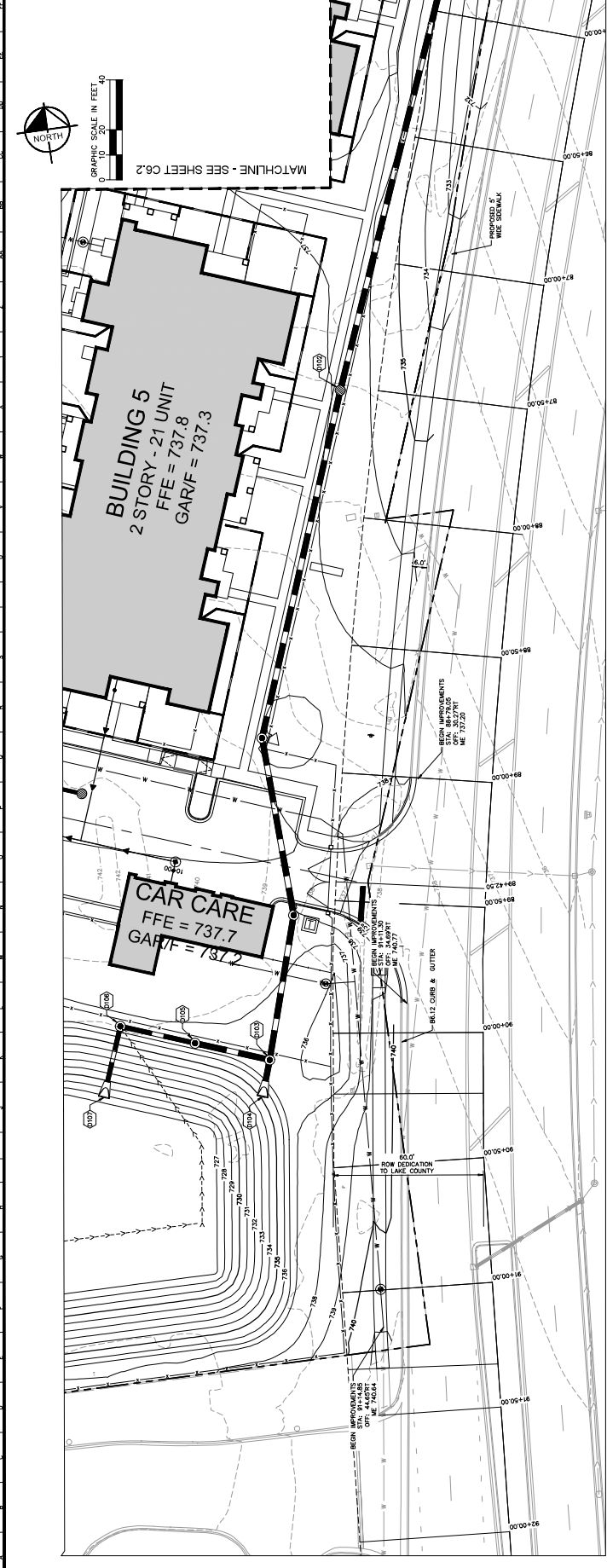
Imley»Horn
24 KALEY-HORN AND ASSOCIATES, INC.
JAKE COOK ROAD, SUITE 200
MILFORD, IL 60055
TEL: 331-425-6039
FAX: 331-425-6039
IMLEY-HORN.COM

REVISION	No.
REVISION PER VILLAGE	△

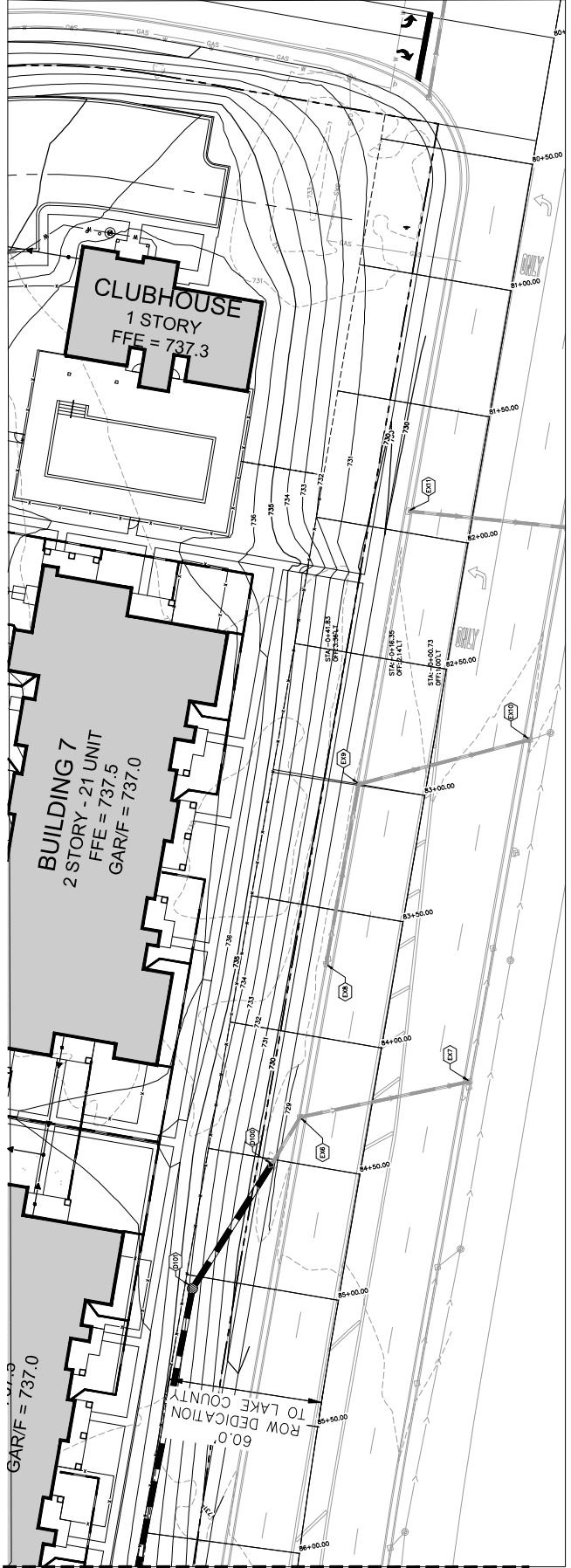
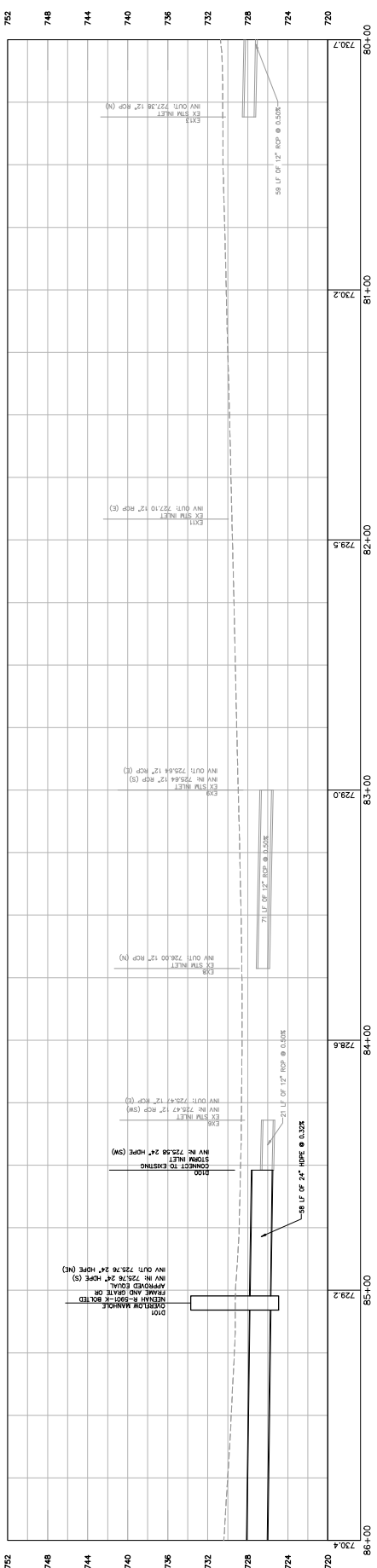
No.	REVISIONS	DATE
▽	REVISED PER VILLAGE COMMENT	04/1/

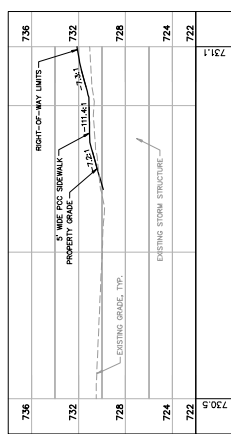
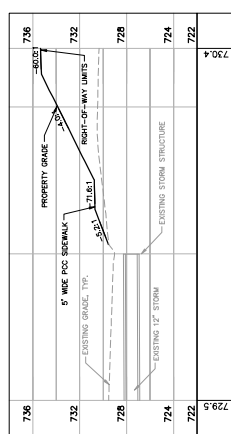
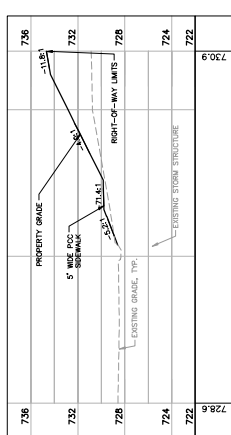
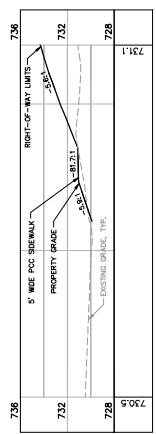
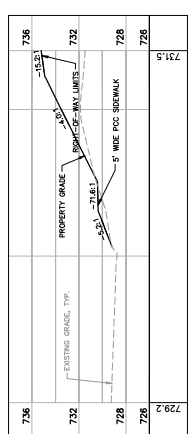
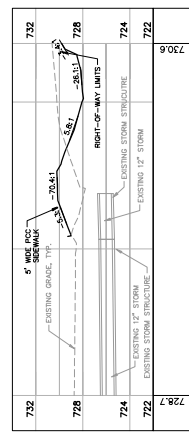
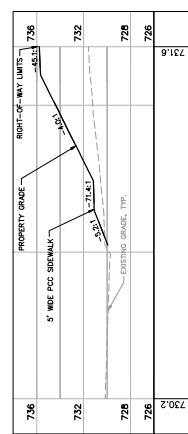
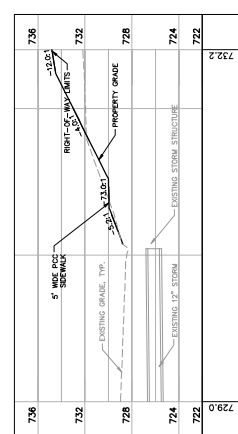
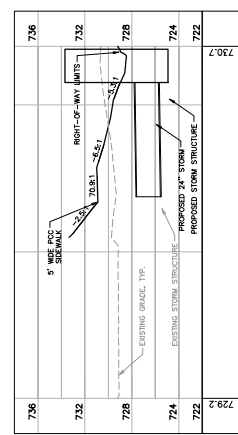
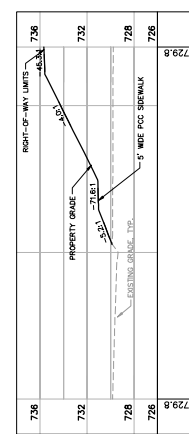
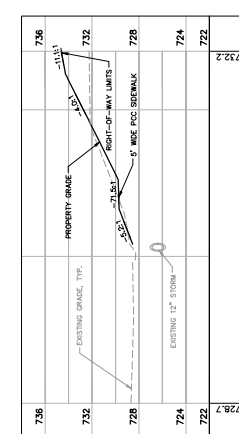
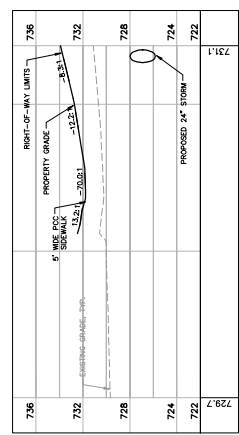


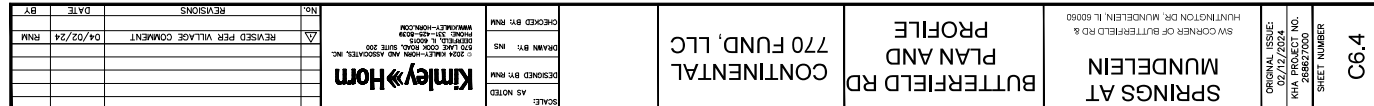
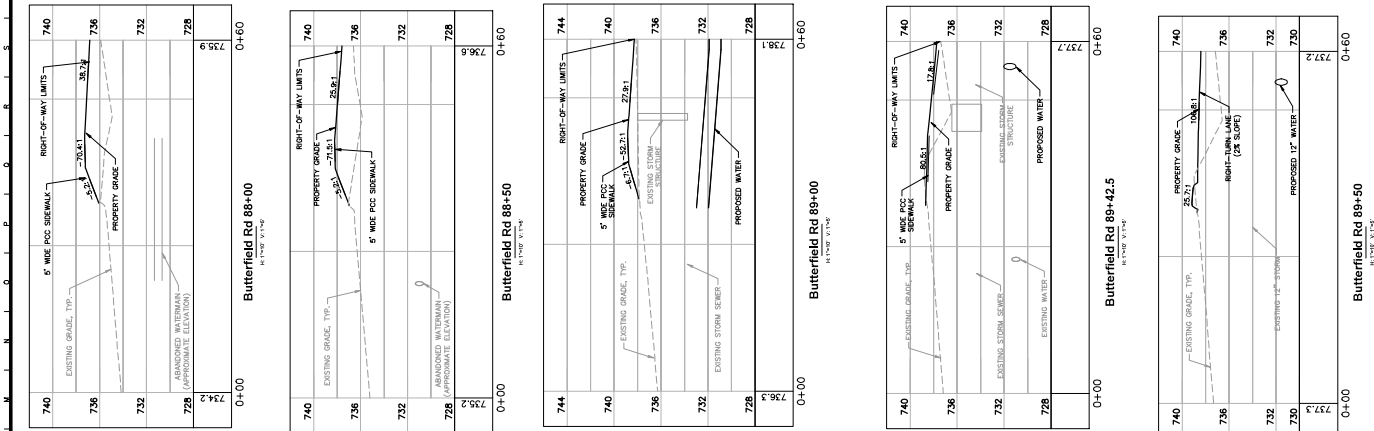




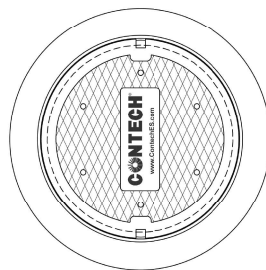
BUTTERFIELD RD CENTERLINE 86+00-80+00







CDS3030-6-C STANDARD CONFIGURATION IS SHOWN.
FOR NJDEP PROJECTS, PLEASE CONTACT YOUR LOCAL CONTECH REPRESENTATIVE FOR APPROVED CONFIGURATIONS.



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)	*		
PEAK FLOW RATE (CFS OR L/s)	*		
RETURN PERIOD OF PEAK FLOW (YRS)	*		
SCREEN APERTURE (2400 OR 4700)	*		
PIPE DATA:	1E	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOATION BALLAST		WIDTH	HEIGHT
		*	*
NOTES/SPECIAL REQUIREMENTS			
			* PER ENGINEER OF RECORD

GENERAL NOTES

- GENERAL NOTES: PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. SEE SPECIFICATIONS FOR ALL DETAILS, STRUCTURE DIMENSIONS AND WEIGHT. PLEASE CONTACT YOUR CONTRACT ENGINEER FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND INFORMATION CONTAINED IN THIS DRAWING.
3. SOLUTIONS LLC REPRESENTATIVE: www.concretehcs.com
4. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
5. STRUCTURE SHALL MEET ASHTO HESLO ROAD RATINGS, ASSUMING EARTH COVER OF 0' - 2", AND GROUNDWATER ELEVATION AT OR BELOW, 10' BELOW THE TOP OF THE STRUCTURE. CONTRACTOR TO CONFIRM ADEQUATE ELEVATION. CASTINGS SHALL MEET
6. STRUCTURE TO BE CAST WITH THE CONCRETE LOGO.
7. PROVIDE A M30M AND BE CAST WITH THE CONCRETE LOGO.
8. IF REQUIRED, P/C HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREWCYLINDER. REMOVE AND REPLACE AS
9. IF REQUIRED, P/C HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREWCYLINDER. REMOVE AND REPLACE AS
10. PROVIDE STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND ASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES

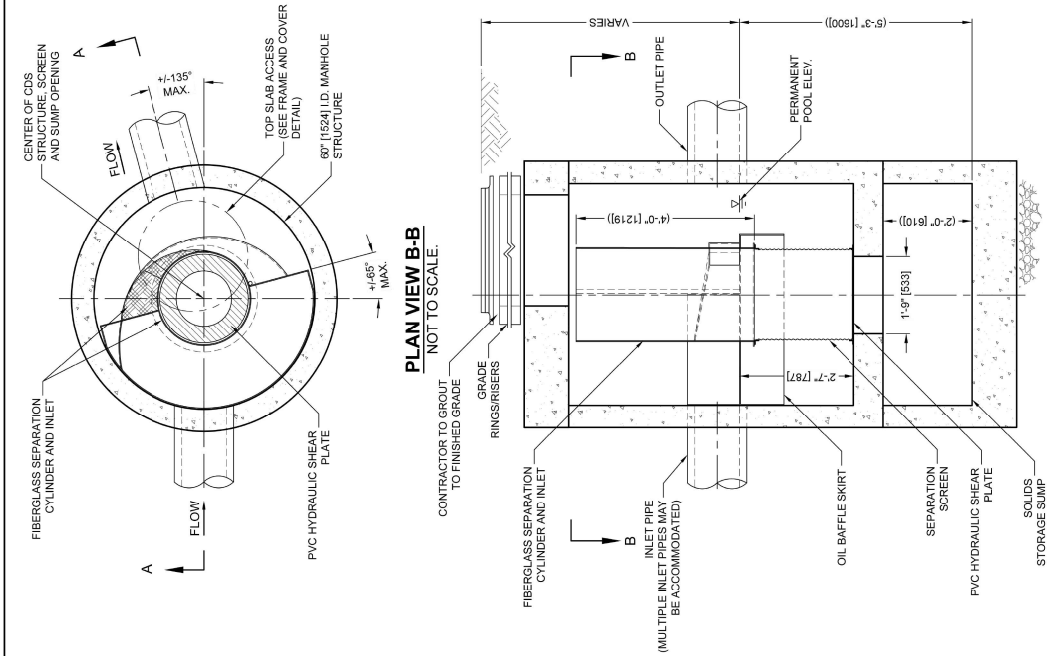
- INSTALLATION NOTES:
A. ANY SUBBASE BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO INSTALL WITH SUFFICIENT LIFTING AND BEACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL AN ANTI-SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUT.
D. CONTRACTOR TO PROVIDE INSTALL AND GROUT INLET AND OUTLET PIPES). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO MATCH PIPE OPENING CENTERLINES.
F. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH®
ENGINEERED SOLUTIONS LLC
www.contechES.com
20225 Centre Pointe Dr., Suite 400, West Chester, OH 45389
(609) 338-1122 513.645.7000 513.645.7093 FAX

CDS3030-6-C
ONLINE CDS
STANDARD DETAIL

C7.3

This document, together with the contract and design, is the property of the undersigned and shall remain the property of the undersigned. It is to be used only for the specific purpose and client for which it was prepared. No part of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the undersigned. The undersigned shall not be held responsible for any errors or omissions in this document.

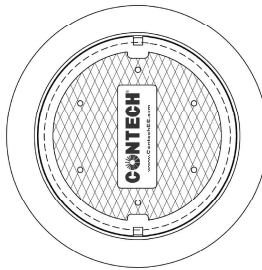


CDS2020-5-C DESIGN NOTES

CDS2020-5-C STANDARD CONFIGURATION IS SHOWN.

SITE SPECIFIC
DATA REQUIREMENTS

STRUCTURE ID	
WATER QUALITY FLOW RATE (CFS OR L/s)	*
PEAK FLOW RATE (CFS OR L/s)	*
RETURN PERIOD OF PEAK FLOW (YRS)	*
SCREEN APERTURE (2400 OR 4700)	*
PIPE DATA:	
INLET PIPE 1	LE MATERIAL DIAMETER
INLET PIPE 2	* * * * *
OUTLET PIPE	* * * * *
RIM ELEVATION	*
ANTI-FLOTATION BALLAST	WIDTH HEIGHT
	* *
NOTES/SPECIAL REQUIREMENTS:	
* PER ENGINEER OF RECORD	



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

- GENERAL NOTES
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEER.
 - SOLUTIONS LLC REPRESENTATIVE: www.conteches.com
 - CONTRACTOR TO PROVIDE ALL MATERIALS AND EQUIPMENT WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 - CONTRACTOR TO CONSTRUCTURE MEETS REQUIREMENTS OF PROJECT SPECIFICATIONS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 - THE OUTLET PIPE INVERT ELEVATION, ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M208 AND BE CAST WITH THE CONTECH LOGO.
 - IF REQUIRED, A HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS REQUIRED.
 - CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
- INSTALLATION NOTES
- ANY SUBBASE BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE DETERMINED BY THE ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND BEACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
 - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLY STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT. HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH
ENGINEERED SOLUTIONS LLC
www.conteches.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45389
800-338-1122 513-645-7000 513-645-7693 FAX

ELEVATION A-A
NOT TO SCALE



CDS2020-5-C
ONLINE CDS
STANDARD DETAIL

SPRINGS AT
MUNDELEIN

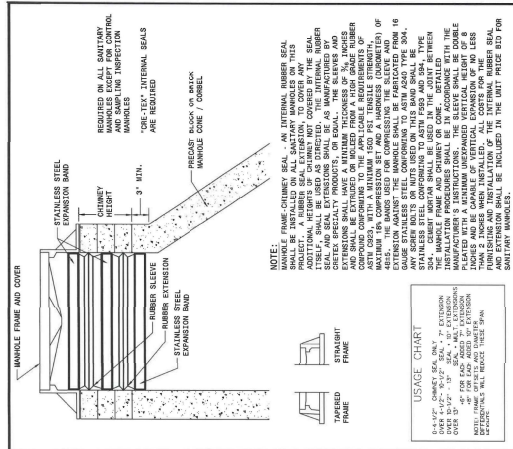
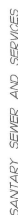
CONSTRUCTION
DETAILS

CONTINENTAL
770 FUND, LLC

Kimley-Horn
700 KIMLEY-HORN AVE. SUITE 200
DALLAS, TEXAS 75243-1000
PH: 214-415-1000
WWW.KIMLEY-HORN.COM

NO.	REVISIONS
1	REVISED PER VILLAGE COMMENT
2	
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THIS DOCUMENT (TOGETHER WITH THE CONCEPTS AND DESIGN PRELIMINARY MAPS) IS ISSUED ONLY FOR THE DESIGN PURPOSE AND DOES NOT CONSTITUTE A CONTRACT. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN ALL NECESSARY INFORMATION FROM THE PROJECT RECORDS AND TO CONSULT WITH THE DESIGNER FOR ANY CHANGES OR ADDITIONS TO THE DESIGN. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND THE USER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION.

DATE: 04/24/2024
BY: [Signature]
CHECKED BY: [Signature]
DESIGNED BY: [Signature]
SCALE: AS NOTED

PROJECT NO. 26827000
SHEET NUMBER C7.6

ORIGINAL ISSUE
02/12/2024
KHA PROJECT NO.
26827000
SHEET NUMBER
C7.6

MUNDELEIN
VILLAGE OF MUNDELEIN
ENGINEERING DETAILS
TYPICAL CROSS-SECTION
P-4

SPRINGS AT
MUNDELEIN
SUNSHINE CORNER OF BUTTERFIELD RD &
HUNTINGTON DR, BUTTERFIELD IL 60009

CONSTRUCTION
DETAILS

770 FUND, LLC
CONTINENTAL

AS NOTED
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS NOTED

REVISIONS
NO. DATE BY
1 04/22/24 RHM
2 04/22/24 RHM

REVISED PER VILLAGE COMMENT

REVISIONS

NO. DATE BY

1 04/22/24 RHM

2 04/22/24 RHM

3 04/22/24 RHM

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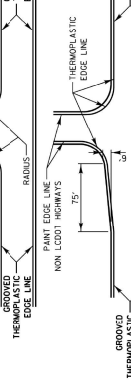
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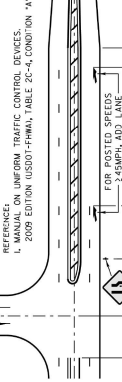
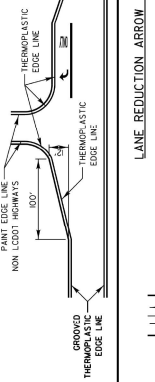
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263 04/22/24 RHM

TYPICAL MINI-SKIP PAVEMENT MARKINGS

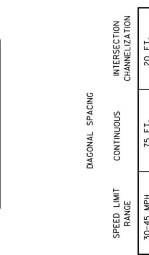


DOUBLE TAPER

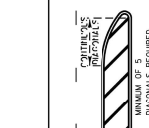


ARE 2 FEET WHITE LINE WITH 6 FEET SPACING. THE MINI-SKIP IS
MOVING AT THE HIGHEST POSSIBLE RATE TO PREVENT

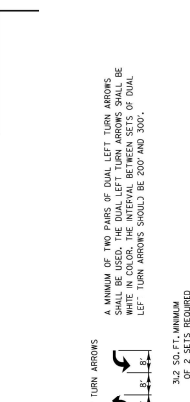
TWO LANE ROAD



TYPICAL DIAGONAL SPACING



TWO-WAY LEFT TO LEFT TURN RAY



11.2 SQ. FT. MINIMUM
OF 2 SETS REQUIRED

A MINIMUM OF TWO PAIRS OF DUAL LEFT TURN ARROWS SHALL BE USED. THE DUAL LEFT TURN ARROWS SHALL BE WHITE IN COLOR. THE INTERVAL BETWEEN SETS OF DUAL LEFT TURN ARROWS SHALL BE 200' AND 300'.

REVISIONS	DATE
SEPARATED RAILROAD SHEET	06/02/08
ADDED LANE REDUCTION ARROWS	07/11/12
RAISED TO RECESSED MARKERS	12/21/13
REMOVE STATION NUMBERS	5/30/14
THERMO EDGELINES @ RETURNS	11/18/16
ALL PM TO GROOVED THERMO	1/26/17
REVISED EDGELINES @ RETURNS	4/10/17
CONTRACTOR COMMENTS	4/10/17

APPROVED BY: A. KHAWAJA

 **Lake County**
Division of Transportation

TYPICAL PAVEMENT MARKINGS FOR COUNTY HIGHWAYS

Page 1 of 2

ORIGINAL ISSUE:	02/12/2024
IA PROJECT NO.	268627000

C7.7

SPRINGS AT
MUNDELEIN

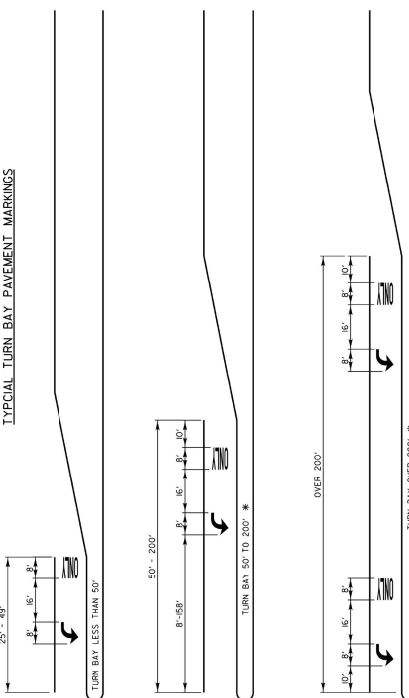
CONTINENTAL
770 FUND, LLC

CONSTRUCTION
DETAILS

Kimley-Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 312-425-8039
WWW.KIMLEY-HORN.COM

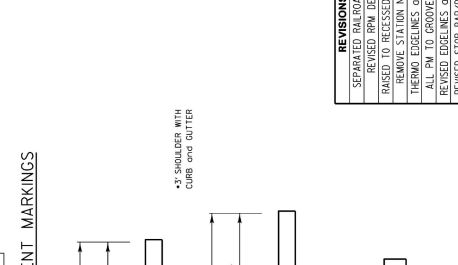
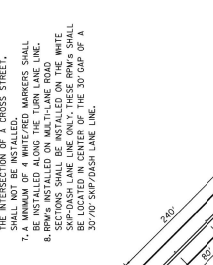
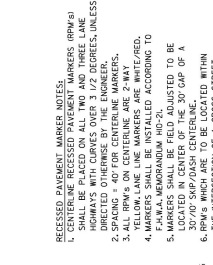
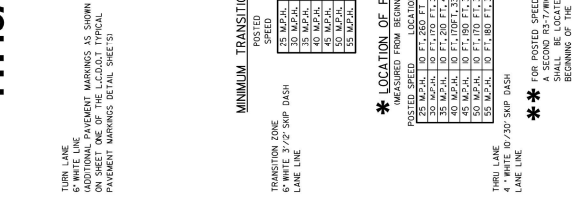
BY	DATE	REVISIONS
RNM	04/02/24	REVISED PER VILLAGE COMMENT

TYPICAL TURN BAY PAVEMENT MARKINGS



AT INTERSECTIONS WITH VIDEO DETECTION, THE ARROW AND ONLY PAYMENT MARKINGS SHALL BE A MINIMUM OF 30' BEHIND THE STOP BAR.

THRU LANE TO
TURN LANE CONVERSION

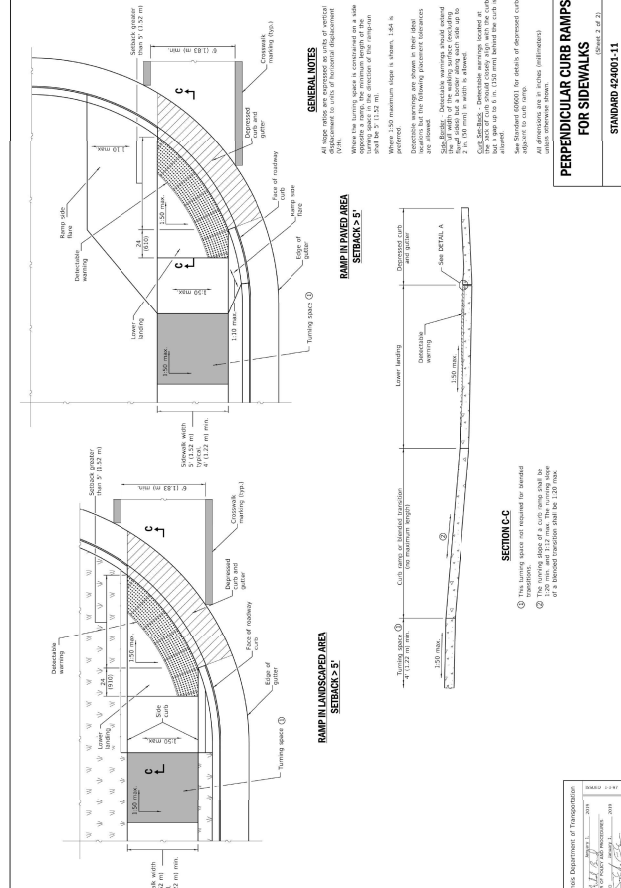
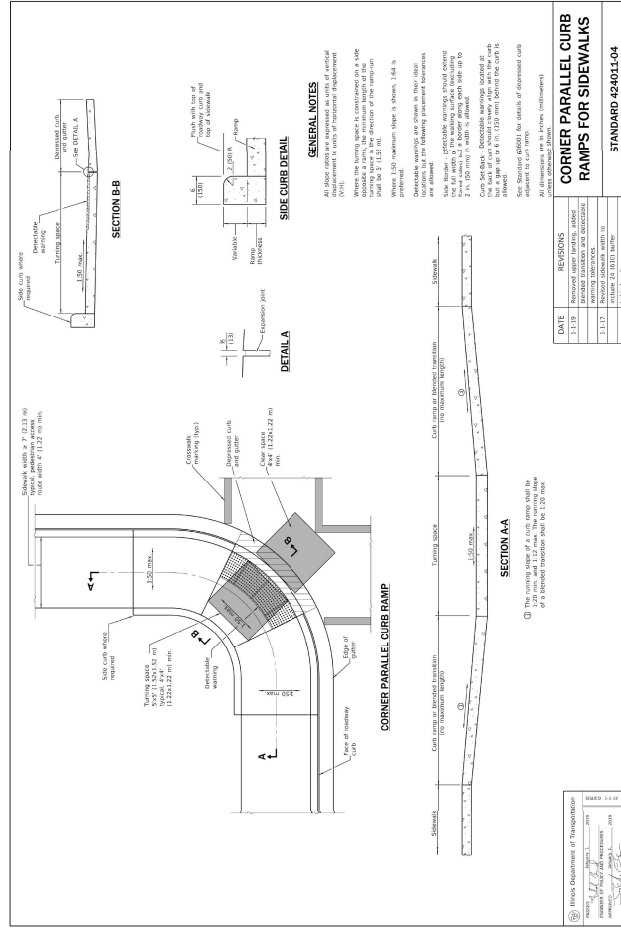


SPRINGS AT
MUNDELEIN

PAINTED REINFORCING	NO DISCREPANCY USED FOR	SOOTY WHITE PEARL	UNIFORMITY OF COLOURS	MPAAJ
COAT MARKING AND CHARACTERISTIC LINES	8 IN. WITH 2 IN. DIAGONALS @ 45°	WHITE	DIAGONALS 7 FT. C-LESS THAN 30 MPAAJ	MPAAJ
	2 IN. IN TRANSVERSE LINES	500L	DIAGONALS 10 FT. C-LESS THAN 30 MPAAJ	MPAAJ
	10 IN. IN LINE 100	500L	SEE LOCAL 1317 900000	MPAAJ
PAR. CROSSING	10 IN. IN LINE 100		90° C-LESS THAN 30 MPAAJ	MPAAJ
			90° C-LESS THAN 30 MPAAJ	MPAAJ
CORNERED REINFORCING	12 IN. IN 45°	WHITE - RIGHT YELLOW - LEFT	50 FT. C-LESS THAN 30 MPAAJ DIAGONALS 10 FT. C-LESS THAN 30 MPAAJ	MPAAJ
PAYMENT WARNINGS TO BE GROVED		500L		MPAAJ

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C7.8



ORIGINAL ISSUE: 02/12/2024	KHA PROJECT NO. 268627000	SHEET NUMBER C7.10
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**SPRINGS AT
MUNDELEIN**
SW CORNER OF BUTTERFIELD RD &
HUNTINGTON DR, MUNDELEIN, IL 60060

LAKE CO DOT
DETAILS

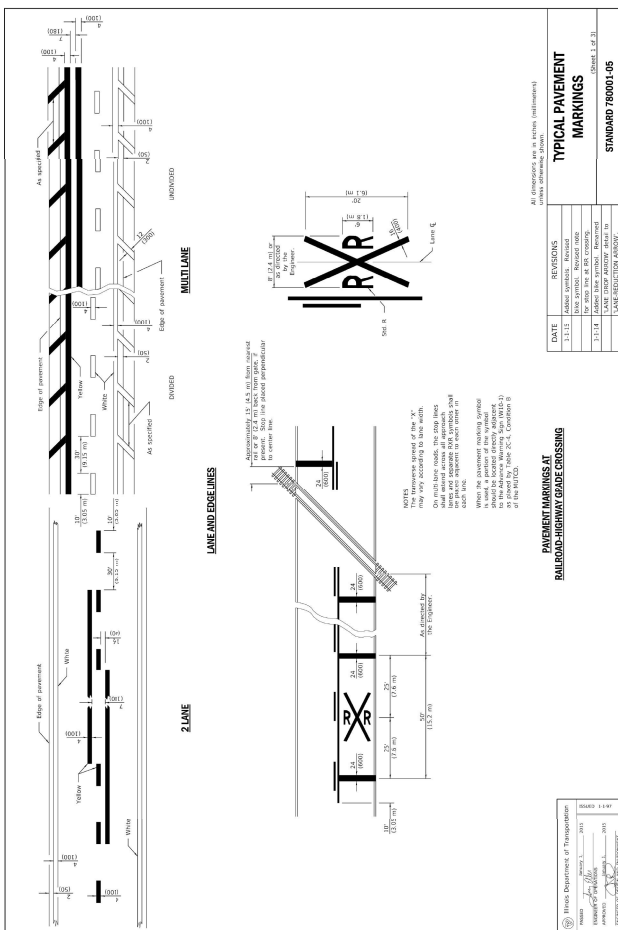
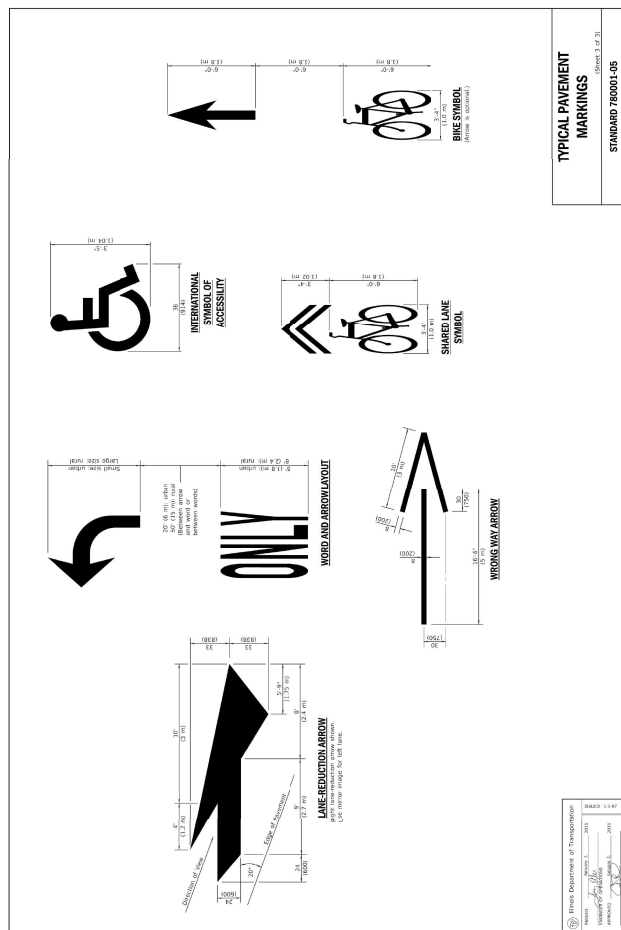
CONTINENTAL
770 FUND, LLC

DESIGNED BY: RNM	DESIGNED BY: RNM
AS NOTED	AS NOTED
DRAWN BY: NS	DRAWN BY: NS
CHECKED BY: RNM	CHECKED BY: RNM

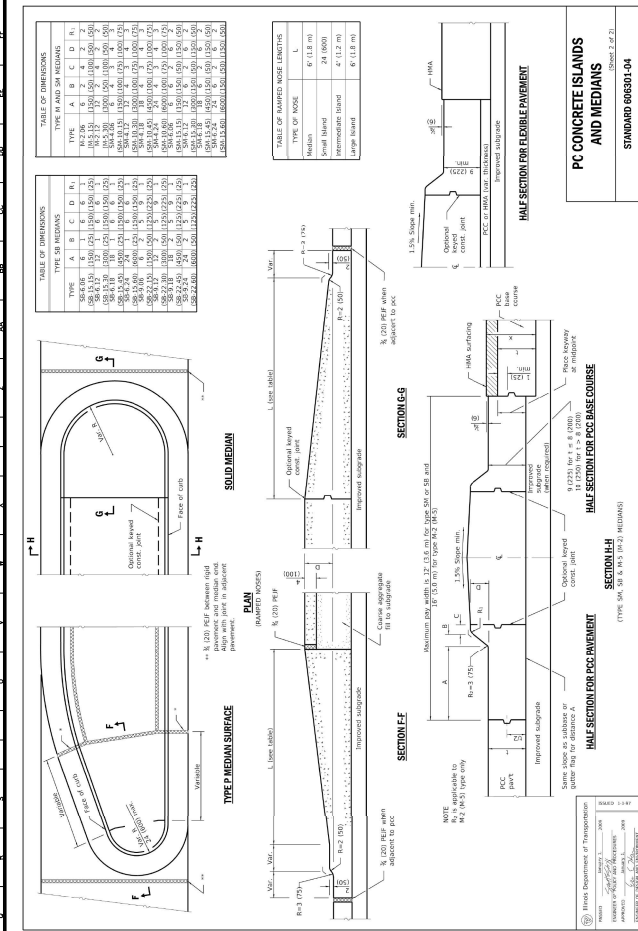
070 LANE COOK ROAD, SUITE 200
 DEERFIELD, IL 60015
 PHONE: 312-429-6039
 WWW.KIMLEY-HORN.COM

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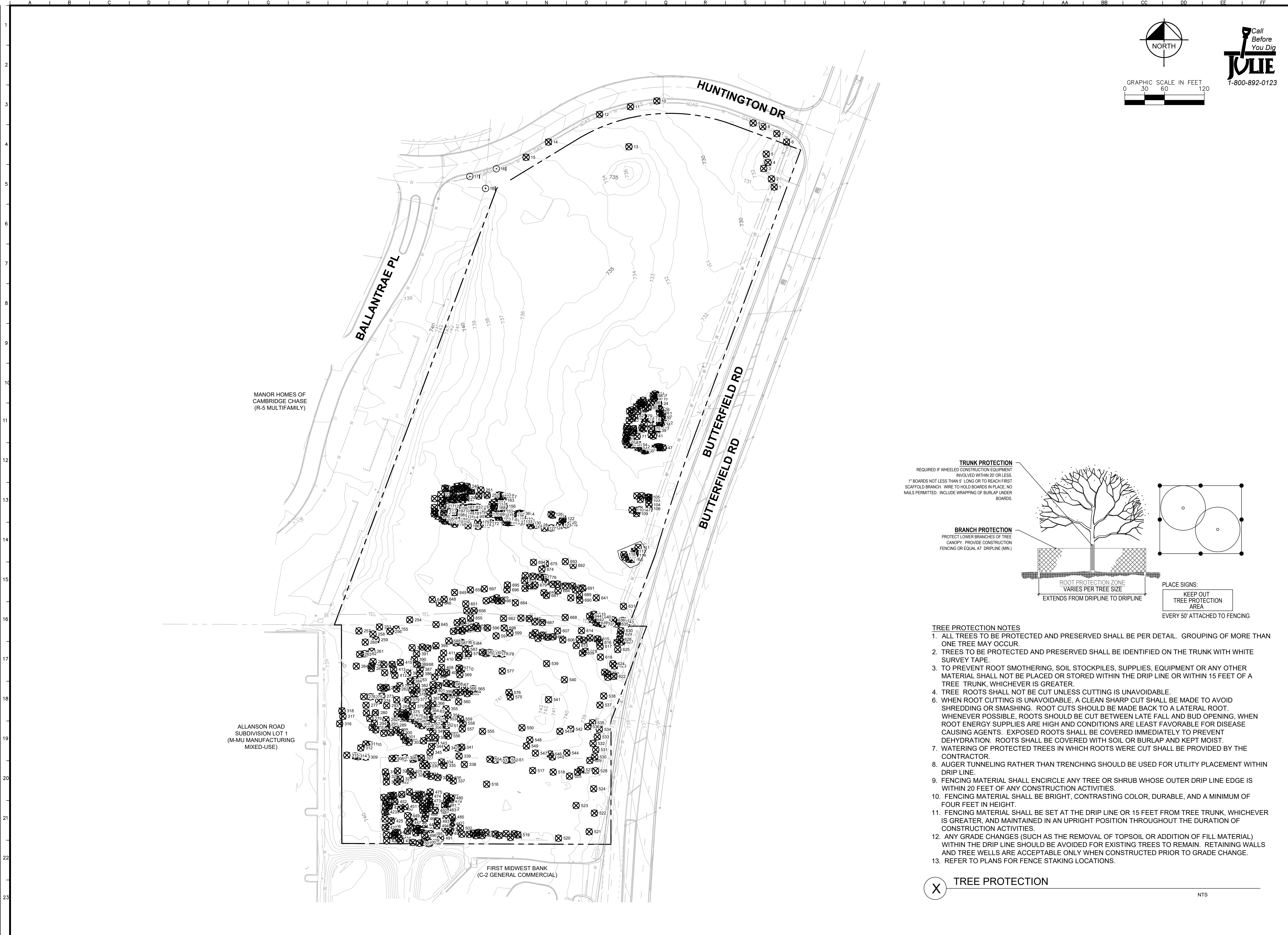
No.	REVISIONS	DATE	BY
△	REVISED PER VILLAGE COMMENT	04/02/24	RNM



40



Drawing name: K:\GIS_LDEV\268627000_Continental_Mundelein_IL\2 Design\CAO\WorkSheets\L1.0 TREE PRESERVATION PLAN.dwg May 30, 2024 11:30am by amanda.mcabee
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SCALE:	AS NOTED	
DESIGNED BY:	RNM	
DRAWN BY:	INS	
CHECKED BY:	RNM	
REVISIONS		
NO.		
DATE		
BY		
CONTINENTAL 770 FUND, LLC		
TREE PRESERVATION AND REMOVAL PLAN		
SPRINGS AT MUNDELEIN		
SW CORNER OF BUTTERFIELD RD & HUNTINGTON DR, MUNDELEIN, IL 60060		
ORIGINAL ISSUE: 02/12/2024		
KHA PROJECT NO. 268627000		
SHEET NUMBER		
L1.0		

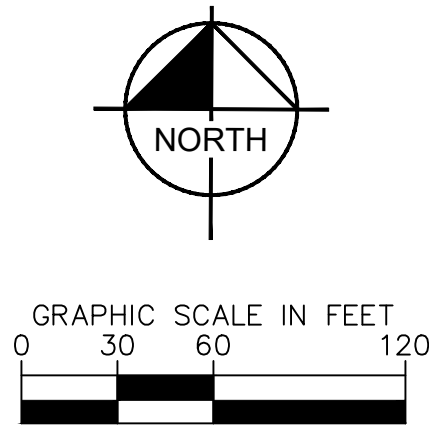
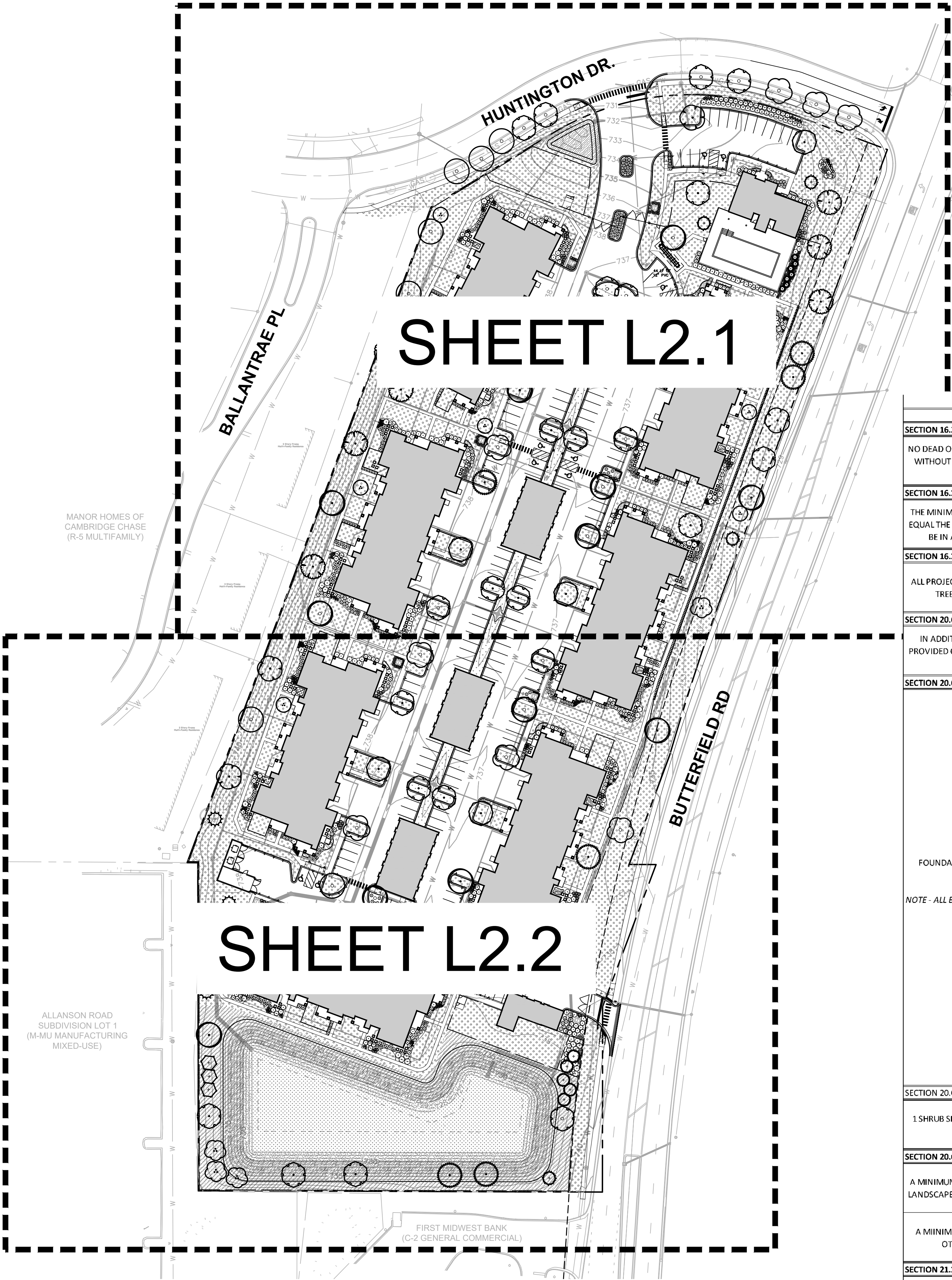
X TREE PROTECTION

NTS

Drawing name: K:\ONS_LDE\A\268627000_Continental_Mundelein_IL2 Design\CAO\WorkSheets\1.0 TREE PRESERVATION AND REMOVAL PLAN May 30, 2024 11:30am by amanda.mcbee
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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	
1	348	BLACK LOCUST	Robinia pseudoacacia	14	4	4	REMOVE			4			464	BLACK LOCUST	Robinia pseudoacacia	7	4	4	REMOVE			3			580	BOXELDER	Acer negundo	12	4	4	REMOVE		3
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Drawing name: K:\GIS_LDEV\268627000_Continental_Mundelein_IL\2 Design\CAO\PlanSheets\L2.0 LANDSCAPE PLAN.dwg May 30, 2024 11:31am by: amandamcabe
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MUNDELEIN, IL - LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	REQUIRED	PROPOSED
SECTION 16.23.060 - TREE REMOVAL AND REPLACEMENT		
NO DEAD OR DYING TREES HAVING A DBH OF 2.5 INCHES OR GREATER MAY BE REMOVED WITHOUT THE AUTHORIZATION OF THE VILLAGE. TREES MEASURED IN ANY FRACTION SHALL BE ROUNDED TO THE NEXT HIGHEST WHOLE NUMBER.	SEE SHEET L1.0 FOR TREE PRESERVATION/REMOVALS PLAN	
SECTION 16.23.070 - TREE PROTECTION AND PRESERVATION		
THE MINIMUM NUMBER OF NEW TREES PLANTED ON THE DEVELOPED PROPERTY SHALL EQUAL THE NUMBER OF ACRES OF DEVELOPED PROPERTY MULTIPLIED BY 10, AND SHALL BE IN ADDITION TO THE REQUIRED PARKWAY TREES OR REPLACEMENT TREES.	TOTAL SITE AREA AFTER R.O.W DEDICATION = 10.13 ACRES (441,262.80 SQ. FT.) 10.13 ACRES x 10 = 101.3 101 TREES REQUIRED THROUGHOUT THE SITE	101 TREES PROVIDED THROUGHOUT SITE (IN ADDITION TO PARKWAY TREES)
SECTION 16.23.080 - LANDSCAPING ON PUBLIC RIGHTS-OF-WAYS AND PARKWAYS		
ALL PROJECTS TO WHICH THIS LANDSCAPE CODE IS APPLICABLE SHALL HAVE PARKWAY TREES PLANTED AT THE RATE OF 1 TREE FOR EVERY 50 FEET OF FRONTAGE.	LENGTH OF HUNTINGTON DRIVE = 495.49 LF 495.49 LF / 50 LF = 9.91 10 PARKWAY TREES REQUIRED ALONG HUNTINGTON DRIVE	10 PARKWAY TREES PROVIDED
SECTION 20.60.070 - ON-LOT LANDSCAPE		
IN ADDITION TO OTHER REQUIREMENTS OF THIS CHAPTER, SHADE TREES SHALL BE PROVIDED ON ALL LOTS AT A MINIMUM OF 2 SHADE TREES PER TOWNHOUSE OR MULTI-FAMILY DEVELOPMENT.	TOTAL NUMBER OF MULTI-FAMILY BUILDINGS = 7 7 BUILDINGS x 2 SHADE TREES = 14 14 SHADE TREES REQUIRED THROUGHOUT THE SITE	14 SHADE TREES PROVIDED
SECTION 20.60.080 - BUILDING FOUNDATION LANDSCAPE		
FOUNDATION PLANTINGS SHALL BE INSTALLED ALONG 60% OF THE LENGTH OF THE FAÇADE OF THE BUILDING. NOTE - ALL BUILDING FOUNDATION LENGTHS DO NOT INCLUDE SIDEWALKS, PATIOS AND DRIVEWAYS/GARAGES	LENGTH OF CLUBHOUSE = 140.49 LF 140.49 LF x 0.60 = 84.29 85 LF OF BUILDING 1 FOUNDATION PLANTING REQUIRED	109.26 LF OF LANDSCAPE PROVIDED (CLUBHOUSE)
	LENGTH OF BUILDING 1 = 286.68 LF 286.68 LF x 0.60 = 172.01 172 LF OF BUILDING 1 FOUNDATION PLANTING REQUIRED	297.64 LF OF LANDSCAPE PROVIDED (BUILDING 1)
	LENGTH OF BUILDING 2 = 283.32 LF 283.32 LF x 0.60 = 169.99 170 LF OF BUILDING 2 FOUNDATION PLANTING REQUIRED	291.36 LF OF LANDSCAPE PROVIDED (BUILDING 2)
	LENGTH OF BUILDING 3 = 287.35 LF 287.35 LF x 0.60 = 172.41 172 LF OF BUILDING 3 FOUNDATION PLANTING REQUIRED	269.63 LF OF LANDSCAPE PROVIDED (BUILDING 3)
	LENGTH OF BUILDING 4 = 288.57 LF 288.57 LF x 0.60 = 173.14 173 LF OF BUILDING 4 FOUNDATION PLANTING REQUIRED	296.45 LF OF LANDSCAPE PROVIDED (BUILDING 4)
	LENGTH OF BUILDING 5 = 287.53 LF 287.53 LF x 0.60 = 172.51 173 LF OF BUILDING 5 FOUNDATION PLANTING REQUIRED	269.55 LF OF LANDSCAPE PROVIDED (BUILDING 5)
	LENGTH OF BUILDING 6 = 287.43 LF 287.43 LF x 0.60 = 172.46 172 LF OF BUILDING 6 FOUNDATION PLANTING REQUIRED	300.06 LF OF LANDSCAPE PROVIDED (BUILDING 6)
	LENGTH OF BUILDING 7 = 287.35 LF 287.35 LF x 0.60 = 172.41 172 LF OF BUILDING 7 FOUNDATION PLANTING REQUIRED	270.43 LF OF LANDSCAPE PROVIDED (BUILDING 7)
SECTION 20.60.100 PARKING LOT PERIMETER LANDSCAPE YARD		
1 SHRUB SHALL BE PLANTED FOR EVERY 3 FEET OF LANDSCAPED AREA LENGTH (OF THE PARKING LOT PERIMETER), SPACED LINEARLY.	PARKING LOT PERIMETER LENGTH = 106.47 LF 106.47 LF / 3 FT = 35.49 36 PARKING LOT PERIMETER SHRUBS REQUIRED	36 PARKING LOT PERIMETER SHRUBS PROVIDED
SECTION 20.60.110 - INTERIOR PARKING LOT LANDSCAPE		
A MINIMUM OF 1 SHADE TREE SHALL BE PROVIDED FOR EVERY PARKING LOT ISLAND OR LANDSCAPED AREA (1 PARKING LOT ISLAND SHALL BE PROVIDED FOR EVERY 10 SPACES).	1 SHADE TREE FOR EVERY PARKING LOT ISLAND	1 SHADE TREE IN EACH PARKING ISLAND PROVIDED
A MINIMUM OF 75% OF EVERY PARKING LOT ISLAND SHALL BE PLANTED IN TURF OR OTHER LIVE GROUNDCOVER, PERENNIALS OR ORNAMENTAL GRASSES.	75% OF PARKING LOT ISLANDS REQUIRED TO BE PLANTED	ALL LANDSCAPE ISLANDS PLANTED WITH TURF OR A COMBINATION OF SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES
SECTION 21.24.080 - GROUND MONUMENT SIGN		
LANDSCAPE MUST EXTEND A MINIMUM OF 2 FEET FROM THE SIGN BASE ON ALL SIDES AND SHALL CONSIST OF SHRUBS, PERENNIALS, LIVE GROUNDCOVER OR TREES.	SIGN LANDSCAPING REQUIRED	SIGN LANDSCAPING PROVIDED

AS NOTED

DESIGNED BY: RNM

DRAWN BY: INS

CHECKED BY: RNM

Kimley»Horn

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570 LAKE COOK ROAD, SUITE 200
PRINCETON, IL 60131
PHONE: 312-422-8039
WWW.KIMLEY-HORN.COM

CONTINENTAL

770 FUND, LLC

OVERALL

LANDSCAPE

PLAN

SPRINGS AT

MUNDELEIN

SW CORNER OF BUTTERFIELD RD & HUNTINGTON DR. MUNDELEIN, IL 60060

ORIGINAL ISSUE:

02/12/2024

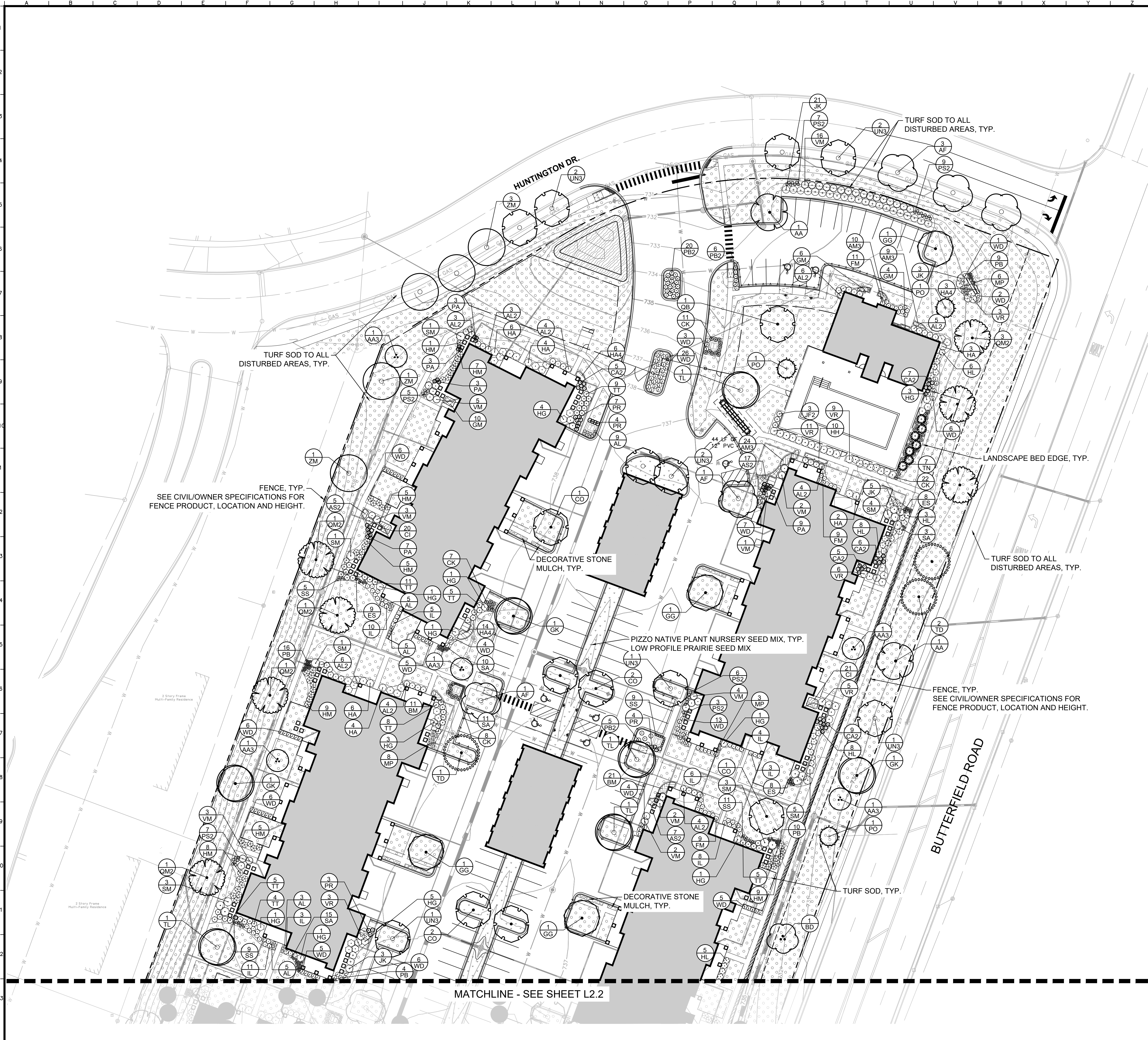
KHA PROJECT NO.

268627000

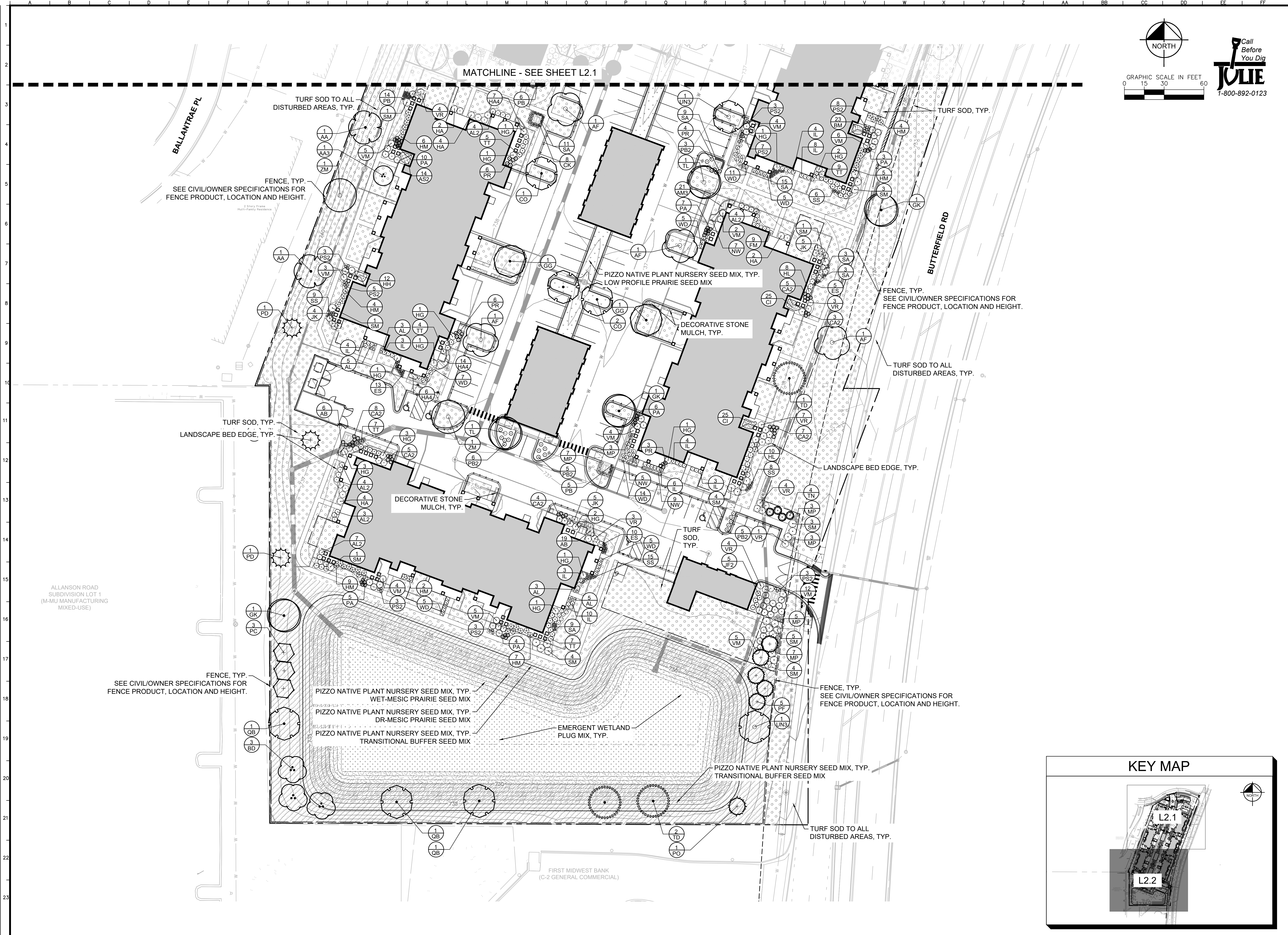
SHEET NUMBER

L2.0

Drawing name: K:\GIS\L268627000_Continental_Mundelein_L2.1 DETAILED LANDSCAPE PLAN May 30, 2024 11:31am by: amanda.mccabee
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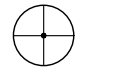
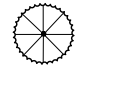
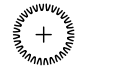
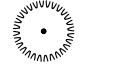
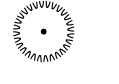
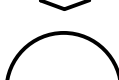
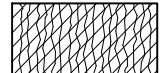
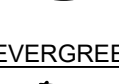
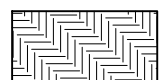
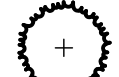
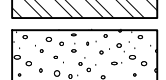
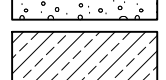
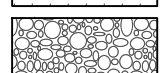
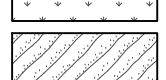
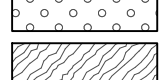
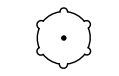
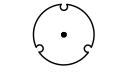
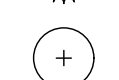
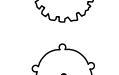
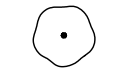


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SPRINGS AT MUNDELEIN		CONTINENTAL LANDSCAPE PLAN		Kimley»Horn		© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 570 LAKE COOK ROAD, SUITE 200 PHILADELPHIA, PA 19103 WWW.KIMLEY-HORN.COM		05/07/24 04/02/24 DATE		INS RNM BY	
ORIGINAL ISSUE: 02/12/2024		KHA PROJECT NO. 268627000		SHEET NUMBER L2.2		REVISED PER LDDOT		REVISED PER VILLAGE COMMENT		REVISIONS	
SW CORNER OF BUTTERFIELD RD & HUNTINGTON DR. MUNDELEIN, IL 60060		SCALE: AS NOTED DESIGNED BY: RNM DRAWN BY: INS CHECKED BY: RNM		NORTH		Call Before You Dig 1-800-892-0123		GRAPHIC SCALE IN FEET 0 15 30 60		Turf Sod to All Disturbed Areas, Typ.	

Drawing name: K:\CHS_LDE\268627000_Continental_Mundelein_IL\2 Design\CA0\PlanSheets\L2.0 LANDSCAPE PLAN.dwg May 30, 2024 11:32am by amanda.madbee
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PLANT SCHEDULE															
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE									
TREES															
	AA	4	AESCULUS X ARNOLDIANA 'AUTUMN SPLENDOR' / AUTUMN SPLENDOR BUCKEYE	B & B	2.5" CAL. MIN.										
	AF	9	ACER FREEMANII 'AUTUMN FANTASY' / FREEMAN MAPLE	B & B	2.5" CAL. MIN.			MP	45	MISCANTHUS SINENSIS 'PURPURESCENS' / FLAME GRASS	1 GAL	30" OC			
	CO	9	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL. MIN.			PA	60	PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS	1 GAL	36" OC			
	GG	6	GINKGO BILOBA 'GOLDEN GLOBE' / GOLDEN GLOBE GINKGO	B & B	2.5" CAL. MIN.			PB	64	PENNISETUM ALOPECUROIDES 'BURGUNDY BUNNY' / BURGUNDY BUNNY DWARF FOUNTAIN GRASS	1 GAL	18" OC			
	GK	6	GYMNOCLADUS DIOICA / KENTUCKY COFFEE TREE	B & B	2.5" CAL. MIN.			PR	37	PANICUM VIRGATUM 'ROTSTRAHLBUSCH' / ROTSTRAHLBUSCH RED SWITCH GRASS	1 GAL	36" OC			
	QB	4	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL. MIN.			PS2	72	PANICUM VIRGATUM 'SHENANDOAH' / SWITCH GRASS	1 GAL	24" OC			
	QM2	7	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	2.5" CAL. MIN.			SA	89	SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	1 GAL	18" OC			
	TD	6	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' / BALD CYPRESS	B & B	2.5" CAL. MIN.			SS	72	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' / STANDING OVATION LITTLE BLUESTEM	1 GAL	18" OC			
	TL	6	TILIA AMERICANA / AMERICAN LINDEN	B & B	2.5" CAL. MIN.		PERENNIALS AND GRASSES								
	UN3	11	ULMUS AMERICANA 'NEW HARMONY' / NEW HARMONY AMERICAN ELM	B & B	2.5" CAL. MIN.			AB	25	AMSONIA TABERNAEMONTANA 'BLUE ICE' / BLUE ICE STAR FLOWER	1 GAL	24" OC			
	ZM	7	ZELKOVA SERRATA 'MUSASHINO' / SAWLEAF ZELKOVA	B & B	2.5" CAL. MIN.			AM3	64	ASTILBE CHINENSIS 'MAGGIE DALEY' / MAGGIE DALEY ASTILBE	1 GAL	18" OC			
EVERGREEN TREES											AS2	43	ALLIUM X 'SUMMER BEAUTY' / SUMMER BEAUTY ALLIUM	1 GAL	24" OC
	PC	3	PICEA PUNGENS / COLORADO SPRUCE	B & B		6' HT MIN		BM	55	BRUNNERA MACROPHYLLA / SIBERIAN BUGLOSS	1 GAL	18" OC			
	PD	3	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	B & B		6' HT MIN		CI	91	CAREX MORROWII 'ICE DANCE' / ICE DANCE JAPANESE SEDGE	1 GAL	18" OC			
	PF	5	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE	B & B		6' HT MIN		GM	20	GERANIUM MACULATUM / SPOTTED GERANIUM	1 GAL	24" OC			
	PO	4	PICEA OMORIKA / SERBIAN SPRUCE	B & B		6' HT MIN		HA4	50	HEMEROCALLIS X 'CHERRY CHEEKS' / DAYLILY	1 GAL	24" OC			
	TN	11	THUJA OCCIDENTALIS 'NIGRA' / NIGRA ARBORVITAE	B & B		6' HT MIN		HH	22	HOSTA X 'HADSPEN BLUE' / HOSTA	1 GAL	24" OC			
ORNAMENTAL TREES											NW	21	NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	1 GAL	24" OC
	AA3	6	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	B & B	MULTISTEM	8' HT MIN	SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME					
	BD	4	BETULA NIGRA 'BNMTF' / DURA HEAT® RIVER BIRCH	B & B	MULTISTEM	8' HT MIN	GROUND COVERS								
													EMERGENT WETLAND PLUG MIX 2" PLUG, 24" O.C.		
													DECORATIVE STONE MULCH		
													PIZZO NATIVE PLANT NURSERY / DRY-MESIC PRAIRIE SEED MIX		
													PIZZO NATIVE PLANT NURSERY / LOW PROFILE PRAIRIE SEED MIX		
													PIZZO NATIVE PLANT NURSERY / TRANSITIONAL BUFFER SEED MIX		
													PIZZO NATIVE PLANT NURSERY / WET-MESIC PRAIRIE SEED MIX		
													TURF SOD		
													PIZZO NATIVE PLANT NURSERY / DRY BOTTOM DETENTION BASIN		
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE									
SHRUBS															
	AL	43	ARONIA MELANOCARPA 'UCONNAM165' TM / LOW SCAPE MOUND BLACK CHOKEBERRY	-	SEE PLAN	12" HT. MIN.									
	AL2	61	AZALEA X 'LEMON LIGHTS' / LEMON LIGHTS NORTHERN LIGHTS AZALEA	-	SEE PLAN	18" HT MIN									
	FM	38	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	-	SEE PLAN	36" HT MIN									
	HA	37	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE SMOOTH HYDRANGEA	-	SEE PLAN	24" HT MIN									
	HG	41	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS' / OAKLEAF HYDRANGEA	-	SEE PLAN	24" HT MIN									
	HL	48	HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME HYDRANGEA	-	SEE PLAN	18" HT MIN									
	HM	86	HYDRANGEA ARBORESCENS 'NCHA2' TM / INVINCIBELLE SPIRIT II HYDRANGEA	-	SEE PLAN	24" HT MIN									
	IL	95	ITEA VIRGINICA 'LITTLE HENRY' TM / VIRGINIA SWEETSPIRE	-	SEE PLAN	24" HT MIN									
	JF2	8	JUNIPERUS CHINENSIS 'FAIRVIEW' / FAIRVIEW JUNIPER	-	SEE PLAN	72" HT MIN									
	JK	46	JUNIPERUS X PFITZERIANA 'KALLAY'S COMPACT' / KALLAY'S COMPACT PFITZER JUNIPER	-	SEE PLAN	24" SPREAD									
	PB2	50	POTENTILLA FRUTICOSA 'HACHLISS' TM / BELLA BELLISSIMA BUSH CINQUEFOIL	-	SEE PLAN	18" HT MIN									
	SM	45	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC	-	SEE PLAN	36" HT MIN									
	TT	79	TAXUS X MEDIA 'TAUNTONII' / TAUTON YEW	-	SEE PLAN	24" HT MIN									
	VM	88	VIBURNUM DENTATUM 'BLUE MUFFIN' / SOUTHERN ARROWWOOD	-	SEE PLAN	24" HT MIN									
	VR	63	DIERVILLA RIVULARIS 'SMNDRSF' TM / KODIAK BLACK HONEYSUCKLE	-	SEE PLAN	24" HT MIN									
	WD	157	WEIGELA FLORIDA 'DARK HORSE' / DARK HORSE WEIGELA	-	SEE PLAN	18" HT MIN									
GRASSES															
	CA2	64	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' / OVERDAM FEATHER REED GRASS	1 GAL		36" OC									
	CK	56	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL		36" OC									
	ES	53	ERAGROSTIS SPECTABILIS / PURPLE LOVEGRASS	1 GAL		18" OC									



SCALE:	AS NOTED	DESIGNED BY: RNM	DRAWN BY: INS	CHECKED BY: RNM
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KIMLEY»HORN				
CONTINENTAL 770 FUND, LLC				
LANDSCAPE NOTES AND DETAILS				
SPRINGS AT MUNDELEIN SW CORNER OF BUTTERFIELD RD & HUNTINGTON DR. MUNDELEIN, IL 60060				
ORIGINAL ISSUE: 02/12/2024				
KHA PROJECT NO. 268627000				
SHEET NUMBER L2.3				

BOTANICAL NAME	COMMON NAME	QTY / ACRE	% OF TOTAL
Acorus calamus	Sweet Flag	300	5%
Asclepias incarnata	Swamp Milkweed	300	5%
Iris virginica	Iris	300	5%
Lobelia siphilitica	Great Blue Lobelia	300	5%
Lythrum alatum	Winged Loosestrife	200	3%
Polygonum amphibium	Knotweed	500	8%
Pontederia cordata	Pickering Plant	500	8%
Rudbeckia laciniata	Cut Leaf Coneflower	300	5%
Sagittaria latifolia	Arrowhead	300	5%
Scirpus acutus	Hard Stemmed Bulrush	500	8%
Scirpus atrovirens	Dark Green Bulrush	500	8%
Scirpus fluviatilis	River Bulrush	500	8%
Solidago riddellii	Riddell's Goldenrod	200	3%
Sparganium americanum	Bur Reed	500	8%
Symphytotrichum puniceum	Stemmed Aster	300	5%
Zizania aquatica	Wild Rice	500	8%

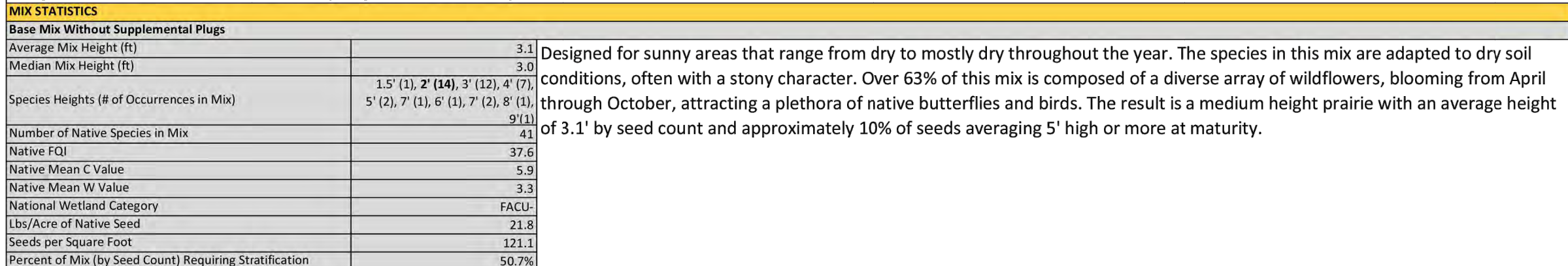
Additional Buffer Seed Mix (Dry-Mesic Soils)

Grasses, Sedges, & Rushes																						
CODE	SCIENTIFIC NAME	COMMON NAME	C-VALUE	W-VALUE	WETNESS	HEIGHT		BLOOM	BLOOM TIME							SEEDS/OZ	OZ/ACRE	LB/ACRE	% OF MIX		GERMINATION	TOP SOW
						Min-Max	Typical	COLOR	A	M	J	J	A	S	O				by Weight	by Seed Count		
BOUCUR	<i>Bouteloua curtipendula</i>	Side-oats Grama	8	5	UPL	1.5-2.5	2	N/A								6,000	960.00	60.00	92.31%	95.24%	N/A	0
BOUDAB	<i>Bouteloua dactyloides</i> "BOWIE"	Bowie Buffalo Grass	0	5	UPL	3-8"	0.5	N/A								3,600	80.00	5.00	4.76%		N/A	0
																Grass/Sedge Subtotals		65,000	100.00%	100.00%		
																Mix Totals		65,000	100.00%	100.00%		

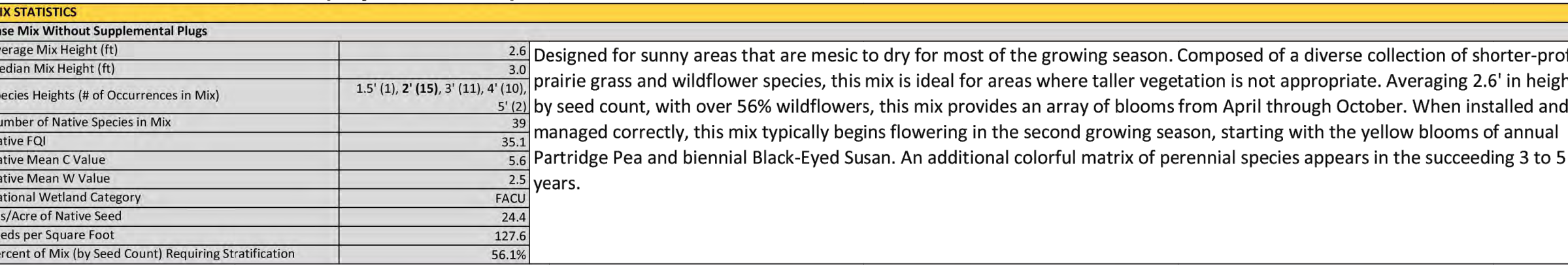
Mesic Prairie Seed Mix (Wet-Mesic Soils)

Grasses, Sedges, & Rushes																
CODE	SCIENTIFIC NAME	COMMON NAME	C-VALUE	W-VALUE	WETNESS	HEIGHT	BLOOM	BLOOM TIME	SEEDS/OZ	OZ/ACR	LB/ACR	% OF MIX	GERMINATION	TOP SEED		
						Min-Max	COLOR	A M J J A S O				by Weight	by Seed Count			
CALCAN	<i>Calamagrostis canadensis</i>	Blue Joint Grass	3	-5	0BL	3'-5'	N/A		280,000	0.75	0.05	0.33%	CM-60			
CRCBR	<i>Carex brevior</i>	Plains Oval Sedge	4	-0	FACV	1.3'-3'	2	N/A	29,000	2.00	0.13	0.75%	0.25%	N/A		
CRCBR	<i>Carex cristatella</i>	Crested Oval Sedge	3	-5	FACV	1.3'-3'	2	N/A	58,000	1.00	0.20	0.75%	0.25%	N/A		
CMOMLE	<i>Carex molestia</i>	Field Oval Sedge	2	-0	FACV	1.2'-5'	3	N/A	25,000	4.00	0.25	1.58%	1.09%	CM-60		
CXCSOP	<i>Carex scoparia</i>	Canada-fruited Oval Sedge	3	-0	FACV	1.3'-3'	2	N/A	84,000	2.00	0.13	0.75%	1.83%	CM-60		
CXCSOP	<i>Carex stricta</i>	Common Fox Sedge	2	-0	FACV	1.5'-3'	2	N/A	84,000	2.00	0.13	0.75%	2.70%	CM-60		
CXUPLA	<i>Carex vulpinoidea</i>	Brown Fox Sedge	2	-5	FACV	1.5'-3.5'	3	N/A	100,000	4.00	0.25	1.58%	4.36%	CM-60		
ELVHAL	<i>Elychra palustris</i>	Great Spike Rush	2	-5B	0BL	1.3'-5'	2	N/A	51,100	1.00	0.06	0.40%	0.56%	CM-60		
ELVLYE	<i>Elymus virginicus</i>	Virginia Wild Eye	3	-5	FACV	2.5'-4'	3	N/A	4,200	18.00	1.00	18.89%	2.70%	N/A		
GLYCRIS	<i>Glyceria striata</i>	Fowl Manna Grass	4	-5	0BL	2.3'-5'	3	N/A	90,000	2.00	0.13	0.75%	1.96%	N/A		
JUNDUN	<i>Juncus dudleyi</i>	Dudley's Rush	4	-5	FACV	1.2'-5'	2	N/A	3,200,000	1.00	0.06	0.40%	34.91%	CM-60		
PANVIT	<i>Panicum virgatum</i>	Switch Grass	3	-5	FACV	3'-6'	3	N/A	14,000	16.00	1.00	16.67%	2.44%	N/A		
SCIATR	<i>Scirpus atrovirens</i>	Dark-green Bulrush	4	-5	0BL	2'-6'	5	N/A	460,000	0.13	0.01	0.05%	0.63%	CM-60 or M		
SPAPEC	<i>Spartina pectinata</i>	Cord Grass	4	-5	FACV	3'-9'	7	N/A	60,000	6.00	0.40	12.64%	16.89%	N/A		
Grass/Sedge Subtotal:									7,273		56.80%	56.80%				

Wildflowers																					
CODE	SCIENTIFIC NAME	COMMON NAME	C-VALUE	W-VALUE	WETNESS	HEIGHT		BLOOM COLOR	BLOOM TIME					SEEDS/OZ	OZ/ACRE	LB/ACRE	% OF MIX	GERMINATION	TOP SEED		
						Min-Max	Typical		A	M	J	J	A	S	O			by Weight	by Seed Count		
ALLCER	<i>Allium cernuum</i>	Nodding Onion	7	3	FACU	1-2'	1-5									7,600	12.00	0.75	4.7%	0.95%	CM-60
ASCINC	<i>Asclepias incarnata</i>	Swamp Milkweed	4	-5B	OBL-1-3	4	Pink									4,800	6.00	0.38	2.37%	0.31%	CM-60
BIDCER	<i>Bidens cernua</i>	Nodding Bur Marigold	-5	-5B	OBL-1-3	3	Yellow									21,000	1.50	0.09	0.59%	0.34%	CM-60
BLOAST	<i>Bolanderia aristata</i>	Fall Aster	5	-5B	OBL-1-3	3	Yellow									16,000	0.50	0.03	0.20%	0.18%	CM-60
CHAFAS	<i>Chaenactis fasciculata</i>	Partridge Pea	3	5	FACU	6-2'	2	Yellow								27,600	1.00	0.06	6.32%	0.47%	CM-10, 18
CORTICR	<i>Cortesia crinita</i>	Tall Coreopsis	5	0	FACU	3-8	7	Yellow								14,000	4.00	0.25	1.58%	0.61%	CM-60
DESCAA	<i>Desmodium illinoense</i>	Showy Tick Trefoil	4	3	FACU	3-6'	4	Purple								5,500	3.00	0.19	1.19%	0.48%	1-1
DOELUMB	<i>Doellingeria umbellata</i>	Fat-topped Aster	5	0	FACU	3-5	5	Cream								1,500	6.00	0.09	0.09%	0.10%	CM-60
ECUPUR	<i>Echinacea purpurea</i>	Purple Coneflower	3	5	UPL-2-5	4	Purple									6,600	4.00	0.25	1.58%	0.59%	N/A
ERYCHU	<i>Eryngium yuccifolium</i>	Rattlesnake Master	9	0	FACU	2-5'	4	White								7,500	16.00	1.00	6.32%	1.23%	CM-60
FLPPER	<i>Euphorbia perfoliatum</i>	Bow-net	4	0	OBL-1-3	3-4'	2	Yellow								160,000	0.25	0.02	0.10%	0.44%	CM-60
EUTGRA	<i>Eutragia graminifolia</i>	Grass-leaved Goldenrod	-4	-3	FACU-2-4	3	Yellow									35,000	1.00	0.06	0.40%	3.82%	CM-60
EUTMAC	<i>Eutrochium maculatum</i>	Spotted Joe Pye Weed	4	0	OBL-1-3	5-6'	5	Pink								95,000	0.50	0.03	0.20%	0.52%	CM-30
HELEST	<i>Helianthus laetiflorus</i>	Sneezeweed	-3	5	FACU-2-5	3	Yellow									130,000	1.00	0.06	0.40%	0.52%	CM-60
LIAPAC	<i>Liatris pycnostachya</i>	Prairie Blazing Star	4	0	FACU-2-4	4	Purple									11,000	6.00	0.38	2.37%	0.72%	CM-60
LYSTR	<i>Liatris spicata</i>	Maryn Blazing Star	4	0	FACU-2-4	5	Purple									11,000	2.00	0.13	0.79%	0.24%	CM-60
MENFSA	<i>Mentzelia laevis</i>	Wild Bergamot	4	5-8	FACU-2-5	1	Cream									20,000	4.00	0.25	1.58%	0.30%	CM-60
PENSTEN	<i>Penstemon digitalis</i>	Foxglove Beardtongue	4	0	FACU-2-3	3	White									230,000	2.00	0.13	0.79%	2.80%	CM-30, 6
PVCIVR	<i>Pycnanthemum virginicum</i>	Virginia Mountain Mint	5	-3	FACU-1-4	3	White									110,000	2.00	0.13	0.79%	4.80%	N/A
RUDHIR	<i>Rudbeckia hirta</i>	Black-eyed Susan	3	3	FACU-2-3	2	Yellow									92,000	8.00	0.50	3.16%	8.03%	CM-30
RUDBLB	<i>Rudbeckia lobotomentosa</i>	Sweet Black-eyed Susan	3	3	FACU-2-3	2	Yellow									33,000	2.00	0.13	0.79%	0.13%	CM-60
RUDTRI	<i>Rudbeckia triloba</i>	Brown-eyed Susan	3	3	FACU-2-3	5	Yellow									34,000	2.00	0.13	0.79%	0.43%	CM-60
SILCAC	<i>Silene laciniata</i>	Compass Plant	5	5	UPL-6-12	8	Yellow									660	6.00	0.38	2.37%	0.04%	CM-60
SILHIS	<i>Silene tenuiflorum</i>	Prairie Dock	5	5	FACU-10-10	9	Yellow									1,000	3.00	0.19	0.31%	0.03%	CM-60
Solidum	<i>Solidum laciniatum</i>	Riddell's Goldenrod	-5	-5B	OBL-1-4	3	Yellow									93,000	0.50	0.03	0.20%	0.51%	CM-60
SHADIS	<i>Solidago rigida</i>	Stiff Goldenrod	-4	-3	FACU-2-5	4	Yellow									43,000	4.00	0.25	1.58%	1.29%	CM-60
SHANOV	<i>Symphoricarpos nausea-anthelm</i>	New England Aster	5	3	FACU	3-5	9	Purple								36,000	3.00	0.19	1.19%	0.24%	CM-60
THORIG	<i>Thalictrum dasycarpum</i>	Purple Meadow Rue	3	3	FACU-2-3	6	Cream									11,000	2.00	0.13	0.79%	0.79%	CM-60, 6
TRAFOS	<i>Trevesia foeniculata</i>	Ohio Spidewort	2	3	FACU-2-3	3	Blue									8,000	12.00	0.75	4.74%	1.05%	CM-120 or M, G
VERAS	<i>Verbena hastata</i>	Blue Vervain	-4	-3	FACU-2-4	5	Blue									93,000	2.00	0.13	0.79%	2.03%	CM-30
VERFAS	<i>Veronica filiformis</i>	Common Ironweed	-5	-3	FACU-2-3	6	Purple									24,000	1.00	0.06	0.40%	0.26%	CM-60
ZIZAUR	<i>Zizia aurea</i>	Golden Alexanders	7	0	FACU-1-2-5'	2	Yellow									11,000	8.00	0.50	3.16%	0.96%	CM-60 or M, G
Wildflower Subtotals																8,547	54.00%	43,497	100.00%	100.00%	
Mix TOTALS																15,820	100.00%	15,820	100.00%	100.00%	



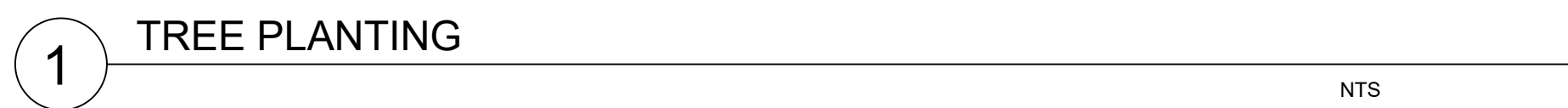
Wildflowers																				GERMINATION	TOP SOON	
CODE	SCIENTIFIC NAME	COMMON NAME	C-VALUE	W-VALUE	WELTH	HEIGHT		BLOOM COLOR	BLOOM TIME					SEEDS/OZ	OZ/ACRE	LB/ACRE	% OF MIX					
						Min	Max		Typical	A	M	J	J				A	S	By Weight			By Seed Count
ALLCER	<i>Allium cernuum</i>	Nodding Onion	7	3	FACU	1-2	1-5	Purple							7,600	2.00	0.13	0.57%	0.29%	CM-60		
AMOCANI	<i>Amorpha canescens</i>	Lead Plant	9	5	UPL	1-3.5'	3'	Purple							16,000	8.00	0.50	2.30%	2.43%	CM-10, H-1		
ANCYL	<i>Anemone cylindrica</i>	Thimbleweed		5	UPL	1-3'	2'	White							26,000	0.50	0.03	0.14%	0.23%	CM-60		
ASCSTR	<i>Asclepias syriaca</i>	Common Milkweed	3	3	FACU	2-6'	4'	White							4,000	4.00	0.06	0.26%	0.30%	CM-30		
ASCVSR	<i>Asclepias verticillata</i>	Whorled Milkweed	1	3	FACU	6'-2"	2'	White							11,000	2.00	0.13	0.57%	0.42%	CM-60		
KUHEUP	<i>Kuhnia eupatorioides</i>	Fine Boneset		5	UPL	1-3.5'	3'	Cream							32,000	2.00	0.13	0.57%	1.21%	N/A		
CHAFAS	<i>Chenistia fasciculata</i>	Partridge Pea	3	3	FACU	6'-2"	2'	White							2,700	0.60	0.01	0.40%	0.58%	CM-10, H-1		
CRISAS	<i>Cirsium discolor</i>	Pasture Thistle	2	3	FACU	2-8'	6'	Purple							6,400	1.00	0.06	0.29%	0.12%	7		
CORPAL	<i>Ceropegia palmita</i>	Praine Ceropegia	6	5	UPL	1-2.5'	2'	Yellow							10,000	2.00	0.13	0.57%	1.38%	CM-60		
CORTIN	<i>Ceropegia triternata</i>	Tall Ceropegia	5	0	FAC	3-8'	7'	Yellow							14,000	1.00	0.06	0.26%	0.27%	CM-60		
DALCAN	<i>Dalea candida</i>	White Prairie Clover	5	5	UPL	1-2.5'	2'	White							19,000	4.00	0.25	1.15%	0.44%	1		
DEALP	<i>Dalea purpurea</i>	Purple Prairie Clover	5	5	UPL	1-3'	2'	Purple							18,000	6.00	0.38	1.74%	2.05%	1,1		
DIARAG	<i>Dryas octopetala</i>	Praine Cinqufoil	2	3	FACU	1-3'	2'	White							23,000	0.25	0.01	0.09%	0.09%	CM-60, S		
DHAPUR	<i>Echinacea purpurea</i>	Pale Purple Coneflower	9	3	FACU	2-3'	3'	Purple							5,200	12.00	0.75	3.44%	1.18%	CM-90 or M		
ERYFUC	<i>Erythronium yuccifolium</i>	Rattlesnake Master	9	0	FAC	2-5'	4'	White							8,500	8.00	0.50	2.30%	1.14%	CM-60		
EUPCOR	<i>Euphorbia corollata</i>	Flowering Spurge	2	5	UPL	1-3'	3'	White							7,000	4.00	0.25	1.15%	0.61%	CM-60		
HELSCC	<i>Helianthus scaberrimus</i>	Western Sunflower	3	3	FACU	2-4'	2'	Yellow							14,000	2.00	0.13	0.57%	0.33%	CM-30		
HELHEL	<i>Helianthus perfoliatus</i>	Stiff Sunflower	3	5	FACU	2-5'	4'	Yellow							4,000	6.00	0.38	1.74%	0.45%	CM-30		
HELPEL	<i>Helianthus perfoliatus</i>	Stiff Sunflower	5	5	FACU	3-5'	5'	Yellow							6,500	4.00	0.25	1.15%	0.48%	CM-30		
HELLOA	<i>Lespedeza bicolor</i>	Brown-headed Bush Clover	2	5	FACU	2-5'	2'	White							6,000	8.00	0.50	2.30%	0.91%	CM-10, H-1, 1		
LIARIS	<i>Liatis aspera</i>	Button Blazing Star	6	5	UPL	2-5'	3'	Purple							16,000	6.00	0.38	1.74%	1.82%	CM-60		
MONAS	<i>Monarda fistulosa</i>	Wild Bergamot		3	FACU	2.5-4'	4'	Purple							70,000	2.00	0.13	0.57%	2.65%	N/A		
PARINT	<i>Penstemon integrifolius</i>	Wild Quintine	3	0	FACU	2-3.5'	3'	White							7,600	8.00	0.50	2.30%	0.86%	CM-60		
PENSTEN	<i>Penstemon digitalis</i>	Groegle Beardstone	4	0	FAC	2-3'	3'	White							130,000	0.50	0.03	0.14%	1.23%	CM-30, G		
PXICTEN	<i>Panpenanthem tenuifolium</i>	Slender Mountain Mint	4	0	FAC	1-3'	2'	White							378,000	0.125	0.01	0.04%	0.90%	N/A		
TRIPIN	<i>Hedysarum pinnatifidum</i>	Heliodia Coneflower	4	3	UPL	2-4'	3'	White							30,000	12.00	0.75	3.44%	0.83%	CM-30		
RUDHIR	<i>Rubus occidentalis</i>	Black-eyed Susan	1	3	FACU	2-3'	2'	Yellow							91,000	8.00	0.50	2.30%	13.95%	CM-60		
SILILAC	<i>Silphium laciniatum</i>	Compass Plant	5	5	UPL	6-12'	8'	Yellow							660	8.00	0.50	2.30%	0.10%	CM-60		
SILTR	<i>Silphium terebinthaefolium</i>	Praine Dock		5	FACU	4-10'	9'	Yellow							1,000	6.00	0.38	1.74%	0.11%	CM-60		
SOLNEM	<i>Solidago nemoralis</i>	Old Field Goldenrod	3	3	FACU	1-3'	1'	Yellow							30,000	0.75	0.05	0.23%	0.27%	CM-60		
SOLING	<i>Solidago rigida</i>	Stiff Goldenrod	4	3	FACU	2-5'	4'	Yellow							41,000	6.50	0.41	1.87%	0.50%	CM-60		
SYMERI	<i>Symphoricarpos ericoides</i>	Heath Aster	5	3	FACU	1-3'	2'	White							20,000	1.25	0.08	0.36%	4.74%	N/A		
SYMLAE	<i>Symonitrichum laeve</i>	Smooth Blue Aster	3	3	FACU	1-3.5'	1'	White							55,000	1.13	0.11	0.51%	1.82%	N/A		
SYMOOL	<i>Symphoricarpos polentianense</i>	Blue Aster	8	5	UPL	1-5.3'	3'	Blue							80,000	0.75	0.05	0.22%	1.14%	G		
ZIZAPT	<i>Zizia aurea</i>	Heart-leaf Golden Alexanders	10	3	FACU	1-2.5'	2'	Yellow							12,000	8.00	0.50	2.30%	0.82%	CM-60 or M, G		
														Wildflower Subtotal		10,023	46,000	100.00%				
														MIX TOTALS		21,773	100,000	100.00%				



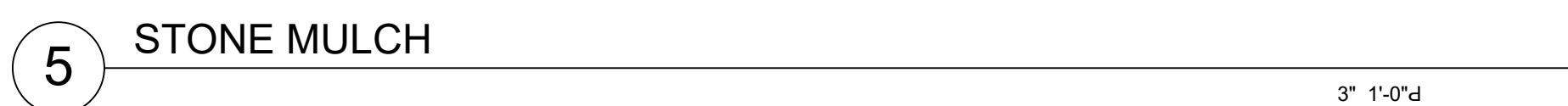
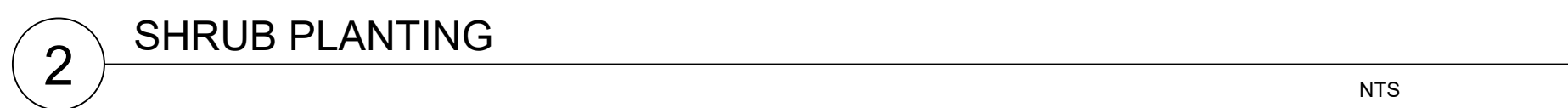
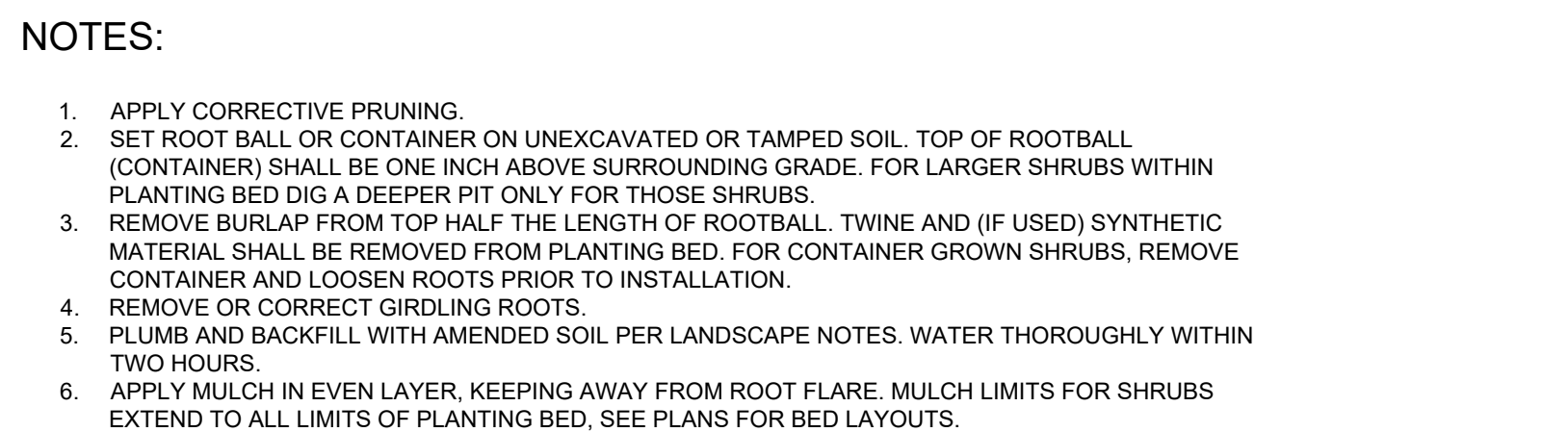
CODES	SCIENTIFIC NAME	COMMON NAME	C-VALUE	W-VALUE	WETNESS	HEIGHT	BIOMASS	THYLOID	ALUMINUM	SEEDS/OZ	OZ/ACRE	LB/ACRE	% by Weight	% by Seed Count	GERMINATION	TOP
ASDES						Min-Max	COLOR	A	M	T	J	A	S			
BUCK	<i>Bouteloua curtipendula</i>	Side-ots Grama	8	5	UPL	1.5-2.5	2	N/A			6,000	128.0	8.00	32.75%	13.82%	N/A
WICR	<i>Carex bicknellii</i>	Coprag-shouldered Oval Sedge	10	5	FAC	1.5-2.5	2	N/A			17,000	60.00	0.38	1.54%	1.84%	N/A
WICR	<i>Carex flacca</i>	Plains Oval Sedge	4	1-3	FAC	1.5-2.5	2	N/A			29,000	6.00	0.01	0.01%	0.01%	CM-60
WICR	<i>Carex moenchii</i>	Carex moenchii	2	0	FAC	1.2-5	2	N/A			25,000	2.00	0.13	0.51%	0.90%	CM-60
WICR	<i>Elymus canadensis</i>	Canada Wild Rye	2	0	FAC	2-5	2	N/A			5,200	32	0.01	0.01%	0.01%	CM-60
INDOLE	<i>Artemisia dracunculoides</i>	Field's Rush	4	-3	FAC	12-25	2	N/A			3,200,000	0.125	0.01	0.03%	7.20%	CM-60
NVIR	<i>Panicum virgatum</i>	Switch Grass	5	0	FAC	2-6	4	N/A			14,000	8.00	0.50	2.25%	2.02%	N/A
NSCO	<i>Scirpus scoparium</i>	Little Bluestem	5	3	FAC	2-3	3	N/A			15,000	48.00	1.00	12.28%	12.96%	N/A
												Grass/Sedge Subtotals		14.258	58.36%	43.81%

Flowers															
CODE	SCIENTIFIC NAME	COMMON NAME	C-VALUE	W-VALUE	WETNESS	HEIGHT	BLOOM COLOR	BLOOM TIME	SEEDS/OZ	OZ/ACRE	LB/ACRE	% OF MIX	BY SEED COUNT	GERMINATION	TOP
						Min-Max	Typical	A M J J A S O				by Weight			
LCER	<i>Allium cernuum</i>	Nodding Onion	7	3	FACU	1-2'	1-3'		7,600	3.00	0.19	0.77%		CM-60	
JOCAN	<i>Amaranthus caryocarpus</i>	Lead Plant	9	5	UPL	1-5'	3'	Purple	16,000	2.00	0.13	0.58%		CM-10, 1-1, 1	
ASCTA	<i>Asclepias tuberosa</i>	Butterfly Weed	7	5	UPL	1.2-5'	2'	Orange	4,300	16.00	1.00	4.09%	1.24%	CM-60	
WALB	<i>Baptisia alba</i>	White Wild Indigo	8	3	FACU	2-6'	3'	Purple	1,700	2.00	0.16	0.64%	0.08%	CM-10, 1	
CAFAS	<i>Chaenactis fasciculata</i>	Partridge Pea	7	5	FACU	6-2"	2"	Yellow	2,700	16.00	1.00	4.09%	0.78%	CM-10, 1	
CELEP	<i>Carex lasiocarpa</i>	Scare Cereopsis	3	5	FACU	1.5-3'	2'	Yellow	20,000	6.00	0.38	1.54%	2.16%	CM-60	
ORPAL	<i>Carex pensilvanica</i>	Scare Cereopsis	6	5	UPL	1.2-5'	2'	Yellow	10,000	4.00	0.25	1.02%	0.72%	CM-60	
CLPUR	<i>Purple Prairie Clover</i>	Purple Prairie Clover	5	5	FACU	1-3'	2'	Purple	18,000	8.00	0.50	2.09%		CM-60	
HPHAL	<i>Echinacea pallida</i>	Pink Purple Coneflower	8	5	UPL	2-3'	3'	Purple	5,200	16.00	1.00	4.09%	1.50%	CM-30 or 0	
HPUR	<i>Echinacea purpurea</i>	Pink Purple Coneflower	3	5	UPL	2-5'	4'	Purple	6,800	6.00	0.38	1.54%	2.73%	N/A	
LYCUC	<i>Eryngium yuccifolium</i>	Rattlesnake Master	5	5	FACU	2-5'	3'	White	7,500	4.00	0.25	0.94%	0.42%	CM-60	
IFLOR	<i>Euphorbia corollata</i>	Flowering Spurge	2	5	FACU	1-3'	3'	White	8,000	4.00	0.25	1.02%	0.58%	CM-30	
HELHE	<i>Heliphila helianthoides</i>	Early Sunflower	3	5	FACU	3-5'	5'	Yellow	6,300	6.00	0.38	1.54%	0.68%	CM-30	
LESCA	<i>Lespedeza capitata</i>	Round-headed Bush Clover	4	5	FACU	2-5'	4'	Orange	8,000	4.00	0.25	1.02%	0.58%	CM-10, 1-1	
ASP	<i>Lotus asper</i>	Button Blazing Star	6	5	FACU	2-5'	3'	Purple	16,000	3.00	0.19	0.77%	0.86%	CM-60	
LYPAC	<i>Lotus pectinatus</i>	Pink Blazing Star	8	0	FAC	2-4'	4'	Purple	11,000	4.00	0.25	1.02%	0.79%	CM-60	
NDNF	<i>Monarda fistulosa</i>	Wild Bergamot	4	3	FACU	2.5-4'	4'	Purple	70,000	2.00	0.13	0.51%	2.52%	N/A	
WINT	<i>Parthenocissus vitacea</i>	Wild Quinine	4	3	FACU	2-3.5'	3'	Purple	7,000	8.00	0.50	2.09%		CM-60	
DNDS	<i>Pentstemon digitalis</i>	Fogwallow	4	0	FAC	2-3'	3'	White	130,000	2.00	0.13	0.51%	4.68%	CM-30	
CTEN	<i>Pycnanthemum tenuifolium</i>	Slender Mountain Mint	7	0	FAC	1-3'	2'	White	378,000	0.25	0.02	0.06%	1.70%	N/A	
WYRH	<i>Rhynchospora virginica</i>	Wetland Coneflower	4	2-4'	UPL	2-4'	4'	Orange	30,000	4.00	0.25	1.02%	2.16%	CM-60	
DFUD	<i>Rudbeckia fulgida</i>	Orange Coneflower	8	0	OB	2-4'	3'	Orange	31,000	4.00	0.25	1.02%	2.23%	CM-60	
BDHR	<i>Rudbeckia hirta</i>	Black-eyed Susan	1	3	FACU	2-3'	2'	Yellow	92,000	8.00	0.50	2.05%	13.25%	CM-30	
LUJUN	<i>Solidago juncea</i>	Stiff Goldenrod	4	5	UPL	1-3'	3'	Yellow	290,000	0.50	0.03	0.13%	2.61%	CM-60	
RIC	<i>Solidago rigida</i>	Stiff Goldenrod	4	3	FACU	2-5'	3'	Yellow	41,000	1.00	0.06	0.26%	0.74%	CM-60	
MIER	<i>Symphoricarpos ericoides</i>	Heath Aster	3	5	FACU	1-3'	2'	White	200,000	1.00	0.06	0.26%	3.60%	N/A	
MLAE	<i>Symphoricarpos laevis</i>	Smooth Blue Aster	9	3	FACU	1.5-3'	3'	Blue	55,000	1.00	0.06	0.26%	0.99%	N/A	
AMNOV	<i>Symphyglang Aster novae-angliae</i>	Symphyglang Aster	3	5	FACU	1-3'	3'	Purple	66,000	0.50	0.03	0.13%	0.59%	CM-60	
ACHAI	<i>Tradescantia atherensis</i>	Hoary Spiderwort	2	3	FACU	2-4'	3'	Blue	8,000	8.00	0.50	2.05%	1.1%	CM-120 or M	
RSTR	<i>Verbena stricta</i>	Hoary Vervain	4	5	UPL	1-3'	2'	Blue	28,000	2.00	0.13	0.51%	1.01%	CM-60	
FAUR	<i>Zizia aurea</i>	Golden Alexanders	7	0	FAC	1.2-5'	2'	Yellow	11,000	16.00	1.00	4.09%	3.17%	CM-60 or M	
									Wildflower Subtotal	10,172	41.44%	56.12%			
									MIX TOTALS	24,430	100.00%	100.00%			



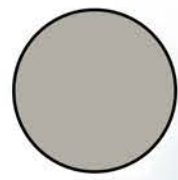


4 GOOSE EXCLOSURE FENCING

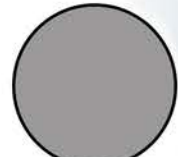


3 PERENNIAL PLANTING

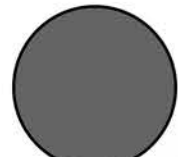
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FLAT PANEL



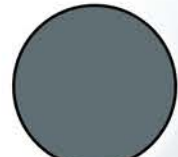
BOARD & BATTEN



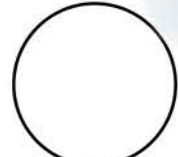
LAP SIDING



ROOF



DOORS



TRIM

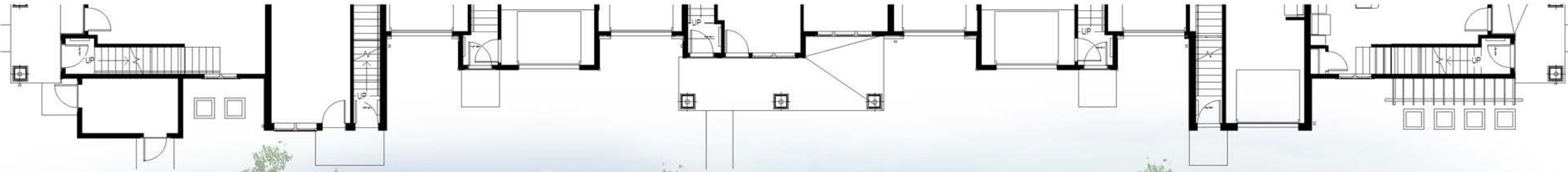


MASONRY



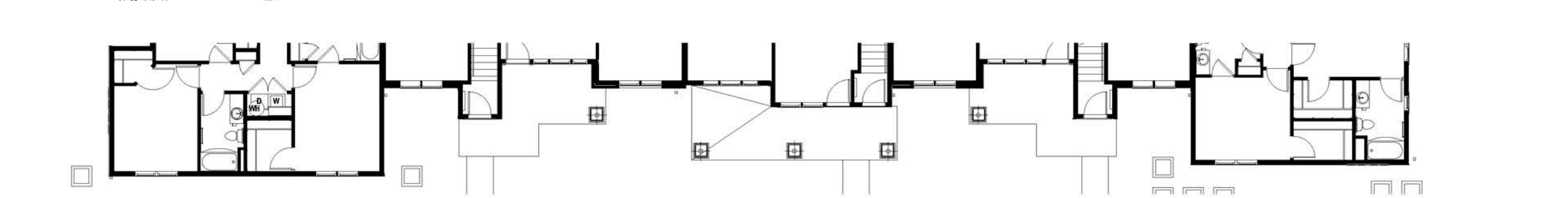
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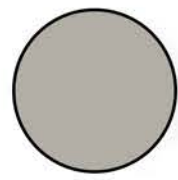


Rear Elevation

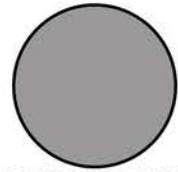
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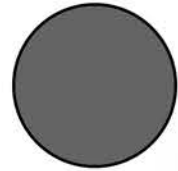
21 UNIT BUILDING- 7 GARAGES



FLAT PANEL



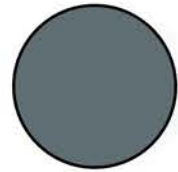
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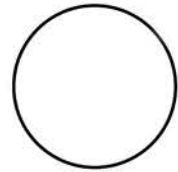
LAP SIDING



ROOF



DOORS



TRIM

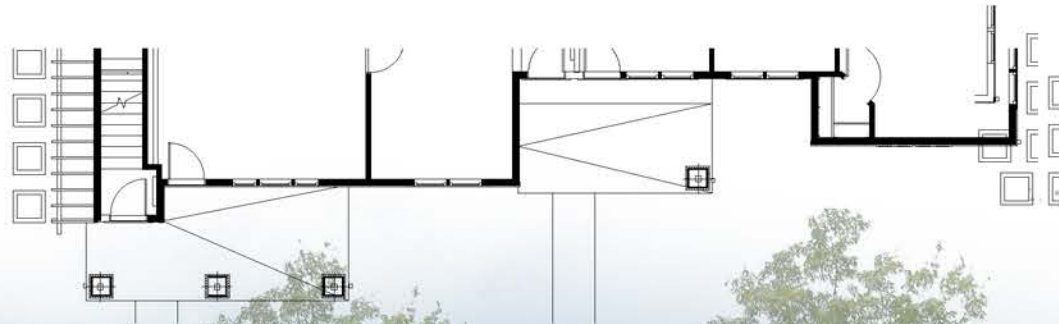


MASONRY



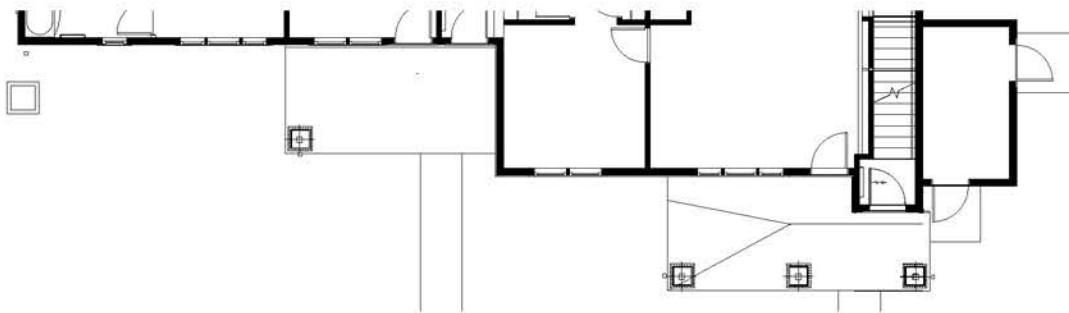
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Left Elevation

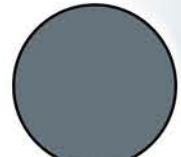
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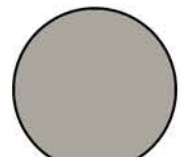
21 UNIT BUILDING- 7 GARAGES



FLAT PANEL



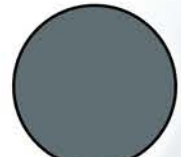
BOARD & BATTEN



LAP SIDING



ROOF



DOORS



TRIM

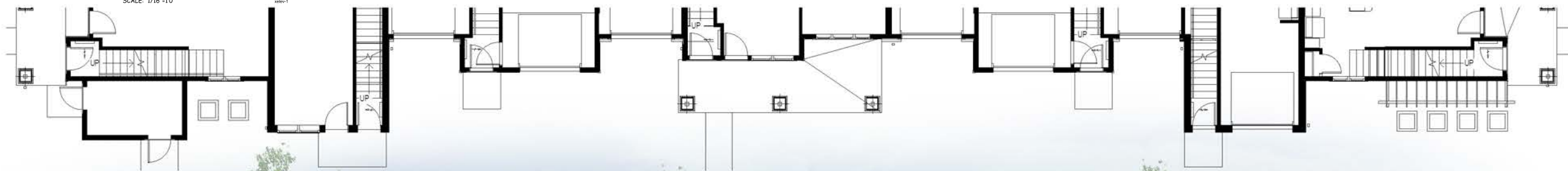


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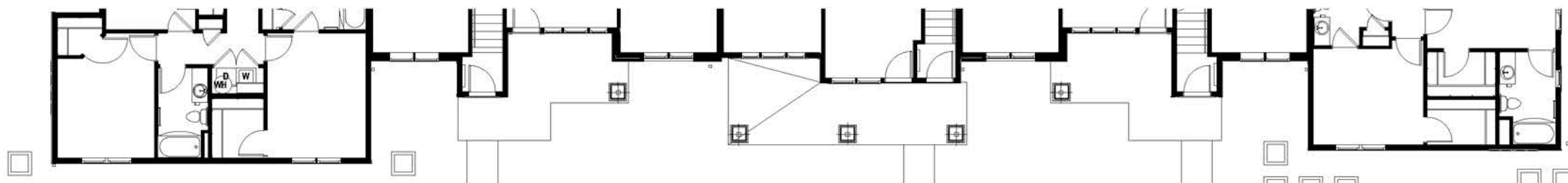
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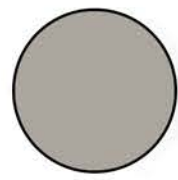


Rear Elevation

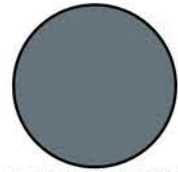
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21 UNIT BUILDING- 7 GARAGES



FLAT PANEL



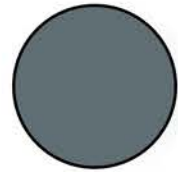
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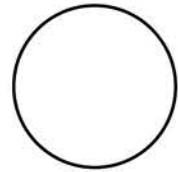
LAP SIDING



ROOF



DOORS



TRIM

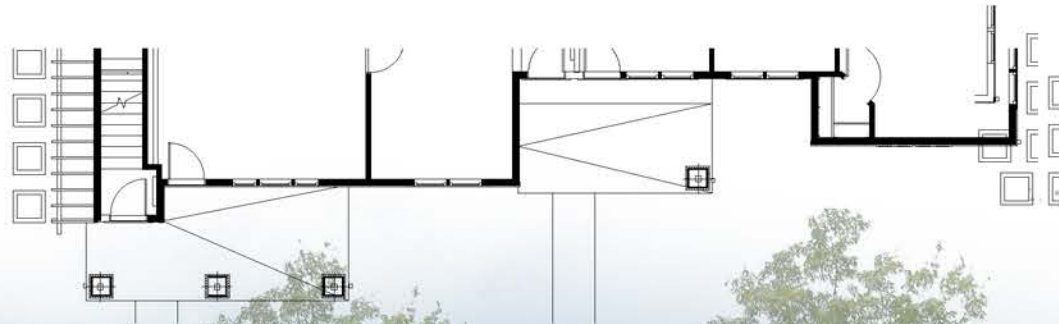


MASONRY



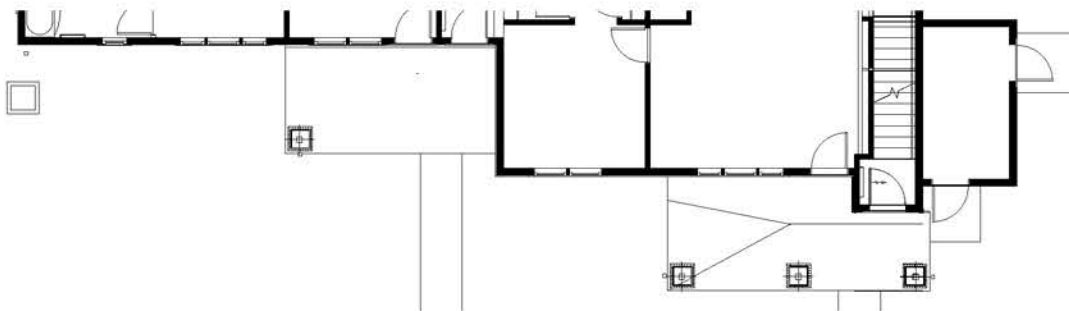
Right Elevation

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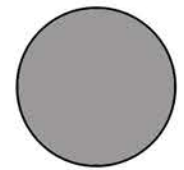


Left Elevation

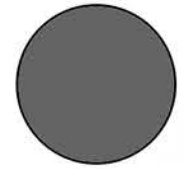
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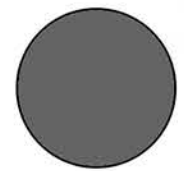
21 UNIT BUILDING- 7 GARAGES



BOARD & BATTEN



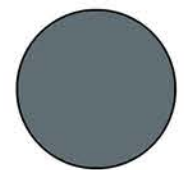
BOARD & BATTEN



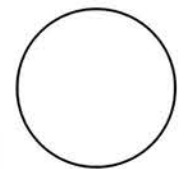
FLAT PANEL



ROOF



DOORS

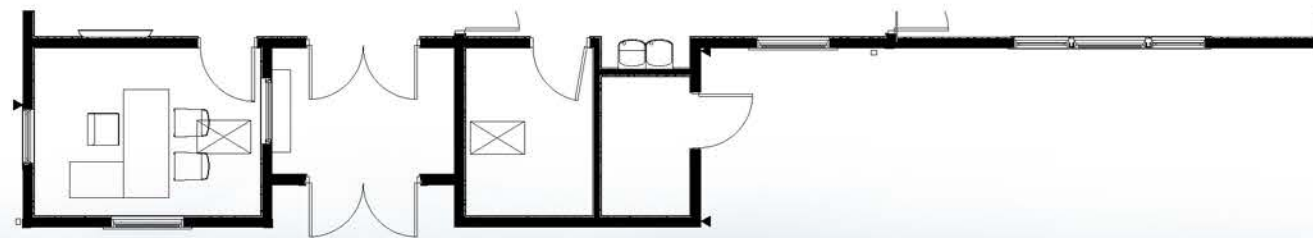


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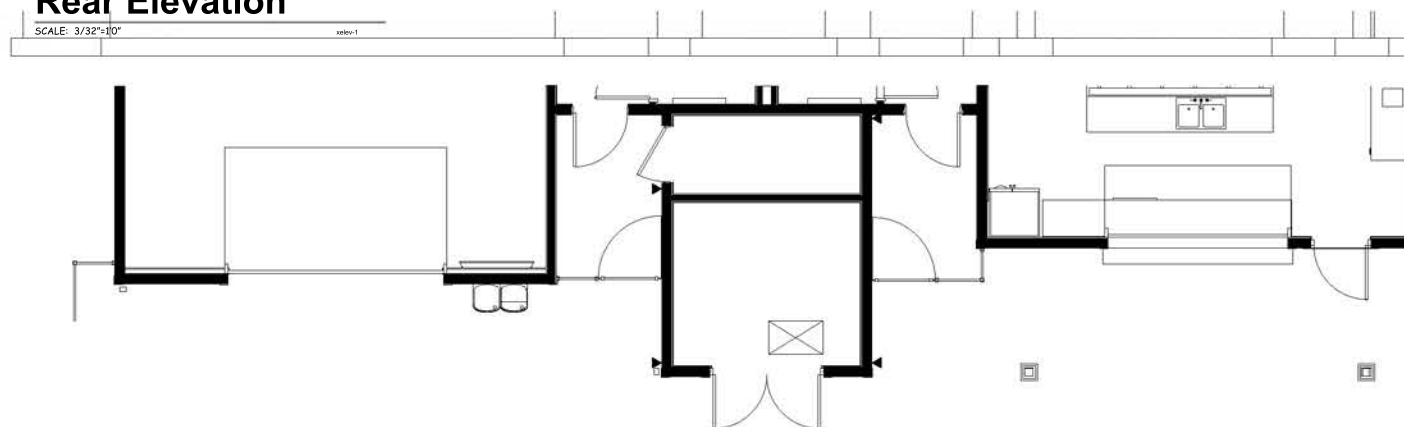
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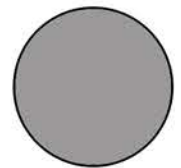


Rear Elevation

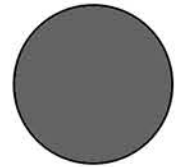
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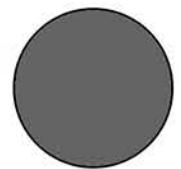
CLUBHOUSE



BOARD & BATTEN



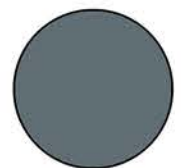
BOARD & BATTEN



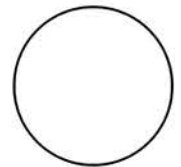
FLAT PANEL



ROOF



DOORS

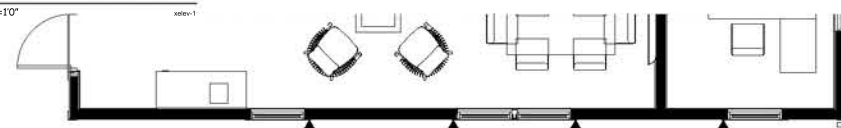


TRIM



Left Elevation

SCALE: 3/32"=1'0"



Right Elevation

SCALE: 3/32"=1'0"



CLUBHOUSE



Front Elevation

SCALE: 3/32"=10' sheet-1



Left Elevation

SCALE: 3/32"=10' sheet-1

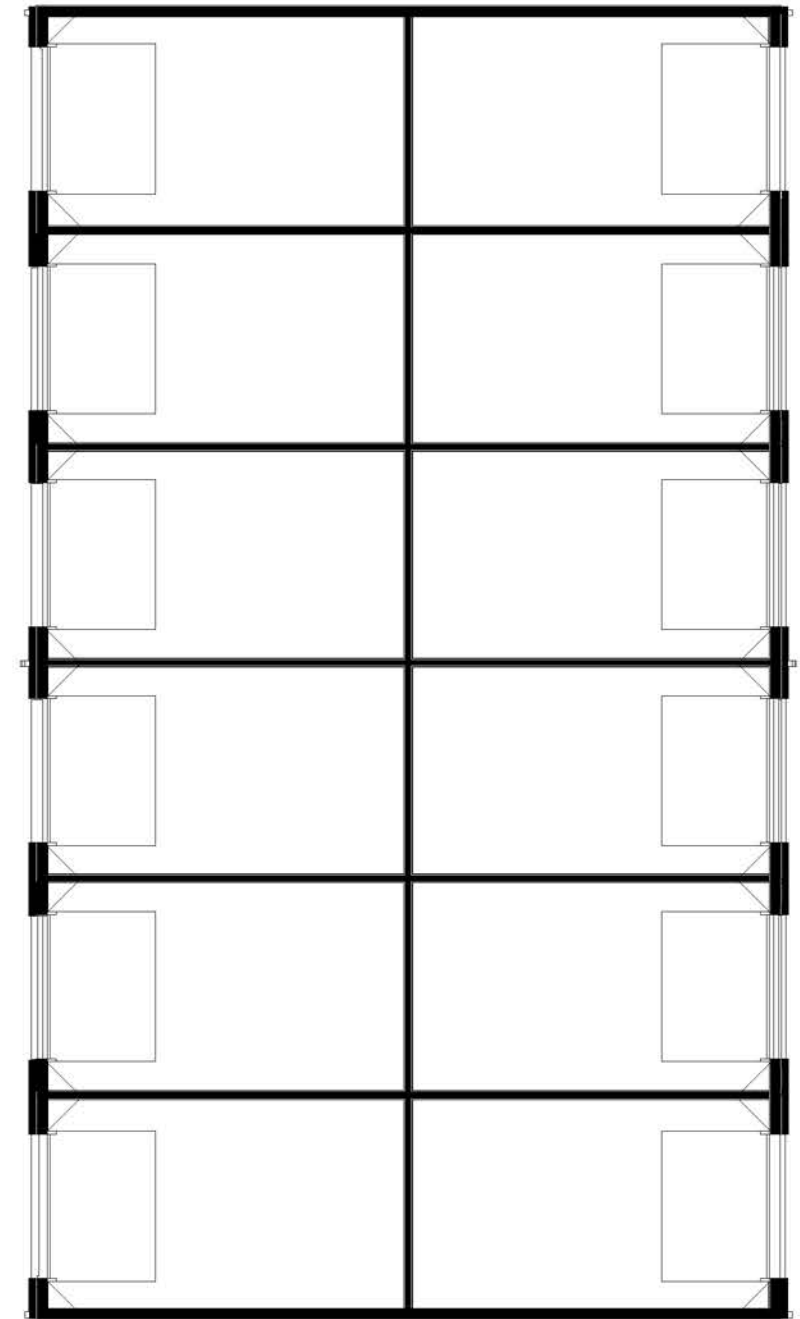
Right Elevation

SCALE: 3/32"=10' sheet-1



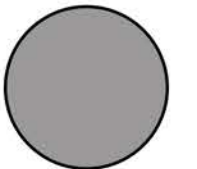
Rear Elevation

SCALE: 3/32"=10' sheet-1

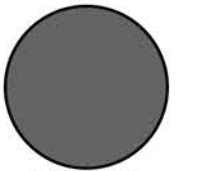


Floor Plan Elevation

SCALE: 3/32"=10' sheet-1



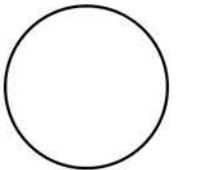
BOARD & BATTEN



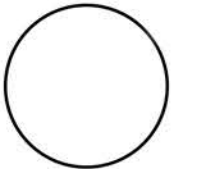
LAP SIDING



ROOF



DOORS



TRIM



MASONRY

12 BAY GARAGE



Front Elevation
SCALE: 3/32"=1'0" sheet-1

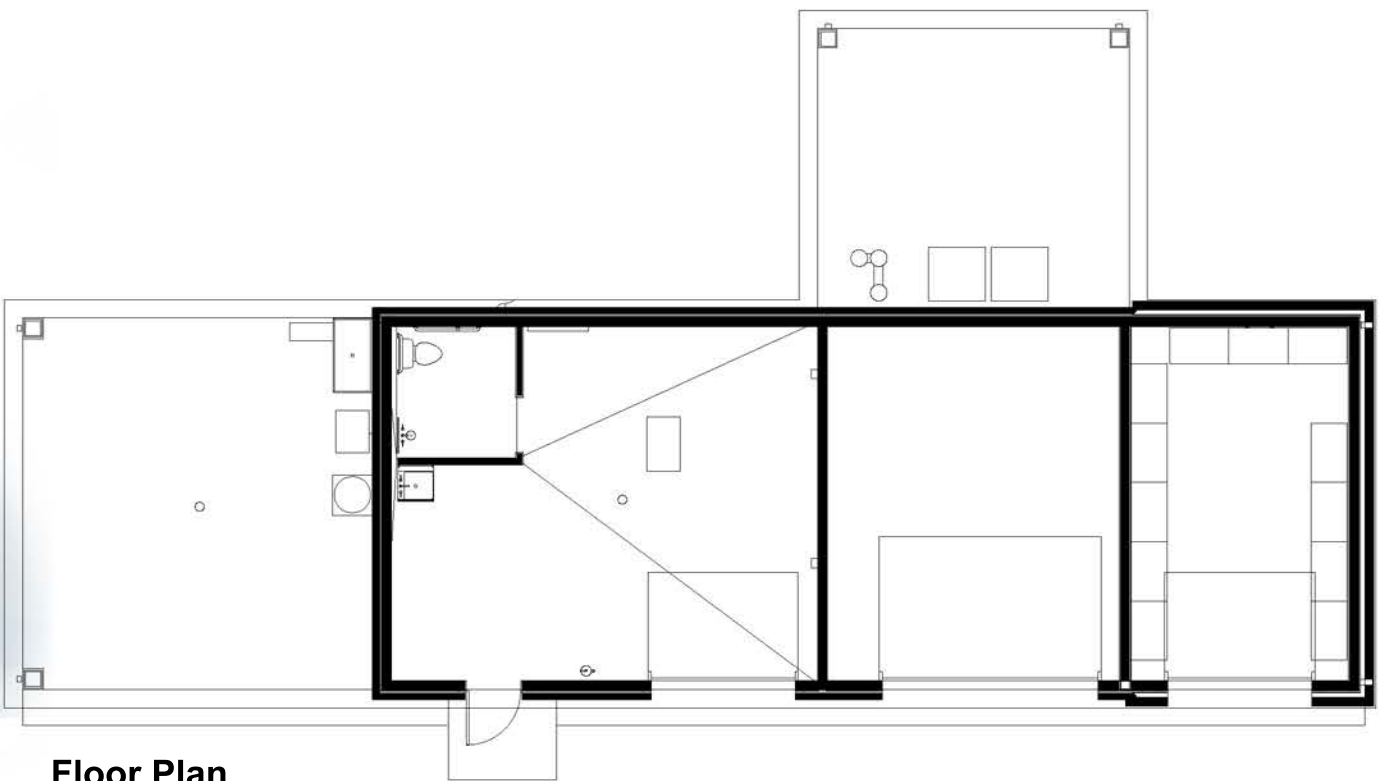


Left Elevation
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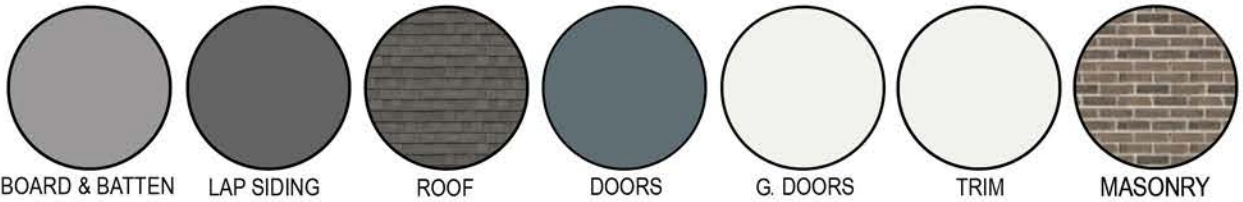
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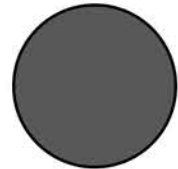
Rear Elevation
SCALE: 3/32"=1'0" sheet-1



Floor Plan
SCALE: 3/32"=1'0" sheet-1



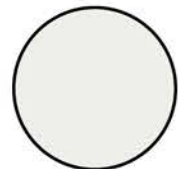
GROUNDS BUILDING-P



LAP SIDING



ROOF



TRIM



MASONRY



Front Elevation

SCALE: 3/32"=1'0"

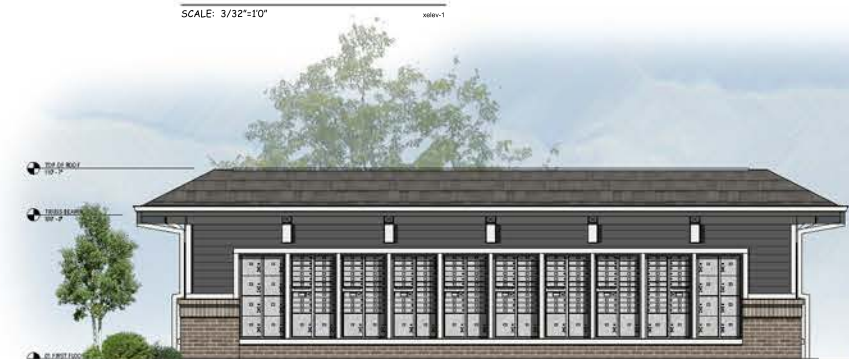
sheet-1



Right Elevation

SCALE: 3/32"=1'0"

sheet-1



Rear Elevation

SCALE: 3/32"=1'0"

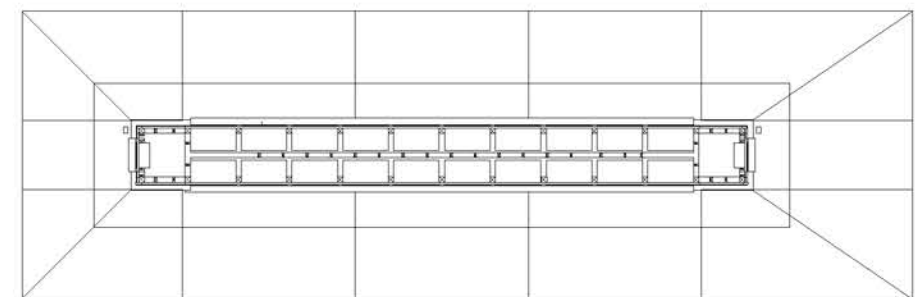
sheet-1



Left Elevation

SCALE: 3/32"=1'0"

sheet-1



Floor Plan

SCALE: 3/32"=1'0"

sheet-1

MAIL KIOSK



Front Elevation

SCALE: 3/32"=1'0"

nsdev-1



Right Elevation

SCALE: 3/32"=1'0"

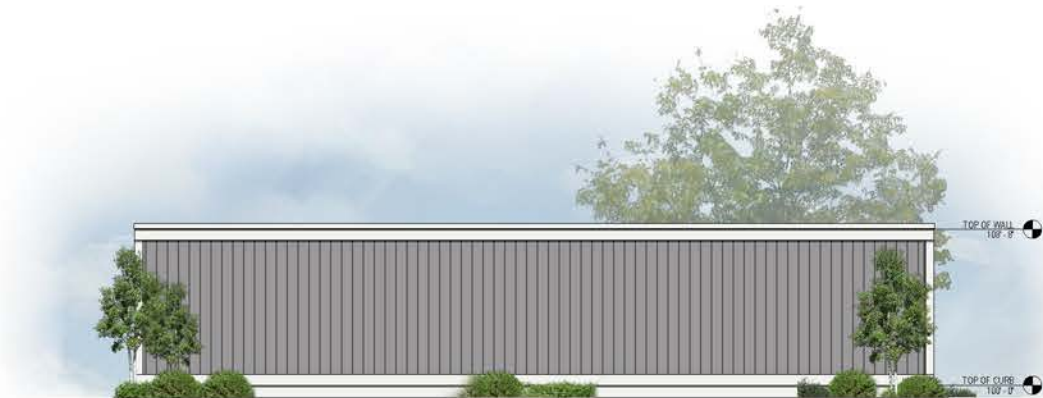
nsdev-1



Left Elevation

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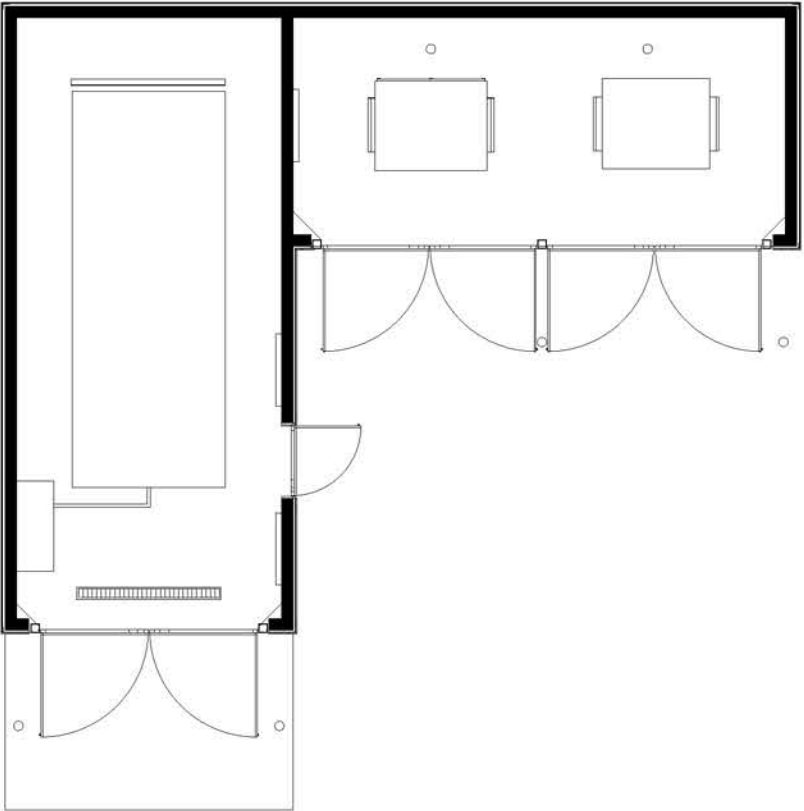
nsdev-1



Rear Elevation

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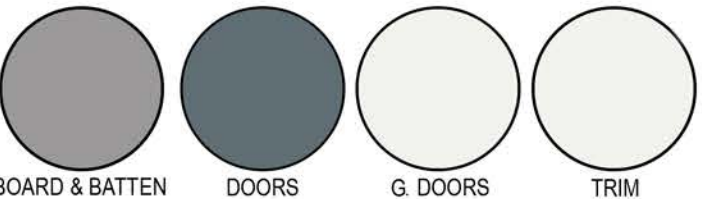
nsdev-1



Floor Plan Elevation

SCALE: 3/32"=1'0"

nsdev-1



BOARD & BATTEN

DOORS

G. DOORS

TRIM

TRASH B



DRAINAGE REPORT – BUTTERFIELD MULTIFAMILY

SW Corner of Huntington Drive & Butterfield Road

Village of Mundelein, Lake County, IL

Prepared by:

Kimley-Horn and Associates, Inc.

570 Lake Cook Road, Suite 200

Deerfield, IL 60015

Contact: Ryan N Martin, PE

Contact: Ian Spence, EIT

Prepared on: February 12th, 2024

Revised: April 2nd, 2024

Drainage Certificate:

To the best of our knowledge and belief, the drainage of the surface waters will not be changed by the construction of this development or any part thereof, or that if such surface water drainage will be changed, reasonable provision has been made for the collection and diversion of such surface waters into public area or drains which the development has a right to use, and that such surface water 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 development.

Name of Engineer: Ryan N. Martin, PE



Kimley»Horn

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3. STORM SEWER DESIGN SUMMARY 6

4. WATER QUALITY & RUNOFF VOLUME REDUCTION (RVR) 6

5. CONCLUSION..... 9

EXHIBITS

- Exhibit 1 – Permits
- Exhibit 2 – Project Maps
- Exhibit 3 – Existing Conditions Supporting Exhibits & Calculations
- Exhibit 4 – Proposed Conditions Supporting Exhibits & Calculations
- Exhibit 5 – Emergency Overflow & Culvert Calculations
- Exhibit 6 – Storm Sewer Sizing Calculations
- Exhibit 7 – Wetland Report
- Exhibit 8 – Hydrocarbon Structure Calculations & Detail
- Exhibit 9 – Operations & Maintenance (O&M) Manual
- Exhibit 10 – Soil Boring Report
- Exhibit 11 – Engineer’s Opinion of Probable Cost (“EOPC”) for Stormwater Components
- Exhibit 12 – Drain Tile Survey

1. PROJECT DESCRIPTION

Kimley-Horn and Associates, Inc. serves as the civil engineering consultant for Continental 770 Fund, LLC who is developing approximately 10-acres of land into a multifamily community with seven (7) two-story multifamily residences, one (1) clubhouse, four (4) single-story detached passenger vehicle garages, and one (1) car care and maintenance building and all associated underground utilities, paving improvements, and landscaping.

The project is located on the eastern limits of the Village of Mundelein within Lake County, at the southwest corner of the Huntington Drive and Butterfield Road intersection (north of Allanson Road). The site is bound by the Manor Homes of Cambridge Chase multifamily and a light industrial facility to the west, First Midwest Bank to the south, Butterfield Road to the east, and Huntington Drive to the north. The northern two-thirds of the site is currently vacant land (zoned for commercial use) and the southern third includes an existing single-family residence and the Libertyville Montessori School. Refer to **Exhibit 2** for a Location Map.

This report evaluates the pre and post development runoff characteristics of the development and addresses the stormwater requirements of the Lake County Watershed Development Ordinance (WDO). The analysis and design of the existing and proposed storm sewer system was completed with the assistance of Hydraflow Storm Sewer Extensions, Version 10. The analysis of the proposed stormwater detention basin was completed with the assistance of HydroCAD Version 10.20 utilizing the hydrograph method SCS TR-20 for creating the model.

1.1. Pre-Development Conditions

The site is divided into two main drainage areas with two main outlets. A majority of the site currently drains west to east and is captured by storm sewer infrastructure within the County's Butterfield Road right-of-way. A smaller subarea drains to the north and is captured by the Village's Huntington Drive right-of-way. These areas will generally be maintained in the post-development condition.

A minor amount of off-site tributary area is present at the southwest corner of the site (totaling less than a half-acre). This tributary area is routed through the site via sheet flow to the Butterfield Road right-of-way. The entirety of this off-site area is greenspace on the back side of the light industrial buildings parking curb line. A landscaped berm separates out the multifamily area to the west providing a clear drainage divide between the two properties.

Refer to **Exhibit 3** for the Existing Conditions Exhibit and corresponding modelling outputs identifying existing runoff rates.

The existing site soils are variations of silt loam with an average Hydrologic Soils Group (HSG) of "C" (Refer to the NRCS Soils Map within **Exhibit 2**). A Curve Number (CN) of 76 was utilized for all pre-development runoff review based on the TR-55 designation of "Fair Woods-Grass Combination" based on the mix of trees and open space identified in the pre-development condition. Refer to **Table 2-2c** on the next sheet for reference.

Table 2-2c Runoff curve numbers for other agricultural lands ^{1/}

Cover description		Curve numbers for hydrologic soil group			
Cover type	Hydrologic condition	A	B	C	D
Pasture, grassland, or range—continuous forage for grazing. ^{2/}	Poor	68	79	86	89
	Fair	49	69	79	84
	Good	39	61	74	80
Meadow—continuous grass, protected from grazing and generally mowed for hay.	—	30	58	71	78
Brush—brush-weed-grass mixture with brush the major element. ^{3/}	Poor	48	67	77	83
	Fair	35	56	70	77
	Good	30 ^{4/}	48	65	73
Woods—grass combination (orchard or tree farm). ^{5/}	Poor	57	73	82	86
	Fair	43	65	76	82
	Good	32	58	72	79
Woods. ^{6/}	Poor	45	66	77	83
	Fair	36	60	73	79
	Good	30 ^{4/}	55	70	77
Farmsteads—buildings, lanes, driveways, and surrounding lots.	—	59	74	82	86

The site is located entirely within Zone X (“Area of Minimal Flood Hazard”) per FEMA panel 17097C0163K provided within **Exhibit 2**. Our understanding is that there is no historic or known drainage/flooding issues related to the site.

A wetland assessment was performed and found that there are o wetlands identified within the study area at the time of the site visit per Christopher B Burke Engineering Ltd. The negative findings letter is provided within **Exhibit 7**. Additionally, the U.S. Fish and Wildlife Service wetlands mapper (provided within **Exhibit 2**) does not indicate any known wetlands on the subject site

1.2. Post-Development Conditions

Ridge lines in the pre-development condition will generally be maintained in the post-development condition in order to maintain or reduce runoff rates to the extent possible. The southern subarea will be routed through the proposed detention basin at the south end of the site and discharged towards the Butterfield Road storm sewer / right-of-way via a piped outlet.

Based on the minimal size of the northern area tributary to the Huntington right-of-way in both the pre- and post-development conditions, the runoff rates are proposed to remain generally the same in the pre- and post-condition. A hydrodynamic separator will be utilized at the downstream end of the parking lot drainage/storm sewer before discharging to the Village’s storm sewer within the public right-of-way. This method will provide water quality and a runoff volume reduction as further summarized later in this report.

Similarly, the eastern portion of the site (referred to as subarea C later in this report and within the proposed drainage conditions exhibit) currently sheet drains to Butterfield Road, and cannot

be routed back towards the stormwater detention basin due to the current grading condition (i.e. elevation of the roadway compared to the rest of the site. There is an overall net decrease in runoff for all storm events conveyed towards Butterfield Road is summarized in **Table 3**.

The proposed site soils are considered HSG “D” due to the compaction associated with development. Curve Numbers (CNs) for each subarea are identified within the HydroCAD tables provided within **Exhibit 4** based on the amount of impervious/pervious calculated for each subarea.

2. RUNOFF RATE REVIEW & DETENTION POND DESIGN SUMMARY

2.1 Northern Tributary Area – Runoff Rate Pre- vs. Post-Development

The drainage currently conveyed towards the Huntington Drive R/W and existing storm sewer generally matches the area tributary to Huntington Drive R/W in the proposed condition. Options to route this area to the southern detention basin is not possible based on the existing elevations of the two outfall points (i.e. Huntington and Butterfield).

Therefore a naturalized planted rain garden is proposed in the northern area to aid in providing restricted runoff and to provided an RVR solution. Additionally, the grading and proposed ridgeline has been detailed to lessen the area directed north to the Huntington Drive storm sewer currently receiving water from the subject site.

Per section 501.07 of the WDO, this could be considered a unique circumstance and therefore an alternative solution is proposed for this approximately 1-acre area to drain north through the proposed rain garden and a water quality structure at a rate similar (i.e., less than in the 100-year event) to the pre-development condition.

Detailed calculations have been provided in **Exhibit 4** and a summary of the pre- and post-development release rate for the 100-year storm is provided below.

Table 1: Northern Tributary Area – Towards Huntington Drive Summary of Pre- vs. Post- Development Runoff Rate		
	100-Year Release [CFS]	Area Tributary to Huntington Drive [Acres]
Pre-Development	1.07	1.39
Post-Development	0.96	1.06**
Change	-0.11 CFS	-1.29 Acres
**Portions of northern area routed through rain garden, west of access drive via curb cut, sheet flow, and downspout/roof drainage		

There is a decrease in both the 100-year runoff rate and the total unrestricted area tributary to the 30” storm sewer / inlets within the Huntington Drive right-of-way R/W. Additionally, the runoff is proposed to be routed through a water quality structure in the post-development that is not present in the pre-development condition.

2.2 Southern Detention Pond Summary

Table 2: Stormwater Detention Basin Summary	
Bottom Elevation	726.7
Normal Water Level (NWL)	727.7
100-Year High Water Level (HWL); Theoretical Model**	735.15
100-Year High Water Level (HWL); Actual Model^^	734.27
Orifice Size	4.0"
Outlet Control Structure Weir Elevation (6-foot wide)	735.20
100-Year Volume Required (ac-ft)** – per theoretical model	4.96
100-Year Volume Provided (ac-ft)** – per theoretical model	5.00
**Theoretical model accounts for basin sizing – only accounts for on-site disturbed area ^^Actual model accounts for disturbed area on-site and bypass for upstream tributary areas; note that this area is less than the theoretical high water level because the actual model does not include the subareas tributary to Huntington Drive.	

The proposed detention basin is sized for the 2-year (0.04 cfs/acre) and 100-year (0.15 cfs/acre) events for the on-site tributary area. A minimal amount of off-site upstream area from the neighboring site to the west is tributary to the basin and proposed to be routed over the proposed outlet control structure weir wall.

Table 3: Eastern Tributary Area – Towards Butterfield Road Summary of Maximum Allowable vs. Post Development Runoff Rates		
	2-Year	100-Year
Pre-Development Release Rate (cfs)	1.86	7.44
Maximum Allowable Release Rate (cfs)**	0.39	1.48
Post-Development Release Rate – Theoretical Model (cfs)	0.38	1.47
Post-Development Release Rate – Actual Model (cfs) w/ 4" Orifice	1.00	2.62
**Maximum allowable release rate based on Lake County standards of 0.04 cfs/acre for 2-year rainfall event and 0.15 cfs/acre for 100-year rainfall event (refer to theoretical/basin sizing detention model); Basin sized in theoretical model to meet runoff requirements per County for 2-year and 100-year directed to Butterfield Road Note: Actual model accounts for upstream off-site areas, which are proposed to bypass over proposed weir wall within proposed outlet control structure		

Overall with the proposed stormwater detention provided in the post-development condition, the runoff rate tributary to the storm sewer within the Butterfield Road right-of-way is reduced, while also meeting the allowable release rates identified within the Lake County WDO. Refer to **Sheet C7.2** of the corresponding final engineering plans for the proposed detention basin cross-section and proposed outlet control structure detail.

Per the above table, the proposed stormwater pond and associated outlet control structure achieves the rate attenuation requirements set forth County ordinance.

2.3 Emergency Overflow & Culvert Calculations

The outlet pipe for the proposed stormwater detention basin is set at the normal water level (NWL) one-foot above the pond bottom. Discharge is then controlled through the aforementioned outlet control structure. The 6-foot wide weir wall within the outlet control structure is set at the basin high water level (HWL). Additionally, an emergency overflow drainage pipe (24") is proposed at the high water level in case of outlet control structure failure. Conveyance over the basin overflows is then routed through a 24" culvert that ultimately discharges into the existing storm sewer within the County right-of-way. A comprehensive review of the County storm sewer capacity was not performed, however, in larger rainfall events or in the event of downstream storm sewer failure, the culvert pipe will overtop an emergency overflow structure and convey drainage to the curb line to Butterfield Road. Adequate freeboard (minimum 2-feet) is provided from the overtopping elevations to the proposed building finished floor elevations.

Calculations are provided within **Exhibit 5** for unrestricted sizing of the emergency overflow weirs both within the outlet control structure and through the overflow culvert. Per the FlowMaster outputs provided, In the event of orifice clogging, there would be an approximately 8" cresting height over the weir wall within the outlet control structure.

3. STORM SEWER DESIGN SUMMARY

The proposed storm sewer conveyance system was designed to meet the capacity of a 10-yr storm event using Hydraflow Storm Sewer Extensions, Version 10. A runoff coefficient for each subarea tributary to the storm sewer inlets is provided within **Exhibit 6**.

Note that a portion of the storm sewer was sized for a 100-year event to ensure capacity immediately upstream of the stormwater detention basin. This segment is from the basin flared end section ("D1") to upstream manhole "D6" as this is the most critical portion of segment tributary to the detention basin and therefore a conservative approach was utilized to ensure capacity within the storm sewer is provided.

Drainage areas were calculated and a minimum time of concentration of 10 minutes was assumed for each drainage area. A storm sewer catchment area exhibit and corresponding HydraFlow outputs and HGL profiles are provided in **Exhibit 6**.

4. WATER QUALITY & RUNOFF VOLUME REDUCTION (RVR)

4.1 Water Quality

A proposed hydrocarbon removal unit is proposed on the downstream end of the stormwater detention basin. The required hydrocarbon removal performance is: 70% removal for a 0.5" storm event (Per Lake County WDO 504.04). As the units will be placed downstream of a restrictor, these units have been sized to treat the restricted flow rate. Refer to **Exhibit 8** for calculations prepared by Contech Engineered Solutions and a detail of the hydrodynamic separating unit (CDS 3030-6).

In addition to the water quality structure, the proposed improvements include implementation of a naturalized detention basin with wetland style plantings and proposed infiltration trenches within the parking area.

Per Section 504.02, water quality for a 50% impervious site is 0.5 inches x impervious surfaces (5.63 acres) = 10,218 CF required.

Water quality is provided via the proposed infiltration areas (704 CF) and naturalized detention basin (19,025 CF) with a total quantity of 19,729 CF, which exceeds the volume required.

4.2 Runoff Volume Reduction (RVR)

Per Section 503.02, RVR is required for minor and major developments that result in hydrological disturbance of at least one (1) acre of land and more than one-half (0.5) acres of new impervious area. New impervious area for RVR is any new impervious area added to the site after April 1, 2009.

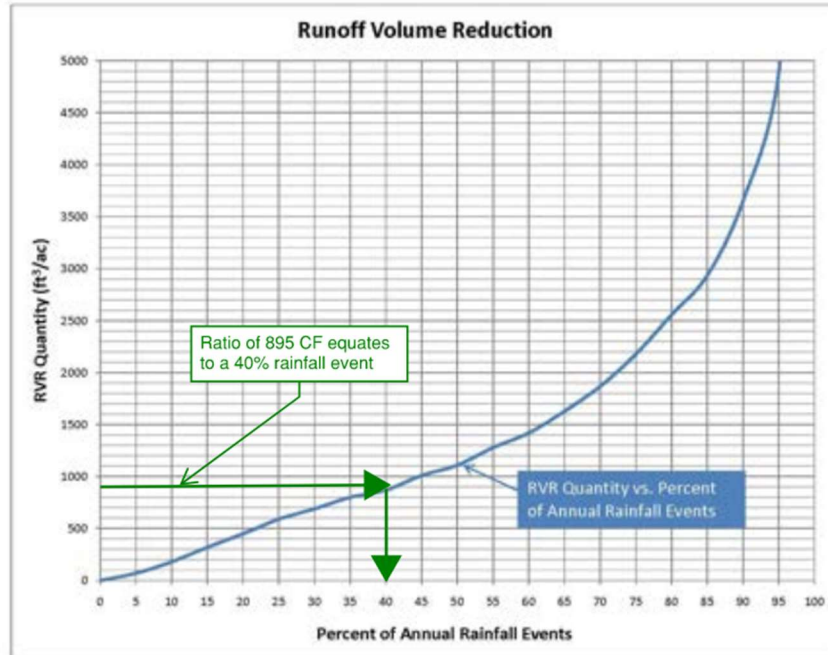
Strategies suggested in the WDO include storm water infiltration, evapotranspiration, storm water reuse, and similar methods to reduce the volume of runoff from the site. All the suggested strategies have been considered for inclusion in this project, though some are not practical for this project.

Infiltration areas within the landscaped areas in the passenger car parking lot and utilizing 12" of volume below the detention basin pond outlet to promote infiltration are proposed to meet the RVR requirements. **Sheet C7.2** within the corresponding engineering plans provides calculations for the first two volume control measures (i.e. northern rain garden and infiltration trench areas). Those volumes, along with the basin volume found via stage-storage, are summarized in **Table 4**.

Table 4: RVR Summary	
Existing Site Impervious Area (acres)	0.37
Proposed Site Impervious Area (acres)	5.63
Increase in Impervious Area (acres)	5.28
RVR Measure: Infiltration Trenches – Volume Provided (c.f.)	704
RVR Measure: Rain Garden – Volume Provided (c.f.)	1,659
RVR Measure: Detention Basin – Volume Provided (c.f.) <i>12" Below Outlet (50% of RVR Provided)</i>	19,025 CF (only 50% utilized by basin volume) 2,363
Total RVR Measures – Volume Provided (c.f.)	4,726

According to Appendix O per the County WDO, the ratio of water quality volume to the new impervious area is 895, which equates to about 40% annual rainfall event as identified below.

100% Impervious values		
Percent of Annual Rainfall Events	Runoff Depth (in)	RVR Quantity ft ³ /ac new impervious
0	0	0
5	0.02	70
10	0.05	180
15	0.09	330
20	0.12	450
25	0.16	590
30	0.19	690
35	0.22	800
40	0.24	870
45	0.28	1010
50	0.30	1110
55	0.35	1280
60	0.39	1420
65	0.45	1630
70	0.51	1870
75	0.60	2180
80	0.70	2560
85	0.81	2940
90	1.01	3660
95	1.35	4900
99	2.41	8760



Runoff Depth based on Figure 3 of the Center For Watershed Protection Report.
 Runoff Depth = P * R where:
 P = Rainfall Depth (inches)
 R = Volumetric Runoff Coefficient = 0.95 for 100% impervious cover [0.05 + 0.09(I)], where I is 100% (impervious cover)
 RVR Quantity = Runoff Depth (in) / 12 (in/ft) * 43560 (ft²/ac)

Appendix O: Runoff Volume Reduction

5. CONCLUSION

The proposed improvements meet the Village and County requirements for runoff and volume control while providing on-site water quality treatment. The maximum allowable release rates are met and an overall reduction in site runoff rates is noted in the post-development condition.



Exhibit 1 – Permits

WATERSHED DEVELOPMENT PERMIT (WDP) APPLICATION

ILLINOIS DEPARTMENT OF NATURAL RESOURCES (IDNR) CLEARANCE LETTER

STATE HISTORIC PRESERVATION OFFICE (SHPO) PERMIT

IEPA NPDES/NOI PERMIT

(TO BE PROVIDED AT A LATER DATE)

WATERSHED DEVELOPMENT PERMIT (WDP) APPLICATION

Revised 08/2021

Office Use

1. COMMUNITY AND STATUS

☐ Standard

☐ Conditional

☐ Certified

☐ Non-Certified

☐ Isolated Wetlands

☐ Conditional

☐ Certified

☐ Non-Certified

2. FEE-IN LIEU – FIL50

☐ Certified

☐ Non-Certified

☐ Not Applicable

3. WDP APP. #

4. COMMUNITY APP. NO.
(to be assigned by Community)

5. NAME & ADDRESS OF PROPERTY OWNER

6. NAME & ADDRESS OF ENGINEER/AGENT

7. NAME & ADDRESS OF CERT. WETLAND SPECIALIST

8A. CHECK THE ONE CONDITION THAT APPLIES*:

☐ Exempt, Watershed Development Permit Not Required [§302]

☐ Minor Development [§303.01]

☒ Major Development Outside the Floodplain [§303.01]

☐ Major Development Inside the Floodplain [§303.01, 700.01, 700.02]

☐ Public Road Development [§303.02]

☐ Public Development in the Floodplain [Appendix E.J.3.f]

☐ Existing Conditions BFE Only [§700.02.D]

☐ Soil Erosion and Sediment Control Review Only [§300.08]

☐ Hydrologically Disturbs 5,000 sq. ft. or More [§300.08]

*refer to Appendix A for Definitions

8B. CHECK ALL CONDITIONS THAT APPLY:

☐ Isolated Wetland/Waters Impact [§1005]

☐ Request Letter of No Impact (LONI) for wetlands or waters [§1003]

☐ Development in a Floodway [§700.03]

☐ Floodplain Map Revision or Amendment [§702.04, 703.04]

☐ Watercourse w/ Drainage Area >20 Ac and <100 Ac [§700.02, 800]

☐ Watercourse w/ Drainage Area >100 Ac and <640 Ac [§700.02, 801]

☐ Earth Change Approval (ECA) [§305]

☐ Variance Request [§1300]

☐ BFE or Floodway Determination [§700.02, 700.03]

☐ Designated Erosion Control Inspector (DECI) [§601]

☐ Pre-application Meeting Held

9A. STORMWATER DATA SUMMARY

Unit

Total Property Ownership	=	10.22	Acres
Hydrologic Disturbance	=	10.22	Acres
Watershed Area Tributary to Development	=	0.27	Acres
Proposed Impervious Area	=	5.63	Acres
Existing Impervious Area Pre-1992	=	0.37	Acres
Existing Impervious Area Post-1992	=	0.37	Acres
Detention Volume Required	=	4.96	Acre-ft.
Compensatory Storage Required	=	N/A	Acre-ft.
Depressional	=	N/A	Acre-ft.
Riverine 0- to 10-Year	=	N/A	Acre-ft.
Riverine 10- to 100-Year	=	N/A	Acre-ft.

9B. WETLAND/WATERS DATA SUMMARY

Existing Wetland/Waters Acreage				
Waters of the U.S.				
Isolated Waters of Lake County				
Impacted Wetland/Waters Acreage				
Waters of the U.S.				
Isolated Waters of Lake County				
Mitigation Replacement Ratio				
Mitigation Acreage Required				
Waters of the U.S.				
Isolated Waters of Lake County				
On-Site				
Off-Site				
Mitigation Bank				
SMC Wetland Restoration Fund				

9C. Check box if State (IL) funds are being used for this development.

9D. Check box if this is a project being funded in part/in whole by an SMC grant?

10A. DESCRIPTION OF DEVELOPMENT

10B. NAME OF DEVELOPMENT

10C. SINGLE FAMILY HOME ONLY

10D. LOCATION OF DEVELOPMENT

11. LEGAL DESCRIPTION

12. LIST ALL LOCAL, STATE, AND FEDERAL PERMIT APPLICATION, OR APPROVAL LETTERS REQUIRED FOR DEVELOPMENT

13A. UNDER PENALTY OF INTENTIONAL MISREPRESENTATION AND/OR PERJURY, I declare that I have examined and/or made this application and it is true and correct to the best of my knowledge and belief. I agree to construct said development in compliance with the permitted documents. I realize that the information that I have affirmed hereon forms a basis for the issuance of the Watershed Development Permit(s) herein applied for and approval of plans in connection therewith shall not be construed to permit any construction upon said premises or use thereof in violation of any provision of any applicable ordinance or to excuse the owner or his successors in title from complying therewith.

13B. I CERTIFY that the plans/documents submitted for the above-referenced development have been prepared under the supervision of a professional engineer or certified wetland specialist as appropriate.

Continental 770 Fund LLC, by: Continental Properties Company, Inc.
W134 N8675 Executive Parkway, Menomonee Falls, WI 53051

Signature of Property Owner, or Authorized Agent

Signature of Professional Engineer

Signature of Certified Wetland Specialist

Print Name of Professional Engineer

Print Name of Certified Wetland Specialist

SW CORNER OF HUNTINGTON DR
AND BUTTERFIELD ROAD

SW S29 T44N R11E

1129300013, 1129300003, 1129300004

42.25828 -87.97891

SHPO/IDNR SHPO/IDNR 002041322/2410469 FEBRUARY 2024 [3/13/2024]/[2/13/2024]

NPDES/NOI ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) ILR10ZDY7 MARCH 2024 TBD

WATERMAIN/SANITARY ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) TBD TBD TBD

062-070619 4/03/2024 C-024 4/03/2024

RYAN N MARTIN, PE Thomas J Kehoe

Page 1 of 2 (See page 2 for Standard Permit Conditions)

Page 212 of 478

This permit is subject to the following conditions:

- (a) This permit does not convey title to the permittee or recognize title of the permittee to any submerged or other lands, and furthermore, does not convey, lease or provide any right or rights of occupancy or use of the public or private property on which the project or any part thereof will be located, or otherwise grant to the permittee any right or interest in or to the property, whether the property is owned or possessed by the County of Lake or by any private or public party or parties.
- (b) This permit does not release the permittee from liability for damage to persons or property resulting from the work covered by this permit, and does not authorize any injury to private property or invasion of private rights.
- (c) This permit does not relieve the permittee of the responsibility to obtain other federal, state or local authorizations required for the construction of the permitted activity; and if the permittee is required by law to obtain approval from any federal or state agency to do the work, this permit is not effective until those approvals are obtained.
- (d) The permittee shall, at his own expense, remove all temporary piling, cofferdams, false work, and material incidental to the construction of the project, from the flood-prone area, river, stream or lake in which the work is done.
- (e) The execution and details of the work authorized shall be subject to the approval of the SMC or certified community (as applicable). SMC and community representatives shall have right to access to accomplish this purpose.
- (f) Application for permit will be considered full acceptance by the permittee of the terms and conditions of the permit.
- (g) The SMC or certified community (as applicable) in issuing this permit has relied, upon the statements and representations made by the permittee; if any statement or representation made by the permittee is found to be false, the permit may be revoked at the option of the SMC or certified community (as applicable); and when a permit is revoked all rights of the permittee under the permit are voided.
- (h) If the project authorized by this permit is in or along Lake Michigan or a meandered lake, the permittee and successors shall make no claim whatsoever to any interest in any accretions caused by the project.
- (i) In issuing this permit, the SMC does not approve the adequacy of the design or structural strength or the structure or improvement.
- (j) Noncompliance with the conditions of this permit will be considered grounds for revocation.
- (k) If the work permitted is not completed within three (3) years of the permit issuance date, this permit shall be void, unless an extension has been requested and granted by the SMC or certified community (as applicable) prior to the expiration date.

Upon permit issuance refer to the permit letter for further project-specific conditions.



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

JB Pritzker, Governor

Natalie Phelps Finnie, Director

February 13, 2024

Ryan Martin
Kimley Horn and Associates
570 Lake Cook Road Suite 200
Deerfield, IL 60015

RE: Continental Mundelein Multi-Family
Project Number(s): 2410469 [2211827]
County: Lake

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Adam Rawe
Division of Ecosystems and Environment
217-785-5500



**Lake County
Mundelein**

**Demolition and New Construction of a Clubhouse and Multi-Family Buildings, MZ Capital Mundelein
Multi-Family
SW Corner Butterfield Road and Huntington Dr., 400 S. Butterfield Road and 450 S. Butterfield Road
KHA-268627000 (Previously 268045001)
SHPO Log #002041322**

March 13, 2024

**Ryan Martin
Kimley-Horn and Associates, Inc.
4201 Winfield Road #600
Warrenville, IL 60555**

This letter is to inform you that we have reviewed the information provided concerning the referenced project.

Our review of the records indicates that no historic, architectural or archaeological sites exist within the project area.

Please retain this letter in your files as evidence of compliance with Section 4 of the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420/1 et. seq.). This clearance remains in effect for two years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Remains Protection Act (20 ILCS 3440).

If you have any further questions, please contact Rita Baker, Cultural Resources Manager, at 217/785-4998 or at Rita.E.Baker@illinois.gov.

Sincerely,

**Carey L. Mayer, AIA
Deputy State Historic Preservation Officer**



Exhibit 2 – Project Maps

LOCATION MAP

FEMA FLOODPLAIN MAP

NRCS SOILS MAP

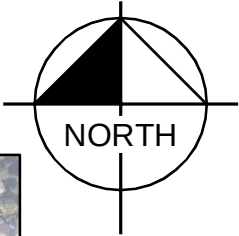
FWS WETLANDS MAPPER

PROJECT LOCATION

Huntington Drive

Butterfield Road

Allanson Road



LOCATION MAP
(N.T.S.)

SHEET NUMBER
1 OF 1
~~Page 217 of 478~~

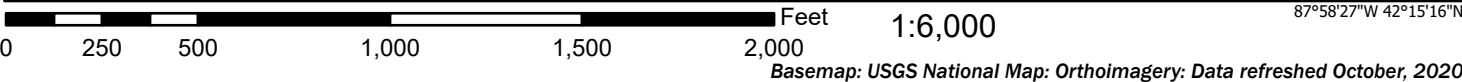
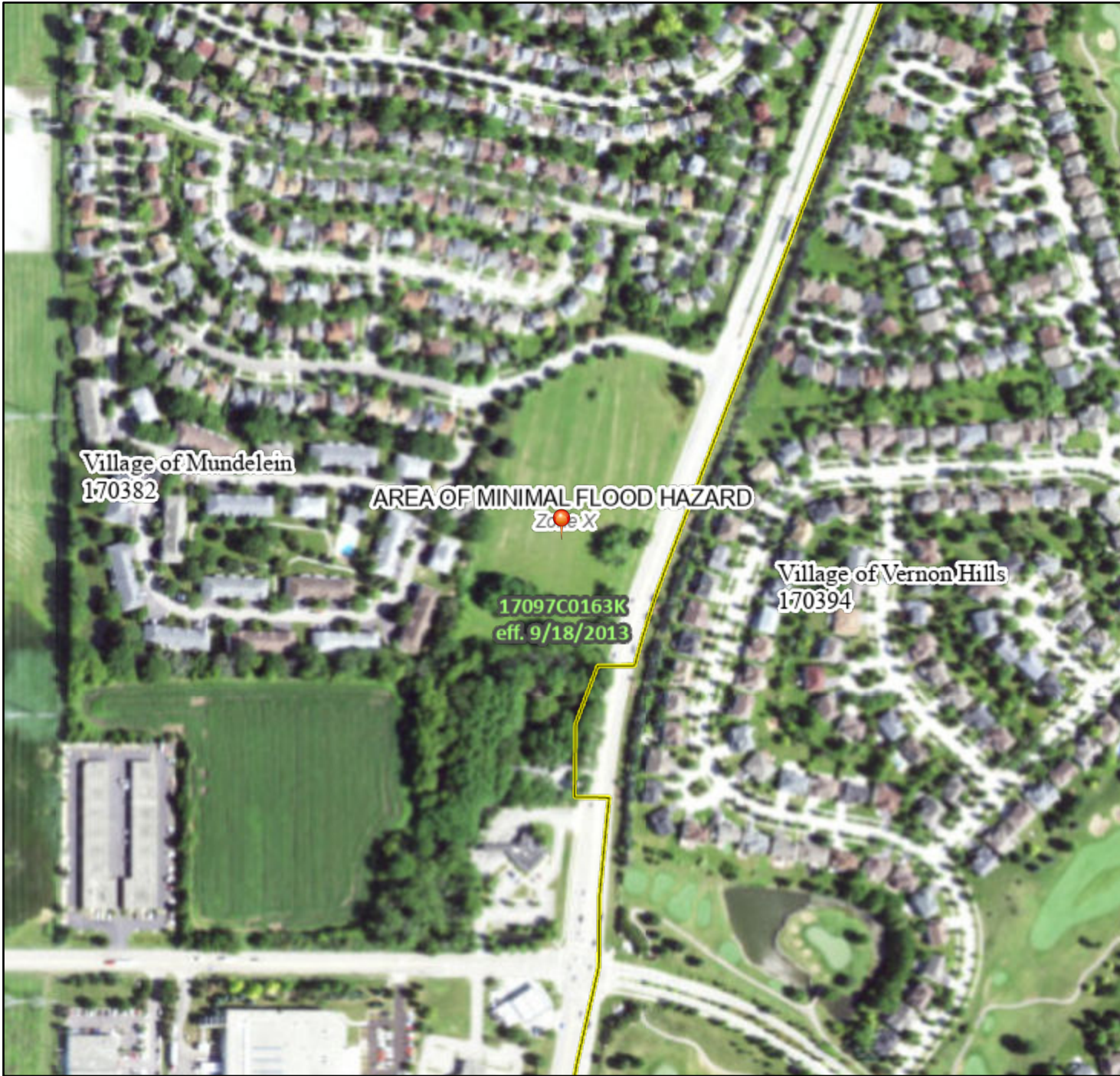
Kimley»»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 4201 WINFIELD RD SUITE 600, WARRENVILLE, IL 60555
 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM

National Flood Hazard Layer FIRMMette



87°59'4"W 42°15'42"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/22/2022 at 10:56 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Hydrologic Soil Group—Lake County, Illinois (MZ Mundelein)



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lake County, Illinois
 Survey Area Data: Version 16, Aug 31, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 16, 2020—Jul 1, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
146A	Elliott silt loam, 0 to 2 percent slopes	C/D	3.4	30.5%
223B	Varna silt loam, 2 to 4 percent slopes	C	5.6	49.9%
223C2	Varna silt loam, 4 to 6 percent slopes, eroded	C	1.3	11.6%
330A	Peotone silty clay loam, 0 to 2 percent slopes	C/D	0.1	1.3%
531D2	Markham silt loam, 6 to 12 percent slopes, eroded	C	0.8	6.8%
Totals for Area of Interest			11.3	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

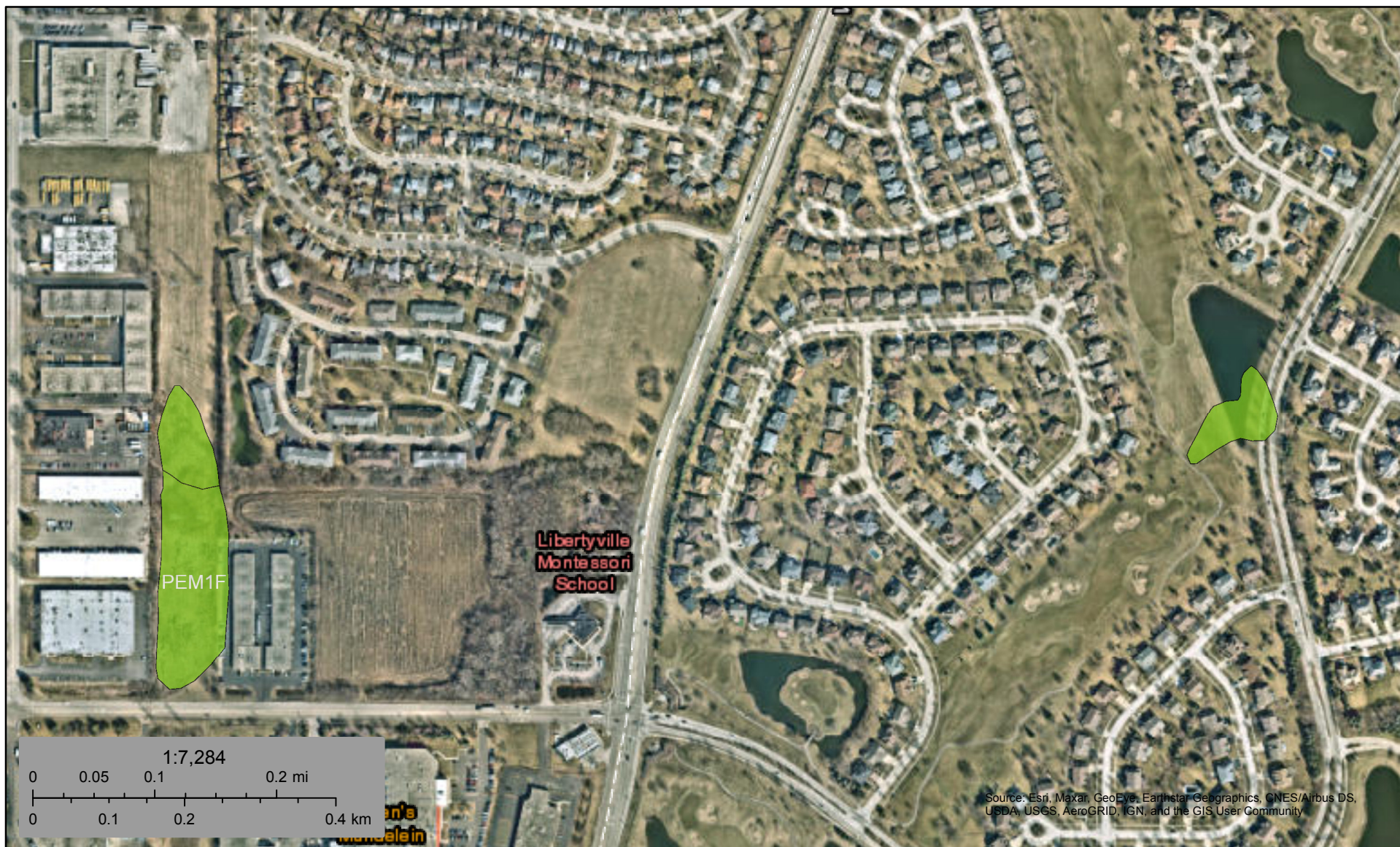
Tie-break Rule: Higher



U.S. Fish and Wildlife Service

National Wetlands Inventory

Huntington Dr & Butterfield Rd, Mundelein



November 8, 2021

Wetlands



Estuarine and Marine Deepwater



Estuarine and Marine Wetland



Freshwater Emergent Wetland



Freshwater Forested/Shrub Wetland



Freshwater Pond



Lake



Other



Riverine

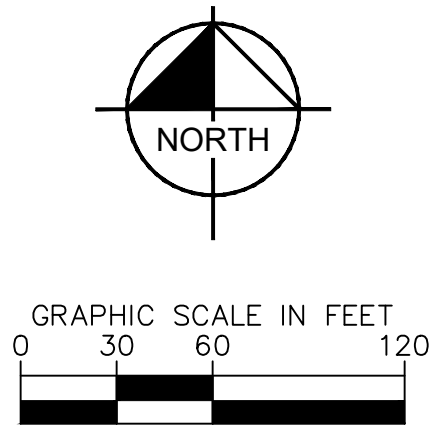
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



Exhibit 3 – Existing Conditions Supporting Exhibits & Calculations

EXISTING CONDITION EXHIBIT

EXISTING CONDITIONS HYDROCAD MODEL OUTPUT FOR 2- AND 100-YEAR



EX3.0	SHEET NUMBER	ORIGINAL ISSUE: 02/12/2024 KHA PROJECT NO. 2686270000	SPRINGS AT MUNDELEIN	EXISTING DRAINAGE CONDITIONS	CONTINENTAL 770 FUND, LLC	SCALE: AS NOTED DESIGNED BY: RNM DRAWN BY: INS CHECKED BY: RNM	Kimley»Horn © 2024, KIMLEY-HORN AND ASSOCIATES, INC. 200 WEST 15TH AVENUE, SUITE 200 DEERFIELD, IL 60015 TEL: 847.265.1900 WWW.KIMLEY-HORN.COM	NO. REVISIONS DATE BY
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268045001-Existing Conditions

Prepared by Kimely-Horn

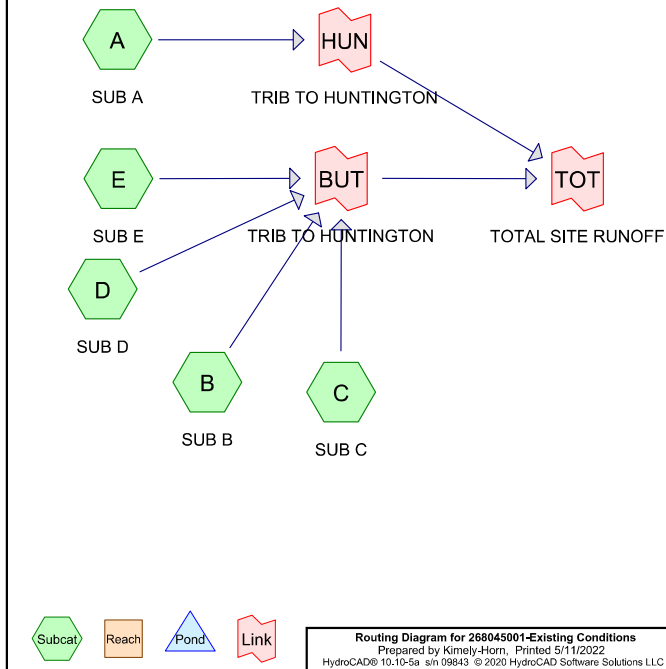
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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2YR-24HR	Huff 0-10sm	3Q	Scale	24.00	1	3.34	2
2	100YR-24HR	Huff 0-10sm	3Q	Scale	24.00	1	8.57	2

**EXISTING
CONDITIONS MODEL**

EXISTING CONDITIONS MODEL

268045001-Existing Conditions

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
11.080	76	Woods/grass comb., Fair, HSG C (A, B, C, D, E)
11.080	76	TOTAL AREA

EXISTING CONDITIONS MODEL

268045001-Existing Conditions Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

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Time span=0.00-120.00 hrs, dt=1.00 hrs, 121 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentA: SUB A	Runoff Area=1,390 ac 0.00% Impervious Runoff Depth=1.25" Tc=10.0 min CN=76 Runoff=0.27 cfs 0.145 af
SubcatchmentB: SUB B	Runoff Area=7,670 ac 0.00% Impervious Runoff Depth=1.25" Tc=10.0 min CN=76 Runoff=1.47 cfs 0.799 af
SubcatchmentC: SUB C	Runoff Area=1,750 ac 0.00% Impervious Runoff Depth=1.25" Tc=10.0 min CN=76 Runoff=0.34 cfs 0.182 af
SubcatchmentD: SUB D	Runoff Area=0,120 ac 0.00% Impervious Runoff Depth=1.25" Tc=10.0 min CN=76 Runoff=0.02 cfs 0.013 af
SubcatchmentE: SUB E	Runoff Area=0,150 ac 0.00% Impervious Runoff Depth=1.25" Tc=10.0 min CN=76 Runoff=0.03 cfs 0.016 af
Link BUT: TRIB TO HUNTINGTON	Inflow=1.86 cfs 1.010 af Primary=1.86 cfs 1.010 af
Link HUN: TRIB TO HUNTINGTON	Inflow=0.27 cfs 0.145 af Primary=0.27 cfs 0.145 af
Link TOT: TOTAL SITE RUNOFF	Inflow=2.13 cfs 1.155 af Primary=2.13 cfs 1.155 af

Total Runoff Area = 11.080 ac Runoff Volume = 1.155 af Average Runoff Depth = 1.25"
100.00% Pervious = 11.080 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment A: SUB A

[49] Hint: Tc<2dt may require smaller dt

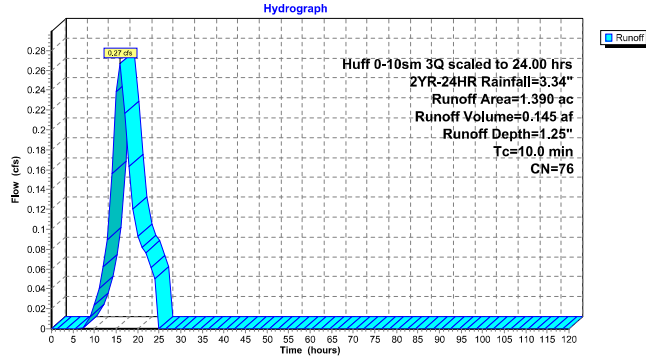
Runoff = 0.27 cfs @ 15.86 hrs, Volume= 0.145 af, Depth= 1.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

Area (ac)	CN	Description
1.390	76	Woods/grass comb., Fair, HSG C
1.390		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment A: SUB A



Summary for Subcatchment B: SUB B

[49] Hint: Tc<2dt may require smaller dt

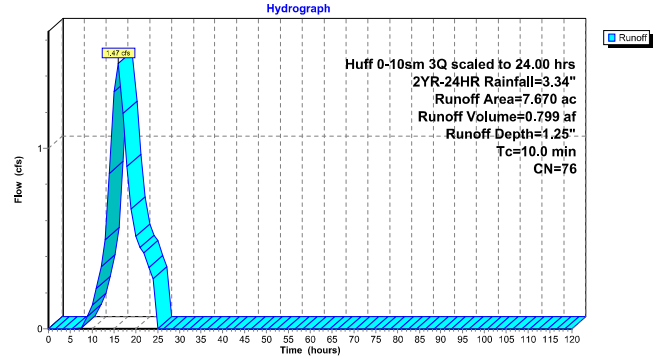
Runoff = 1.47 cfs @ 15.86 hrs, Volume= 0.799 af, Depth= 1.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

Area (ac)	CN	Description
7.670	76	Woods/grass comb., Fair, HSG C
7.670		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment B: SUB B



Summary for Subcatchment C: SUB C

[49] Hint: Tc<2dt may require smaller dt

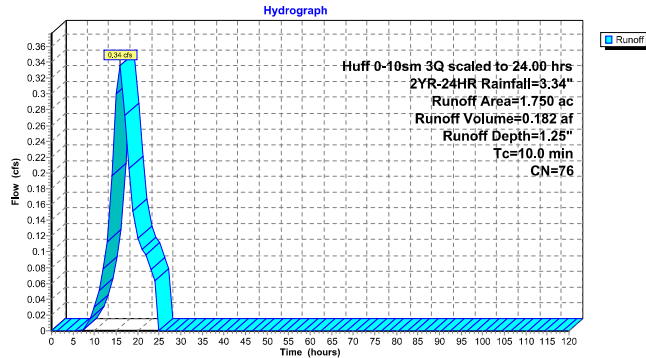
Runoff = 0.34 cfs @ 15.86 hrs, Volume= 0.182 af, Depth= 1.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

Area (ac)	CN	Description
1.750	76	Woods/grass comb., Fair, HSG C
1.750		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment C: SUB C



Summary for Subcatchment D: SUB D

[49] Hint: Tc<2dt may require smaller dt

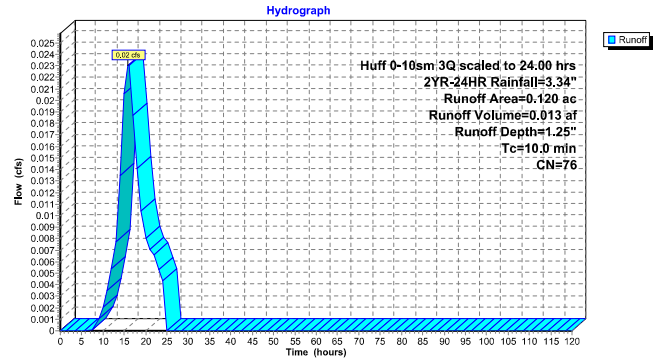
Runoff = 0.02 cfs @ 15.86 hrs, Volume= 0.013 af, Depth= 1.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

Area (ac)	CN	Description
0.120	76	Woods/grass comb., Fair, HSG C
0.120		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment D: SUB D



EXISTING CONDITIONS MODEL
268045001-Existing Conditions Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"
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Summary for Subcatchment E: SUB E

[49] Hint: Tc<2dt may require smaller dt

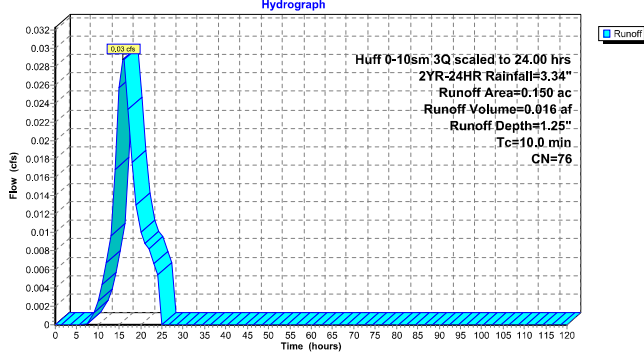
Runoff = 0.03 cfs @ 15.86 hrs, Volume= 0.016 af, Depth= 1.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

Area (ac)	CN	Description
0.150	76	Woods/grass comb., Fair, HSG C
0.150		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment E: SUB E



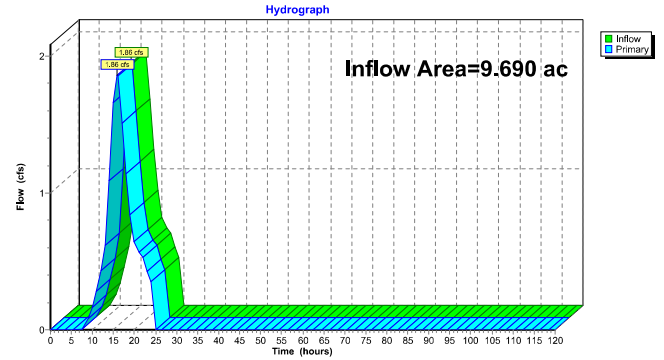
EXISTING CONDITIONS MODEL
268045001-Existing Conditions Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"
 Prepared by Kimely-Horn Printed 5/11/2022
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Summary for Link BUT: TRIB TO HUNTINGTON

Inflow Area = 9.690 ac, 0.00% Impervious, Inflow Depth = 1.25" for 2YR-24HR event
 Inflow = 1.86 cfs @ 15.86 hrs, Volume= 1.010 af
 Primary = 1.86 cfs @ 15.86 hrs, Volume= 1.010 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs

Link BUT: TRIB TO HUNTINGTON



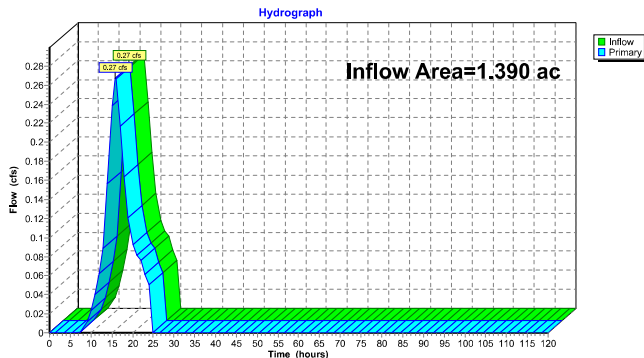
EXISTING CONDITIONS MODEL
268045001-Existing Conditions Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"
 Prepared by Kimely-Horn Printed 5/11/2022
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Summary for Link HUN: TRIB TO HUNTINGTON

Inflow Area = 1.390 ac, 0.00% Impervious, Inflow Depth = 1.25" for 2YR-24HR event
 Inflow = 0.27 cfs @ 15.86 hrs, Volume= 0.145 af
 Primary = 0.27 cfs @ 15.86 hrs, Volume= 0.145 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs

Link HUN: TRIB TO HUNTINGTON



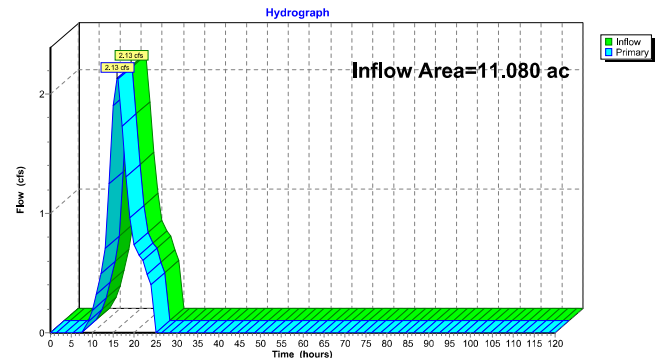
EXISTING CONDITIONS MODEL
268045001-Existing Conditions Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"
 Prepared by Kimely-Horn Printed 5/11/2022
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Summary for Link TOT: TOTAL SITE RUNOFF

Inflow Area = 11.080 ac, 0.00% Impervious, Inflow Depth = 1.25" for 2YR-24HR event
 Inflow = 2.13 cfs @ 15.86 hrs, Volume= 1.155 af
 Primary = 2.13 cfs @ 15.86 hrs, Volume= 1.155 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs

Link TOT: TOTAL SITE RUNOFF



EXISTING CONDITIONS MODEL

268045001-Existing Condition Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"
 Prepared by Kimely-Horn Printed 5/11/2022
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Time span=0.00-120.00 hrs, dt=1.00 hrs, 121 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentA: SUB A	Runoff Area=1.390 ac 0.00% Impervious Runoff Depth=5.68" Tc=10.0 min CN=76 Runoff=1.07 cfs 0.658 af
SubcatchmentB: SUB B	Runoff Area=7.670 ac 0.00% Impervious Runoff Depth=5.68" Tc=10.0 min CN=76 Runoff=5.89 cfs 3.630 af
SubcatchmentC: SUB C	Runoff Area=1.750 ac 0.00% Impervious Runoff Depth=5.68" Tc=10.0 min CN=76 Runoff=1.34 cfs 0.828 af
SubcatchmentD: SUB D	Runoff Area=0.120 ac 0.00% Impervious Runoff Depth=5.68" Tc=10.0 min CN=76 Runoff=0.09 cfs 0.057 af
SubcatchmentE: SUB E	Runoff Area=0.150 ac 0.00% Impervious Runoff Depth=5.68" Tc=10.0 min CN=76 Runoff=0.12 cfs 0.071 af
Link BUT: TRIB TO HUNTINGTON	Inflow=7.44 cfs 4.586 af Primary=7.44 cfs 4.586 af
Link HUN: TRIB TO HUNTINGTON	Inflow=1.07 cfs 0.658 af Primary=1.07 cfs 0.658 af
Link TOT: TOTAL SITE RUNOFF	Inflow=8.51 cfs 5.244 af Primary=8.51 cfs 5.244 af

Total Runoff Area = 11.080 ac Runoff Volume = 5.244 af Average Runoff Depth = 5.68"
100.00% Pervious = 11.080 ac 0.00% Impervious = 0.000 ac

EXISTING CONDITIONS MODEL

268045001-Existing Condition Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"
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Summary for Subcatchment B: SUB B

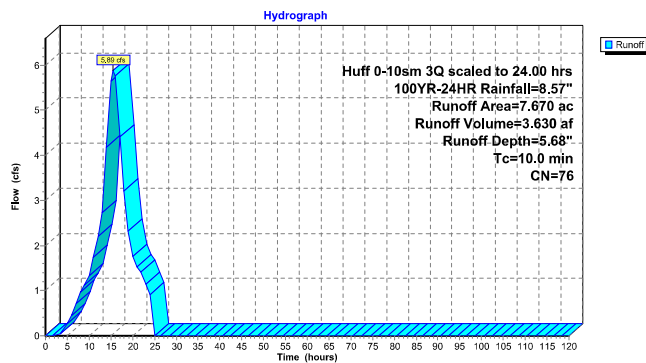
[49] Hint: Tc<2dt may require smaller dt

Runoff = 5.89 cfs @ 15.57 hrs, Volume= 3.630 af, Depth= 5.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

Area (ac)	CN	Description			
7.670	76	Woods/grass comb., Fair, HSG C			
7.670		100.00% Pervious Area			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment B: SUB B



EXISTING CONDITIONS MODEL

268045001-Existing Condition Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"
 Prepared by Kimely-Horn Printed 5/11/2022
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Summary for Subcatchment A: SUB A

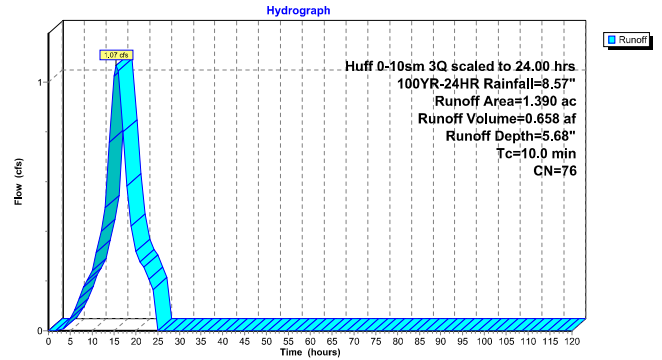
[49] Hint: Tc<2dt may require smaller dt

Runoff = 1.07 cfs @ 15.57 hrs, Volume= 0.658 af, Depth= 5.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

Area (ac)	CN	Description			
1.390	76	Woods/grass comb., Fair, HSG C			
1.390		100.00% Pervious Area			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment A: SUB A



EXISTING CONDITIONS MODEL

268045001-Existing Condition Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"
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Summary for Subcatchment C: SUB C

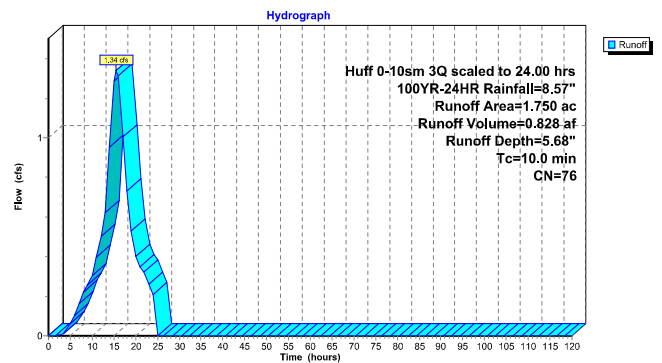
[49] Hint: Tc<2dt may require smaller dt

Runoff = 1.34 cfs @ 15.57 hrs, Volume= 0.828 af, Depth= 5.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

Area (ac)	CN	Description			
1.750	76	Woods/grass comb., Fair, HSG C			
1.750		100.00% Pervious Area			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment C: SUB C



Summary for Subcatchment D: SUB D

[49] Hint: Tc<2dt may require smaller dt

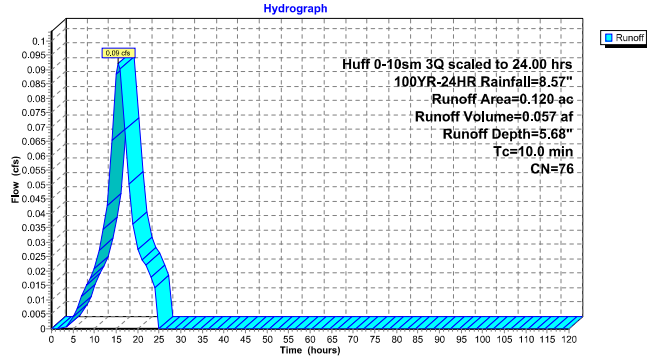
Runoff = 0.09 cfs @ 15.57 hrs, Volume= 0.057 af, Depth= 5.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

Area (ac)	CN	Description
0.120	76	Woods/grass comb., Fair, HSG C
0.120		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment D: SUB D



Summary for Subcatchment E: SUB E

[49] Hint: Tc<2dt may require smaller dt

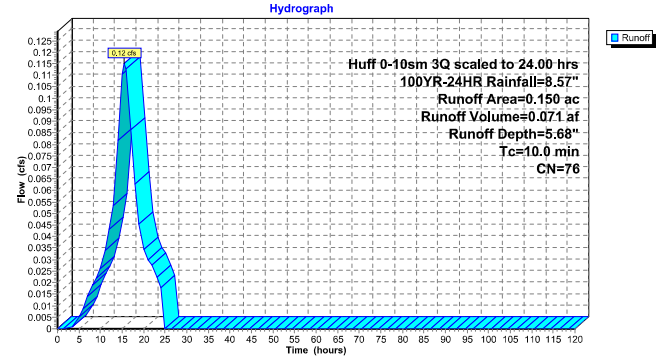
Runoff = 0.12 cfs @ 15.57 hrs, Volume= 0.071 af, Depth= 5.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

Area (ac)	CN	Description
0.150	76	Woods/grass comb., Fair, HSG C
0.150		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment E: SUB E

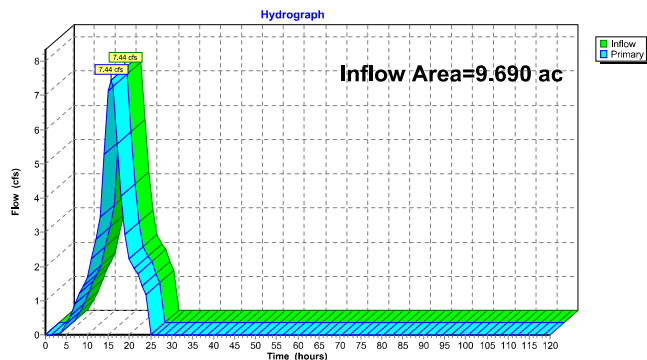


Summary for Link BUT: TRIB TO HUNTINGTON

Inflow Area = 9.690 ac, 0.00% Impervious, Inflow Depth = 5.68" for 100YR-24HR event
Inflow = 7.44 cfs @ 15.57 hrs, Volume= 4.586 af
Primary = 7.44 cfs @ 15.57 hrs, Volume= 4.586 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs

Link BUT: TRIB TO HUNTINGTON

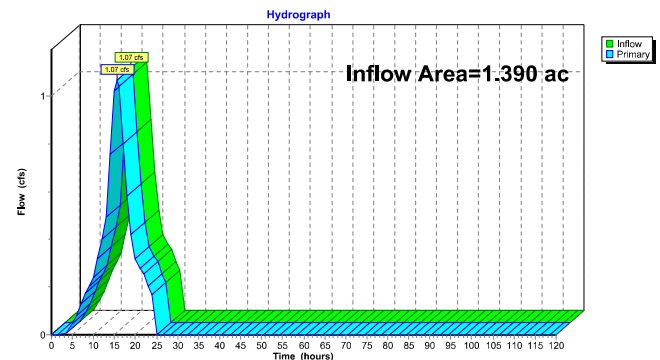


Summary for Link HUN: TRIB TO HUNTINGTON

Inflow Area = 1.390 ac, 0.00% Impervious, Inflow Depth = 5.68" for 100YR-24HR event
Inflow = 1.07 cfs @ 15.57 hrs, Volume= 0.658 af
Primary = 1.07 cfs @ 15.57 hrs, Volume= 0.658 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs

Link HUN: TRIB TO HUNTINGTON



268045001-Existing Condition Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"
 Prepared by Kimely-Horn
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Summary for Link TOT: TOTAL SITE RUNOFF

Inflow Area = 11.080 ac, 0.00% Impervious, Inflow Depth = 5.68" for 100YR-24HR event
 Inflow = 8.51 cfs @ 15.57 hrs, Volume= 5,244 af
 Primary = 8.51 cfs @ 15.57 hrs, Volume= 5,244 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs

Link TOT: TOTAL SITE RUNOFF

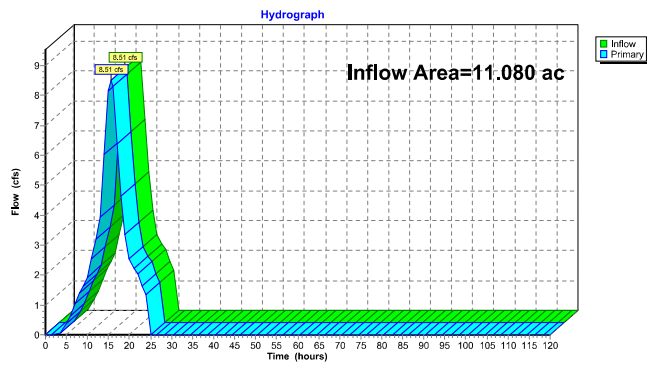




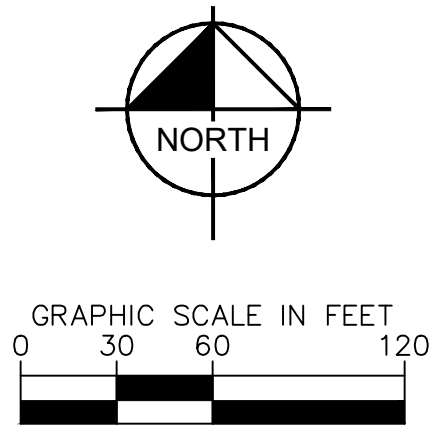
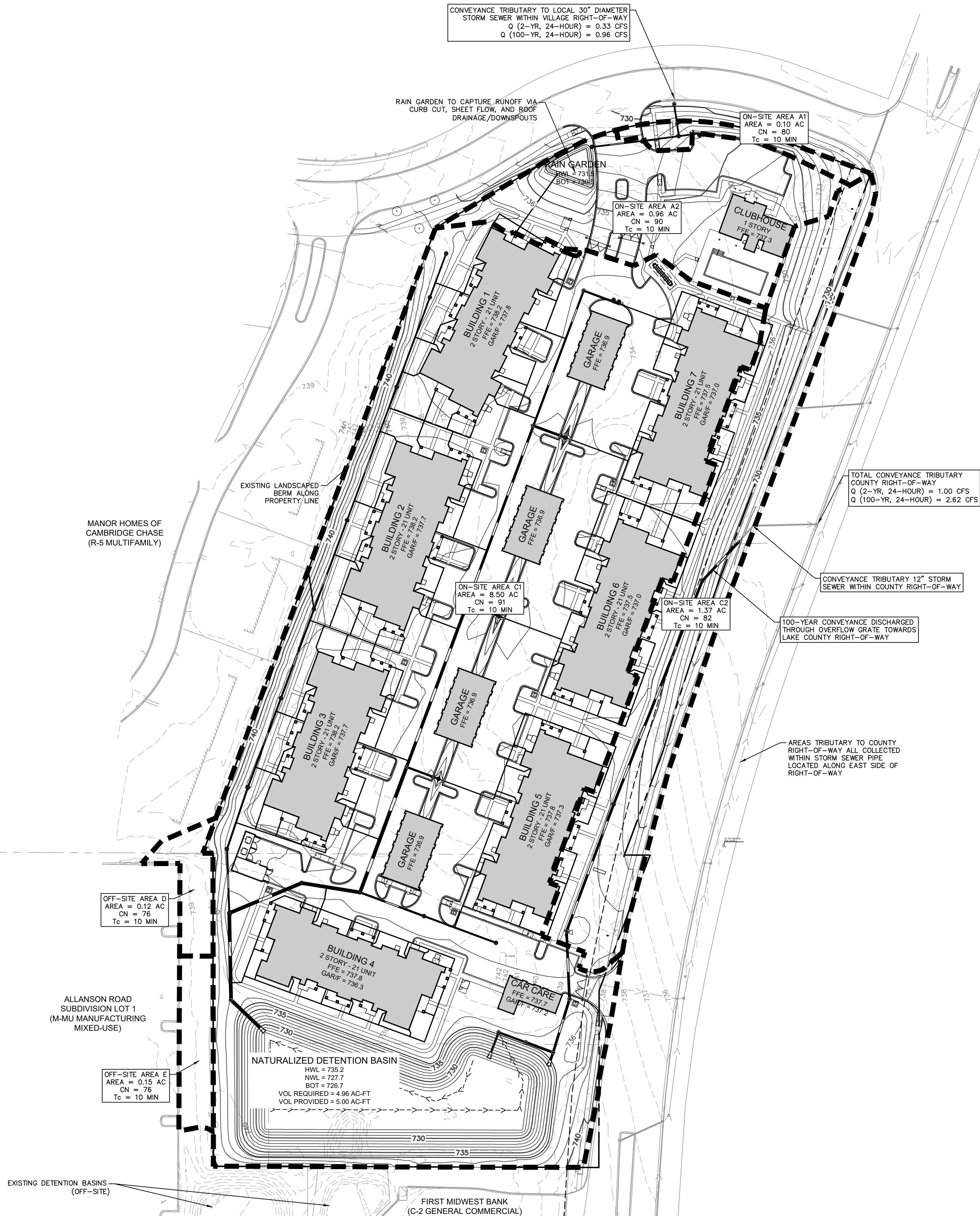
Exhibit 4 – Proposed Conditions Supporting Exhibits & Calculations

PROPOSED CONDITIONS EXHIBIT

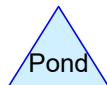
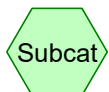
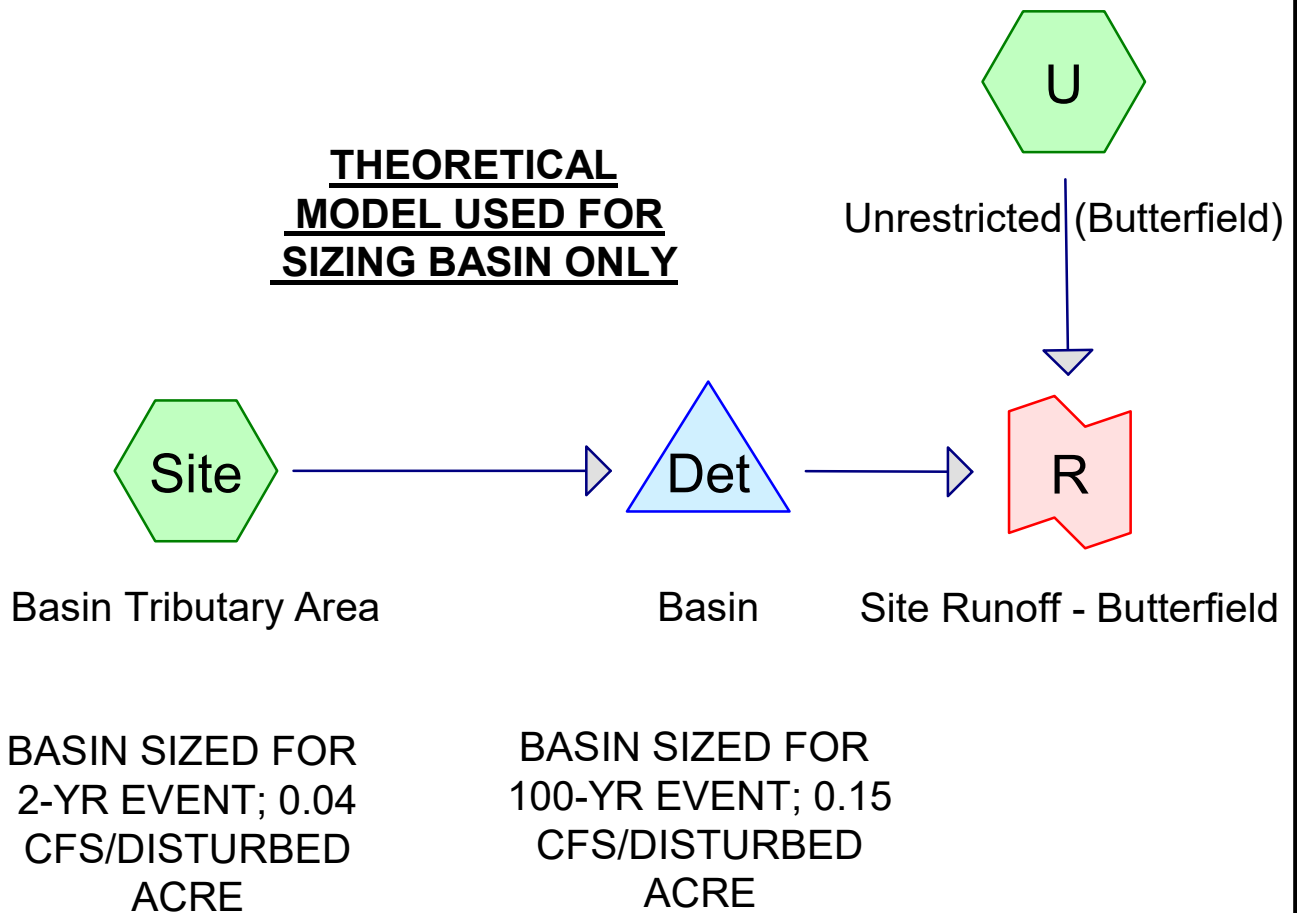
PROPOSED CONDITIONS HYDROCAD MODEL OUTPUT FOR 2- AND 100-YEAR FOR
THEORETICAL MODEL (BASIN SIZING)

PROPOSED CONDITIONS HYDROCAD MODEL OUTPUT FOR 2- AND 100-YEAR FOR
ACTUAL MODEL W/ 4" ORIFICE (INCLUDES UPSTREAM BYPASS/TRIBUTARY AREA)

Drawing name: K:\CHS_LDEV\268627000_Continental_Mundelein_IL\2 Design\CAD\Exhibits\268627000 - Proposed Drainage Conditions.dwg EX4.0 Apr 04, 2024 4:20pm by: Ryan Martin
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared.

[illegible]

**THEORETICAL
MODEL USED FOR
SIZING BASIN ONLY**



Routing Diagram for 268045001-Proposed Conditions
Prepared by Kimley-Horn & Associates, Printed 4/4/2024
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268045001-Proposed Conditions

Prepared by Kimley-Horn & Associates

Printed 4/4/2024

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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2YR-24HR	Huff 0-10sm	3Q	Scale	24.00	1	3.34	2
2	100YR-24HR	Huff 0-10sm	3Q	Scale	24.00	1	8.57	2

268045001-Proposed Conditions

Prepared by Kimley-Horn & Associates

Printed 4/4/2024

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Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
3.010	80	>75% Grass cover, Good, HSG D (Site)
1.370	82	Parkway w/ Sidewalk (U)
5.080	98	Paved parking, HSG D (Site)
0.411	78	Rain Garden/Pond Bottom, HSG D (Site)
9.871	89	TOTAL AREA

Summary for Subcatchment Site: Basin Tributary Area

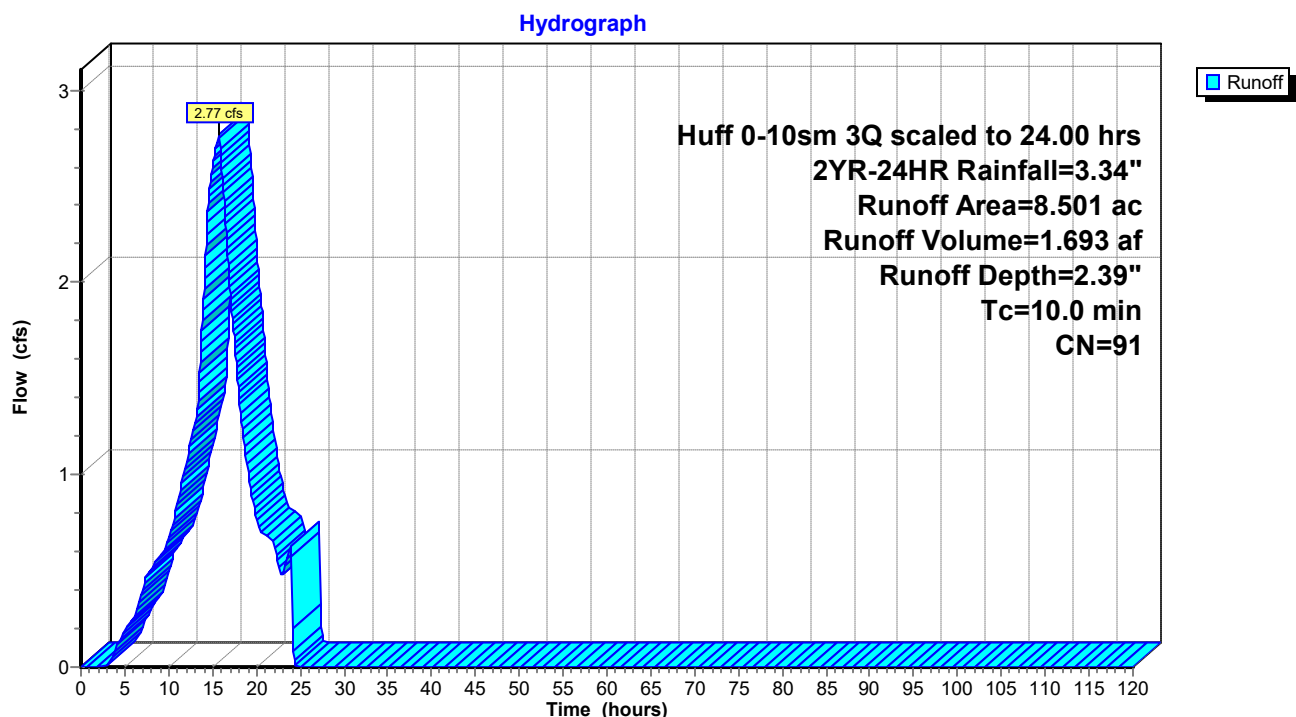
Runoff = 2.77 cfs @ 15.71 hrs, Volume= 1.693 af, Depth= 2.39"
Routed to Pond Det : Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.06 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

Area (ac)	CN	Description
5.080	98	Paved parking, HSG D
* 0.411	78	Rain Garden/Pond Bottom, HSG D
3.010	80	>75% Grass cover, Good, HSG D
8.501	91	Weighted Average
3.421		40.24% Pervious Area
5.080		59.76% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment Site: Basin Tributary Area



Summary for Subcatchment U: Unrestricted (Butterfield)

Runoff = 0.34 cfs @ 15.74 hrs, Volume= 0.189 af, Depth= 1.65"
Routed to Link R : Site Runoff - Butterfield

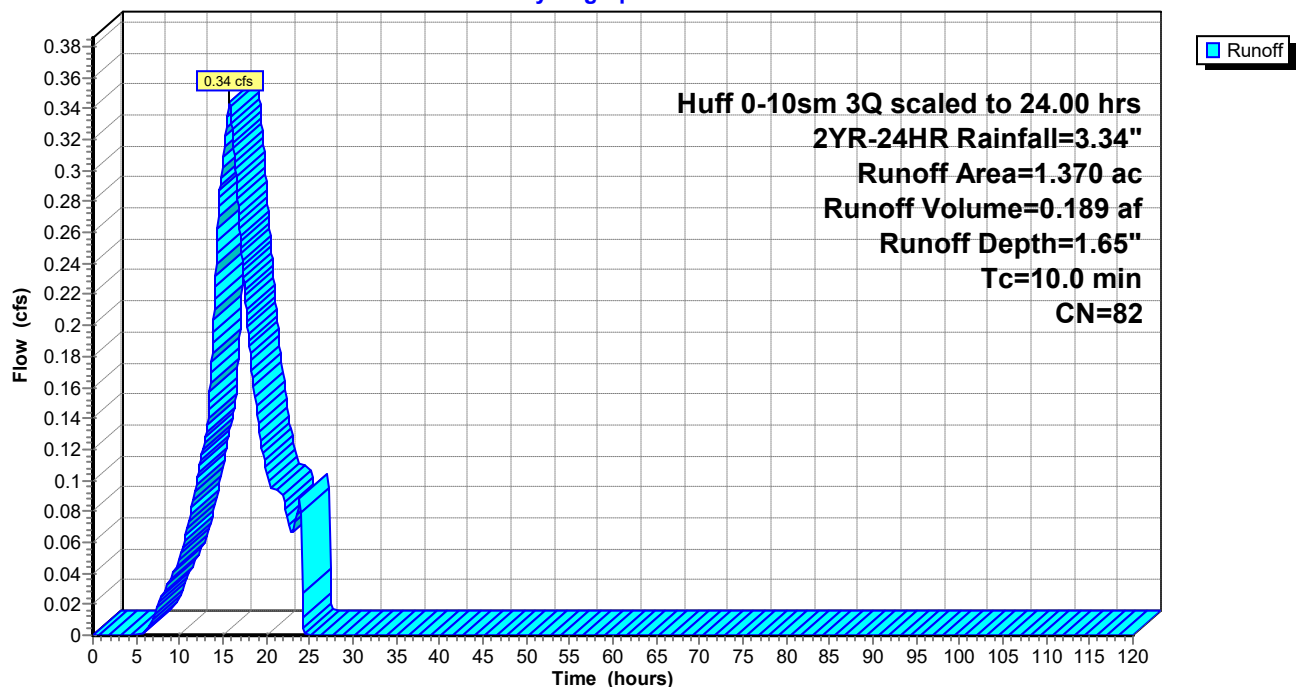
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.06 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

Area (ac)	CN	Description
* 1.370	82	Parkway w/ Sidewalk
1.370		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment U: Unrestricted (Butterfield)

Hydrograph



Summary for Pond Det: Basin

Inflow Area = 8.501 ac, 59.76% Impervious, Inflow Depth = 2.39" for 2YR-24HR event
 Inflow = 2.77 cfs @ 15.71 hrs, Volume= 1.693 af
 Outflow = 0.05 cfs @ 24.29 hrs, Volume= 0.393 af, Atten= 98%, Lag= 514.9 min
 Primary = 0.05 cfs @ 24.29 hrs, Volume= 0.393 af
 Routed to Link R : Site Runoff - Butterfield

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.06 hrs
 Peak Elev= 730.74' @ 24.29 hrs Surf.Area= 0.623 ac Storage= 1.647 af

Plug-Flow detention time= 3,326.5 min calculated for 0.393 af (23% of inflow)
 Center-of-Mass det. time= 2,987.4 min (3,901.8 - 914.4)

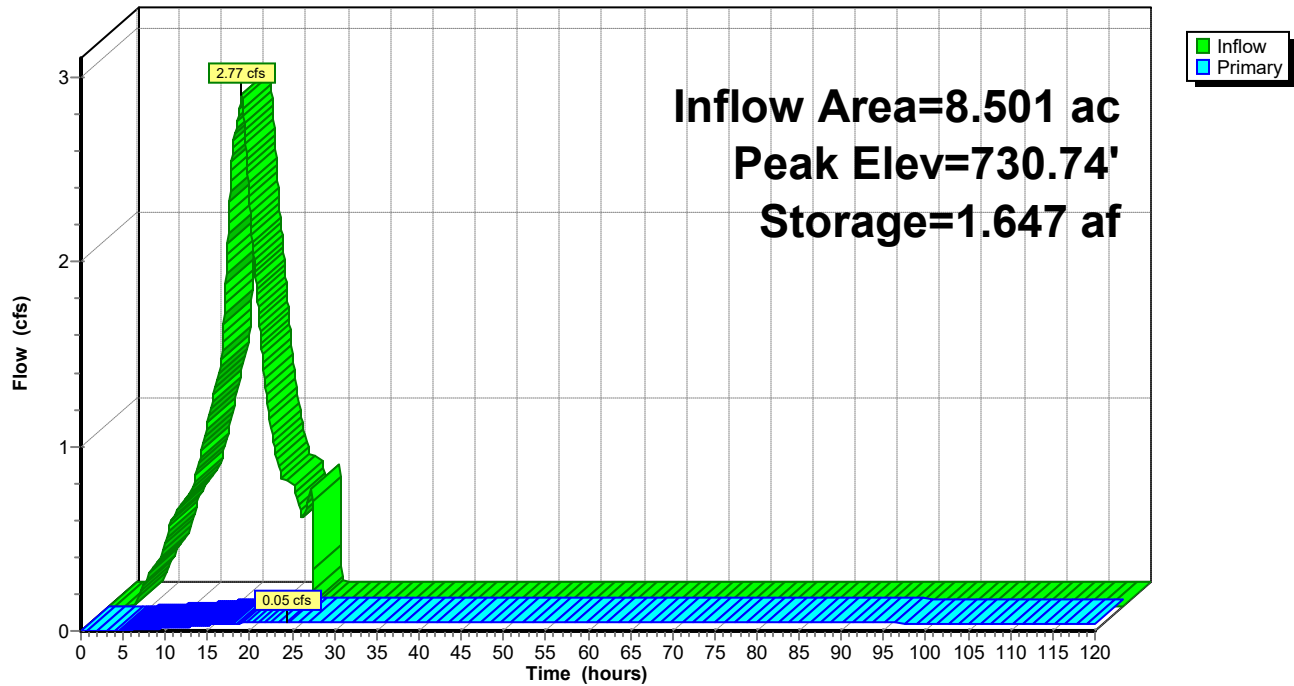
Volume	Invert	Avail.Storage	Storage Description
#1	727.70'	8.061 af	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
727.70	0.462	0.000	0.000
728.70	0.514	0.488	0.488
729.70	0.567	0.540	1.028
730.70	0.621	0.594	1.623
731.70	0.678	0.650	2.272
732.70	0.735	0.707	2.979
733.70	0.795	0.765	3.744
734.70	0.857	0.826	4.570
735.70	0.921	0.889	5.458
736.70	0.987	0.954	6.412
737.00	10.000	1.648	8.061

Device	Routing	Invert	Outlet Devices
#1	Primary	727.70'	1.0" Vert. Orifice/Grate C= 0.610 Limited to weir flow at low heads
#2	Primary	730.75'	2.5" Vert. Orifice/Grate C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=0.05 cfs @ 24.29 hrs HW=730.74' (Free Discharge)
 1=Orifice/Grate (Orifice Controls 0.05 cfs @ 8.48 fps)
 2=Orifice/Grate (Controls 0.00 cfs)

Pond Det: Basin

Hydrograph



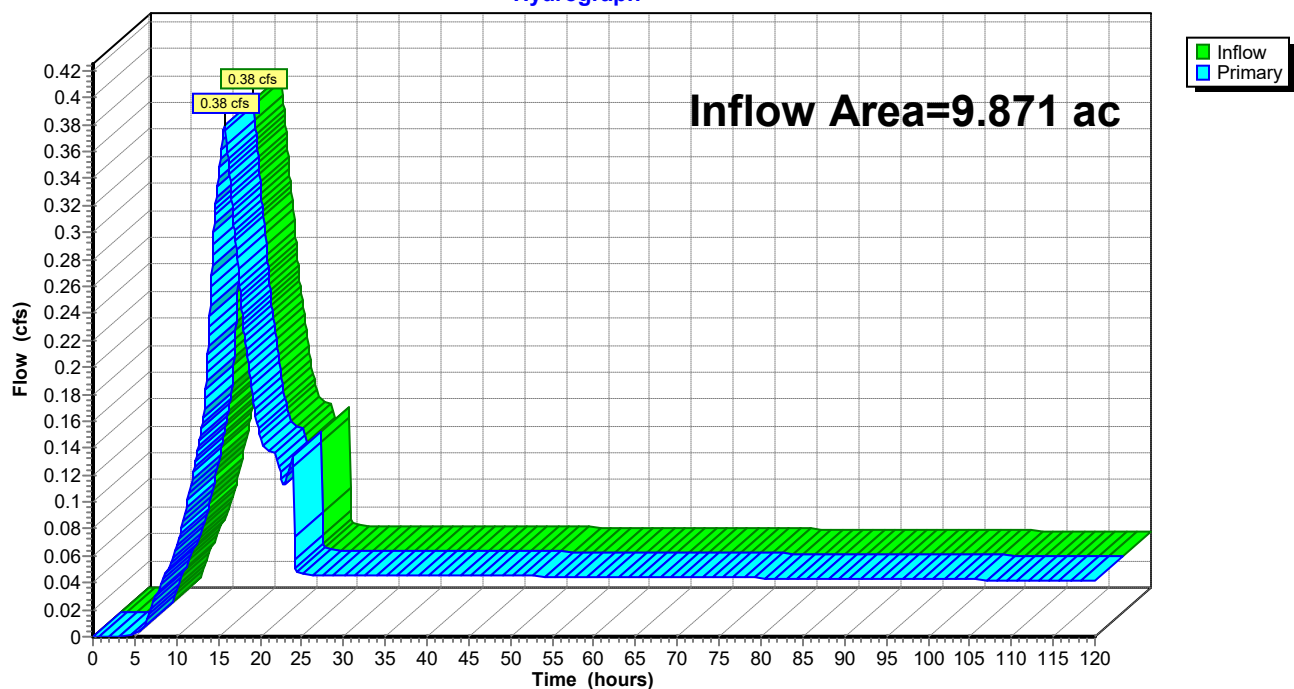
Summary for Link R: Site Runoff - Butterfield

Inflow Area = 9.871 ac, 51.46% Impervious, Inflow Depth > 0.71" for 2YR-24HR event
 Inflow = 0.38 cfs @ 15.74 hrs, Volume= 0.582 af
 Primary = 0.38 cfs @ 15.74 hrs, Volume= 0.582 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.06 hrs

Link R: Site Runoff - Butterfield

Hydrograph



Summary for Subcatchment Site: Basin Tributary Area

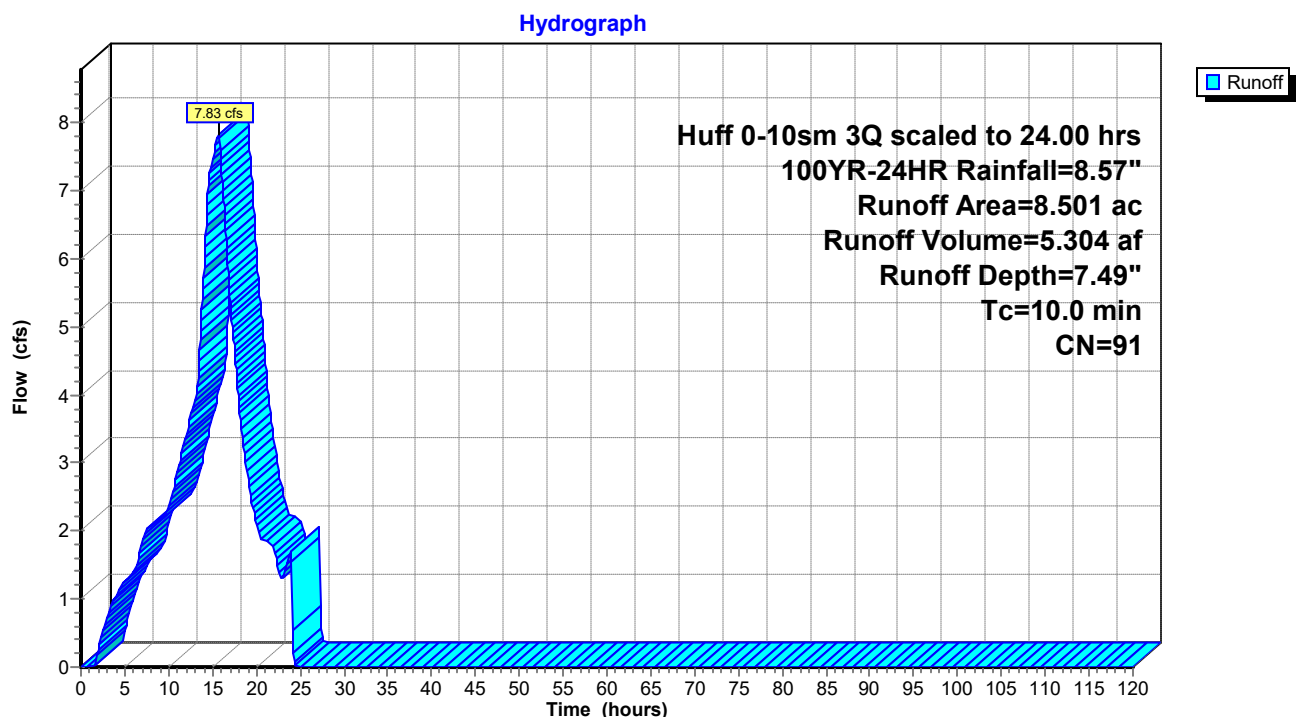
Runoff = 7.83 cfs @ 15.70 hrs, Volume= 5.304 af, Depth= 7.49"
Routed to Pond Det : Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.06 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

Area (ac)	CN	Description
5.080	98	Paved parking, HSG D
* 0.411	78	Rain Garden/Pond Bottom, HSG D
3.010	80	>75% Grass cover, Good, HSG D
8.501	91	Weighted Average
3.421		40.24% Pervious Area
5.080		59.76% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment Site: Basin Tributary Area



Summary for Subcatchment U: Unrestricted (Butterfield)

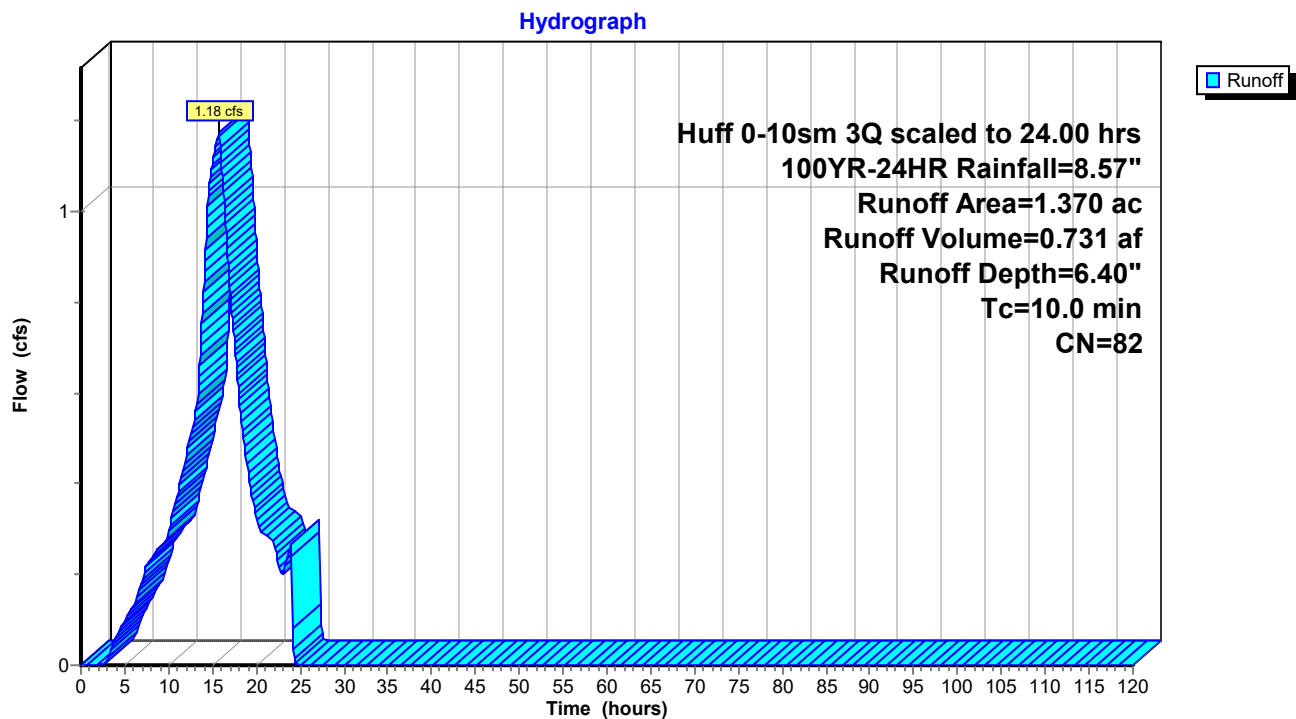
Runoff = 1.18 cfs @ 15.71 hrs, Volume= 0.731 af, Depth= 6.40"
Routed to Link R : Site Runoff - Butterfield

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.06 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

Area (ac)	CN	Description
* 1.370	82	Parkway w/ Sidewalk
1.370		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment U: Unrestricted (Butterfield)



Summary for Pond Det: Basin

Inflow Area = 8.501 ac, 59.76% Impervious, Inflow Depth = 7.49" for 100YR-24HR event
 Inflow = 7.83 cfs @ 15.70 hrs, Volume= 5.304 af
 Outflow = 0.42 cfs @ 24.20 hrs, Volume= 2.917 af, Atten= 95%, Lag= 510.5 min
 Primary = 0.42 cfs @ 24.20 hrs, Volume= 2.917 af
 Routed to Link R : Site Runoff - Butterfield

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.06 hrs
 Peak Elev= 735.15' @ 24.20 hrs Surf.Area= 0.886 ac Storage= 4.963 af

Plug-Flow detention time= 3,033.0 min calculated for 2.917 af (55% of inflow)
 Center-of-Mass det. time= 2,838.4 min (3,698.9 - 860.5)

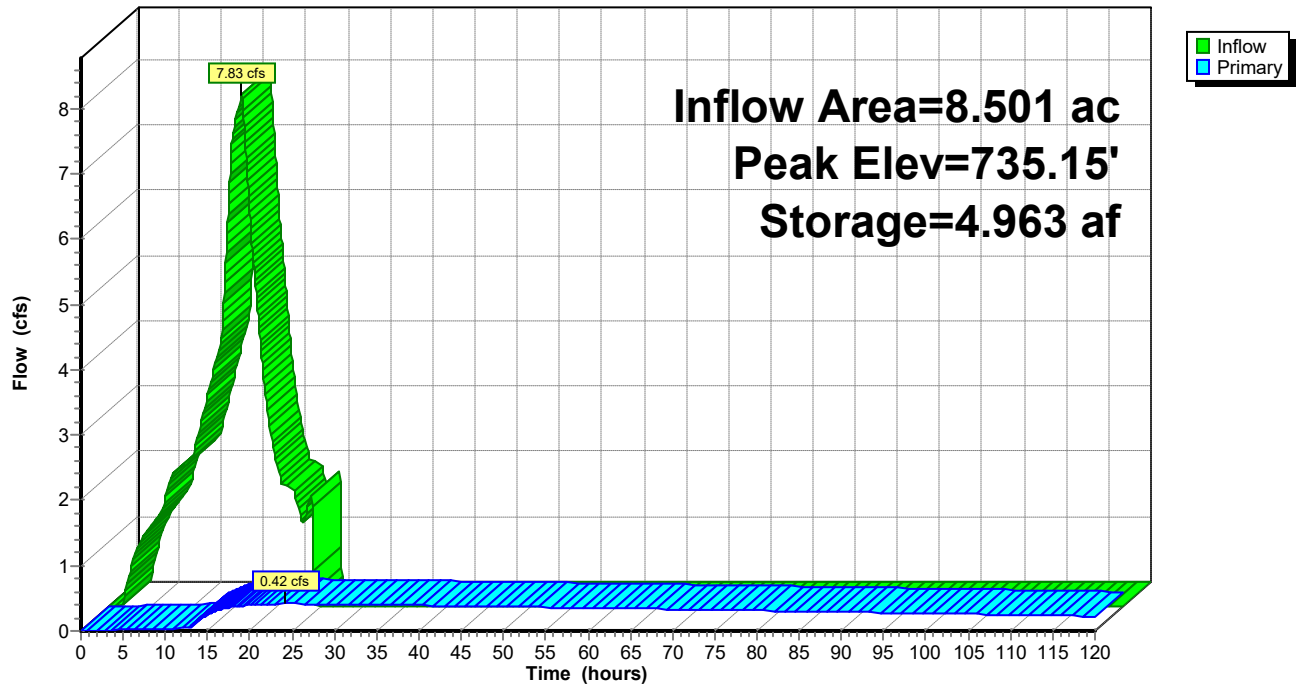
Volume	Invert	Avail.Storage	Storage Description
#1	727.70'	8.061 af	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
727.70	0.462	0.000	0.000
728.70	0.514	0.488	0.488
729.70	0.567	0.540	1.028
730.70	0.621	0.594	1.623
731.70	0.678	0.650	2.272
732.70	0.735	0.707	2.979
733.70	0.795	0.765	3.744
734.70	0.857	0.826	4.570
735.70	0.921	0.889	5.458
736.70	0.987	0.954	6.412
737.00	10.000	1.648	8.061

Device	Routing	Invert	Outlet Devices
#1	Primary	727.70'	1.0" Vert. Orifice/Grate C= 0.610 Limited to weir flow at low heads
#2	Primary	730.75'	2.5" Vert. Orifice/Grate C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=0.42 cfs @ 24.20 hrs HW=735.15' (Free Discharge)
 1=Orifice/Grate (Orifice Controls 0.07 cfs @ 13.33 fps)
 2=Orifice/Grate (Orifice Controls 0.35 cfs @ 10.15 fps)

Pond Det: Basin

Hydrograph

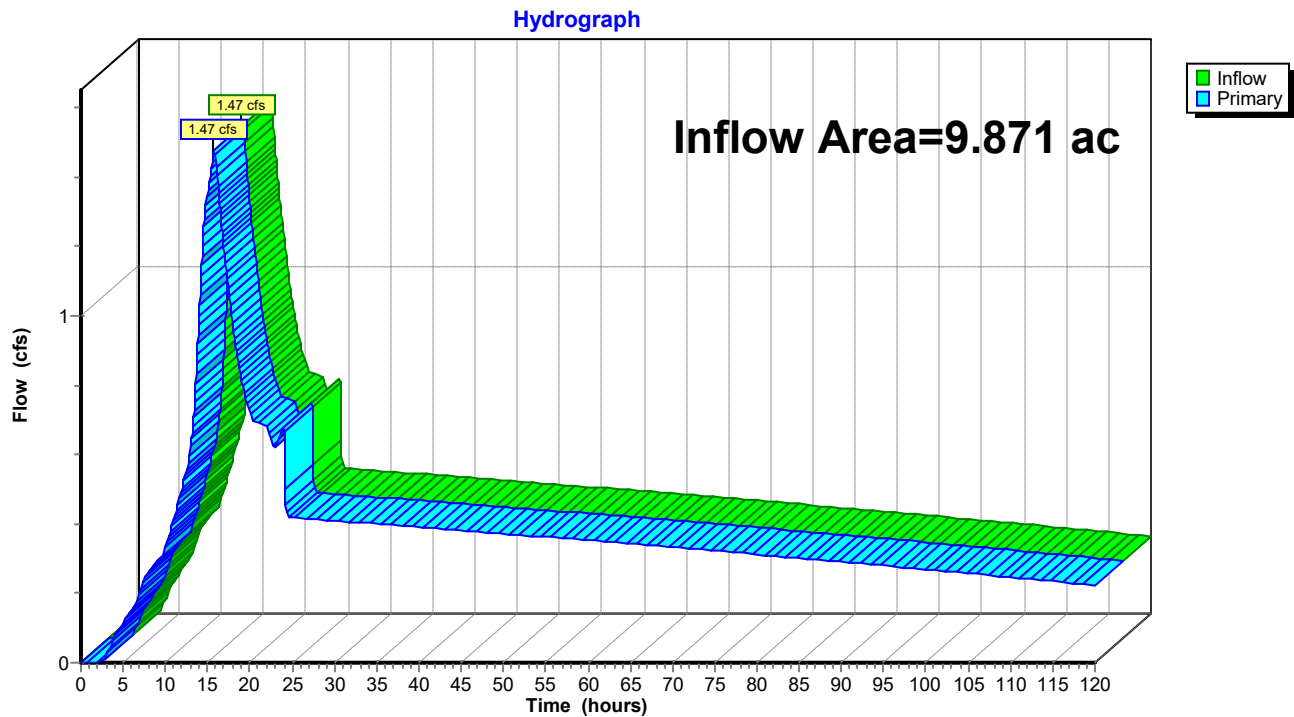


Summary for Link R: Site Runoff - Butterfield

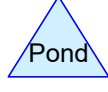
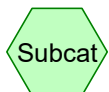
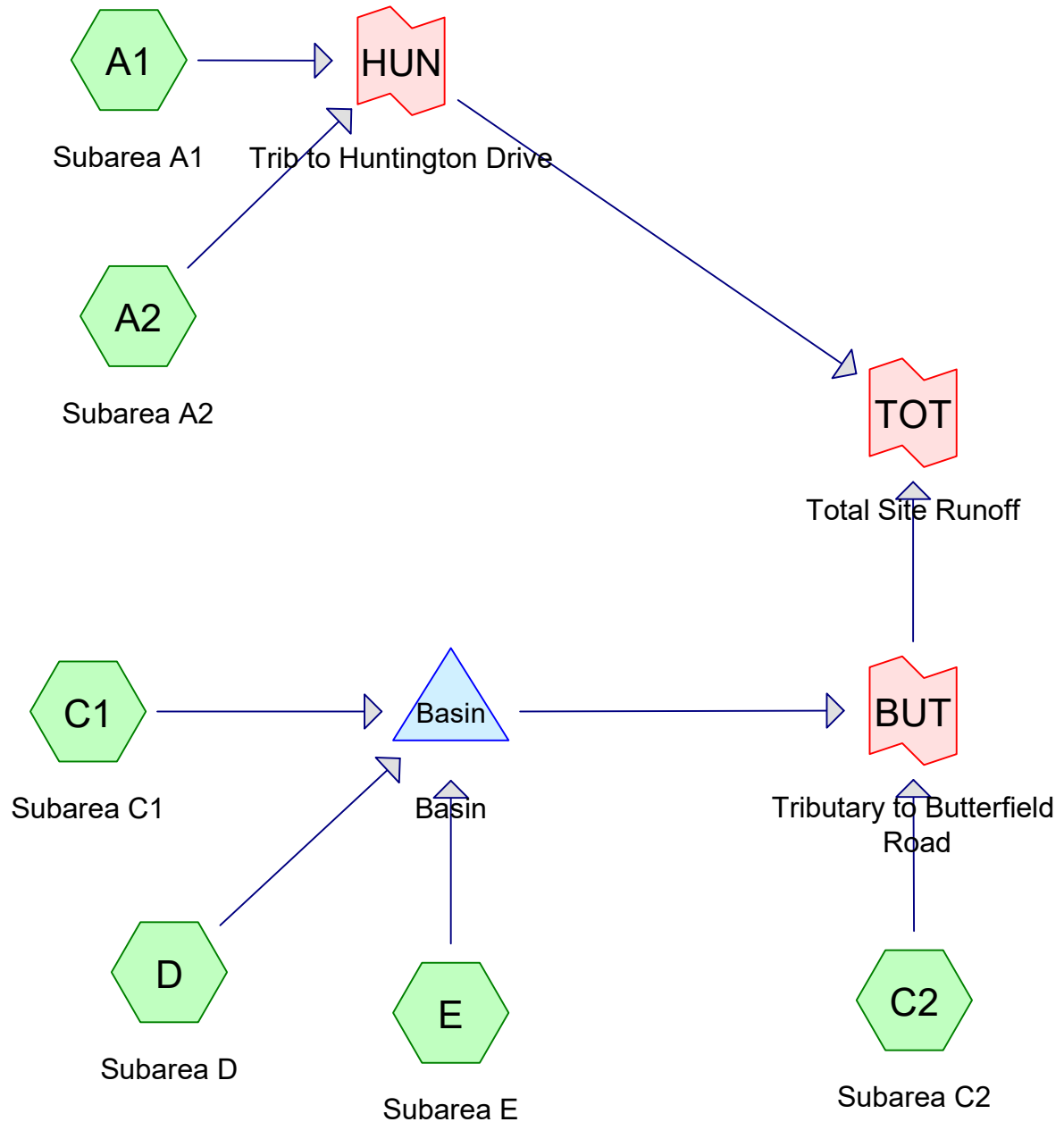
Inflow Area = 9.871 ac, 51.46% Impervious, Inflow Depth > 4.43" for 100YR-24HR event
 Inflow = 1.47 cfs @ 15.73 hrs, Volume= 3.648 af
 Primary = 1.47 cfs @ 15.73 hrs, Volume= 3.648 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.06 hrs

Link R: Site Runoff - Butterfield



ACTUAL MODEL
ACCOUNTING FOR
UPSTREAM BYPASS
AREAS



Routing Diagram for 268045001-Proposed Conditions
Prepared by Kimley-Horn & Associates, Printed 4/4/2024
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268045001-Proposed Conditions

Prepared by Kimley-Horn & Associates

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Page 2

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2YR-24HR	Huff 0-10sm	3Q	Scale	24.00	1	3.34	2
2	100YR-24HR	Huff 0-10sm	3Q	Scale	24.00	1	8.57	2

268045001-Proposed Conditions

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Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.300	74	>75% Grass cover, Good, HSG C (C2)
3.520	80	>75% Grass cover, Good, HSG D (A1, A2, C1)
6.330	98	Paved parking, HSG D (A2, C1, C2)
0.411	78	Rain Garden/Pond Bottom, HSG D (C1)
0.270	76	Woods/grass comb., Fair, HSG C (D, E)
11.831	89	TOTAL AREA

268045001-Proposed Condition Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

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Summary for Subcatchment A1: Subarea A1

Runoff = 0.02 cfs @ 15.74 hrs, Volume= 0.013 af, Depth= 1.51"
 Routed to Link HUN : Trib to Huntington Drive

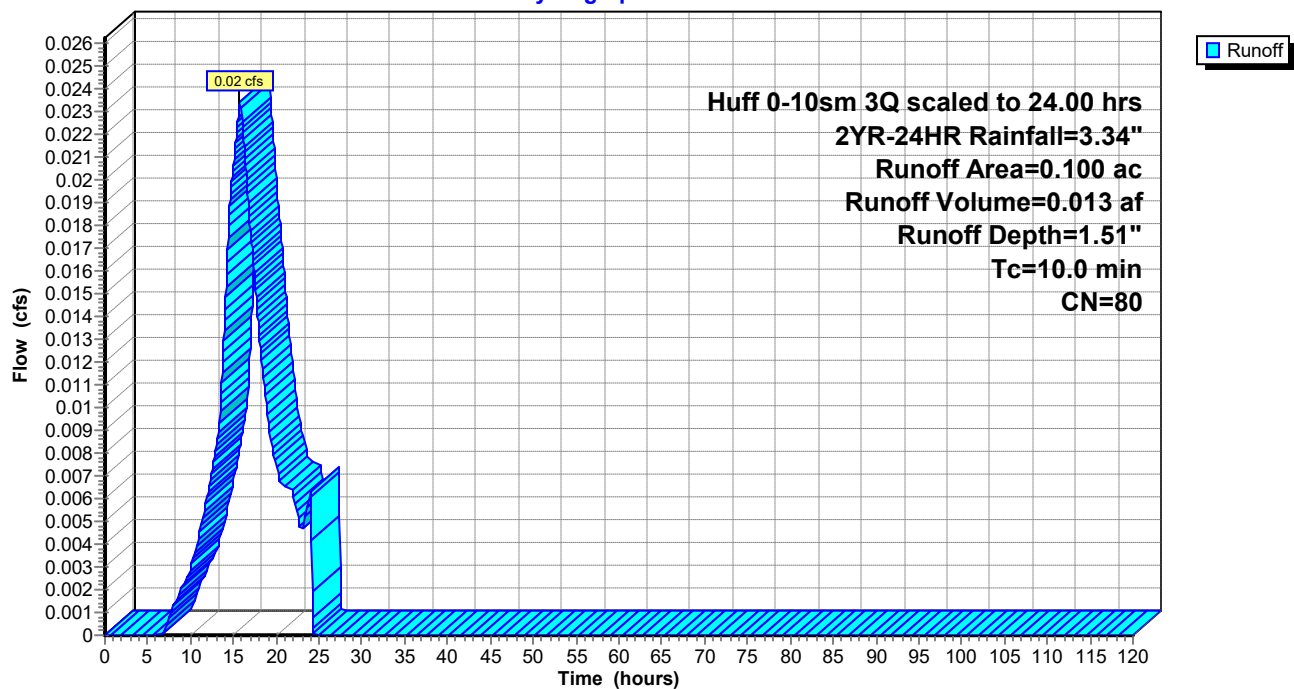
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.06 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

Area (ac)	CN	Description
0.100	80	>75% Grass cover, Good, HSG D
0.100		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment A1: Subarea A1

Hydrograph



268045001-Proposed Condition Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

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Summary for Subcatchment A2: Subarea A2

Runoff = 0.31 cfs @ 15.71 hrs, Volume= 0.184 af, Depth= 2.30"
 Routed to Link HUN : Trib to Huntington Drive

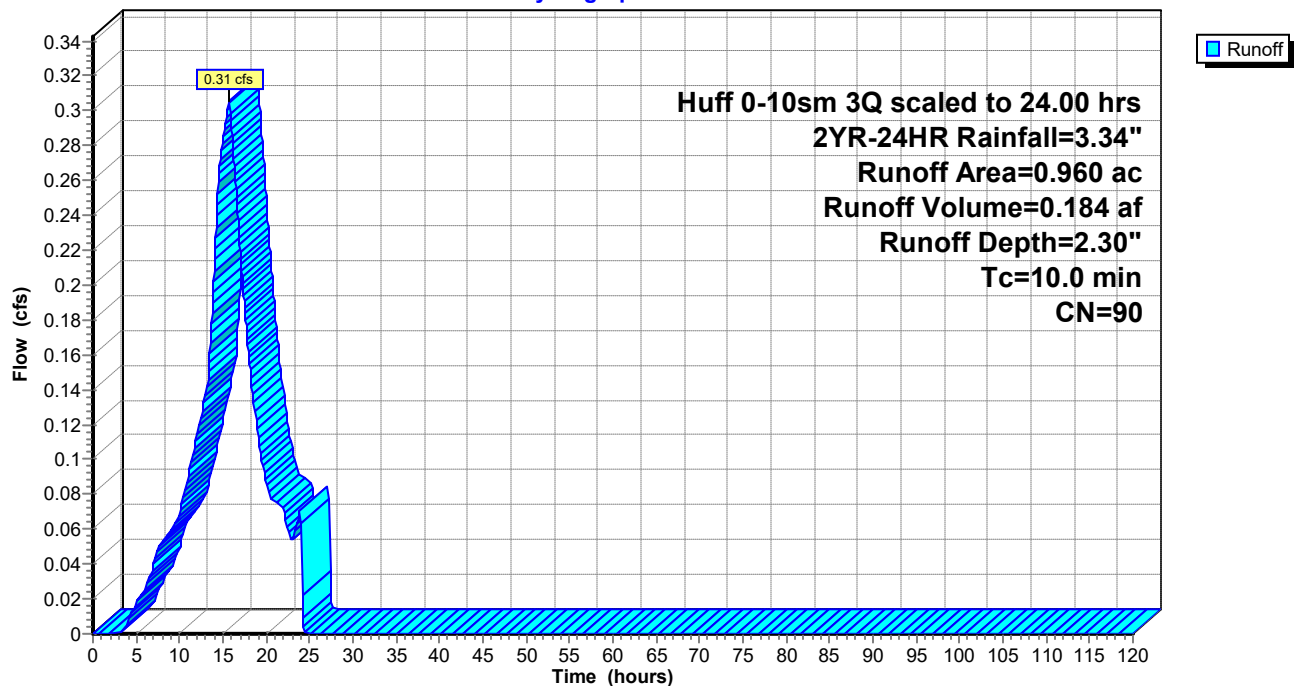
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.06 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

Area (ac)	CN	Description
0.550	98	Paved parking, HSG D
0.410	80	>75% Grass cover, Good, HSG D
0.960	90	Weighted Average
0.410		42.71% Pervious Area
0.550		57.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment A2: Subarea A2

Hydrograph



268045001-Proposed Condition Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

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Summary for Subcatchment C1: Subarea C1

Runoff = 2.77 cfs @ 15.71 hrs, Volume= 1.693 af, Depth= 2.39"
 Routed to Pond Basin : Basin

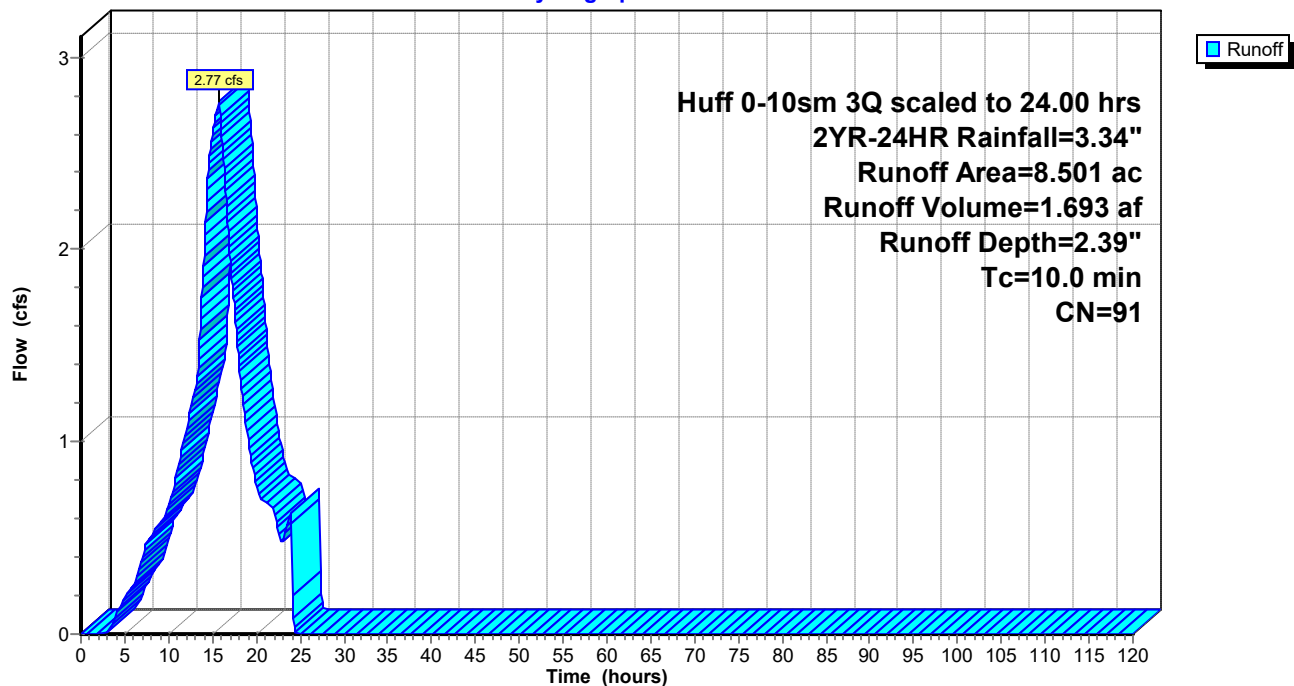
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.06 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

Area (ac)	CN	Description
5.080	98	Paved parking, HSG D
* 0.411	78	Rain Garden/Pond Bottom, HSG D
3.010	80	>75% Grass cover, Good, HSG D
8.501	91	Weighted Average
3.421		40.24% Pervious Area
5.080		59.76% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment C1: Subarea C1

Hydrograph



268045001-Proposed Condition Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

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Summary for Subcatchment C2: Subarea C2

Runoff = 0.50 cfs @ 15.74 hrs, Volume= 0.275 af, Depth= 1.65"
 Routed to Link BUT : Tributary to Butterfield Road

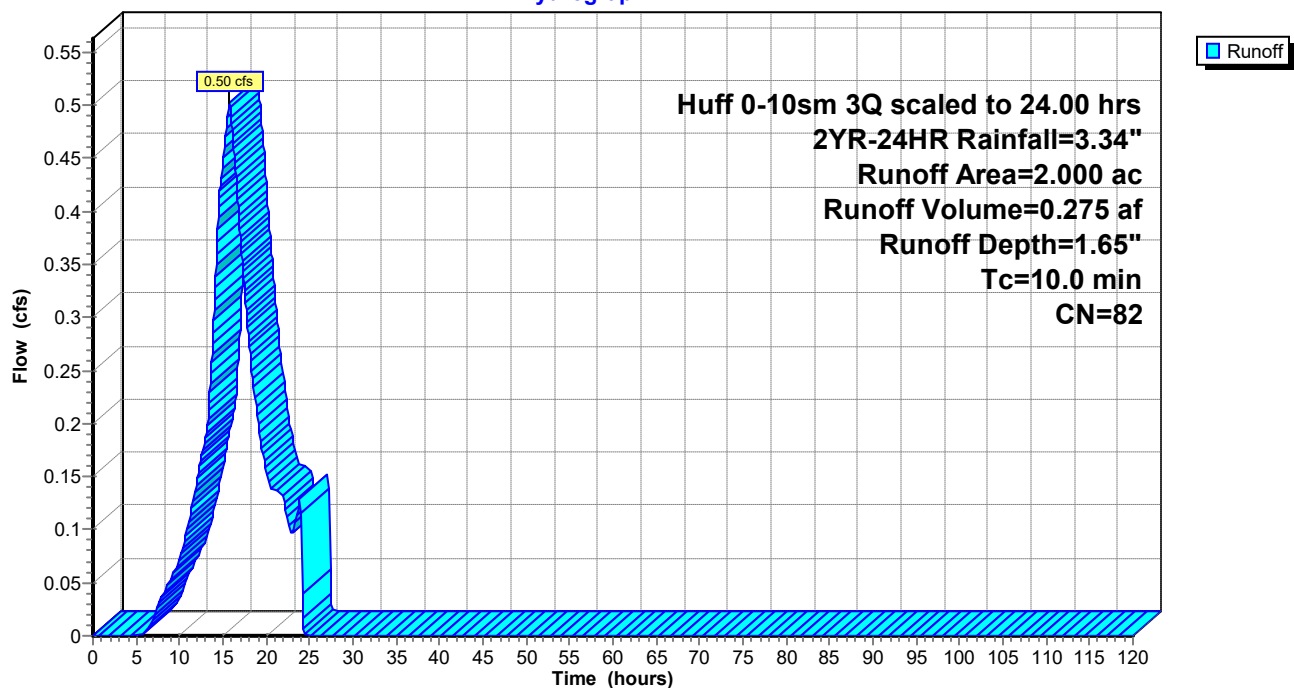
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.06 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

Area (ac)	CN	Description
1.300	74	>75% Grass cover, Good, HSG C
0.700	98	Paved parking, HSG D
2.000	82	Weighted Average
1.300		65.00% Pervious Area
0.700		35.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment C2: Subarea C2

Hydrograph



268045001-Proposed Condition Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

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Summary for Subcatchment D: Subarea D

Runoff = 0.02 cfs @ 15.76 hrs, Volume= 0.013 af, Depth= 1.25"
 Routed to Pond Basin : Basin

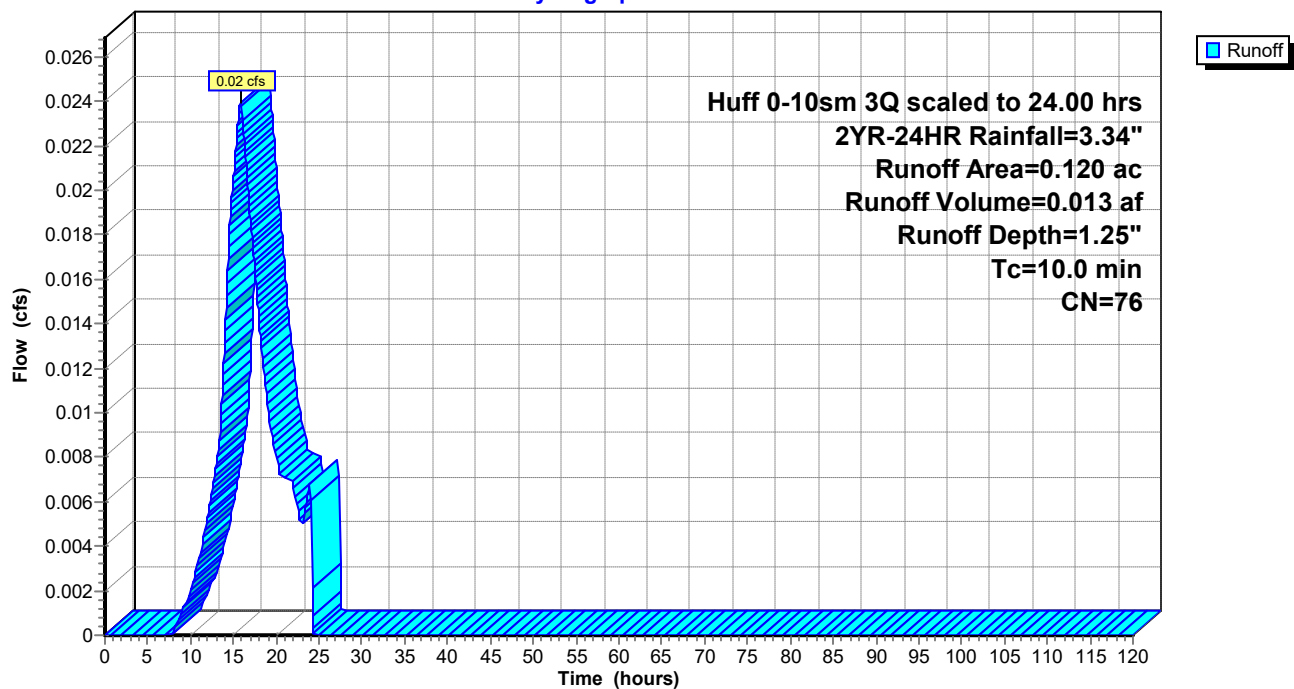
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.06 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

Area (ac)	CN	Description
0.120	76	Woods/grass comb., Fair, HSG C
0.120		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment D: Subarea D

Hydrograph



268045001-Proposed Condition Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

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Summary for Subcatchment E: Subarea E

Runoff = 0.03 cfs @ 15.76 hrs, Volume= 0.016 af, Depth= 1.25"
 Routed to Pond Basin : Basin

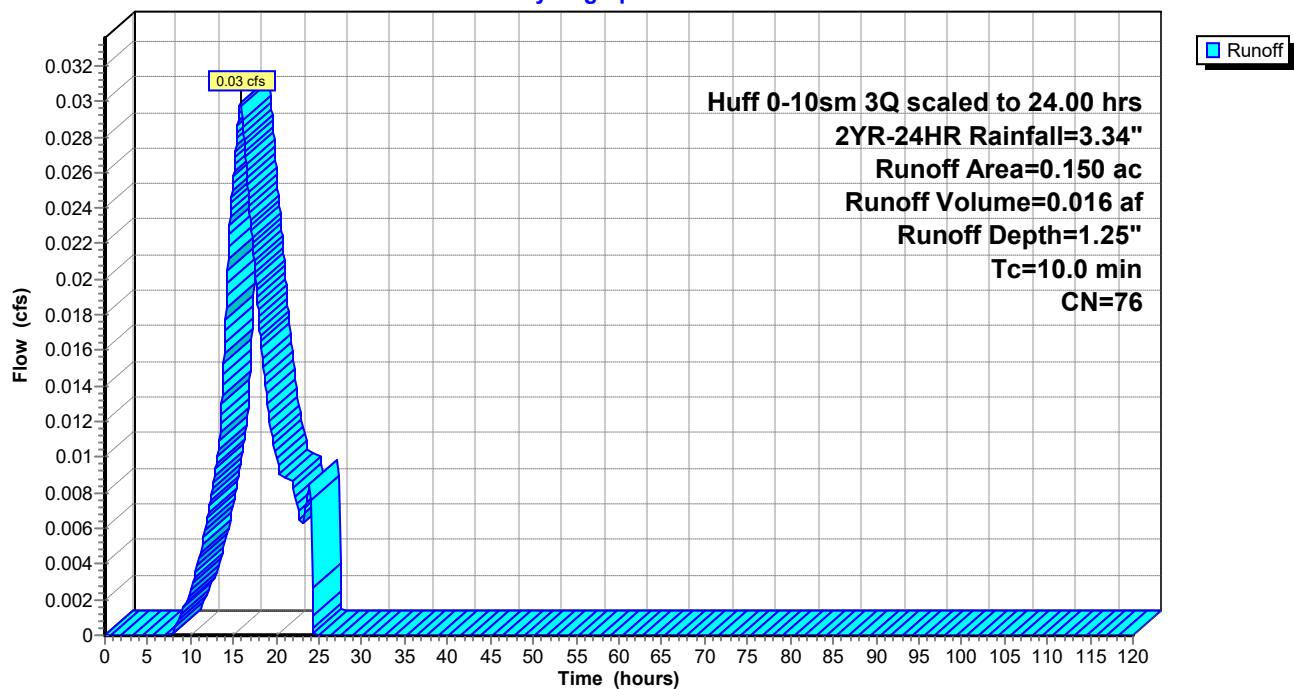
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.06 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

Area (ac)	CN	Description
0.150	76	Woods/grass comb., Fair, HSG C
0.150		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment E: Subarea E

Hydrograph



268045001-Proposed Condition Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

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Summary for Pond Basin: Basin

Inflow Area = 8.771 ac, 57.92% Impervious, Inflow Depth = 2.35" for 2YR-24HR event
 Inflow = 2.83 cfs @ 15.71 hrs, Volume= 1.721 af
 Outflow = 0.61 cfs @ 22.22 hrs, Volume= 1.715 af, Atten= 79%, Lag= 390.8 min
 Primary = 0.61 cfs @ 22.22 hrs, Volume= 1.715 af
 Routed to Link BUT : Tributary to Butterfield Road

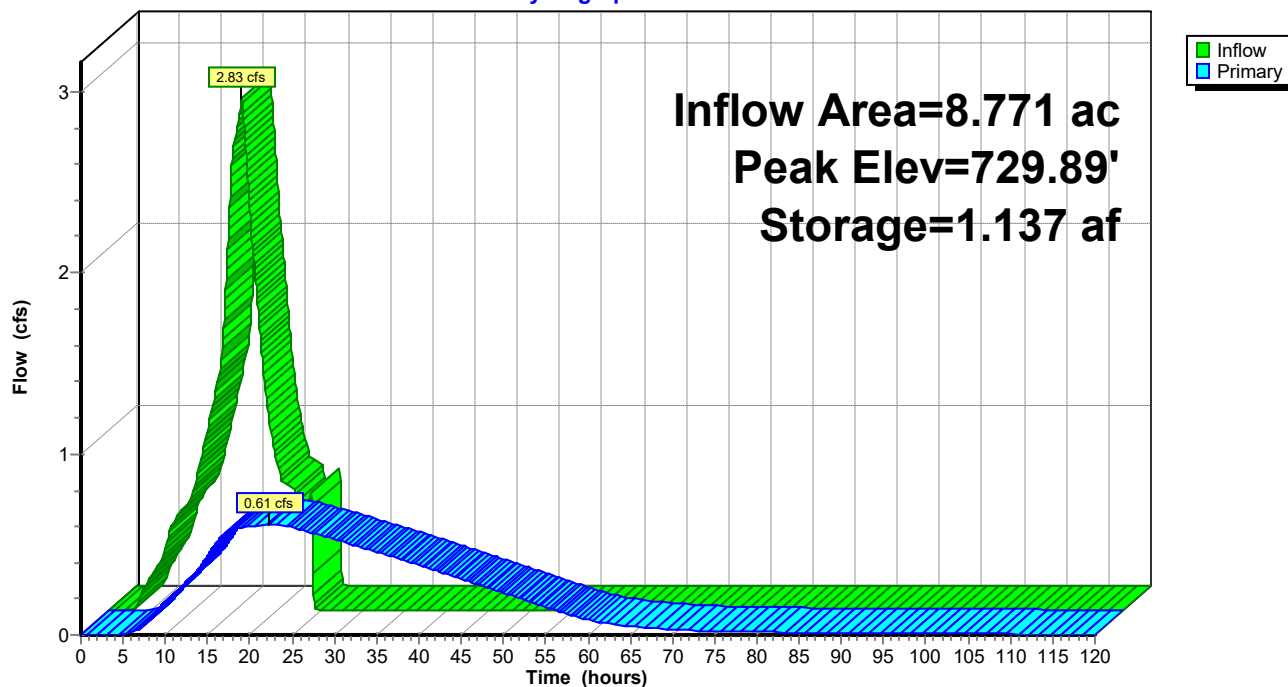
Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.06 hrs
 Peak Elev= 729.89' @ 22.22 hrs Surf.Area= 0.577 ac Storage= 1.137 af

Plug-Flow detention time= 1,044.7 min calculated for 1.715 af (100% of inflow)
 Center-of-Mass det. time= 1,042.6 min (1,958.5 - 915.9)

Volume	Invert	Avail.Storage	Storage Description
#1	727.70'	8.061 af	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
727.70	0.462	0.000	0.000
728.70	0.514	0.488	0.488
729.70	0.567	0.540	1.028
730.70	0.621	0.594	1.623
731.70	0.678	0.650	2.272
732.70	0.735	0.707	2.979
733.70	0.795	0.765	3.744
734.70	0.857	0.826	4.570
735.70	0.921	0.889	5.458
736.70	0.987	0.954	6.412
737.00	10.000	1.648	8.061

Device	Routing	Invert	Outlet Devices
#1	Primary	727.70'	4.0" Vert. Orifice/Grate C= 0.610 Limited to weir flow at low heads

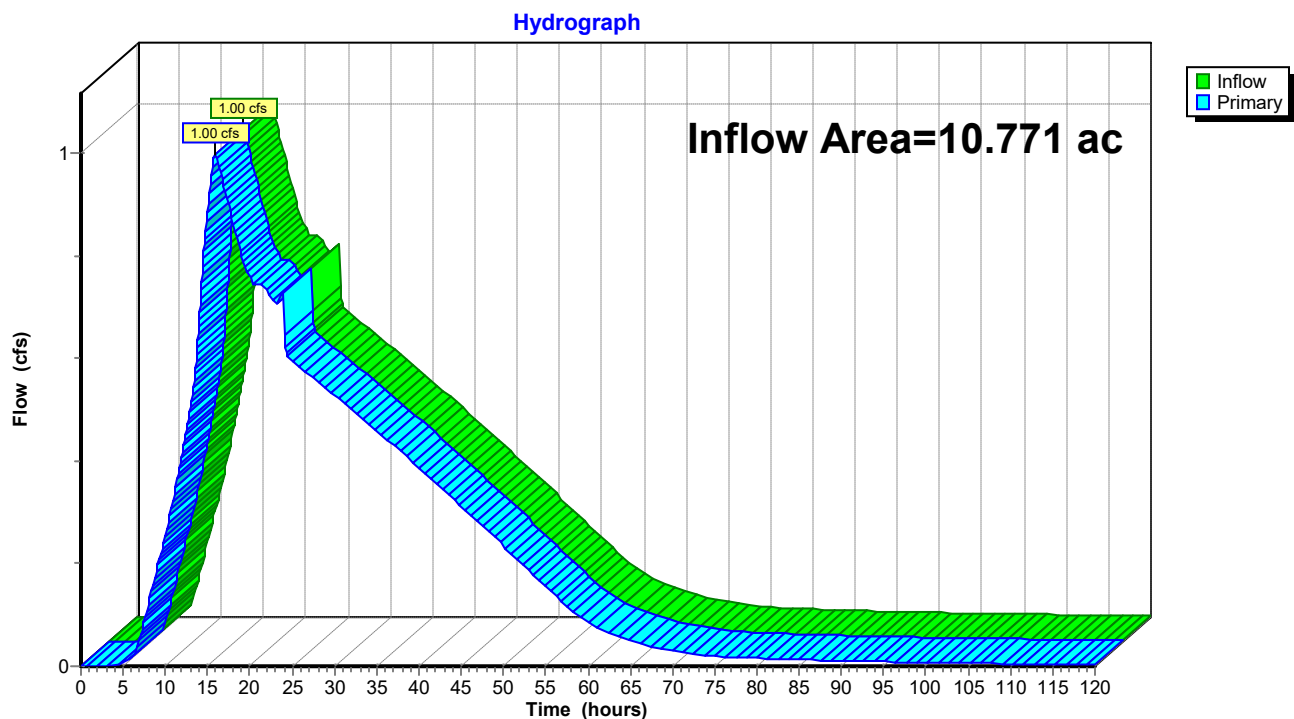
Primary OutFlow Max=0.61 cfs @ 22.22 hrs HW=729.89' (Free Discharge)
 ↑ **1=Orifice/Grate** (Orifice Controls 0.61 cfs @ 6.96 fps)

Pond Basin: Basin**Hydrograph**

Summary for Link BUT: Tributary to Butterfield Road

Inflow Area = 10.771 ac, 53.66% Impervious, Inflow Depth > 2.22" for 2YR-24HR event
 Inflow = 1.00 cfs @ 15.83 hrs, Volume= 1.990 af
 Primary = 1.00 cfs @ 15.83 hrs, Volume= 1.990 af, Atten= 0%, Lag= 0.0 min
 Routed to Link TOT : Total Site Runoff

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.06 hrs

Link BUT: Tributary to Butterfield Road

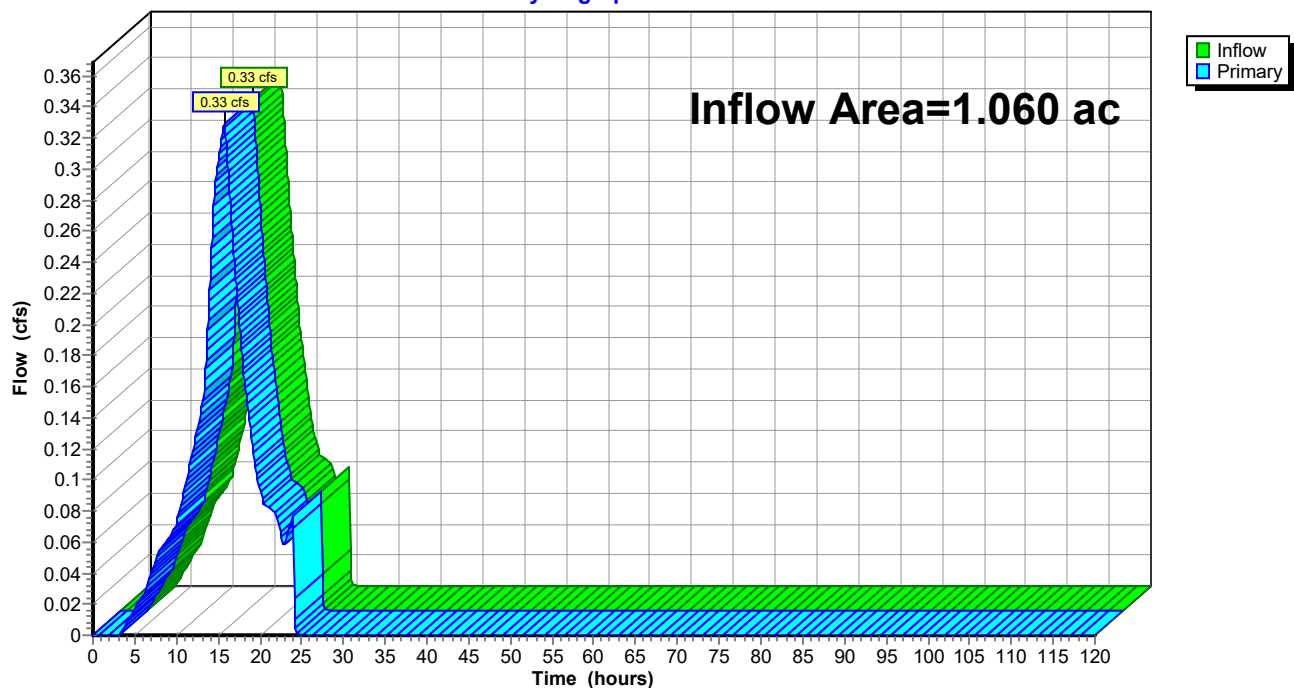
Summary for Link HUN: Trib to Huntington Drive

Inflow Area = 1.060 ac, 51.89% Impervious, Inflow Depth = 2.22" for 2YR-24HR event
 Inflow = 0.33 cfs @ 15.71 hrs, Volume= 0.196 af
 Primary = 0.33 cfs @ 15.71 hrs, Volume= 0.196 af, Atten= 0%, Lag= 0.0 min
 Routed to Link TOT : Total Site Runoff

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.06 hrs

Link HUN: Trib to Huntington Drive

Hydrograph



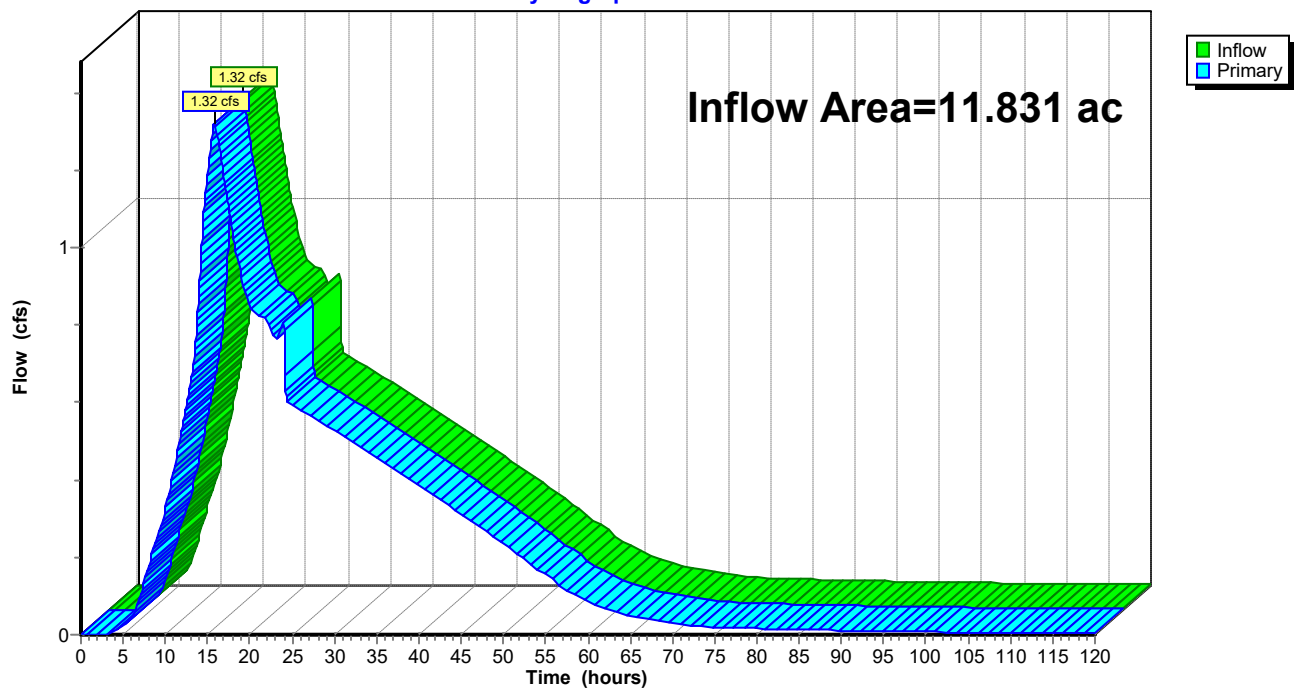
Summary for Link TOT: Total Site Runoff

Inflow Area = 11.831 ac, 53.50% Impervious, Inflow Depth > 2.22" for 2YR-24HR event
 Inflow = 1.32 cfs @ 15.77 hrs, Volume= 2.186 af
 Primary = 1.32 cfs @ 15.77 hrs, Volume= 2.186 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.06 hrs

Link TOT: Total Site Runoff

Hydrograph



Summary for Subcatchment A1: Subarea A1

Runoff = 0.08 cfs @ 15.71 hrs, Volume= 0.051 af, Depth= 6.16"
 Routed to Link HUN : Trib to Huntington Drive

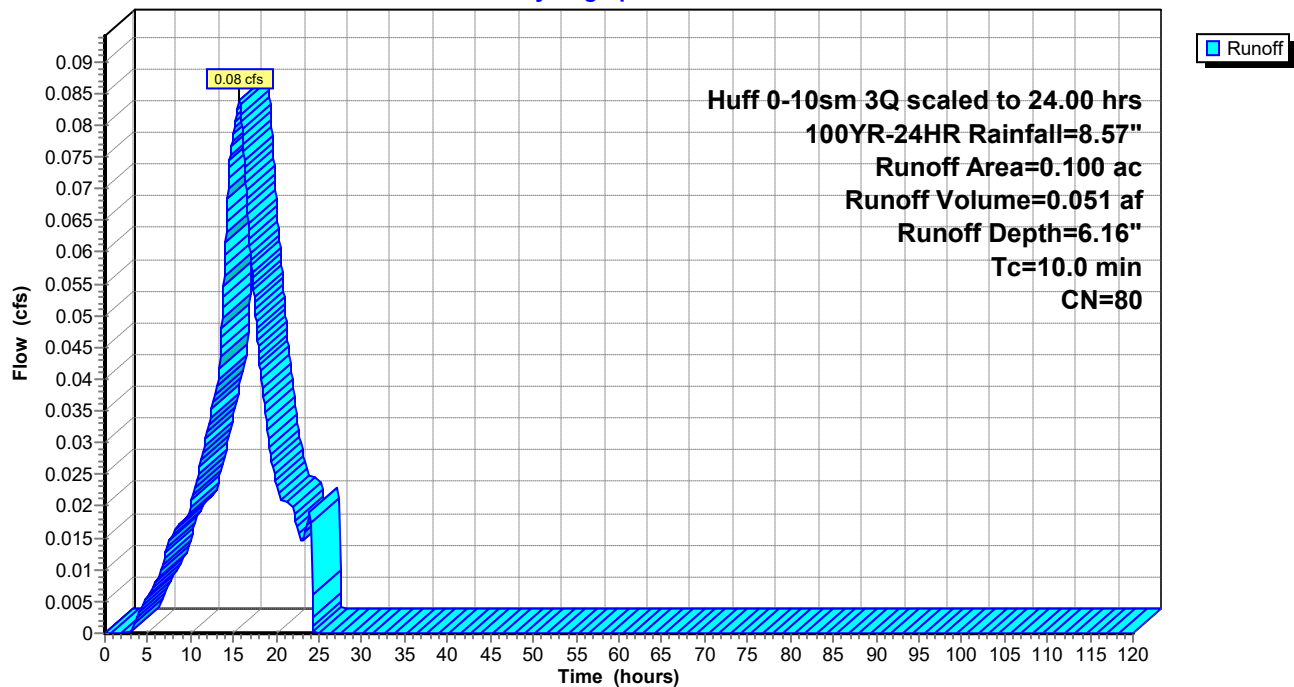
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.06 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

Area (ac)	CN	Description
0.100	80	>75% Grass cover, Good, HSG D
0.100		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment A1: Subarea A1

Hydrograph



268045001-Proposed Condi Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

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Summary for Subcatchment A2: Subarea A2

Runoff = 0.88 cfs @ 15.70 hrs, Volume= 0.589 af, Depth= 7.37"
Routed to Link HUN : Trib to Huntington Drive

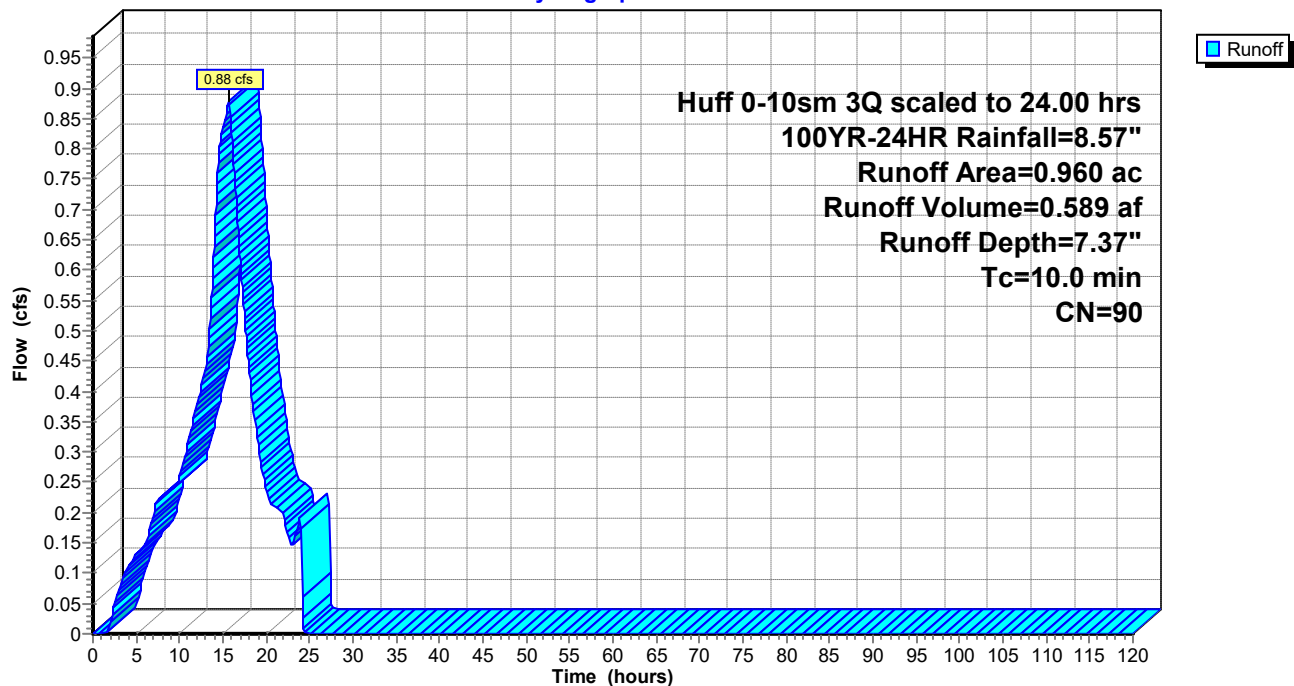
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.06 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

Area (ac)	CN	Description
0.550	98	Paved parking, HSG D
0.410	80	>75% Grass cover, Good, HSG D
0.960	90	Weighted Average
0.410		42.71% Pervious Area
0.550		57.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment A2: Subarea A2

Hydrograph



268045001-Proposed Condi Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

Prepared by Kimley-Horn & Associates

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Summary for Subcatchment C1: Subarea C1

Runoff = 7.83 cfs @ 15.70 hrs, Volume= 5.304 af, Depth= 7.49"
Routed to Pond Basin : Basin

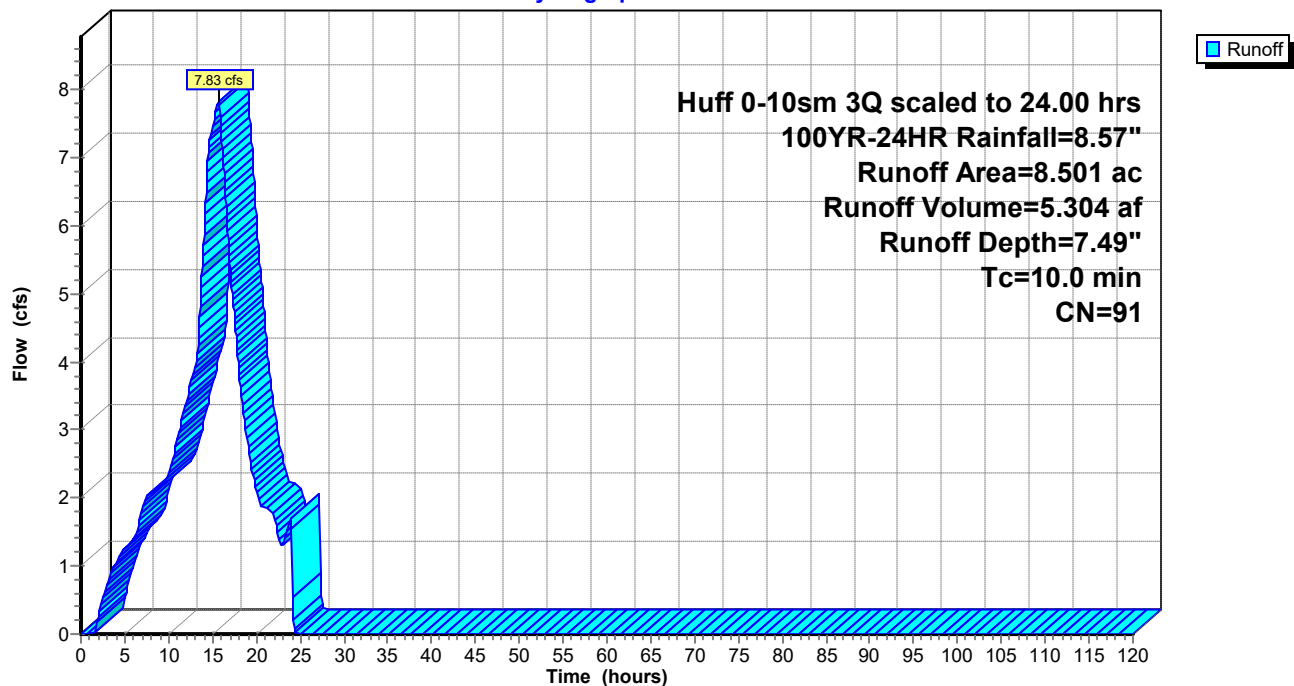
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.06 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

Area (ac)	CN	Description
5.080	98	Paved parking, HSG D
* 0.411	78	Rain Garden/Pond Bottom, HSG D
3.010	80	>75% Grass cover, Good, HSG D
8.501	91	Weighted Average
3.421		40.24% Pervious Area
5.080		59.76% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment C1: Subarea C1

Hydrograph



268045001-Proposed Condi Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

Prepared by Kimley-Horn & Associates

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Summary for Subcatchment C2: Subarea C2

Runoff = 1.72 cfs @ 15.71 hrs, Volume= 1.067 af, Depth= 6.40"
Routed to Link BUT : Tributary to Butterfield Road

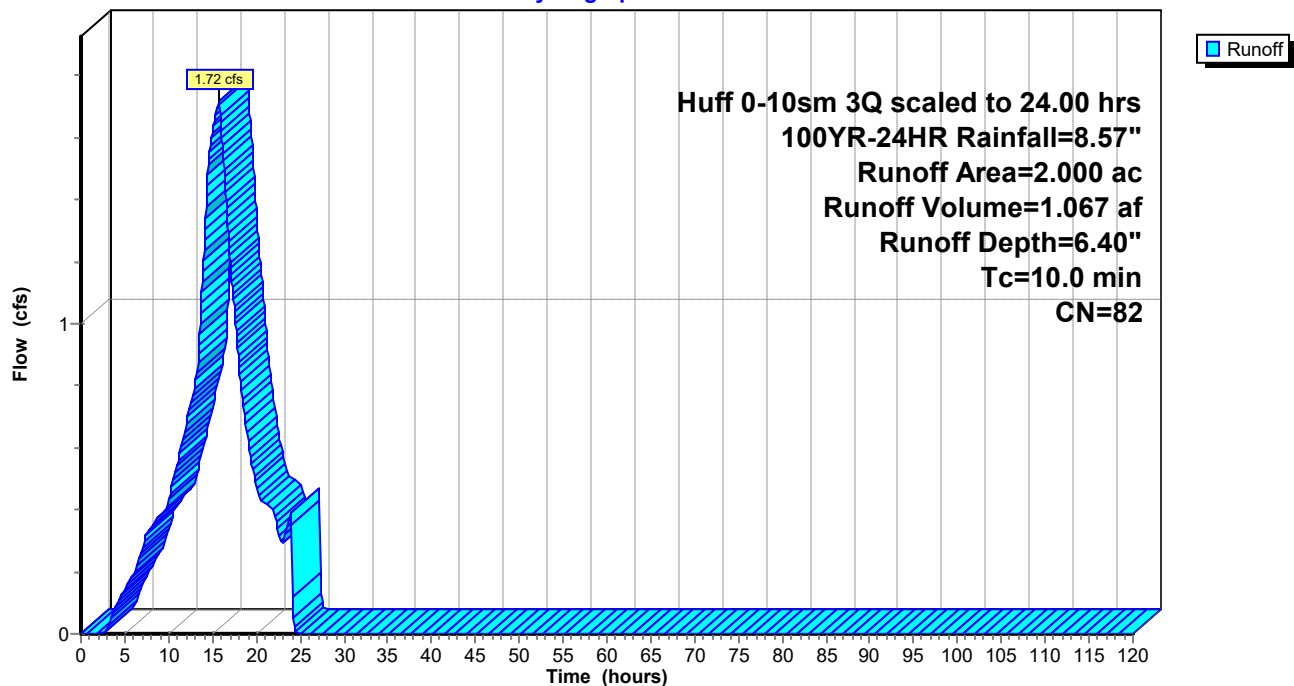
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.06 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

Area (ac)	CN	Description
1.300	74	>75% Grass cover, Good, HSG C
0.700	98	Paved parking, HSG D
2.000	82	Weighted Average
1.300		65.00% Pervious Area
0.700		35.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment C2: Subarea C2

Hydrograph



Summary for Subcatchment D: Subarea D

Runoff = 0.10 cfs @ 15.71 hrs, Volume= 0.057 af, Depth= 5.68"
 Routed to Pond Basin : Basin

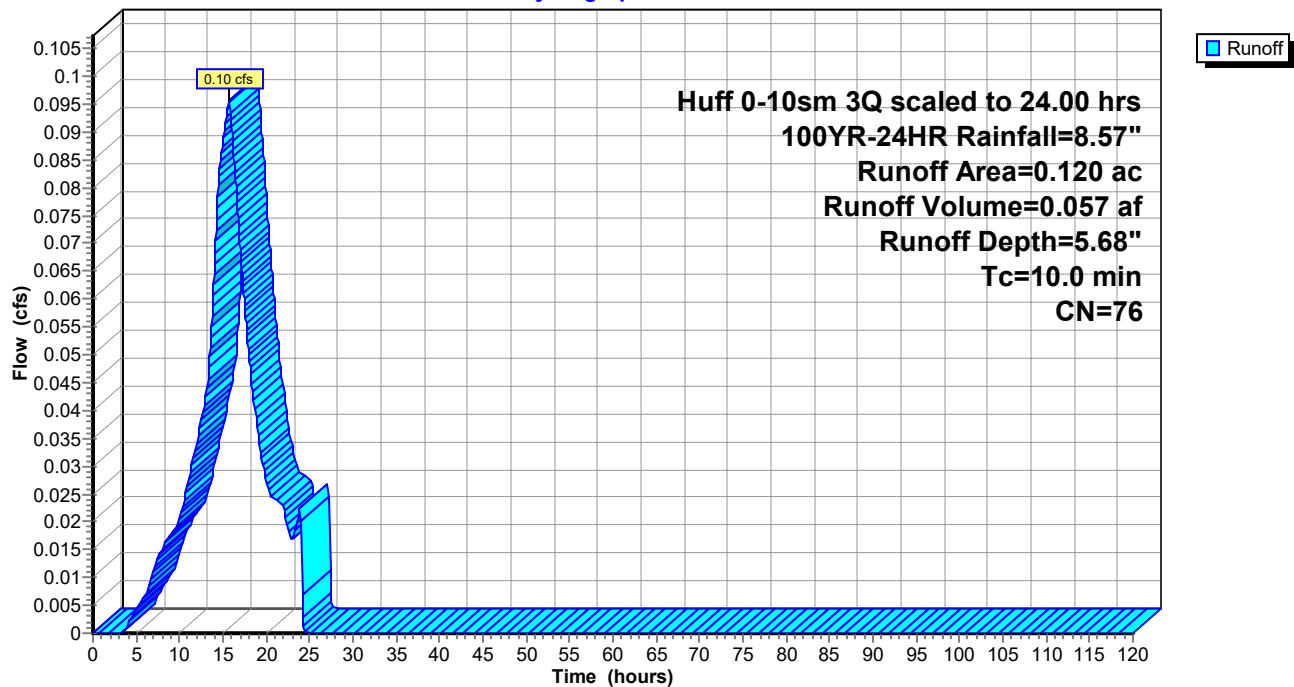
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.06 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

Area (ac)	CN	Description
0.120	76	Woods/grass comb., Fair, HSG C
0.120		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment D: Subarea D

Hydrograph



268045001-Proposed Condi Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

Prepared by Kimley-Horn & Associates

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Summary for Subcatchment E: Subarea E

Runoff = 0.12 cfs @ 15.71 hrs, Volume= 0.071 af, Depth= 5.68"
Routed to Pond Basin : Basin

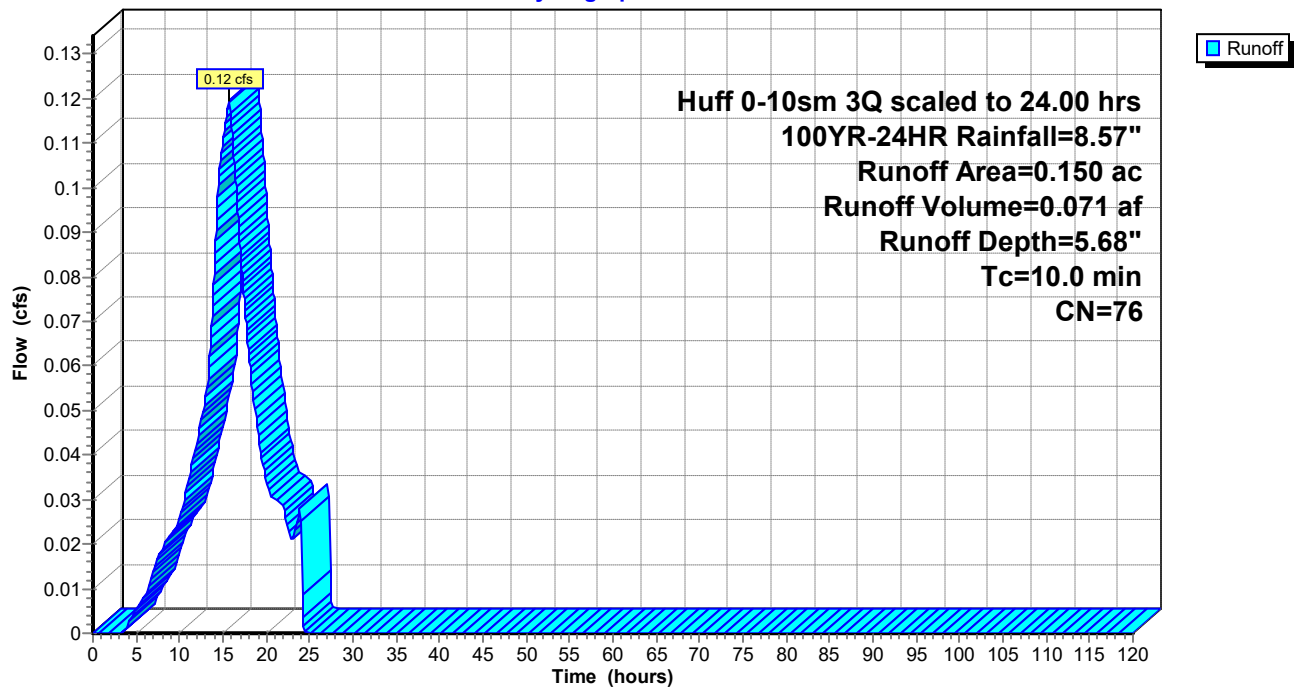
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.06 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

Area (ac)	CN	Description
0.150	76	Woods/grass comb., Fair, HSG C
0.150		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment E: Subarea E

Hydrograph



Summary for Pond Basin: Basin

Inflow Area = 8.771 ac, 57.92% Impervious, Inflow Depth = 7.43" for 100YR-24HR event
 Inflow = 8.05 cfs @ 15.70 hrs, Volume= 5.432 af
 Outflow = 1.08 cfs @ 24.13 hrs, Volume= 5.394 af, Atten= 87%, Lag= 506.0 min
 Primary = 1.08 cfs @ 24.13 hrs, Volume= 5.394 af
 Routed to Link BUT : Tributary to Butterfield Road

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.06 hrs
 Peak Elev= 734.27' @ 24.13 hrs Surf.Area= 0.830 ac Storage= 4.204 af

Plug-Flow detention time= 1,867.9 min calculated for 5.394 af (99% of inflow)
 Center-of-Mass det. time= 1,863.9 min (2,726.0 - 862.1)

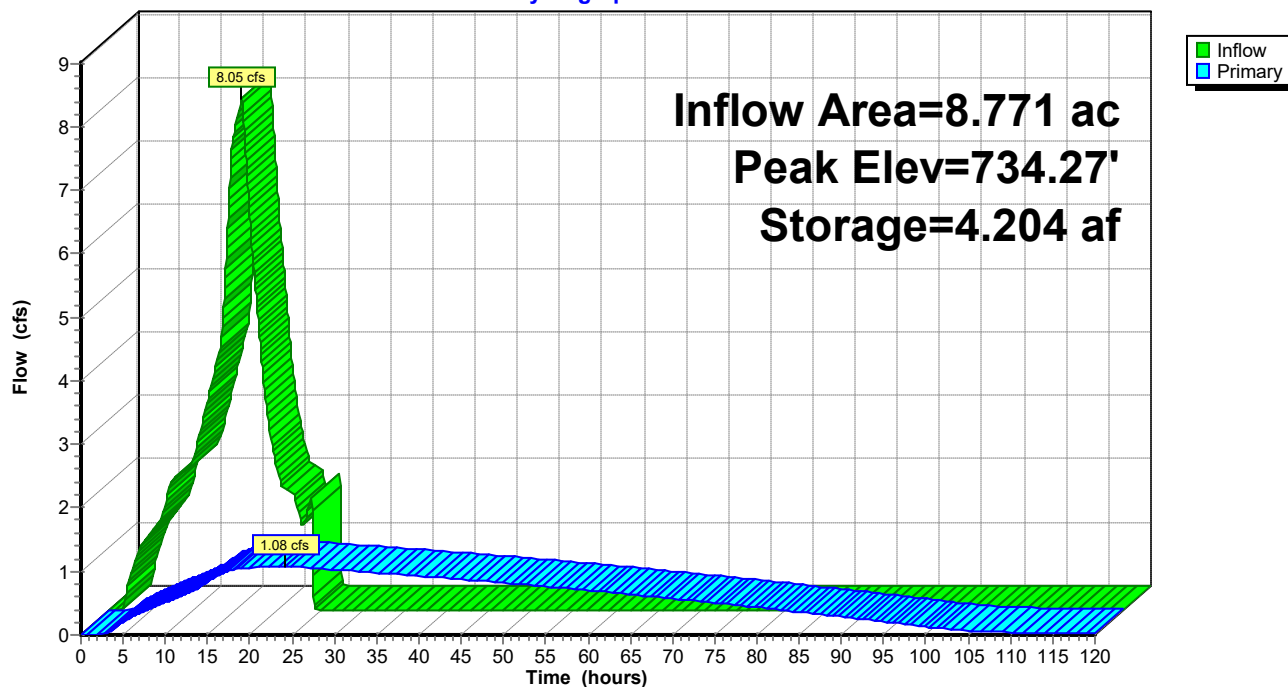
Volume	Invert	Avail.Storage	Storage Description
#1	727.70'	8.061 af	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
727.70	0.462	0.000	0.000
728.70	0.514	0.488	0.488
729.70	0.567	0.540	1.028
730.70	0.621	0.594	1.623
731.70	0.678	0.650	2.272
732.70	0.735	0.707	2.979
733.70	0.795	0.765	3.744
734.70	0.857	0.826	4.570
735.70	0.921	0.889	5.458
736.70	0.987	0.954	6.412
737.00	10.000	1.648	8.061

Device	Routing	Invert	Outlet Devices
#1	Primary	727.70'	4.0" Vert. Orifice/Grate C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=1.08 cfs @ 24.13 hrs HW=734.27' (Free Discharge)
 ↑1=Orifice/Grate (Orifice Controls 1.08 cfs @ 12.38 fps)

Pond Basin: Basin

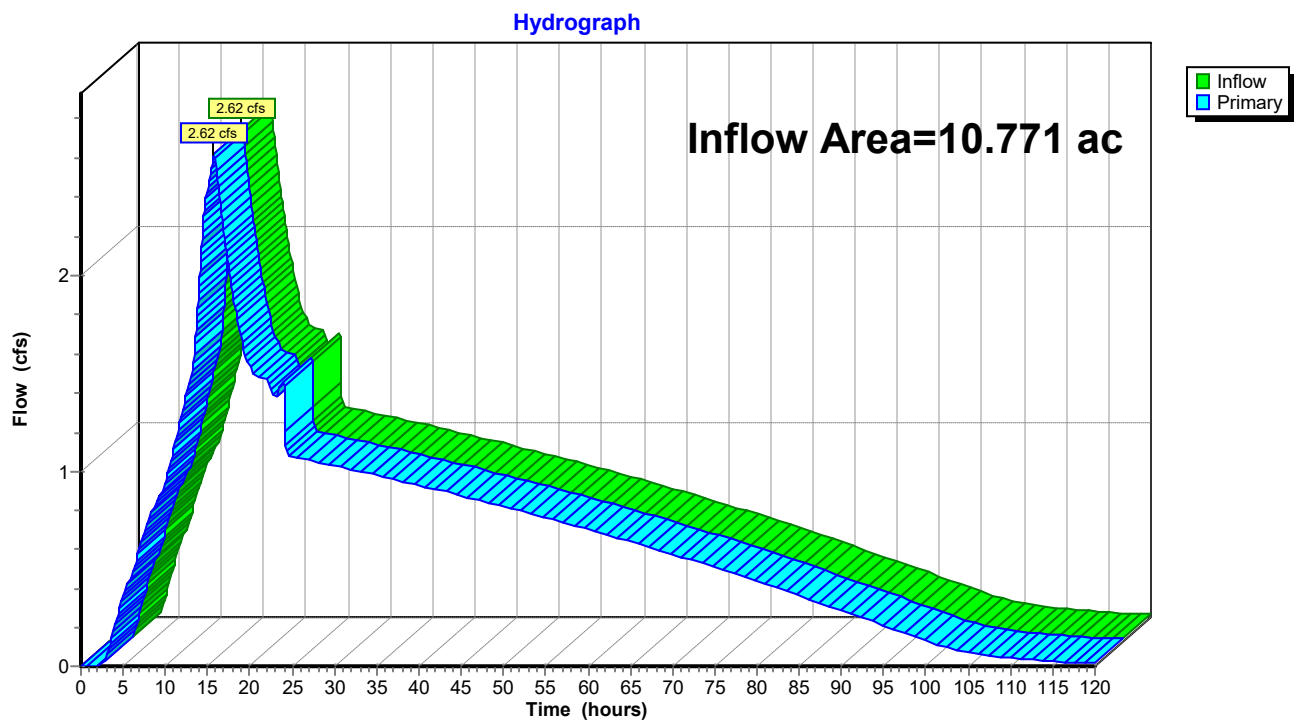
Hydrograph



Summary for Link BUT: Tributary to Butterfield Road

Inflow Area = 10.771 ac, 53.66% Impervious, Inflow Depth > 7.20" for 100YR-24HR event
 Inflow = 2.62 cfs @ 15.73 hrs, Volume= 6.461 af
 Primary = 2.62 cfs @ 15.73 hrs, Volume= 6.461 af, Atten= 0%, Lag= 0.0 min
 Routed to Link TOT : Total Site Runoff

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.06 hrs

Link BUT: Tributary to Butterfield Road

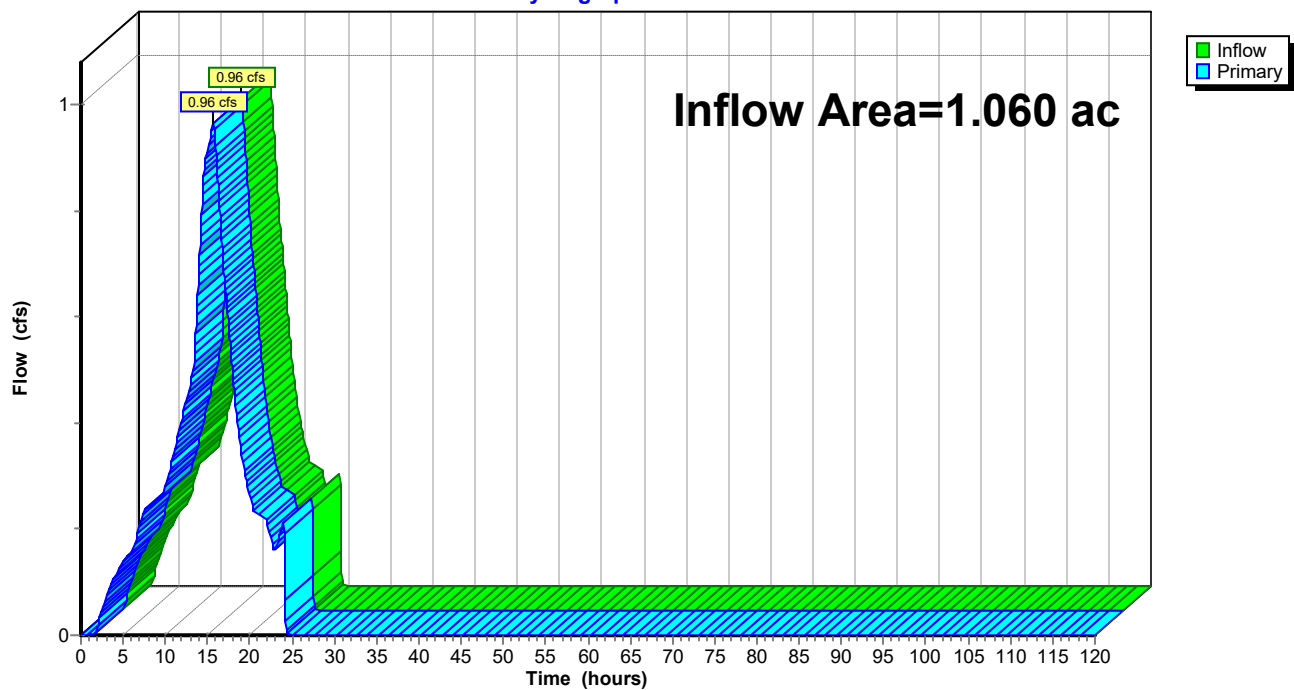
Summary for Link HUN: Trib to Huntington Drive

Inflow Area = 1.060 ac, 51.89% Impervious, Inflow Depth = 7.25" for 100YR-24HR event
 Inflow = 0.96 cfs @ 15.70 hrs, Volume= 0.641 af
 Primary = 0.96 cfs @ 15.70 hrs, Volume= 0.641 af, Atten= 0%, Lag= 0.0 min
 Routed to Link TOT : Total Site Runoff

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.06 hrs

Link HUN: Trib to Huntington Drive

Hydrograph



Summary for Link TOT: Total Site Runoff

Inflow Area = 11.831 ac, 53.50% Impervious, Inflow Depth > 7.20" for 100YR-24HR event
 Inflow = 3.58 cfs @ 15.72 hrs, Volume= 7.102 af
 Primary = 3.58 cfs @ 15.72 hrs, Volume= 7.102 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.06 hrs

Link TOT: Total Site Runoff

Hydrograph

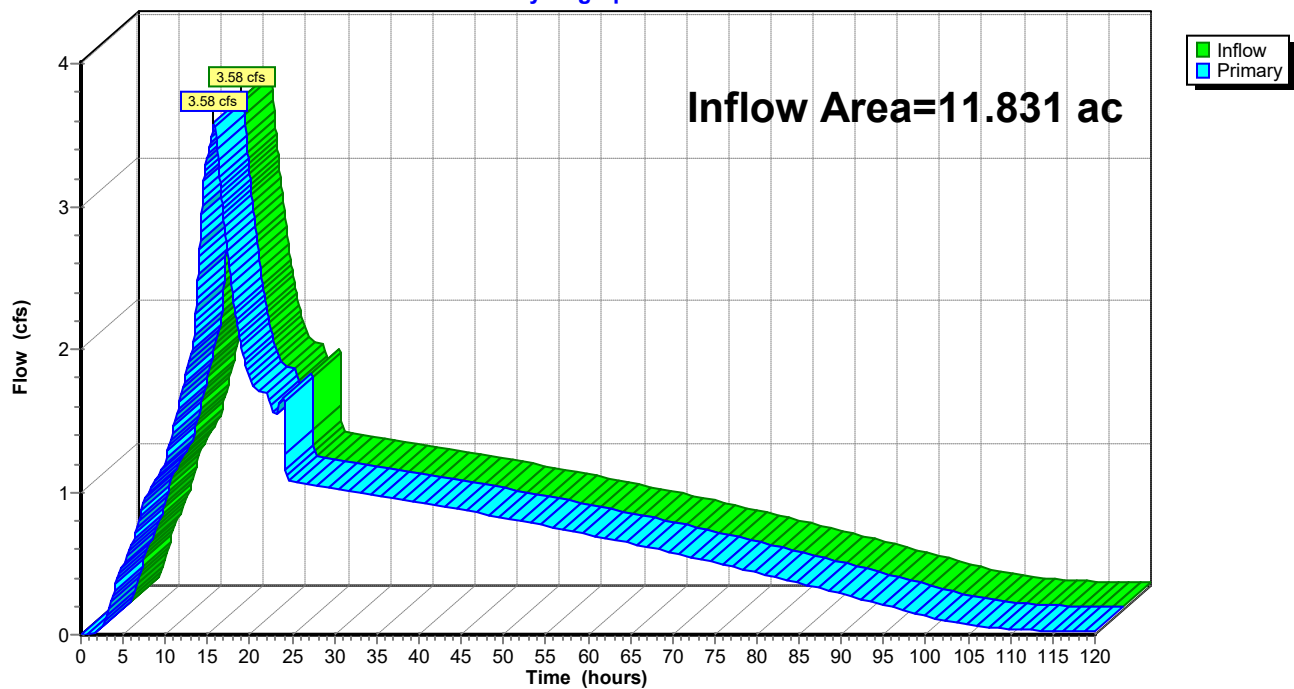




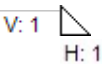
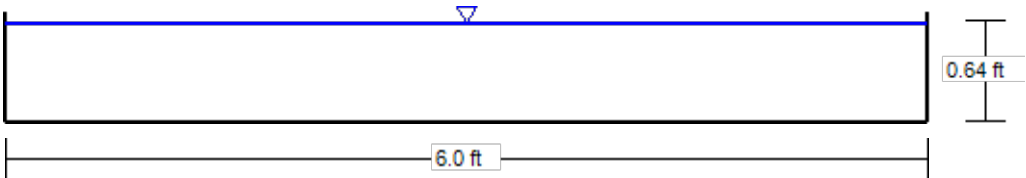
Exhibit 5 – Emergency Overflow & Culvert Calculations

OUTLET CONTROL STRUCTURE WEIR WALL CALCULATIONS (FLOWMASTER OUTPUTS)

24" OUTLET PIPE / CULVERT CALCULATIONS (CULVERTMASTER OUTPUT)

Cross Section for OCS Weir Wall

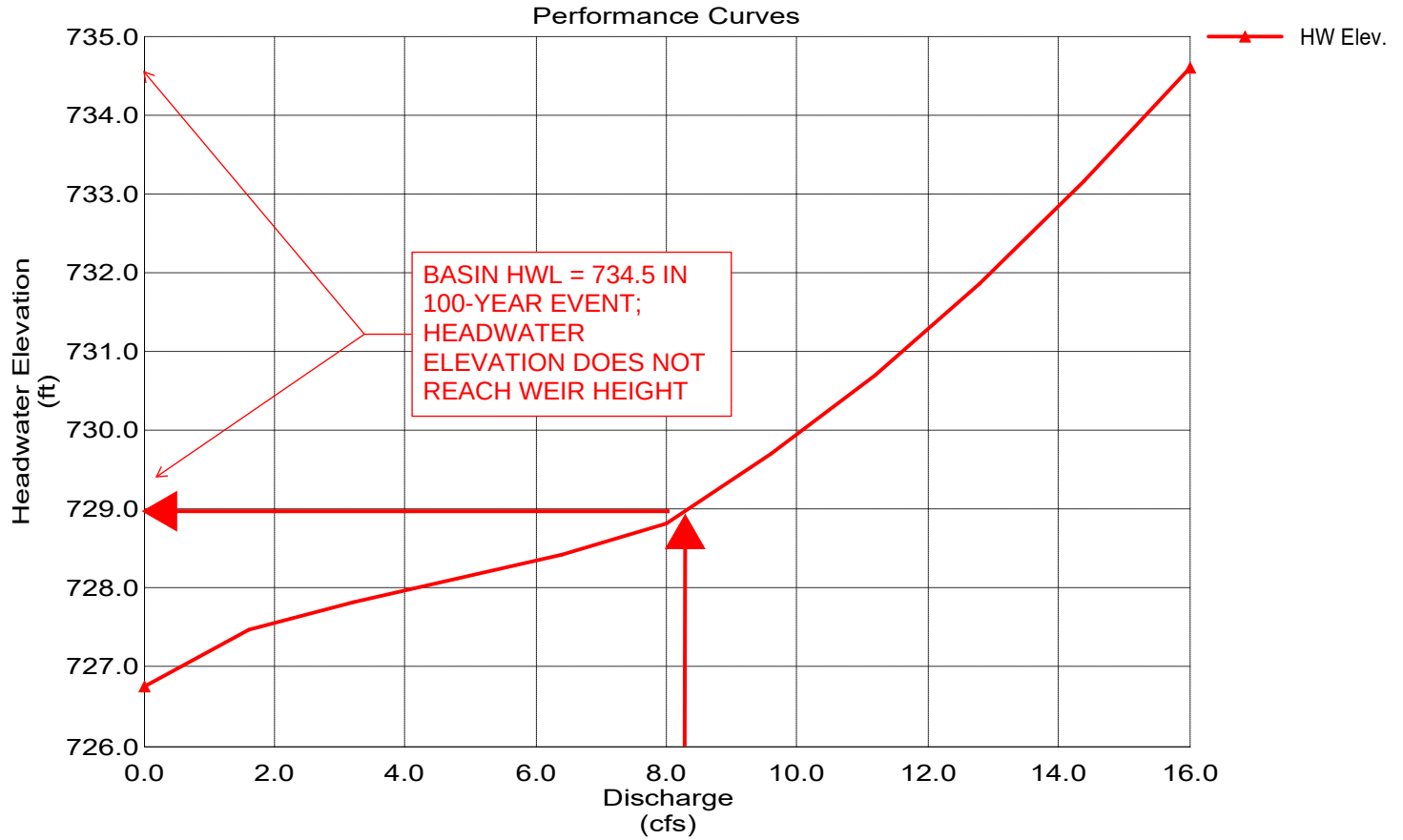
Project Description	
Solve For	Headwater Elevation
Input Data	
Discharge	8.05 cfs
Headwater Elevation	735.14 ft
Crest Elevation	734.50 ft
Tailwater Elevation	727.00 ft
Weir Coefficient	2.60 ft^(1/2)/s
Crest Length	6.0 ft
Number Of Contractions	0



Performance Curves Report 24" Outlet Pipe

Range Data:

	Minimum	Maximum	Increment
Discharge	0.00	16.00	1.60 cfs



Culvert Calculator Report

24" Outlet Pipe

Solve For: Headwater Elevation

Culvert Summary			
Allowable HW Elevation	734.50 ft	Headwater Depth/Height	1.06
Computed Headwater Elev.	728.87 ft	Discharge	8.05 cfs
Inlet Control HW Elev.	728.17 ft	Tailwater Elevation	726.50 ft
Outlet Control HW Elev.	728.87 ft	Control Type	Outlet Control

Grades			
Upstream Invert	726.75 ft	Downstream Invert	725.58 ft
Length	578.00 ft	Constructed Slope	0.002024 ft/ft

Hydraulic Profile			
Profile	CompositeM2PressureProfile	Depth, Downstream	1.01 ft
Slope Type	Mild	Normal Depth	N/A ft
Flow Regime	Subcritical	Critical Depth	1.01 ft
Velocity Downstream	5.06 ft/s	Critical Slope	0.011586 ft/ft

Section			
Section Shape	Circular	Mannings Coefficient	0.020
Section Material	Corrugated Metal (Corrugated Interior)	Span	2.00 ft
Section Size	24 inch	Rise	2.00 ft
Number Sections	1		

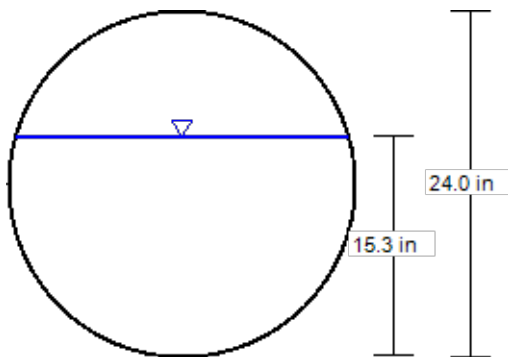
Outlet Control Properties			
Outlet Control HW Elev.	728.87 ft	Upstream Velocity Head	0.10 ft
Ke	0.20	Entrance Loss	0.02 ft

Inlet Control Properties			
Inlet Control HW Elev.	728.17 ft	Flow Control	Unsubmerged
Inlet Type	Beveled ring, 33.7° bevels	Area Full	3.1 ft²
K	0.00180	HDS 5 Chart	3
M	2.50000	HDS 5 Scale	B
C	0.02430	Equation Form	1
Y	0.83000		

Cross Section for Circular Pipe - 1

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.012
Channel Slope	0.002 ft/ft
Normal Depth	15.3 in
Diameter	24.0 in
Discharge	8.05 cfs

100-YEAR EMERGENCY
OVERFLOW RUNOFF



V: 1
H: 1



Exhibit 6 – Storm Sewer Sizing Calculations

RUNOFF COEFFICIENT (“C”) CALCULATIONS AND INLET CAPACITY CALCULATIONS

STORM SEWER CATCHMENT AREA EXHIBIT

STORM SEWER SIZING – 10-YEAR EVENT (HYDRAFLOW OUTPUT)

STORM SEWER SIZING FOR SELECT PIPE SEGMENTS – 100-YEAR EVENT
(HYDRAFLOW OUTPUT)

INLET CAPACITY CALCULATIONS

Structure ID	Tributary Area (AC)	Impervious Area (AC)	Pervious (AC)	C	10-YR Peak Discharge (cfs)	100-YR Peak Discharge (cfs)	Grate	Rim Elevation (ft)	Max Ponding Depth H (ft)	Max HGL Elevation (ft)	Entrance Grate Area A (sf)	Entrance Loss Coefficient (Ce)	Entrance Perimeter P (ft)	Grate Capacity Q (cfs)
D3	0.12	0.01	0.11	0.49	0.35	0.59	R-4340-B	735.82	0.10	735.92	1.10	0.61	6.00	0.59
D4	0.24	0.20	0.04	0.87	1.22	2.08	R-2540	736.46	0.23	736.69	1.10	0.61	5.90	2.08
D5	0.23	0.21	0.02	0.91	1.23	2.09	R-2540	736.14	0.23	736.37	1.10	0.61	5.90	2.09
D6	0.25	0.23	0.02	0.91	1.34	2.28	R-2540	736.14	0.24	736.38	1.10	0.61	5.90	2.28
D7	0.33	0.31	0.02	0.92	1.78	3.04	R-2540	736.08	0.32	736.40	1.10	0.61	5.90	3.04
D8	0.00	0.00	0.00	0.95	0.01	0.01	R-2540	736.23	0.00	736.23	1.10	0.61	5.90	0.01
D9	0.89	0.81	0.08	0.91	4.74	8.07	R-4342	734.82	0.68	735.50	2.00	0.61	6.00	8.07
D10	0.00	0.00	0.00	0.45	0.00	0.00	R-2540	736.47	0.00	736.47	1.10	0.61	5.90	0.01
D11	1.14	0.89	0.25	0.84	5.63	9.60	R-4342	734.23	0.96	735.19	2.00	0.61	6.00	9.60
D12	0.00	0.00	0.00	0.45	0.00	0.00	R-2540	735.97	0.00	735.97	1.10	0.61	5.90	0.01
D13	1.09	0.88	0.21	0.85	5.47	9.32	R-4342	734.46	0.91	735.37	2.00	0.61	6.00	9.32
D14	0.00	0.00	0.00	0.45	0.00	0.00	R-2540	736.82	0.00	736.82	1.10	0.61	5.90	0.01
D15	0.28	0.21	0.07	0.82	1.33	2.27	R-3281-A	735.90	0.30	736.20	1.00	0.61	4.30	2.68
D15A	0.28	0.21	0.07	0.82	1.33	2.27	R-3281-A	735.90	0.30	736.20	1.00	0.61	4.30	2.68
D20	0.04	0.00	0.04	0.45	0.11	0.18	R-4340-B	737.41	0.04	737.45	1.10	0.61	6.00	0.18
D21	0.14	0.07	0.07	0.70	0.58	0.98	R-4340-B	736.50	0.13	736.63	1.10	0.61	6.00	0.98
D22	0.19	0.10	0.09	0.71	0.80	1.36	R-4340-B	736.50	0.17	736.67	1.10	0.61	6.00	1.36
D23	0.19	0.06	0.13	0.61	0.68	1.16	R-4340-B	736.50	0.15	736.65	1.10	0.61	6.00	1.16
D24	0.00	0.00	0.00	0.45	0.00	0.00	R-4342	742.40	0.00	742.40	2.00	0.61	6.00	0.01
D25	0.19	0.10	0.09	0.71	0.80	1.36	R-4340-B	736.89	0.17	737.06	1.10	0.61	6.00	1.36
D26	0.22	0.08	0.14	0.63	0.82	1.39	R-4340-B	736.64	0.17	736.81	1.10	0.61	6.00	1.39
D27	0.15	0.08	0.07	0.72	0.63	1.08	R-4340-B	736.14	0.14	736.28	1.10	0.61	6.00	1.08
D28	0.15	0.07	0.08	0.68	0.60	1.03	R-4340-B	736.64	0.14	736.78	1.10	0.61	6.00	1.03
D33	0.07	0.06	0.01	0.88	0.36	0.62	R-3281-A	731.42	0.12	731.54	1.00	0.61	4.30	0.62
D34	0.25	0.04	0.21	0.53	0.78	1.33	R-4340-B	731.55	0.16	731.71	1.10	0.61	6.00	1.33

Notes

- Runoff = CIA
- Assumed a 10 min inlet Time

Intensity 10-yr = 5.88 in/hr
Intensity 100-yr = 10.02 in/hr

C (impervious) = 0.95
C (pervious) = 0.45

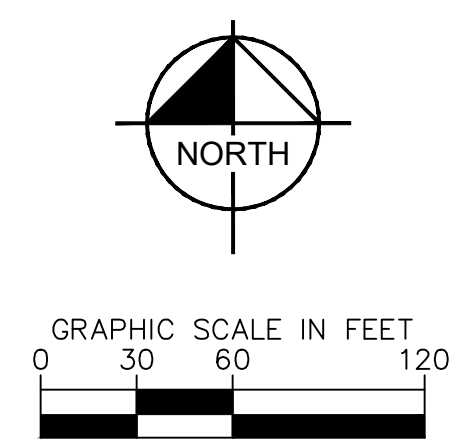
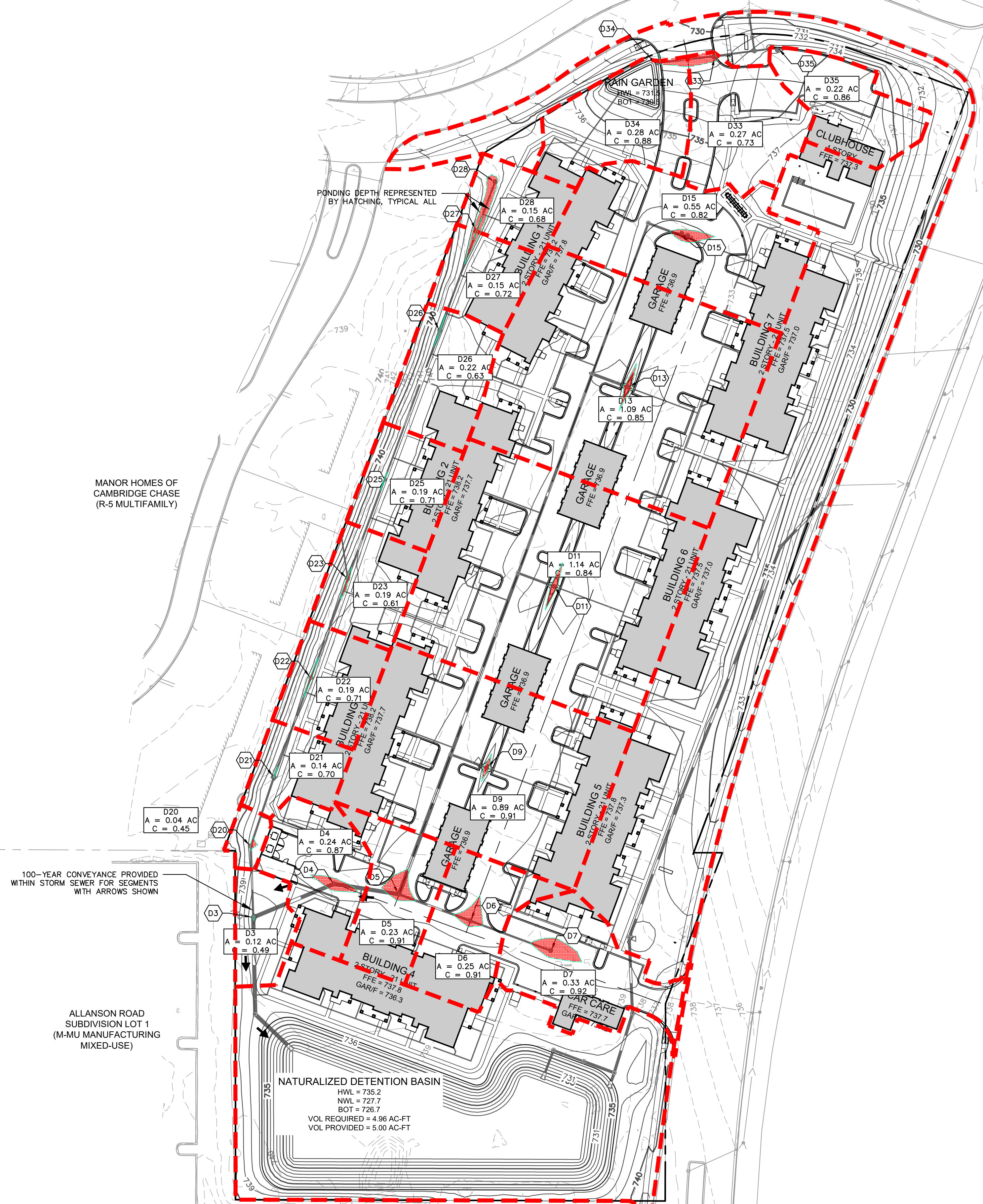
- Grate Capacity

$$H \leq 0.25: Q = 3.3 * P * H^{3/2}$$

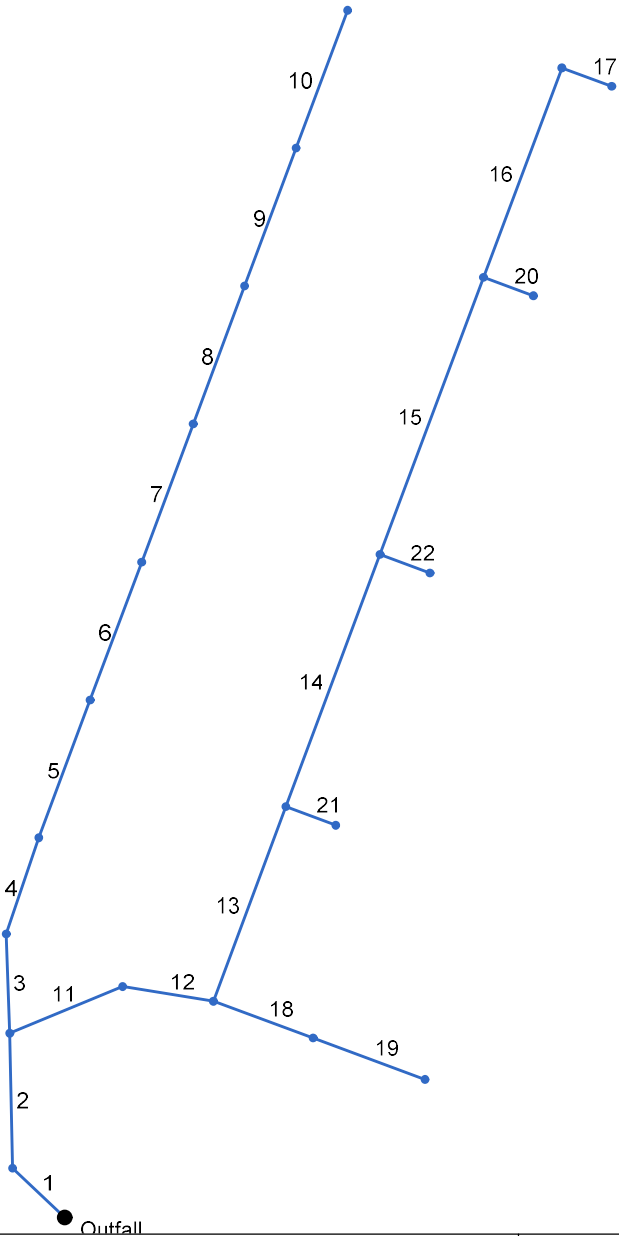
$$H > 0.25: Q = C_e * A * (2 * G * H)^{1/2}$$

	Open Area	Entrance Perimeter
4) Curb Inlet		
Grass Open Lid	Neenah R-3281-A 1.00	4.30
Paved Area Inlet	Neenah R-4340-B 1.10	6.00
High Capacity - Green Space	Neenah R-2540 1.10	5.90
	Neenah R-4342 2.00	6.00

Drawing name: K:\OHS_DEVA\26862700_Confidential_Munichell_IL12\Design_CAD\Exhibit\26862700 - Drainage Area Map.dwg
 EX10 Apr 04, 2024 3:55pm
 by: Ryan Martin
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EX6.0	SHEET NUMBER	ORIGINAL ISSUE: 02/12/2024 KHA PROJECT NO. 268627000	SPRINGS AT MUNDELEIN SW CORNER OF BUTTERFIELD RD & HUNTINGTON DR. MUNDELEIN, IL 60060	STORM SEWER CATCHMENT AREA EXHIBIT	CONTINENTAL 770 FUND, LLC	Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. DESIGNED BY: RNM DRAWN BY: INS CHECKED BY: RNM REVISIONS DATE BY
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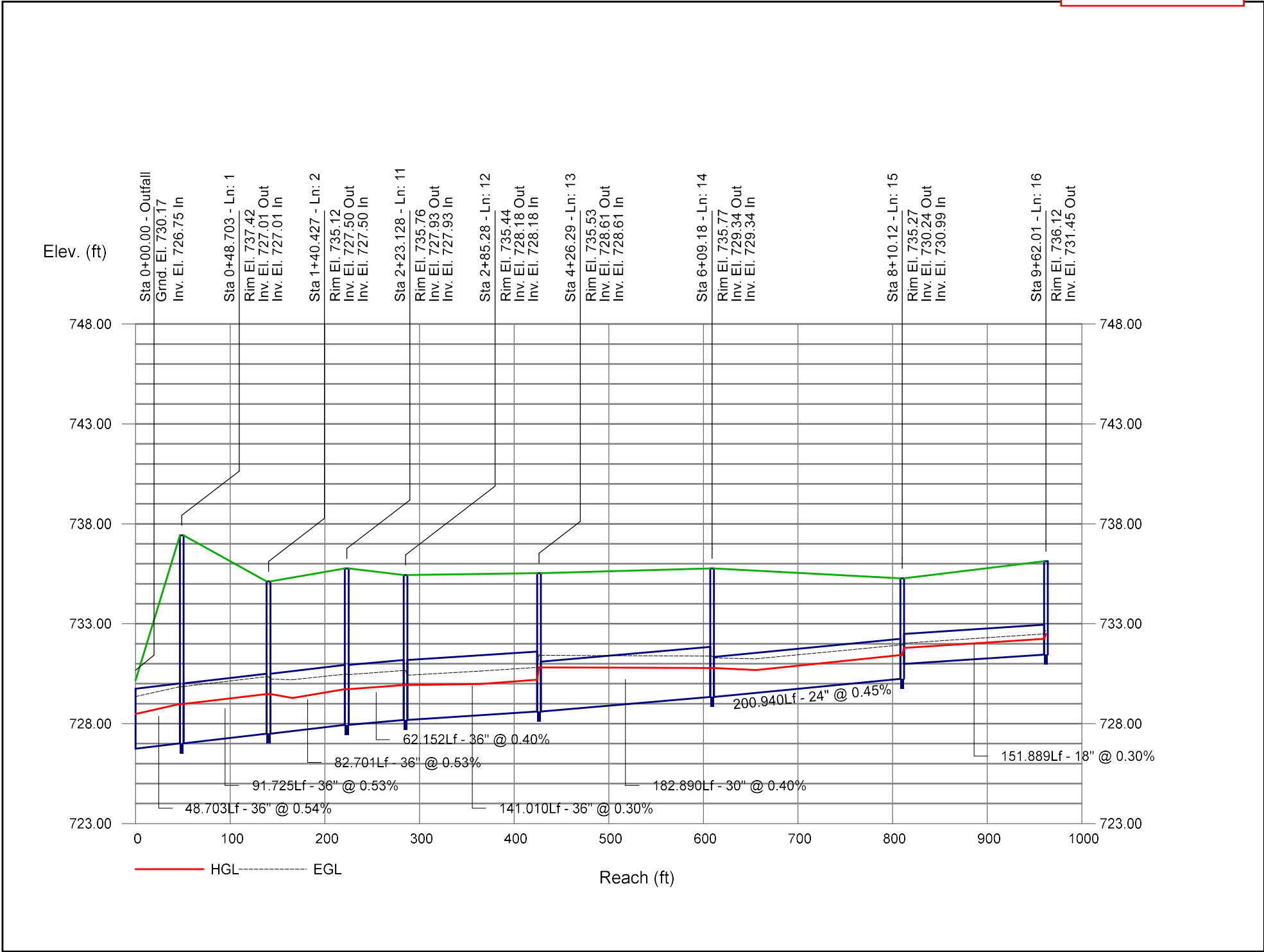
Storm Sewer Tabulation

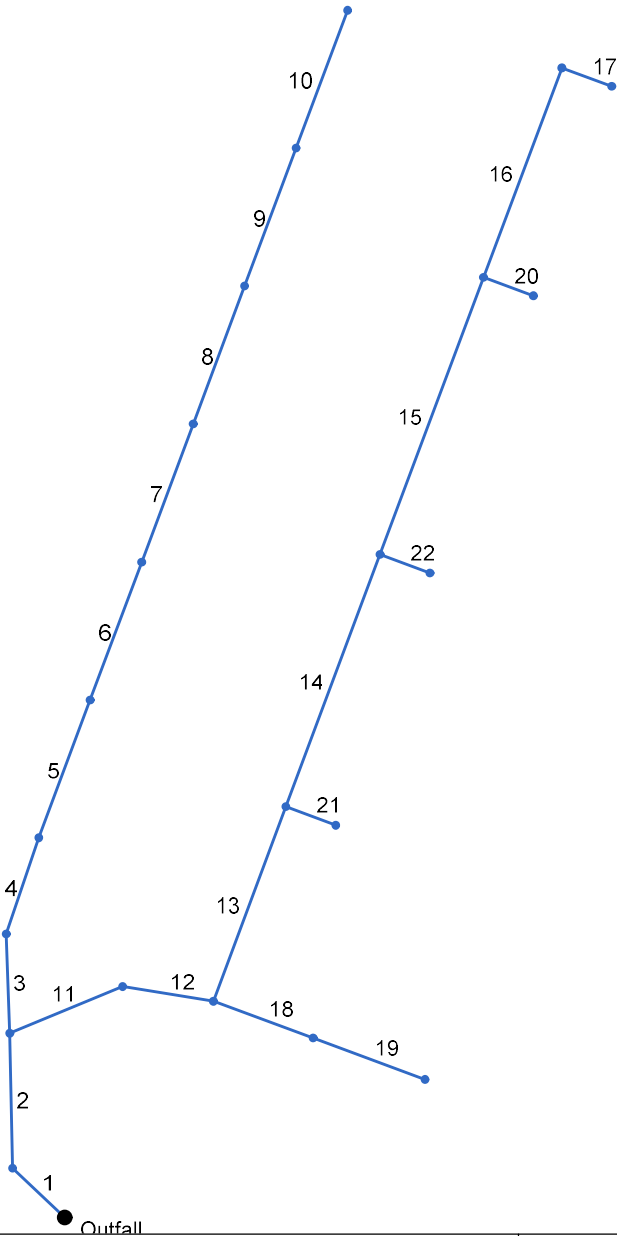
10-year event ge 1

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Dn	Up	Dn	Up	Dn	Up	
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
1	End	48.703	0.00	6.11	0.00	0.00	5.01	0.0	16.6	5.0	24.97	57.92	7.18	36	0.54	726.75	727.01	728.13	728.62	730.17	737.42	D2 TO D1
2	1	91.725	0.12	6.11	0.49	0.06	5.01	10.0	16.2	5.0	25.24	57.28	6.51	36	0.53	727.01	727.50	728.62	729.12	737.42	735.12	D3 TO D2
3	2	67.555	0.04	1.25	0.45	0.02	0.84	10.0	15.1	5.2	4.37	4.62	4.28	15	0.37	730.33	730.57	731.29	731.54	735.12	736.71	D20 TO D3
4	3	68.936	0.14	1.22	0.70	0.10	0.82	10.0	14.7	5.2	4.31	5.12	4.09	15	0.45	730.57	730.88	731.66	731.82	736.71	735.80	D21 TO D20
5	4	100.000	0.19	1.08	0.71	0.13	0.73	10.0	14.2	5.3	3.87	4.52	3.92	15	0.35	730.88	731.23	731.87	732.13	735.80	735.80	D22 TO D21
6	5	100.000	0.19	0.89	0.61	0.11	0.59	10.0	13.6	5.4	3.21	3.82	3.33	15	0.25	731.23	731.48	732.17	732.38	735.80	735.80	D23 TO D22
7	6	100.074	0.19	0.71	0.71	0.13	0.48	10.0	12.9	5.5	2.65	3.82	2.92	15	0.25	731.49	731.74	732.41	732.55	735.80	736.19	D25 TO D23
8	7	100.000	0.22	0.52	0.63	0.14	0.35	10.0	12.2	5.6	1.95	2.49	3.06	12	0.35	731.74	732.09	732.58	732.78	736.19	736.44	D26 TO D25
9	8	100.000	0.15	0.30	0.72	0.11	0.21	10.0	11.5	5.8	1.20	1.53	2.67	10	0.35	732.09	732.44	732.81	733.01	736.44	736.44	D27 TO D26
10	9	99.926	0.15	0.15	0.68	0.10	0.10	10.0	10.0	6.0	0.60	1.53	2.26	10	0.35	732.52	732.87	733.03	733.22	736.44	736.19	D28 TO D27
11	2	82.701	0.24	4.73	0.87	0.21	4.11	10.0	15.8	5.1	20.94	57.28	5.73	36	0.53	727.50	727.93	729.12	729.40	735.12	735.76	D4 TO D3
12	11	62.152	0.23	4.49	0.91	0.21	3.90	10.0	15.4	5.1	20.06	49.85	5.91	36	0.40	727.93	728.18	729.40	729.62	735.76	735.44	D5 TO D4
13	12	141.010	0.00	3.67	0.00	0.00	3.15	0.0	14.5	5.3	16.64	43.17	5.31	36	0.30	728.18	728.61	729.62	729.91	735.44	735.53	D8 TO D5
14	13	182.890	0.00	2.78	0.00	0.00	2.34	0.0	13.3	5.5	12.76	30.65	5.21	30	0.40	728.61	729.34	729.91	730.54	735.53	735.77	D10 TO D8
15	14	200.940	0.00	1.65	0.00	0.00	1.38	0.0	12.0	5.7	7.83	17.93	4.50	24	0.45	729.34	730.24	730.54	731.24	735.77	735.27	D12 TO D10
16	15	151.889	0.00	0.55	0.00	0.00	0.45	0.0	10.4	6.0	2.70	6.80	3.63	18	0.30	730.99	731.45	731.65	732.10	735.27	736.12	D14 TO D12
17	16	35.945	0.55	0.55	0.82	0.45	0.45	10.0	10.0	6.0	2.73	6.80	2.78	18	0.30	731.45	731.56	732.31	732.33	736.12	735.40	D15 TO D14
18	12	72.068	0.25	0.58	0.91	0.23	0.53	10.0	10.9	5.9	3.13	7.34	3.99	18	0.35	731.18	731.44	731.87	732.12	735.44	735.44	D6 TO D5
19	18	80.767	0.33	0.33	0.92	0.30	0.30	10.0	10.0	6.0	1.83	4.51	3.02	15	0.35	731.44	731.72	732.16	732.27	735.44	735.38	D7 TO D6
20	15	35.959	1.09	1.09	0.85	0.93	0.93	10.0	10.0	6.0	5.61	18.90	4.06	24	0.50	730.24	730.42	731.24	731.26	735.27	733.76	D13 TO D12
21	13	36.004	0.89	0.89	0.91	0.81	0.81	10.0	10.0	6.0	4.89	12.41	5.67	18	1.00	729.93	730.29	730.59	731.14	735.53	734.12	D9 TO D8
22	14	36.017	1.14	1.14	0.84	0.96	0.96	10.0	10.0	6.0	5.78	12.41	4.43	18	1.00	729.34	729.70	730.54	730.62	735.77	733.53	D11 TO D10
Project File: 2024-0212 100 Year Hydraflow.stm																Number of lines: 27				Run Date: 2/12/2024		
NOTES:Intensity = 88.24 / (Inlet time + 15.50) ^ 0.83; Return period =Yrs. 10 ; c = cir e = ellip b = box																						

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (l)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID				
Line	To Line		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Dn	Up	Dn	Up	Dn	Up					
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)					
23	End	20.879	0.00	0.77	0.00	0.00	0.64	0.0	10.7	5.9	3.75	4.23	5.75	12	1.01	726.36	726.57	727.09	727.40	729.70	731.21	D31 TO D30				
24	23	13.212	0.00	0.77	0.00	0.00	0.64	0.0	10.6	5.9	3.76	4.21	5.43	12	1.00	726.57	726.70	727.40	727.53	731.21	732.00	D32 TO D31				
25	24	22.042	0.22	0.22	0.86	0.19	0.19	10.0	10.0	6.0	1.12	4.21	3.92	12	1.00	727.70	727.92	728.06	728.37	732.00	732.58	D35 TO D32				
26	24	37.022	0.27	0.56	0.73	0.20	0.45	10.0	10.5	6.0	2.68	4.21	4.21	12	1.00	726.70	727.07	727.53	727.77	732.00	730.97	D33 TO D32				
27	26	52.662	0.28	0.28	0.88	0.25	0.25	10.0	10.0	6.0	1.51	4.21	3.11	12	1.00	727.07	727.60	727.77	728.12	730.97	730.78	D34 TO D33				





Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (l)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Dn	Up	Dn	Up	Dn	Up	
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
1	End	48.703	0.00	6.11	0.00	0.00	5.01	0.0	14.8	7.3	36.75	57.92	8.07	36	0.54	726.75	727.01	728.49	728.98	730.17	737.42	D2 TO D1
2	1	91.725	0.12	6.11	0.49	0.06	5.01	10.0	14.5	7.4	37.03	57.28	7.51	36	0.53	727.01	727.50	728.98	729.48	737.42	735.12	D3 TO D2
3	2	67.555	0.04	1.25	0.45	0.02	0.84	10.0	13.6	7.6	6.35	4.62	5.17	15	0.37	730.33	730.57	731.58	732.04	735.12	736.71	D20 TO D3
4	3	68.936	0.14	1.22	0.70	0.10	0.82	10.0	13.4	7.6	6.25	5.12	5.09	15	0.45	730.57	730.88	732.21	732.68	736.71	735.80	D21 TO D20
5	4	100.000	0.19	1.08	0.71	0.13	0.73	10.0	13.1	7.7	5.58	4.52	4.55	15	0.35	730.88	731.23	732.74	733.27	735.80	735.80	D22 TO D21
6	5	100.000	0.19	0.89	0.61	0.11	0.59	10.0	12.6	7.8	4.61	3.82	3.76	15	0.25	731.23	731.48	733.32	733.69	735.80	735.80	D23 TO D22
7	6	100.074	0.19	0.71	0.71	0.13	0.48	10.0	12.1	7.9	3.78	3.82	3.08	15	0.25	731.49	731.74	733.72	733.97	735.80	736.19	D25 TO D23
8	7	100.000	0.22	0.52	0.63	0.14	0.35	10.0	11.6	8.0	2.77	2.49	3.52	12	0.35	731.74	732.09	733.99	734.42	736.19	736.44	D26 TO D25
9	8	100.000	0.15	0.30	0.72	0.11	0.21	10.0	11.1	8.1	1.68	1.53	3.08	10	0.35	732.09	732.44	734.45	734.87	736.44	736.44	D27 TO D26
10	9	99.926	0.15	0.15	0.68	0.10	0.10	10.0	10.0	8.4	0.84	1.53	1.53	10	0.35	732.52	732.87	734.89	735.00	736.44	736.19	D28 TO D27
11	2	82.701	0.24	4.73	0.87	0.21	4.11	10.0	14.2	7.5	30.62	57.28	6.57	36	0.53	727.50	727.93	729.48	729.73	735.12	735.76	D4 TO D3
12	11	62.152	0.23	4.49	0.91	0.21	3.90	10.0	13.9	7.5	29.24	49.85	6.74	36	0.40	727.93	728.18	729.73	729.93	735.76	735.44	D5 TO D4
13	12	141.010	0.00	3.67	0.00	0.00	3.15	0.0	13.2	7.6	24.06	43.17	5.98	36	0.30	728.18	728.61	729.93	730.19	735.44	735.53	D8 TO D5
14	13	182.890	0.00	2.78	0.00	0.00	2.34	0.0	12.4	7.8	18.26	30.65	5.09	30	0.40	728.61	729.34	730.82	730.78	735.53	735.77	D10 TO D8
15	14	200.940	0.00	1.65	0.00	0.00	1.38	0.0	11.5	8.0	11.07	17.93	5.11	24	0.45	729.34	730.24	730.78	731.43	735.77	735.27	D12 TO D10
16	15	151.889	0.00	0.55	0.00	0.00	0.45	0.0	10.3	8.3	3.75	6.80	3.94	18	0.30	730.99	731.45	731.79	732.24	735.27	736.12	D14 TO D12
17	16	35.945	0.55	0.55	0.82	0.45	0.45	10.0	10.0	8.4	3.78	6.80	3.04	18	0.30	731.45	731.56	732.48	732.51	736.12	735.40	D15 TO D14
18	12	72.068	0.25	0.58	0.91	0.23	0.53	10.0	10.7	8.2	4.38	7.34	4.33	18	0.35	731.18	731.44	732.02	732.27	735.44	735.44	D6 TO D5
19	18	80.767	0.33	0.33	0.92	0.30	0.30	10.0	10.0	8.4	2.54	4.51	3.17	15	0.35	731.44	731.72	732.32	732.42	735.44	735.38	D7 TO D6
20	15	35.959	1.09	1.09	0.85	0.93	0.93	10.0	10.0	8.4	7.77	18.90	4.49	24	0.50	730.24	730.42	731.43	731.41	735.27	733.76	D13 TO D12
21	13	36.004	0.89	0.89	0.91	0.81	0.81	10.0	10.0	8.4	6.77	12.41	5.81	18	1.00	729.93	730.29	730.82	731.30	735.53	734.12	D9 TO D8
22	14	36.017	1.14	1.14	0.84	0.96	0.96	10.0	10.0	8.4	8.00	12.41	5.18	18	1.00	729.34	729.70	730.78	730.79	735.77	733.53	D11 TO D10
Project File: 2024-0212 100 Year Hydraflow.stm																Number of lines: 27				Run Date: 2/12/2024		
NOTES:Intensity = 127.16 / (Inlet time + 17.80) ^ 0.82; Return period =Yrs. 100 ; c = cir e = ellip b = box																						

Storm Sewer Tabulation

100-year event e 2

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID				
Line	To Line		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Dn	Up	Dn	Up	Dn	Up					
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)					
23	End	20.879	0.00	0.77	0.00	0.00	0.64	0.0	10.5	8.2	5.23	4.23	6.66	12	1.01	726.36	726.57	727.36	727.68	729.70	731.21	D31 TO D30				
24	23	13.212	0.00	0.77	0.00	0.00	0.64	0.0	10.5	8.2	5.24	4.21	6.67	12	1.00	726.57	726.70	727.79	727.99	731.21	732.00	D32 TO D31				
25	24	22.042	0.22	0.22	0.86	0.19	0.19	10.0	10.0	8.4	1.55	4.21	2.84	12	1.00	727.70	727.92	728.68	728.45	732.00	732.58	D35 TO D32				
26	24	37.022	0.27	0.56	0.73	0.20	0.45	10.0	10.3	8.3	3.72	4.21	4.74	12	1.00	726.70	727.07	728.68	728.97	732.00	730.97	D33 TO D32				
27	26	52.662	0.28	0.28	0.88	0.25	0.25	10.0	10.0	8.4	2.08	4.21	2.65	12	1.00	727.07	727.60	729.03	729.15	730.97	730.78	D34 TO D33				

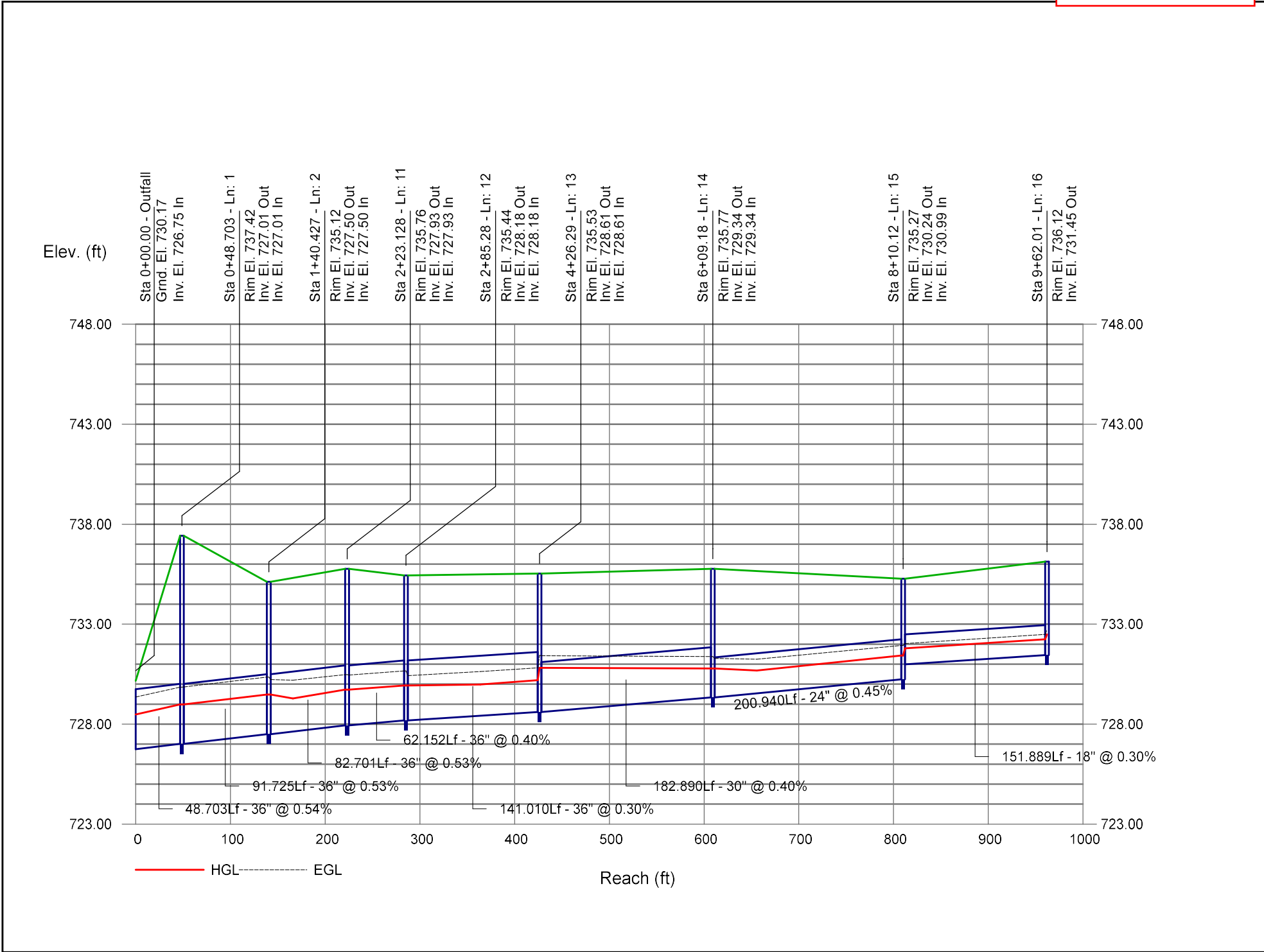




Exhibit 7 – Wetland Report



CHRISTOPHER B. BURKE ENGINEERING, LTD.

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

December 6, 2021

Kimley-Horn
4201 Winfield Rd, Suite 600
Warrenville, IL 60555

Attn: Ryan Martin, PE

Subject: Wetland Assessment of Property Located South of Huntington Drive, West of
Butterfield Road in Mundelein, Lake County, IL
(CBBEL Project No. 150489.00019)

Dear Mr. Martin:

On November 17, 2021, Christopher B. Burke Engineering, Ltd. (CBBEL) completed a wetland field assessment of the subject property in Mundelein, Lake County, Illinois. **No wetlands were identified within the study area at the time of the site visit.** An aerial photograph of the site depicting the boundaries of the study area and representative color photographs are included herein as Exhibit 4.

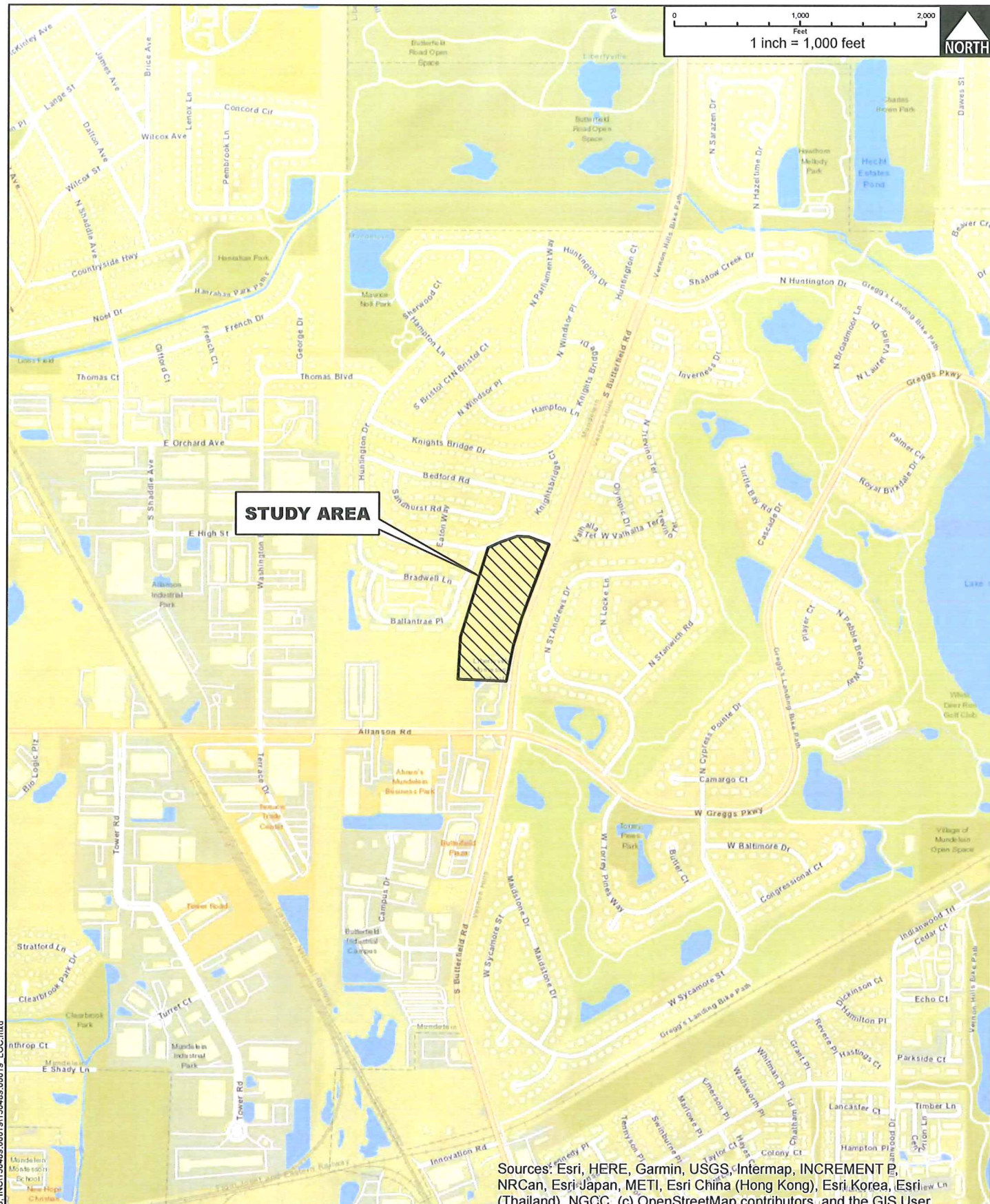
The north portion of the study area contained primarily of mowed turf grasses and a few scattered areas of scrub trees and shrubs. The south portion of the study area contained a residential house, a Montessori school facility and scrub-shrub woodland with areas of previously-deposited fill materials and debris. Although portions of the study area contained areas of vegetation that can be associated with wetlands, primarily gray dogwood (*Cornus racemosa*), willow (*Salix* sp.), American elm (*Ulmus americana*) and Eastern cottonwood (*Populus deltoides*), field examination of the soil within these areas revealed fill materials and non-hydric soils. Additionally, these areas did not have evidence of wetland hydrology at the time of the site visit. In our opinion, the study area contained no areas that meet the criteria for wetlands according to the methodology established in the 1987 Corps of Engineers Wetland Delineation Manual.

This assessment is based on field conditions at the time of the CBBEL site visit and our understanding of current federal, state and local regulations. An evaluation of historic site conditions was not performed. Please contact our office should you have any questions or additional needs.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tom Kehoe'.

Thomas Kehoe
Sr. Environmental Resources Specialist



CLIENT:

Kimley-Horn

TITLE:

LOCATION MAP

CBBEL# 15-0489.00019

DATE: 11/12/2021

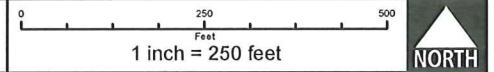
EXH 1



CHRISTOPHER B. BURKE Engineering, Ltd.
9575 W. Higgins Road, Suite 600, Rosemont, Illinois 60018 (847)823-0500

DSGN.	KEK	SCALE:	1" = 1,000'
DWN.	TJK	USER:	kkopija
CHKD.		PLOT DATE:	11/15/2021
FILE NAME:	150489.00019_LOC		

NOTE: TAKEN FROM THE LAKE COUNTY WETLAND INVENTORY(LCWI), LIBERTYVILLE TOWNSHIP(2002)



Legend

- ARTIFICIAL WETLAND
- NON WETLAND
- WETLAND



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Copyright nearmap 2015

CLIENT:

Kimley»Horn

TITLE:

LAKE COUNTY WETLAND INVENTORY

CBBEL# 15-0489.00019

DATE: 11/12/2021

EXH 2

CB **CHRISTOPHER B. BURKE Engineering, Ltd.**
9575 W. Higgins Road, Suite 600, Rosemont, Illinois 60018 (847)823-0500

DSGN.		SCALE:	1"= 250'
DWN.	KEK	USER:	kkopija
CHKD.	TJK	PLOT DATE:	11/15/2021
FILE NAME:	150489.00019_LCW		

146A - ELLIOTT SILT LOAM
223B - VARNA SILT LOAM
223C2 - VARNA SILT LOAM, ERODED
330A - PEOTONE SILTY CLAY LOAM, HYDRIC
531D2 - MARKHAM SILT LOAM. ERODED



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Copyright nearmap
2015

TITLE:

Kimley»Horn

CBBEL# 15-0489.00019

DATE: 11/12/2021



CHRISTOPHER B. BURKE Engineering, Ltd.
9575 W. Higgins Road, Suite 600, Rosemont, Illinois 60018 (847)823-0500

DSGN.		SCALE:	1"= 250'
DWN.	KEK	USER:	kkopija
CHKD.	TJK	PLOT DATE:	11/15/2021
FILE NAME:	150489.00019 SOILS		

EXH 3



Christopher B. Burke Engineering, Ltd.
 9575 W. Higgins Road, Suite 600
 Rosemont, Illinois 60018
 847-823-0500

CLIENT: Kimley-Horn

SWC Huntington Dr & Butterfield Rd, Mundelein, Lake County, IL

PROJECT # 150489.00019

11/17/21

EXHIBIT: 4



Exhibit 8 – Hydrocarbon Structure Calculations & Detail



Project: Mundelein WQU

Date: 6/27/2022

Location: Mundelein, IL

Prepared For: Kimley-Horn

CONTECH was provided the restricted flow for each location requiring a hydrocarbon removal unit. The required hydrocarbon removal performance is: 70% removal for a 0.5" storm event (Per Lake County WDO, Article IV, Section H.1.(c)). As the units will be placed downstream of a restrictor, these units have been sized to treat the restricted flow rate.

Structure	2-yr restricted flow (cfs)
WQU #1	1.38

The treatment flow rates in table 1.1 are the baseline treatment flow capacity of each CDS model,

Structure	CDS Unit	Baseline Treatment flow rate (cfs)	60% of baseline treatment flow rate (cfs)	2-yr event flow rate (cfs)	Check*
WQU #1	CDS 3030-6	3	1.8	1.38	OK

*60% of baseline treatment flow rate is greater than (or equal to) the 2-yr event flow rate.

If you have any questions, please let me know.

Best regards,

Kerry Symanski, E.I.T.

Stormwater Consultant – Northern Illinois & Wisconsin

Contech Engineered Solutions LLC

1200 Harger Road | Suite 707

Oak Brook, Illinois 60523

Mob: 312.805.4346

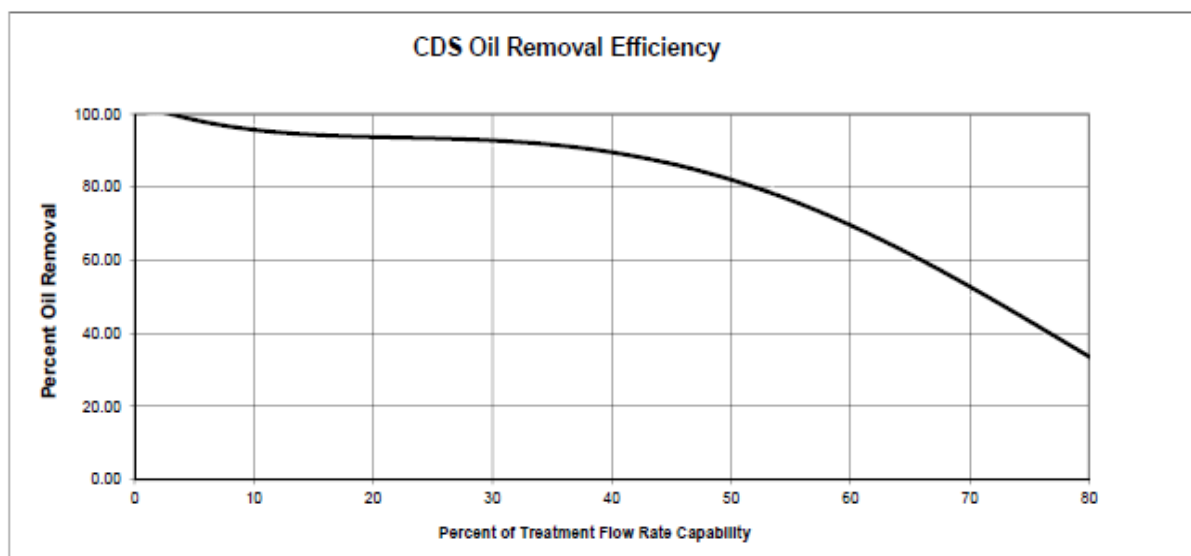
ksymanski@conteches.com

www.ContechES.com

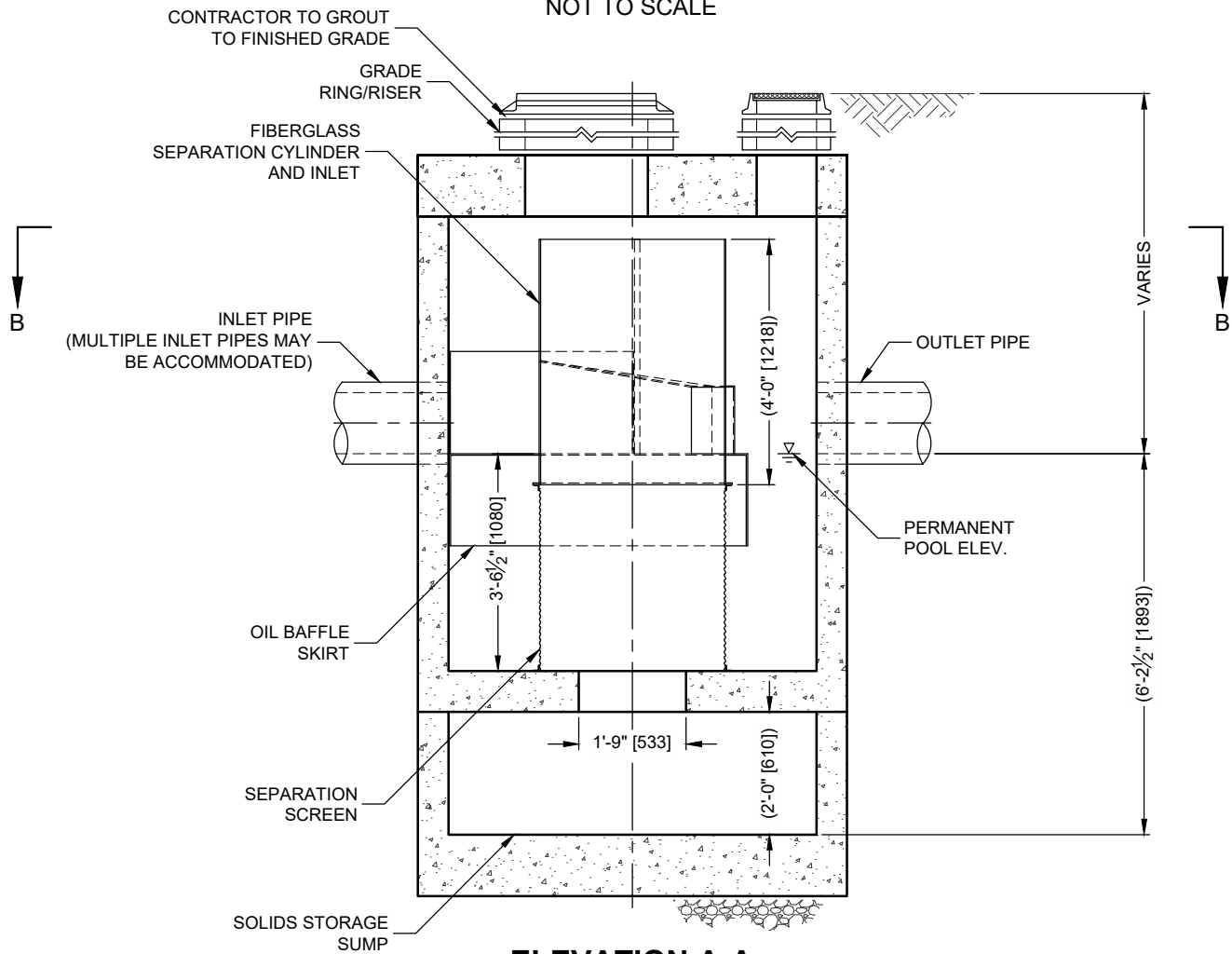
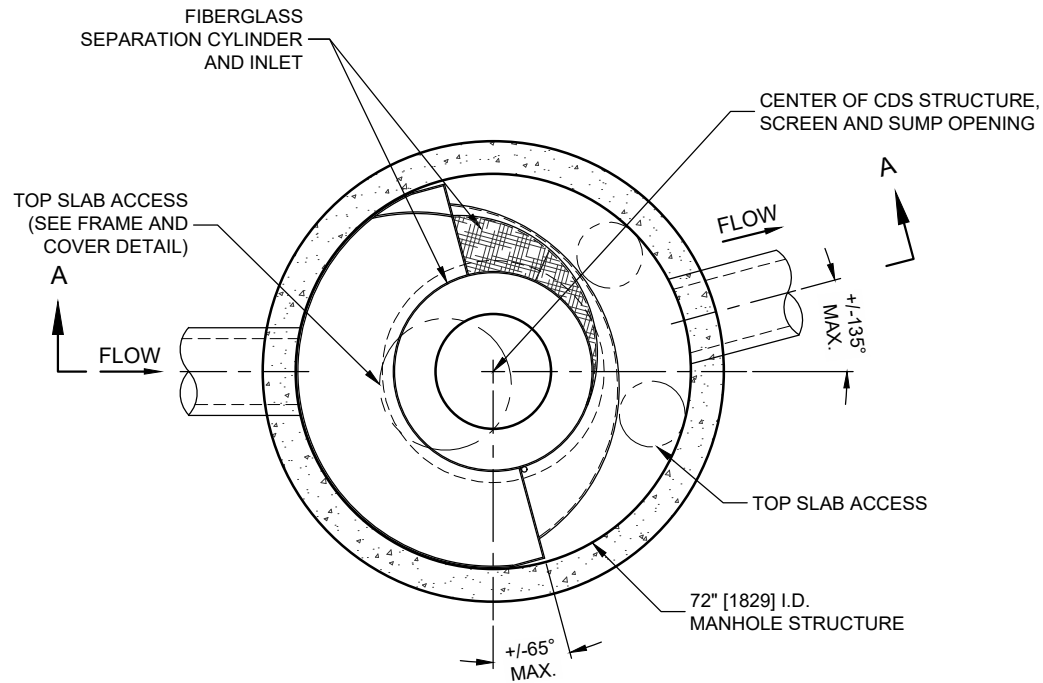
	CDS Model	Typical Internal MH Diameter or Equivalent ID ¹		Typical Depth ² Below Pipe Invert		Water Quality Flow ³ 125 µm		Screen Diameter/Height		Typical Sump Capacity	
		ft	m	ft	m	cfs	L/s	ft	m	yd ³	m ³
Precast**	CDS2015-4	4	1.2	3.5	1.1	0.7	19.8	2.0/1.5	0.6/0.5	0.5	0.4
	CDS2015	5	1.5	5.2	1.6	0.7	19.8	2.0/1.5	0.6/0.5	1.3	1.0
	CDS2020	5	1.5	5.7	1.7	1.1	31.2	2.0/2.0	0.6/0.6	1.3	1.0
	CDS2025	5	1.5	6.0	1.8	1.6	45.3	2.0/2.5	0.6/0.8	1.3	1.0
	CDS3020	6	1.8	6.2	1.9	2.0	56.6	3.0/2.0	0.9/0.6	2.1	1.6
	CDS3030	6	1.8	7.1	2.2	3.0	85.0	3.0/3.0	0.9/0.9	2.1	1.6
	CDS3035	6	1.8	7.6	2.3	3.8	106.2	3.0/3.5	0.9/1.1	2.1	1.6
	CDS4030	8	2.4	8.6	2.6	4.5	127.4	4.0/3.0	1.2/0.9	5.6	4.3
	CDS4040	8	2.4	9.7	3.0	6.0	169.9	4.0/4.0	1.2/1.2	5.6	4.3
	CDS4045	8	2.4	10.3	3.1	7.5	212.4	4.0/4.5	1.2/1.4	5.6	4.3
	CDS3020-D	6	1.8	6.2	1.9	2.0	56.6	3.0/2.0	0.9/0.6	2.1	1.6
	CDS3030-DV	6	1.8	6.9	2.1	3.0	85.0	3.0/3.0	0.9/0.9	2.1	1.6
	CDS3030-D	6	1.8	7.1	2.2	3.0	85.0	3.0/3.0	0.9/0.9	2.1	1.6
	CDS3035-D	6	1.8	8.7	2.6	3.8	106.2	3.0/3.5	0.9/1.1	2.1	1.6
	CDS4030-D	7	2.1	8.6	2.6	4.5	127.4	4.0/3.0	1.2/0.9	4.3	3.3
	CDS4040-D	7	2.1	9.6	2.9	6.0	169.9	4.0/4.0	1.2/1.2	4.3	3.3
	CDS4045-D	7	2.1	10.1	3.1	7.5	212.4	4.0/4.5	1.2/1.4	4.3	3.3
	CDS5042-DV	9.5	2.9	9.6	2.9	9.0	254.9	5.0/4.2	1.5/1.3	1.9	1.5
	CDS5640-D	8	2.4	9.5	2.9	9.0	254.9	5.6/4.0	1.7/1.2	5.6	4.3
	CDS5050-DV	9.5	2.9	10.3	3.1	11	311.5	5.0/5.0	1.5/1.5	1.9	1.5
	CDS5653-D	8	2.4	10.9	3.3	14	396.5	5.6/5.3	1.7/1.6	5.6	4.3
	CDS5668-D	8	2.4	12.4	3.8	19	538.1	5.6/6.8	1.7/2.1	5.6	4.3
	CDS5678-D	8	2.4	13.4	4.1	25	708.0	5.6/7.8	1.7/2.4	5.6	4.3
	CDS7070-DV	12	3.7	14	4.3	26	736.3	7.0/7.0	2.1/2.1	3.3	2.5
	CDS10060-DV	17.5	5.3	12	3.7	30	849.6	10.0/6.0	3.0/1.8	5.0 or 10.2	3.8 or 7.8
	CDS10080-DV	17.5	5.3	14	4.3	50	1416.0	10.0/8.0	3.0/2.4	5.0 or 10.2	3.8 or 7.8
	CDS100100-DV	17.5	5.3	16	4.9	64	1812.5	10.0/10.0	3.0/3.0	5.0 or 10.2	3.8 or 7.8
Cast In Place	CDS150134-DC	22	6.7**	22	6.7**	148	4191.4	15.0/13.4	4.6/4.1	20.4	15.6
	CDS200164-DC	26	7.9**	26	7.9**	270	7646.6	20.0/16.4	6.1/5.0	20.4	15.6
	CDS240160-DC	32	9.8**	25	7.6**	300	8496.2	24.0/16.0	7.3/4.9	20.4	15.6

CDS Oil Removal Chart (Chart 1.1)

(Percent removal vs. percent of baseline treatment flow capacity)



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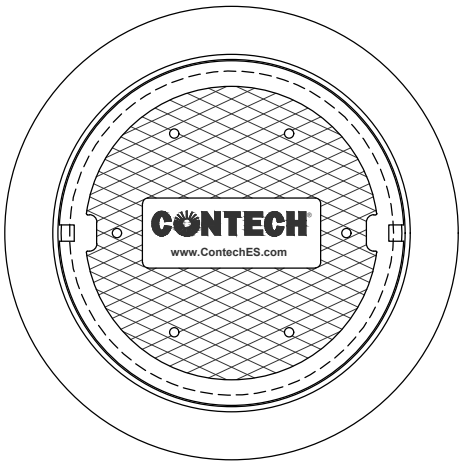
ELEVATION A-A
NOT TO SCALE



THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 6,788,848; 6,841,722; 6,911,505; 6,981,783. RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

CDS3030-6-C DESIGN NOTES

CDS3030-6-C STANDARD CONFIGURATION IS SHOWN.
FOR NJDEP PROJECTS, PLEASE CONTACT YOUR LOCAL CONTECH REPRESENTATIVE FOR APPROVED CONFIGURATIONS.



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID				
WATER QUALITY FLOW RATE (CFS OR L/s)				*
PEAK FLOW RATE (CFS OR L/s)				*
RETURN PERIOD OF PEAK FLOW (YRS)				*
SCREEN APERTURE (2400 OR 4700)				*
PIPE DATA:	I.E.	MATERIAL	DIAMETER	
INLET PIPE 1	*	*	*	
INLET PIPE 2	*	*	*	
OUTLET PIPE	*	*	*	
RIM ELEVATION				*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT	
		*	*	
NOTES/SPECIAL REQUIREMENTS:				
* PER ENGINEER OF RECORD				

GENERAL NOTES

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
- CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
- STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO..
- IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
- CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS3030-6-C
ONLINE CDS
STANDARD DETAIL



Project: Mundelein WQU

Date: 8/11/2022

Location: Mundelein, IL

Prepared For: Kimley-Horn

CONTECH was provided the 2-yr flow for each location requiring a hydrocarbon removal unit. The required hydrocarbon removal performance is: 70% removal for a 0.5" storm event (Per Lake County WDO, Article IV, Section H.1.(c)). As the units will be placed downstream of a restrictor, these units have been sized to treat the 2-yr restricted flow rate.

Structure	2-yr restricted flow (cfs)
WQS #2	0.88

The treatment flow rates in table 1.1 are the baseline treatment flow capacity of each CDS model, and

Structure	CDS Unit	Baseline Treatment flow rate (cfs)	60% of baseline treatment flow rate (cfs)	2-yr event flow rate (cfs)	Check*
WQS #2	CDS 2020-5	1.1	1	0.880	OK

*60% of baseline treatment flow rate is greater than (or equal to) the 2-yr event flow rate.

If you have any questions, please let me know.

Best regards,

Kerry Symanski, E.I.T.

Stormwater Consultant – Northern Illinois & Wisconsin

Contech Engineered Solutions LLC

1200 Harger Road | Suite 707

Oak Brook, Illinois 60523

Mob: 312.805.4346

ksymanski@conteches.com

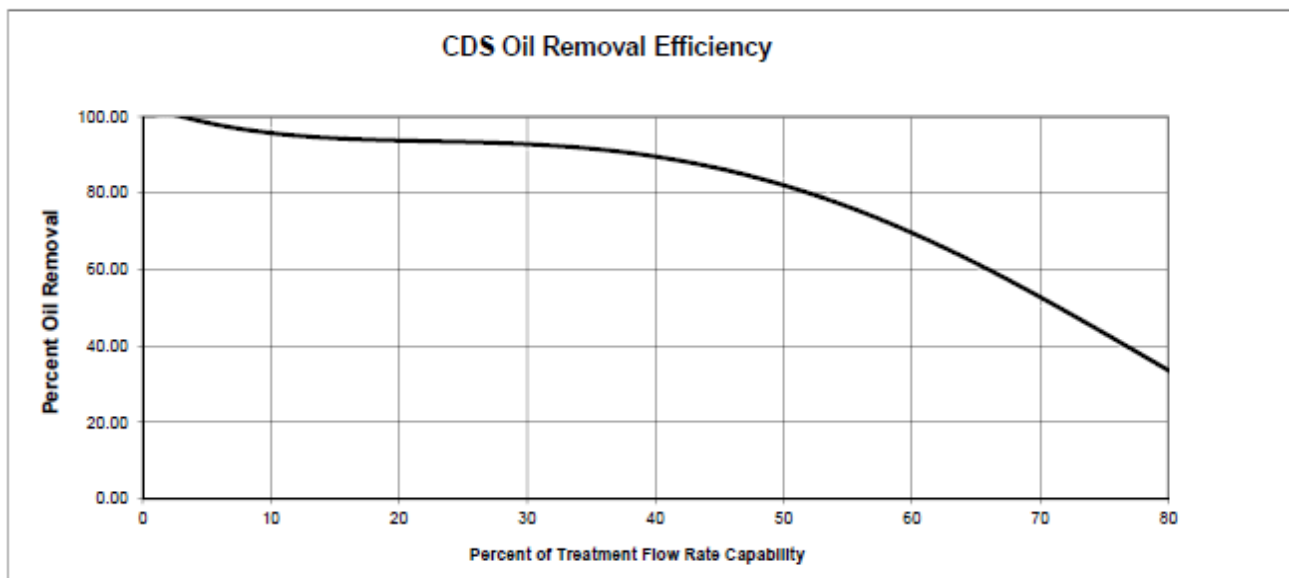
www.ContechES.com

CDS Baseline Treatment Flow Rates (Table 1.1)

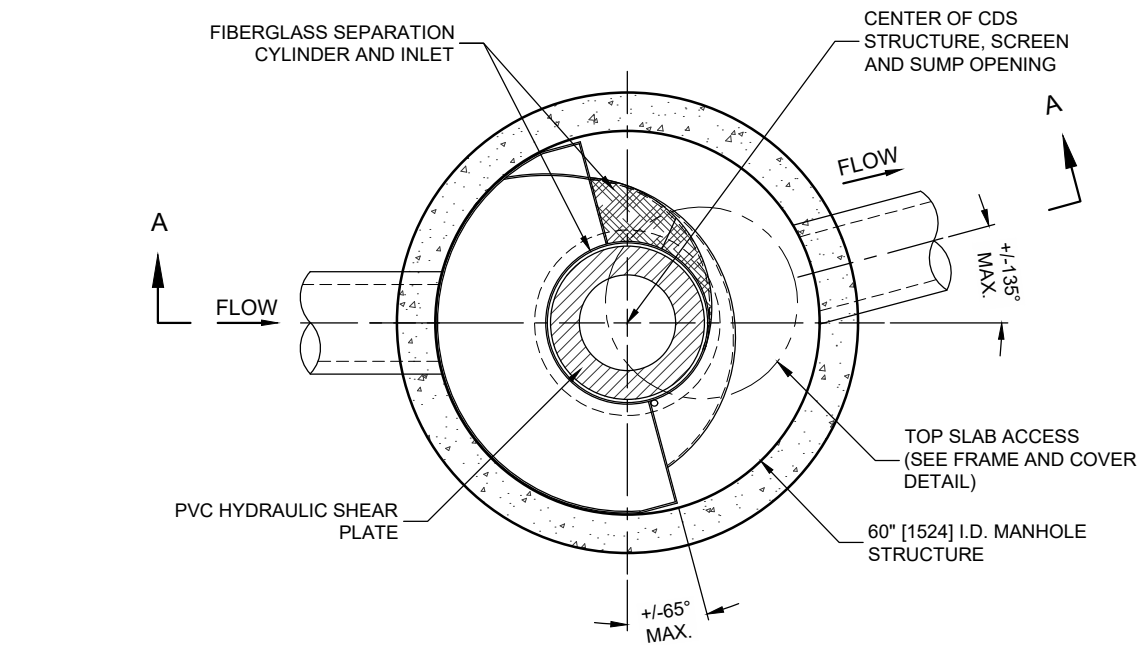
	CDS Model	Typical Internal MH Diameter or Equivalent ID¹		Typical Depth² Below Pipe Invert		Water Quality Flow³		Screen Diameter/Height		Typical Sump Capacity		
		ft	m	ft	m	cfs	L/s	ft	m	yd³	m³	
Precast**	Inline	CDS2015-4	4	1.2	3.5	1.1	0.7	19.8	2.0/1.5	0.6/0.5	0.5	0.4
		CDS2015	5	1.5	5.2	1.6	0.7	19.8	2.0/1.5	0.6/0.5	1.3	1.0
		CDS2020	5	1.5	5.7	1.7	1.1	31.2	2.0/2.0	0.6/0.6	1.3	1.0
		CDS2025	5	1.5	6.0	1.8	1.6	45.3	2.0/2.5	0.6/0.8	1.3	1.0
		CDS3020	6	1.8	6.2	1.9	2.0	56.6	3.0/2.0	0.9/0.6	2.1	1.6
		CDS3030	6	1.8	7.1	2.2	3.0	85.0	3.0/3.0	0.9/0.9	2.1	1.6
		CDS3035	6	1.8	7.6	2.3	3.8	106.2	3.0/3.5	0.9/1.1	2.1	1.6
		CDS4030	8	2.4	8.6	2.6	4.5	127.4	4.0/3.0	1.2/0.9	5.6	4.3
		CDS4040	8	2.4	9.7	3.0	6.0	169.9	4.0/4.0	1.2/1.2	5.6	4.3
		CDS4045	8	2.4	10.3	3.1	7.5	212.4	4.0/4.5	1.2/1.4	5.6	4.3
	Offline	CDS3020-D	6	1.8	6.2	1.9	2.0	56.6	3.0/2.0	0.9/0.6	2.1	1.6
		CDS3030-DV	6	1.8	6.9	2.1	3.0	85.0	3.0/3.0	0.9/0.9	2.1	1.6
		CDS3030-D	6	1.8	7.1	2.2	3.0	85.0	3.0/3.0	0.9/0.9	2.1	1.6
		CDS3035-D	6	1.8	8.7	2.6	3.8	106.2	3.0/3.5	0.9/1.1	2.1	1.6
		CDS4030-D	7	2.1	8.6	2.6	4.5	127.4	4.0/3.0	1.2/0.9	4.3	3.3
		CDS4040-D	7	2.1	9.6	2.9	6.0	169.9	4.0/4.0	1.2/1.2	4.3	3.3
		CDS4045-D	7	2.1	10.1	3.1	7.5	212.4	4.0/4.5	1.2/1.4	4.3	3.3
		CDS5042-DV	9.5	2.9	9.6	2.9	9.0	254.9	5.0/4.2	1.5/1.3	1.9	1.5
		CDS5640-D	8	2.4	9.5	2.9	9.0	254.9	5.6/4.0	1.7/1.2	5.6	4.3
		CDS5050-DV	9.5	2.9	10.3	3.1	11	311.5	5.0/5.0	1.5/1.5	1.9	1.5
		CDS5653-D	8	2.4	10.9	3.3	14	396.5	5.6/5.3	1.7/1.6	5.6	4.3
		CDS5668-D	8	2.4	12.4	3.8	19	538.1	5.6/6.8	1.7/2.1	5.6	4.3
		CDS5678-D	8	2.4	13.4	4.1	25	708.0	5.6/7.8	1.7/2.4	5.6	4.3
		CDS7070-DV	12	3.7	14	4.3	26	736.3	7.0/7.0	2.1/2.1	3.3	2.5
		CDS10060-DV	17.5	5.3	12	3.7	30	849.6	10.0/6.0	3.0/1.8	5.0 or 10.2	3.8 or 7.8
		CDS10080-DV	17.5	5.3	14	4.3	50	1416.0	10.0/8.0	3.0/2.4	5.0 or 10.2	3.8 or 7.8
		CDS100100-DV	17.5	5.3	16	4.9	64	1812.5	10.0/10.0	3.0/3.0	5.0 or 10.2	3.8 or 7.8
Cast In Place	Offline	CDS150134-DC	22	6.7**	22	6.7**	148	4191.4	15.0/13.4	4.6/4.1	20.4	15.6
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		CDS240160-DC	32	9.8**	25	7.6**	300	8496.2	24.0/16.0	7.3/4.9	20.4	15.6

CDS Oil Removal Chart (Chart 1.1)

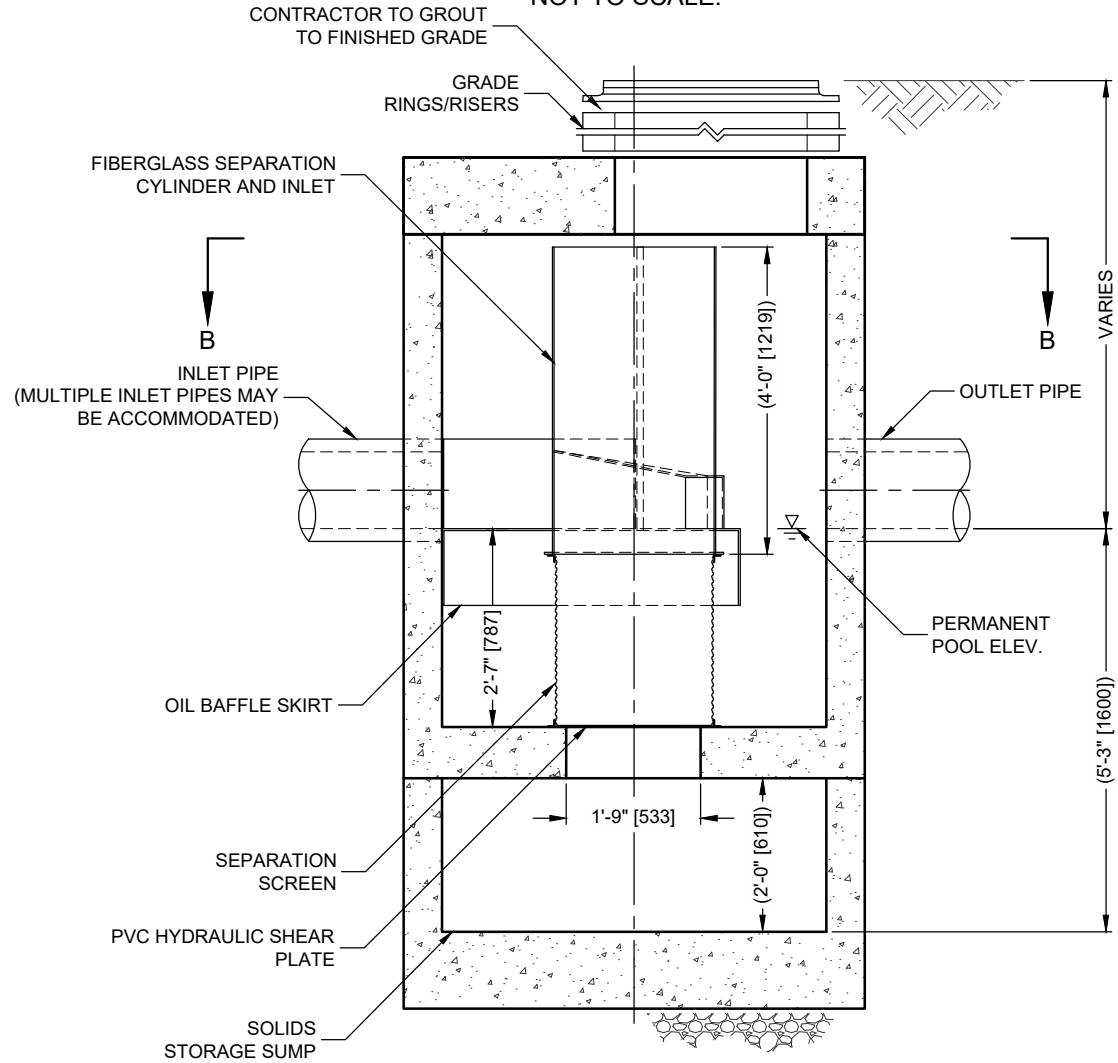
(Percent removal vs. percent of baseline treatment flow capacity)



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PLAN VIEW B-B
NOT TO SCALE.



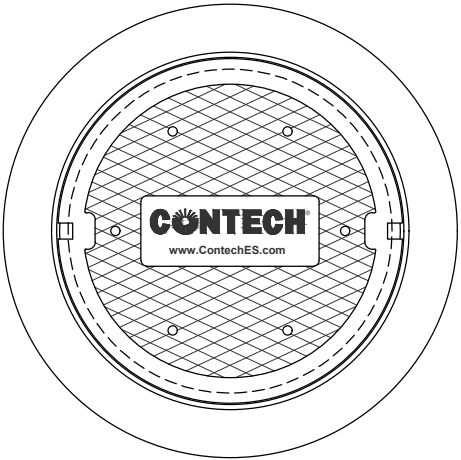
ELEVATION A-A
NOT TO SCALE.



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CDS2020-5-C DESIGN NOTES

CDS2020-5-C STANDARD CONFIGURATION IS SHOWN.



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

**SITE SPECIFIC
DATA REQUIREMENTS**

STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST	WIDTH		HEIGHT
	*		*
NOTES/SPECIAL REQUIREMENTS:			
* PER ENGINEER OF RECORD			

GENERAL NOTES

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
- CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
- STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO..
- IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
- CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES

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- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



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9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069

800-338-1122

513-645-7000

513-645-7993 FAX

CDS2020-5-C
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STANDARD DETAIL



Exhibit 9 – Operations & Maintenance (O&M) Manual

**STORMWATER MANAGEMENT SYSTEM
OPERATIONS AND MAINTENANCE PLAN
FOR NEW FACILITIES**

*Butterfield Multifamily Development
Mundelein, IL*

Responsibilities

Adequate provisions for maintenance of the stormwater system are an essential aspect of long-term drainage performance. Responsibility for the overall maintenance shall rest with the Continental 770 Fund, LLC and any future OWNERS or HOMEOWNERS ASSOCIATIONS for the aforementioned residential community. **The maintenance responsibility by the OWNERS or HOMEOWNERS ASSOCIATIONS extends in perpetuity.**

Interpretation as to Requirements Under This Maintenance Plan:

The requirement for this Maintenance Plan is generated by Lake County Watershed Development Ordinance (WDO) and Village of Mundelein stormwater ordinances. Therefore, the interpretation of the maintenance requirements set forth in this Maintenance Plan shall be interpreted on the basis of the intent and requirements of said Ordinance.

Inspection Frequency:

Inspection experience will determine the required cleaning frequencies for the components of the stormwater management system. At a minimum, the attached checklist items should be inspected annually and/or as noted in the checklist.

Maintenance Considerations:

Whenever possible, maintenance activities should be performed during the inspection. These activities should be supplemented by repair / replacement as required. A Registered Professional Engineer (PE) shall be hired for design resolution of specific items as indicated on the checklist below.

Cost Considerations:

Frequent maintenance program work execution will lead to less frequent and less costly long-term maintenance and repair. The attached checklist items may need to be amended based on experience recorded over the initial period of occupancy of the subdivision.

Record Keeping:

Separate and distinct records shall be maintained by the responsible party for all tasks performed associated with this plan. The records shall include the dates of maintenance visits, who performed the inspection, and a description of the work performed.

_____, the owner's agent, has caused these presents to be signed and
acknowledged, this _____ day of _____, 20____.

By: _____

Post-Construction Stormwater Management System Inspection Checklist

The following checklist describes the suggested routine inspection items and recommended measures to be taken to ensure that the Stormwater Management System functions as designed. The General section outlines items that should be taken into consideration during inspection and maintenance activities. While performing an overall inspection of your system, please check for the following items.

General – *To be performed on a monthly or as-needed basis*

- Litter and debris shall be controlled.
- Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations.
- Access to stormwater management facilities should be free of obstructions (i.e. material storage, woodpiles, vegetation).
- Roads and parking areas shall be swept or vacuumed on a periodic basis.

Stormwater Detention Basin – *The owner shall perform monthly inspections of all components of the collection system between the months of March and November*

- _____ Outlet control structure is free of blockages and in no need of repair. Inspect restrictor. Clean and/or repair if issues arise. Review evidence of erosion or downstream scouring.
- _____ Emergency spillway is in working condition and there are minimal signs of erosion. Embankment is free of cracking, bulging, or sliding. Healthy vegetation is present (at least 85% ground cover) and free of woody vegetation. No animal burrows are present and emergency overflow is clear of obstructions.
- _____ Accumulated sediment within the naturalized wetland plantings area shall be vacuumed without damaging the existing vegetation and disposed of properly.
- _____ Inspect stormwater detention facility to ensure that the constructed volume for detention is maintained.

Storm Sewers - *The owner shall perform monthly inspections of all components of the collection system between the months of March and November*

- _____ System is free draining into collection channels or catch basins. If concerns are present with the system, clean or repair. *Note: all facilities located within the public right-of-way (i.e. public storm sewer) shall be the responsibility of the County or Municipality, respectively, to maintain.*
- _____ Catch basins. Remove sediment when more than 50% of basin sump is filled.
- _____ Remove accumulated leaves and other debris from grates.
- _____ Restore rip-rap at flared end sections if erosion is observed.

Swales – *The owner shall perform monthly inspections of all components of the collection system between the months of March and November*

- _____ Verify systems (both drainage ditches and side yard swales) are maintaining originally constructed design slope and cross-sectional area. If fill or sediment contributes to elevation changes in swale, re-grading and re-shaping shall be performed. Licensed surveyors shall be hired to lay-out and check grades. No landscaping, earthen fill, gardens, or other obstructions (including sheds and other structures) shall be allowed in the swales that would impede design drainage flow patterns. *Note: all facilities located within the public right-of-way (i.e. public storm sewer) shall be the responsibility of the County or Municipality, respectively, to maintain.*

Vegetated Areas – *The owner shall perform monthly inspections of all components of the collection system between the months of March and November*

- _____ Need for planting, reseeding or sodding of turf areas. Supplement alternative native vegetation if a significant portion has not established (75% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established.

Rain Gardens – *The owner shall perform monthly inspections of all components of the collection system between the months of March and November*

- _____ Storm sewer inlet is free of blockages and in no need of repair. Inspect storm sewer. Clean and/or repair if issues arise. Review evidence of excessive ponding within the rain garden, erosion, or downstream scouring.
- _____ Emergency spillway is in working condition and there are minimal signs of erosion. Embankment is free of cracking, bulging, or sliding. Healthy vegetation is present (at least 85% ground cover) and free of woody vegetation. No animal burrows are present and emergency overflow is clear of obstructions.
- _____ Accumulated sediment within the naturalized wetland plantings area shall be vacuumed without damaging the existing vegetation and disposed of properly.
- _____ Inspect rain garden facility to ensure that the constructed volume for detention is maintained. Note any excessive ponding.
- _____ Prune and weed rain garden plantings to maintain aesthetic appearance as needed.

Infiltration Trenches – *The owner shall perform monthly inspections of all components of the collection system between the months of March and November*

- _____ Storm sewer inlet is free of blockages and in no need of repair. Inspect storm sewer. Clean and/or repair if issues arise. Review evidence of excessive ponding within the infiltration trench areas, erosion, or downstream scouring.
- _____ Accumulated sediment within the stone area shall be vacuumed and/or removed and replaced in-kind.

CDS (Hydrodynamic) Storm Sewer Separators – *The owner shall perform semi-annual inspections to ensure the system is cleaned out at the appropriate times, according to manufacturer recommendations.*

- _____ Cleanout of solids within CDS unit shall occur at 75% of the sump capacity.
- _____ Utilize a vacuum truck and access both inspections/cleanouts to ensure full clearance.
- _____ Contact Contech Engineered Solutions (or approved equal manufacturer) for recommendations as needed.



Exhibit 10 – Soil Boring Report



Geotechnical Engineering Exploration and Analysis

**Proposed Multi-Residential Development
Springs at Mundelein
Butterfield Road
Mundelein, Illinois**

Prepared for:

**Continental 770 Fund, LLC
Menomonee Falls, Wisconsin**

**January 29, 2024
Project No. 1G-2311027**





GILES

ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

- Dallas, TX
- Los Angeles, CA
- Manassas, VA
- Milwaukee, WI

January 29, 2024

Continental 770 Fund, LLC.
W134 N8675 Executive Parkway
Menomonee Falls, WI 53051

Attention: Rob Luedtke
Project Engineer

Subject: Geotechnical Engineering Exploration and Analysis
Proposed Multi-Family Development
Springs at Mundelein
Butterfield Road
Mundelein, Illinois
Project No. 1G-2311027

Dear Mr. Luedtke:

As requested, Giles Engineering Associates, Inc. conducted a *Geotechnical Engineering Exploration and Analysis* for the proposed project. The accompanying report describes the services that were performed, and it provides geotechnical-related findings, conclusions, and recommendations that were derived from those services.

We sincerely appreciate the opportunity to provide geotechnical consulting services for the proposed project. Please contact the undersigned if there are questions about the report or if we may be of further service.

Very truly yours,

GILES ENGINEERING ASSOCIATES, INC.

Colleen M. Finley
Project Professional

Terry L. Giles, P.E.
President & CEO

Distribution: Continental 770 Fund LLC
Attn: Rob Luedtke (1 via email: rluedtke@cproperties.com)

Exp. Date 11/14/24

TABLE OF CONTENTS

GEOTECHNICAL ENGINEERING EXPLORATION AND ANALYSIS

PROPOSED MULTI-FAMILY DEVELOPMENT
SPRINGS AT MUNDELEIN
BUTTERFIELD ROAD
MUNDELEIN, ILLINOIS
PROJECT NO. 1G-2311027

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GEOTECHNICAL ENGINEERING EXPLORATION AND ANALYSIS

PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO. 1G-2311027

EXECUTIVE SUMMARY

This Executive Summary provides limited geotechnical information regarding the proposed project. Because this Executive Summary is exceedingly abbreviated, it must be read in complete context with the following report ("Report").

Surface and Subsurface Conditions

- Forty-three test borings were conducted at the site to explore subsurface conditions.
- Topsoil was at the surface of the test borings, except at Test Boring 42, and was between ± 3 and ± 20 inches thick. The topsoil consisted of lean clay and silty clay with an estimated little amount of organic matter. At Test Boring 42, about 3 inches of crushed limestone was at the surface.
- Material classified as fill was below the surface materials at Test Borings 5 and 9 to depths of ± 4 and ± 2 feet below-ground, respectively. The fill material consisted of lean clay and sand with gravel. The fill material exhibited low to moderate strength characteristics.
- Native soil was below the topsoil and fill materials and was present to the termination depths at the test borings. Native soil generally consisted of lean clay and silty clay, but silty sand and sandy silt were also present. Native cohesive soil also contained sand and sandy silt lenses. Cobbles were also present within the native soil.
- It is estimated that the water table was between ± 8 and ± 13 feet below-ground at the test boring locations when the test borings were conducted. However, the site appears to be subject to perched-groundwater conditions, where groundwater perches above the water table. Groundwater also likely perches within granular lenses and above relatively dense layers. Perched groundwater is expected to be significant and relatively shallow in some areas. Groundwater conditions will fluctuate.

Foundations

- Spread-footing foundations are considered appropriate and recommended for the proposed buildings and appurtenance structures, such as mail kiosks and trash enclosures. However, existing fill is unsuitable for direct or indirect support of foundations. Each footing must be directly supported by suitable-bearing native soil or by new engineered fill or lean-concrete backfill placed on suitable native soil. The foundations are recommended to be designed using a 2,500 pound per square foot (psf) maximum, net, allowable soil bearing capacity.
- Considering the moisture- and disturbance-sensitive native soil and shallow perched groundwater, some over-excavation should be expected for footing construction. It is recommended that a geotechnical engineer provide recommendations pertaining to soil over-excavation and replacement at the time of construction.



EXECUTIVE SUMMARY (Continued)
Giles Project No. 1G-2311027

Floor Slabs

- With proper subgrade preparation, existing soil (including existing fill) is expected to be suitable to support ground-bearing floor slabs for the proposed buildings; new engineered fill that is placed on properly prepared existing soil is also expected to be suitable. However, subgrade improvement is expected to be necessary to develop proper slab support, considering the variable-strength native soil and shallow perched groundwater.
- From a geotechnical perspective and assuming a maximum 100 pound per square foot (psf) live load, floor slabs are recommended to be designed based on a maximum *Modulus of Subgrade Reaction* (K_s) value of 125 pci, and at least 4 inches thick, except that floor slabs in garages and the vehicle maintenance center are recommended to be at least 5 inches thick. A minimum 4-inch-thick base course is recommended to be below the floor slabs to serve as a capillary break and for support considerations. A minimum 15-mil vapor retarder is recommended to be directly above or below the base course throughout all floor slabs.

Pavement

- The use of hot-mix asphalt (HMA) pavement is acceptable from a geotechnical perspective. However, Portland cement concrete (PCC) pavement is recommended in higher-stress areas, such as at entrance/exit aprons and at trash enclosures.
- Due to the groundwater conditions, consideration should be given to installing a drain system below the pavement areas.

Stormwater Infiltration

- Test Borings 41, 42, and 43 were in the proposed stormwater management area. Considering the low-permeability soil and groundwater conditions, the stormwater management area is considered unsuitable for the infiltration of stormwater through the use of an infiltration device.



GEOTECHNICAL ENGINEERING EXPLORATION AND ANALYSIS

PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO. 1G-2311027

1.0 SCOPE OF SERVICES

This report provides the results of the *Geotechnical Engineering Exploration and Analysis* that Giles Engineering Associates, Inc. ("Giles") conducted for the proposed residential development. The *Geotechnical Engineering Exploration and Analysis* included a geotechnical subsurface exploration program, geotechnical laboratory services, and geotechnical engineering. The scope of each service area was narrow and limited as directed by our client and based on our understanding and assumptions about the proposed project. Service areas are briefly described later. Environmental consulting was beyond our scope for this project.

Geotechnical-related recommendations are provided in this report for design and construction of the foundations and at-grade floor slabs for the proposed structures. Recommendations are also provided for proposed pavement areas. Furthermore, information is provided regarding stormwater infiltration within the proposed detention area. General geotechnical-related considerations are provided regarding the proposed pool. Site preparation recommendations are given but are only preliminary, as the means and methods of site preparation will depend on factors that were unknown when this report was prepared; these factors include, but are not limited to, the weather before and during construction, the site conditions that are exposed during construction, and the finalized details of the proposed development.

Geotechnical-related analytical testing has been conducted on select soil samples to evaluate their corrosion potential with respect to ductile iron pipe and Portland cement concrete. Giles' opinion regarding the corrosion potential of site soil will be submitted in an addendum letter.

2.0 SITE DESCRIPTION

The subject site is along the west side of Butterfield Road and south of Huntington Drive in Mundelein, Illinois. The site area is shown on the *Test Boring Location Plan*, enclosed as Figure 1 in Appendix A. When the test borings (described later) were performed, the site was a vacant parcel that was used for agricultural purposes in the northern portion and mostly tree-covered in the southern portion. Additionally, a residence and school were present on the southern portion of the site. Topographically, the site generally sloped down to the east. Ground elevations at the site varied between $\pm$ El. 730 and $\pm$ El. 740, based on topographic contour lines on the Lake County GIS Interactive Maps, accessed online. Based on historical aerial photos, the site appears to have been used for agricultural purposes but has been relatively unchanged since the 1993 aerial photograph.

3.0 WEB SOIL SURVEY REVIEW

The *Web Soil Survey*, operated by the USDA Natural Resources Conservation Service, identifies two predominant soil types at the site: Varna silt loam and Elliott silt loam. The *Web Soil Survey*



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states that the depth to water table is 24 to 42 inches for the Varna silt loam and 12 to 24 inches for the Elliott silt loam. At the north end of the site, Markham silt loam and Peotone silty clay loam were also present.

4.0 PROJECT DESCRIPTION

Proposed Residential Buildings

Seven two-story residential buildings are planned to be constructed at the site. Proposed building locations are shown on the *Test Boring Location Plan*. It is understood that each residential building will be wood-frame structure that will not have a basement or other below-ground spaces. The residential buildings will have garage spaces on the first floor. Furthermore, it is assumed that bearing walls will support each building, possibly along with some columns. Maximum foundation loads were not provided but are assumed to be 4,000 pounds per lineal foot (plf) from bearing walls and 20,000 pounds per column. The at-grade floor of each residential building is planned to be a ground-bearing concrete slab with an assumed maximum live load of 100 pounds per square foot (psf).

Floor elevations for the proposed buildings were not provided. Therefore, this report assumes that the at-grade floors (surface) will be at the assumed elevations shown in Table 1. Based on elevations at the test borings and topographic contour lines shown on the Lake County GIS Interactive Maps, relatively minor grade changes are expected for site development.

TABLE 1 ASSUMED ELEVATION OF AT-GRADE BUILDING FLOORS	
Proposed Building	Estimated At-Grade Floor Elevation
1	El. 735
2	El. 737
3	El. 740
4	El. 741
5	El. 736
6	El. 733
7	El. 731

Other Proposed Structures

Three garages, a vehicle maintenance center, and a clubhouse will also be constructed at the site. Proposed locations of these structures are shown on the *Test Boring Location Plan*. It is understood that these buildings will be constructed of wood framing and will not have basements or other below-ground spaces. Furthermore, it is assumed that bearing walls will support these buildings, possibly along with some columns. Maximum foundation loads were not provided but are assumed to be 3,000 pounds per lineal foot (plf) from bearing walls and 10,000 pounds per column. At-grade floors of the garages, vehicle maintenance center, and clubhouse are planned to be ground-bearing concrete slabs with an assumed maximum live load of 100 psf. This report



assumes that the at-grade floors (surface) of these structures will be at or above the current grades. Up to several feet of grade-change is expected to be necessary in areas of these structures.

Proposed Pavement Areas

The proposed development will include roadways, parking areas, and drives, as shown on the *Test Boring Location Plan*. It is assumed that these areas will be paved with asphalt-concrete, but Portland cement concrete pavement will be in areas of higher traffic stress. Because Giles was not provided with traffic information, the pavement recommendations provided later are based on arbitrarily assumed traffic conditions. Also, because proposed pavement grades were not provided, this report assumes that pavement will be at or above the current site grades.

Stormwater Management Device

A stormwater management area is planned to be constructed in the southern area of the site, as shown on the *Test Boring Location Plan*. Elevations for the stormwater management device were not provided; therefore, for preliminary screening purposes, it is assumed that the bottom of the basin will be between $\pm$ El. 732 and $\pm$ El. 736, referenced to the elevations at Test Borings 41, 42, and 43.

5.0 GEOTECHNICAL SUBSURFACE EXPLORATION PROGRAM

Forty-three geotechnical test borings were performed at the site, using a mechanical drill-rig, to explore subsurface conditions. Test Borings 1 through 32 were in the residential building, clubhouse, and garage areas and were $\pm$ 16 feet deep; Test Borings 33 through 39 were in pavement areas and were $\pm$ 11 feet deep; and Test Borings 40 through 43 were in the pool and stormwater management areas and were $\pm$ 20 feet deep. The approximate locations of the test borings are shown on the *Test Boring Location Plan*. Giles positioned the test boring locations onsite using a Trimble® R2 receiver.

Samples were collected from each test boring, at certain depths, using the Standard Penetration Test (SPT), conducted with the drill rig. A brief description of the SPT is given in Appendix B along with descriptions of other field procedures. Immediately after sampling, select portions of SPT samples were placed in containers that were labeled at the site for identification. A Standard Penetration Resistance value (N-value) was determined from each SPT. N-values are reported on the *Test Boring Logs* (enclosed in Appendix A), which are records of the test borings.

The boreholes were backfilled upon completion; however, backfill material will likely settle or heave, creating a hazard that can injure people and animals. The backfilled boreholes should, therefore, be carefully and routinely monitored by the client, property owners or by others; settlement and heave of backfill material should be repaired immediately. Giles will not monitor or repair the backfilled boreholes.



Giles determined the ground elevations at the test boring locations using a Trimble® R2 receiver. The test boring elevations are noted on the *Test Boring Logs*.

6.0 GEOTECHNICAL LABORATORY SERVICES

The soil samples that were retained from the test borings were classified using the descriptive terms and particle-size criteria shown on the *General Notes* in Appendix D and by using the Unified Soil Classification System (ASTM D 2488) as a general guide. The classifications are shown on the *Test Boring Logs* along with horizontal lines that show estimated depths of material change. Field-related information pertaining to the test borings is also shown on the *Test Boring Logs*. For simplicity and abbreviation, terms and symbols are used on the *Test Boring Logs*; the terms and symbols are defined on the *General Notes*.

Unconfined compression (without measured strain), calibrated penetrometer resistance, and moisture content tests were performed on select soil samples to evaluate their general engineering properties. Standard Proctor, Atterberg limits, and P200 (percent passing the No. 200 sieve) testing was performed on bulk samples obtained at Test Borings 35 and 39 to assist in providing pavement recommendations. Results of the laboratory tests are on the *Test Boring Logs* and figures, enclosed in Appendix A. Because SPT samples were used, which are categorized as being disturbed samples, the results of the penetrometer resistance and unconfined compression tests are approximate.

Geotechnical-related analytical testing has been conducted on select soil samples from Test Borings 14 and 28 to evaluate for corrosion potential with respect to ductile iron pipe and Portland cement concrete. Giles' opinion regarding the corrosion potential of site soil will be submitted in an addendum letter.

7.0 MATERIAL CONDITIONS

Because material sampling at the test borings was discontinuous, it was necessary to estimate conditions between sample intervals. Estimated conditions at the test borings are briefly discussed in this section and are described in more detail on the *Test Boring Logs*. The conclusions and recommendations in this report are only based on the estimated conditions.

7.1. Surface Materials

Topsoil was at the surface of the test borings, except at Test Boring 42, and was between ± 3 and ± 20 inches thick, depending on the test boring location (topsoil thickness is shown on the *Test Boring Logs*). The topsoil predominantly consisted of lean clay and silty clay with an estimated little amount of organic matter. At Test Boring 42, about 3 inches of crushed limestone was at the surface.



7.2. Fill Material

Material classified as fill was below the surface materials at Test Borings 5 and 9 to depths of ± 4 and ± 2 feet below-ground, respectively. The fill material consisted of lean clay and sand with gravel. The fill material exhibited low to moderate strength characteristics.

7.3. Native Soil

Native soil was below the materials described above and was present to the termination depths at the test borings. Native soil generally consisted of lean clay and silty clay, but silty sand and sandy silt were also present. Native cohesive soil also contained sand and sandy silt lenses. Cobbles were also present within the native soil. Cohesive native soil (lean clay and silty clay) included variable amounts of sand and gravel. Based on laboratory testing, cohesive native soil exhibited variable strength characteristics, with comparative consistencies ranging between medium stiff and hard. SPT N-values within granular native soil are also variable and correlate to relative densities between loose and dense.

8.0 GROUNDWATER CONDITIONS

It is estimated that the water table was between ± 8 and ± 13 feet below-ground at the test boring locations when the test borings were conducted. However, based on the *Web Soil Survey* (discussed in Section 3.0) and the mottled soil at the test borings, the site appears to be subject to perched-groundwater conditions, where groundwater perches above the water table. Groundwater also likely perches within granular lenses and above relatively dense layers. Perched groundwater is expected to be significant and relatively shallow in some areas. Groundwater conditions will fluctuate.

Because the water table was estimated from test borings, it could be shallower or deeper than described above. If a precise determination of the water table is needed, groundwater observation wells are recommended to be installed at the site, and the observation wells are recommended to be monitored over a sufficiently long timeframe. Giles can install and monitor observation wells.

9.0 CONCLUSIONS AND RECOMMENDATIONS

9.1. Seismic Design Considerations

A soil Site Class C is recommended for seismic design. By definition, Site Class is based on the average properties of subsurface materials to 100 feet below-ground. Since 100-foot test borings were not requested or authorized for the project, it was necessary to estimate the Site Class based on the test borings, presumed area geology, and the International Building Code.



9.2. Foundation Recommendations

Spread-footing foundations are considered appropriate and recommended for the proposed residential buildings, clubhouse, garage buildings, mail kiosk, and trash enclosures. However, existing fill is unsuitable for direct or indirect support of foundations. Each footing must bear on suitable native soil, or on new engineered fill or lean-concrete backfill (both discussed below) placed on suitable native soil. The foundations are recommended to be designed using a 2,500 psf maximum, net, allowable soil bearing capacity. For geotechnical considerations and regardless of the calculated foundation-bearing stress, strip footings are recommended to be at least 16 inches wide and isolated footings are recommended to be at least 24 inches in width and length. Also, from a geotechnical perspective, foundation walls could be constructed of cast-in-place concrete or concrete masonry units, but cast-in-place foundations are preferred, from a geotechnical perspective, because of the groundwater conditions and likely variable loading. It is recommended and assumed that a structural engineer will provide specific foundation details, including footing dimensions, reinforcing, concrete compressive strength, etc.

It is understood that the building code requires a minimum 42-inch foundation-embedment depth for frost protection. It is, therefore, recommended that perimeter footings for the proposed buildings bear at least 42 inches below the adjacent (finished) exterior grade. For heated buildings, interior foundations can be directly below the floor slab. However, for unheated buildings, it is recommended that interior foundations bear at least 42 inches below the floor surface. Also, it is recommended that foundations for appurtenance structures, such as mail kiosks and trash enclosures, bear at least 42 inches below the finished grade. Foundations that do not extend to the minimum 42-inch foundation-embedment depth, where necessary, will be subject to seasonal freeze-thaw cycles, which will likely result in frost-heave during cold weather and possibly excessive settlement due to seasonal thaw. Frost heave and thaw-related movement could be significant, considering the groundwater conditions and highly frost-susceptible site soil.

A frictional coefficient of 0.32 is recommended to determine the ultimate lateral resistance at the base of footings. The recommended frictional coefficient is only for concrete cast directly on suitable native soil or on new engineered fill or lean-concrete backfill (both discussed below) placed on suitable native soil. Lateral resistance due to friction should be determined based on dead load only. Also, the ultimate lateral resistance determined from the frictional coefficient is recommended to be factored to determine an allowable value. Furthermore, passive resistance is recommended to be neglected above the minimum 42-inch foundation-embedment depth unless the surrounding soil will not be subject to freeze-thaw.

Foundation excavations are recommended to be dug with a smooth-edge backhoe bucket to develop a relatively undisturbed bearing grade. A toothed bucket will likely disturb foundation-bearing soil more than a smooth-edge bucket, thereby making soil at the excavation base more susceptible to saturation and instability, especially during adverse weather. It is critical that contractors protect foundation-support soil and foundation construction materials (concrete and reinforcing). Furthermore, engineered fill is recommended to be placed and compacted in benched excavations along foundation walls immediately after the foundation walls can properly



support lateral pressures from backfill, compaction, and compaction equipment. Earth-formed footing construction techniques are expected to be feasible where excavation sidewalls do not cave and remain stable. However, due to the granular site soil and granular soil lenses, forming of footings is expected to be needed in areas of the site.

Foundation Support Soil Requirements

Each footing must bear on suitable native soil, or on new engineered fill or lean-concrete backfill (both discussed below) that is placed on suitable native soil. Based on the recommended 2,500 psf maximum, net, allowable soil bearing capacity, the in-situ unconfined compressive strength of cohesive native soil, such as lean clay, within each foundation-influence zone is recommended to be at least 1.3 tons per square foot (tsf). Granular native material, such as sand, within each foundation-influence zone is recommended to have a corrected N-value (determined from SPTs and correlated from other in-situ tests) of at least 9, based on the recommended bearing capacity. It is further recommended that the strength characteristics of soil within all foundation-influence zones (determined by a geotechnical engineer during construction) meet or exceed the recommended values unless Giles approves other values.

Considering the moisture- and disturbance-sensitive native soil and shallow perched groundwater, some over-excavation should be expected for footing construction. Therefore, evaluation of the foundation-support soil by a geotechnical engineer during foundation excavation and immediately before foundation construction is recommended for each building. The purpose of the per-building evaluation is (1) to confirm that each foundation will be properly supported by suitable native soil, (2) to determine if over-excavation of unsuitable material is needed to develop proper foundation support, and (3) to confirm that, based on site observations, the soil and groundwater conditions are similar to those described herein and shown on the *Test Boring Logs*. If a firm other than Giles performs the recommended evaluations, Giles must be notified if the soil or groundwater conditions differ from those described herein and shown on the *Test Boring Logs*; revision of this report might be necessary. All pertinent OSHA requirements must be strictly followed when evaluating foundation-support materials; excavations that do not meet OSHA safety guidelines must not be entered.

Unsuitable materials beneath foundation areas can possibly be replaced with engineered fill consisting of properly compacted well-graded aggregate. Aggregate fill is recommended to consist of dense-graded crushed stone that meets the gradation requirements of Illinois DOT CA6 aggregate. Aggregate with other gradation characteristics could possibly be used but should be approved by a geotechnical engineer before the material is placed. If engineered fill is used as backfill, lateral over-excavation of unsuitable material will also be required, in addition to the required vertical over-excavation. The overall width of lateral over-excavation will depend on the vertical over-excavation depth. For estimating purposes, the minimum lateral over-excavation could be determined by extending an imaginary line outward and downward at a ratio of 1(horizontal):2(vertical) from the bottom edges of a footing pad, but the actual lateral extents of over-excavation are recommended to be approved by a geotechnical engineer during construction.



Lean Portland cement concrete (minimum 28-day compressive strength of 500 psi) can likely also be used to replace unsuitable materials beneath proposed foundation areas. Where lean concrete is used as backfill, footing construction must not begin until the lean concrete has gained sufficient strength. Also, over-excavations that are filled with lean concrete are recommended to be at least 4 inches wider (on all sides) as the footing pad that will be supported by the lean concrete, and excavation sidewalls are recommended to be plumb and parallel. To help control caving, lean-concrete backfill is recommended to be placed immediately after excavation. This trench-and-pour method requires close communication and scheduling between the general contractor, foundation contractor, concrete supply company, and geotechnical engineer. With a trench-and-pour method, a geotechnical engineer must observe excavations as they are made.

Estimated Foundation Settlement

The post-construction total and differential settlements of a spread-footing foundation designed and constructed based on this report are estimated to be less than about 1 inch and ½ inch, respectively. These estimated settlements assume that the recommendations provided in this report will be followed and that foundation-support soil will be evaluated and approved by a geotechnical engineer during construction.

9.3. At-Grade Floor Slab Recommendations

With proper subgrade preparation, native soil is expected to be suitable to support ground-bearing concrete slabs for the proposed buildings; new engineered fill that is placed on properly prepared native soil is also expected to be suitable. However, subgrade improvement might be necessary to develop proper slab support, considering the moisture-sensitive site soil and shallow perched groundwater. Consequently, the at-grade floor areas are recommended to be thoroughly evaluated and approved by a geotechnical engineer immediately before fill placement and before floor construction. Without a thorough evaluation of floor slab support materials, the at-grade floor slabs could be improperly supported, which could lead to excessive settlement.

From a geotechnical perspective and assuming a maximum 100 psf live load, floor slabs are recommended to be at least 4 inches thick, except that floor slabs in garages and the vehicle maintenance center are recommended to be at least 5 inches thick. These thicknesses assume that the 28-day compressive strength of concrete will be at least 3,500 pounds per square inch (psi). Assuming proper site preparation, floor slabs may be designed using a *Modulus of Subgrade Reaction* (K_s) value of 125 pounds per square inch per inch (psi/in). It is recommended and assumed that a structural engineer will specify the floor slab thickness, reinforcing, joint details, and other parameters.

A minimum 4-inch-thick base course is recommended to be below the floor slabs to serve as a capillary break and for support considerations. It is recommended that the base course consist of free-draining aggregate that has been tested and approved by a geotechnical engineer. Depending on aggregate gradation, geotextile might need to be below base material to serve as



a separator. The need for geotextile should be determined during construction with the assistance of a geotechnical engineer.

A minimum 15-mil vapor retarder is recommended to be directly above or below the base course throughout all floor slabs within the residential and clubhouse buildings. The position (above or below the base course) of the vapor retarder should be specified by the project architect or structural engineer. Vapor retarder sheets are recommended to be overlapped at least 6 inches, and the overlaps are recommended to be continuously taped. Also, vapor retarder must extend to all basement walls. Vapor retarder is recommended to be in accordance with ASTM E 1745, entitled *Standard Specification for Plastic Water Vapor Retarders Used in Contact with Soil or Granular Fill under Concrete Slabs* and other relevant documents. If the base course has sharp aggregate, protecting vapor retarder with geotextile or by other means is recommended.

Due to the highly frost-susceptible site soil and groundwater conditions, areas of the at-grade floor slabs (such as near exterior doors and entrance/exit vestibules) will be susceptible to freeze-thaw related movement, which could be significant. Installation of insulation or other protective measures against freeze-thaw movement should be considered for these areas. Pavement and ground grades are recommended to be sloped away from the buildings and sidewalks to reduce water infiltration and potential freeze-thaw problems.

Estimated Floor Slab Settlement

The post-construction total and differential settlements of an isolated floor slab constructed in accordance with this report are estimated to be less than about ½ inch and ⅓ inch, respectively, over about 20 feet. Estimated settlements assume that floor slab support materials will be thoroughly tested and approved by a geotechnical engineer immediately before fill placement and before floor slab construction.

9.4. Swimming Pool Considerations

Detailed information regarding the proposed swimming pool was not provided; therefore, it is assumed that the pool will be about 6 to 8 feet deep and will be a reinforced-shotcrete structure. Based on this depth range and the conditions at Test Boring 40, soil at the base of the pool excavation is expected to be suitable for pool support. Because of the groundwater conditions and the highly frost-susceptible soil, the pool will be subject to freeze-thaw movement, which could be excessive and damaging. Rigid insulation, extending both vertical and lateral, could possibly be used to provide some protection against freeze-thaw movement.

9.5. Pavement Recommendations

Giles was not given specific traffic-related information regarding the proposed project; therefore, the recommendations provided herein are based on an arbitrarily assumed traffic condition consisting of ten 18-kip Equivalent Single Axle Loads (ESALs) per day in driveways and automobile traffic only (no heavy vehicles) in parking stalls. The recommended pavement sections



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given below are intended for pavement areas subject to passenger vehicles, with infrequent traffic from heavier vehicles due to occasional deliveries and due to removal of refuse and recyclables. The recommended pavement sections assume no increase in traffic volume and no changes in vehicle type or traffic pattern. Also, it is assumed that the ESALs previously noted will be in one direction for each lane.

It is important that the project owner, developer, civil engineer, and other design professionals involved with the project confirm that the ESALs noted above are appropriate for the expected traffic conditions, vehicle types, and axle loadings. If requested, Giles can provide supplemental pavement recommendations based upon other traffic conditions, vehicle types, and axle loads. The recommended pavement sections could underperform or fail prematurely if the design ESALs are exceeded.

Based on the test borings, it is expected that pavement support materials will consist of lean clay. Therefore, the recommended pavement sections were developed based on a lean clay subgrade, with an assumed field CBR value of 3 and a *Modulus of Subgrade Reaction* (K_{v1}) value of 100 psi/in. Engineered fill that is placed in proposed pavement areas is recommended to have a field CBR value and a *Modulus of Subgrade Reaction* (K_{v1}) value at least equivalent to the design values. Fill is recommended to be placed and compacted per this report.

Due to the variable-strength native soil and shallow perched groundwater, it is expected that the pavement subgrade will need to be improved in some areas, especially if construction is during or after adverse weather. Subgrade improvement methods might need to extend up to several feet below-ground. The need for subgrade improvement should be determined during construction with the assistance of a geotechnical engineer. The type of subgrade improvement should also be determined during construction.

Asphalt-Concrete Pavement

The following table shows the recommended thicknesses for HMA pavement with an aggregate base course. State specifications are also included in the table. The recommended HMA pavement section is based on the traffic conditions described above.

TABLE 2 RECOMMENDED ASPHALT-CONCRETE PAVEMENT SECTIONS			
Materials	Pavement Thickness (inches)		Illinois DOT Standard Specifications
	Parking Stalls	Driveways	
Hot-Mix Asphalt Surface Course	1.5	1.5	Section 406
Hot Mix Asphalt Binder Course	2.0	2.5	Section 406
Dense-Graded Aggregate Base Course	7.0	9.0	Section 351, CA6, Type A



Portland Cement Concrete Pavement

Based on the assumed traffic conditions, discussed above, a minimum 6-inch-thick Portland cement concrete (PCC) pavement with a minimum 6-inch-thick compacted aggregate base course is recommended for higher-stress areas, such as at entrance and exit aprons and at the trash enclosures. Concrete for PCC pavement should have a minimum 28-day compressive strength of 4,000 psi with 4 to 7 percent air entrainment. Control-joint spacing should be determined in accordance with the current ACI code. Expansion joints should be provided where pavement abuts fixed objects, such as light-pole foundations. Materials and construction procedures are recommended to be per Illinois DOT Standard Specifications Section 420 for concrete and Section 351 for base course.

Pavement Drainage Considerations

Due to the low-permeability clayey soil and shallow perched-groundwater, a drainage system is recommended to be below the pavement areas to collect and remove water. Installing an under-pavement drainage system could increase the service life of the pavement, it could help preserve the condition of the pavement, and it could reduce the need for non-routine maintenance and repair of the pavement. However, even with an under-pavement drainage system, pavement damage and other problems should be expected due to freeze-thaw of the highly frost-susceptible subgrade materials. Frost heave might be significant.

It is recommended that a civil engineer design the under-pavement drainage system based on details of the site. The under-pavement drain system could possibly consist of finger drains that drain water, by gravity, to catch basins with weep holes. The pavement subgrade should be sloped and contoured to direct water to the finger drains, if used. While the primary purpose of the under-pavement drainage system is to collect groundwater from pavement areas, the drainage system is recommended to be configured to collect (intercept) water from beneath sidewalks and other flatwork. Even with the recommended drainage system, additional maintenance and repair of the pavement might be necessary due to shallow perched-groundwater and highly frost-susceptible site soil.

General Pavement Considerations

The pavement recommendations assume that the pavement subgrade will be prepared according to this report, the base course will be properly drained, and a geotechnical engineer will observe and test pavement construction. Pavement was designed based on AASHTO design parameters for a twenty-year design period, but the actual service life will likely be much less, especially considering the moisture-sensitive soil and perched groundwater. Pavement distress should be expected. Local codes may require specific testing to determine soil-support characteristics, and a minimum pavement section might be required.



9.6. Preliminary Stormwater Infiltration Screening

A stormwater management area is planned to be constructed in the southern area of the site, as shown on the *Test Boring Location Plan*. Elevations for the stormwater management device were not provided; therefore, for preliminary screening purposes, it is assumed that the bottom of the basin will be between $\pm$ El. 732 and $\pm$ El. 736, referenced to the elevations at Test Borings 41, 42, and 43, which were in the proposed stormwater area. Considering the low-permeability soil and groundwater conditions, the stormwater management area is considered unsuitable for the infiltration of stormwater through the use of an infiltration device.

9.7. Site Preparation Recommendations

This section provides recommendations for site preparation, including preparation of the proposed building, pavement, and engineered fill areas. The means and methods of site preparation will greatly depend on the weather conditions before and during construction, the soil and groundwater conditions that are encountered during earthwork operations, and the finalized details of the proposed development. Therefore, only generalized site preparation recommendations are given.

In addition to being generalized, the following recommendations are abbreviated; the *Guide Specifications* in Appendix D give further recommendations. The *Guide Specifications* should be read along with this section. Also, the *Guide Specifications* are recommended to be used as an aid to develop the project specifications.

Demolition, Removal, and Stripping

It is assumed that the existing buildings, located in the southern portion of the site, are planned to be removed. Excavations created during the removal of existing construction are recommended to be backfilled with engineered fill placed under engineering-controlled conditions. Disposal of rubble and debris is recommended to be in accordance with local, state, and federal regulations for the material type. An asbestos-containing materials (ACM) survey of the existing buildings is recommended to be performed, if not already done, to ensure proper handling and disposal of asbestos-containing materials, if any. Giles can conduct an ACM survey, if needed. It is recommended that a geotechnical engineer provide specific recommendations on a case-by-case basis regarding backfilling excavations created during the demolition and removal procedures.

Surface vegetation, trees and bushes (including root-balls), topsoil, any existing pavement, and other unsuitable materials are recommended to be removed from the proposed development area of the site. Stripping should extend at least several feet beyond the proposed development area, where feasible.



Proof-Rolling and Fill Placement

After the demolition, removal, and stripping, and once the site is cut as needed, the subgrade is recommended to be proof-rolled with a fully-loaded tandem-axle dump truck or other suitable construction equipment to locate unstable soil based on subgrade deflection caused by the wheel loads of the proof-roll equipment. All development areas are recommended to be proof-rolled. And, where feasible, proof-rolling should extend at least several feet beyond development areas. However, for safety, proof-roll equipment should not operate near excavations and slopes. It is recommended that a geotechnical engineer observe proof-roll operations and evaluate subgrade stability based on those observations. Areas that are not accessible to proof-roll equipment should be tested by a geotechnical engineer using appropriate means and methods.

Due to the moisture- and disturbance-sensitive native soil and shallow perched groundwater, unsuitable materials will likely be encountered during proof-rolling/testing. Unsuitable materials are recommended to be removed and replaced with engineered fill or improved. Recommendations for subgrade improvement should, however, be made by a geotechnical engineer based on the site conditions during construction. Depending on the conditions during construction, areas requiring soil improvement might be large, and improvement methods might need to extend significantly below the planned subgrade. Areas requiring subgrade improvement should be defined during construction with the assistance of a geotechnical engineer. Specific improvement methods should be determined during construction on an area-by-area basis. Where subgrade improvement is needed, it might be necessary to construct “test strips” to determine the most cost-effective and appropriate means of developing a suitable subgrade.

The site is recommended to be raised, where necessary, to the planned finished grades with engineered fill immediately after the subgrade is confirmed to be stable and suitable to support the proposed site improvements. Engineered fill is recommended to be placed in relatively thin layers (lifts) that are uniform in elevation. Each layer of engineered fill is recommended to be compacted to at least 95 percent of the fill material’s maximum dry density determined from the Standard Proctor compaction test (ASTM D698). As an exception, the in-place dry density of engineered fill within one foot of a pavement subgrade is recommended to be compacted to at least 100 percent of the fill material’s maximum dry density. The water content of fill material is recommended to be uniform and within a narrow range of the optimum moisture content, determined by the Standard Proctor compaction test. Item Nos. 4 and 5 of the *Guide Specifications* give more information pertaining to selection and compaction of engineered fill.

Engineered fill that does not meet the density and water content requirements is recommended to be replaced or scarified to a sufficient depth (likely 6 to 12 inches, or more), moisture-conditioned, and compacted to the required density. A subsequent lift of fill should only be placed after a geotechnical engineer confirms that the previous lift was properly placed and compacted. Subgrade soil might need to be recompacted immediately before construction since equipment traffic and adverse weather may reduce soil stability.



Use of Site Soil as Engineered Fill

Site soil that does not contain adverse organic content or other deleterious materials, as noted in the *Guide Specifications*, could be used as engineered fill. Considering the moisture contents of the retained soil samples, site soil will likely need to be dried prior to use as engineered fill. If construction is during adverse weather (discussed in the following section), drying site soil will likely not be feasible. In this case, aggregate fill (or other fill material with a low water-sensitivity) will likely need to be imported to the site. Additional recommendations regarding fill selection, placement and compaction are given in the *Guide Specifications*.

9.8. Generalized Construction Considerations

Adverse Weather

Site soil is moisture sensitive and will become unstable when exposed to adverse weather, such as rain, snow, and freezing temperatures. Therefore, it might be necessary to remove or stabilize the upper 6 to 15 inches (or more) of soil due to adverse weather, which commonly occurs during late fall, winter, and early spring. At least some over-excavation or stabilization of unstable soil should be expected if construction is during or after adverse weather. Because site preparation is weather dependent, bids for site preparation and other earthwork activities should consider the time of year that construction will be conducted.

To protect soil from adverse weather, the site surface is recommended to be smoothly graded and contoured during construction to divert surface water from construction areas. Contoured subgrades are recommended to be rolled with a smooth-drum compactor before precipitation to “seal” the surface. Furthermore, construction traffic should be restricted to certain aggregate-covered areas to control traffic-related soil disturbance. Foundation, floor slab, and pavement construction should begin immediately after suitable support is confirmed.

Dewatering

Excavations are expected to be above the water table, but dewatering may be necessary due to perched groundwater or precipitation. Water that accumulates in construction areas is recommended to be removed along unsuitable soil as soon as possible. Filtered sump pumps, drawing water from sump pits excavated in the bottom of construction trenches, are expected to be adequate to remove water that collects in shallow excavations. Excavated sump pits should be fully lined with geotextile and filled with free-draining crushed stone, such as crushed stone that meets the gradation requirements of ASTM No. 57 aggregate.

Excavation Stability

Excavations are recommended to be made in accordance with current OSHA excavation and trench safety standards and other applicable requirements. Sides of excavations might need to be benched, sloped, or braced to maintain or develop a safe work environment. Temporary



shoring must be designed according to applicable regulatory requirements. Contractors are responsible for excavation safety.

9.9. Recommended Construction Materials Testing

This report was prepared assuming that a geotechnical engineer will perform Construction Materials Testing (“CMT”) services during construction of the proposed development. Supplemental geotechnical recommendations may be needed based on the results of CMT services and specific details of the project not known at this time.

10.0 BASIS OF REPORT

This report is strictly based on the project description given in Section 4.0. Giles must be notified if the project description or our assumptions are not accurate; revision of this report might be necessary. This report assumes that the proposed development will be designed and constructed according to the codes that govern construction at the site.

The conclusions and recommendations in this report are based on the estimated subsurface conditions shown on the *Test Boring Logs*. Giles must be notified if the subsurface conditions that are encountered during construction of the proposed development differ from those shown on the *Test Boring Logs*; this report might need to be revised. General comments and limitations of this report are given in the appendix.

The conclusions and recommendations in this report have been promulgated in accordance with generally accepted professional engineering practices in the field of geotechnical engineering. No other warranty is either expressed or implied.

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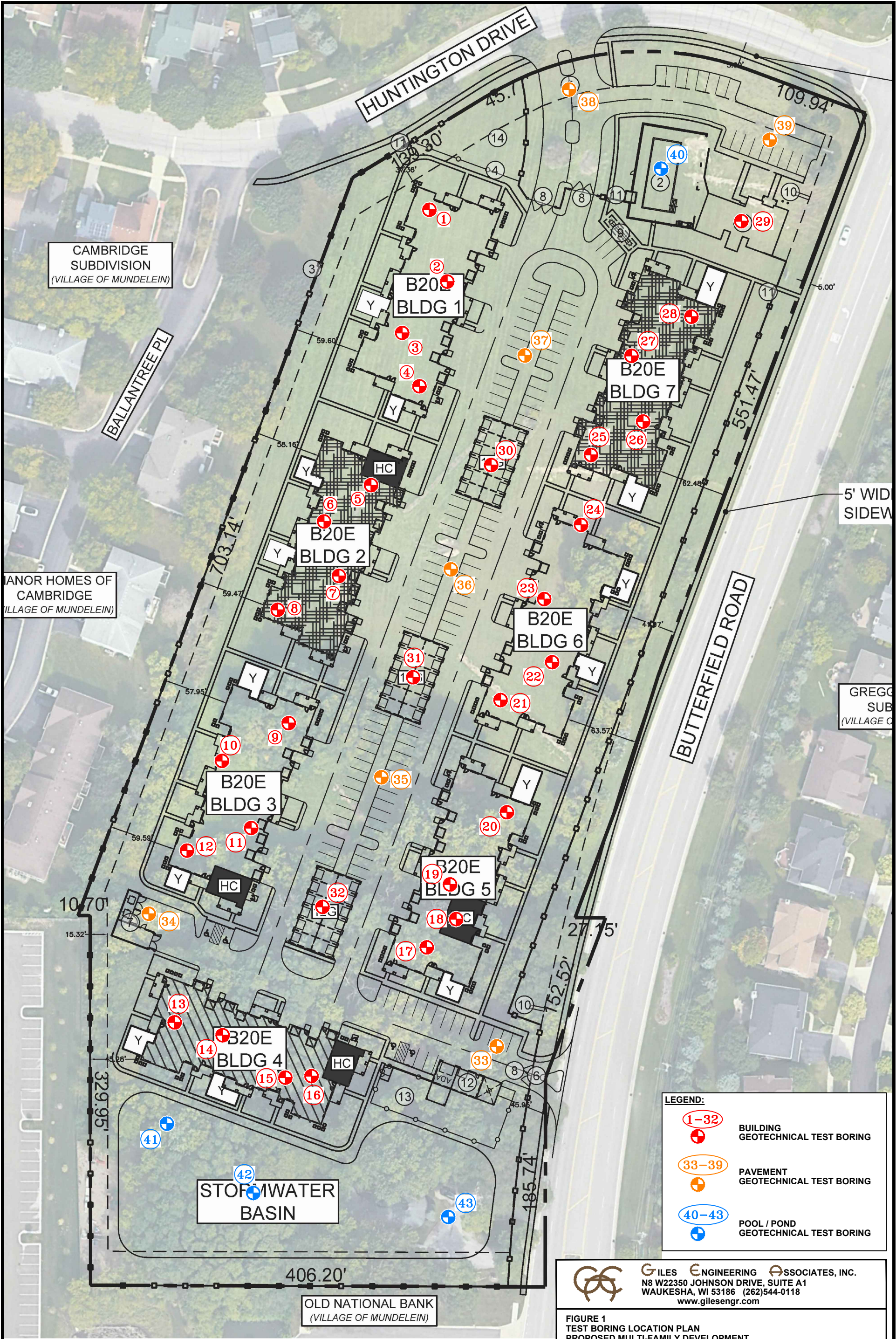
GILES ENGINEERING ASSOCIATES, INC.

APPENDIX A

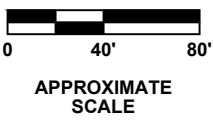
FIGURES AND TEST BORING LOGS

The Test Boring Location Plan contained herein was prepared based upon information supplied by *Giles'* client, or others, along with *Giles'* field measurements and observations. The diagram is presented for conceptual purposes only and is intended to assist the reader in report interpretation.

The Test Boring Logs and related information enclosed herein depict the subsurface (soil and water) conditions encountered at the specific boring locations on the date that the exploration was performed. Subsurface conditions may differ between boring locations and within areas of the site that were not explored with test borings. The subsurface conditions may also change at the boring locations over the passage of time.



NOTES:
1.) TEST BORING LOCATIONS ARE APPROXIMATE.
2.) BASE MAP DEVELOPED FROM THE "SITE PLAN" (SHEET IP-1.3), DATED 10-25-2023, PREPARED BY PROVIDED BY THE CLIENT.



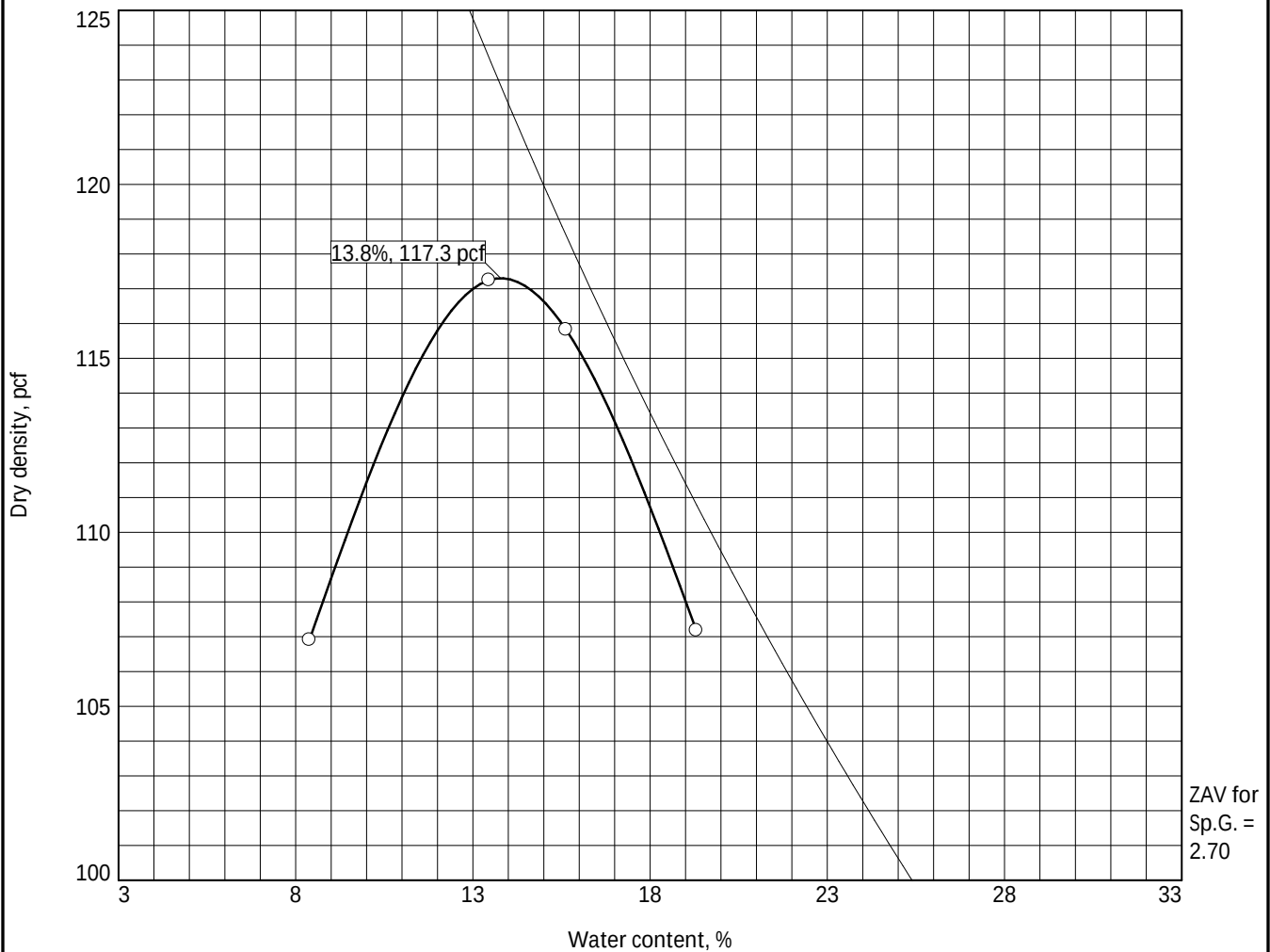


GILES ENGINEERING ASSOCIATES, INC.
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FIGURE 1
TEST BORING LOCATION PLAN
PROPOSED MULTI-FAMILY DEVELOPMENT
SPRINGS AT MUNDELEIN
BUTTERFIELD ROAD
MUNDELEIN, ILLINOIS

DESIGNED	DRAWN	SCALE	DATE	REVISED
CMF	<i>Jedid</i>	approx. 1"=80'	01-26-24	--
PROJECT NO.: 1G-2311027			CAD No. 1g2311027-blp	

COMPACTION TEST REPORT



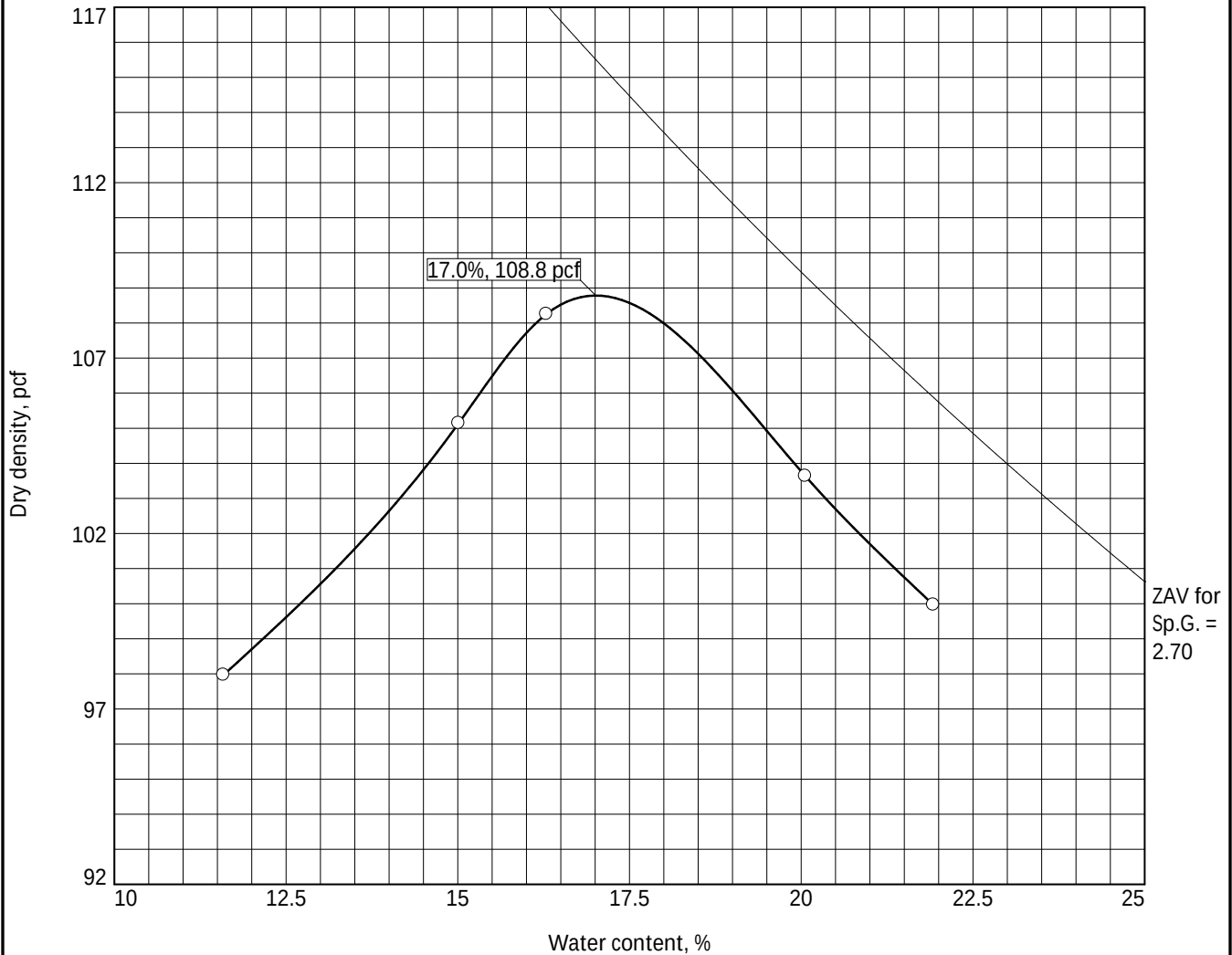
Test specification: ASTM D 698-12 Method A Standard

Elev/ Depth	Classification		Nat. Moist.	Sp.G.	LL	PI	% > #4	% < No.200
	USCS	AASHTO						
1-3 ft.	CL	A-6	16%	2.7	36	20	0	72

TEST RESULTS		MATERIAL DESCRIPTION	
Maximum dry density = 117.3 pcf		Brown lean Clay, little Sand	
Optimum moisture = 13.8 %			
Project No. 1G-2311027 Client: Continental 770 Fund, LLC		Remarks: Assumed Specific Gravity	
Project: Springs at Mundelein			
Date: 1/22/2024			
Source of Sample: Boring No. 35 Sample Number: 1-Bulk			
GILES ENGINEERING ASSOC., INC.			
Waukesha, Wisconsin		Figure 2	

Tested By: STB

COMPACTION TEST REPORT



Test specification: ASTM D 698-12 Method A Standard

Elev/ Depth	Classification		Nat. Moist.	Sp.G.	LL	PI	% > #4	% < No.200
	USCS	AASHTO						
1-3 ft.	CL	A-7-6	27%	2.7	41	19	0	77.0

TEST RESULTS		MATERIAL DESCRIPTION	
Maximum dry density = 108.8 pcf		Brown and dark brown lean Clay, little Sand	
Optimum moisture = 17.0 %			
Project No. 1G-2311027 Client: Continental 770 Fund, LLC		Remarks: Assumed Specific Gravity	
Project: Springs at Mundelein			
Date: 1/25/24			
Source of Sample: Boring No. 39 Sample Number: 1-Bulk			
GILES ENGINEERING ASSOC., INC.			
Waukesha, Wisconsin		Figure 3	

BORING NO. & LOCATION: 1	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 734.2 feet			PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027
COMPLETION DATE: 01/10/24			
FIELD REP: KEITH FLOWERS			

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±16" Topsoil: Dark Brown lean Clay, little Organic Matter-Moist			1-SS	6		2.3		26		
Brown lean Clay-Moist			2-SS	9		4.5		16		
Brown mottled with Gray lean Clay, trace Sand-Moist		730	3-SS	7		4.0		19		
			4-SS	9		2.3		16		
		725	5-SS	16		4.5		15		
Gray Silty fine to medium Sand, little Gravel-Moist to Wet at ±15 feet		720	6-SS	16						
	15									

Boring Terminated at about 16 feet (EL. 718.2')

Water Observation Data		Remarks:
 Water Encountered During Drilling: 15 ft.  Water Level At End of Drilling:  Cave Depth At End of Drilling:  Water Level After Drilling:  Cave Depth After Drilling:		

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

BORING NO. & LOCATION: 2	TEST BORING LOG PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027	 GILES ENGINEERING ASSOCIATES, INC.
SURFACE ELEVATION: 734.1 feet		
COMPLETION DATE: 01/10/24		
FIELD REP: KEITH FLOWERS		

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±16" Topsoil: Dark Brown lean Clay, little Organic Matter-Moist			1-SS	5		2.0		29		
Brown lean Clay, little Sand-Moist			2-SS	8	4.3	4.5		14		
		730								
	5		3-SS	11		4.0		16		
			4-SS	15		4.5		13		
Brown mottled with Gray lean Clay, trace Gravel-Moist		725								
	10		5-SS	13		4.3		13		
		720								
	15		6-SS	24		1.0		17		(a)

Boring Terminated at about 16 feet (EL. 718.1')

Water Observation Data		Remarks:
	Water Encountered During Drilling: 15 ft.	(a) Poor Sample Recovery
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

BORING NO. & LOCATION: 3	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 735.1 feet			PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027
COMPLETION DATE: 01/10/24			
FIELD REP: KEITH FLOWERS			

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±16" Topsoil: Dark Brown lean Clay, little Organic Matter-Moist			1-SS	5		1.8		28		
Brown lean Clay with Silty fine to medium Sand lenses, trace Gravel-Moist			2-SS	6				24		
	5	730	3-SS	14		1.8		15		
			4-SS	17		1.3		16		
Gray lean Clay, trace Gravel and Sand-Moist	10	725	5-SS	13	2.1	2.5		16		
	15	720	6-SS	17		4.5+		13		

Boring Terminated at about 16 feet (EL. 719.1')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

BORING NO. & LOCATION: 4	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 734.9 feet			PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027
COMPLETION DATE: 01/10/24			
FIELD REP: KEITH FLOWERS			

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±19" Topsoil: Dark Brown Silty Clay, little Organic Matter-Moist			1-SS	6						
Brown mottled with Gray lean Clay, trace Sand-Moist			2-SS	6	1.5	1.0		31		
	5	730	3-SS	6		1.3		23		
(Includes Sandy Silt lenses below ±6½ feet)			4-SS	11						
Brown mottled with Gray lean Clay, trace Sand-Moist	10	725	5-SS	12	3.1	2.0		16		
Gray lean Clay, trace Sand and Gravel-Moist	15	720	6-SS	19		4.5		13		

Boring Terminated at about 16 feet (EL. 718.9')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

BORING NO. & LOCATION: 5	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 736 feet			PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027
COMPLETION DATE: 01/11/24			
FIELD REP: COLLIN BUCKO			

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±12" Topsoil: Dark Brown lean Clay, little Organic Matter-Moist		735	1-SS	12		2.3		27		
Fill: Dark Gray and Brown lean Clay, trace Gravel-Moist			2-SS	10	2.3	2.5		27		(a)
Brown lean Clay, trace Gravel-Moist	5		3-SS	11				17		(b)
		730	4-SS	9	1.6	1.8		19		
Gray lean Clay, trace Gravel-Moist	10		5-SS	11	3.5	3.5		16		
		725								
	15		6-SS	20	4.7	4.5+		11		
		720								

Boring Terminated at about 16 feet (EL. 720')

	Water Observation Data	Remarks:
	Water Encountered During Drilling:	(a) Poor Sample Recovery (b) No SPT Sample Recovery - Auger Sample Obtained
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

BORING NO. & LOCATION: 6	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 737.7 feet			PROPOSED MULTI-FAMILY DEVELOPMENT
COMPLETION DATE: 01/11/24			SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS
FIELD REP: COLLIN BUCKO			PROJECT NO: 1G-2311027

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±12" Topsoil: Dark Brown lean Clay, little Organic Matter-Moist			1-SS	5		1.5		23		
Brown lean Clay, trace Gravel-Moist		735	2-SS	9		2.3		14		
	5		3-SS	17		2.3		14		
		730	4-SS	9		3.5		17		
Gray lean Clay, trace Sand-Moist	10		5-SS	23	3.5	3.8		12		
		725								
	15		6-SS	12	4.3	3.8		14		

Boring Terminated at about 16 feet (EL. 721.7')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

BORING NO. & LOCATION: 7	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 736.2 feet			PROPOSED MULTI-FAMILY DEVELOPMENT
COMPLETION DATE: 01/11/24			SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS
FIELD REP: COLLIN BUCKO			PROJECT NO: 1G-2311027

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±12" Topsoil: Dark Brown lean Clay, little Organic Matter-Moist										
Brown lean Clay, little Sand-Moist		735	1-SS	7	1.9	2.0		26		
			2-SS	12		4.5		13		
	5		3-SS	8	2.6	2.5		14		
		730	4-SS	10	2.4	2.0		15		
Gray lean Clay, trace Gravel-Moist			5-SS	18	2.0	3.3		13		
	10									
		725	6-SS	13	4.1	3.5		14		
	15									

Boring Terminated at about 16 feet (EL. 720.2')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

BORING NO. & LOCATION: 8	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 737.4 feet			PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027
COMPLETION DATE: 01/11/24			
FIELD REP: COLLIN BUCKO			

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±10" Topsoil: Dark Brown Silty Clay, little Organic Matter-Moist			1-SS	6		1.5		20		
Brown Silty Clay, trace Sand and Gravel-Moist		735	2-SS	11		2.3		15		
Brown Sandy Silt-Moist	5		3-SS	11				11		
Brown Silty Clay-Moist		730	4-SS	13		3.3		20		
Gray Silty Clay, trace Gravel-Moist	10		5-SS	12		3.5		13		
		725								
	15		6-SS	14		3.0		13		

Boring Terminated at about 16 feet (EL. 721.4')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

BORING NO. & LOCATION: 9	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 741.1 feet			PROPOSED MULTI-FAMILY DEVELOPMENT
COMPLETION DATE: 01/18/24			SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS
FIELD REP: DAVIS LUCKETT			PROJECT NO: 1G-2311027

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±3" Topsoil Fill: Dark Brown Silty Clay, little Organic Matter-Moist		740	1-SS	22						
Fill: Brown fine to medium Sand with Gravel-Moist			2-SS	14	4.5	4.3		12		
Brown lean Clay, trace Gravel (Possibly includes Cobbles)-Moist	5		3-SS	15	4.3	3.5		19		
		735	4-SS	25		3.8		17		
	10		5-SS	18	4.3	3.8		17		
		730								
Gray lean Clay, trace Gravel-Wet	15		6-SS	25		1.3		15		

Boring Terminated at about 16 feet (EL. 725.1')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

BORING NO. & LOCATION: 10	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 739.4 feet			PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027
COMPLETION DATE: 01/18/24			
FIELD REP: DAVIS LUCKETT			

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±6" Topsoil: Dark Brown lean Clay, little Organic Matter-Moist			1-SS	47						
Brown lean Clay, trace Sand and Gravel-Moist			2-SS	11		4.5+		15		
Brown Sandy Silt, trace Clay and Gravel-Moist		735	3-SS	13				12		
			4-SS	17				12		
Brown lean Clay, little Sand-Moist to Wet at ±10 feet	10	730	5-SS	18	1.6	1.3		17		
Gray lean Clay, trace Sand-Moist		725	6-SS	31		1.0		13		

Boring Terminated at about 16 feet (EL. 723.4')

Water Observation Data		Remarks:
 Water Encountered During Drilling: 10 ft.  Water Level At End of Drilling:  Cave Depth At End of Drilling:  Water Level After Drilling:  Cave Depth After Drilling:		

BORING NO. & LOCATION: 11	TEST BORING LOG PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027	 GILES ENGINEERING ASSOCIATES, INC.
SURFACE ELEVATION: 738.7 feet		
COMPLETION DATE: 01/11/24		
FIELD REP: COLLIN BUCKO		

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±16" Topsoil: Dark Brown lean Clay, little Organic Matter-Moist			1-SS	8		2.3		17		
Brown lean Clay, trace Sand-Moist			2-SS	14	5.0	4.5+		18		
		735								
Brown Sandy Silt, trace Gravel-Moist	5		3-SS	9				15		
			4-SS	23						(a)
		730								
Gray lean Clay, trace Gravel-Moist	10		5-SS	10	2.7	2.5		14		
		725								
	15		6-SS	10	2.6	2.5		14		

Boring Terminated at about 16 feet (EL. 722.7')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	(a) Poor Sample Recovery
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

BORING NO. & LOCATION: 12	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 739.8 feet			PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027
COMPLETION DATE: 01/18/24			
FIELD REP: DAVIS LUCKETT			

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±5" Topsoil: Dark Brown Silty Clay, little Organic Matter-Moist			1-SS	34						
Brown lean Clay, trace Sand-Moist			2-SS	12		4.3		21		
	5	735	3-SS	15		3.3		19		
Brown Silty fine to medium Sand, trace Gravel-Moist			4-SS	42						
(Likely includes Cobbles)	10	730	5-SS	19						(a)
Gray lean Clay, trace Gravel-Moist	15	725	6-SS	27						

Boring Terminated at about 16 feet (EL. 723.8')

	Water Observation Data	Remarks:
	Water Encountered During Drilling:	(a) Poor Sample Recovery
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

BORING NO. & LOCATION: 13	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 740 feet			PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027
COMPLETION DATE: 01/18/24			
FIELD REP: DAVIS LUCKETT			

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±4" Topsoil: Dark Brown Silty Clay, little Organic Matter-Moist			1-SS	12						
Brown Silty Clay with Sandy Silt lenses-Moist			2-SS	14		4.5+		12		
	5	735	3-SS	27		4.5+		12		
			4-SS	25		4.5+		10		
	10	730	5-SS	17				13		
Gray lean Clay, trace Gravel-Wet										
	15	725	6-SS	22		1.0		17		

Boring Terminated at about 16 feet (EL. 724')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

The logo for Giles Engineering Associates, Inc. features a stylized 'GE' monogram in a dark red color. Below the monogram, the company name 'GILES ENGINEERING ASSOCIATES, INC.' is written in a bold, black, sans-serif font.

±4" Topsoil: Dark Brown Silty Clay, little Organic Matter-Moist

Brown Silty Clay with Sandy Silt lenses-Moist

Gray lean Clay, trace Gravel-Wet

Boring Terminated at about 16 feet (EL. 724.6')

	Water Encountered During Drilling:
	Water Level At End of Drilling:
	Cave Depth At End of Drilling:
	Water Level After Drilling:
	Cave Depth After Drilling:

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BORING NO. & LOCATION: 15	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 739.5 feet			PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027
COMPLETION DATE: 01/19/24			
FIELD REP: KEITH FLOWERS			

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±3" Topsoil: Dark Brown Silty Clay, little Organic Matter-Moist			1-SS	12						
Brown Silty Clay, trace Sand and Gravel-Moist			2-SS	9		3.0		23		
Brown Silty Clay with Sandy Silt lenses-Moist	5	735	3-SS	30		4.5+		10		
			4-SS	28		4.5+		10		
	10	730	5-SS	15		4.5+		14		
	15	725	6-SS	26				15		

Boring Terminated at about 16 feet (EL. 723.5')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

BORING NO. & LOCATION: 16	TEST BORING LOG PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027	 GILES ENGINEERING ASSOCIATES, INC.
SURFACE ELEVATION: 739.8 feet		
COMPLETION DATE: 01/19/24		
FIELD REP: KEITH FLOWERS		

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±4" Topsoil: Dark Brown Silty Clay, little Organic Matter-Moist			1-SS	6						
Brown Silty Clay, trace Gravel-Moist			2-SS	7		4.0		16		
Brown Sandy Silt-Moist	5	735	3-SS	25				11		
Brown lean Clay, trace Sand-Moist			4-SS	22		4.5+		15		
	10	730	5-SS	24		4.5+		14		
Gray lean Clay, trace Gravel-Moist	15	725	6-SS	25						(a)

Boring Terminated at about 16 feet (EL. 723.8')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	(a) Poor Sample Recovery
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

BORING NO. & LOCATION: 17	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 738.5 feet			PROPOSED MULTI-FAMILY DEVELOPMENT
COMPLETION DATE: 01/19/24			SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS
FIELD REP: KEITH FLOWERS			PROJECT NO: 1G-2311027

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±18" Topsoil: Dark Brown Silty Clay, little Organic Matter-Moist			1-SS	3						
Brown Silty Clay, trace Sand and Gravel-Moist			2-SS	14		2.8		13		
		735								
Brown Sandy Silt, trace Gravel-Moist	5		3-SS	16				12		
Brown lean Clay, trace Sand and Gravel-Moist			4-SS	19		4.5+		14		
		730								
	10		5-SS	14	3.4	3.8		17		
Gray lean Clay, trace Gravel-Moist										
		725								
	15		6-SS	17	3.3	3.5		16		

Boring Terminated at about 16 feet (EL. 722.5')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

BORING NO. & LOCATION: 18	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 737 feet			PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027
COMPLETION DATE: 01/19/24			
FIELD REP: KEITH FLOWERS			

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±18" Topsoil: Dark Brown Silty Clay, little Organic Matter-Moist			1-SS	6						
Brown lean Clay, trace Sand-Moist		735	2-SS	9		2.3		21		
Gray mottled with Brown Sandy Silt, trace Gravel-Moist	5		3-SS	17				7		
		730	4-SS	18				13		
Brown lean Clay, trace Sand-Moist	10		5-SS	10	3.9	4.0		14		
		725								
Gray lean Clay, trace Sand-Moist	15		6-SS	18	3.1	2.5		12		

Boring Terminated at about 16 feet (EL. 721')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

BORING NO. & LOCATION: 19	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 736 feet			PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027
COMPLETION DATE: 01/19/24			
FIELD REP: KEITH FLOWERS			

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±4" Topsoil: Dark Brown Silty Clay, little Organic Matter-Moist		735	1-SS	4		2.8		26		
Brown Silty Clay, little Sand-Moist			2-SS	18		4.5+		13		
Gray mottled with Brown Sandy Silt-Moist	5		3-SS	24						
Brown Silty Clay, trace Sand and Gravel-Moist		730	4-SS	28		4.3		14		
	10		5-SS	17						
		725								
Gray lean Clay, trace Gravel-Moist			6-SS	14						
	15									
		720								

Boring Terminated at about 16 feet (EL. 720')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

BORING NO. & LOCATION: 20	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 733.2 feet			PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027
COMPLETION DATE: 01/11/24			
FIELD REP: COLLIN BUCKO			

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±8" Topsoil: Dark Brown lean Clay, little Organic Matter-Moist Brown lean Clay, trace Gravel-Moist			1-SS	8	2.7	4.5		24		
			2-SS	11	4.3	4.5		15		
	5	730	3-SS	10		4.0		15		
			4-SS	12	3.8	4.0		16		
Gray lean Clay, trace Gravel-Moist	10	725	5-SS	10	3.3	3.0		13		
	15	720	6-SS	26		3.3		10		

Boring Terminated at about 16 feet (EL. 717.2')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

BORING NO. & LOCATION: 21	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 733.5 feet			PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027
COMPLETION DATE: 01/11/24			
FIELD REP: COLLIN BUCKO			

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±10" Topsoil: Dark Brown Silty Clay, little Organic Matter-Moist Brown lean Clay, trace Sand and Gravel-Moist			1-SS	8		1.3		28		
			2-SS	18		1.8		27		
	5	730	3-SS	8		3.3		16		
			4-SS	16		4.5		16		
Gray lean Clay, trace Sand-Moist	10	725	5-SS	15		3.3		11		
	15	720	6-SS	13		3.3		12		

Boring Terminated at about 16 feet (EL. 717.5')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

BORING NO. & LOCATION: 22	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 731.6 feet			PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027
COMPLETION DATE: 01/10/24			
FIELD REP: KEITH FLOWERS			

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±10" Topsoil: Dark Brown lean Clay, little Organic Matter-Moist Brown lean Clay, trace Sand-Moist			1-SS	3						
		730	2-SS	8		2.5		17		
	5		3-SS	8	2.9	2.0		17		
		725	4-SS	17	2.6	2.5		16		
Gray lean Clay-Moist	10		5-SS	15	2.5	2.5		14		
		720								
	15		6-SS	21		2.8		15		

Boring Terminated at about 16 feet (EL. 715.6')

Water Observation Data		Remarks:
Water Encountered During Drilling: Water Level At End of Drilling: Cave Depth At End of Drilling: Water Level After Drilling: Cave Depth After Drilling:		

BORING NO. & LOCATION: 23	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 730.2 feet			PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027
COMPLETION DATE: 01/10/24			
FIELD REP: KEITH FLOWERS			

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±12" Topsoil: Dark Brown lean Clay, little Organic Matter-Moist		730								
Brown lean Clay, little Sand-Moist			1-SS	8						
			2-SS	10		3.0		16		
	5	725	3-SS	9	3.0	3.3		16		
Brown mottled with Gray lean Clay, trace Sand-Moist			4-SS	19	4.1	4.0		17		
Gray lean Clay, trace Gravel-Moist	10	720	5-SS	13		2.5		14		
Gray Silty fine to medium Sand with Gravel-Wet	15	715	6-SS	23						

Boring Terminated at about 16 feet (EL. 714.2')

Water Observation Data		Remarks:
 Water Encountered During Drilling: 14 ft.  Water Level At End of Drilling:  Cave Depth At End of Drilling:  Water Level After Drilling:  Cave Depth After Drilling:		

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

BORING NO. & LOCATION: 24	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 729.8 feet			PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027
COMPLETION DATE: 01/10/24			
FIELD REP: KEITH FLOWERS			

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±12" Topsoil: Dark Brown lean Clay, little Organic Matter-Moist			1-SS	8		1.8		29		
Brown Silty Clay, trace Sand-Moist			2-SS	7		3.3		17		
Brown mottled with Gray lean Clay, trace Sand-Moist	5	725	3-SS	13	1.3	1.0		20		
Gray lean Clay, trace Sand and Gravel-Moist			4-SS	21		3.5		13		
	10	720	5-SS	18	7.4	4.5+		13		
	15	715	6-SS	20		3.3		15		

Boring Terminated at about 16 feet (EL. 713.8')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

BORING NO. & LOCATION: 25	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 730.6 feet			PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027
COMPLETION DATE: 01/08/24			
FIELD REP: JAMES BLAIR			

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±8" Topsoil: Dark Brown lean Clay, little Organic Matter-Moist		730	1-SS	7		1.5		36		
Brown lean Clay-Moist			2-SS	11		3.8		17		
Brown mottled with Gray lean Clay, trace Sand-Moist	5	725	3-SS	12	2.2	2.8		17		
			4-SS	18	5.2	4.0		13		
Gray lean Clay, trace Gravel (Includes Cobbles)-Moist to Wet at ±11 feet	10	720	5-SS	27		2.3		14		
	15	715	6-SS	20	4.3	4.0		16		

Boring Terminated at about 16 feet (EL. 714.6')

Water Observation Data		Remarks:
 Water Encountered During Drilling: 11 ft.  Water Level At End of Drilling:  Cave Depth At End of Drilling:  Water Level After Drilling:  Cave Depth After Drilling:		

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

BORING NO. & LOCATION: 26	TEST BORING LOG PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027	 GILES ENGINEERING ASSOCIATES, INC.
SURFACE ELEVATION: 731.1 feet		
COMPLETION DATE: 01/08/24		
FIELD REP: JAMES BLAIR		

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±8" Topsoil: Dark Brown Silty Clay, little Organic Matter-Moist Brown Silty Clay, little Sand-Moist		730	1-SS	17		2.3		30		
			2-SS	9		1.3		19		
Brown lean Clay, trace Gravel-Moist (Likely includes Cobbles below ±7 feet)	5	725	3-SS	11		2.3		16		
			4-SS	13		1.5		18		
			5-SS	43						
			6-SS	40						
Gray Silty fine to medium Sand, trace Gravel (Includes Cobbles)-Moist to Wet at ±15 feet	15	720								(a)

Boring Terminated at about 16 feet (EL. 715.1')

Water Observation Data		Remarks:
	Water Encountered During Drilling: 15 ft.	(a) Poor Sample Recovery
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

BORING NO. & LOCATION: 27	TEST BORING LOG PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027	 GILES ENGINEERING ASSOCIATES, INC.
SURFACE ELEVATION: 731.4 feet		
COMPLETION DATE: 01/08/24		
FIELD REP: JAMES BLAIR		

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±12" Topsoil: Dark Brown Silty Clay, little Organic Matter-Moist			1-SS	14		4.5		14		
Brown lean Clay, trace Sand and Gravel-Moist		730	2-SS	13		4.3		16		
	5		3-SS	14		3.3		16		
Gray lean Clay, trace Sand and Gravel (Includes Cobbles)-Moist		725	4-SS	23		3.3		6		
	10		5-SS	23	3.1	3.0		13		
		720								
	15		6-SS	49						(a)

Boring Terminated at about 16 feet (EL. 715.4')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	(a) Poor Sample Recovery
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

BORING NO. & LOCATION: 28	TEST BORING LOG PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027	 GILES ENGINEERING ASSOCIATES, INC.
SURFACE ELEVATION: 730.3 feet		
COMPLETION DATE: 01/08/24		
FIELD REP: JAMES BLAIR		

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±6" Topsoil: Dark Brown lean Clay, little Organic Matter-Moist		730	1-SS	8		3.0		18		
Brown lean Clay, little Sand-Moist			2-SS	15		3.3		14		
Brown Silty Clay, trace Sand-Moist										
	5	725	3-SS	18				15		
Brown Silty fine to medium Sand, trace Gravel-Moist to Wet at ±8 feet			4-SS	17						
Gray lean Clay, trace Sand-Moist	10	720	5-SS	16	4.1	4.0		16		
	15	715	6-SS	24		4.5		15		

Boring Terminated at about 16 feet (EL. 714.3')

Water Observation Data		Remarks:
	Water Encountered During Drilling: 8 ft.	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

BORING NO. & LOCATION: 29	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 729.8 feet			PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027
COMPLETION DATE: 01/08/24			
FIELD REP: JAMES BLAIR			

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±4" Topsoil: Dark Brown lean Clay, little Organic Matter-Moist			1-SS	6		1.5		17		
Brown lean Clay, trace Sand-Moist			2-SS	9	1.3	1.5		18		
	5	725	3-SS	15		2.3		26		
Gray mottled Brown lean Clay, trace Sand-Moist			4-SS	7		2.3		20		
Gray lean Clay, trace Sand-Moist	10	720	5-SS	13		1.5		16		
	15	715	6-SS	24		1.5		17		(a)

Boring Terminated at about 16 feet (EL. 713.8')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	(a) No SPT Sample Recovery - Auger Sample Obtained
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

BORING NO. & LOCATION: 30	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 733 feet			PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027
COMPLETION DATE: 01/10/24			
FIELD REP: KEITH FLOWERS			

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±20" Topsoil: Dark Brown lean Clay, little Organic Matter-Moist			1-SS	8		3.0		32		
Brown lean Clay, trace Sand-Moist		730	2-SS	6				20		
	5		3-SS	9		4.0		16		
			4-SS	14	3.3	3.3		16		
Gray lean Clay, trace Sand and Gravel-Moist		725								
	10		5-SS	11	2.5	2.8		13		
		720								
	15		6-SS	16	1.5	2.0		16		

Boring Terminated at about 16 feet (EL. 717')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

BORING NO. & LOCATION: 31	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 734.5 feet			PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027
COMPLETION DATE: 01/24/24			
FIELD REP: KEITH FLOWERS			

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±12" Topsoil: Dark Brown lean Clay, little Organic Matter-Moist			1-SS	6						
Brown lean Clay, trace Sand and Gravel-Moist to Wet at ±9 feet			2-SS	9		1.8		14		
	5	730	3-SS	10		1.0		14		
			4-SS	21		3.8		15		
	10	725	5-SS	33		1.3		15		
Gray lean Clay, trace Sand and Gravel-Moist			6-SS	14		2.5		14		
	15	720								

Boring Terminated at about 16 feet (EL. 718.5')

Water Observation Data		Remarks:
 Water Encountered During Drilling: 9 ft.  Water Level At End of Drilling:  Cave Depth At End of Drilling:  Water Level After Drilling:  Cave Depth After Drilling:		

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

BORING NO. & LOCATION: 32	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 739.7 feet			PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027
COMPLETION DATE: 01/18/24			
FIELD REP: DAVIS LUCKETT			

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±3" Topsoil: Dark Brown lean Clay, little Organic Matter-Moist			1-SS	18						
Brown lean Clay, trace Gravel-Moist			2-SS	14		3.5		17		
	5	735	3-SS	14		4.0		17		
			4-SS	14		3.0		20		
	10	730	5-SS	17		3.0		20		
Gray lean Clay, trace Gravel-Wet										
	15	725	6-SS	22		2.5		20		

Boring Terminated at about 16 feet (EL. 723.7')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

BORING NO. & LOCATION: 33	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 739.4 feet			PROPOSED MULTI-FAMILY DEVELOPMENT
COMPLETION DATE: 01/19/24			SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS
FIELD REP: KEITH FLOWERS			PROJECT NO: 1G-2311027

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±9" Topsoil: Dark Brown Silty Clay, little Organic Matter-Moist Brown lean Clay, trace Sand and Gravel-Moist			1-SS	8						
			2-SS	11		4.3		17		
	5	735	3-SS	22		4.5+		12		
			4-SS	21		4.5+		13		
	10	730	5-SS	16		4.5+		15		

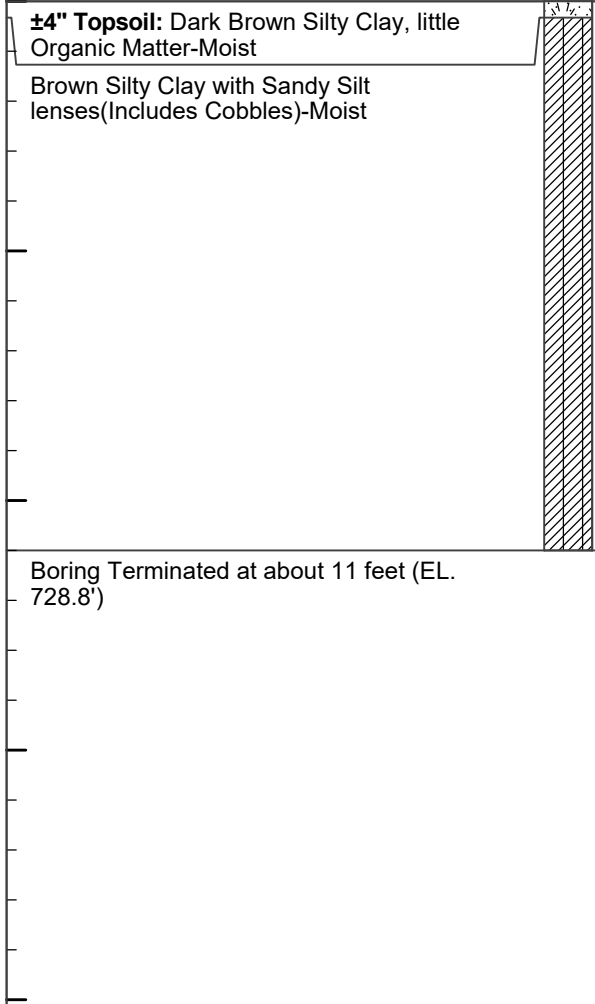
Boring Terminated at about 11 feet (EL. 728.4')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

BORING NO. & LOCATION: 34	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 739.8 feet			PROPOSED MULTI-FAMILY DEVELOPMENT
COMPLETION DATE: 01/18/24			SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS
FIELD REP: DAVIS LUCKETT			PROJECT NO: 1G-2311027

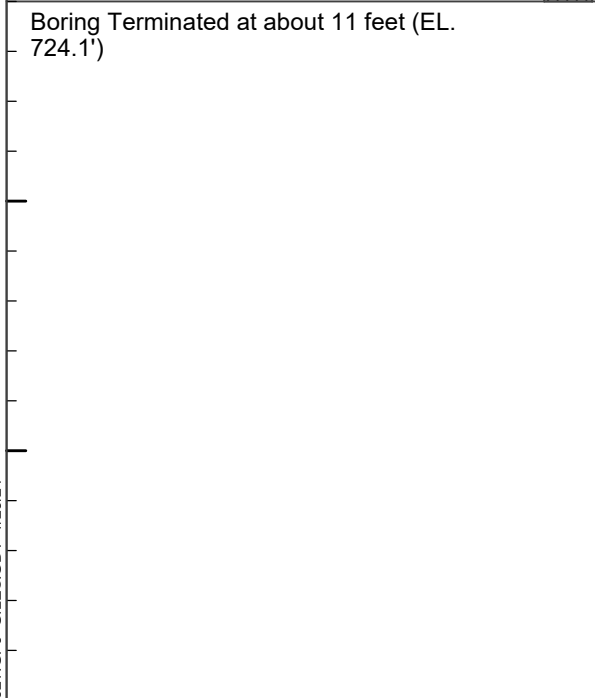
MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±4" Topsoil: Dark Brown Silty Clay, little Organic Matter-Moist Brown Silty Clay with Sandy Silt lenses(Includes Cobbles)-Moist			1-SS	13						
			2-SS	12		2.5		18		
	5	735	3-SS	22				9		
			4-SS	28				14		
	10	730	5-SS	26		4.5+		12		

Boring Terminated at about 11 feet (EL. 728.8')
 

Water Observation Data		Remarks:
	Water Encountered During Drilling:	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

BORING NO. & LOCATION: 35	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 735.1 feet			PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027
COMPLETION DATE: 01/11/24			
FIELD REP: COLLIN BUCKO			

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±8" Topsoil: Dark Brown Silty Clay, little Organic Matter-Moist Brown lean Clay, little Sand-Moist			1-SS	8		4.0		23		LL=36; PI=20 P200=72%
			2-SS	12	3.1	4.3		16		
	5	730	3-SS	10		2.5		15		
			4-SS	9		3.0		17		
	10	725	5-SS	10		2.8		16		

Boring Terminated at about 11 feet (EL. 724.1')
 

Water Observation Data		Remarks:
	Water Encountered During Drilling:	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

BORING NO. & LOCATION: 36	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 733.6 feet			PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027
COMPLETION DATE: 01/10/24			
FIELD REP: KEITH FLOWERS			

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±10" Topsoil: Dark Brown lean Clay, little Organic Matter-Moist			1-SS	3		1.3		31		
Gray mottled with Brown lean Clay with Sandy Silt lenses-Moist			2-SS	6	3.7	3.0		13		
		730								
Brown lean Clay, trace Sand and Gravel-Moist	5		3-SS	7		4.5		14		
			4-SS	16	3.1	3.5		16		
		725								
Gray lean Clay, trace Sand and Gravel-Moist	10		5-SS	12		2.3		19		

Boring Terminated at about 11 feet (EL. 722.6')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

BORING NO. & LOCATION: 37	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 734.4 feet			PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027
COMPLETION DATE: 01/10/24			
FIELD REP: KEITH FLOWERS			

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±12" Topsoil: Dark Brown lean Clay, little Organic Matter-Moist			1-SS	4		2.5		26		
Brown lean Clay, little Sand-Moist			2-SS	7		0.8		21		
		730	3-SS	10	3.9	3.5		17		
			4-SS	15	3.1	2.5		18		
Brown Silty fine to medium Sand, trace Gravel-Moist		725	5-SS	17		2.5		16		

Boring Terminated at about 11 feet (EL. 723.4')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

BORING NO. & LOCATION: 38	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 732 feet			PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027
COMPLETION DATE: 01/08/24			
FIELD REP: JAMES BLAIR			

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±8" Topsoil: Dark Brown Silty Clay, little Organic Matter-Moist Brown lean Clay, trace Sand and Gravel-Moist			1-SS	10		1.8		33		
		730	2-SS	9		3.8		16		
	5		3-SS	15		4.5		16		
		725	4-SS	12	3.0	3.3		17		
Gray lean Clay, trace Sand and Gravel-Moist	10		5-SS	14		3.5		14		

Boring Terminated at about 11 feet (EL. 721')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

BORING NO. & LOCATION: 39	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 728.4 feet			PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027
COMPLETION DATE: 01/08/24			
FIELD REP: JAMES BLAIR			

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±4" Topsoil: Dark Brown lean Clay, little Organic Matter-Moist Brown lean Clay, little Sand-Moist			1-SS	4		0.5		21		LL=41; PI=19 P200=77%
			2-SS	14	3.4	2.8		15		
	5	725	3-SS	10	2.5	2.8		16		
			4-SS	8		1.0		25		
Gray lean Clay, trace Gravel-Moist	10	720	5-SS	11	2.6	2.3		17		

Boring Terminated at about 11 feet (EL. 717.4')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

BORING NO. & LOCATION: 40	TEST BORING LOG PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027	 GILES ENGINEERING ASSOCIATES, INC.
SURFACE ELEVATION: 731.6 feet		
COMPLETION DATE: 01/08/24		
FIELD REP: JAMES BLAIR		

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±8" Topsoil: Dark Brown Silty Clay, little Organic Matter-Moist Brown lean Clay, little Sand-Moist			1-SS	8		4.5		21		
		730	2-SS	8		2.0		23		(a)
	5		3-SS	16		4.3		17		
		725	4-SS	15		4.5		16		
Gray lean Clay, trace Sand and Gravel-Moist			5-SS	14		4.5		16		
	10		6-SS	14		4.5		13		
		720	7-SS	12						
Gray fine to medium Sand, little Gravel-Wet	15		8-SS	12		2.8		16		
Gray lean Clay, trace Sand and Gravel-Wet		715	9-SS	19				26		(b)
	20									

Boring Terminated at about 21 feet (EL. 710.6')

Water Observation Data			Remarks:
	Water Encountered During Drilling: 14 ft.		(a) Poor Sample Recovery
	Water Level At End of Drilling:		(b) No SPT Sample Recovery - Auger Sample Obtained
	Cave Depth At End of Drilling:		
	Water Level After Drilling:		
	Cave Depth After Drilling:		

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

BORING NO. & LOCATION: 41	TEST BORING LOG PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027	 GILES ENGINEERING ASSOCIATES, INC.
SURFACE ELEVATION: 740 feet		
COMPLETION DATE: 01/19/24		
FIELD REP: DAVIS LUCKETT		

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±4" Topsoil: Dark Brown Silty Clay, little Organic Matter-Moist Brown Sandy Silty Clay, trace Gravel-Moist			1-SS	12						
			2-SS	15						
	5	735	3-SS	16						
Gray lean Clay, trace Sand and Gravel-Moist			4-SS	15		4.5		14		
	10	730	5-SS	16	3.6	3.8		13		
			6-SS	10	4.7	4.5+		13		
	15	725	7-SS	12	3.8	3.5		14		
			8-SS	24						(a)
	20	720	9-SS	11	3.9	3.5		14		

Boring Terminated at about 21 feet (EL. 719')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	(a) Poor Sample Recovery
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

BORING NO. & LOCATION: 42	TEST BORING LOG PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027	 GILES ENGINEERING ASSOCIATES, INC.
SURFACE ELEVATION: 739 feet		
COMPLETION DATE: 01/19/24		
FIELD REP: DAVIS LUCKETT		

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±3" Limestone										
Brown Silty Clay with Sandy Silt lenses-Moist			1-SS	4						
			2-SS	6		3.8		13		
	5	735	3-SS	16	5.2	4.5+		12		
			4-SS	16		4.5+		12		
Gray lean Clay, trace Sand-Moist		730	5-SS	23	5.4	4.5+		12		
			6-SS	13	5.0	4.5+		14		
	15	725	7-SS	15	5.2	4.3		14		
			8-SS	24		2.8		15		
Gray Sandy Clay, trace Gravel-Moist		720	9-SS	15	2.7	3.0		17		
Gray lean Clay, trace Sand-Moist	20									

Boring Terminated at about 21 feet (EL. 718')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

BORING NO. & LOCATION: 43	TEST BORING LOG	 GILES ENGINEERING ASSOCIATES, INC.	
SURFACE ELEVATION: 738.5 feet			PROPOSED MULTI-FAMILY DEVELOPMENT SPRINGS AT MUNDELEIN BUTTERFIELD ROAD MUNDELEIN, ILLINOIS PROJECT NO: 1G-2311027
COMPLETION DATE: 01/19/24			
FIELD REP: DAVIS LUCKETT			

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q _u (tsf)	Q _p (tsf)	Q _s (tsf)	W (%)	PID	NOTES
±18" Topsoil: Dark Brown Silty Clay, little Organic Matter-Moist			1-SS	4						
Brown lean Clay, trace Sand-Moist			2-SS	6		1.5		25		
	735									
	5		3-SS	9	2.5	2.8		18		
			4-SS	11	1.9	1.8		20		
Gray lean Clay, trace Sand and Gravel-Moist	730									
	10		5-SS	11	1.2	1.0		20		
			6-SS	10	2.1	1.8		17		
	725									
	15		7-SS	10	2.5	2.3		17		
			8-SS	10	2.1	2.0		17		
	720									
	20		9-SS	11	2.3	2.0		16		

Boring Terminated at about 21 feet (EL. 717.5')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

APPENDIX B

FIELD PROCEDURES

The field operations were conducted in general accordance with the procedures recommended by the American Society for Testing and Materials (ASTM) designation D

420 entitled "Standard Guide for Sampling Rock and Rock" and/or other relevant specifications. Soil samples were preserved and transported to *Giles'* laboratory in general accordance with the procedures recommended by ASTM designation D 4220 entitled "Standard Practice for Preserving and Transporting Soil Samples." Brief descriptions of the sampling, testing and field procedures commonly performed by *Giles* are provided herein.

GENERAL FIELD PROCEDURES

Test Boring Elevations

The ground surface elevations reported on the Test Boring Logs are referenced to the assumed benchmark shown on the Boring Location Plan (Figure 1). Unless otherwise noted, the elevations were determined with a conventional hand-level and are accurate to within about 1 foot.

Test Boring Locations

The test borings were located on-site based on the existing site features and/or apparent property lines. Dimensions illustrating the approximate boring locations are reported on the Boring Location Plan (Figure 1).

Water Level Measurement

The water levels reported on the Test Boring Logs represent the depth of “free” water encountered during drilling and/or after the drilling tools were removed from the borehole. Water levels measured within a granular (sand and gravel) soil profile are typically indicative of the water table elevation. It is usually not possible to accurately identify the water table elevation with cohesive (clayey) soils, since the rate of seepage is slow. The water table elevation within cohesive soils must therefore be determined over a period of time with groundwater observation wells.

It must be recognized that the water table may fluctuate seasonally and during periods of heavy precipitation. Depending on the subsurface conditions, water may also become perched above the water table, especially during wet periods.

Borehole Backfilling Procedures

Each borehole was backfilled upon completion of the field operations. If potential contamination was encountered, and/or if required by state or local regulations, boreholes were backfilled with an “impervious” material (such as bentonite slurry). Borings that penetrated pavements, sidewalks, etc. were “capped” with Portland Cement concrete, asphaltic concrete, or a similar surface material. It must, however, be recognized that the backfill material may settle, and the surface cap may subside, over a period of time. Further backfilling and/or re-surfacing by *Giles’* client or the property owner may be required.



GILES ENGINEERING ASSOCIATES, INC.

FIELD SAMPLING AND TESTING PROCEDURES

Auger Sampling (AU)

Soil samples are removed from the auger flights as an auger is withdrawn above the ground surface. Such samples are used to determine general soil types and identify approximate soil stratifications. Auger samples are highly disturbed and are therefore not typically used for geotechnical strength testing.

Split-Barrel Sampling (SS) – (ASTM D-1586)

A split-barrel sampler with a 2-inch outside diameter is driven into the subsoil with a 140-pound hammer free-falling a vertical distance of 30 inches. The summation of hammer-blows required to drive the sampler the final 12-inches of an 18-inch sample interval is defined as the “Standard Penetration Resistance” or N-value is an index of the relative density of granular soils and the comparative consistency of cohesive soils. A soil sample is collected from each SPT interval.

Shelby Tube Sampling (ST) – (ASTM D-1587)

A relatively undisturbed soil sample is collected by hydraulically advancing a thin-walled Shelby Tube sampler into a soil mass. Shelby Tubes have a sharp cutting edge and are commonly 2 to 5 inches in diameter.

Bulk Sample (BS)

A relatively large volume of soils is collected with a shovel or other manually-operated tool. The sample is typically transported to *Giles’* materials laboratory in a sealed bag or bucket.

Dynamic Cone Penetration Test (DC) – (ASTM STP 399)

This test is conducted by driving a 1.5-inch-diameter cone into the subsoil using a 15-pound steel ring (hammer), free-falling a vertical distance of 20 inches. The number of hammer-blows required to drive the cone 1¾ inches is an indication of the soil strength and density, and is defined as “N”. The Dynamic Cone Penetration test is commonly conducted in hand auger borings, test pits and within excavated trenches.

- Continued -



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Ring-Lined Barrel Sampling – (ASTM D 3550)

In this procedure, a ring-lined barrel sampler is used to collect soil samples for classification and laboratory testing. This method provides samples that fit directly into laboratory test instruments without additional handling/disturbance.

Sampling and Testing Procedures

The field testing and sampling operations were conducted in general accordance with the procedures recommended by the American Society for Testing and Materials (ASTM) and/or other relevant specifications. Results of the field testing (i.e. N-values) are reported on the Test Boring Logs. Explanations of the terms and symbols shown on the logs are provided on the appendix enclosure entitled "General Notes".



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APPENDIX C

LABORATORY TESTING AND CLASSIFICATION

The laboratory testing was conducted under the supervision of a geotechnical engineer in accordance with the procedures recommended by the American Society for Testing and Materials (ASTM) and/or other relevant specifications. Brief descriptions of laboratory tests commonly performed by *Giles* are provided herein.

LABORATORY TESTING AND CLASSIFICATION

Photoionization Detector (PID)

In this procedure, soil samples are “scanned” in *Giles’* analytical laboratory using a Photoionization Detector (PID). The instrument is equipped with an 11.7 eV lamp calibrated to a Benzene Standard and is capable of detecting a minute concentration of **certain** Volatile Organic Compound (VOC) vapors, such as those commonly associated with petroleum products and some solvents. Results of the PID analysis are expressed in HNu (manufacturer’s) units rather than actual concentration.

Moisture Content (w) (ASTM D 2216)

Moisture content is defined as the ratio of the weight of water contained within a soil sample to the weight of the dry solids within the sample. Moisture content is expressed as a percentage.

Unconfined Compressive Strength (qu) (ASTM D 2166)

An axial load is applied at a uniform rate to a cylindrical soil sample. The unconfined compressive strength is the maximum stress obtained or the stress when 15% axial strain is reached, whichever occurs first.

Calibrated Penetrometer Resistance (qp)

The small, cylindrical tip of a hand-held penetrometer is pressed into a soil sample to a prescribed depth to measure the soils capacity to resist penetration. This test is used to evaluate unconfined compressive strength.

Vane-Shear Strength (qs)

The blades of a vane are inserted into the flat surface of a soil sample and the vane is rotated until failure occurs. The maximum shear resistance measured immediately prior to failure is taken as the vane-shear strength.

Loss-on-Ignition (ASTM D 2974; Method C)

The Loss-on-Ignition (L.O.I.) test is used to determine the organic content of a soil sample. The procedure is conducted by heating a dry soil sample to 440°C in order to burn-off or “ash” organic matter present within the sample. The L.O.I. value is the ratio of the weight loss due to ignition compared to the initial weight of the dry sample. L.O.I. is expressed as a percentage.



Particle Size Distribution (ASTB D 421, D 422, and D 1140)

This test is performed to determine the distribution of specific particle sizes (diameters) within a soil sample. The distribution of coarse-grained soil particles (sand and gravel) is determined from a "sieve analysis," which is conducted by passing the sample through a series of nested sieves. The distribution of fine-grained soil particles (silt and clay) is determined from a "hydrometer analysis" which is based on the sedimentation of particles suspended in water.

Consolidation Test (ASTM D 2435)

In this procedure, a series of cumulative vertical loads are applied to a small, laterally confined soil sample. During each load increment, vertical compression (consolidation) of the sample is measured over a period of time. Results of this test are used to estimate settlement and time rate of settlement.

Classification of Samples

Each soil sample was visually-manually classified, based on texture and plasticity, in general accordance with the Unified Soil Classification System (ASTM D-2488-75). The classifications are reported on the Test Boring Logs.

Laboratory Testing

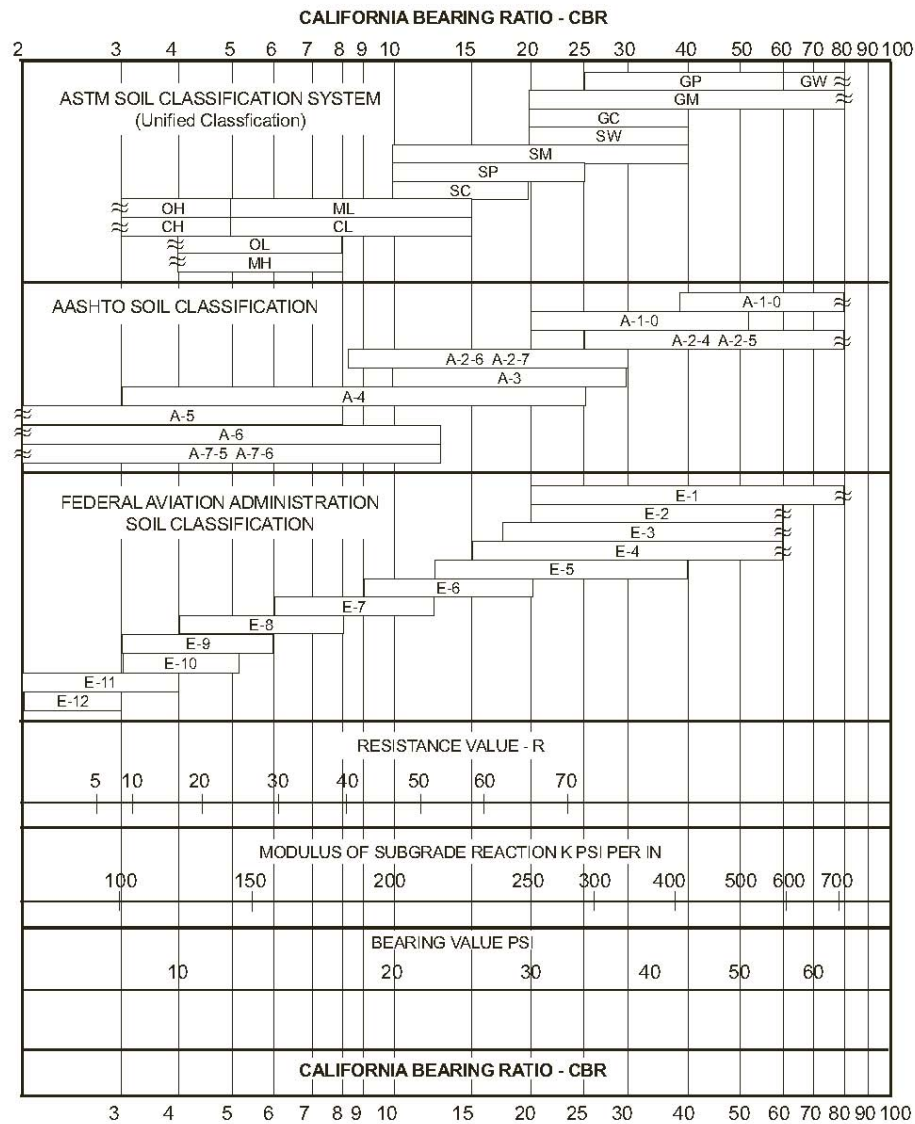
The laboratory testing operations were conducted in general accordance with the procedures recommended by the American Society for Testing and Materials (ASTM) and/or other relevant specifications. Results of the laboratory tests are provided on the Test Boring Logs or other appendix enclosures. Explanation of the terms and symbols used on the logs is provided on the appendix enclosure entitled "General Notes."



California Bearing Ratio (CBR) Test ASTM D-1833

The CBR test is used for evaluation of a soil subgrade for pavement design. The test consists of measuring the force required for a 3-square-inch cylindrical piston to penetrate 0.1 or 0.2 inch into a compacted soil sample. The result is expressed as a percent of force required to penetrate a standard compacted crushed stone.

Unless a CBR test has been specifically requested by the client, the CBR is estimated from published charts, based on soil classification and strength characteristics. A typical correlation chart is below.



GILES ENGINEERING ASSOCIATES, INC.

APPENDIX D

GENERAL INFORMATION

AND

IMPORTANT INFORMATION ABOUT
THIS GEOTECHNICAL REPORT

GENERAL COMMENTS

The soil samples obtained during the subsurface exploration will be retained for a period of thirty days. If no instructions are received, they will be disposed of at that time.

This report has been prepared exclusively for the client in order to aid in the evaluation of this property and to assist the architects and engineers in the design and preparation of the project plans and specifications. Copies of this report may be provided to contractor(s), with contract documents, to disclose information relative to this project. The report, however, has not been prepared to serve as the plans and specifications for actual construction without the appropriate interpretation by the project architect, structural engineer, and/or civil engineer. Reproduction and distribution of this report must be authorized by the client and *Giles*.

This report has been based on assumed conditions/characteristics of the proposed development where specific information was not available. It is recommended that the architect, civil engineer and structural engineer along with any other design professionals involved in this project carefully review these assumptions to ensure they are consistent with the actual planned development. When discrepancies exist, they should be brought to our attention to ensure they do not affect the conclusions and recommendations provided herein. The project plans and specifications may also be submitted to *Giles* for review to ensure that the geotechnical related conclusions and recommendations provided herein have been correctly interpreted.

The analysis of this site was based on a subsoil profile interpolated from a limited subsurface exploration. If the actual conditions encountered during construction vary from those indicated by the borings, *Giles* must be contacted immediately to determine if the conditions alter the recommendations contained herein.

The conclusions and recommendations presented in this report have been promulgated in accordance with generally accepted professional engineering practices in the field of geotechnical engineering. No other warranty is either expressed or implied.



**GUIDE SPECIFICATIONS FOR SUBGRADE AND GRADE PREPARATION
FOR FILL, FOUNDATION, FLOOR SLAB AND PAVEMENT SUPPORT;
AND SELECTION, PLACEMENT AND COMPACTION OF FILL SOILS
USING STANDARD PROCTOR PROCEDURES**

1. Construction monitoring and testing of subgrades and grades for fill, foundation, floor slab and pavement; and fill selection, placement and compaction shall be performed by an experienced soils engineer and/or his representatives.
2. All compaction fill, subgrades and grades shall be (a) underlain by suitable bearing material; (b) free of all organic, frozen, or other deleterious material, and (c) observed, tested and approved by qualified engineering personnel representing an experienced soils engineer. Preparation of subgrades after stripping vegetation, organic or other unsuitable materials shall consist of (a) proof-rolling to detect soil, wet yielding soils or other unstable materials that must be undercut, (b) scarifying top 6 to 8 inches, (c) moisture conditioning the soils as required, and (d) recompaction to same minimum in-situ density required for similar materials indicated under Item 5. Note: compaction requirements for pavement subgrade are higher than other areas. Weather and construction equipment may damage compacted fill surface and reworking and retesting may be necessary to assure proper performance.
3. In overexcavation and fill areas, the compacted fill must extend (a) a minimum 1 foot lateral distance beyond the exterior edge of the foundation at bearing grade or pavement subgrade and down to compacted fill subgrade on a maximum 0.5(H):1(V) slope, (b) 1 foot above footing grade outside the building, and (c) to floor subgrade inside the building. Fill shall be placed and compacted on a 5(H):1(V) slope or must be stepped or benched as required to flatten if not specifically approved by qualified personnel under the direction of an experienced soil engineer.
4. The compacted fill materials shall be free of deleterious, organic, or frozen matter, shall contain no chemicals that may result in the material being classified as "contaminated", and shall be low-expansive with a maximum Liquid Limit (ASTM D-423) and Plasticity Index (ASTM D-424) of 30 and 15, respectively, unless specifically tested and found to have low expansive properties and approved by an experienced soils engineer. The top 12 inches of compacted fill should have a maximum 3-inch-particle diameter and all underlying compacted fill a maximum 6-inch-diameter unless specifically approved by an experienced soils engineer. All fill materials must be tested and approved under the direction of an experienced soils engineer prior to placement. If the fill is to provide non-frost susceptible characteristics, it must be classified as a clean GW, GP, SW or SP per the Unified Soil Classification System (ASTM D-2487).
5. For structural fill depths less than 20 feet, the density of the structural compacted fill and scarified subgrade and grades shall not be less than 95 percent of the maximum dry density as determined by Standard Proctor (ASTM-698) with the exception of the top 12 inches of pavement subgrade which shall have a minimum in-situ density of 100 percent of maximum dry density, or 5 percent higher than underlying fill materials. Where the structural fill depth is greater than 20 feet, the portions below 20 feet should have a minimum in-place density of 100 percent of its maximum dry density of 5 percent greater than the top 20 feet. The moisture content of cohesive soil shall not vary by more than -1 to +3 percent and granular soil ± 3 percent of the optimum when placed and compacted or recompacted, unless specifically recommended/approved by the soils engineer monitoring the placement and compaction. Cohesive soils with moderate to high expansion potentials ($PI > 15$) should, however, be placed, compacted and maintained prior to construction at a moisture content 3 ± 1 percent above optimum moisture content to limit further heave. The fill shall be placed in layers with a maximum loose thickness of 8 inches for foundations and 10 inches for floor slabs and pavement, unless specifically approved by the soils engineer taking into consideration the type of materials and compaction equipment being used. The compaction equipment should consist of suitable mechanical equipment specifically designed for soil compaction. Bulldozers or similar tracked vehicles are typically not suitable for compaction.
6. Excavation, filling, subgrade and grade preparation shall be performed in a manner and sequence that will provide drainage at all times and proper control of erosion. Precipitation, springs and seepage water encountered shall be pumped or drained to provide a suitable working platform. Springs or water seepage encountered during grading/foundation construction must be called to the soil engineer's attention immediately for possible construction procedure revision or inclusion of an underdrain system.
7. Non-structural fill adjacent to structural fill should typically be placed in unison to provide lateral support. Backfill along walls must be placed and compacted with care to ensure excessive unbalanced lateral pressures do not develop. The type of fill material placed adjacent to below-grade walls (i.e. basement walls and retaining walls) must be properly tested and approved by an experienced soils engineer with consideration for the lateral pressure used in the wall design.
8. Whenever, in the opinion of the soils engineer or the Owner's Representatives, an unstable condition is being created either by cutting or filling, the work shall not proceed into that area until an appropriate geotechnical exploration and analysis has been performed and the grading plan revised, if found necessary.



CHARACTERISTICS AND RATINGS OF UNIFIED SOIL SYSTEM CLASSES FOR SOIL CONSTRUCTION *									
Class	Compaction Characteristics	Max. Dry Density Standard Proctor (pcf)	Compressibility and Expansion	Drainage and Permeability	Value as an Embankment Material	Value as Subgrade When Not Subject to Frost	Value as Base Course	Value as Temporary Pavement	
								With Dust Palliative	With Bituminous Treatment
GW	Good: tractor, rubber-tired, steel wheel or vibratory roller	125-135	Almost none	Good drainage, pervious	Very stable	Excellent	Good	Fair to poor	Excellent
GP	Good: tractor, rubber-tired, steel wheel or vibratory roller	115-125	Almost none	Good drainage, pervious	Reasonably stable	Excellent to good	Poor to fair	Poor	
GM	Good: rubber-tired or light sheepsfoot roller	120-135	Slight	Poor drainage, semipervious	Reasonably stable	Excellent to good	Fair to poor	Poor	Poor to fair
GC	Good to fair: rubber-tired or sheepsfoot roller	115-130	Slight	Poor drainage, impervious	Reasonably stable	Good	Good to fair **	Excellent	Excellent
SW	Good: tractor, rubber-tired or vibratory roller	110-130	Almost none	Good drainage, pervious	Very stable	Good	Fair to poor	Fair to poor	Good
SP	Good: tractor, rubber-tired or vibratory roller	100-120	Almost none	Good drainage, pervious	Reasonably stable when dense	Good to fair	Poor	Poor	Poor to fair
SM	Good: rubber-tired or sheepsfoot roller	110-125	Slight	Poor drainage, impervious	Reasonably stable when dense	Good to fair	Poor	Poor	Poor to fair
SC	Good to fair: rubber-tired or sheepsfoot roller	105-125	Slight to medium	Poor drainage, impervious	Reasonably stable	Good to fair	Fair to poor	Excellent	Excellent
ML	Good to poor: rubber-tired or sheepsfoot roller	95-120	Slight to medium	Poor drainage, impervious	Poor stability, high density required	Fair to poor	Not suitable	Poor	Poor
CL	Good to fair: sheepsfoot or rubber-tired roller	95-120	Medium	No drainage, impervious	Good stability	Fair to poor	Not suitable	Poor	Poor
OL	Fair to poor: sheepsfoot or rubber-tired roller	80-100	Medium to high	Poor drainage, impervious	Unstable, should not be used	Poor	Not suitable	Not suitable	Not suitable
MH	Fair to poor: sheepsfoot or rubber-tired roller	70-95	High	Poor drainage, impervious	Poor stability, should not be used	Poor	Not suitable	Very poor	Not suitable
CH	Fair to poor: sheepsfoot roller	80-105	Very high	No drainage, impervious	Fair stability, may soften on expansion	Poor to very poor	Not suitable	Very poor	Not suitable
OH	Fair to poor: sheepsfoot roller	65-100	High	No drainage, impervious	Unstable, should not be used	Very poor	Not suitable	Not suitable	Not suitable
Pt	Not suitable		Very high	Fair to poor drainage	Should not be used	Not suitable	Not suitable	Not suitable	Not suitable

* "The Unified Classification: Appendix A - Characteristics of Soil, Groups Pertaining to Roads and Airfields, and Appendix B - Characteristics of Soil Groups Pertaining to Embankments and Foundations," Technical Memorandum 357, U.S. Waterways Experiment Station, Vicksburg, 1953.

** Not suitable if subject to frost.



UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D-2487)

Major Divisions		Group Symbols		Typical Names		Laboratory Classification Criteria			
Coarse-grained soils (more than half of material is larger than No. 200 sieve size)	Gravels (More than half of coarse fraction is larger than No. 4 sieve size)	Clean gravels (little or no fines)		GW	Well-graded gravels, gravel-sand mixtures, little or no fines		$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3		
		GP		Poorly graded gravels, gravel-sand mixtures, little or no fines		Not meeting all gradation requirements for GW			
		GM ^a	d	Silty gravels, gravel-sand-silt mixtures		Atterberg limits below "A" line or P.I. less than 4 Atterberg limits above "A" line or P.I. greater than 7 $C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3 Not meeting all gradation requirements for SW Atterberg limits below "A" line or P.I. less than 4 Atterberg limits above "A" line or P.I. greater than 7 Limits plotting within shaded area, above "A" line with P.I. between 4 and 7 are <i>borderline</i> cases requiring use of dual symbols			
			u						
	GC		Clayey gravels, gravel-sand-clay mixtures						
	Sands (More than half of coarse fraction is smaller than No. 4 sieve size)	Clean sands (Little or no fines)		SW	Well-graded sands, gravelly sands, little or no fines				
		SP		Poorly graded sands, gravelly sands, little or no fines					
		SM ^a	d	Silty sands, sand-silt mixtures					
			u						
	SC		Clayey sands, sand-clay mixtures						
Fine-grained soils (More than half material is smaller than No. 200 sieve size)	Silts and clays (Liquid limit less than 50)	ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands, or clayey silts with slight plasticity						
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays						
		OL	Organic silts and organic silty clays of low plasticity						
	Silts and clays (Liquid limit greater than 50)	MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts						
		CH	Inorganic clays of high plasticity, fat clays						
		OH	Organic clays of medium to high plasticity, organic silts						
	Highly organic soils	Pt	Peat and other highly organic soils						

Determine percentages of sand and gravel from grain-size curve. Depending on percentage of fines (fraction smaller than No. 200 sieve size), coarse-grained soils are classified as follows:

Less than 5 percent: GW, GP, SW, SP

More than 12 percent: GM, GC, SM, SC

Borderline cases requiring dual symbols^b

Plasticity Chart

^a Division of GM and SM groups into subdivisions of d and u are for roads and airfields only. Subdivision is based on Atterberg limits, suffix d used when L.L. is 28 or less and the P.I. is 6 or less; the suffix u is used when L.L. is greater than 28.

^b Borderline classifications, used for soils possessing characteristics of two groups, are designated by combinations of group symbols. For example GW-GC, well-graded gravel-sand mixture with clay binder.

GENERAL NOTES

SAMPLE IDENTIFICATION

All samples are visually classified in general accordance with the Unified Soil Classification System (ASTM D-2487-75 or D-2488-75)

DESCRIPTIVE TERM (% BY DRY WEIGHT)

Trace:	1-10%
Little:	11-20%
Some:	21-35%
And/Adjective	36-50%

PARTICLE SIZE (DIAMETER)

Boulders:	8 inch and larger
Cobbles:	3 inch to 8 inch
Gravel:	coarse - ¾ to 3 inch fine - No. 4 (4.76 mm) to ¾ inch
Sand:	coarse - No. 4 (4.76 mm) to No. 10 (2.0 mm) medium - No. 10 (2.0 mm) to No. 40 (0.42 mm) fine - No. 40 (0.42 mm) to No. 200 (0.074 mm)
Silt:	No. 200 (0.074 mm) and smaller (non-plastic)
Clay:	No 200 (0.074 mm) and smaller (plastic)

SOIL PROPERTY SYMBOLS

Dd:	Dry Density (pcf)
LL:	Liquid Limit, percent
PL:	Plastic Limit, percent
PI:	Plasticity Index (LL-PL)
LOI:	Loss on Ignition, percent
Gs:	Specific Gravity
K:	Coefficient of Permeability
w:	Moisture content, percent
qp:	Calibrated Penetrometer Resistance, tsf
qs:	Vane-Shear Strength, tsf
qu:	Unconfined Compressive Strength, tsf
qc:	Static Cone Penetrometer Resistance (correlated to Unconfined Compressive Strength, tsf)
PID:	Results of vapor analysis conducted on representative samples utilizing a Photoionization Detector calibrated to a benzene standard. Results expressed in HNU-Units. (BDL=Below Detection Limit)
N:	Penetration Resistance per 12 inch interval, or fraction thereof, for a standard 2 inch O.D. (1½ inch I.D.) split spoon sampler driven with a 140 pound weight free-falling 30 inches. Performed in general accordance with Standard Penetration Test Specifications (ASTM D-1586). N in blows per foot equals sum of N-Values where plus sign (+) is shown.
Nc:	Penetration Resistance per 1¾ inches of Dynamic Cone Penetrometer. Approximately equivalent to Standard Penetration Test N-Value in blows per foot.
Nr:	Penetration Resistance per 12 inch interval, or fraction thereof, for California Ring Sampler driven with a 140 pound weight free-falling 30 inches per ASTM D-3550. Not equivalent to Standard Penetration Test N-Value.

DRILLING AND SAMPLING SYMBOLS

SS:	Split-Spoon
ST:	Shelby Tube - 3 inch O.D. (except where noted)
CS:	3 inch O.D. California Ring Sampler
DC:	Dynamic Cone Penetrometer per ASTM Special Technical Publication No. 399
AU:	Auger Sample
DB:	Diamond Bit
CB:	Carbide Bit
WS:	Wash Sample
RB:	Rock-Roller Bit
BS:	Bulk Sample
Note:	Depth intervals for sampling shown on Record of Subsurface Exploration are not indicative of sample recovery, but position where sampling initiated

SOIL STRENGTH CHARACTERISTICS

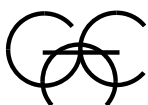
COHESIVE (CLAYEY) SOILS

COMPARATIVE CONSISTENCY	BLOWS PER FOOT (N)	UNCONFINED COMPRESSIVE STRENGTH (TSF)
Very Soft	0 - 2	0 - 0.25
Soft	3 - 4	0.25 - 0.50
Medium Stiff	5 - 8	0.50 - 1.00
Stiff	9 - 15	1.00 - 2.00
Very Stiff	16 - 30	2.00 - 4.00
Hard	31+	4.00+

NON-COHESIVE (GRANULAR) SOILS

RELATIVE DENSITY	BLOWS PER FOOT (N)
Very Loose	0 - 4
Loose	5 - 10
Firm	11 - 30
Dense	31 - 50
Very Dense	51+

DEGREE OF PLASTICITY	PI	DEGREE OF EXPANSIVE POTENTIAL	PI
None to Slight	0 - 4	Low	0 - 15
Slight	5 - 10	Medium	15 - 25
Medium	11 - 30	High	25+
High to Very High	31+		



GILES ENGINEERING ASSOCIATES, INC.

Important Information about This Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer

will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.*

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

Most of the “Findings” Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site’s subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual site-wide subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

This Report’s Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals’ misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals’ plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note*

conspicuously that you’ve included the material for information purposes only. To avoid misunderstanding, you may also want to note that “informational purposes” means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled “limitations,” many of these provisions indicate where geotechnical engineers’ responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a “phase-one” or “phase-two” environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer’s services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, *proper implementation of the geotechnical engineer’s recommendations will not of itself be sufficient to prevent moisture infiltration.* Confront the risk of moisture infiltration by including building-envelope or mold specialists on the design team. *Geotechnical engineers are not building-envelope or mold specialists.*



GEOPROFESSIONAL
BUSINESS
ASSOCIATION

Telephone: 301/565-2733

e-mail: info@geoprofessional.org www.geoprofessional.org

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Exhibit 11 – Engineer’s Opinion of Probable Cost (“EOPC”) for Stormwater Components

ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST FOR SURETY

(Site Drainage Improvements)

Project: Springs at Mundelein
Location: SW CORNER OF BUTTERFIELD RD & HUNTINGTON DR
Date: April 2, 2024

1.00	EARTHWORK - MASS GRADING & SITE RESTORATION	QUANTITY	UNITS	PRICE	COST
1.10	Structural Material				
1.11	Clay Cut to Structural Fill	31,560	CY	\$ 3.75	\$ 118,350.00
1.12	Subgrade Preparation	38,700	SY	\$ 1.00	\$ 38,700.00
1.20	Non-Structural Material				
1.21	Topsoil Strip to Stockpile	15,500	CY	\$ 5.00	\$ 77,500.00
1.22	Topsoil Respread from Stockpile	4,200	CY	\$ 3.00	\$ 12,600.00
1.30	Site Stabilization				
1.31	Final Stabilization [BUDGET]	1	LS	\$ 120,000.00	\$ 120,000.00
Subtotal Earthwork					\$ 367,150.00

2.00	EROSION CONTROL	QUANTITY	UNITS	PRICE	COST
2.10	Erosion Control				
2.11	Construction Entrance	1	EA	\$ 3,000.00	\$ 3,000.00
2.12	Temporary Erosion Control Blanket	10,700	SY	\$ 2.75	\$ 29,425.00
2.13	Turf Reinforcement Mat	150	SY	\$ 7.50	\$ 1,125.00
2.14	Temporary Seeding [BUDGET]	10	AC	\$ 1,000.00	\$ 10,200.00
2.15	Rip Rap	45	SY	\$ 30.00	\$ 1,350.00
2.20	Sediment Control				
2.21	Inlet Filter Baskets	42	EA	\$ 125.00	\$ 5,250.00
2.22	Silt Fence Installation	3,200	LF	\$ 3.00	\$ 9,600.00
2.23	Temporary Stand Pipe	1	EA	\$ 2,250.00	\$ 2,250.00
2.30	Miscellaneous				
2.31	Temporary Concrete Washout	1	EA	\$ 500.00	\$ 500.00
2.32	Street Sweeping & Dust Control	1	LS	\$ 3,500.00	\$ 3,500.00
2.33	Tree Protection	3	EA	\$ 250.00	\$ 750.00
2.34	Construction Fencing	700	LF	\$ 5.00	\$ 3,500.00
Subtotal Erosion Control					\$ 70,450.00

3.00	STORM SEWER SYSTEM	QUANTITY	UNITS	PRICE	COST
3.10	Storm Sewer				
3.11	4" Underdrain	250	LF	\$ 15.00	\$ 3,750.00
3.12	12" ADS N-12	450	LF	\$ 30.00	\$ 13,500.00
3.13	15" ADS N-12	518	LF	\$ 33.00	\$ 17,094.00
3.14	18" HDPE	395	LF	\$ 45.00	\$ 17,775.00
3.15	24" HDPE	869	LF	\$ 50.00	\$ 43,450.00
3.16	30" HDPE	183		\$ 65.00	
3.17	36" HDPE	50	LF	\$ 75.00	\$ 3,750.00
3.20	Storm Structures				
3.21	18" FES w/Grate	1	EA	\$ 2,600.00	\$ 2,600.00
3.22	24" FES w/Grate	1	EA	\$ 3,600.00	\$ 3,600.00
3.23	36" FES w/Grate	1	EA	\$ 4,500.00	\$ 4,500.00
3.24	2" Inlet	15	EA	\$ 1,500.00	\$ 22,500.00
3.25	4" Diameter Storm Manhole	22	EA	\$ 1,900.00	\$ 41,800.00
3.26	5" Diameter Storm Manhole	12	EA	\$ 2,400.00	\$ 28,800.00
3.27	4" Diameter Storm Catch Basin	12	EA	\$ 2,800.00	\$ 33,600.00
3.28	Outlet Control Structure	1	EA	\$ 6,750.00	\$ 6,750.00
3.29	Water Quality Structure	2	EA	\$ 8,500.00	\$ 17,000.00
3.30	Miscellaneous				
3.31	Trench Backfill	1,750	LF	\$ 29.50	\$ 51,625.00
3.32	Construct Manhole over Existing Storm Sewer	2	EA	\$ 3,000.00	\$ 6,000.00
Subtotal Storm Sewer System					\$ 318,094.00

SUMMARY					
1.00	EARTHWORK - MASS GRADING & SITE RESTORATION			\$	367,150.00
2.00	EROSION CONTROL			\$	70,450.00
3.00	STORM SEWER SYSTEM			\$	318,094.00
TOTAL					\$ 755,694.00
10% CONTINGENCY					\$ 75,569.40
TOTAL					\$ 831,263.40

This Engineer's Opinion of Probable Construction Cost is based upon the Final Engineering Plans prepared by Kimley-Horn dated April 2nd, 2024. Because the Consultant does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of its experience and represent its judgment as an experienced and qualified professional, familiar with the industry. The Consultant cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Consultant's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

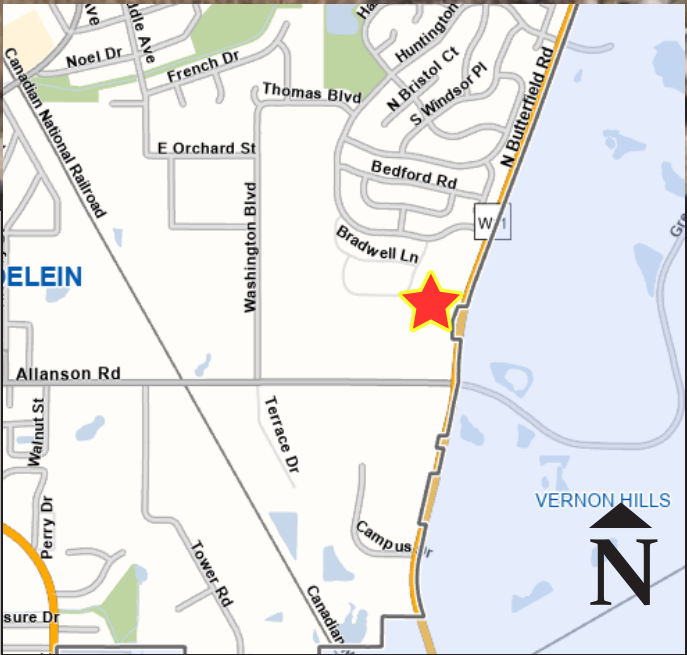
Notes:

- This estimate excludes building costs.
- This estimate excludes survey construction layout.
- This estimate does not include any permit fees, roadway impact fees and/or connection fees for any utility or city services
- This estimate excludes off-site roadway or utility improvement costs. Items to be provided under separate cover for Lake County DOT for Butterfield Roadway Improvements
- This estimate does not include soft cost fees.
- This estimate excludes General Conditions



Exhibit 12 – Drain Tile Survey

Location Map: 300, 400, and 450 S. Butterfield Road



Legend

Subject Property



To: Mayor and Board of Trustees

From: Colleen Malec
Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of June 10, 2024

Subject: AN ORDINANCE GRANTING A SPECIAL USE PERMIT WITH CONDITIONS FOR AN
OUTDOOR STORAGE YARD ON THE PROPERTY LOCATED AT 1290 TOWNLINE ROAD,
MUNDELEIN, ILLINOIS

Financial Impact:

N/A

Attachments:

1. Exhibit A - 1290 Townline - Legal Description
2. Exhibit B - Site Improvements

Background:

On April 22, 2024, the Village Board considered a Special Use request for an Outdoor Storage Yard at 1290 Townline Road and authorized Staff to prepare an Ordinance granting said Special Use Permit, with certain conditions.

Recommendation:

Motion to Pass an Ordinance granting a special use permit with conditions for an outdoor storage yard on the property located at 1290 Townline Road, Mundelein, Illinois.

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

I, Karen Walsh, certify that I am the duly elected Municipal Clerk for the Village of Mundelein, Lake County, Illinois.

I further certify that on the Corporate Authorities of such Village passed and approved:

Ordinance No. O-24-06-25
which is entitled

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT WITH CONDITIONS FOR AN OUTDOOR STORAGE
YARD ON THE PROPERTY LOCATED AT 1290 TOWNLINE ROAD, MUNDELEIN, ILLINOIS**

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on June 11, 2024 and was posted for at least ten days thereafter.

Copies of such Ordinance are available for public inspection upon request in the Customer Service Office.

Dated at Mundelein, Illinois on 6/11/2024.

Village Clerk

ORDINANCE NO. O-24-06-25

AN ORDINANCE GRANTING A SPECIAL USE PERMIT WITH CONDITIONS FOR AN OUTDOOR STORAGE YARD ON THE PROPERTY LOCATED AT 1290 TOWNLINE ROAD, MUNDELEIN, ILLINOIS

AN ORDINANCE GRANTING A SPECIAL USE PERMIT WITH CONDITIONS FOR AN OUTDOOR STORAGE YARD ON THE PROPERTY LOCATED AT 1290 TOWNLINE ROAD, MUNDELEIN, ILLINOIS

WHEREAS, the Village of Mundelein, Lake County, Illinois, is a home rule municipality as contemplated under Article VII, Section 6, of the Constitution of the State of Illinois, and the passage of this Ordinance constitutes an exercise of the Village's home rule powers and functions as granted in the Constitution of the State of Illinois; and

WHEREAS, an application has been filed by Townline Properties LLC ("Petitioner"), requesting that a Special Use Permit be granted, pursuant to Section 20.40.020, for an Outdoor Storage yard at 1290 Townline Road, Mundelein, Illinois, the legal description of which is attached hereto and made part hereof as **Exhibit A**, (the "Subject Property"); and

WHEREAS, pursuant to notice as provided by statute and ordinance, a public hearing was held on January 3, 2024 and April 3, 2024, by the Mundelein Planning and Zoning Commission; and

WHEREAS, the Mundelein Planning and Zoning Commission made findings of fact and, by a vote of 5-0, recommended that said Special Use Permit be approved by the Village Board of Trustees, with certain conditions; and

WHEREAS, at the Village Board meeting on April 22, 2024, the Mundelein Village Board of Trustees accepted the findings of fact and determined that it was in the best interests of the Village to grant approval of the Special Use Permit.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, COUNTY OF LAKE, STATE OF ILLINOIS as follows:

SECTION I: A Special Use Permit pursuant Section 20.40.020 is hereby granted to Townline Properties LLC to operate an Outdoor Storage Yard at 1290 Townline Road, Mundelein, Illinois with the following conditions:

1. For as long as the outdoor storage yard is operational, the applicant shall establish a business entity to manage the outdoor storage yard rental, shall occupy a unit with accessible rental documentation on-site, and shall maintain a valid business registration with the Village.
2. No other entities or businesses shall utilize the outdoor storage yard for storage other than the applicant, on-site tenants, and customers of the applicant.
3. Outdoor storage is limited to recreational vehicles, boats, operable vehicles with license plates, and small trailers. Other items are not permitted, including but not limited to: landscape supplies, materials, construction equipment, inoperable vehicles, shipping containers, and semi-truck trailers.
4. Motor vehicle repair, motor vehicle aftermarket enhancements, and maintenance to recreational vehicles is not permitted outdoors within the storage yard or adjacent parking area.

5. The permitted stored items (recreational vehicles and boats) may exceed the height of the required screening fence or wall.
6. If it is found that Parcel three extends into the Village ROW on Leighton Tower Road, then that portion of the property must be dedicated to the Village.
7. No outdoor storage shall commence until the site improvements are completed as shown in **Exhibit B**, which is attached hereto and made part hereof.
8. A cross access easement agreement between parcel one and two is to be recorded to grant parcel two access to Townline Road.
9. Wetlands area, enclosure fencing, and stormwater detention subject to Village Engineering and staff approvals.
10. The Special Use shall expire one year after ordinance approval. Upon expiration, the Village Board should evaluate compliance with conditions and code requirements, and at their discretion, may extend said expiration date or cause the Special Use to become permanent.

SECTION II: The report, recommendations, and findings of fact of the Mundelein Planning and Zoning Commission on the question of the zoning requests made by Petitioner for the Property are hereby accepted.

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

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

SECTION V: This ordinance shall be in full force and effect (i) from and after its passage, approval, filing and publication in pamphlet form (which publication is hereby authorized), as provided by law.

XXX this 10th day of June 2024 by a roll call vote as follows:

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, June 10, 2024

APPROVED: Monday, June 10, 2024

ATTEST: _____

Village Clerk

LEGAL DESCRIPTION

COMMONLY KNOWN AS: 1290 Townline Road, IL 60060

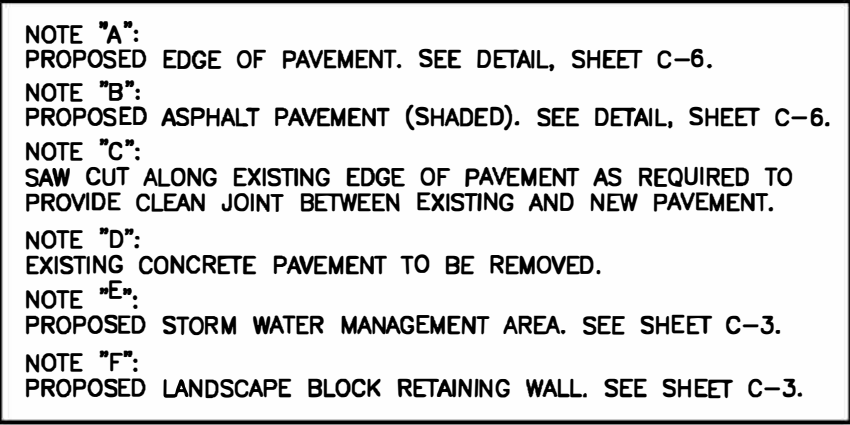
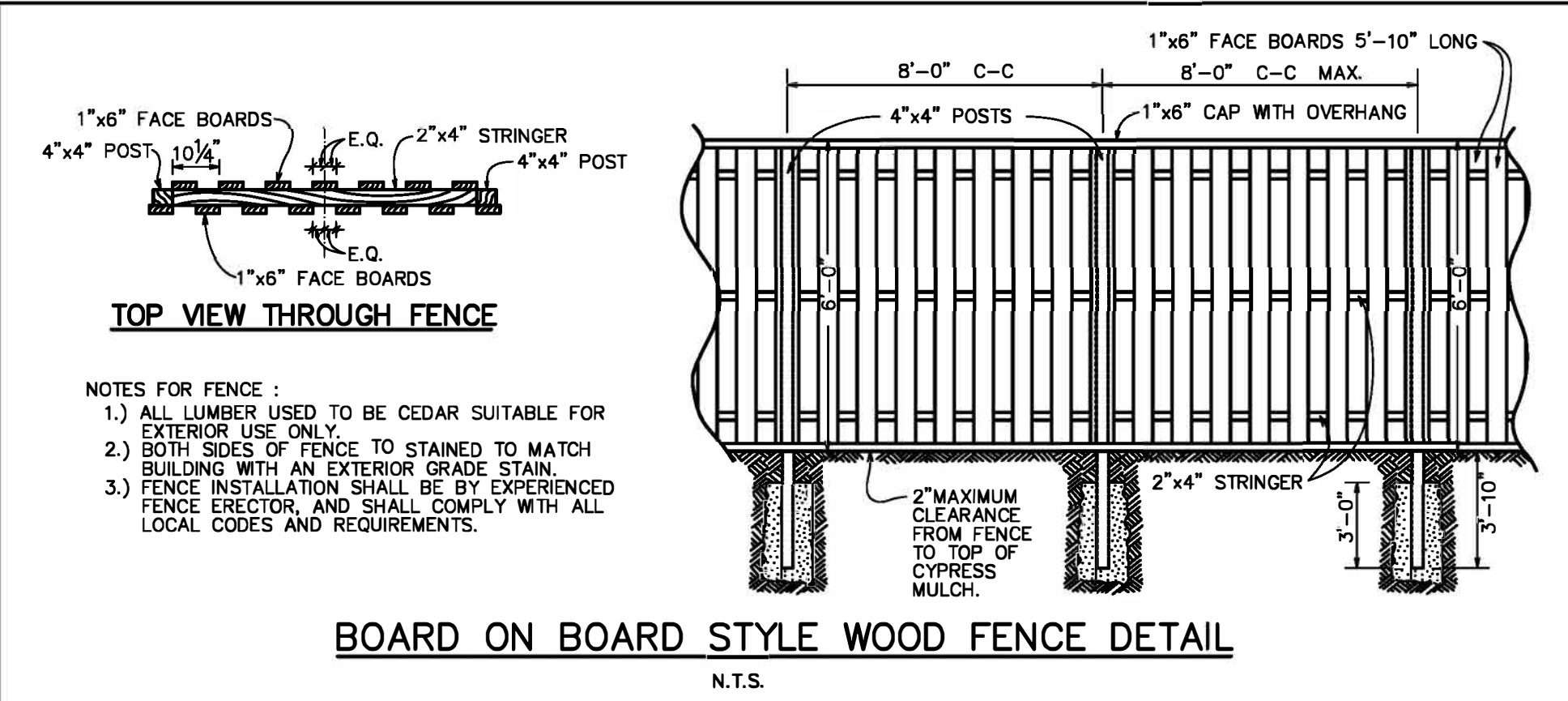
PIN: 11-32-300-018 (Parcel 2)

LEGAL DESCRIPTION:

PARCEL 1: THE SOUTH 450 FEET OF THE EAST 100 FEET OF THE WEST 450 FEET (EXCEPT THAT PART THEREOF DEDICATED FOR ROAD PER DOCUMENT 339736 RECORDED NOVEMBER 27, 1929 ALSO EXCEPT THAT PART THEREOF CONVEYED PER DOCUMENT 2624246 RECORDED OCTOBER 22, 1987) OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 329 FEET OF THE SOUTH 779 FEET OF THE EAST 363.11 FEET OF THE WEST 713.11 FEET OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PARCEL 3: THE NORTH 20 FEET OF THE SOUTH 470 FEET OF THE WEST 350 FEET OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.



SPECIAL NOTE:
Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.

EXHIBIT B

SITE PLAN
NEW PAVED OUTDOOR STORAGE AREA
1290 TOWNLINE ROAD
MUNDELEIN, ILLINOIS

[illegible]

To: Mayor and Board of Trustees

From: Adam Boeche, Director of Public Works and Engineering

For: Village Board Meeting of June 10, 2024

Subject: B20 Club

Financial Impact:

N/A

Attachments:

1. Certificate - Mundelein

Background:

Recently, Dan Friberg, the Village's Fleet Supervisor, applied for membership in the B20 Club of Illinois and successfully achieved membership. The club is an affirmation of an environmental push toward biodiesel and a commitment to cleaner burning fuels. In order to qualify, an organization has to demonstrate a commitment to biodiesel through a specific amount purchased or used every year. Based on the data presented to the USEPA, the Village reduced its impact on the environment by preventing the release of 89,942 pounds of carbon dioxide equivalents into the atmosphere by using B20 fuels as compared to standard diesel products. The Village joins an exclusive group of only six other municipalities in Illinois that have been able to qualify as full members of this club through their use of biodiesel.

Recommendation:

CERTIFICATE OF MEMBERSHIP

PRESENTED TO:

VILLAGE OF MUNDELEIN



Bailey Arnold, Lead, B20 Club of Illinois

APRIL 29, 2024

Date Presented



A BOARD PROCLAMATION RECOGNIZING THE MONTH OF JUNE AS LGBTQ PRIDE MONTH

WHEREAS, the Village of Mundelein is a diverse and welcoming community and an exceptional place to live, learn, work, play, and raise a family; and

WHEREAS, every person should be able to live without fear of prejudice, discrimination, violence, and hatred based on race, religion, gender identity, or sexual orientation; and

WHEREAS, the month of June is celebrated nationally as Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ) Pride Month; and

WHEREAS, the Village of Mundelein is strengthened by, and thrives upon, the rich diversity of ethnic, cultural, racial, gender, and sexual identities of its residents and visitors, all of which contribute to the vibrant character of our community.

NOW, THEREFORE, BE IT PROCLAIMED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, that the month of June is recognized as LGBTQ Pride Month.

PROCLAIMED, this 10th day of June 2024 in the Village of Mundelein, Lake County, Illinois.

ATTEST:

Village Clerk

Mayor

To: Mayor and Board of Trustees

From: Adam Boeche, Director of Public Works and Engineering

For: Village Board Meeting of June 10, 2024

Subject: Fire Station #1 Generator Replacement

Financial Impact:

\$198,110 - 100-48299-260 - Other Building / Facilities

Attachments:

1. Exhibit A - Proposal

Background:

The generator at Fire Station #1 is at the end of its life cycle and must be replaced. D&B Power Associates has provided a proposal for a turnkey generator replacement project. This includes coordinating all the necessary contractors needed to complete this project in a professional, safe, and timely manner. D&B Power Associates successfully replaced the generator at Fire Station #2 in 2023.

Recommendation:

Motion to Adopt a resolution waiving bids, accepting a proposal from D&B Power Associates, Inc., St. Charles, IL, for the replacement of the Fire Station #1 generator, and approve purchase order number 13765 in the amount of \$198,110.

I hereby certify that the attached is an original of
Resolution No. R-24-05-27
that said Resolution was adopted on **June 10, 2024**,
that it was posted in the Village Hall commencing on
6/11/2024 and for at least 10 days
thereafter. Copies are available for public inspection
upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-24-05-27

A RESOLUTION WAIVING BIDS, ACCEPTING A PROPOSAL FROM D&B POWER ASSOCIATES, INC., ST. CHARLES, IL, FOR THE REPLACEMENT OF THE FIRE STATION #1 GENERATOR, AND TO APPROVE A PURCHASE ORDER IN THE AMOUNT OF \$198,110.

WHEREAS, Illinois Compiled Statutes 65 ILCS 5/8-9-1 provides that a contract in which the expense to be incurred by a municipality exceeds \$25,000 shall be competitively bid, except that such contract may be entered into by the proper municipal officers without advertising for bids if authorized by a vote of two-thirds (2/3) of all Trustees then holding office; and

WHEREAS, Section 3.04.020 of the Mundelein Municipal Code provides that a contract in which the expense to be incurred by the Village exceeds \$20,000 may be entered into without advertising for bids if authorized by a vote of two-thirds (2/3) of all Trustees then holding office; and

WHEREAS, the generator at Fire Station #1 has reached the end of its life cycle; and

WHEREAS, funds are budgeted for the replacement of the generator in FY25; and

WHEREAS, D&B Power Associates, Inc. has submitted a proposal, **Exhibit A**, to perform the generator replacement; and

WHEREAS, D&B Power Associates, Inc. is the preferred vendor because they provide a turn-key project, coordinate all other contractors, and have successfully completed a similar generator project for the Village; and

WHEREAS, awarding a contract to D&B Power Associates, Inc. for this work provides the most effective and cost-efficient project.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION I: The formal competitive bidding process provided in Section 3.04.020 of the Mundelein Municipal Code, and the Illinois Compiled Statutes 65 ILCS 5/8-9-1, is hereby waived for the replacement of the generator at Fire Station #1.

SECTION II: The proposal submitted by D&B Power Associates, Inc. for the project in the cumulative amount of \$198,110.00, a copy of which is attached hereto, is accepted.

SECTION III: A purchase order in the amount of \$198,110.00 is hereby approved.

xxx this 10th day of June 2024 by a roll call vote.

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None

SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

Proposal/Contract	Notes:
To: John Lopez Company: Village of Mundelein Email/Fax: jlopez@mundelein.org Date: 5/22/24 Subject/Project: FS #1 Generator Replacement Project	

Qty	Part Number/Description	Extended Price
1	Kohler KG200 – FD #1 200kW NG 120/208V Indoor NFPA 110 -RSA III Remote Annunciator panel -Factory 5x8 Commissioning/Testing Services	
1	Contracted Services (Electrical/Riggers/Mechanical): Removal 1. Disconnect power and control wiring from existing generator back to junction box. 2. Disconnect gas feed and regulator. 3. Disconnect existing exhaust system to muffler. Existing muffler to remain for reuse. 4. Disconnect existing exhaust shroud and damper controls. 5. Reg-out (1) existing generator and disconnect component out to ARS trailer for disposal. 6. Disconnect and remove weatherproof enclosure and dispose of to ARS trailer. Installation 1. ARS to receive generator purchased by others to their warehouse to stage for delivery. 2. Rig in (1) 4,500# generator to existing mezzanine pad and set in place. 3. Extend existing feeder and control wiring to new generator and make all terminations. 4. Extend existing conduit and wiring for remote annunciator, battery charger and block heater and make all terminations. 5. Provide labor to install cabling provided by others to perform a 4 hour load bank test. Remove cabling when complete. 6. Provide and install new gas regulator and make final connection to generator. 7. Provide new exhaust shroud to existing louver, including duct flex connector. 8. Provide new exhaust piping to existing muffler, including installation. 9. Reconnect existing damper control wiring. 10. Provide labor for start-up and testing.	
1	Freight from Kohler Factory Direct to ARS Warehouse (Riggers)	
Project Total:		\$198,110

Notes:

1. Removal of the following by others.
 - All engine fluids are to be drained and disposed of by others.
 - Removal and reinstallation of ceilings and lighting fixtures are by others.
 - Removal and reinstallation of existing railing is by others.
 - Removal of garage exhaust piping is by others.

Exclusions

1. Permit fees.
2. Premium time.
3. Additional Scope not listed above.
4. Engineer stamped drawings.
5. Modifications to existing ATS switch.

Terms and Conditions: *FREIGHT: INCLUDED to jobsite rigging by contractor*, FOB: Factory. **QUOTE VALID: 30 DAYS.** **Payment Terms: 20% Due Upon Order/70% Due Net 30 From Ship Date/ 10% Due Upon Project Completion.** Price does not include sales tax or permit fees if applicable. Partial retention not permitted. Complete D&B Power Assoc. Inc. terms and conditions can be found [Here](#) Price includes items listed in above Bill of materials only. Order cancellations or product returns are subject to restocking charges or may not be returnable. Thank you for considering D&B Power Associates.

Customer Signature:

Purchase Order #:

Date:

Prepared By: Mike Cox
President/Critical Infrastructure Consultant

To: Mayor and Board of Trustees

From: Vanna Jankowski, Finance Clerk
Linda Miller, Finance Director

For: Village Board Meeting of June 10, 2024

Subject: Governing Body

Financial Impact:

\$3,351,781.57

Attachments:

1. Governing Body

Background:

The Village's Bill Approval Policy requires bill approval at each board meeting. Board approval is respectfully requested. The full Governing Body Report has been posted on the Village's internet.

Recommendation:

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between May 14, 2024 and ending June 10, 2024 in the amount of \$3,351,781.57.



GOVERNING BODY

DISBURSEMENTS REPORT

JUNE 10, 2024

apaivckdt2 vjankowski
14:01 06/05/24
Fund: 100 CORPORATE
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Department: NON DEPARTMENTAL							
Program:							
Account: 100-25100-000		CREDIT CARD PAYABLE					
227 BANKCARD PROCESSING CTR	2024	CC APR 2024	0	0	N	04/30/24	20,687.90
Account: 100-26080-000		HEALTH INSURANCE PAYABLE					
10905 BESTCO UA	2025	06012024	13673	1	N	05/28/24	13,342.12
14237 INTERGOVERNMENTAL PERSONNEL	2025	06012024	13671	1	N	05/31/24	323,033.64
Account: 100-32710-000		BLDG\POLICE COURT FINES					
14108 MUNICIPAL COLL OF AMERICA INC	2024	64462	13791	1	N	04/30/24	2,563.62
Totals for department							359,627.28
Department: 100 CORP REVENUE ORG							
Program:							
Account: 100-32205-100		AMBULANCE SERVICES					
7787 BLUE CROSS BLUE SHIELD IL	2024	MDIL-23-3169	13699	1	N	04/30/24	2,056.95
Remarks: PISKUN-RUN: MDIL-23-3169							
7787 BLUE CROSS BLUE SHIELD IL	2024	MDIL-23-3217:1	13698	1	N	04/30/24	2,030.80
Remarks: LUDWIG-RUN: MDIL-23-3217:1							
7787 BLUE CROSS BLUE SHIELD IL	2024	MDIL-24-197:1	0	0	N	01/15/24	222.20
Remarks: CARLSON-RUN: MDIL-24-197:1							
99998 NATIONAL GOVERNMENT SERVICES	2024	NGS-MDIL2313361	0	0	Y	04/30/24	383.57
Remarks: MUELLER-RUN: MDIL-23-1336:1							
99998 UNITED WORLD LIFE INSURANCE CO	2024	MOH-MDIL2313361	0	0	Y	04/30/24	97.85
Remarks: MUELLER-RUN: MDIL-23-1336:1							
Totals for department 100							4,791.37
Department: 101 HISTORICAL COMMISSION							
Program:							
Account: 100-46999-101		MISC OTHER SERVICES					
1435 MICHAEL FLYNN	2025	05022024	0	0	N	05/02/24	125.00
Totals for department 101							125.00
Department: 103 FOURTH OF JULY COMMISSION							
Program:							
Account: 100-46499-103		MISC PROFESSIONAL SERV					
8015 TODD DONNELLY	2025	05032024-7	0	0	N	05/28/24	1,200.00
10867 JOHN MICHAEL COPPOLA	2025	05032024-6	0	0	N	05/28/24	1,750.00
14273 ANNIES DIRTY LOOKS BAND	2025	05032024-8	0	0	N	05/28/24	1,200.00
Account: 100-47070-103		TOOLS/SUPPLIES					

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8442 MENARD, INC	2025	16958	0	0	N	05/29/24	59.98
14202 AMAZON CAPITAL SERVICES, INC.	2025	IGYJ-7JCK-DPTL	0	0	N	05/22/24	47.98
Account: 100-47510-103		MT MTLS BLDGS & GROUNDS					
13135 GRIMCO, INC	2025	32504875-01	0	0	N	05/07/24	281.99
13135 GRIMCO, INC	2025	32614549-01	0	0	N	05/28/24	203.97
Totals for department 103							-----4,743.92
Department: 105 POLICE/FIRE COMMISSION							
Program:							
Account: 100-46401-105		CORPORATE COUNSEL					
7985 OTTOSEN DINOLFO	2024	6620 13711		1	N	04/30/24	1,000.00
Account: 100-46410-105		CONSULTING SERVICES					
14187 NATIONAL TESTING NETWORK, INC	2024	14575 13255		1	N	04/30/24	2,500.00
Account: 100-46499-105		MISC PROFESSIONAL SERV					
446 CENTRAL POLYGRAPH SERVICE	2025	23813 13784		1	N	05/17/24	210.00
446 CENTRAL POLYGRAPH SERVICE	2025	23818 13784		1	N	05/20/24	210.00
446 CENTRAL POLYGRAPH SERVICE	2025	23822 13784		1	N	05/28/24	210.00
Account: 100-46999-105		MISC OTHER SERVICES					
2241 TRANS UNION LLC	2024	04400213 12322		2	N	04/28/24	71.94
6095 THOMSON REUTERS	2024	850123036 12130		2	Y	04/30/24	142.73
Totals for department 105							-----4,344.67
Department: 108 ARTS COMMISSION							
Program:							
Account: 100-47099-108		MISC SUPPLIES					
99998 GAIL T SMITH	2025	SMITH-5.30.24 13785		1	Y	05/20/24	84.97
Totals for department 108							-----84.97
Department: 109 BEAUTIFICATION COMMITTEE							
Program:							
Account: 100-46899-109		MISC COMMUNITY SERVICE					
1120 IRMA	2024	300244 0		0	N	04/30/24	125.00
3763 THE PRINTING FACTORY	2025	33481 0		0	N	05/21/24	89.00
Totals for department 109							-----214.00
Department: 111 EXECUTIVE							
Program:							
Account: 100-46415-111		COMPUTER SOFTWARE SUPPORT					

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14080 CIVICPLUS, LLC	2024	300592	13571	1	N	04/30/24	28,115.18
Account: 100-47099-111		MISC SUPPLIES					
365 BROGAN'S AWARDS & SPORTSWEAR	2024	05/10/2024	0	0	N	04/30/24	151.00
Totals for department 111							28,266.18
Department: 201 ADMINISTRATIVE							
Program:							
Account: 100-46305-201		PROFESSIONAL DUES					
1035 ILCMA	2025	CHECK REQUEST	0	0	N	05/01/24	462.25
Account: 100-46340-201		CONV/SCHOOLS/MTGS					
11942 LYNNE MONROE	2025	05012024	0	0	N	05/28/24	290.55
Account: 100-46499-201		MISC PROFESSIONAL SERV					
13680 EAGLE PRINTER, INC	2025	46897	0	0	N	05/16/24	225.00
Account: 100-46613-201		MT COPIERS					
6098 DE LAGE LANDEN FINCL SVCS INC	2024	82218579	0	0	N	03/18/24	533.32
6098 DE LAGE LANDEN FINCL SVCS INC	2025	82616206	0	0	N	05/17/24	347.00
6098 DE LAGE LANDEN FINCL SVCS INC	2025	82616236	0	0	N	05/17/24	533.32
6098 DE LAGE LANDEN FINCL SVCS INC	2025	82616236	0	0	N	05/17/24	26.67
9032 IMPACT NETWORKING LLC	2025	3220304	13747	1	N	05/01/24	2,228.52
9032 IMPACT NETWORKING LLC	2025	3220304	13747	2	N	05/01/24	70.66
Account: 100-46899-201		MISC COMMUNITY SERVICE					
1120 IRMA	2025	300243	13786	1	N	05/01/24	125.00
1268 LAKE COUNTY TREASURER	2025	5.30.24-MGP	13770	1	N	05/24/24	50.00
3160 MUNDELEIN COMMUNITY CONNECTION	2025	MCC ANNUAL	13576	1	N	05/01/24	25,000.00
Account: 100-46910-201		FREIGHT					
4390 GRAPHIC 14, INC.	2024	54157	0	0	N	04/30/24	5.00
9032 IMPACT NETWORKING LLC	2024	3204192	0	0	N	04/02/24	19.50
Account: 100-47013-201		COPIER SUPPLIES					
4390 GRAPHIC 14, INC.	2024	54157	0	0	N	04/30/24	1,272.60
Account: 100-47016-201		POSTAGE					
2253 U.S. POSTAL SERVICE	2025	03022024	13619	1	N	05/01/24	2,750.00
2253 U.S. POSTAL SERVICE	2025	05292024	0	0	N	05/30/24	700.00
Totals for department 201							34,639.39
Department: 202 ADMIN SERVICES							
Program:							
Account: 100-46410-202		CONSULTING SERVICES					
14280 CYBERCLAN	2025	1826	13703	1	N	05/30/24	126,210.00
Account: 100-46415-202		COMPUTER SOFTWARE SUPPORT					
5934 HARRIS COMPUTER SYSTEMS	2025	MUNMN0001853	13647	1	N	05/01/24	32,016.60
8769 MNJ TECHNOLOGIES DIRECT	2025	CINV004048095	13646	1	N	05/02/24	11,300.00
8769 MNJ TECHNOLOGIES DIRECT	2025	CINV004048095	13646	1	N	05/02/24	3,635.00
8769 MNJ TECHNOLOGIES DIRECT	2025	CINV004048095	13646	1	N	05/02/24	4,440.00
11295 BLACK BOX NETWORK	2025	9000019328	13643	1	N	05/07/24	5,154.64

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14092	2025	293952	13649	1	N	05/01/24	8,807.40
Account: 100-47012-202		COMPUTER SUPPLIES					
768 AT&T MOBILITY	2025	040967X06032024	0	0	N	05/25/24	359.99
8769 MNJ TECHNOLOGIES DIRECT	2024	CINV004047619	0	0	N	04/30/24	406.00
8769 MNJ TECHNOLOGIES DIRECT	2025	CINV004049660	0	0	N	05/15/24	85.00
Account: 100-47310-202		AMERITECH CHARGES					
7652 AT & T	2025	847949329405	0	0	N	05/22/24	485.77
8731 COMCAST	2025	362777X05012024	13799	1	N	05/10/24	1,397.74
8731 COMCAST	2025	661087X05012024	13798	1	N	05/29/24	1,454.65
11005 COMCAST	2024	199444078	0	0	N	04/30/24	10,253.09
11005 COMCAST	2025	201947979	0	0	N	05/15/24	10,253.09
Account: 100-47330-202		MOBILE PHONE CHARGES					
768 AT&T MOBILITY	2025	040917X06032024	0	0	N	05/25/24	3,903.75
768 AT&T MOBILITY	2025	040967X06032024	0	0	N	05/25/24	2,227.73
Totals for department 202							222,390.45
Department: 204 MARKETING							
Program:							
Account: 100-46340-204		CONV/SCHOOLS/MTGS					
11210 DAWN JENICH	2024	10302023	0	0	N	10/30/23	99.00
Account: 100-46499-204		PROFESSIONAL SERVICES					
14026 D. OLIVER DESIGN	2024	8624-1065	0	0	N	04/18/24	531.25
14026 D. OLIVER DESIGN	2024	8624-1071	0	0	N	04/12/24	403.75
14026 D. OLIVER DESIGN	2024	8624-1083	0	0	N	04/25/24	170.00
Account: 100-46998-204		GENERAL MARKETING					
1344 LITURGICAL PUBLICATIONS, INC.	2024	027762	0	0	N	04/04/24	1,098.00
Totals for department 204							2,302.00
Department: 205 HUMAN RESOURCES							
Program:							
Account: 100-46004-205		UNEMPLOYMENT INSURANCE					
8762 ILLINOIS DEPARTMENT	2024	CNXXX5263636886	13715	1	N	04/30/24	2,935.00
Account: 100-46499-205		MISCELLANEOUS PROFESSIONAL SER					
13210 PAYLOCITY CORP	2025	2052571	13672	1	N	05/20/24	5,311.62
Account: 100-46902-205		EMPLOYEES' AWARDS					
6794 PROMOTIONAL PRODUCTS CO-OP LLC	2024	PPP35624	0	0	N	10/13/23	585.50
Totals for department 205							8,832.12
Department: 231 FINANCE - ADMINISTRATION							
Program:							
Account: 100-46502-231		IRMA DEDUCTIBLE					

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1120	IRMA	2024	022024 DED	13677	1	N	02/29/24	19,746.96
1120	IRMA	2024	032024 DED	13738	1	N	03/31/24	11,597.82
Account: 100-46505-231								
1263	LAKE COUNTY COLLECTOR	2025	REAL ESTATE TAXES		1	N	05/02/24	2,354.80
Account: 100-46999-231								
11187	ROBERT HALF	2025	FY23TAXBILLS-1	13648	1	N	05/02/24	2,354.80
11187	ROBERT HALF	2025	MISC OTHER SERVICES		0	N	05/23/24	1,888.00
11187	ROBERT HALF	2025	63628271	0	0	N	05/23/24	1,888.00
11187	ROBERT HALF	2025	63655877	13792	1	N	05/30/24	2,212.50
Totals for department 231								37,800.08
Department: 240 LEGAL								
Program:								
Account: 100-46403-240								
7575	LALUZERNE & SMITH, LTD.	2024	PROSECUTING ATTORNEY		0	N	04/30/24	869.50
7575	LALUZERNE & SMITH, LTD.	2024	APRIL 2024	0	0	N	04/30/24	869.50
7575	LALUZERNE & SMITH, LTD.	2024	PD APRIL 2024	12103	1	N	04/01/24	13,070.00
Account: 100-46404-240								
11010	ZUKOWSKI ROGERS FLOOD MCARDLE	2024	SPECIAL COUNSEL		1	N	04/30/24	9,258.00
11010	ZUKOWSKI ROGERS FLOOD MCARDLE	2024	168469	13720	1	N	04/30/24	9,258.00
11010	ZUKOWSKI ROGERS FLOOD MCARDLE	2024	168470	0	0	N	04/30/24	46.25
11010	ZUKOWSKI ROGERS FLOOD MCARDLE	2024	168471	0	0	N	04/30/24	277.50
11010	ZUKOWSKI ROGERS FLOOD MCARDLE	2024	168472	0	0	N	04/30/24	1,900.00
11010	ZUKOWSKI ROGERS FLOOD MCARDLE	2024	168473	0	0	N	04/30/24	406.25
11010	ZUKOWSKI ROGERS FLOOD MCARDLE	2024	168474	0	0	N	04/30/24	1,637.50
11010	ZUKOWSKI ROGERS FLOOD MCARDLE	2024	168475	0	0	N	04/30/24	650.00
11010	ZUKOWSKI ROGERS FLOOD MCARDLE	2024	168476	13721	1	N	04/30/24	3,331.25
Totals for department 240								31,446.25
Department: 260 CAPITAL PROJECTS								
Program:								
Account: 100-46999-260								
13440	GARVEC LANDSCAPES AND	2024	MISC OTHER SERVICES		1	N	04/25/24	19,287.00
13440	GARVEC LANDSCAPES AND	2024	1994	13429	1	N	04/25/24	19,287.00
Account: 100-46410-260								
857	GEWALT HAMILTON ASSOC INC	2024	CONSULTING SERVICES		1	N	04/30/24	230.00
857	GEWALT HAMILTON ASSOC INC	2024	4485.033-12	12076	1	N	04/30/24	230.00
Account: 100-48410-260								
14228	LEADINGIT SOLUTIONS, INC	2025	COMPUTER EQUIPMENT		1	N	05/21/24	6,738.73
14228	LEADINGIT SOLUTIONS, INC	2025	136033	13746	1	N	05/21/24	6,738.73
14249	BS&A INTERMEDIATE LLC	2025	154389	13586	1	N	05/01/24	84,360.00
Account: 100-48799-260								
863	GLOBAL EQUIPMENT CO. INC.	2025	OTHER INFRASTRUCTURE IMPR		1	N	05/16/24	18,564.99
863	GLOBAL EQUIPMENT CO. INC.	2025	121904749	13411	1	N	05/16/24	18,564.99
Totals for department 260								129,180.72
Department: 281 BUILDING - ADMINISTRATION								
Program:								
Account: 100-46441-281								
PRINTING SERVICES								

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175	2025	58678	0	0	N	05/24/24	266.99
Account: 100-46511-281				ELEVATOR INSPECTION			
2210	2025	24-0982	0	0	N	05/14/24	1,419.00
Account: 100-47520-281				MT MTLs ADMIN VEHICLES			
4778	2024	937618	0	0	N	04/30/24	-150.99
4778	2024	937632	0	0	N	04/30/24	-150.99
4778	2025	940643	0	0	N	05/23/24	-343.86
Totals for department 281							-----1,040.15
Department: 301 POLICE - ADMINISTRATION							
Program:							
Account: 100-46305-301				PROFESSIONAL DUES			
1278	2025	MPD 2024	13704	1	N	05/07/24	2,050.00
5833	2025	2024-1	13742	1	N	05/01/24	500.00
Account: 100-46340-301				CONV/SCHOOLS/MTGS			
531	2025	INV43358	13737	1	N	05/17/24	1,860.00
3086	2025	REIMBURSEMENT	13731	2	N	05/16/24	53.99
14277	2025	0000742	13684	1	N	05/07/24	349.00
Account: 100-46415-301				COMPUTER SOFTWARE SUPPORT			
14270	2025	INV37-00610	13675	1	N	05/06/24	1,559.97
14270	2025	INV37-00610	13675	2	N	05/06/24	1,169.98
Account: 100-46423-301				NO IL CRIME LAB			
1705	2025	316	13601	1	N	05/01/24	49,078.00
Account: 100-46499-301				MISC PROFESSIONAL SERV			
2888	2025	7N003339	13756	1	N	05/22/24	800.00
3250	2024	15359	13777	1	N	04/30/24	235.60
4242	2024	27379	13760	1	N	04/30/24	35.00
4288	2024	042324	13716	1	N	04/23/24	150.00
4288	2025	051424	13725	1	N	05/14/24	150.00
4288	2025	052824	13778	1	N	05/28/24	150.00
7498	2024	20089	13653	1	N	04/30/24	370.00
12375	2025	122898	13615	1	N	05/06/24	50.00
Account: 100-46620-301				MT BUILDING & GROUNDS			
3326	2025	193838	13690	1	N	05/01/24	444.00
3663	2025	146994	13749	1	N	05/16/24	331.25
3843	2024	81528	12078	1	N	04/22/24	1,300.00
6733	2024	42348	12096	1	N	04/30/24	970.00
8705	2025	314522000	13610	1	N	05/04/24	19,046.00
11470	2025	14057	13730	4	N	05/30/24	800.00
14173	2025	907131752	13775	1	N	05/11/24	2,436.00
Account: 100-46669-301				MT OTHER EQUIPMENT			
11385	2025	80121296	13590	1	N	05/01/24	420.00
Account: 100-46910-301				FREIGHT			
5631	2025	I1700294	13697	4	N	05/21/24	60.00
6538	2025	2194232	13706	5	N	05/17/24	15.21
12245	2025	SOFTWARE UPDATE	13694	2	N	05/01/24	5.00
Account: 100-47013-301				COPIER SUPPLIES			

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4390 GRAPHIC 14, INC. Account: 100-47015-301	2024	54157	0	0	N	04/30/24	499.95
14202 AMAZON CAPITAL SERVICES, INC. Account: 100-47020-301	2025	1K6Y-FRCJ-9TPF	13797	2	N	05/28/24	329.63
14022 CAGUAX, LTD - MCDONALD'S #4532	2024	APRIL 2024	13762	1	N	04/30/24	12.95
14022 CAGUAX, LTD - MCDONALD'S #4532 Account: 100-47120-301	2024	PD MARCH 2024	13727	1	N	03/01/24	22.82
3086 TOM POYNOR Account: 100-47310-301	2025	REIMBURSEMENT	13731	1	N	05/16/24	85.00
6166 TECHNOLOGY MGMT REVOLVING FUND	2024	T2423870	12092	1	N	04/30/24	316.70
7652 AT & T Account: 100-47510-301	2025	847R18043504	13685	1	N	05/01/24	2,137.69
8305 HOME DEPOT CREDIT SVCS.	2024	6013668	13723	1	N	04/30/24	89.32
8305 HOME DEPOT CREDIT SVCS.	2025	8014233	13724	1	N	05/08/24	85.91
11470 GRIFFON SYSTEMS, INC	2025	14057	13730	1	N	05/30/24	648.00
11470 GRIFFON SYSTEMS, INC	2025	14057	13730	2	N	05/30/24	185.00
11470 GRIFFON SYSTEMS, INC Account: 100-47532-301	2025	14057	13730	3	N	05/30/24	250.00
105 ACE HARDWARE OF LIBERTYVILLE	2025	84132/6	0	0	N	05/01/24	7.19
5621 ADVANCE AUTO PARTS	2025	6965412940936	0	0	N	05/08/24	62.55
Totals for department 301							89,121.71
Department: 302 POLICE - COMMUNICATIONS							
Program:							
Account: 100-46422-302		LK CTY RADIO NETWORK					
6198 MOTOROLA SOLUTIONS	2025	8364620240403	13680	1	N	05/01/24	2,337.00
Totals for department 302							2,337.00
Department: 303 POLICE - COMMUNITY SERV.							
Program:							
Account: 100-46305-303		PROFESSIONAL DUES					
4780 NASRO	2025	M240529IL	13788	1	N	05/29/24	100.00
Account: 100-46372-303		PREVENTION EDUCATION MTLs					
14045 SHARON LIPPERT	2025	FACE PAINT NNO	13670	1	N	05/03/24	300.00
14202 AMAZON CAPITAL SERVICES, INC.	2025	1937-LQ7C-VN3Q	13616	1	N	05/12/24	483.94
14202 AMAZON CAPITAL SERVICES, INC.	2025	1937-LQ7C-VN3Q	13616	2	N	05/12/24	192.56
14202 AMAZON CAPITAL SERVICES, INC.	2025	1XN9-WJTF-C4D9	13755	1	N	05/22/24	687.32
14286 KARYNA CHAKMOUSKAYA	2025	NNO FACE PAINT	13782	1	N	05/13/24	250.00
14286 KARYNA CHAKMOUSKAYA	2025	NNO FACE PAINT	13782	2	N	05/13/24	200.00
Account: 100-46903-303		LAUNDRY SERVICES					
4798 MASTER CLEANERS	2024	PD APRIL 2024	13691	1	N	04/01/24	75.75
Totals for department 303							2,289.57
Department: 304 POLICE - INVESTIGATIONS							

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Account: 100-46415-304		COMPUTER SOFTWARE SUPPORT					
11470 GRIFFON SYSTEMS, INC	2025	14051	13584	1	N	05/07/24	1,950.00
Account: 100-46903-304		LAUNDRY SERVICES					
4798 MASTER CLEANERS	2024	PD APRIL 2024	13691	2	N	04/01/24	15.80
Account: 100-46999-304		MISC OTHER SERVICES					
2241 TRANS UNION LLC	2024	04400213	12322	1	N	04/28/24	71.94
6095 THOMSON REUTERS	2024	850123036	12130	1	Y	04/30/24	142.73
Account: 100-47015-304		OFFICE SUPPLIES					
14036 ODP BUSINESS SOLUTIONS, LLC	2024	364542048001	13511	1	N	04/26/24	82.18
Account: 100-48599-304		OTHER EQUIPMENT					
14279 FLOCK SAFETY	2025	INV-39779	13701	1	N	05/07/24	27,500.00
Totals for department 304							29,762.65
Department: 305 POLICE - PATROL							
Program:							
Account: 100-46340-305		CONV/SCHOOLS/MTGS					
1665 NORTH EAST MULTI-REGIONAL	2024	353306	13374	1	N	04/30/24	175.00
1665 NORTH EAST MULTI-REGIONAL	2025	353607	13595	1	N	05/20/24	300.00
8801 AUSTIN HURLEY	2025	REIMBURSEMENT	13741	1	N	05/13/24	65.30
14105 MICHAEL PYREK	2025	REIMBURSEMENT	13748	1	N	05/21/24	71.41
14284 STEPHANIE MANCILLA	2025	REIMBURSEMENT	13783	1	N	05/23/24	294.80
Account: 100-46644-305		MT PATROL VEHICLES					
1756 ATLAS CAR WASH	2024	APRIL 2024	13712	1	N	04/01/24	8.00
Account: 100-46903-305		LAUNDRY SERVICES					
4798 MASTER CLEANERS	2024	PD APRIL 2024	13691	3	N	04/01/24	111.30
Account: 100-47011-305		COMPUTER PROGRAMS					
12245 L.E.A DATA TECHNOLOGIES	2025	SOFTWARE UPDATE	13694	1	N	05/01/24	100.00
14081 911 TECH INC	2025	1605	13577	1	N	05/07/24	2,805.00
Account: 100-47015-305		OFFICE SUPPLIES					
14202 AMAZON CAPITAL SERVICES, INC.	2025	1K6Y-FRCJ-9TPF	13797	1	N	05/28/24	6.54
Account: 100-47099-305		MISC SUPPLIES					
2175 T.O.P.S. IN DOG TRAINING	2025	26920	13750	1	N	05/01/24	400.00
3174 PARTNERS AND PAWS	2025	134850	13726	1	N	05/09/24	99.49
5344 PAGE'S HEALTHY PAWS	2025	109808	13718	1	N	05/03/24	82.04
Account: 100-47120-305		CLOTHING ALLOWANCE					
1965 ROGAN SHOES INC.	2025	466941	13709	1	N	05/10/24	187.00
10310 J.G. UNIFORMS, INC	2024	125852	12699	1	N	01/08/24	9.00
10310 J.G. UNIFORMS, INC	2024	127168	13142	1	N	02/14/24	77.35
10310 J.G. UNIFORMS, INC	2024	127169	13053	1	N	02/14/24	250.60
10310 J.G. UNIFORMS, INC	2024	127169	0	0	N	02/14/24	113.40
10310 J.G. UNIFORMS, INC	2024	127170	13159	4	N	02/14/24	100.00
10310 J.G. UNIFORMS, INC	2024	127170	13159	5	N	02/14/24	88.00
10310 J.G. UNIFORMS, INC	2024	127170	13159	6	N	02/14/24	97.00
10310 J.G. UNIFORMS, INC	2025	130791	13606	1	N	05/09/24	145.85
Account: 100-47121-305		GUNS AND ACCESSORIES					

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5631	STREICHER'S INC	2025	I1700294	13697	3	N	05/21/24	325.00
6538	SHORE POWER INC.	2025	2194232	13706	1	N	05/17/24	21.10
6538	SHORE POWER INC.	2025	2194232	13706	2	N	05/17/24	152.28
6538	SHORE POWER INC.	2025	2194232	13706	3	N	05/17/24	8.48
6538	SHORE POWER INC.	2025	2194232	13706	4	N	05/17/24	9.76
Totals for department 305								-----6,103.70
Department: 306 POLICE - RECORDS								
Program:								
Account: 100-47015-306			OFFICE SUPPLIES					
14036	ODP BUSINESS SOLUTIONS, LLC	2024	364450069001	13510	1	N	04/25/24	680.71
14036	ODP BUSINESS SOLUTIONS, LLC	2024	364453376001	13510	1	N	04/25/24	89.28
Totals for department 306								-----769.99
Department: 321 FIRE - ADMINISTRATION								
Program:								
Account: 100-46305-321			PROFESSIONAL DUES					
5457	MABAS DIVISIONS 4	2025	2024-1	13661	2	N	05/01/24	300.00
5457	MABAS DIVISIONS 4	2025	2024-1	13661	3	N	05/01/24	391.00
5457	MABAS DIVISIONS 4	2025	2024-1	13661	4	N	05/01/24	2,250.00
Account: 100-46620-321			MT BUILDING & GROUNDS					
3326	LAKELAND ELEVATOR CORP	2025	194020	0	0	N	05/10/24	735.00
3910	ANDERSON PEST SOLUTIONS	2025	60734235	0	0	N	05/05/24	79.80
Account: 100-46903-321			LAUNDRY SERVICES					
4798	MASTER CLEANERS	2025	FD - APRIL/MAY	0	0	N	05/08/24	26.55
Account: 100-47011-321			COMPUTER PROGRAMS					
7309	SIMSUSHARE	2025	19547	0	0	N	05/09/24	495.00
12520	TARGET SOLUTIONS LEARNING	2025	INV92292	13660	1	N	05/01/24	3,308.40
12520	TARGET SOLUTIONS LEARNING	2025	INV92292	13660	2	N	05/01/24	149.00
14281	EPR SYSTEMS USA INC	2024	2405	0	0	N	04/30/24	500.00
Account: 100-47012-321			COMPUTER SUPPLIES					
9000	STAPLES ADVANTAGE	2025	6003195194	0	0	N	05/25/24	411.82
Account: 100-47013-321			COPIER SUPPLIES					
4390	GRAPHIC 14, INC.	2024	54157	0	0	N	04/30/24	181.80
Account: 100-47015-321			OFFICE SUPPLIES					
9000	STAPLES ADVANTAGE	2025	6002316783	0	0	N	05/11/24	49.86
9000	STAPLES ADVANTAGE	2025	6003195194	0	0	N	05/25/24	23.98
Account: 100-47030-321			JANITORIAL SUPPLIES					
8305	HOME DEPOT CREDIT SVCS.	2025	2014566	0	0	N	05/14/24	169.19
Account: 100-47070-321			TOOLS/SUPPLIES					
105	ACE HARDWARE OF LIBERTYVILLE	2025	84162/6	0	0	N	05/04/24	10.06
8305	HOME DEPOT CREDIT SVCS.	2025	9622837	0	0	N	05/17/24	74.70
9000	STAPLES ADVANTAGE	2025	6002316783	0	0	N	05/11/24	65.10
Account: 100-47120-321			CLOTHING ALLOWANCE					

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10840	THE LOCKER SHOP	2025	123924	0	0	N	05/08/24	158.00
Account: 100-47310-321			AMERITECH CHARGES					
7652	AT & T	2025	847566738505	0	0	N	05/22/24	241.91
Totals for department 321								9,621.17
Department: 323 FIRE - FIRE OPERATIONS								
Program:								
Account: 100-46340-323			CONV/SCHOOLS/MTGS					
14283	MCHENRY TOWNSHIP FIRE	2024	000275	0	0	N	04/30/24	500.00
Account: 100-46417-323			CONTRACTUAL FF/PARAMEDICS					
1422	METRO PARAMEDIC SERVICES	2025	24-171526	13659	1	N	05/13/24	42,436.50
Account: 100-47070-323			TOOLS/SUPPLIES					
105	ACE HARDWARE OF LIBERTYVILLE	2025	84306/6	0	0	N	05/22/24	12.35
985	HINCKLEY SPRINGS	2024	11006531 042524	0	0	N	03/28/24	213.74
3994	DIRECT FITNESS	2024	0589316-IN	0	0	N	04/23/24	350.00
3994	DIRECT FITNESS	2024	0589318-IN	0	0	N	04/24/24	250.00
14282	THE BLOWHARD CO, LLC	2024	18836	0	0	N	04/21/24	690.00
Account: 100-47351-323			RADIO SERVICING					
6198	MOTOROLA SOLUTIONS	2025	8364520240403	0	0	N	05/01/24	1,778.00
6198	MOTOROLA SOLUTIONS	2025	8364620240403	0	0	N	05/01/24	164.00
Totals for department 323								46,394.59
Department: 324 FIRE - RESQUE OPERATIONS								
Program:								
Account: 100-46370-324			PARAMEDIC TRAINING					
13310	NORTHWESTERN MEMORIAL	2025	3500003291	13708	1	N	05/01/24	5,100.00
Account: 100-46451-324			SPECIAL TEAM ASSESSMENT					
5457	MABAS DIVISIONS 4	2025	2024-1	13661	1	N	05/01/24	6,047.00
Account: 100-47040-324			TRAUMA UNIT SUPPLIES					
9468	MEDLINE INDUSTRIES, LP	2025	2320610591	0	0	N	05/29/24	1,351.44
Account: 100-47522-324			MT MTLS AMBULANCES					
1456	MIDWEST HOSE AND FITTINGS INC	2024	233874	0	0	N	04/24/24	14.88
Totals for department 324								12,513.32
Department: 325 FIRE - EMERGENCY DISASTER								
Program:								
Account: 100-47310-325			AMERITECH CHARGES					
7652	AT & T	2025	847940960605	0	0	N	05/01/24	625.73
Totals for department 325								625.73
Department: 410 PUBLIC WORKS ADMIN								

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Program:							
Account: 100-46410-410		CONSULTING SERVICES					
180 CLARKE ENVIRONMENTAL	2025	001032560	13635	1	N	05/16/24	13,950.00
180 CLARKE ENVIRONMENTAL	2025	001032775	13635	1	N	05/27/24	13,950.00
Account: 100-46415-410		COMPUTER SOFTWARE SUPPORT					
12785 MSDSONLINE, INC	2025	311072	13754	1	N	05/30/24	2,999.00
Account: 100-46613-410		MT COPIERS					
11745 IMAGING ESSENTIALS INC	2025	CONTINV008145	0	0	N	05/10/24	305.00
Account: 100-47013-410		COPIER SUPPLIES					
4390 GRAPHIC 14, INC.	2024	54157	0	0	N	04/30/24	90.90
Account: 100-47015-410		OFFICE SUPPLIES					
14202 AMAZON CAPITAL SERVICES, INC.	2025	1HPV-WQKY-9XKK	0	0	N	05/22/24	17.59
Account: 100-47070-410		TOOLS/SUPPLIES					
8577 IVANHOE NURSERY	2025	6050	0	0	N	05/07/24	245.00
Account: 100-47120-410		CLOTHING ALLOWANCE					
6794 PROMOTIONAL PRODUCTS CO-OP LLC	2024	PPP-36024	0	0	N	04/23/24	214.25
Account: 100-48420-410		COMMUNICATION EQUIPMENT					
768 AT&T MOBILITY	2024	40967X06032024B	0	0	N	04/30/24	359.99
Totals for department 410							32,131.73
Department: 420 FACILITY MAINTENANCE							
Program:							
Account: 100-46510-420		CUSTODIAL SERVICE					
5008 BEST QUALITY FACILITY SRV, LLC	2025	49930	13640	1	N	05/20/24	5,350.00
Account: 100-46599-420		MISC PROPERTY SERVICES					
3910 ANDERSON PEST SOLUTIONS	2025	61841349	0	0	N	06/02/24	66.95
Account: 100-46620-420		MT BUILDING & GROUNDS					
3910 ANDERSON PEST SOLUTIONS	2025	60737636	0	0	N	05/16/24	227.47
5851 LAKE COUNTY DOOR CO.	2024	001425	0	0	N	04/26/24	280.00
Account: 100-46899-420		MISC COMMUNITY SERVICE					
105 ACE HARDWARE OF LIBERTYVILLE	2024	083965/6	0	0	N	04/08/24	4.30
8305 HOME DEPOT CREDIT SVCS.	2025	1014657	0	0	N	05/15/24	69.94
8305 HOME DEPOT CREDIT SVCS.	2024	6013661	0	0	N	04/30/24	105.06
8305 HOME DEPOT CREDIT SVCS.	2024	6013708	0	0	N	04/30/24	387.67
8305 HOME DEPOT CREDIT SVCS.	2024	6210623	0	0	N	04/30/24	-80.94
8442 MENARD, INC	2025	15807	0	0	N	05/07/24	38.97
Account: 100-47015-420		OFFICE SUPPLIES					
14202 AMAZON CAPITAL SERVICES, INC.	2025	1P7G-4X4F-D79W	0	0	N	05/19/24	8.49
Account: 100-47070-420		TOOLS/SUPPLIES					
8305 HOME DEPOT CREDIT SVCS.	2025	2014563	0	0	N	05/14/24	164.88
Account: 100-47120-420		CLOTHING ALLOWANCE					
205 CUTLER WORKWEAR	2025	PS-INV033855	0	0	N	05/01/24	179.95
205 CUTLER WORKWEAR	2025	PS-INV033856	0	0	N	05/01/24	161.95
205 CUTLER WORKWEAR	2025	PS-INV034155	0	0	N	05/09/24	80.98
1965 ROGAN SHOES INC.	2025	466877	0	0	N	05/09/24	165.75
6794 PROMOTIONAL PRODUCTS CO-OP LLC	2024	PPP-36024	0	0	N	04/23/24	17.00
Account: 100-47510-420		MT MTLS BLDGS & GROUNDS					

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105	ACE HARDWARE OF LIBERTYVILLE	2024	084037/6	0	0	N	04/17/24	5.38
105	ACE HARDWARE OF LIBERTYVILLE	2024	084092/6	0	0	N	04/25/24	3.58
105	ACE HARDWARE OF LIBERTYVILLE	2025	84144/6	0	0	N	05/02/24	14.35
105	ACE HARDWARE OF LIBERTYVILLE	2025	84149/6	0	0	N	05/03/24	20.68
105	ACE HARDWARE OF LIBERTYVILLE	2025	84167/6	0	0	N	05/06/24	4.49
244	AIR CON REFRIGERATION &	2024	45915-1	0	0	N	04/14/24	222.95
1330	LESTER'S MATERIAL SERVICE	2025	0095393-IN	0	0	N	05/10/24	45.54
3215	GRAINGER	2025	9111435682	0	0	N	05/07/24	84.51
8305	HOME DEPOT CREDIT SVCS.	2025	0022860	0	0	N	05/06/24	16.72
8305	HOME DEPOT CREDIT SVCS.	2025	0022993	0	0	N	05/16/24	67.74
8305	HOME DEPOT CREDIT SVCS.	2025	1104294	0	0	N	05/15/24	141.97
8305	HOME DEPOT CREDIT SVCS.	2025	4013809	0	0	N	05/02/24	70.35
8442	MENARD, INC	2025	15911	0	0	N	05/09/24	4.53
10855	BATTERIES PLUS LLC	2025	P72803138	0	0	N	05/17/24	2.40
14202	AMAZON CAPITAL SERVICES, INC.	2025	17GX-N17Q-C1KD	0	0	N	05/09/24	52.99
Totals for department 420								7,986.60
Department: 430 VEHICLE MAINTENANCE								
Program:								
Account: 100-46641-430 MT INSPECTION VEHICLES								
1571	MUNDELEIN TIRE &	2025	202822308	0	0	N	05/03/24	69.99
Account: 100-46643-430 MT FIRE APPARATUS								
14051	COMMERCIAL TIRE SERVICE, INC	2025	6660022713	13654	1	N	05/01/24	2,724.08
Account: 100-46644-430 MT PATROL VEHICLES								
1571	MUNDELEIN TIRE &	2025	202822318	0	0	N	05/07/24	69.99
Account: 100-46646-430 MT DUMP TRUCKS								
4779	NAPLETON FORD	2025	6137829/1	0	0	N	05/21/24	90.00
Account: 100-47015-430 OFFICE SUPPLIES								
14202	AMAZON CAPITAL SERVICES, INC.	2025	1TY4-646T-GCKR	0	0	N	05/09/24	19.18
Account: 100-47030-430 JANITORIAL SUPPLIES								
105	ACE HARDWARE OF LIBERTYVILLE	2025	84143/6	0	0	N	05/02/24	13.49
8305	HOME DEPOT CREDIT SVCS.	2025	8022879	0	0	N	05/08/24	11.96
Account: 100-47061-430 MECHANIC'S TOOLS								
4778	NAPA LIBERTYVILLE	2025	6871-256101	0	0	N	05/10/24	179.99
8442	MENARD, INC	2025	15647	0	0	N	05/01/24	58.94
10553	SNAP-ON INDUSTRIAL	2024	ARV-61218279	0	0	N	04/29/24	198.53
14268	SAUCEDO TOOLS INC	2024	1127	0	0	N	04/30/24	126.54
Account: 100-47070-430 TOOLS/SUPPLIES								
105	ACE HARDWARE OF LIBERTYVILLE	2025	84224/6	0	0	N	05/13/24	16.19
105	ACE HARDWARE OF LIBERTYVILLE	2025	84240/6	0	0	N	05/15/24	7.38
105	ACE HARDWARE OF LIBERTYVILLE	2025	84258/6	0	0	N	05/17/24	8.99
2144	SUPERIOR INDUSTRY SUPPLY	2025	202976	0	0	N	05/16/24	85.50
13655	LAWSON PRODUCTS, INC.	2025	9311502962	0	0	N	05/01/24	88.02
Account: 100-47080-430 CHEMICAL SUPPLIES								
1947	RILCO, INC.	2025	512934	0	0	N	05/07/24	385.00
1947	RILCO, INC.	2025	513934	13732	1	N	05/14/24	3,296.93
4778	NAPA LIBERTYVILLE	2025	938002	0	0	N	05/02/24	33.06

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4778	2025	939211	0	0	N	05/13/24	69.52
8927	2025	177722818	0	0	N	05/03/24	567.00
10505	2025	3412-228519	0	0	N	05/16/24	64.46
10505	2025	3412-228526	0	0	N	05/16/24	35.99
Account: 100-47120-430 CLOTHING ALLOWANCE							
205	2025	PS-INV034559	0	0	N	05/21/24	225.00
Account: 100-47440-430 GASOLINE							
1322	2025	437-481386	0	0	N	05/08/24	50.94
8305	2025	2014588	0	0	N	05/14/24	48.97
Account: 100-47521-430 MT MTLS INSP VEHICLES							
4778	2025	937965	0	0	N	05/02/24	341.54
4778	2025	940475	0	0	N	05/22/24	339.94
4778	2025	940564	0	0	N	05/22/24	43.18
6445	2025	5134942	0	0	N	05/02/24	119.56
6445	2025	5134945	0	0	N	05/02/24	103.85
Account: 100-47523-430 MT MTLS FIRE APPARATUS							
1456	2025	234380	0	0	N	05/14/24	15.34
4561	2025	IL-13275	0	0	N	05/07/24	20.31
4778	2025	937973	0	0	N	05/02/24	55.10
4778	2025	938058	0	0	N	05/03/24	116.99
4778	2025	939841	0	0	N	05/16/24	5.33
4778	2025	939937	0	0	N	05/17/24	299.17
4778	2025	939975	0	0	N	05/17/24	31.97
7946	2025	110P585643	0	0	N	05/15/24	43.25
7946	2025	112P233432	0	0	N	05/02/24	83.84
7946	2025	112P233491	0	0	N	05/02/24	56.21
13180	2025	P28238	0	0	N	05/07/24	392.55
Account: 100-47524-430 MT MTLS PATROL VEHICLES							
4778	2025	939307	0	0	N	05/13/24	193.49
4778	2025	939315	0	0	N	05/13/24	150.99
4778	2025	939321	0	0	N	05/13/24	-18.00
4778	2025	940489	0	0	N	05/22/24	40.49
4778	2025	940576	0	0	N	05/22/24	155.69
4778	2025	940636	0	0	N	05/23/24	15.29
4778	2025	940706	0	0	N	05/23/24	-155.69
6445	2025	5135196	0	0	N	05/17/24	96.54
6445	2025	5135204	0	0	N	05/17/24	133.80
14076	2025	246951FOW	0	0	N	05/01/24	22.88
14076	2025	247235FOW	0	0	N	05/03/24	225.34
14076	2025	248361FOW	0	0	N	05/15/24	16.76
14115	2025	139270H	0	0	N	05/06/24	6.87
14115	2025	140350H	0	0	N	05/22/24	16.87
Account: 100-47525-430 MT MTLS HEAVY EQUIPMENT							
2784	2025	P49873	0	0	N	05/08/24	197.55
3215	2025	9124828337	0	0	N	05/20/24	980.37
4778	2025	938097	0	0	N	05/03/24	126.23
14051	2025	6660022757	0	0	N	05/07/24	322.50
14051	2025	6660022771	0	0	N	05/07/24	-322.50
14051	2025	6660022772	0	0	N	05/07/24	75.00
Account: 100-47526-430 MT MTLS DUMP TRUCKS							

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105	ACE HARDWARE OF LIBERTYVILLE	2025	84182/6	0	0	N	05/08/24	59.55
105	ACE HARDWARE OF LIBERTYVILLE	2025	84222/6	0	0	N	05/13/24	7.18
4778	NAPA LIBERTYVILLE	2025	937778	0	0	N	05/01/24	435.84
4778	NAPA LIBERTYVILLE	2025	937873	0	0	N	05/02/24	59.93
4778	NAPA LIBERTYVILLE	2025	939375	0	0	N	05/14/24	234.67
4778	NAPA LIBERTYVILLE	2025	939399	0	0	N	05/14/24	264.36
4778	NAPA LIBERTYVILLE	2025	939708	0	0	N	05/16/24	5.33
4778	NAPA LIBERTYVILLE	2025	939726	0	0	N	05/16/24	5.33
4778	NAPA LIBERTYVILLE	2025	939881	0	0	N	05/17/24	20.68
4779	NAPLETON FORD	2025	6137793/1	0	0	N	05/16/24	527.42
11205	RUSH TRUCK CTR- IL	2025	3037398742	0	0	N	05/28/24	374.56
14051	COMMERCIAL TIRE SERVICE, INC	2025	6660022727	0	0	N	05/03/24	631.64
14076	BRAD MANNING FORD INC	2025	248139FOW	0	0	N	05/13/24	137.80
14202	AMAZON CAPITAL SERVICES, INC.	2025	1C9G-9RFD-D11C	0	0	N	05/14/24	35.06
Account: 100-47528-430 MT MTLs PICK-UP TRUCK								
4778	NAPA LIBERTYVILLE	2024	937620	0	0	N	04/30/24	827.48
4778	NAPA LIBERTYVILLE	2025	937999	0	0	N	05/02/24	5.33
4778	NAPA LIBERTYVILLE	2025	939382	0	0	N	05/14/24	21.14
4778	NAPA LIBERTYVILLE	2025	941222	0	0	N	05/29/24	18.88
6445	LIBERTYVILLE LINCOLN SALES INC	2025	5134949	0	0	N	05/02/24	66.90
6445	LIBERTYVILLE LINCOLN SALES INC	2025	5135143	0	0	N	05/15/24	44.10
8116	LINDCO EQUIPMENT SALES	2025	240155P	0	0	N	05/02/24	263.12
8116	LINDCO EQUIPMENT SALES	2025	240518P	0	0	N	05/09/24	265.56
11205	RUSH TRUCK CTR- IL	2025	3037115498	13735	1	N	05/03/24	3,904.65
14076	BRAD MANNING FORD INC	2025	248291FOW	0	0	N	05/14/24	138.73
14076	BRAD MANNING FORD INC	2025	248294FOW	0	0	N	05/14/24	125.44
14202	AMAZON CAPITAL SERVICES, INC.	2025	1MDD-H7WY-1RQM	0	0	N	05/21/24	109.95
Account: 100-47530-430 MT MTLs OTHER EQUIPMENT								
105	ACE HARDWARE OF LIBERTYVILLE	2025	84221/6	0	0	N	05/13/24	9.95
13655	LAWSON PRODUCTS, INC.	2025	9311538559	0	0	N	05/14/24	18.50
Account: 100-47535-430 CONTRACTUAL FIRE PARTS								
1322	AUTO-WARES-ILLINOIS	2025	437-481853	0	0	N	05/15/24	103.39
4778	NAPA LIBERTYVILLE	2025	939348	0	0	N	05/13/24	219.30
4778	NAPA LIBERTYVILLE	2025	939557	0	0	N	05/15/24	89.86
4778	NAPA LIBERTYVILLE	2025	940151	0	0	N	05/20/24	50.34
4778	NAPA LIBERTYVILLE	2025	940334	0	0	N	05/21/24	96.21
4778	NAPA LIBERTYVILLE	2025	940735	0	0	N	05/23/24	116.99
6445	LIBERTYVILLE LINCOLN SALES INC	2025	5135137	0	0	N	05/15/24	1,029.34
6445	LIBERTYVILLE LINCOLN SALES INC	2025	5135141	0	0	N	05/15/24	4.46
7946	CIT TRUCKS LLC	2025	112P236395	0	0	N	05/21/24	67.52
13590	REX RADIATOR & WELDING CO INC	2024	B140339	0	0	N	01/08/24	475.00
14076	BRAD MANNING FORD INC	2025	247470FOW	0	0	N	05/07/24	474.08
Totals for department 430								24,239.81
Department: 440 STREET - ADMINISTRATION								
Program:								
Account: 100-46340-440 CONV/SCHOOLS/MTGS								

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 Fund: 100 CORPORATE
 Vendor Vendor Name

Village of Mundelein, IL
 Invoice List by Check Date

Vendor Number	Vendor Name	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
14215	JEFF CARRIER	2025	APWAREGISTRATIO	0	0	N	05/23/24	55.00
Totals for department 440								-----55.00-----
Department: 441 STREET - MAINTENANCE								
Program:								
Account: 100-46676-441 MT TREES								
1640	NEDCO LLC	2025	2352	13722	1	N	05/29/24	8,120.00
Account: 100-46677-441 MT LANDSCAPING								
5987	APEX LANDSCAPING INC.	2025	6022	13728	1	N	05/14/24	5,545.52
13340	LANDCARE USA LLC	2025	744814	13705	1	N	05/15/24	16,178.57
13340	LANDCARE USA LLC	2025	749225	13705	1	N	05/25/24	13,800.00
Account: 100-47070-441 TOOLS/SUPPLIES								
105	ACE HARDWARE OF LIBERTYVILLE	2025	84196/6	0	0	N	05/09/24	32.39
105	ACE HARDWARE OF LIBERTYVILLE	2025	84281/6	0	0	N	05/20/24	25.17
105	ACE HARDWARE OF LIBERTYVILLE	2025	84285/6	0	0	N	05/20/24	8.09
1322	AUTO-WARES-ILLINOIS	2025	437-481296	0	0	N	05/07/24	16.77
14202	AMAZON CAPITAL SERVICES, INC.	2025	1DW9-MLPC-7FR6	0	0	N	05/09/24	38.97
14202	AMAZON CAPITAL SERVICES, INC.	2025	1QYQ-TC6T-31YP	0	0	N	05/07/24	52.90
14202	AMAZON CAPITAL SERVICES, INC.	2025	1RLM-FN1Y-9M9W	0	0	N	05/13/24	13.59
14202	AMAZON CAPITAL SERVICES, INC.	2025	1RML-N1RL-47QF	0	0	N	05/08/24	56.99
Account: 100-47080-441 CHEMICAL SUPPLIES								
739	ERNIE'S WRECKER SVC. INC.	2024	E180284	0	0	N	04/26/24	550.00
Account: 100-47120-441 CLOTHING ALLOWANCE								
205	CUTLER WORKWEAR	2025	PS-INV034036	0	0	N	05/06/24	143.95
205	CUTLER WORKWEAR	2025	PS-INV034650	0	0	N	05/24/24	238.42
6794	PROMOTIONAL PRODUCTS CO-OP LLC	2024	PPP-36024	0	0	N	04/23/24	38.65
Account: 100-47420-441 ELECTRIC LIGHT/POWER								
535	COMED	2024	155781200-0424	0	0	N	04/30/24	45.90
535	COMED	2024	2761523333-0424	0	0	N	04/30/24	57.26
535	COMED	2024	3034202111-0424	0	0	N	04/30/24	60.24
535	COMED	2024	4424842000-0424	0	0	N	04/30/24	244.14
535	COMED	2024	5660532222-0424	0	0	N	04/30/24	5.42
535	COMED	2024	8120233000-0424	0	0	N	04/30/24	60.24
13500	AEP ENERGY	2024	3017244110-F24	0	0	N	04/30/24	47.22
13500	AEP ENERGY	2024	3017244121-F24	0	0	N	04/30/24	221.51
13500	AEP ENERGY	2024	3017244143-F24	0	0	N	04/30/24	87.51
13500	AEP ENERGY	2024	3017244154-F24	0	0	N	04/30/24	16.87
13500	AEP ENERGY	2024	3017244165-F24	0	0	N	04/30/24	250.80
13500	AEP ENERGY	2024	3017244176-F24	0	0	N	04/30/24	1,935.23
14184	IGS ENERGY	2024	0616FH9G339	0	0	N	04/30/24	189.53
Account: 100-47510-441 MT MTLS BLDGS & GROUNDS								
175	CHEROKEE PRINTG & SVC INC	2024	58660	0	0	N	04/29/24	471.00
Account: 100-47526-441 MT MTLS DUMP TRUCKS								
2778	CERTIFIED POWER INC.	2024	11375123	0	0	N	04/22/24	616.96
Account: 100-47543-441 MT MTLS BITUMINOUS PATCH								
1793	PETER BAKER & SON CO.	2025	45692	0	0	N	05/06/24	158.72
1793	PETER BAKER & SON CO.	2025	45799	0	0	N	05/13/24	150.66

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Fund: 100 CORPORATE
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Number		Fiscal Year	Invoice Number	PO #	Item	Spc Add Inv	Invoice Date	Item Value With Freight
1793	PETER BAKER & SON CO.	2025	45924	0	0	N	05/20/24	153.14
1793	PETER BAKER & SON CO.	2025	46039	0	0	N	05/28/24	795.46
Account: 100-47545-441			MT MTLS SIDEWALKS					
1800	VCNA PRAIRIE LLC	2025	891500139	0	0	N	05/17/24	1,416.56
Account: 100-47547-441			MT MTLS SIGNS					
14247	VULCAN INC	2025	R46600	0	0	N	05/28/24	240.00
Account: 100-48599-441			OTHER EQUIPMENT					
14052	KNAPHEIDE-EQUIPMENT CO-CHICAGO	2024	068F115034	13805	1	N	04/30/24	2,443.33
Totals for department 441								54,527.68
Totals for fund 100								1,188,308.80 **

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Fund: 210 ROAD & BRIDGE
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Department: 442 STREET (RB)							
Program:							
Account: 210-46412-442 ENGINEERING DESIGN							
857 GEWALT HAMILTON ASSOC INC	2024	4485.469-5	13012	1	N	04/30/24	1,400.00
2286 V3 COMPANIES, LTD.	2024	424695	0	0	N	04/30/24	1,500.00
Account: 210-48740-442 STREETS							
857 GEWALT HAMILTON ASSOC INC	2025	4485.470-1	13663	1	N	05/08/24	6,696.00
3263 A-LAMP CONCRETE	2025	17681	13665	1	N	05/10/24	135,000.00
Totals for department 442							144,596.00
Totals for fund 210							144,596.00 **

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Fund: 260 MOTOR FUEL TAX
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Department: 436 STREET DEPT (MFT)							
Program:							
Account: 260-46412-436 ENGINEERING DESIGN							
857 GEWALT HAMILTON ASSOC INC	2024	4485.118-2	13371	1	N	04/30/24	2,100.00
Account: 260-48740-436 STREETS							
857 GEWALT HAMILTON ASSOC INC	2025	4485.471-1	13662	1	N	05/08/24	11,685.00
1793 PETER BAKER & SON CO.	2025	24125MU.01	13658	1	N	05/14/24	598,038.61
Totals for department 436							611,823.61
Totals for fund 260							611,823.61 **

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Fund: 271 TRAIN STN PARKING
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Department: 427 BLDG/GRDS - TRAIN PARK							
Program:							
Account: 271-46510-427 CUSTODIAL SERVICE							
5008	BEST QUALITY FACILITY SRV, LLC	2025	49930	13640	1 N	05/20/24	400.00
Account: 271-46677-427 MT LANDSCAPING							
13340	LANDCARE USA LLC	2025	744814	13705	1 N	05/15/24	2,250.00
13340	LANDCARE USA LLC	2025	749225	13705	1 N	05/25/24	500.00
Account: 271-47420-427 ELECTRIC LIGHT/POWER							
14184	IGS ENERGY	2024	0616FH9G339	0	0 N	04/30/24	915.66
Totals for department 427							4,065.66
Totals for fund 271							4,065.66 **

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Fund: 272 EQUIPMENT
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Department: 315 POLICE							
Program:							
Account: 272-48350-315		PATROL VEHICLES					
5279 AXON ENTERPRISE, INC	2025	INUS247307	13681	1	N	05/04/24	3,028.03
Account: 272-48410-315		COMPUTER EQUIPMENT					
7975 CDS OFFICE TECHNOLOGIES	2024	INV1606445	13168	1	N	04/09/24	4,845.00
Totals for department 315							7,873.03
Department: 425 FACILITY DIVISION							
Program:							
Account: 272-48360-425		HEAVY EQUIPMENT VEHICLES					
8116 LINDCO EQUIPMENT SALES	2024	2112001	13488	1	N	04/30/24	75,578.00
8116 LINDCO EQUIPMENT SALES	2024	2112001	13488	1	N	04/30/24	.00
Totals for department 425							75,578.00
Department: 445 STREET DIVISION							
Program:							
Account: 272-48370-445		DUMP TRUCKS					
8116 LINDCO EQUIPMENT SALES	2024	2106721.02-CM	0	0	N	04/11/24	-3,027.98
Totals for department 445							-3,027.98
Totals for fund 272							80,423.05 **

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Fund: 294 ARCHER BUSINESS CTR
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Department: 294 FIRE (RDB)							
Program:							
Account: 294-46620-294 MT BUILDING & GROUNDS							
8305 HOME DEPOT CREDIT SVCS.	2025	1022962	0	0	N	05/15/24	83.50
13340 LANDCARE USA LLC	2025	744814	13705	1	N	05/15/24	1,250.00
13340 LANDCARE USA LLC	2025	749225	13705	1	N	05/25/24	500.00
Account: 294-47420-294 ELECTRIC LIGHT/POWER							
14184 IGS ENERGY	2024	0616FH9G339	0	0	N	04/30/24	4,934.69
Account: 294-47430-294 HEATING FUELS							
1670 NORTH SHORE GAS	2024	5016477202	0	0	N	04/30/24	784.42
1670 NORTH SHORE GAS	2024	5025255532	0	0	N	04/30/24	563.84
14184 IGS ENERGY	2024	427052	0	0	Y	04/30/24	994.48
Totals for department 294							9,110.93
Totals for fund 294							9,110.93 **

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Fund: 300 BOND LEVY
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Department: 238 INTEREST (BL)							
Program:							
Account: 300-49207-238 DEBT INTEREST SRS 2019							
126 AMALGAMATED BANK OF CHGO	2025	2019 06152024	13573	2	N	05/01/24	268,841.13
Totals for department 238							268,841.13
Department: 239 ADMINISTRATION FEES (BL)							
Program:							
Account: 300-46436-239 PAYING AGENT							
126 AMALGAMATED BANK OF CHGO	2024	1857043001/0823	0	0	N	08/01/23	475.00
Totals for department 239							475.00
Totals for fund 300							269,316.13 **

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Fund: 330 TAX REBATES
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Department: 263 ADMINISTRATION (MX)							
Program:							
Account: 330-49402-263 TAX REBATES							
11787 LAKE HAWLEY MUNDELEIN LLC	2024	YR7 PYMT	12726	1	N	04/30/24	15,485.23
11787 LAKE HAWLEY MUNDELEIN LLC	2024	YR7PYMT	13811	1	N	04/30/24	10,293.35
14110 DANIEL BEELOW	2024	TAX REB 033124	12727	1	N	04/30/24	86,742.79
Totals for department 263							112,521.37
Totals for fund 330							112,521.37 **

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14:01 06/05/24
Fund: 341 TIF DOWNTOWN 3
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Fiscal	Invoice Number	PO #	Item	Spc	Invoice	Item Value
Year				Add	Date	With
				Inv		Freight

Department: 265 DOWNTOWN TIF 3

Program:

Account: 341-49206-265
126 AMALGAMATED BANK OF CHGO

DEBT INTEREST SERIES 2017
2025 2017 06152024 13573 2 N 05/17/24 77,325.00

Totals for department 265

77,325.00

Totals for fund 341

77,325.00 **

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Village of Mundelein, IL
Invoice List by Check Date

Fund: 413 COM DEVELOPMENT BLOCK GRT
Vendor Vendor Name

Fiscal	Invoice Number	PO #	Item	Spc	Invoice	Item Value
Year				Add	Date	With
				Inv		Freight

Department: 449 COMMUNITY DEVLPMNT INCENTIVES

Program:

Account: 413-46412-449

857	GEWALT HAMILTON ASSOC INC	2024	ENGINEERING DESIGN					
	Remarks: 20220112	4485.030-11	277901	1	N	04/30/24	3,487.00	
		P2779001						

Totals for department 449 ----- 3,487.00

Totals for fund 413 ----- 3,487.00 **

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 14:01 06/05/24
 Fund: 500 WATERWORKS & SEWERAGE
 Vendor Vendor Name

Village of Mundelein, IL
 Invoice List by Check Date

Number	Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Department: NON DEPARTMENTAL							
Program:							
Account: 500-25000-000 ACCOUNTS PAYABLE							
99999	2025	U0040000645008A	0	0	Y	06/01/24	50.00
Remarks: 004 0000645 008 Utility Billing Refund							
99999	2025	U0310000032002A	0	0	Y	06/01/24	205.40
Remarks: 031 0000032 002 Utility Billing Refund							
99999	2025	U01300000483016A	0	0	Y	06/01/24	27.50
Remarks: 013 0000483 016 Utility Billing Refund							
99999	2025	U0070000047001A	0	0	Y	05/31/24	12.95
Remarks: 007 0000047 001 Utility Billing Refund							
99999	2025	U0030000627008A	0	0	Y	06/01/24	195.60
Remarks: 003 0000627 008 Utility Billing Refund							
Account: 500-33210-000 VILLAGE WATER CHARGES							
14108	2024	64462	13791	1	N	04/30/24	171.07
Totals for department							662.52
Department: 451 SEWER - ADMINISTRATION							
Program:							
Account: 500-47012-451 COMPUTER SUPPLIES							
14202	2025	1D4P-9CDV-YVFF	0	0	N	05/17/24	18.48
Totals for department 451							18.48
Department: 452 SEWER - UPTOWN							
Program:							
Account: 500-46645-452 MT HEAVY EQUIP VEHICLES							
118	2024	8014803	0	0	N	03/14/24	1,307.34
1025	2025	391004	0	0	N	05/03/24	1,211.22
14051	2025	6660022754	13736	1	N	05/06/24	4,782.68
Account: 500-47070-452 TOOLS/SUPPLIES							
105	2025	84191/6	0	0	N	05/09/24	79.11
8305	2025	3522164	0	0	N	05/23/24	16.87
Account: 500-47420-452 ELECTRIC LIGHT/POWER							
14184	2024	0616FH9G339	0	0	N	04/30/24	2,021.37
Account: 500-47430-452 HEATING FUELS							
1670	2024	5014732493	0	0	N	04/30/24	83.54
10270	2024	18960060137-04	0	0	N	04/30/24	44.04
10270	2024	40127416028-04	0	0	N	04/30/24	43.81
10270	2024	70391475285-04	0	0	N	04/30/24	41.86
Account: 500-47525-452 MT MTLS HEAVY EQUIPMENT							
2784	2025	P50068	0	0	N	05/17/24	518.46
11205	2024	3037081049	0	0	N	04/30/24	215.97

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 Fund: 500 WATERWORKS & SEWERAGE
 Vendor Vendor Name

Village of Mundelein, IL
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Number	Vendor Name	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
11205	RUSH TRUCK CTR- IL	2025	3037116944	0	0	N	05/02/24	107.50
Account:	500-47528-452		MT MTLs PICK-UP TRUCK					
4778	NAPA LIBERTYVILLE	2025	940646	0	0	N	05/23/24	66.62
4779	NAPLETON FORD	2025	5034431	0	0	N	05/15/24	231.71
4779	NAPLETON FORD	2025	5034433	0	0	N	05/15/24	54.26
14076	BRAD MANNING FORD INC	2025	247156FOW	0	0	N	05/06/24	45.89
14076	BRAD MANNING FORD INC	2025	248951FOW	0	0	N	05/22/24	84.78
Account:	500-47530-452		MT MTLs OTHER EQUIPMENT					
1922	RAY SCHRAMER & CO.	2025	166578	0	0	N	05/17/24	339.75
Totals for department 452								11,296.78
Department: 453 SEWER -TREATMENT PLANTS								
Program:								
Account:	500-46450-453		CHEMICAL ANALYSIS					
10233	TEKLAB, INC	2025	306549	0	0	N	05/08/24	877.60
Account:	500-46620-453		MT BUILDING & GROUNDS					
105	ACE HARDWARE OF LIBERTYVILLE	2025	84146/6	0	0	N	05/02/24	15.29
180	CLARKE ENVIRONMENTAL	2025	001031989	0	0	N	05/01/24	265.00
1410	MCMASTER CARR SUPPLY CO	2025	26810163	0	0	N	05/09/24	112.97
8305	HOME DEPOT CREDIT SVCS.	2025	2022945	0	0	N	05/14/24	131.76
8442	MENARD, INC	2025	15760	0	0	N	05/06/24	12.98
8442	MENARD, INC	2025	16081	0	0	N	05/13/24	17.93
13340	LANDCARE USA LLC	2025	744814	13705	1	N	05/15/24	2,500.00
13340	LANDCARE USA LLC	2025	749225	13705	1	N	05/25/24	1,000.00
Account:	500-46660-453		MT PUMP EQUIPMENT					
1428	METROPOLITAN IND. INC.	2025	INV062281	13768	1	N	05/17/24	2,760.00
Account:	500-47050-453		LABORATORY SUPPLIES					
7135	USABBLUEBOOK	2025	INV00356976	0	0	N	05/06/24	108.58
7135	USABBLUEBOOK	2025	INV00357118	0	0	N	05/06/24	443.35
7135	USABBLUEBOOK	2025	INV00377067	0	0	N	05/28/24	379.75
8285	NCL OF WISCONSIN, INC.	2025	503568	0	0	N	05/08/24	138.60
Account:	500-47051-453		TERTIARY TREATMENT					
910	HACH COMPANY, INC.	2025	14017657	13655	1	N	05/01/24	11,301.00
12445	USALCO, LLC	2025	910104502	13678	1	N	05/01/24	12,509.70
Account:	500-47080-453		CHEMICAL SUPPLIES					
6636	HAWKINS, INC	2025	6755431	0	0	N	05/14/24	742.00
Account:	500-47120-453		CLOTHING ALLOWANCE					
6794	PROMOTIONAL PRODUCTS CO-OP LLC	2024	PPP-36024	0	0	N	04/23/24	243.00
Account:	500-47420-453		ELECTRIC LIGHT/POWER					
14184	IGS ENERGY	2024	0616FH9G339	0	0	N	04/30/24	13,809.51
Account:	500-47430-453		HEATING FUELS					
1670	NORTH SHORE GAS	2024	5014918592	0	0	N	04/30/24	51.94
1670	NORTH SHORE GAS	2024	5018941268	0	0	N	04/30/24	1,679.53
14184	IGS ENERGY	2024	427052	0	0	Y	04/30/24	2,918.35
Account:	500-47510-453		MT MTLs BLDGS & GROUNDS					
8305	HOME DEPOT CREDIT SVCS.	2025	3613296	0	0	N	05/03/24	191.52
Account:	500-47525-453		MT MTLs HEAVY EQUIPMENT					

apaivckdt2 vjankowski
 14:01 06/05/24
 Fund: 500 WATERWORKS & SEWERAGE
 Vendor Vendor Name

Village of Mundelein, IL
 Invoice List by Check Date

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
4778 NAPA LIBERTYVILLE	2025	940301	0	0	N	05/21/24	228.49
Account: 500-47528-453		MT MTLS PICK-UP TRUCK					
4778 NAPA LIBERTYVILLE	2025	937847	0	0	N	05/02/24	22.99
Totals for department 453							52,461.84
Department: 461 WATER - ADMINISTRATION							
Program:							
Account: 500-47015-461		OFFICE SUPPLIES					
14202 AMAZON CAPITAL SERVICES, INC.	2025	1TY4-646T-GCKR	0	0	N	05/09/24	74.91
Totals for department 461							74.91
Department: 462 WATER - MAINTENANCE							
Program:							
Account: 500-46450-462		CHEMICAL ANALYSIS					
450 CENTRAL LAKE COUNTY	2025	02/01 - 04/30	0	0	N	05/02/24	216.00
1810 PACE ANALYTICAL SERVICES	2024	I9589367	0	0	N	03/31/24	1,041.00
Account: 500-46620-462		MT BUILDING & GROUNDS					
13340 LANDCARE USA LLC	2025	744814	13705	1	N	05/15/24	2,500.00
13340 LANDCARE USA LLC	2025	749225	13705	1	N	05/25/24	1,000.00
Account: 500-46669-462		MT OTHER EQUIPMENT					
3540 M. E. SIMPSON CO. INC.	2024	42358	0	0	N	04/30/24	330.00
Account: 500-46690-462		MT GROUND STORAGE TANKS					
2825 CORRPRO COMPANIES, INC.	2024	757769	13051	1	N	04/30/24	6,965.00
Account: 500-47070-462		TOOLS/SUPPLIES					
105 ACE HARDWARE OF LIBERTYVILLE	2025	84195/6	0	0	N	05/09/24	18.59
14202 AMAZON CAPITAL SERVICES, INC.	2025	1WF4-HT-JW-RPXW	0	0	N	05/20/24	42.40
Account: 500-47120-462		CLOTHING ALLOWANCE					
205 CUTLER WORKWEAR	2025	PS-INV034157	0	0	N	05/09/24	67.47
205 CUTLER WORKWEAR	2025	PS-INV034526	0	0	N	05/20/24	176.34
205 CUTLER WORKWEAR	2025	PS-INV034527	0	0	N	05/20/24	208.73
Account: 500-47420-462		ELECTRIC LIGHT/POWER					
14184 IGS ENERGY	2024	0616FH9G339	0	0	N	04/30/24	12,637.23
Account: 500-47430-462		HEATING FUELS					
14184 IGS ENERGY	2024	427052	0	0	Y	04/30/24	19.27
Account: 500-47527-462		MT MTLS UTILITY VANS					
6445 LIBERTYVILLE LINCOLN SALES INC	2025	5134947	0	0	N	05/02/24	120.73
Account: 500-47544-462		MT MTLS GRAVEL					
2298 VULCAN CONSTR MATLS, LLC	2025	1246574	0	0	N	05/14/24	1,367.78
2846 PETERSEN EXCAVATING	2025	19563	0	0	N	05/08/24	168.00
Account: 500-47563-462		MT MTLS WATERMAINS					
2428 WATER PRODUCTS CO AURORA, INC	2025	0322272	0	0	N	05/03/24	1,884.71
2428 WATER PRODUCTS CO AURORA, INC	2025	0322273	0	0	N	05/03/24	179.03
6895 ZIEBELL WATER SERVICE	2025	265626-000	0	0	N	05/03/24	1,369.20
6895 ZIEBELL WATER SERVICE	2025	265651-000	0	0	N	05/06/24	14.84

apaivckdt2 vjankowski
 14:01 06/05/24
 Fund: 500 WATERWORKS & SEWERAGE
 Vendor Vendor Name

Village of Mundelein, IL
 Invoice List by Check Date

Number		Fiscal Year	Invoice Number	PO #	Item	Spc Add Inv	Invoice Date	Item Value With Freight
6895	ZIEBELL WATER SERVICE	2025	265739-000	0	0	N	05/14/24	173.52
7135	USABLUEBOOK	2025	INV00360122	0	0	N	05/08/24	111.27
7135	USABLUEBOOK	2025	INV00360200	0	0	N	05/08/24	7.34
7135	USABLUEBOOK	2025	INV00365769	0	0	N	05/14/24	67.52
7135	USABLUEBOOK	2025	INV00365938	0	0	N	05/14/24	1,541.59
13410	EL-COR INDUSTRIES, INC.	2025	277538	0	0	N	05/10/24	1,247.54
Account:	500-47565-462		MT MTLS PUMPING STATIONS					
14274	GUTERMANN, INC.	2025	INV/GUS/2024/01 13572		1	N	05/01/24	2,298.00
Account:	500-47599-462		MISC MAINT MATERIALS					
1322	AUTO-WARES-ILLINOIS	2025	437-482557	0	0	N	05/29/24	101.88
7613	MENONI & MOCOgni	2025	0033638-00	0	0	N	05/06/24	500.00
7613	MENONI & MOCOgni	2025	0034655-00	0	0	N	05/16/24	480.00
99998	TEANNA MAZZARA	2025	1222 REGENT	0	0	Y	05/22/24	85.00
Totals for department 462								36,939.98
Department: 463 WATER - METER READING								
Program:								
Account:	500-47560-463		MT MTLS METERS					
265	BADGER METER, INC.	2025	80161098	0	0	N	05/29/24	901.64
Totals for department 463								901.64
Totals for fund 500								102,356.15 **

apaivckdt2 vjankowski
14:01 06/05/24
Fund: 520 DEPRECIATION
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Department: 455 ADMINISTRATION SR (DEP)							
Program:							
Account: 520-49207-455		DEBT INTEREST SRS 2019					
126 AMALGAMATED BANK OF CHGO	2025	2019 06152024	13573	2	N	05/01/24	151,479.00
Totals for department 455							151,479.00
Department: 456 UPTOWN SR (DEP)							
Program:							
Account: 520-48775-456		SANITARY SEWER LINES					
3263 A-LAMP CONCRETE	2025	17681	13665	1	N	05/10/24	135,000.00
Totals for department 456							135,000.00
Department: 457 SWR TREATMENT PLANT (DEP)							
Program:							
Account: 520-48770-457		SEWER PLANT					
1428 METROPOLITAN IND. INC.	2024	INV061762	12978	1	N	04/30/24	53,508.00
14007 BAXTER & WOODMAN/BOLLER CONST	2024	22003-17	10134	1	N	04/30/24	64,978.00
Totals for department 457							118,486.00
Department: 466 MAINTENANCE WR (DEP)							
Program:							
Account: 520-48390-466		PICKUP TRUCKS					
14052 KNAPHEIDE-EQUIPMENT CO-CHICAGO	2024	068F111002	13339	1	N	04/30/24	6,999.00
Account: 520-48760-466		WATERMAINS					
3263 A-LAMP CONCRETE	2025	17681	13665	1	N	05/10/24	.00
Account: 520-48763-466		WATER TOWER					
542 CONCENTRIC INTEGRATION	2024	0258755	12865	1	N	04/30/24	12,516.00
3540 M. E. SIMPSON CO. INC.	2024	42045	13240	1	N	04/29/24	11,750.00
4001 DIXON ENGINEERING INC.	2024	24-0415	13261	1	N	04/30/24	23,400.00
4219 CHRISTOPHER B BURKE	2024	191864	13271	1	N	04/30/24	1,175.00
Totals for department 466							55,840.00
Totals for fund 520							460,805.00 **

apaivckdt2 vjankowski
14:01 06/05/24
Fund: 630 ESCROW DEPOSITS
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

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Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Department: NON DEPARTMENTAL							
Program:							
Account: 630-27775-000 CONC 2022-006 WIRTZ							
8213 BURKE, WARREN, MACKAY &	2024	355157		13668	1 N	04/17/24	759.00
12475 RJN GROUP, INC.	2024	399513		12556	1 N	04/30/24	8,100.00
12475 RJN GROUP, INC.	2024	399513		11770	1 N	04/30/24	2,145.00
Account: 630-27776-000 CONC 2020-003 OAK CREEK							
857 GEWALT HAMILTON ASSOC INC	2024	4485.463-8		11011	1 N	04/30/24	366.03
8213 BURKE, WARREN, MACKAY &	2024	355156		13669	1 N	04/17/24	2,068.00
Account: 630-27783-000 CONC 2023-001 U-HAUL							
857 GEWALT HAMILTON ASSOC INC	2024	4485.033-12		0	0 N	04/30/24	959.00
Account: 630-27789-000 CONC 2023-004 BELLE TIRE							
857 GEWALT HAMILTON ASSOC INC	2024	4485.033-12		0	0 N	04/30/24	324.00
Account: 630-27810-000 OLD #1 FIRE ENGINE							
323 BOB STADLMAN	2024	OLD#1 042024		0	0 N	04/11/24	148.95
4316 VERN LAPPE	2025	OLD#1 052024		0	0 N	05/20/24	136.00
Totals for department							15,005.98
Totals for fund 630							15,005.98 **

apaivckdt2 vjankowski
14:01 06/05/24
Fund: 630 ESCROW DEPOSITS

Village of Mundelein, IL
Invoice List by Check Date

Page 33

Grand totals							3,362,124.13 ***
							AT&T -10,342.56
* * * End of Report * * *							3,351,781.57

To: Mayor and Board of Trustees

From: Vanna Jankowski, Finance Clerk
Linda Miller, Finance Director

For: Village Board Meeting of June 10, 2024

Subject: Governing Body - AT&T

Financial Impact:

Ameritech Charge - \$10,342.56

Attachments:

1. Governing Body-AT&T

Background:

The Village's Bill Approval policy requires bill approval at each board meeting. Board approval is respectfully requested. The attachment was pulled from the Governing Body Report, so the item or items could be voted upon separately.

Recommendation:

Motion to approve the payment of bills, as indicated on the report dated 06/10/24.

DATE	VENDOR	AMOUNT
05/28/24	AT&T	\$2,763.42
06/10/24	AT&T MOBILITY	\$ 359.99
06/10/24	AT&T MOBILITY	\$7,219.15



GOVERNING BODY

DISBURSEMENTS REPORT – AT&T

JUNE 10, 2024

Check Number	Check Date	Chk Stat	Vendor Number	Vendor Name	Account Number	Line Item Value
Cash Account: 999-11000-000						
17529	06/10/24	0	7652	AT & T	CONSOLIDATED CASH	
					100-47310-321	241.91
					100-47310-202	485.77
				Check Total		727.68
17530	06/10/24	0	768	AT&T MOBILITY	100-47330-202	2,227.73
					100-47012-202	359.99
					100-47330-202	3,903.75
				Check Total		6,491.47
				Final Totals		7,219.15
* * End of Report * *						
				GRAND TOTAL AT&T		\$10,342.56

To: Mayor and Board of Trustees

From: Ann Watson, Executive Assistant
Jason Seeley, Police Chief

For: Village Board Meeting of June 10, 2024

Subject: AN ORDINANCE AMENDING CHAPTER 2.40 OF THE MUNDELEIN MUNICIPAL CODE,
POLICE DEPARTMENT, WITH RESPECT TO FULL TIME OFFICERS

Financial Impact:

N/A

Attachments:

None

Background:

With the approval of the FYE2025 budget, the Village Board approved one additional sworn police officer. This ordinance will amend Chapter 2.40 of the Mundelein Municipal Code with respect to full-time sworn police officers.

Recommendation:

Motion to Pass an Ordinance Amending Chapter 2.40 of the Mundelein Municipal Code, Police Department with Respect to Full-Time Police Officers.

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

I, Karen Walsh, certify that I am the duly elected Municipal Clerk for the Village of Mundelein, Lake County, Illinois.

I further certify that on the Corporate Authorities of such Village passed and approved:

Ordinance No. O-24-05-23
which is entitled

**AN ORDINANCE AMENDING CHAPTER 2.40 OF THE MUNDELEIN MUNICIPAL CODE, POLICE
DEPARTMENT, WITH RESPECT TO FULL TIME OFFICERS**

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on June 11, 2024 and was posted for at least ten days thereafter.

Copies of such Ordinance are available for public inspection upon request in the Customer Service Office.

Dated at Mundelein, Illinois on 6/11/2024.

Village Clerk

ORDINANCE NO. O-24-05-23

AN ORDINANCE AMENDING CHAPTER 2.40 OF THE MUNDELEIN MUNICIPAL CODE, POLICE DEPARTMENT, WITH RESPECT TO FULL TIME OFFICERS

WHEREAS, the Corporate Authorities of the Village of Mundelein have determined that it would be in the best interests of the Village to add another sworn police officer to provide for more effective and efficient coverage; and

WHEREAS, due to the increasing boundaries of the Village of Mundelein and the increasing number of residential structures constructed within these boundaries; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, Lake County, Illinois, that:

SECTION I: Section 2.40.005, Composition, of the Mundelein Municipal Code is hereby amended to read as follows:

2.40.005 COMPOSITION. There is hereby established a Police Department, a department of the Village. The Police Department shall consist of fifty-seven (57) total sworn personnel that consists of the following members: one (1) Chief of Police; two (2) Deputy Chiefs of Police; three (3) Commanders; six (6) Sergeants; and forty-five (45) Patrol Officers.

SECTION II: Following action by the Fire and Police Commission or the Police Pension Board, the composition of the Police Department shall be amended by the Mundelein Board of Trustees.

SECTION III: The Village Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION IV: This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form.

XXX this 10th day of June 2024 by a roll call vote as follows:

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, June 10, 2024

APPROVED: Monday, June 10, 2024

ATTEST: _____

Village Clerk

To: Mayor and Board of Trustees

From: Adam Boeche, Director of Public Works and Engineering

For: Village Board Meeting of June 10, 2024

Subject: Resolution for Improvement-Hammond Street

Financial Impact:

N/A

Attachments:

1. BLR 09110_Resolution for Signature

Background:

The proposed Hammond Street Improvement project will be funded with Rebuild Illinois grant money through the motor fuel tax revenue fund. The Illinois Department of Transportation requires local agencies to approve resolutions appropriating Rebuild Illinois revenue funds for use on eligible activities such as design, inspection, and construction.

Recommendation:

Motion to authorize the Village Clerk's signature on an IDOT Resolution for Improvement under the Illinois Highway Code appropriating \$475,000 in motor fuel tax revenue to be utilized for the 2024 Joint Resurfacing Project.



Resolution for Improvement Under the Illinois Highway Code

Is this project a bondable capital improvement?

☒ Yes ☐ No

Resolution Type

Original

Resolution Number

Section Number

24-00112-00-RS

BE IT RESOLVED, by the President and Board of Trustees

Governing Body Type

of the Village

Local Public Agency Type

of Mundelein

Name of Local Public Agency

Illinois that the following described street(s)/road(s)/structure be improved under

the Illinois Highway Code. Work shall be done by Contract

Contract or Day Labor

For Roadway/Street Improvements:

Name of Street(s)/Road(s)	Length (miles)	Route	From	To
Hammond Street	0.1	N/A	Seymour Avenue	Plaza Circle

For Structures:

Name of Street(s)/Road(s)	Existing Structure No.	Route	Location	Feature Crossed

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

1,500 SY of grind and overlay resurfacing, full depth pavement construction for new on-street parking stalls, drainage improvements, and all necessary restoration as described in the contract documents for the said work prepared by Christopher B. Burke Engineering, Ltd. (CBBEL). These improvements shall be constructed with the use of Rebuild Bond Illinois (RBI) Funds.

2. That there is hereby appropriated the sum of four hundred seventy-five thousand dollars and no cents.

Dollars (\$475,000.00) for the improvement of

said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Karen Walsh

Name of Clerk

Village

Local Public Agency Type

Clerk in and for said Village

Local Public Agency Type

of Mundelein

Name of Local Public Agency

in the State aforesaid, and keeper of the records and files thereof, as provided by

statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

President and Board of Trustees of Mundelein

Governing Body Type

Name of Local Public Agency

at a meeting held on _____

Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this _____ day of _____.

Day

Month, Year

(SEAL, if required by the LPA)

Clerk Signature & Date

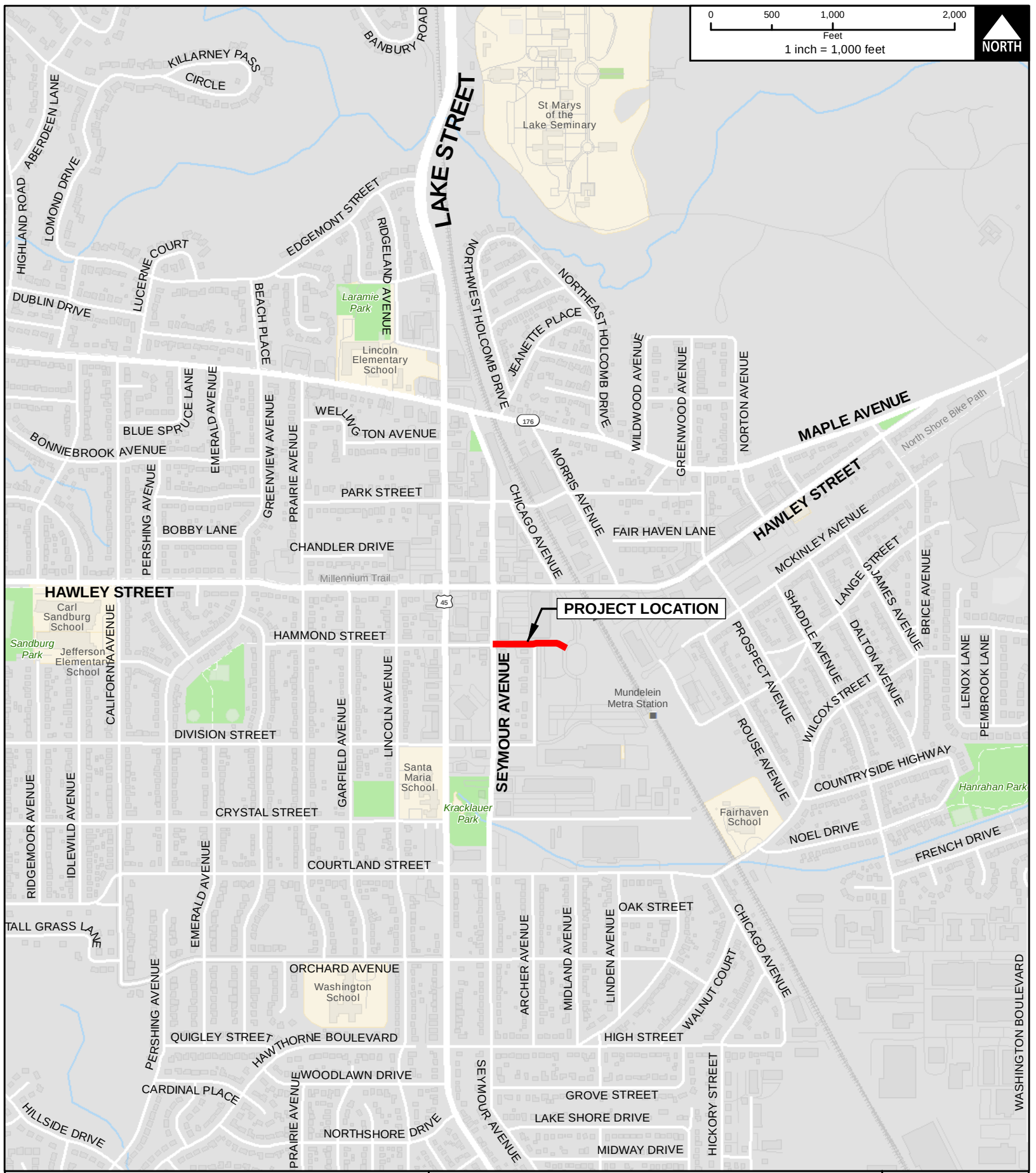
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Approved

Regional Engineer Signature & Date

Department of Transportation

--



CLIENT:



VILLAGE OF
Mundelein
Incorporated in 1909

TITLE:

PROJECT LOCATION MAP
RBI STREET PARKING ON HAMMOND STREET

PROJ. NO. 230171

DATE: 05/29/2024

SHEET 1 OF 1

DRAWING NO.



CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. Higgins Road, Suite 600 · Rosemont, Illinois 60018 · (847) 823-0500

DSGN.		SCALE:	1:12,000
DWN.	DRW	AUTHOR:	DWALTERS
CHKD.		PLOT DATE:	5/29/2024
FILE:	Project Location Map		

EXH

Page 459 of 478

To: Mayor and Board of Trustees

From: Terilyn Moore, Office Clerk
Adam Boeche, Director of Public Works and Engineering

For: Village Board Meeting of June 10, 2024

Subject: Bulk Gasoline / Diesel Purchase

Financial Impact:

\$300,000.00 - 100-47440-430 - Bulk Fuel Purchases

Attachments:

None

Background:

The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over \$20,000. We have submitted a Departmental purchase request exceeding the \$20,000 limitation for Bulk Fuel Purchases. Board approval is respectfully requested. The cost over OPIS unit pricing for this commodity has remained flat since 2012.

Recommendation:

Motion to approve purchase order number 13772 in the amount of \$300,000 for the purchase of bulk gasoline and bulk diesel from Al Warren Oil Co., Inc. for FYE25.

To: Mayor and Board of Trustees

From: Adam Boeche, Director of Public Works and Engineering

For: Village Board Meeting of June 10, 2024

Subject: FY25 Asset Management - Cityworks Software

Financial Impact:

\$17,000 - 100-46415-410 - Computer Software Support

\$52,000 - 500-46415-461 - Computer Software Support

Attachments:

None

Background:

The FY25 budget provides \$69,000.00 for Cityworks asset management software. A multi-year agreement for Cityworks software was approved by the Board in June 2022. A purchase order and payment in the amount of \$69,000.00 is respectfully requested.

Recommendation:

Motion to approve purchase order number 13758 and payment for CityWorks asset management software, provided by Azteca Systems Holdings, LLC, of Sandy, UT, in the amount of \$69,000.00.

To: Mayor and Board of Trustees

From: Bill Lark, Chief

For: Village Board Meeting of June 10, 2024

Subject: Outdoor Warning Siren Purchase Order

Financial Impact:

\$50,770.00 - 291-48299-316 - 911 Surcharge

Attachments:

None

Background:

To continue with the replacement program of our Outdoor Warning Sirens, aka tornado sirens, a purchase order has been created (PO 13752) from the quote submitted by JS Communications for the amount of \$50,770.00. This PO is for the purchase and installation of the siren located at Community Park.

As the PO exceeds the \$20,000 limitation for products or services set by Village policy, Village Board approval of PO 13752 is respectfully requested.

Recommendation:

Motion to approve purchase order number 13752 and payment in the amount of \$50,770.00 to JS Communications for the replacement of the Outdoor Warning Siren at Community Park.

To: Mayor and Board of Trustees

From: Adam Boeche, Director of Public Works and Engineering
Gail Czynscon, Office Clerk

For: Village Board Meeting of June 10, 2024

Subject: Gewalt Hamilton FY25 Engineering Services

Financial Impact:

100-46410-410 - Consulting Services - \$105,000.00

Attachments:

1. FY25 General Engineering Services Contract No. 2024-01

Background:

The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over \$20,000.00. Board approval is respectfully requested for purchase order number 13773 for Gewalt Hamilton Associates, which exceeds the \$20,000.00 limit. The Board authorized \$115,000.00 for this service as part of the FY25 budget approval process.

Recommendation:

Motion to approve purchase order number 13773 in the amount of \$105,000.00 to Gewalt Hamilton Associates for fiscal year 2025 on-call engineering services.

WORK ORDER No. 2024-01
Date of Work Order: May 1, 2024
GHA PROJECT No. 4485.150

The following services shall be performed in accordance with the original AGREEMENT between the Village of Mundelein (VILLAGE) and Gewalt Hamilton Associates, Inc., (GHA) 625 Forest Edge Drive, Vernon Hills, Illinois, 60061 (CONSULTANT) dated November 26, 2018. The terms and conditions of said AGREEMENT are incorporated herein by reference.

Project Name: FYE 2025 On-Call Municipal Engineering Services

Scope of Services: Provide on-call Municipal Engineering services as coordinated with Village Staff through the end of fiscal year 2025 (see attached Scope of Services for general details).

Estimated Consultant Fee: Time & Material up to \$105,000.00

Schedule for Completion: April 30, 2025

Each person signing below represents that he or she has full legal authority to bind the parties to the terms and conditions contained in this document and the referenced Agreement. The parties agree to the above terms and conditions and Subcontractor is authorized to begin Work on the subject project.

Accepted by:

Village of Mundelein (Village)

By: 

Date: 5/24/24

Gewalt Hamilton Associates, Inc. (Consultant)

By: 

Date: May 1, 2024

SCOPE OF WORK

GHA proposes to provide part-time Municipal Engineering Services to the Village on an ongoing Fiscal Year basis. Our proposed Project Manager, Mr. John R. Briggs, P.E., will work for the Village's Public Works & Engineering Department under the supervision of the Director. Having worked with the Village on many types of projects for over the last 30 years, Mr. Briggs has an intimate knowledge of the day-to-day operations and key features of the Village. Mr. Briggs helps provide consistency to the Village's services as well as supplement the historical knowledge of the Village's systems.

As of the date of this proposal, it is anticipated that GHA will have staff available at the Village's disposal on an as-needed hourly or per-project basis. When unique project work arises, or the Village encounters additional staffing needs, GHA will provide the Village with an additional task order/work scope to meet the Village's needs. It is anticipated that most of our efforts for the Village will be completed under this separate Task Order format.

Examples of potential task order services may include, but are not limited to the following:

A. Engineering Design Services

1. Project conceptual design, development, scoping, preliminary engineering, and cost estimating;
2. Transportation planning, traffic engineering and studies, and transportation engineering and design;
3. Water system planning, studies, modeling, engineering, and design;
4. Sanitary sewer system planning, studies, infiltration analysis, modeling, engineering, and design;
5. Storm sewer system planning, studies, modeling, engineering, and design;
6. Hydraulic analysis;
7. Structural engineering and design (via a sub-consultant); and
8. Preparation of designs, plans, specifications, and estimates;

B. Engineering Consulting Services

1. Construction and engineering cost estimating and/or cost-benefit analysis and constructability review;
2. Value engineering;
3. Assistance with identifying potential funding sources for specific public improvement projects, applying for and securing such funding;
4. Preparation and submittal of permit applications and assistance in obtaining approvals for various Federal, State, and local regulatory agencies;
5. Planning, coordination, and implementation of public involvement, including preparation of displays and materials for public meetings, media inquiries, and presentation at Village staff meetings, public meetings, and litigation;
6. Motor Fuel Tax program development and management;
7. Maintenance and supervision of the Village's National Pollution Discharge Elimination System (NPDES) permit for compliance;

8. Coordination of Village drainage and flooding issues and compliance with the National Floodplain Insurance Program;
9. Assistance with ROW and easement acquisition; and
10. Assistance to the Village Attorney with easement agreements, letters of credit, maintenance bonds, and similar engineering related documentation.

C. Surveying Services

1. Topographic surveys, boundary or ALTA surveys, plats, and legal descriptions and exhibits of properties and easements; and
2. Construction staking and as-builts.

D. Construction Engineering Services

1. Construction observation, with IDOT certified staff as required;
2. Management of pay requests and change orders; and
3. Construction cost estimating and/or analysis, and constructability review.

E. Plan Review

1. Compliance review of plans and specifications submitted by applicants, consultants, other jurisdictions, and utility companies for non-Village projects within the Village's jurisdiction. Plans and specifications will be reviewed for conformance with applicable codes, regulations, and generally accepted engineering practices, as well as coordination with Village utilities; and
2. Review of engineering calculations and permit applications for proposed developments.

F. GIS/Mapping Services

1. Development, maintenance, and assistance with GIS data base/mapping system; and
2. Development and maintenance of paper maps for utility systems, zoning and land use, parks, and other municipal uses.

G. Clerical & Administrative Services

1. GHA invoices for work billable to the Village will include detailed descriptions of services provided;
2. GHA's Project Manager and other GHA personnel will be reachable and respond promptly, during work hours and in the event of after-hours emergencies, to inquiries by the Village President, Administrator, and Director of Public Works and Engineering.

To: Mayor and Board of Trustees

From: Gail Czynscon, Office Clerk
Adam Boeche, Director of Public Works and Engineering

For: Village Board Meeting of June 10, 2024

Subject: North Lake Street Alley and Parking Lot Improvement Project

Financial Impact:

\$410,000.00 - 210-48740-442 - Streets

Attachments:

1. Bid Tab North Lake Street Alleyway
2. Contract for North Lake Street Alley & Parking Lot Improvements

Background:

The Village received a total of six bids for the North Lake Street Alley and Parking Lot Improvement project. The bids, ranging in price between \$410,000.00 and \$619,700.10 were publicly opened and read aloud on May 7, 2024. Chicagoland Paving submitted the lowest responsive bid in the amount of \$410,000.00.

Recommendation:

Motion to accept all submitted bids and to award a contract and approve purchase order number 13774 to Chicagoland Paving in the amount of \$410,000.00 subject to receipt of required bonding and insurance for the North Lake Street Alley and Parking Lot Improvement project and authorize the Director of Public Works and Engineering to sign said contract.



Client:	Village of Mundelein		
Project:	Mundelein - North Lake Street Alley & Parking Lot Improvements	Bid Opening Date:	5/7/2024
GHA Project No:	4485.03	Bid Opening Time:	11:00 AM
Project Manager:	John Briggs	Bid Opening Location:	The office of Public Works & Engineering 801 Allanson Road Mundelein, IL 60060

				Engineer's Estimate of Probable Cost		BID TABULATION												
		Chicago/land Paving				Schroeder Asphalt Services		A Lamp Concrete Contractors		Campanella & Sons		Everlast Blacktop Inc.		Alliance Contractors				
Item No.	Description	Qty	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	
ALLEY IMPROVEMENTS																		
1	Removal and Disposal of Unsuitable Material	30.0	CY	\$50.00	\$1,500.00	\$20.00	\$600.00	\$60.00	\$1,800.00	\$50.00	\$1,500.00	\$65.00	\$1,950.00	\$45.00	\$1,350.00	\$10.00	\$300.00	
2	Aggregate Subgrade Improvement	30.0	CY	\$50.00	\$1,500.00	\$20.00	\$600.00	\$60.00	\$1,800.00	\$57.00	\$1,710.00	\$95.00	\$2,850.00	\$60.00	\$1,800.00	\$45.00	\$1,350.00	
3	Geotechnical Fabric for Ground Stabilization	900.0	SY	\$2.50	\$2,250.00	\$1.00	\$900.00	\$1.75	\$1,575.00	\$3.25	\$2,925.00	\$2.50	\$2,250.00	\$2.00	\$1,800.00	\$3.00	\$2,700.00	
4	Hot Mix Asphalt Binder Course, IL-19.0, N50, 3.5"	165.0	TN	\$125.00	\$20,625.00	\$100.00	\$16,500.00	\$110.00	\$18,150.00	\$103.00	\$16,995.00	\$107.00	\$17,655.00	\$108.00	\$17,820.00	\$107.00	\$17,655.00	
5	Hot Mix Asphalt Surface Course, Mix D, N50, 1.5"	70.0	TN	\$150.00	\$10,500.00	\$185.00	\$12,950.00	\$125.00	\$8,750.00	\$114.00	\$7,980.00	\$116.00	\$8,120.00	\$112.00	\$7,840.00	\$116.00	\$8,120.00	
6	Bituminous Materials (Tack Coat)	360.0	LB	\$1.00	\$360.00	\$0.01	\$3.60	\$0.01	\$3.60	\$0.01	\$3.60	\$0.01	\$3.60	\$0.01	\$3.60	\$0.01	\$3.60	
7	HMA Driveway Pavement, 3"	70.0	TN	\$175.00	\$12,250.00	\$150.00	\$10,500.00	\$165.00	\$11,550.00	\$132.00	\$9,240.00	\$114.00	\$8,120.00	\$90.00	\$6,300.00	\$114.00	\$7,980.00	
8	Combination Concrete Curb and Gutter, Type M-3.12 (Modified)	460.0	FT	\$60.00	\$27,600.00	\$55.00	\$25,300.00	\$39.00	\$17,940.00	\$39.00	\$17,940.00	\$49.00	\$22,540.00	\$39.00	\$17,940.00	\$78.50	\$36,110.00	
9	Aggregate Base Course, Type B, 6"	100.0	SY	\$15.00	\$1,500.00	\$15.00	\$1,500.00	\$10.50	\$1,050.00	\$16.00	\$1,600.00	\$33.50	\$3,350.00	\$14.00	\$1,400.00	\$26.50	\$2,650.00	
10	Aggregate Base Course, Type B, 10"	800.0	SY	\$20.00	\$16,000.00	\$20.00	\$16,000.00	\$18.40	\$14,720.00	\$21.00	\$16,800.00	\$23.00	\$18,400.00	\$23.00	\$18,400.00	\$34.50	\$27,600.00	
11	Pavement Removal (Full Depth)	900.0	SY	\$20.00	\$18,000.00	\$20.00	\$18,000.00	\$20.00	\$18,000.00	\$28.00	\$25,200.00	\$28.00	\$25,200.00	\$24.50	\$22,050.00	\$39.50	\$35,550.00	
12	Hot Mix Asphalt Driveway Pavement Removal	400.0	SY	\$10.00	\$4,000.00	\$8.50	\$3,400.00	\$16.00	\$6,400.00	\$15.00	\$6,000.00	\$28.00	\$11,200.00	\$4.00	\$1,600.00	\$39.50	\$15,800.00	
13	Combination Curb and Gutter Removal	50.0	FT	\$10.00	\$500.00	\$10.00	\$500.00	\$15.00	\$750.00	\$20.00	\$1,000.00	\$7.00	\$350.00	\$10.00	\$500.00	\$15.00	\$750.00	
14	CCDD Non-Compliant Material Disposal	10.0	CY	\$100.00	\$1,000.00	\$20.00	\$200.00	\$105.00	\$1,050.00	\$85.00	\$850.00	\$300.00	\$3,000.00	\$120.00	\$1,200.00	\$165.00	\$1,650.00	
15	Traffic Control and Protection, STD 701501	1.0	LS	\$10,000.00	\$10,000.00	\$20,044.90	\$20,044.90	\$8,000.00	\$8,000.00	\$35,150.00	\$35,150.00	\$4,000.00	\$4,000.00	\$31,000.00	\$31,000.00	\$23,655.00	\$23,655.00	
STORM UTILITY IMPROVEMENTS																		
16	Storm Sewers, PVC SDR 26, 12"	85.0	FT	\$125.00	\$10,625.00	\$88.00	\$7,480.00	\$195.00	\$16,575.00	\$177.00	\$15,045.00	\$115.00	\$9,775.00	\$184.00	\$15,640.00	\$260.00	\$22,100.00	
17	Inlets, Type A, Type 3501-P Frame and Grate	3.0	EA	\$2,500.00	\$7,500.00	\$1,800.00	\$5,400.00	\$3,700.00	\$11,100.00	\$3,750.00	\$11,250.00	\$3,565.00	\$10,695.00	\$2,200.00	\$6,600.00	\$2,425.00	\$7,275.00	
18	Trench Backfill (Storm)	35.0	CY	\$100.00	\$3,500.00	\$27.00	\$945.00	\$85.00	\$2,975.00	\$51.00	\$1,785.00	\$90.00	\$3,150.00	\$45.00	\$1,575.00	\$70.00	\$2,450.00	
19	Inlet Removal	1.0	EA	\$350.00	\$350.00	\$600.00	\$600.00	\$500.00	\$500.00	\$575.00	\$575.00	\$650.00	\$650.00	\$300.00	\$300.00	\$200.00	\$200.00	
20	Storm Sewer Removal	70.0	FT	\$25.00	\$1,750.00	\$5.00	\$350.00	\$23.00	\$1,610.00	\$1.00	\$70.00	\$25.00	\$1,750.00	\$20.00	\$1,400.00	\$25.00	\$1,750.00	
21	Storm Service Connection	1.0	EA	\$750.00	\$750.00	\$500.00	\$500.00	\$1,900.00	\$1,900.00	\$2,450.00	\$2,450.00	\$400.00	\$400.00	\$1,700.00	\$1,700.00	\$1,250.00	\$1,250.00	
22	Utility Structure to be Adjusted (Storm)	3.0	EA	\$6,650.00	\$19,950.00	\$900.00	\$2,700.00	\$800.00	\$2,400.00	\$675.00	\$2,025.00	\$1,075.00	\$3,225.00	\$600.00	\$1,800.00	\$600.00	\$1,800.00	
Total Alley Improvements				\$172,010.00		\$144,973.50		\$148,598.60		\$178,093.60		\$153,943.60		\$161,698.60		\$214,148.60		
STORM UTILITY IMPROVEMENTS																		
	Tree Furnishing & Planting, Deciduous - 3" Caliper (Single Stem)																	
23A	Royal Raindrops Crabapple	2.0	EA	\$1,000.00	\$2,000.00	\$725.00	\$1,450.00	\$800.00	\$1,600.00	\$775.00	\$1,550.00	\$650.00	\$1,300.00	\$800.00	\$1,600.00	\$650.00	\$1,300.00	
23B	Jack Flowering Pear 'Jaczam'	2.0	EA	\$1,000.00	\$2,000.00	\$725.00	\$1,450.00	\$800.00	\$1,600.00	\$775.00	\$1,550.00	\$650.00	\$1,300.00	\$880.00	\$1,760.00	\$650.00	\$1,300.00	
23C	Eastern Redbud	2.0	EA	\$1,000.00	\$2,000.00	\$725.00	\$1,450.00	\$800.00	\$1,600.00	\$775.00	\$1,550.00	\$650.00	\$1,300.00	\$880.00	\$1,760.00	\$750.00	\$1,500.00	
23D	Autumn Brilliance Serviceberry	2.0	EA	\$1,000.00	\$2,000.00	\$725.00	\$1,450.00	\$800.00	\$1,600.00	\$775.00	\$1,550.00	\$650.00	\$1,300.00	\$880.00	\$1,760.00	\$800.00	\$1,600.00	
	Shrub Furnishing & Planting - 3 GAL Minimum																	
24A	Arctic Fire Red Twig Dogwood	5.0	EA	\$150.00	\$750.00	\$100.00	\$500.00	\$90.00	\$450.00	\$90.00	\$450.00	\$90.00	\$450.00	\$75.00	\$375.00	\$75.00	\$375.00	
24B	Golden Nugget Dwarf Japanese Barberry	10.0	EA	\$150.00	\$1,500.00	\$100.00	\$1,000.00	\$90.00	\$900.00	\$90.00	\$900.00	\$90.00	\$900.00	\$65.00	\$650.00	\$75.00	\$750.00	
24C	Boomerang Dwarf Lilac	10.0	EA	\$150.00	\$1,500.00	\$100.00	\$1,000.00	\$90.00	\$900.00	\$90.00	\$900.00	\$90.00	\$900.00	\$75.00	\$750.00	\$85.00	\$850.00	
24D	Blue Star Juniper	10.0	EA	\$150.00	\$1,500.00	\$100.00	\$1,000.00	\$90.00	\$900.00	\$90.00	\$900.00	\$90.00	\$900.00	\$75.00	\$750.00	\$75.00	\$750.00	
24E	Lilla Smokebush	5.0	EA	\$150.00	\$750.00	\$100.00	\$500.00	\$90.00	\$450.00	\$90.00	\$450.00	\$90.00	\$450.00	\$150.00	\$750.00	\$100.00	\$500.00	
	Ornamental Grasses Furnishing & Planting - 1 GAL Minimum																	
25A	Karl Foerster Feather Reed Grass	30.0	EA	\$50.00	\$1,500.00	\$19.00	\$570.00	\$24.00	\$720.00	\$25.00	\$750.00	\$17.00	\$510.00	\$25.00	\$750.00	\$30.00	\$900.00	
25B	Avalanche Feather Reed Grass	30.0	EA	\$50.00	\$1,500.00	\$19.00	\$570.00	\$24.00	\$720.00	\$25.00	\$750.00	\$17.00	\$510.00	\$25.00	\$750.00	\$30.00	\$900.00	
26	Removal and Disposal of Unsuitable Material	25.0	CY	\$50.00	\$1,250.00	\$20.00	\$500.00	\$60.00	\$1,500.00	\$59.00	\$1,475.00	\$65.00	\$1,625.00	\$45.00	\$1,125.00	\$10.00	\$250.00	
27	Aggregate Subgrade Improvement	25.0	CY	\$50.00	\$1,250.00	\$20.00	\$500.00	\$60.00	\$1,500.00	\$60.00	\$1,500.00	\$95.00	\$2,375.00	\$60.00	\$1,500.00	\$45.00	\$1,125.00	
28	Earth Excavation for Parking Lot (Full Depth)	2,000.0	SY	\$20.00	\$40,000.00	\$16.00	\$32,000.00	\$18.00	\$36,000.00	\$26.00	\$52,000.00	\$36.00	\$72,000.00	\$15.00	\$30,000.00	\$39.50	\$79,000.00	
29	Excavation for Sidewalk Pavement, 9"	650.0	SY	\$10.00	\$6,500.00	\$10.00	\$6,500.00	\$4.50	\$2,925.00	\$14.75	\$9,587.50	\$20.00	\$13,000.00	\$10.50	\$6,825.00	\$29.50	\$19,175.00	
30	Geotechnical Fabric for Ground Stabilization	2,000.0	SY	\$2.50	\$5,000.00	\$2.00	\$4,000.00	\$1.75	\$3,500.00	\$3.00	\$6,000.00	\$2.50	\$5,000.00	\$2.00	\$4,000.00	\$3.00	\$6,000.00	
31	Aggregate Base Course, Type B, 4" (Sidewalks & Dumpster Pad)	700.0	SY	\$10.00	\$7,000.00	\$5.75	\$4,025.00	\$7.50	\$5,250.00	\$9.50	\$6,650.00	\$13.50	\$9,450.00	\$9.00	\$6,300.00	\$22.50	\$15,750.00	
32	Aggregate Base Course, Type B, 6"	135.0	SY	\$12.00	\$1,620.00	\$10.00	\$1,350.00	\$10.50	\$1,417.50	\$15.25	\$2,058.75	\$34.00	\$4,590.00	\$12.00	\$1,620.00	\$26.50	\$3,577.50	
33	Aggregate Base Course, Type B, 10"	1,800.0	SY	\$20.00	\$36,000.00	\$10.00	\$18,000.00	\$18.00	\$32,400.00	\$20.00	\$36,000.00	\$22.00	\$39,600.00	\$23.00	\$41,400.00	\$34.50	\$62,100.00	
34	Hot Mix Asphalt Binder Course, IL-19.0, N50, 3.5"	370.0	TN	\$125.00	\$46,250.00	\$100.00	\$37,000.00	\$100.00	\$37,000.00	\$101.00	\$37,370.00	\$107.00	\$39,590.00	\$108.00	\$39,960.00	\$107.00	\$39,590.00	
35	Hot Mix Asphalt Surface Course, Mix D, N50, 1.5"	155.0	TN	\$150.00	\$23,250.00	\$125.00	\$19,375.00	\$115.00	\$17,825.00	\$132.00	\$20,460.00	\$116.00	\$17,360.00	\$112.00	\$17,360.00	\$116.00	\$17,980.00	
36	Bituminous Materials (Tack Coat)	900.0	LB	\$1.00	\$900.00	\$0.01	\$9.00	\$0.01	\$9.00	\$0.01	\$9.00	\$0.01	\$9.00	\$0.01	\$9.00	\$0.01	\$9.00	
37	PCC Sidewalk, 5"	5,250.0	SF	\$16.00	\$84,000.00	\$11.75	\$61,687.50	\$10.75	\$56,437.50	\$9.50	\$49,875.00	\$9.65	\$50,662.50	\$13.00	\$68,250.00	\$11.35	\$59,587.50	
38	PCC Pavement Pad, 7"	700.0	SF	\$30.00	\$21,000.00	\$13.00	\$9,100.00	\$16.00	\$11,200.00	\$12.25	\$8,575.00	\$10.85	\$7,595.00	\$16.20	\$11,340.00	\$16.20	\$11,340.00	
39	Combination Concrete Curb and Gutter, Type M-3.12 (Modified)	230.0	FT	\$55.00	\$12,650.00	\$55.00	\$12,650.00	\$39.00	\$8,970.00	\$42.50	\$9,775.00	\$49.00	\$11,270.00	\$39.00	\$8,970.00	\$78.50	\$18,055.00	
40	Combination Concrete Curb and Gutter, Type B-6.12	365.0	FT	\$60.00	\$21,900.00	\$55.00	\$20,075.00	\$42.00	\$15,330.00	\$42.00	\$15,330.00	\$51.10	\$18,651.50	\$40.00	\$14,600.00	\$82.50	\$30,112.50	
41	Privacy Fencing w/6"x6" Coated Steel Posts - Estate Enclosure System	115.0	FT	\$125.00	\$14,375.00	\$210.00	\$24,150.00	\$216.00	\$24,840.00	\$253.00	\$29,095.00	\$195.00	\$22,425.00	\$435.00	\$50,025.00	\$230.00	\$26,450.00	
42	Paint Pavement Markings-Line, 4"	1,250.0	FT	\$2.00	\$2,500.00	\$0.75	\$937.50	\$0.95	\$1,187.50	\$0.55	\$687.50	\$2.00	\$2,500.00	\$5.20	\$6,500.00	\$1.25	\$1,562.50	
43	Paint Pavement Markings-Line, 12"	350.0	FT	\$3.00	\$1,050.00	\$2.25	\$787.50	\$5.00	\$1,750.00	\$3.25	\$1,137.50	\$4.00	\$1,400.00	\$16.00	\$5,600.00	\$3.75	\$1,312.50	
44	Paint Pavement Markings-Line, L&S	30.0	SF	\$10.00	\$300.00	\$12.00	\$360.00	\$7.00	\$210.00	\$10.00	\$300.00	\$12.00	\$360.00	\$32.00	\$960.00	\$5.00	\$150.00	
45	Furnishing & Placing Double Ground Hardwood Mulch, 3" Min. Depth	20.0	CY	\$100.00	\$2,000.00	\$54.00	\$1,080.00	\$85.00	\$1,700.00	\$85.00	\$1,700.00	\$48.00	\$960.00	\$140.00	\$2,800.00	\$85.00	\$1,700.00	
Total Parking Lot Improvements Improvements				\$345,795.00		\$265,026.50		\$272,391.50		\$300,885.25		\$330,863.00		\$330,659.00		\$405,551.50		
Total Bid Items					\$517,805.00		\$410,000.00		\$420,990.10		\$478,978.85		\$484,806.60		\$492,357.60		\$619,700.10	

**NORTH LAKE STREET ALLEY AND PARKING LOT IMPROVEMENT PROJECT BETWEEN THE
VILLAGE OF MUNDELEIN AND CHICAGOLAND PAVING**

1. **PARTIES** to this agreement made and dated the 10th day of June 2024, are the Village of Mundelein, acting by and through its Mayor and Village Board, known hereinafter as "Village", and the successful bidder, Chicagoland Paving known hereinafter as the "Contractor", its executors, administrators, successors, or assigns.
2. **TERMS:** It is understood and agreed that the Instructions to Bidders, General Conditions, Specifications and Proposal Forms titled *North Lake Street Alleyway* and the Proposal as completed and executed by the Contractor are all essential documents (the "Documents") which are a part of this Contract. Said Documents are attached hereto and made hereof as Exhibit A.
3. **FULL COMPLIANCE:** The Contractor agrees with the Village to do all the work, furnish all materials and equipment along with all labor necessary to complete the work for three years in accordance with the terms, conditions and specifications described in the Documents incorporated herein as Exhibit A, in order to fully comply with all of the terms of this Contract. The parties hereto specifically agree that the consideration for this Contract is sufficient.
4. **REPRESENTATION AND WARRANTY:** Contractor represents and warrants that all information contained in the completed and executed Proposal are true and correct to the best of his information, knowledge, and belief.
5. **ILLINOIS FREEDOM OF INFORMATION ACT:** Contractor understands that amendments to the Illinois Freedom of Information Act (P.A. 96-0542) which requires the Contractor to produce to the Requester any of its company records and documents which are in any way related to the performance of services under this agreement and not exempt from disclosure within five business days of the Village's receipt of a request for said records. Accordingly, the Contractor agrees to be bound by the provisions of the Illinois Freedom of Information Act (5 ILCS 140/1 et seq.), and agrees to deliver to the Village all records in its possession relating to this agreement within three (3) business days of a request by the Village for said records.

Contractor agrees to reimburse the Village any fees, fines, or costs incurred by or assessed against the Village for its failure to deliver requested records in the possession of the Contractor, and which the Contractor failed to deliver to the Village within three (3) business days of its receipt of a request from the Village to do so. For purposes of this paragraph, an e-mail request for records and documents will be considered received by the Contractor on the day sent.

The Contractor shall not be entitled to receive any wages, fees, or costs of any kind from the Village for the production of documents and records in response to a Freedom of Information Act request.

6. **IN WITNESS WHEREOF**, the said parties have executed this Contract on the date above mentioned.

VILLAGE OF MUNDELEIN

By: _____
Director of Public Works and Engineering

CONTRACTOR

If a Corporation:

Attest:

Corporation Name: _____

By: _____
President

Secretary

If a Co-Partnership:

_____ (Seal)

_____ (Seal)

_____ (Seal)

Partners Doing Business under the Firm Name of:

If an Individual:

_____ (Seal)

To: Mayor and Board of Trustees

From: Jennifer Marshall, Executive Assistant

For: Village Board Meeting of June 10, 2024

Subject: Administrative Consulting Specialists, LLC.

Financial Impact:

\$20,000 - 100-46410-201 - Consulting Services

Attachments:

None

Background:

Annual Service Agreement for Grant Writing and Administrative Services for the Dates of 06/01/24 - 05/31/25.

The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over \$20,000. Board approval is respectfully requested.

Recommendation:

Motion to approve purchase order number 13781 in the amount of \$20,000 to Administrative Consulting Specialists, LLC. for the Grant Writing and Administrative Services Annual Contract FYE25.

To: Mayor and Board of Trustees

From: Vanna Jankowski, Finance Clerk
Linda Miller, Finance Director

For: Village Board Meeting of June 10, 2024

Subject: NICASA

Financial Impact:

\$26,965.00 - 100-47956-260 - Grant-Deflection

Attachments:

None

Background:

The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over \$20,000. Attached is a Departmental Purchase Request exceeding the \$20,000 limitation. Board approval is respectfully requested.

Recommendation:

Motion to approve purchase order number 13801 in the amount of \$26,965.00 to NICASA for the Deflection Grant 12/25/23 - 03/21/24.

To: Mayor and Board of Trustees

From: Vanna Jankowski, Finance Clerk
Linda Miller, Finance Director

For: Village Board Meeting of June 10, 2024

Subject: IRMA - April 2024 Deductible

Financial Impact:

\$34,906.55 - 100-46502-231 - IRMA Deductible

Attachments:

1. IRMA 300226-APR24

Background:

The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over \$20,000. Attached is a Departmental Purchase Request exceeding the \$20,000 limitation. Board approval is respectfully requested.

Recommendation:

Motion to approve purchase order number 13751 in the amount of \$34,906.55 to Intergovernmental Risk Management Agency (IRMA) for the April 2024 Deductible.

INTERGOVERNMENTAL RISK MANAGEMENT AGENCY

999 OAKMONT PLAZA DRIVE, SUITE 310

WESTMONT IL 60559

Phone: (708) 562-0300

INVOICE

Date	Inv Number	Page
04/30/2024	300226	1

Bill To: Mundelein
300 Plaza Circle
Mundelein IL 60060

Customer: 214
Terms: Net 30 days

Quantity	Description	Net Amount
1	April 2024 Deductible	105.46
1	April 2024 Deductible	24,591.90
1	April 2024 Deductible	10,209.19
ORDERED BY <u>FY24 Omnibus</u> DATE RECEIVED _____ PMT APRVD BY <u>[Signature]</u> ORG#/ACCT # <u>100-46502-231</u> P.O.# <u>13751</u> VENDOR# <u>1120</u> FOR <u>04/2024 Ded</u> <u>IRMA APR 2024 Deductible</u>		

REMIT TO:
INTERGOVERNMENTAL RISK MANAGEMENT AGENCY
999 OAKMONT PLAZA DRIVE, SUITE 310
WESTMONT IL 60559

Amount	34,906.55
Balance Due	<u>34,906.55</u>

Please include Customer Name and Invoice Number with remittance.

To: Mayor and Board of Trustees

From: Lee Limperatos, Assistant Finance Director
Linda Miller, Finance Director

For: Village Board Meeting of June 10, 2024

Subject: Lake Hawley Mundelein, LLC

Financial Impact:

\$40,000.00 - 330-49402-263 - Property Tax / Sales Tax Rebates

Attachments:

None

Background:

The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over \$20,000. Attached is a Departmental Purchase Request exceeding the \$20,000 limitation. Board approval is respectfully requested.

Recommendation:

Motion to approve purchase order number 13814 in the amount of \$40,000.00 to Lake Hawley Mundelein, LLC for Annual Property Tax/Sales Tax Rebate.

To: Mayor and Board of Trustees

From: Linda Miller, Finance Director
Lee Limperatos, Assistant Finance Director

For: Village Board Meeting of June 10, 2024

Subject: Jewel-Osco Sales Tax Rebate

Financial Impact:

\$300,000.00 - 330-49402-263 - Property Tax / Sales Tax Rebate

Attachments:

None

Background:

The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over \$20,000. Attached is a Departmental Purchase Request exceeding the \$20,000 limitation. Board approval is respectfully requested.

Recommendation:

Motion to approve purchase order number 13813 in the amount of \$300,000.00 to Jewel / Osco for Annual Sales Tax Share.

To: Mayor and Board of Trustees

From: Lee Limperatos, Assistant Finance Director
Linda Miller, Finance Director

For: Village Board Meeting of June 10, 2024

Subject: Daniel Beelow Sales Tax Rebate

Financial Impact:

\$400,000.00 - 330-49402-263 - Sales Tax Rebate

Attachments:

None

Background:

The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over \$20,000. Attached is a Departmental Purchase Request exceeding the \$20,000 limitation. Board approval is respectfully requested.

Recommendation:

Motion to approve purchase order number 13815 in the amount of \$400,000 to Daniel Beelow for Annual Sales Tax Share.

To: Mayor and Board of Trustees

From: Linda Miller, Finance Director
Lee Limperatos, Assistant Finance Director

For: Village Board Meeting of June 10, 2024

Subject: Jewel / Osco Sales Tax Rebate FY24

Financial Impact:

\$67,945.66 - 330-49402-263 - Sales Tax Rebate

Attachments:

None

Background:

The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over \$20,000. Attached is a Departmental Purchase Request exceeding the \$20,000 limitation. Board approval is respectfully requested.

Recommendation:

Motion to approve purchase order number 13817 in the amount of \$67,945.66 to Jewel / Osco for remaining FY24 Sales Tax Share.