



AGENDA

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 19, 2024 at 7:30 PM

Jeffrey S. Braiman Council Chambers, Village Hall
50 Raupp Blvd, Buffalo Grove, IL 60089

1. Call to Order

- a. Pledge of Allegiance
- b. Roll Call

2. Approval of Minutes

- a. Draft Minutes of the July 15, 2024 Village Board Regular Meeting
- b. Draft Minutes of the August 5, 2024 Village Board Committee of the Whole Meeting

3. Approval of Warrant

- a. Approval of Warrant #1371 (Trustee Bocek, Chris Black)

4. Village President's Report

- a. Proclamation Discouraging Onychectomy (Trustee Bocek, Dane Bragg)

5. Village Manager's Report

- a. Oath of Office and Badge Presentation to new Police Officer Cassandra Arreola (Trustee Cesario, Brian Budds)

6. Special Business

7. Reports from Trustees

8. Consent Agenda

All items listed on the Consent Agenda, which are available in this room this evening, are considered to be routine by the Village Board and will be enacted by one motion. There will be no separate discussion of these items unless a Board member or citizen so requests, in which event, the item will be removed from the General Order of Business and considered after all other items of business on the Regular Agenda under New Business.

- a. O-2024-080 Ordinance Authorizing Execution of a Contract with Hillside Auto Body and Service Inc. for Towing and Vehicle Storage Services (Trustee Bocek, Tom Wisniewski)

- b. O-2024-081 Ordinance Approving a Development Improvement Agreement with Community Consolidated School District 21 for improvements at Joyce Kilmer Elementary School (Trustee Stein, Kyle Johnson)
- c. O-2024-082 Ordinance Approving the Certificate of Initial Acceptance with The Huron Group for the Park Place Townhomes Development (Trustee Stein, Kyle Johnson)
- d. Authorization to Waive Bids and Negotiate for Automated Truck Wash (Trustee Bocek, Tom Wisniewski)
- e. O-2024-083 Ordinance Approving Sign Variations for Wealth Financial Services and Tax Advisory at 600 Buffalo Grove Rd. (Trustee Weidenfeld, Nicole Woods)
- f. R-2024-20 Resolution Supporting an Illinois Transportation Enhancement Program (ITEP) Grant Application for Improvements on Checker Road (Trustee Stein, Kyle Johnson)

9. Ordinances and Resolutions

- a. O-2024-084 Ordinance Authorizing the Awarding of a Contract to Martam Construction for the CAFT and Water Station Project (Trustee Stein, Kyle Johnson)

10. Unfinished Business

11. New Business

12. Public Comment

Public Comment is limited to items that are not on the regular agenda. In accordance with Section 2.02.070 of the Municipal Code, discussion on questions from the audience will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Village Board business. All members of the public addressing the Village Board shall maintain proper decorum and refrain from making disrespectful remarks or comments relating to individuals. Speakers shall use every attempt to not be repetitive of points that have been made by others. The Village Board may refer any matter of public comment to the Village Manager, Village staff or an appropriate agency for review.

13. Executive Session

- a. Executive Session - Section 2(C)(5) of the Illinois Open Meetings Act: (5) the Purchase or Lease of Real Property for the Use of the Public Body, Including Meetings Held for the Purpose of Discussing Whether a Particular Parcel Should be Acquired.

14. Adjournment

The Village Board will make every effort to accommodate all items on the agenda by 10:30 p.m. The Board does, however, reserve the right to defer consideration of matters to another meeting should the discussion run past 10:30 p.m.

The Village of Buffalo Grove, 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 have questions about the accessibility of the meeting or facilities, contact the ADA Coordinator at 847-459-2500 to allow the Village to make reasonable accommodations for those persons.





AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 19, 2024

AGENDA ITEM 2.a.

Draft Minutes of the July 15, 2024 Village Board Regular Meeting

Contacts

Liaison: Clerk Sirabian

Staff: Jessie Brown

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve the minutes of the July 15, 2024 Village Board Regular Meeting.

Summary

N/A

Strategic Alignment

Guiding Principle

Principle 2: Outstanding Village Services

Goal

Goal 1: Maintained effective village government: fiscally responsible and providing outstanding, responsive services

File Attachments

1. Draft Minutes - 7/15/2024 Regular Meeting



**MINUTES OF THE REGULAR MEETING OF THE VILLAGE PRESIDENT & BOARD OF
TRUSTEES OF THE VILLAGE OF BUFFALO GROVE HELD IN THE JEFFREY S. BRAIMAN
COUNCIL CHAMBERS, 50 RAUPP BOULEVARD, BUFFALO GROVE, ILLINOIS
MONDAY, JULY 15, 2024**

CALL TO ORDER

President Smith called the meeting to order at 7:30 P.M. Those present stood and pledged allegiance to the Flag.

ROLL CALL

Roll call indicated the following present: President Smith; Trustees Johnson, Cesario, Ottenheimer, Stein, Bocek, and Weidenfeld.

Also present were: Dane Bragg, Village Manager; Patrick Brankin, Village Attorney; Chris Stilling, Deputy Village Manager; Katie Golbach, Human Resources Director; Nicole Woods, Director of Community Development; Chris Black, Director of Finance; Molly Gillespie, Communications Director; Brett Robinson, Administrative Services Director; Kyle Johnson, Deputy Public Works Director/Village Engineer; Tom Wisniewski, Buyer; Geoff Tollefson, Director of Golf Operations; Fire Chief Baker; Deputy Fire Chief Kane; Deputy Fire Chief Collins; Tyler Grace, Fire Department Analyst; and Police Chief Budds.

APPROVAL OF MINUTES

Moved by Ottenheimer, seconded by Bocek, to approve the minutes of the June 17, 2024, Regular Meeting. Upon roll call, Trustees vote as follows:

AYES: 5 – Johnson, Cesario, Ottenheimer, Bocek, Weidenfeld
NAYS: 0 – None
ABSTAIN: 1 – Stein
Motion declared carried.

WARRANT #1370

Mr. Black read Warrant #1370. Moved by Bocek, seconded by Johnson, to approve Warrant #1370 in the amount of \$7,068,501.92 authorizing payment of bills listed. Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Ottenheimer, Cesario, Stein, Bocek, Weidenfeld
NAYS: 0 – None
Motion declared carried.

VILLAGE PRESIDENT'S REPORT

State Representative Didech read from a Resolution issued by the Illinois House of Representatives commending **Associate Judge Charles Johnson** for his years of service to the citizens of Lake County and the State of Illinois and wishing him well in his retirement.

President Smith had Mr. Johnson come forward as he read a Proclamation recognizing Judge Johnson for his service, and proclaiming that the citizens of Buffalo Grove and Lake County extend our deepest gratitude and recognition to the Honorable Associate Judge Charles Johnson for his exemplary service and dedication to our community, and noting that his contributions have made a lasting impact and his legacy of service will be remembered and celebrated for years to come.

VILLAGE MANAGER'S REPORT

Mr. Bragg read a Proclamation recognizing **Brett Robinson** for his 38 years of service to the Village of Buffalo Grove and congratulating him for his outstanding service to the Village and wishing him well in his retirement. Mr. Robinson began his career while a student at Buffalo Grove High School and worked his way through the ranks earning numerous promotions along the way, and his knowledge and dedication have left an indelible mark

on the Village of Buffalo Grove. Mr. Robinson thanked the Board and the staff for the privilege of spending his entire career in his hometown and noted what a pleasure it has been to work with the entire staff.

On behalf of the Illinois State House of Representatives, Representative Mary Beth Canty recognized **Fire Chief Baker** for his years of public service to the citizens of Illinois and wished him well in his retirement.

Mr. Bragg then read a Proclamation honoring Fire Chief Mike Baker commending him for his extraordinary 45 years to the fire service industry and noting that the Village of Buffalo Grove has benefitted greatly from Chief Baker's service to the community, making it one of the safest places to live in America.

Chief Baker thanked everyone for the honor, and noted what a privilege and honor it has been to serve the Buffalo Grove Fire Department, the staff of the Village of Buffalo Grove, and the citizens of Buffalo Grove. Chief Baker also thanked his family for the support they have always given to him.

Mr. Bragg administered the Oath of Office to our new **Fire Chief, Larry Kane**, after which Chief Kane's wife, Jessica, pinned on his badge as he was congratulated by the audience and the Board.

Chief Kane thanked the Board for this opportunity and for the confidence they have placed in him, noting that he is honored to serve alongside the members of the Buffalo Grove Fire Department. Chief Kane also thanked his family for their support throughout his career as a firefighter.

Chief Kane reviewed the credentials and career of our new **Deputy Fire Chief Shawn Collins**, after which he administered the Oath of Office to Deputy Chief Collins. Chief Kane noted that each of Deputy Chief Collins' four children are involved in fire service, and they are all here tonight to assist in pinning on their father's badge as he was congratulated by the audience and the Board.

Deputy Chief Collins thanked the Board and Mr. Bragg for this opportunity and for their confidence in him and noted that he is looking forward to working with Chief Kane and the members of the Buffalo Grove Fire Department.

TRUSTEE REPORTS

Trustee Johnson reported on **Buffalo Grove Days** and the Buffalo Grove Days Parade and urged residents and businesses to consider having an entry in the parade.

Trustee Johnson reported that the **2024 Farmer's Market** is now open on Sundays. The location is basically the same this year, but in the adjoining parking lot. Details may be found on the Farmer's Market Facebook page.

Trustee Weidenfeld reported that Buffalo Grove and Vernon Township are prepared to get funding for **Stormwater Projects** due to the efforts of Kyle Johnson.

CONSENT AGENDA

President Smith explained the Consent Agenda, stating that any member of the audience or the Board could request that an item be removed for full discussion; there were no such requests. The Village Clerk read a brief synopsis of each of the items on the Consent Agenda.

Resolution No. 2024-17 – Emergency Management Director

Motion to pass Resolution No. 2024-17 appointing Lawrence Kane as Emergency Management Director.

Resolution No. 2024-18 – Procurement Policy

Motion to pass Resolution No. 2024-18, adopting the proposed changes to the Procurement Policy in order to keep the document and associated policies and procedures current.

Ordinance No. 2024-74 – 850 Asbury

Motion to pass Ordinance No. 2024-74 approving an Assignment of the Amended Economic Incentive Agreement between the Village of Buffalo Grove and Business IT Source at 850 Asbury. BITS was acquired by Computacenter Holdings and on October 1, 2024, BITS will officially be merged into Computacenter United States, Inc. (CCUS). BITS leadership will be stepping aside and CCUS will assume all day-to-day operations in 2025.

Emergency Lighting Installation

Motion to authorize staff to waive bids and negotiate for emergency vehicle lighting installation and repair services to include the procurement, installation and configuration of emergency lighting and communication equipment for Village vehicles.

Ordinance No. 2024-75 – 851 Krause Drive

Motion to pass Ordinance No. 2024-75, authorizing a lot consolidation, an Amendment to the Special Use and Preliminary Plan, and Zoning Variations at 851 Krause Drive.

Ordinance No. 2024-76 – Kilmer School

Motion to pass Ordinance No. 2024-76, authorizing an Amendment to the PUD and Preliminary Plan for Joyce Kilmer Elementary School and Park at 655 Golfview Terrace.

CAFT – 851 Krause Drive

Motion to approve rejection of CAFT and Water Station bids, waive bids, and authorize staff to negotiate with contractors to provide cost savings.

Resolution No. 2024-19 – Camera Grant

Motion to pass Resolution No. 2024-19, ratifying the ILETSB Body Worn Camera Grant Award that was executed by the Village Manager on June 28, 2024. On June 28, 2024, the Police Department was notified of a \$59,486.32 award from the Illinois Training and Standards Board's Body Worn Camera Grant. To secure the funds, a signed agreement by the close of the state's 2024 fiscal year was required.

Moved by Johnson, seconded by Ottenheimer, to approve the Consent Agenda as presented. Upon roll call, Trustees voted as follows on the Consent Agenda:

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Bocek, Weidenfeld

NAYS: 0 – None

Motion declared carried.

ORDINANCE NO. 2024-77 – VERNON TOWNSHIP

Moved by Stein, seconded by Weidenfeld, to pass Ordinance No. 2024-77 approving an Intergovernmental Agreement with Vernon Township in accordance with materials contained in Board packets.

Mr. Johnson reviewed the proposed ordinance, details of which may be found in the Agenda Item Summary that he prepared, after which he answered questions from the Board.

Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Bocek, Weidenfeld

NAYS: 0 – None

Motion declared carried.

ORDINANCE NO. 2024-78 – BUFFALO GROVE PARK DISTRICT

Moved by Stein, seconded by Weidenfeld, to pass Ordinance No. 2024-78 approving an Intergovernmental Agreement with the Buffalo Grove Park District in accordance with materials contained in Board packets.

Mr. Johnson reviewed the proposed ordinance, details of which may be found in the Agenda Item Summary that he prepared.

Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Bocek, Weidenfeld

NAYS: 0 – None

Motion declared carried.

ORDINANCE NO. 2024-79 – GEWALT HAMILTON

Moved by Stein, seconded by Weidenfeld, to pass Ordinance No. 2024-79 authorizing the Village Manager to execute a design engineering agreement with Gewalt Hamilton Associates, Inc. for storm sewer and street improvement in Vernon Township's Horatio Gardens at a price not to exceed \$513,000.00, pending final review by the Village Attorney.

Mr. Johnson reviewed the proposed ordinance, details of which may be found in the Agenda Item Summary that he prepared.

Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Bocek, Weidenfeld

NAYS: 0 – None

Motion declared carried.

Board members commended Mr. Johnson, as well as all parties involved, for his hard work on this project.

PUBLIC COMMENT

President Smith reviewed the parameters to be followed by speakers and asked if there were any questions from the audience on items not on tonight's agenda.

Michael Debartolo, Assistant Superintendent for Finance and Operations in Community Consolidated School District 21, thanked everyone for the cooperation that the district received from the Village regarding the modular unit that is needed at Kilmer.

EXECUTIVE SESSION

Moved by Stein, seconded by Johnson, to move to Execution Session to discuss: **Section 2(C)(2) of the Illinois Open Meetings Act: Collective Negotiating Matters Between the Public Body and Its Employees or Their Representatives, or Deliberations Concerning Salary Schedules for One or More Classes of Employees and Section 2(C)(5) of the Illinois Open Meetings Act: (5) the Purchase or Lease of Real Property for the Use of the Public Body, including Meetings Held for the Purpose of Discussing Whether a Particular Parcel Should be acquired.** Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Bocek, Weidenfeld

NAYS: 0 – None

Motion declared carried.

The Board moved to Executive Session from 8:38 P.M. until 9:22 P.M.

ADJOURNMENT

Moved by Cesario, seconded by Johnson, to adjourn the meeting. Upon voice vote, the motion was unanimously declared carried and the meeting was adjourned at 9:23 P.M.

Janet M. Sirabian, Village Clerk

APPROVED BY ME THIS 19th DAY OF August 2024

Village President

DRAFT



AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 19, 2024

AGENDA ITEM 2.b.

Draft Minutes of the August 5, 2024 Village Board Committee of the Whole Meeting

Contacts

Liaison: Clerk Sirabian

Staff: Jessie Brown

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve the minutes of the August 5, 2024 Village Board Committee of the Whole Meeting.

Summary

N/A

Strategic Alignment

Guiding Principle

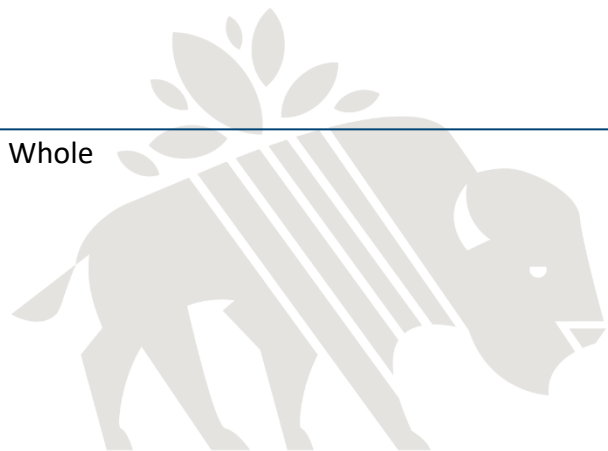
Principle 2: Outstanding Village Services

Goal

Goal 1: Maintained effective village government: fiscally responsible and providing outstanding, responsive services

File Attachments

1. Draft Minutes - 8/5/2024 Committee of the Whole



**MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF THE VILLAGE PRESIDENT &
BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE HELD IN THE
JEFFREY S. BRAIMAN COUNCIL CHAMBERS AT VILLAGE HALL, 50 RAUPP BOULEVARD,
BUFFALO GROVE, ILLINOIS, MONDAY AUGUST 5, 2024**

CALL TO ORDER

President Smith called the meeting to order at 7:30 P.M. Those present stood and pledged allegiance to the Flag.

ROLL CALL

Roll call indicated the following present: President Smith; Trustees Johnson, Cesario, Ottenheimer, Stein, Bocek, and Weidenfeld.

Also present were: Dane Bragg, Village Manager; Patrick Brankin, Village Attorney; Chris Stilling, Deputy Village Manager; Mike Skibbe, Deputy Village Manager/Director of Public Works; Tyler Grace, Assistant Village Manager – Administrative Services; Chris Black, Finance Director; Katie Golbach, Director of Human Resources; Molly Gillespie, Communications Director; Nicole Woods, Director of Community Development; Jim Warnstedt, Deputy Public Works Director; Kyle Johnson, Deputy Public Works Director/Village Engineer; Tyler Ankney, Public Works Management Analyst; Geoff Tollefson, Director of Golf Operations; Police Chief Budds; Fire Chief Kane; and Deputy Fire Chief Collins

The **Committee of the Whole Meeting** consisted of staff reports and Board discussion on the listed topics, with staff answering questions from the Board on each topic.

FIRE DEPARTMENT BADGE PRESENTATIONS

Chief Kane reviewed the career and credentials of Battalion Chief Dan Pasquarella. Battalion Chief Pasquarella has been with the Buffalo Grove Fire Department since 2009 and was named the Rotary Club of Buffalo Grove's 2023 Firefighter of the Year and has served as president on the Fire Pension Board, leads the Department's CPR Program and is a member of the technical rescue team. Chief Kane administered the Oath of Office to Battalion Chief Pasquarella, after which his father pinned on his Battalion Chief's badge as he was congratulated by the audience and the Board.

Chief Kane reviewed the career and credentials of Lieutenant Dan Downey. Lieutenant Downey has been with the Buffalo Grove Fire Department since 2017 and is a state certified Company Fire Officer and a member of the Background Investigation Team. Lieutenant Downey's wife, Polly, pinned on his Lieutenant's badge as he was congratulated by the audience and the Board.

ROTARY CLUB AWARD

Buffalo Grove Rotary President Lisa Siwek reviewed the Bill Reid Community Service Award. Ms. Siwek then reviewed the contributions that recipient Paul Zucker has made to the Village of Buffalo Grove by volunteering since 1987. Mr. Zucker is an original member of the Buffalo Grove Emergency Management Agency, volunteering since the Agency's inception in 1987; he has created communications systems for emergency vehicles in Buffalo Grove and surrounding communities and has crafted countless emergency plans. Mr. Zucker thanked the Rotary Club, the Village, the Buffalo Grove Police and Fire Departments, and his family for their part in honoring him with this award.

CRD

Using a PowerPoint presentation, Mr. Ankney provided an overview of the strategic planning efforts for the Rick Kahen Commission for Residents with Disabilities.

2025 CAPITAL IMPROVEMENT PROGRAM

Using an extensive PowerPoint presentation, Mr. Johnson and Mr. Warnstedt reviewed the initial presentation of the 2025 Capital Improvement Program (CIP) requests. This presentation highlights the requests to the Village Board for discussion purposes only.

2025 GENERAL WAGE INCREASE

Ms. Golbach reviewed the 2025 General Wage Increase and Merit Pool Recommendation, details of which are contained in her memo to Mr. Bragg of August 5, 2024.

FY 2024 SIX-MONTH REPORT

Mr. Black reviewed the FY 2024 Six-Month Report, details of which are contained in his memo to Mr. Bragg of August 5, 2024.

2024 PRELIMINARY TAX LEVY

Mr. Black reviewed the 2024 Preliminary Tax Levy, details of which are contained in his memo to Mr. Bragg of August 5, 2024.

QUESTIONS FROM THE AUDIENCE

President Smith reviewed the parameters to be followed by speakers and asked if there were any questions from the audience on items not on tonight's agenda.

A representative from Hindu Swayamsevak Sangh USA Inc. invited everyone to take part in **Universal Oneness Day** on September 21, 2024, at 3:00 P.M. at the Buffalo Grove Park District Community Arts Center.

EXECUTIVE SESSION

Moved by Stein, seconded by Ottenheimer, to move to Execution Session to discuss: **Section 2(C)(2) of the Illinois Open Meetings Act: Collective Negotiating Matters Between the Public Body and Its Employees or Their Representatives, or Deliberations Concerning Salary Schedules for One or More Classes of Employees and Section 2(C)(5) of the Illinois Open Meetings Act: (5) the Purchase or Lease of Real Property for the Use of the Public Body, including Meetings Held for the Purpose of Discussing Whether a Particular Parcel Should be acquired.** Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Bocek, Weidenfeld

NAYS: 0 – None

Motion declared carried.

The Board moved to Executive Session from 8:35 P.M. until 9:36 P.M.

ADJOURNMENT

Moved by Stein, seconded by Cesario, to adjourn the meeting. Upon voice vote, the motion was unanimously declared carried. The meeting was adjourned at 9:37 P.M.

Janet M. Sirabian, Village Clerk

APPROVED BY ME THIS 19th DAY OF August 2024

Village President



AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 19, 2024

AGENDA ITEM 3.a.

Approval of Warrant #1371

Contacts

Liaison: Trustee Bocek

Staff: Chris Black

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve Warrant #1371 in the amount of \$8,059,863.54.

Summary

Warrant #1371 in the amount of \$8,059,863.54.

Strategic Alignment

Guiding Principle

N/A

Goal

N/A

File Attachments

1. Warrant 1371 Summary



VILLAGE OF BUFFALO GROVE WARRANT #1371
19-Aug-24

General Fund:	751,087.18
Parking Lot Fund:	144,914.06
Motor Fuel Tax Fund:	0.00
Debt Service Fund:	4,354.72
School & Park Donations:	0.00
Lake Cook Rd TIF Fund:	500.00
Capital Projects-Facilities:	1,647,542.85
Capital Projects-Vehicles/Equipment:	112,083.10
Capital Projects-Streets:	481,732.19
Retiree Health Savings (RHS):	105,220.54
Water Fund:	719,496.82
Buffalo Grove Golf Fund:	80,138.88
Arboretum Golf Fund:	111,392.04
Refuse Service Fund:	88,765.00
Information Technology Internal Service Fund:	218,252.14
Central Garage Internal Service Fund:	115,678.60
Building Maintenance Internal Service Fund:	91,753.92
	<u>4,672,912.04</u>
PAYROLL PERIOD ENDING 7/14/2024	1,130,197.47
PAYROLL PERIOD ENDING 7/28/2024	1,152,101.68
PAYROLL PERIOD ENDING 8/11/2024	1,104,652.35
TOTAL WARRANT #1371	<u><u>8,059,863.54</u></u>

APPROVED FOR PAYMENT BY THE PRESIDENT AND BOARD OF TRUSTEES OF
THE VILLAGE OF BUFFALO GROVE, ILLINOIS

Village Clerk

Village President



AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 19, 2024

AGENDA ITEM 4.a.

Proclamation Discouraging Onychectomy

Contacts

Liaison: Trustee Bocek

Staff: Dane Bragg

Staff Recommendation

Staff recommends proclamation.

Recommended Motion

N/A

Summary

Proclamation Discouraging Onychectomy

Strategic Alignment

Guiding Principle

Principle 6: Engages Our Residents

Goal

Goal 3: Strengthened Buffalo Grove community identity and pride

File Attachments

1. Proclamation Discouraging Onychectomy





BUFFALO GROVE

PROCLAMATION

PROCLAMATION DISCOURAGING ONYCHECTOMY

WHEREAS, onychectomy (declawing) and flexor tendonectomy can be a painful operation, preventing a cat from being able to extend their claws and leaving them unable to scratch, affecting their balance, and rendering them unable to effectively defend themselves; and

WHEREAS, there is evidence that links onychectomy (declawing) and flexor tendonectomy to painful adverse and long-lasting effects on cats and that complications from these surgeries can include nerve damage, lameness, chronic pain, and permanent disability; and

WHEREAS, declawing unnecessarily increases public health and safety risks as declawed cats become more prone to biting as a form of defense, leading to increased chance of infection for humans; and

WHEREAS, there are many alternatives that involve no physical harm to the cat.

NOW THEREFORE, the Board of Trustees of the Village of Buffalo Grove does resolve:

That the Legislature of Illinois enact a statute stating that no person, licensed veterinary professional or otherwise, shall perform or cause to be performed an onychectomy (declawing) or flexor tendonectomy procedure by any means on a cat, except when medically necessary for a therapeutic purpose for the cat. Therapeutic purpose means a medically necessary procedure to address an existing or recurring infection, disease, injury, or abnormal condition in the claws, nail bed, or toe bone, which jeopardizes the cat's health. Therapeutic purpose does not include cosmetic or aesthetic reasons or reasons of convenience in keeping or handling the cat; and

We wish to state our general opposition to the practices of onychectomy (declawing) and flexor tendonectomy in our community and encourage our local veterinary professionals to discourage the practice with vigor.

Proclaimed this 19th day of August, 2024.

Eric N. Smith
Village President



AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 19, 2024

AGENDA ITEM 5.a.

Oath of Office and Badge Presentation to new Police Officer Cassandra Arreola

Contacts

Liaison: Trustee Cesario

Staff: Brian Budds

Staff Recommendation

Staff recommends presentation.

Recommended Motion

N/A

Summary

Officer Cassandra Arreola will receive her Oath of Office and will be presented with her badge.

Strategic Alignment

Guiding Principle

Principle 2: Outstanding Village Services

Goal

Goal 1: Maintained effective village government: fiscally responsible and providing outstanding, responsive services

File Attachments

None





AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 19, 2024

AGENDA ITEM 8.a. O-2024-080

Ordinance Authorizing Execution of a Contract with Hillside Auto Body and Service Inc. for Towing and Vehicle Storage Services

Contacts

Liaison: Trustee Bocek

Staff: Tom Wisniewski

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance awarding a contract to Hillside Auto Body and Service Inc., pending Village Attorney review.

Summary

Recommendation

Staff recommends that the Village Board authorize the Village Manager to execute a contract with Hillside Auto Body and Service Inc for Towing and Vehicle Storage Services, pending final review and approval of the contract by the Village Attorney.

Background

The purpose of this bid was to find a single company that was capable of providing towing services, vehicle relocation, and vehicle storage on an as required basis as determined by the Village of Buffalo Grove Police Department, twenty-four hours a day, seven days a week.

It should be noted that the prices listed in the attached Schedule of Prices and Bid Tab are not borne by the Village but instead are costs that would be charged directly by the contractor to the residents of Buffalo Grove and other motorists traveling through the Village for the services listed. The goal of the bid was to meet the needs of the Police Department while keeping costs to residents of the Village as low as possible.

Staff Analysis

Bids were received from All Ways Towing & Recovery Inc, Gene's Village Towing, and Hillside Auto Body & Service, Inc. A copy of the bid tab is attached for reference. Hillside Auto Body & Service, Inc is the lowest responsive and responsible bidder. Hillside Auto Body & Service performed the Towing and Vehicle Storage Services for the last six-year term. The company's

performance has always been deemed by staff to be very good.

Next Steps

Staff recommends an award of a two (2) year contract with two (2) possible two (2) year extensions to Hillside Auto Body and Service Inc., for Towing and Vehicle Storage services, subject to the final review by the Village Attorney.

Strategic Alignment

Guiding Principle

Principle 1: Financially Responsible and Sound

Goal

Goal 1: Maintained effective village government: fiscally responsible and providing outstanding, responsive services

File Attachments

1. Draft Ordinance - Towing
2. Final Bid Tab Towing 2024
3. Towing Contract 2024





ORDINANCE 2024-xxx

AN ORDINANCE AUTHORIZING EXECUTION OF A
CONTRACT WITH HILLSIDE AUTO BODY & SERVICE
INC., FOR TOWING & VEHICLE STORAGE SERVICES

WHEREAS the Village of Buffalo Grove is a home rule unit pursuant to the Illinois Constitution of 1970; and

WHEREAS the Village sought out companies qualified to provide the requested services and materials; and

WHEREAS the Village engaged in a competitive procurement process to obtain the best value for money.

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated and made a part of this Ordinance as if fully set forth herein.

SECTION 2. The Village Manager is authorized to execute a contract with Hillside Auto Body & Service Inc., for Towing & Vehicle Storage Services.

SECTION 3. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage and approval and shall not be codified.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2024
APPROVED: _____, 2024
PUBLISHED: _____, 2024

ATTEST:

APPROVED:

Janet M. Sirabian, Village Clerk

Eric N. Smith, Village President

Towing & Vehicle Storage

Tabulation

Bid: July 17, 2024 9:00 AM

		All Ways Towing & Recovery Inc 25563 N Gilmer Rd Mundelein, IL 60060	Gene's Village Towing 1290 Peterson Drive Wheeling, IL 60090	Hillside Auto Body & service, Inc. 120 W. University Dr Arlington Heights, IL 60004
Bid Bond:		Check	Check	Check
Signed Contract Statements:		Yes	Yes	Yes
Contract Modifications		Yes	No	No
Qty.				
453	a. Towing of passenger vehicle	\$56,625.00	\$83,805.00	\$52,095.00
	each	\$125.00	\$185.00	\$115.00
68	b. Winching Charge	\$136.00	\$136.00	\$68.00
	per foot	\$2.00	\$2.00	\$1.00
5	c. Towing of trucks 8,001 GVWR	\$625.00	\$1,000.00	\$700.00
	each	\$125.00	\$200.00	\$140.00
5	d. Towing of trucks 12,001 GVWR	\$750.00	\$1,125.00	\$825.00
	each	\$150.00	\$225.00	\$165.00
3	e. Towing of trucks 36,001 GVWR	\$900.00	\$900.00	\$525.00
	each	\$300.00	\$300.00	\$175.00
1	f. Towing of trucks 55,001 GVWR	\$300.00	\$350.00	\$250.00
	each	\$300.00	\$350.00	\$250.00
10	g. Vehicle Storage Motorcycles	\$750.00	\$250.00	\$150.00
	per 24 hr	\$75.00	\$25.00	\$15.00
136	h. Vehicle Storage Passenger cars	\$6,800.00	\$6,800.00	\$4,080.00
	per 24 hr	\$50.00	\$50.00	\$30.00
10	i. Vehicle Storage Trucks +8,000 lbs	\$1,000.00	\$600.00	\$400.00
	per 24 hr	\$100.00	\$60.00	\$40.00
10	j. Vehicle Storage Trucks 40,000 lbs	\$1,000.00	\$750.00	\$500.00
	per 24 hr	\$100.00	\$75.00	\$50.00
20	k. Per mile rate	\$60.00	\$70.00	\$40.00
	per mile	\$3.00	\$3.50	\$2.00
5	l. Up righting of of passenger vehicle	\$375.00	\$375.00	\$200.00
	each	\$75.00	\$75.00	\$40.00
2	m. Up righting of a vehicle 8,000 to 12,000 GVWR - uncontained load	\$300.00	\$150.00	\$100.00
	per hour	\$150.00	\$75.00	\$50.00
1	n. Up righting of a vehicle 8,000 to 12,000 GVWR - contained load	\$150.00	\$85.00	\$65.00
	per hour	\$150.00	\$85.00	\$65.00
1	o. Up righting of a vehicle 12,001 to 36,000 GVWR - uncontained load	\$175.00	\$100.00	\$65.00
	per hour	\$175.00	\$100.00	\$65.00
1	p. Up righting of a vehicle 12,001 to 36,000 GVWR - contained load	\$175.00	\$100.00	\$75.00
	per hour	\$175.00	\$100.00	\$75.00
1	q. Up righting of a vehicle 36,001 to 55,000 GVWR - uncontained load	\$300.00	\$450.00	\$85.00
	per hour	\$300.00	\$450.00	\$85.00
1	r. Up righting of a vehicle 36,001 to 55,000 GVWR - contained load	\$300.00	\$450.00	\$95.00
	per hour	\$300.00	\$450.00	\$95.00
1	s. Up righting of a vehicle > 55,001 GVWR - uncontained load	\$450.00	\$450.00	\$200.00
	per hour	\$450.00	\$450.00	\$200.00
1	t. Up righting of a vehicle > 55,001 GVWR - contained load	\$450.00	\$450.00	\$200.00
	per hour	\$450.00	\$450.00	\$200.00
5	u. Road Service: out of gas, jump start. No Tow Required.	\$375.00	\$425.00	\$375.00
	each	\$75.00	\$85.00	\$75.00
1	v. Vehicle Immobilization	\$125.00	\$85.00	\$75.00
	each	\$125.00	\$85.00	\$75.00
Total Cost		\$72,121.00	\$98,906.00	\$61,168.00

TOWING & VEHICLE STORAGE CONTRACT

Towing & Vehicle Storage Contract (the “**Contract**”) is entered between the Village of Buffalo Grove (hereinafter the “**Village**” or “**Owner**”), an Illinois home-rule unit of government, and Hillside Auto Body & Service, Inc. an [Illinois corporation] (hereinafter the “**Contractor**”) on this 1st day of September, 2024 (the “**Effective Date**”). The Village and the Contractor are hereinafter sometimes collectively referred to as the “**Parties**” and individually as a “**Party**”.

RECITALS

WHEREAS, the Village has solicited bids for the Work (defined below), Contractor has submitted a bid for the Work and Village has selected Contractor for the Work based on their bid; and

WHEREAS, the Contractor wishes to enter into this Contract with the Village and the Village wishes to enter into this Contract with the Contractor for the Work;

NOW THEREFORE, for and in consideration of the mutual covenants and promises herein contained, the adequacy and sufficiency of which are hereby acknowledged by the Parties, it is agreed as follows:

ARTICLE I - WORK TO BE DONE BY THE CONTRACTOR

The Village does hereby hire and contract with the Contractor to provide all the labor, equipment, materials and/or services described more thoroughly on Contract **Exhibit A** (the “**Work**”) which is incorporated into the Contract by this reference.

ARTICLE II - CONTRACT DOCUMENTS

The following exhibits are attached hereto and incorporated herein by this reference:

Contract Exhibit A – Description of the Work

Contract Exhibit B – Schedule of Prices

Contract Exhibit C – Performance and Payment Bond

If any term or provision of this Contract shall conflict with any term or provision of the exhibits referenced above, the terms and provisions of the exhibit shall control.

ARTICLE III - CONTRACT AMOUNT

The Village agrees to pay the Contractor for the proper and timely performance of the Work in strict accordance with this Contract as detailed in **Contract Exhibit B** (the “**Schedule of Prices**”) Unless explicitly provided otherwise in this Contract, the detailed sums shall be the full and exclusive compensation owed to the Contractor for the Work; and Contractor may not seek additional payments from the Village.

Escalation. Written requests for price revisions after the two year period shall be submitted at least sixty (60) calendar days in advance of the annual contract period. Requests must be based upon and include: (1) documentation of the actual change in the cost of the components involved in the contract and shall not include overhead or profit, and (2) shall not exceed the CPI-All Urban Consumers Chicago, or 3 % whichever is less.

The Village of Buffalo Grove reserves the right to reject a proposed price increase and terminate the Contract.

ARTICLE IV – APPLICATION FOR PAYMENT

The Contractor shall be paid at most once a month and only after providing the Village the following:

1. An executed and notarized Contractor’s Sworn Statement in a form similar to AIA G702 or AIA G703;

All payments under this Contract must be approved by the Village’s Board at regularly scheduled meetings. The Village reserves the right to request any receipts, invoices, proof of payments as the Village, in its sole discretion, may deem necessary to justify the payment requested *prior* to paying the requested payment. The Contractor shall furnish with his final application for payment a Final Lien Waiver from itself and, if not already provided, from every subcontractor and materialman of the Work.

The Contractor acknowledges that the Village is a unit of local government and that all payments under the Contract are subject to the Local Government Prompt Payment Act, 50 ILCS 505 et seq. To that extent, the Village shall have forty-five calendar (45) days from receipt of a bill or invoice to pay the same before it is considered late under the Contract. Interest, if any, charged for any late payments will be subject to the interest rate caps specified in the Prompt Payment Act.

ARTICLE V – CONTRACT TIME

Term. The Village will enter into a two (2) year contract with two (2) possible two (2) year extensions from the date of award. At the end of any contract term, The Village of Buffalo Grove reserves the right to extend this contract for a period of up to sixty (60) calendar days for the purpose of securing a new contract.

Termination of Contract. The Contract may be terminated, in whole or in part, by either party if the other party substantially fails to fulfill its obligations under the Contract through no fault of the terminating party; or the Village may terminate the Contract, in whole or in part, for its convenience. However, no such termination may be effected unless the terminating party gives the other party: (1) not less than thirty (30) calendar days written notice by certified mail of intent to terminate, and (2) an opportunity for a meeting with the terminating party before termination.

ARTICLE VI – PERFORMANCE and PAYMENT BOND

The Contractor shall provide the Village with a performance and payment bond in substantially the same form as on **Contract Exhibit C** (the “**Performance and Payment Bond**”) prior to Contractor beginning any Work and within 10 calendar days of the Notice of Award sent to the Contractor.

ARTICLE VII – ACCIDENT PREVENTION

The Contractor shall exercise every precaution at all times to protect itself, the property of the Village and the property of others. The safety provision of all applicable laws and ordinances shall be strictly observed by the Contractor at all times. Any practice deemed hazardous or dangerous by the **Police Chief** or his authorized representatives shall be immediately discontinued by the Contractor upon receipt of instructions from the **Police Chief** or his authorized representatives. To the fullest extent permitted by law, the Contractor shall be solely responsible for all safety-related matters.

ARTICLE VIII – INDEMNIFICATION

To the fullest extent permitted by law, the Contractor agrees to defend, pay on behalf of, indemnify, and hold harmless the Village, its elected and appointed officials, agents, employees and volunteers and others working on behalf of the Village against any and all claims, demands, suits or loss, including all costs connected therewith, and for any damages which may be asserted, claimed or recovered against or from the Village, its elected and appointed officials, agents, employees and volunteers and others working on behalf of the Village, by reason of personal injury, including bodily injury and death, and/or property damage, whether damage to property of the Village or of a third party, including loss of use thereof, which arises out of or is in any way connected or associated with the Contract and the Work.

ARTICLE IX – INSURANCE

Contractor shall procure and maintain, for the duration of the Contract and any maintenance period, insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by the Contractor, his agents, representatives, employees or subcontractors.

A. Minimum Scope of Insurance: Coverage shall be at least as broad as:

Insurance Services Office Commercial General Liability occurrence form CG 0001 with the Village of Buffalo Grove named as additional insured on a primary and non-contributory basis. This primary, non-contributory additional insured coverage shall be confirmed through the following required policy endorsements: ISO Additional Insured Endorsement CG 20 10 or CG 20 26 and CG 20 01 04 13

1. Insurance Services Office Commercial General Liability occurrence form CG 0001 with the Village named as additional insured, on a form at least as broad as the ISO Additional Insured Endorsement CG 2010 and CG 2026
2. Insurance Service Office Business Auto Liability coverage form number CA 0001, Symbol 01 "Any Auto."
3. Workers' Compensation as required by the Labor Code of the State of Illinois and Employers' Liability insurance.

B. Minimum Limits of Insurance: Contractor shall maintain limits no less than:

1. Commercial General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage. The general aggregate shall be twice the required occurrence limit. Minimum General Aggregate shall be no less than \$2,000,000 or a project/contract specific aggregate of \$1,000,000.
2. Business Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage.
3. Workers' Compensation and Employers' Liability: Workers' Compensation coverage with statutory limits and Employers' Liability limits of \$500,000 per accident.

C. Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the Village. At the option of the Village, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as it respects the Village, its officials, agents, employees and volunteers; or the Contractor shall procure a bond guaranteeing payment of losses and related investigation, claim administration and defense expenses.

D. Other Insurance Provisions

The policies are to contain, or be endorsed to contain, the following provisions:

1. General Liability and Automobile Liability Coverages:
 - a. The Village, its officials, agents, employees and volunteers are to be covered as insureds as respects: liability arising out of activities performed by or on behalf of the Contractor; products and completed operations of the Contractor; premises owned, leased or used by the Contractor; or automobiles owned, leased, hired or borrowed by the Contractor. The coverage shall contain no special limitations on the scope of protection afforded to the Village, its officials, agents, employees and volunteers.
2. The Contractor's insurance coverage shall be primary and non-contributory as respects the Village, its officials, agents, employees and volunteers. Any insurance or self-insurance maintained by the Village, its officials, agents, employees and volunteers shall be excess of Contractor's insurance and shall not contribute with it.
3. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Village, its officials, agents, employees and volunteers.
4. The Contractor's insurance shall contain a Severability of Interests/Cross Liability clause or language stating that Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
5. If any commercial general liability insurance is being provided under an excess or umbrella liability policy that does not "follow form," then the Contractor shall be required to name the Village, its officials, employees, agents and volunteers as additional insureds
6. All general liability coverages shall be provided on an occurrence policy form. Claims-made general liability policies will not be accepted.
7. The contractor and all subcontractors hereby agree to waive any limitation as to the amount of contribution recoverable against them by the Village. This specifically includes any limitation imposed by any state statute, regulation, or case law including any Workers' Compensation Act provision that applies a limitation to the amount recoverable in contribution such as Kotecki v. Cyclops Welding

E. All Coverages:

1. No Waiver. Under no circumstances shall the Village be deemed to have waived any of the insurance requirements of this Contract by any act or omission, including, but not limited to:
 - a. Allowing work by Contractor or any subcontractor to start before receipt of Certificates of Insurance and Additional Insured Endorsements.
 - b. Failure to examine, or to demand correction of any deficiency, of any Certificate of Insurance and Additional Insured Endorsement received.
2. Each insurance policy required shall have the Village expressly endorsed onto the policy as a Cancellation Notice Recipient. Should any of the policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions.

F. Acceptability of Insurers

Insurance is to be placed with insurers with a Best's rating of no less than A-, VII and licensed to do business in the State of Illinois.

G. Verification of Coverage

Contractor shall furnish the Village with certificates of insurance naming the Village, its officials, agents, employees, and volunteers as additional insured's and with original endorsements, affecting coverage required herein. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be received and approved by the Village before any work commences. The Village reserves the right to request full certified copies of the insurance policies and endorsements.

The Certificate of Insurance shall state the Village of Buffalo Grove has been endorsed as an "additional insured" by the Vendor's insurance carrier. Specifically, this Certificate must include the following language: **"The Village of Buffalo Grove, and it's respective elected and appointed officials, employees, agents, consultants, attorneys and representatives, are, and have been endorsed, as an additional insured under the above reference policy number _____ on a primary and non-contributory basis for general liability and automobile liability coverage for the duration of the agreement term."**

H. Subcontractors

Contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

I. Assumption of Liability

The contractor assumes liability for all injury to or death of any person or persons including employees of the contractor, any subcontractor, any supplier or any other person and assumes liability for all damage to property sustained by any person or persons occasioned by or in any way arising out of any work performed pursuant to the Contract.

ARTICLE X – CERTIFICATE OF AUTHORITY AND SURETY CERTIFICATE

The Contractor shall furnish the Village with a current Certificate of Authority or Surety Certificate issued by the Illinois Department of Insurance for the bonding company and insurance company they are using. In lieu of a Certificate of Authority of Surety Certificate, the Contractor may provide certificate of good standing from the Illinois Department of Insurance’s website.

ARTICLE XI – COPYRIGHTS AND LICENSES

The Contractor agrees that all documents of any kind whatsoever, and in whatever medium expressed, prepared by the Contractor and the Contractor’s consultants in connection with the Work (collectively, the “**Documents**”) or otherwise pursuant to this Contract and all rights therein (including trademarks, trade names, rights or use, copyrights and/or other proprietary rights) shall be and remain the sole property of the Village (regardless of whether the Village or the Contractor terminates this Contract for any reason whatsoever). The Contractor hereby agrees that the Documents are or shall be deemed to be “Works for Hire” within the meaning of Section 101 of the Copyright Act, and the Contractor hereby assigns to the Village all right, title and interest therein. Notwithstanding, the Contractor shall indemnify and hold harmless the Village, its appointed and elected officials, employees, agents and volunteers from and against all claims, damages, losses, and expenses (including attorneys’ fees and court and arbitration costs) arising out of any infringement of patent rights or copyrights incident to the Documents and the Work.

ARTICLE XII – NOTICE

All notices, demands, requests, consents, approvals and other communications required or permitted to be given hereunder (a “**Notice**”) shall be in writing and shall be deemed effective three (3) business days after mailing if mailed by certified mail with return receipt requested and immediately if served personally, and shall be addressed to the following:

IF TO THE VILLAGE:	Village of Buffalo Grove 50 Raupp Blvd Buffalo Grove, IL 60089 bjbudds@vbg.org ATTN: Police Chief
WITH COPIES TO:	Cc: pbrankin@schainbanks.com Cc: tcwisniewski@vbg.org
IF TO THE CONTRACTOR:	Hillside Auto Body & Service, Inc. 120 W. University Drive Arlington Heights, IL 60004 cbalek@hillsidecompanies.com ATTN: Colleen Balek and Mark Balek Copies to: mbalek@hillsidecompanies.com

ARTICLE XIII – CHANGE ORDERS

If the Village requests any change to the Work the Village shall do so by delivering Notice of the same to the Contractor and the change requested by the Village shall be effective upon receipt of the Notice by the Contractor. The Contractor may propose a change to the Work by delivering Notice of the proposed change along with a description of the changes full effect on the Work to the Village; provided, such requested change shall not be deemed accepted until the Village has delivered to the Contractor Notice of the same. Prior to approving a proposed change to the Work by the Contractor, the Village may request such additional documentation as it deems necessary to investigate the proposed change. The Contractor shall be responsible for informing all its employees and subcontractors of any changes to the Work, whether such change is requested by the Contractor or the Village.

ARTICLE XIV – NOTICE OF STARTING WORK

The Contractor shall provide Notice to the Village prior to the Contractor, or its employees or subcontractors, starting the Work or any phase of the Work.

ARTICLE XV – SEQUENCE OF THE WORK

The Police Chief shall have the power to direct the order and sequence of the Work. On any major portion of the Work, all accessories shall be set coincident with the main construction. Payment for major portions of the Work may be withheld until proper completion of accessories.

ARTICLE XVI – SUPERVISION

The Police Chief shall have override power to superintend and direct the Work, and the Contractor shall perform all of the Work herein specified to the satisfaction, approval and acceptance of the Police Chief. The Contractor shall have at all times a competent foreman or superintendent at the Work's site, who shall have full authority to act for the Contractor and to receive and execute orders from the Police Chief, and any instructions given to such superintendent or person, executing work for the Contractor, shall be binding on the Contractor as though it was personally given to the Contractor.

ARTICLE XVII – STANDARD OF WORK AND WORKERS

The Contractor shall employ competent staff and shall discharge, at the request of the Police Chief, any incompetent, unfaithful, abusive or disorderly workers in its employ. Where experts or skilled workers must be employed, only expert or skilled workers shall be employed.

ARTICLE XVIII – CONDITIONS OF THE WORK SITE

The Contractor shall provide and maintain such sanitary accommodations for the use of its employees as may be necessary to comply with the State and local Board of Health requirements. Public nuisances will not be permitted. The Contractor shall leave said Work's site(s) in the best possible condition to the complete satisfaction of the Police Chief. No vehicles of any kind shall be placed, parked, or operated upon any grass areas at any time except as authorized by the Police Chief or his authorized representative. Further, the Contractor shall exercise every precaution for the protection of all persons and all property. The safety provisions of all applicable laws and ordinances shall be strictly observed. Any practice hazardous in the opinion of the Police Chief or his authorized representatives shall be immediately discontinued by the Contractor upon his receipt of instructions from the Police Chief or his authorized representative. To the maximum extent permitted by law, the Contractor shall be responsible for all safety-related matters.

ARTICLE XIX – WARRANTY PERIOD

All material and workmanship shall be warranted and guaranteed according to manufacturer's recommendation after inspection and approval by the Police Chief or his designated representative. All work performed by the Contractor shall be warranted by the Contractor following completion and final acceptance of the Work for a period of twelve (12) months from the date of final, and not substantial, completion.

ARTICLE XX – ACCIDENTS

In the event of any accident of any kind that involves the general public or property of the Village or a third party, the Contractor shall immediately notify the Police Chief by phone as well as provide Notice of the same. The Notice shall include a full accounting of all details of the accident. The Contractor shall furnish the Village with copies of all reports of such accidents at the same time that the reports are forwarded to any other interested parties.

ARTICLE XXI – NO ASSIGNMENT

If the Contractor sublets or assigns any part of the Work then the Contractor shall not under any circumstances be relieved of its liabilities hereunder. All transactions of the Village shall be with the Contractor. Subcontractors shall be recognized only in the capacity of employees or workmen and shall be subject to the same requirements as to character and competence. The Contractor shall not assign, transfer, convey, sell or otherwise dispose of the whole or any part of this Contract to any person, firm or corporation without written consent of the Police Chief or his authorized representative.

ARTICLE XXII – DEFAULT

The following shall constitute a default an “**Event of Default**” by the Contractor under this Contract:

- A. If the Contractor shall fail to strictly observe or perform one or more of the terms, conditions, covenants and agreements of this Contract;
- B. If there shall be placed on any property owned by the Village any mechanics', materialmens' or suppliers' lien;
- C. If there shall be instituted any proceeding against the Contractor seeking liquidation, dissolution or similar relief and the same shall not be dismissed within forty-five (45) calendar days;
- D. If there shall be appointed any trustee, receiver or liquidator of the Contractor and such appointment shall not have been vacated within forty-five (45) calendar days; and
- E. If the Contractor fails to maintain or obtain any and all permits, licenses and the like, if any, required by the Village, State or Federal governments for the Work.

Upon any Event of Default the Village shall have the option of (i) terminating the Contract; (ii) pursuing any remedy available to it at law or in equity; or (iii) pursuing both simultaneously. In addition, upon an Event of Default, the Village may withhold payments due to the Contractor until it has hired a replacement of the Contractor and deducted all costs of hiring a replacement.

ARTICLE XXIII – DELAYS

The Contractor shall not be liable in damages for delays in performance when such delay is the result of fire, flood, strike, acts of God, or by any other circumstances which are beyond the control of the Contractor; provided, however, under such circumstances the Village may, at its option, cancel the Contract.

ARTICLE XXIV – COMPLIANCE WITH LAWS

The Contractor shall comply with all applicable laws, regulations and rules promulgated by any federal, state, local, or other governmental authority or regulatory body pertaining to all aspects of the Work, now in effect, or which may become in effect during the performance of the Work. The scope of the laws, regulations, and rules referred to in this paragraph includes, but is in no way limited to, the Illinois Human Rights Act, Illinois Equal Pay Act of 2003, Occupational Safety & Health Act along with the standards and regulations promulgated pursuant thereto (including but not limited to those safety requirements involving work on elevated platforms), all forms of traffic regulations, public utility, Interstate and Intrastate Commerce Commission regulations, Workers' Compensation Laws, Public Construction Bond Act, Public Works Preference Act, Employment of Illinois Workers on Public Works Act, USA Security Act, federal Social Security Act (and any of its titles), and any other law, rule or regulation of the Illinois Department of Labor, Department of Transportation, Illinois Environmental Protection Act, Illinois Department of Natural Resources, Illinois Department of Human Rights, Human Rights Commission, EEOC, and the Village of Buffalo Grove. Notwithstanding the following, the Contractor shall particularly note that:

A. NO DISCRIMINATION – The Contractor shall comply with the provisions of the Illinois Public Works Employment Discrimination Act and the Illinois Human Rights Act/Equal Opportunity Clause which, pursuant to Illinois law, are deemed to be part of this Contract.

B. FREEDOM OF INFORMATION - The Contractor agrees to furnish all documentation related to the Contract, the Work and any documentation related to the Village required under an Illinois Freedom of Information Act (ILCS 140/1 et. seq.) (“FOIA”) request within five (5) calendar days after the Village issues Notice of such request to the Contractor. The Contractor agrees to defend, indemnify and hold harmless the Village, and agrees to pay all reasonable costs connected therewith (including, but not limited to attorney’s and witness fees, filing fees and any other expenses) for the Village to defend any and all causes, actions, causes of action, disputes, prosecutions, or conflicts arising from Contractor’s actual or alleged violation of FOIA or the Contractor’s failure to furnish all documentation related to a FOIA request within five (5) calendar days after Notice from the Village for the same. Furthermore, should the Contractor request that the Village utilize a lawful exemption under FOIA in relation to any FOIA request thereby denying that request, Contractor agrees to pay all costs connected therewith (such as attorneys' and witness fees, filing fees and any other expenses) to defend the denial of the request. This defense shall include, but not be limited to, any challenged or appealed denials of FOIA requests to either the Illinois Attorney General or a court of competent jurisdiction.

C. ILLINOIS WORKERS ON PUBLIC WORKS ACT - To the extent applicable, the Contractor shall comply with the Illinois Workers on Public Works Act, 30 ILCS 570/1 et seq., and shall provide to the Village any supporting documentation necessary to show such compliance.

D. NOT A BLOCKED PERSON - The Contractor affirms and covenants that neither the Contractor nor any individual employed by the Contractor for this Work or under this Contract is a person forbidden from doing business with a unit of local government under Executive Order No. 13224 (Sept 23, 2001), 66 Fed.Reg. 49,079 (Sept 23, 2001) or is a person registered on the Specially Designated Nationals and Blocked Persons List. The Contractor shall indemnify the Village from all costs associated with failure to comply with this paragraph.

E. SUBSTANCE ABUSE PREVENTION ON PUBLIC WORKS ACT - The Contractor knows, understands and acknowledges its obligations under the Substance Abuse Prevention on Public Works Act (820 ILCS 265/1 et seq.), and shall comply and require all subcontractors and lower tiered contractors to comply with the requirements and provisions thereof.

F. PREVAILING WAGE ACT - The Village is an Illinois unit of local government and the Work hereunder is subject to the Illinois Prevailing Wage Act, 820 ILCS 130/0.01, et seq. Consequently, the Contract and each subcontractor shall submit monthly with their application for payment a certified payroll along with a signed statement attesting that: (i) such payroll is true and accurate; (ii) the hourly rate paid to each worker is at least equal to the prevailing wage for such work; and (iii) the Contractor or subcontractor is aware that filing a falsely certified payroll is a Class B Misdemeanor. Any delay in processing the payments due to a lack of certified payroll shall not be an event of default by the Village and shall not excuse any delay by the Contractor who shall proceed with the Work as if no delay in payment has occurred. The Contractor and Village shall agree to take any further steps not outlined above to ensure compliance with the Prevailing Wage Act. Upon two business day's Notice, the Contractor and each subcontractor shall make available to the Village their records to confirm compliance with the Prevailing Wage Act. Finally, to ensure compliance with Prevailing Wage Act, the Contractor and each subcontractor shall keep for a period of not less than 5 years after the Work has been completed records of all laborers, mechanics, and other workers employed by them for the Work; the records shall include each worker's name, address, telephone number, classification or classifications, the hourly wages paid in each period, the number of hours worked each day, the starting and ending times of work each day and, when available, last four digits of the social security number. The Contractor shall provide a list of every name, address, phone number and email of every sub-contractor for the Work.

Current rates can be located on the Illinois Department of Labor website.

<https://www.illinois.gov/idol/Laws-Rules/CONMED/Pages/Rates.aspx>

ARTICLE XXV – NO WAIVER OF RIGHTS

A waiver by the Village of any Event of Default or any term of provision of this Contract shall not be a waiver of the same Event of Default, another Event of Default or any other term or provision of this Contract.

ARTICLE XXVI – CONTROLLING LAW AND VENUE

This Contract is entered into in the State of Illinois, for work to be performed in the State of Illinois and shall be governed by and construed in accordance with the laws of the State of Illinois. Any legal matters or dispute shall be resolved in the Circuit Court of Cook County and the Parties hereby submit to the jurisdiction of such Circuit Court. This Contract shall be construed without regard to any presumption or other rule requiring construction against the Party causing the Contract to be drafted.

ARTICLE XXVII – MISCELLANEOUS

- A. AMENDMENT** – This Contract may be amended only in writing executed by both Parties.
- B. NO RECORDING** – This Contract, or a memorandum thereof, may not be recorded in any form by either Party. If either Party records this Contract, or a memorandum thereof, they shall immediately file a release of the same.
- C. COUNTERPARTS** – This Contract may be executed by the Parties in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute an original instrument.

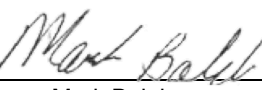
- D. SECTION HEADINGS** – The headings in the Contract are intended for convenience only and shall not be taken into consideration in any construction or interpretation of the Contract.
- E. NO THIRD-PARTY BENEFICIARIES** – This Contract does not confer any rights or benefits on any third party.
- F. BINDING EFFECT** – This Contract shall be binding and inure to the benefit of the Parties hereto, their respective legal representatives, heirs and successors-in-interest.
- G. ENTIRE AGREEMENT** – This Contract supersedes all prior agreements and understandings and constitutes the entire understanding between the Parties relating to the subject matter hereof.
- H. SEVERABILITY** - If any term, condition or provision of the Contract is adjudicated invalid or unenforceable, the remainder of the Contract shall not be affected and shall remain in full force and effect, to the fullest extent permitted by law.
- I. TORT IMMUNITY DEFENSES** - Nothing contained in this Contract is intended to constitute nor shall constitute a waiver of the rights, defenses, and immunities provided or available to the Village under the Local Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10 *et seq.*
- J. CALENDAR DAYS AND TIME.** Unless otherwise provided in this Contract, any reference in this Contract to “day” or “days” shall mean calendar days and not business days. If the date for giving of any notice required to be given, or the performance of any obligation, under this Contract falls on a Saturday, Sunday or federal holiday, then the notice or obligation may be given or performed on the next business day after that Saturday, Sunday or federal holiday.

IN WITNESS WHEREOF, the Parties hereto have caused the Contract to be executed as of the Effective Date.

Village of Buffalo Grove,
an Illinois home-rule unit of government

Company Hillside Auto Body & Service, Inc.
[An Illinois corporation company]

By: _____
Name: Dane Bragg
Title: Village Manager

By:  _____
Name: Mark Balek
Title: Vice President

CONTRACT EXHIBIT A- DESCRIPTION OF THE WORK

[Insert Description of the Work]

DESCRIPTION OF THE WORK

The work services, equipment, labor and/or materials below shall be collectively referred to as the “Work”:

A. GENERAL INSTRUCTIONS

1. INTENT:

It is the intent of the Village of Buffalo Grove to establish a contract with a Bidder to provide Towing Services and Vehicle Storage for the Buffalo Grove Police Department for a two-year period.

2. SCOPE:

To provide Towing Services, Vehicle Relocation and Vehicle Storage on an as required basis for vehicles as determined by the Village of Buffalo Grove Police Department, twenty-four hours a day, seven days a week. The Village of Buffalo Grove Police Department shall request service when required. Vehicles are to be towed to the towing company's storage area and shall be held until claimed by the vehicle owner. Towing and storage costs are the responsibility and obligation of the vehicle owner. All transactions shall be between the vehicle owner and the Contractor.

3. INTERRUPTED SERVICE:

After an interruption caused by severe inclement weather or other disaster, the Contractor must be prepared to complete the work without unnecessary delays.

B. RESPONSIBILITIES OF CONTRACTOR

1. VEHICLES, EQUIPMENT AND SUPPLIES:

The Contractor shall provide sufficient tow trucks, equipment and supplies for the operation of the tow service to adequately handle the volume and variety of anticipated calls at the time of bid submission. The bidder must be equipped to provide towing service within the Village of Buffalo Grove and shall provide a minimum of four tow trucks fully equipped with a four ton or greater capacity winch, one of which shall have a twenty-five ton or greater capacity. One additional truck capable of carrying a full-size passenger vehicle on its bed shall be provided. The bidder must have tow trucks with a two-way radio system or mobile phones with 24-hour dispatching.

Contractor shall provide with the Bid documents and on an annual basis, a list of all vehicles and equipment to be used to complete the work described in the Bid documents.

2. STORAGE FACILITY:

The Contractor must provide a fenced, lighted storage area that must provide adequate security. This must include a monitoring system, or an electronic alarm monitoring system, with 24/7 monitoring and adequate security fencing. The Contractor should be responsible and is liable for the safekeeping of vehicles towed and for items left stored in the vehicles. Storage shall be sufficient to store 80 passenger cars or equivalent, including storage for motorcycles and light trucks.

The storage lot must be located not more than a maximum of five (5) miles outside of the geographical boundaries of the Village of Buffalo Grove. The Contractor must have a business office at the location of the storage facility suitable for conducting business with customers. Customer's records must be retained electronically or manually on-site in this office. The Contractor must have a telephone answering machine or voice mail, to receive customer phone calls when the business office is vacant and for calls received outside of normal business hours.

Bidder shall include location of lot(s) with their Bid.

3. PERSONNEL:

The Contractor shall staff their vehicle storage facility with qualified staff, during normal business hours for the purpose of vehicle release. The Contractor's drivers, office and dispatching staff must provide services in a polite and courteous manner and as a contractor for, and therefore a representative of the Village, the contractor and all contractor employees shall display appropriate courtesy and demeanor in any dealings with citizens and/or Village employees regarding the performance of this contract. The Contractor must accept responsibility for all damages incurred while moving vehicles.

The Contractor shall have available sufficiently trained and qualified personnel for the operation of the required tow trucks, office and dispatching staff. Photo ID's, and uniforms with the company logo will be provided for each employee.

The Contractor shall obtain criminal background checks, at its expense, on all personnel at the start of this Contract or upon employment, and at least once per year thereafter. The criminal background check is to include Federal, State and local including any location that the employee resided within the past five (5) years. The criminal background check shall be completed utilizing the employee's legal name, current and past address, date of birth, and Social Security Number. The Contractor shall provide documentation to the Village illustrating that the background checks have been successfully completed.

The Contractor shall inform the Village, by e mail, of any criminal convictions of any type for personnel within five (5) days of obtaining such information. Thirty (30) days prior to any Contract renewal, the Contractor shall provide verification of current background checks on all personnel assigned under this Contract. At the minimum, the submission shall include copies of the background check for each Contractor's employee assigned under this Contract with a current personnel list attached. Failure to provide this information may result in the Contract not being renewed.

The Contractor, at its expense, shall run an E-Verify search on each employee for employment eligibility verification. The Contractor shall provide documentation to the Village illustrating that the search has been successfully completed for each employee assigned under this perform work under this contract on demand.

3. PERSONNEL(cont.):

Contractor shall supply the Village with a current list of all background checked employees that will be assigned to perform work as part of this Contract prior to beginning work under this Contract. A copy of a driver's license shall be supplied for each employee. Each of these employees shall be adequately trained and have had criminal background checks and E-Verify search completed. If the Contractor uses employees not on the list, the Village will order that person(s) off the job site. Repeated use of employees not on the current list may be grounds for termination of the Contract.

The Village reserves the right to require immediate removal of any Contractor's personnel, if the Village determines that the individual is unfit for service for any reason, not contrary to law. This right is nonnegotiable, and the Contractor agrees to this condition by accepting this Contract.

4. VEHICLE RELEASE:

Normal business hours for the storage facility should be at a minimum 8:00 a.m. to 5:00 p.m., Monday through Friday, and 8 a.m. to noon, Saturday excluding holidays. All vehicles shall be released according to Police Department policy. Contractor shall provide an answering machine or equivalent to receive messages from individuals revealing their intentions to claim a vehicle. Contractor shall accept all major credit cards for charges up to \$500.00.

a. The contractor shall maintain complete records and a system of releasing vehicles, which assures vehicles, are released only to the rightful owner or authorized person. All records involving towing at the request of the Village shall be open to the Village of Buffalo Grove Police Department for inspection during normal business hours or at such time as there is an existing dispute concerning the amount or validity of any towing or storage charges. Upon request, these tow receipts shall be tendered to the Police Department Staff Support Commander for the vehicles towed by the contractor for the Village. For every vehicle towed by the contractor for the Village, the contractor shall generate a tow receipt, which will include at a minimum, the following information:

1. Date and time towed.
2. Location towed from.
3. Vehicle description, including license plate number and state.
4. Tow driver's name.
5. Police case number.
6. Reason towed, i.e., accident, arrest, abandoned, or other.
7. Date and time released.
8. Total itemized charges.

4. VEHICLE RELEASE:(cont.)

- b. Vehicles which have been towed as a result of a traffic crash will be made available for viewing and or inspection by the owner of the vehicle, a designated representative of the owner, or the owner's insurance company.
- c. The owner of a vehicle, or a designated representative, will be allowed to inspect and remove personal belongings contained within the vehicle, but only those belongings that are not attached to the vehicle.
- d. Receipts for all tows made at the request of the Police Department must be kept separate and apart from other receipts and be made available immediately upon request of the Chief of Police or his designee.

5. AVAILABILITY and RESPONSE

The Contractor will ensure requests for service will be responded to promptly and with the appropriate equipment, at the requested location, within twenty (20) minutes from the time the call was placed in no less than 95% of all such calls. If the Contractor is unable to respond within the twenty (20) minutes from the time they are contacted, the police dispatcher shall be immediately notified by the Contractor. It is expected that response times will be less when personnel are on duty. Priority shall be given to police requests for tows. The vendor shall maintain two-way radio communication with a base located at the point where calls for service are received, not to include citizens band radio.

6. LICENSE

The Contractor selected shall possess a valid Illinois towing license and relocators license. The Contractor shall ensure that each piece of equipment specified for use to provide the services proposed is equipped and used in compliance with the provisions of Chapter 625 of the Illinois Compiled Statutes and all other licensing and regulatory requirements of the State of Illinois. The Vendor shall make each piece of equipment available for inspection at the request of the Village. All drivers employed by the Contractor shall be properly licensed to drive vehicles assigned to them.

7. VILLAGE VEHICLES

There will be no charge of any kind for providing towing service and / or service calls to disabled Village owned or leased vehicles, including vehicles with a Gross Vehicle Weight Rating (GVWR) of up to 65,000 lbs, within a 15-mile radius of the Village limits. Such calls may include, but are not limited to, the changing of flat tires and jumpstarting of stalled vehicles. Service for village owned vehicles are expected to be furnished on a twenty-four (24) hour a day basis. Tows in excess of 15 miles will be invoiced at the per mile rate listed as item l. in the Schedule of Prices.

C. ABANDONED VEHICLES and ADMINISTRATIVE TOW FEE PROGRAM VEHICLES

The Police Department may authorize the removal of abandoned or junk vehicles from public and private property. The Police Department will also impound vehicles pursuant to the administrative tow fee program. There will be no charge made to the Village for removing and storage of these vehicles. No Vehicles towed under the administrative tow program shall be released without proper authorization (see Appendix B.) from the Chief of Police or his designee. the Village reserves the right to update or modify Form A or use a similar web based form. The Contractor may, at the Village's discretion, recoup certain expenses at a later date by disposing of eligible vehicles, pursuant to Section 4-201 through 4-214 of the Illinois Vehicle Code (625 ILCS 5/4-201 through 4- 214) and the applicable provisions of the Village of Buffalo Grove Municipal Code, provided however, that the Contractor shall have first mailed all notices required there-under by Certified Mail, Return Receipt Requested and forwarded copies of these notices to the Police Department. If the Village chooses to dispose of the Vehicles the contractor may be compensated for the initial cost of the tow with no compensation for storage fees.

On the first business day of each month the towing company will submit an electronic report of all activities performed with the Village of Buffalo Grove Police Department for all vehicles that were authorized to be towed by the Village of Buffalo Grove Police Department, giving the number and status of vehicles in custody or control, the respective Police Department complaint number, and any other information which may be required by the Chief of Police. The Police Department will conduct a Secretary of State (SOS) search, tow report and final review of all paper work that is relevant to the disposal of eligible vehicles. Written approval must be received from the Police Department before any vehicle is disposed of. The Contractor will be responsible for other functions related to the process of re-titling any such vehicle. Abandoned vehicles shall be picked up during normal business hours, seven days a week, unless vehicle is a hazard; in such case, response time shall be as detailed in Section 5 Availability and Response

Vehicles towed in accordance with the administrative tow program will be released without charge if ordered by the Tow Administrator or his designee, based on an Administrative Hearing.

D. EVIDENCE IMPOUNDS

A vehicle that is towed at the request of the Village, and is required by the Village either on the date of the tow or at any time thereafter, to be held as evidence shall be identified as an Evidence Tow. Such Evidence Tow will cease to accrue storage fees otherwise required under this agreement after the first ten (10) days following the date of the tow. Any Evidence Tow held in excess of thirty (30) days shall be subject to a \$100.00 extended hold fee in addition to the customary towing charge. Upon notification by the Village to the owner of the vehicle and to the Contractor that the vehicle is no longer an Evidence Tow and is eligible for release, the storage fees otherwise applicable in these specifications shall commence to accrue 24 hours after said notifications. The vehicle may then be claimed by the owner or be subject to disposal as otherwise provided in these specifications.

E. INVESTIGATIVE TOWS

Vehicles towed at the request of the Police Department based on a need to recover evidence or conduct further investigation shall be considered an investigative tow and as such will not be subject to a towing or storage charge. The vehicle may be released directly to the owner at the discretion of the supervisor in charge of the investigation. The contractor shall be notified when a vehicle is an investigative tow.

F. VEHICLE IMMOBILIZATION

The contractor shall provide vehicle immobilization services upon request following the availability and response times outlined within this agreement. The Police Department shall provide the vehicle immobilization devices, and the contractor agrees to train employees following the recommended placement and removal instructions and guidelines set by the manufacturer. The noted contractor rates for service are a onetime fee per vehicle and shall include the placement and subsequent removal of the immobilization device. The vehicle immobilization fee shall be invoiced to the Village. Upon request, the contractor shall also provide for the towing and impounding of any vehicles immobilized.

The noted contractor rates for a vehicle towing along with storage rates will apply. There will be no charge made to the Village for the removing and storage of immobilized vehicles. The contractor, may at the Village's discretion, recoup certain expenses at a later date by disposing of eligible vehicles, pursuant to 625 ILCS 5/4-201 through 4-214 of the Illinois Vehicle Code and any applicable provisions of the Buffalo Grove Municipal Code. If the Village chooses to dispose of the vehicles the contractor may be compensated for the initial cost of the tow with no compensation for impoundment or storage fees.

G. ASSET SEIZURE:

Some property towed at the request of the Police Department shall be for the purposes of an asset seizure and shall be considered a seizure tow and as such will not be subject to a towing or storage charge. The contractor shall store the property for up to one (1) year and provide the amount of space listed in the Schedule of Prices to the Village at no cost. The vehicle will be released directly to the Police Department.

H. TRIAL PERIOD:

In the event the successful Bidder has not in the past performed towing services for the Village, a purchase order will be issued for a trial period of six (6) to twelve (12) weeks prior to the award of the contract in order for the Village of Buffalo Grove to evaluate their services.

I. HISTORY:

Total number of tows performed for The Village of Buffalo Grove, during the period of 01/01/2023 to 12/31/2023 was approximately 453.

Total number of asset seizures for The Village of Buffalo Grove, for the past three years has averaged between 5 and 10 vehicles.

This data is provided for informational purposes only. The Village does not guarantee the contractor will experience any specific number of tows during the term of this contract.



Buffalo Grove Police Department

Vehicle Seizure Payment

Appendix G



Date/Time of Seizure: _____ Report Number: _____ LEADS#: _____

Removed By CDC Operator#: _____ Date: _____ Time: _____

Make: _____ Model: _____ Year: _____ Color: _____ 2-door ☐ 4-door ☐

License Plate #: _____ State: _____ Month/Year: _____ VIN: _____

Name: _____ D.O.B.: _____

Address: _____ City: _____ State: _____ ZIP: _____

CONDUCT PROHIBITED – BG 10.20.020

I understand that the above described vehicle has been seized by the Buffalo Grove Police Department for its alleged use in the violation of:

_____ Driving while a driver's license, permit, or privilege to operate a motor vehicle is suspended or revoked pursuant to Section BG-6-303 of the Buffalo Grove Municipal Code or Section 6-303 of Illinois Vehicle Code (625 ILCS 5/6-303); except that vehicles shall not be subjected to seizure or impoundment if the suspension is for Section 6-306.5 (625 ILCS 5/6-303 (a-7) a failure to pay fine for emissions, standing, parking, compliance, automated speed enforcement system, or automated traffic law violations or 7-702 failure to comply with order to pay support or comply with visitation order. Persons suspended for one of the above reasons will be issued a traffic citation for driving while suspended. No actual physical arrest will occur nor will an arrest report be needed. Officers when reviewing a 10-27 response / or drivers abstract will notice the following for Unpaid Parking Tickets action type 07 or 72 on the abstract, Red Light 03 Discretionary Suspension, Child Support action type 51 and action type FR on abstract.; or

_____ Operation or use of a motor vehicle with no valid driver's license, permit, or expired driver's license greater than one year in violation of Section BG-6-101 of the Buffalo Grove Municipal Code or Section 6-101 of the Illinois Vehicle Code (625 ILCS 5/6-101), or operating a motor vehicle without ever having been issued a driver's license or permit due to a person's age; or

_____ Driving under the influence of alcohol, another drug or drugs, an intoxicating compound or compounds. or any combination thereof, in violation of Section BG-11-50 1 of the Buffalo Grove Municipal Code or Section J 1-501 of the Illinois Vehicle Code C625 ILCS 5/11-501); or

_____ Operation or use of a motor vehicle in the commission of, or in the attempt to commit. a felony or in violation of the Illinois Cannabis Control Act (720 ILCS 550/11 et seq.); or

_____ Operation or use of a motor vehicle in the commission of. or in the attempt to commit an offense in violation of the Illinois Controlled Substances Act (720 ILCS 570/1100 et seq.); or

_____ Operation or use of a motor vehicle in the commission at or in the attempt to commit, an offense for which a motor vehicle may be seized and forfeited pursuant to Section 36-1 of the Illinois Criminal Code 0[2012 (720 ILCS 5/36-1); or

_____ Operation or use of a motor vehicle in the commission of, or in the attempt to commit, an offense in violation of Section 24-1, 24-1.5, or 24-3 .1 of the Illinois Criminal Code of 1961 or the Illinois Criminal Code 0[2012 (720 ILCS 5/24-1 (Unlawful Use of a Weapon); 24-1.5 (Reckless Discharge of a Weapon), 24-3.1 (Unlawful Possession of Firearms & Ammunition); or

- ____ Operation or use of a motor vehicle while soliciting, possessing, or attempting to solicit or possess cannabis or a controlled substance, as defined by the Illinois Cannabis Control Act (720 ILCS 55011 et seq.) or the Illinois Controlled Substances Act (720 ILCS 57011 00 et seq.); or
- ____ Operation or use of a motor vehicle by a person against whom a warrant has been issued by a circuit clerk in Illinois for failing to answer charges that the driver violated Section 6-101, 6-303, or 11-501 of the Illinois Vehicle Code (720 ILCS 5/6-101, 6-303, or 11-501; or
- ____ Operation or use of a motor vehicle in the commission of, or in the attempt to commit, an offense in violation of Article 16 (Theft) or 16A (Retail Theft) of the Illinois Criminal Code of 1961 or the Illinois Criminal Code of 2012 (720 ILCS 5/16 or 16A); or
- ____ Operation or use of a motor vehicle in the commission of, or in the attempt to commit, any other misdemeanor or felony offense in violation of the Illinois Criminal Code of 1961 or the Illinois Criminal Code of 2012 (720 ILCS 5/1-1 et seq.)
- ____ Any person in violation of 625 ILCS 5/6-303 who is also in violation of Section 7-601 relating to mandatory insurance requirements, shall have his or her motor vehicle immediately impounded by the arresting law enforcement officer. This will apply regardless if there is another licensed driver on the scene or not.

ADMINISTRATIVE FEES – BG 10.20.040

The registered owner of record of a properly impounded vehicle, or the agents(s) of said owner, shall be liable to the Village for an administrative fee of \$500.00. The administrative fee is in addition to any towing and storage fees charged for the towing and storage of the impounded vehicle.

ACKNOWLEDGEMENT

I understand that as the owner of record of the listed vehicle used for the above described prohibited conduct, I am civilly liable to the Village of Buffalo Grove for an administrative penalty of \$500.00. It is also understood that I am liable to the towing agent for all towing fees.

____ I forfeit to the Village of Buffalo Grove \$500.00 as the administrative civil penalty to cover associated costs for the violation indicated above. I voluntarily waive my rights to a probable cause hearing and final administrative hearing.

____ I am posting a \$500.00 fee and requesting an administrative hearing. I understand that the hearing will be held during normal business hours no later than 45 days after the date of mailing of notice of hearing.

____ I am requesting an administrative hearing and I am not posting the required \$500.00 fee. I understand that the vehicle will continue to be impounded and shall incur storage fees until the \$500.00 fee is posted in full or a hearing is held and I am found not liable. I understand the hearing will be held during normal business hours no later than 45 days after the date of mailing of notice of hearing.

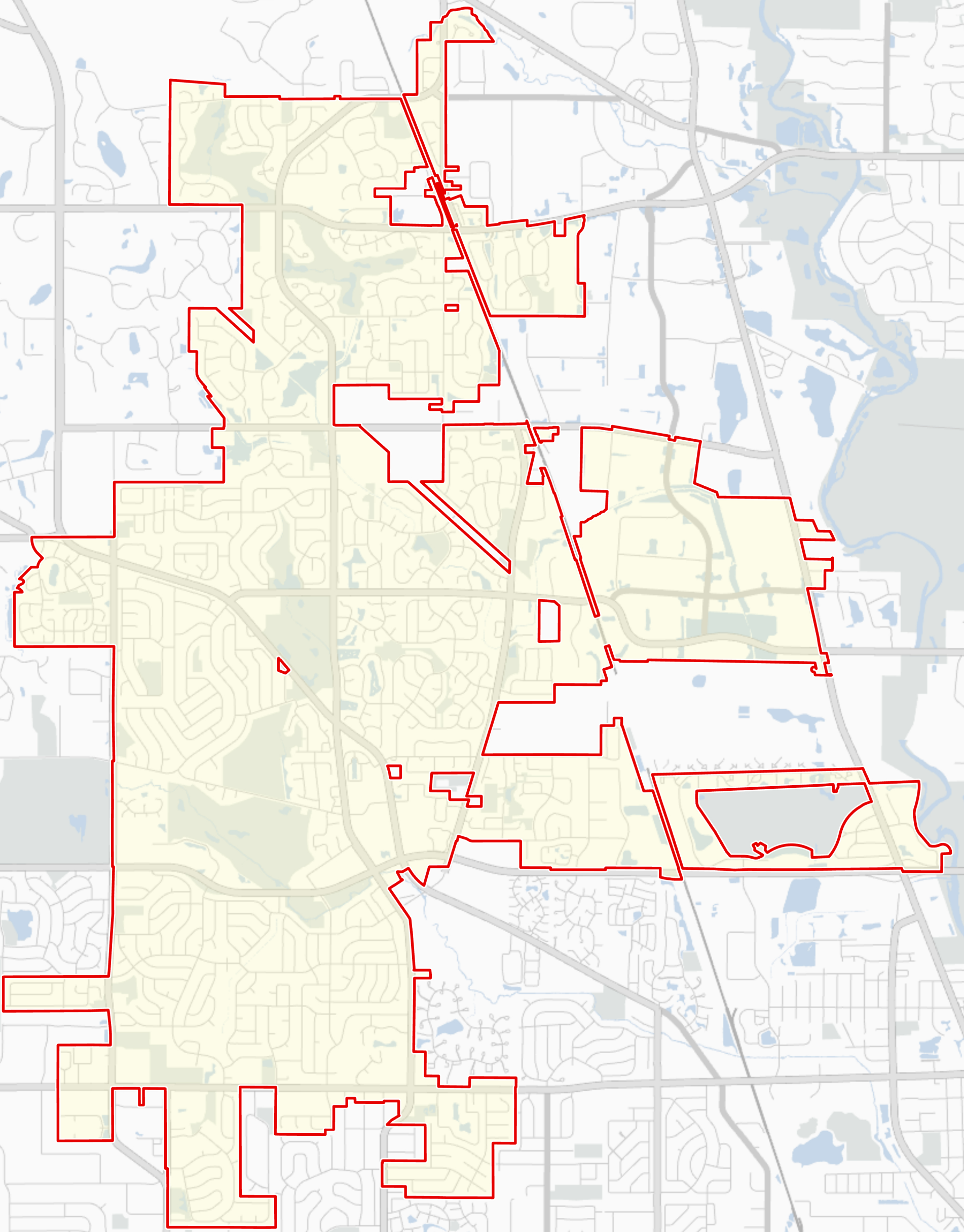
The civil penalty or posting of the \$500.00 fee should in no way be considered an admission of guilt to any of the charges that have been placed against me.

Date: _____ Time: _____

(check one) Cash _____ Certified Check _____ Money Order _____

Owner Signature: _____

Officer Signature: _____ Badge Number: _____



CONTRACT EXHIBIT B- SCHEDULE OF PRICES

[Insert Schedule of Prices]

EXHIBIT B - SCHEDULE OF PRICES (cont.)

Item No.	Item Description	Units	Unit Cost	Estimated Quantity Annually	Extended Cost
a	Towing of passenger vehicle, motorcycle, or trucks with GVWR not more than 8,000 lbs., within 10 miles of the Village.	each	\$ 115.00	453	\$ 52,095.00
b	Winching charge (fee for winching only not including tow)	per foot	\$ 1.00	68	\$ 68.00
c	Towing of trucks with GVWR from 8001 lbs. To 12,000lbs.within 10 miles of the Village.	each	\$ 140.00	5	\$ 700.00
d	Towing of trucks with GVWR from 12,001 lbs. To 36,000lbs.within 10 miles of the Village.	each	\$ 165.00	5	\$ 825.00
e	Towing of trucks with GVWR from 36,001 lbs. To 55,000lbs.within 10 miles of the Village.	each	\$ 175.00	3	\$ 525.00
f	Towing of trucks with GVWR in excess of 55,000lbs.within 10 miles of the Village.	each	\$ 250.00	1	\$ 250.00
g	Vehicle Storage Motorcycles	per 24 hr	\$ 15.00	10	\$ 150.00
h	Vehicle Storage Passenger cars and light trucks	per 24 hr	\$ 30.00	136	\$ 4,080.00
i	Vehicle Storage Trucks +8000 - 40,000 lbs	per 24 hr	\$ 40.00	10	\$ 400.00
j	Vehicle Storage Trucks 40,001 - 80,000 lbs	per 24 hr	\$ 50.00	10	\$ 500.00
k	Per mile rate for vehicles towed at owner's request to a place other than Contractor's place of business.	per mile	\$ 2.00	20	\$ 40.00
l	Up righting of of passenger vehicle or truck with GVWR not more than 8,000 lbs	each	\$ 40.00	5	\$ 200.00
m	Up righting of an overturned vehicle - over 8,000 GVWR to 12,000 GVWR - uncontained load	per hour	\$ 50.00	2	\$ 100.00
n	Up righting of an overturned vehicle - over 8,000 GVWR to 12,000 GVWR - contained load	per hour	\$ 65.00	1	\$ 65.00
o	Up righting of an overturned vehicle - from 12,001 - 36,000 lbs - uncontained load	per hour	\$ 65.00	1	\$ 65.00
p	Up righting of an overturned vehicle - from 12,001 - 36,000 lbs - contained load	per hour	\$ 75.00	1	\$ 75.00
q	Up righting of an overturned vehicle - from 36,001 - 55,000 GVWR - uncontained load	per hour	\$ 85.00	1	\$ 85.00
r	Up righting of an overturned vehicle - from 36,001 - 55,000 GVWR - contained load	per hour	\$ 95.00	1	\$ 95.00
s	Up righting of an overturned vehicle - in excess of 55,000 GVWR - uncontained load	per hour	\$ 200.00	1	\$ 200.00
t	Up righting of an overturned vehicle - in excess of 55,000 GVWR - contained load	per hour	\$ 200.00	1	\$ 200.00
u	Road Service: out of gas, jump start. No Tow Required.	each	\$ 75.00	5	\$ 375.00
v	Vehicle Immobilization	each	\$ 75.00	1	\$ 75.00
Total Cost					\$ 61,168.00

EXHIBIT B - SCHEDULE OF PRICES (cont.)

Do you agree with the Escalation clause in Article III of the Contract ? Yes (Yes/No)

If the response to the above is **No**, then please complete the unit price adjustment percentage below

Contract extension #1, **September 1, 2026- August 31, 2028** unit prices shall be adjusted by _____% (percent)

Contract extension #2, **September 1, 2028- August 31, 2030** unit prices shall be adjusted by _____% (percent)

Asset Seizure Storage Space. The contractor agrees to provide 2000* square feet of storage space to the Village at no cost for purposes of asset seizure property storage.

*Hillside has two additional secure, fenced in facilities and can provide any additional space required by the Village (ability to securely store up to 700 vehicles). Hillside can also provide inside storage for investigation or seizure vehicles.

Detachable Low Boy. Are you capable of providing detachable lowboy trailer service? Yes Yes/No

If yes, please attach to your bid, your equipment specifications

- Please see attached for full list of equipment. Hillside owns the following lowboys and trailers:
- (1) Traileze 3 Axle 53 Foot Detachable Lowboy Trailer with winch capacity to haul fully loaded 100 ft. tower truck up to 40 tons;
 - (2) Talbert 55 Ton High Beam - 3 Axle with Detachable Lowboy 4th Axle- 53 Foot can extend to 60 Feet, winch, capacity to haul 150,000 lbs 4th Axle.
 - (3) Landoll Sliding Axle Trailer, 2 Axle, 53 Foot Trailer, can haul up to 35 tons
 - (4) Traileze Sliding Axle 53 foot, 55 Ton with winch.

EXHIBIT B - SCHEDULE OF PRICES (cont.)SUBCONTRACTOR LISTING

Bidder, to employ the following listed subcontractors for the following enumerated classes of work and is not to alter or add to such list without the written consent of the Village.

<u>SUBCONTRACTOR</u>	<u>CLASS OF WORK</u>
1. <u>None.</u>	<u></u>
2. <u></u>	<u></u>
3. <u></u>	<u></u>
4. <u></u>	<u></u>

ACKNOWLEDGEMENT OF ADDENDA

Acknowledgement of receipt of Addenda(s) _____ (list each addendum number)

Attach each signed addendum, if any, to the bid packet as part of your submittal.

CONTRACTOR SIGNATURE and CONTACT INFORMATION

07/16/24
Date

847-253-0183
Phone

Hillside Auto Body & Service, Inc.
Legal Entity

cbalek@hillsidecompanies.com
E-mail


(Sign here)

Mark Balek
(Print Name)



Hillside Auto Body & Service, Inc.
120 W. University Drive, Arlington Heights, Illinois 60004
Phone: 847-253-0183 Fax: 847-253-1658
mbalek@hillsidecompanies.com
cbalek@hillsidecompanies.com

Equipment:

2007 Ford Wrecker (Conventional Wheel Lift)
2008 Freightliner M2 Flatbed
2008 Freightliner M2 Flatbed
2008 Freightliner M2 Flatbed
2008 Dodge Flatbed
2011 Ford F550 Wrecker Wheel Lift (Claw/Wheel Lift)
2010 Peterbilt Flatbed
2016 Ford Flatbed
2017 Ram Wrecker (Claw/Wheel Lift)
2018 Ford Flatbed
2020 Ford Wrecker (Claw/Wheel Lift)
2021 Peterbilt NRC Flatbed
2023 Freightliner Extended Cab Flatbed

2013 Chevrolet Express Service Truck
2016 Ford F550 Service Truck

2007 International 35 Ton Wrecker
2007 Peterbilt 20 Ton Wrecker
2011 Kenworth T880 50 Ton Wrecker
2012 Peterbilt 50 Ton Wrecker
2015 Kenworth T880 Heavy Duty Flatbed
2018 Peterbilt 35 Ton Wrecker
2017 Kenworth T880 NRC 70 Ton Rotator
2022 Kenworth T880 NRC 80 Ton Rotator

2005 Kenworth Tractor
2011 Kenworth Tractor
2011 Mack Tractor
2017 Kenworth Tractor
2018 Peterbilt 367 Tractor

1996 Hilbilt Dump Trailer
1996 Hilbilt Dump Trailer
2011 Traileze Lowboy Trailer
2013 Landoll Trailer
2015 Talbert Trailer
2019 Traileze Trailer

Airbag Recovery System
JCB Telehandler Machine
JCB Telehandler Machine
JCB Loader
Forklift



AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 19, 2024

AGENDA ITEM 8.b. O-2024-081

Ordinance Approving a Development Improvement Agreement with Community Consolidated School District 21 for improvements at Joyce Kilmer Elementary School

Contacts

Liaison: Trustee Stein

Staff: Kyle Johnson

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve the Development Improvement Agreement with Community Consolidated School District 21 for improvements at Joyce Kilmer Elementary School, subject to the final review by the Village Attorney.

Summary

Background

Community Consolidated School District 21 is proposing improvements to Joyce Kilmer Elementary School located at 655 Golfview Terrace. The project includes constructing temporary modular classrooms, new sewer and water connections for those classrooms, improving and moving an existing playground and associated restoration of both projects.

Staff Analysis

The Development Improvement Agreement, or DIA, is an agreement between the Developer and the Village and identifies the items to be constructed by the developer on the project site. Typical items include stormwater management, parking lots, and all of the utilities such as water main and sanitary sewer. With this agreement, the developer agrees to provide security as required in the Village Code until the developer completes the required items. The School District and their contractors will be required to improve the site per approved plans/designs.

Next Steps

Engineering and legal staff at the Village are currently working with the School District and their consultants to finalize all documentation necessary to approve the DIA. Staff recommends Village Board approval of the DIA subject to review and approval by the Village Attorney once all information has been received.

Strategic Alignment

Guiding Principle

Principle 5: Partnership with Local Districts

Goal

Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods

File Attachments

1. Draft Ordinance - Kilmer DIA
2. DIA - Kilmer 8.19.24





ORDINANCE 2024-xxx

AN ORDINANCE AUTHORIZING A DEVELOPMENT IMPROVEMENT AGREEMENT WITH COMMUNITY CONSOLIDATED SCHOOL DISTRICT 21

WHEREAS the Village of Buffalo Grove is a home rule unit pursuant to the Illinois Constitution of 1970; and

WHEREAS the Village seeks to enter into a Development Improvement Agreement (DIA) with the Community Consolidated School District 21 (“Developer”) for site improvements associated with the Joyce Kilmer Elementary School modular classrooms and playground improvements.

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated and made a part of this Ordinance as if fully set forth herein.

SECTION 2. The Development Improvement Agreement is approved subject to review and approval by the Village Attorney.

SECTION 3. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage and approval and shall not be codified.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2024
APPROVED: _____, 2024
PUBLISHED: _____, 2024

ATTEST:

APPROVED:

Janet M. Sirabian, Village Clerk

Eric N. Smith, Village President

Kilmer Elementary School Temporary Modular Classrooms and Playground
CCSD21

DEVELOPMENT IMPROVEMENT AGREEMENT

THIS AGREEMENT ("Agreement"), made and entered into as of this 19th day of August 2024 by and between the VILLAGE OF BUFFALO GROVE, an Illinois Municipal Corporation, and having its office at Village Hall, 50 Raupp Boulevard, Buffalo Grove, Illinois (hereinafter called "Village"), and Community Consolidated School District 21, (hereinafter called "Developer").

WITNESSETH:

WHEREAS, Developer desires to improve the real property described in Exhibit "A" attached hereto and made a part hereof (the "Property"), and in compliance with the Village's Development Ordinance, Developer has submitted to the Village certain (i) plans prepared by CAGE Engineering, Inc., who are registered professional engineers (the "Site Plan"), which Preliminary Plans were approved by the Village pursuant to Ordinance No. _____ and described in more detail in Exhibit "C" attached hereto and made a part hereof (the "Site Improvement Plans" and together with the Site Plan, the "Plans"); and,

WHEREAS, the Village is willing to approve said Plans, provided that this Agreement is executed to assure the Village as to the completion of certain site improvements, as a condition precedent to the issuance of building permits for any buildings to be constructed on the Property.

NOW, THEREFORE, it is mutually agreed as follows:

1. The Developer is a governmental entity in the Village authorized under the Illinois School Code to improve facilities under its jurisdiction. Community Consolidated School District 21 shall furnish, or cause to be furnished, at their own cost and expense, all the necessary material, labor, and equipment to complete the improvements listed on Exhibit "B" attached hereto, and all other site improvements not specifically set forth, which are required by applicable ordinances or agreements (collectively, the "Improvements"), all in a good and workmanlike manner and in accordance with all pertinent ordinances and regulations of the Village and in accordance with the Plans (including any subsequent revisions requested by the Developer and approved in writing by the Village pursuant to the Village's Development Ordinance).

2. Attached hereto as Exhibit "D" is a complete cost estimate for the construction of the improvement described in Exhibit "B" hereto.

3. All work shall be subject to inspection by and the approval of the Village Engineer. It is agreed that the contractors who are engaged to construct the Improvements are to be approved by the Village Engineer and that such approval will not be unreasonably withheld.

4. The Developer has paid or will pay the Village a Review and Inspection Fee, as required by Ordinance. It is understood that said fee is based on the amount of the contracts or cost estimate for those items in Exhibit "B".

5. Prior to the time the Developer or any of its contractors begin any of the work provided for herein, the Developer, and/or its contractors shall furnish the Village with evidence of insurance covering their employees in such amounts and coverage as is acceptable to the Village. Nothing herein shall waive any immunities the Village may assert in response to or defense of any such claim.

In addition, by its execution of this Agreement, the Developer agrees, to the extent authorized under Village Code, to protect, indemnify, save and hold harmless, and defend the Village and its employees, officials, and agents, against any and all claims, costs, causes, actions, and expenses, including but not limited to reasonable attorney's fees incurred by reason of a lawsuit or claim for damages or compensation arising in favor of any person, corporation or other entity, including the employees or officers or independent contractors or sub-contractors of the Developer or the Village, on account of personal injuries or death, or damages to property occurring, growing out of, incident to, or resulting directly or indirectly, from the performance of the work of the Developer, independent contractors or sub-contractors or their officers, agents, or employees. The Developer shall have no liability or damages for the costs incident thereto to the extent caused by the sole negligence or intentional misconduct of the Village, its independent contractors or sub-contractors or their officers, agents, or employees.

6. Subject to Force Majeure (as defined herein), Developer shall cause the Improvements to be completed within twenty-four (24) months following the date of this Agreement (except any Improvements for which specified time limits are noted on the Plans, which shall be completed within the specified time limits shown on the Plans). "Force Majeure" as used herein shall mean a delay in Developer's performance

hereunder caused by a strike or labor problem, energy shortage, governmental pre-emption or prescription, national emergency, or any other cause of any kind beyond the reasonable control of Developer.

7. The Developer, for a period of one year beyond formal acceptance by the Village of any Improvement, described in Exhibit "B" hereof, shall be responsible for maintenance, repairs and corrections to such Improvements which may be required due to failures or on account of faulty construction or due to the Developer's negligence and/or its contractors' negligence.

8. It is agreed that no occupancy permit shall be granted by any official for the construction of any structure until all required utility facilities set forth in the Plans (to include, but not by way of limitation, sanitary sewer, water, and storm sewer systems) have been installed and made ready to service the Property; and that all parking lots or access drives (to include curbs) set forth in the Plans that provide access to the Property have been completely constructed, except for the designed surface course. It is understood and agreed that building permits may be granted for buildings on specific lots to which utility facilities have been installed and made ready for service and to which parking lots or access drives have been constructed as described above, notwithstanding the fact that all improvements within the Development may not be completed.

9. The Developer acknowledges that they are responsible for the proper control of weeds, grass, refuse, and junk on all property which he owns within the Village in accordance with Chapter 8.32 of the Buffalo Grove Municipal Code. It is further agreed that the Developer shall continue to be responsible for the proper maintenance of any parcels of property for which the Developer transfers ownership to the Village until such time as the development's Improvements are accepted by the Village in writing in accordance with the provisions of this Agreement.

If the Developer fails to perform his maintenance responsibilities established in either this paragraph or Chapter 8.32, the Village may provide a written notice to the Developer of the improper maintenance condition. If proper maintenance is not completed within ten (10) days after the Developer is provided this notice, the Village may perform the maintenance and may issue a Stop Work Order or also may revoke all permits which the Developer had been granted.

10. The Developer agrees that no Improvements constructed in conjunction with this project are

sized or located in such a way as to warrant any recapture payment to the Developer pursuant to any applicable previous agreements.

11. This Agreement shall automatically terminate and be of no further force and effect with respect to Developer or the Property upon the expiration of the one-year maintenance period, and upon such termination the parties hereto shall have no further obligations to the other. The period commencing on the date set forth in the preamble to this Agreement and expiring on the expiration of the one-year maintenance period is referred to herein as the "Term".

12. This Agreement and the obligations contained herein are in addition to, and not in limitation of, all other agreements between the Parties hereto including, without limitation, the Preliminary Plan dated _____, and the obligations contained therein.

13. Neither party shall cause this Agreement (or any memorandum hereof) to be recorded against the Property.

15. Neither party shall assign this Agreement or any of its terms without the prior, express and written consent of the other party. Furthermore, no assignment of the Developer's obligations shall be effective unless and until the Village approves the language of any proposed assignment and substitute security in the amounts required by this Agreement.

IN WITNESS WHEREOF, the Village has caused this Agreement to be executed, as has the Developer, all as of the date first above written.

VILLAGE OF BUFFALO GROVE, an Illinois Municipal Corporation

By _____
Village President

DEVELOPER:

Community Consolidated School District 21
959 West Dundee Road
Wheeling, IL 60090

By: _____
Name: _____
Title: _____

Kilmer Elementary School Temporary Modular Classrooms and Playground
(Development Name)

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT A

LEGAL DESCRIPTION

LOT "A" IN BUFFALO GROVE UNIT NO. 7, BEING A SUBDIVISION OF SECTIONS 4 AND 5, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1965 AS DOCUMENT NUMBER 14497804, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **655 GOLFVIEW TERRACE, BUFFALO GROVE, ILLINOIS**

PERMANENT INDEX NUMBER: 03-04-300-007-000

AREA = 145,987.03 SQ. FT. OR 3.35 ACRES

Kilmer Elementary School Temporary Modular Classrooms and Playground
(Development Name)

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT B

All improvements set forth and depicted in the Plans, both public and private, including (to the extent applicable) earthwork, grading, roads or streets, parking lots, areas and/or parking facilities, sidewalks, sanitary and storm sewers, water main, drainage and storm water detention facilities, site grading, street lighting, landscaping, survey monuments and benchmarks.

Kilmer Elementary School Temporary Modular Classrooms and Playground
(Development Name)

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT C

Final Engineering and Landscaping Plans prepared by: CAGE Engineering, Inc.

Entitled: Kilmer Elementary School Temporary Modular Classrooms and Playground

Consisting of: 16 sheet(s), last revised 06/28/2024

(see following pages)

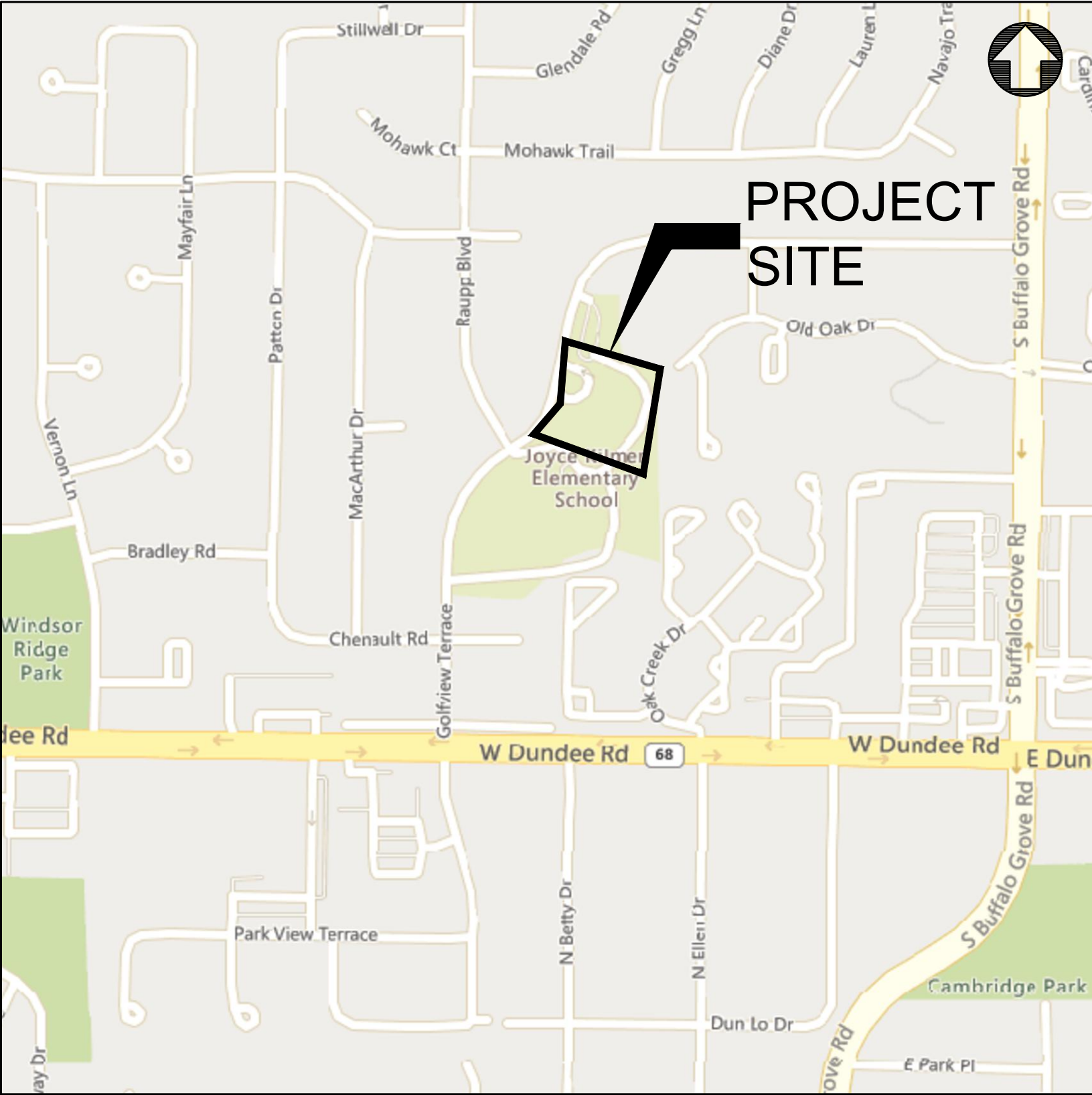
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PROPOSED IMPROVEMENTS FOR

MODULAR CLASSROOMS AT JOYCE
KILMER ELEMENTARY SCHOOL

665 GOLFOVIEW TERRACE, BUFFALO GROVE, IL 60089

LOCATION MAP



SECTION 4, TOWNSHIP 42N, RANGE 11E

EXISTING LEGEND

- EXISTING TREE
- CURB & GUTTER
- EXISTING BUILDING
- PCC SIDEWALK
- GAS SERVICE
- ELECTRIC SERVICE
- STORM SEWER
- SANITARY SEWER
- WATER MAIN
- CABLE LINE
- OVERHEAD UTILITY LINE
- COMMUNICATION LINE
- FIBER OPTIC LINE
- FENCE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- WATER METER
- VALVE VAULT
- VALVE BOX
- HYDRANT
- GAS METER
- ELECTRIC METER
- PARKING LOT LIGHT
- UTILITY POLE
- GUY WIRE
- TRANSFORMER
- FIBER OPTIC BOX
- FIBER OPTIC PEDESTAL
- CABLE PEDESTAL
- PHONE PEDESTAL
- ELECTRIC PEDESTAL
- MAJOR CONTOUR
- MINOR CONTOUR

PROPOSED LEGEND

- CONCRETE
- SANITARY PIPE
- SANITARY PIPE
- WATER PIPE
- WATER VALVE BOX
- ELECTRIC LINE



REVISIONS	
No.	Date

Project Number:
24061
Issue Date:
JUNE 28, 2024
Drawn by:
JDL
Sheet Title
SITE LOCATION MAP &
CIVIL LEGEND
Sketch Number/Date:

Sheet Number
C0.0





GENERAL REQUIREMENTS:

- ALL WORK SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (HEREIN AFTER REFERRED TO AS STANDARD SPECIFICATIONS) ADOPTED JANUARY 1, 2022 AND SUPPLEMENTAL SPECIFICATIONS. WITHIN THE STANDARD SPECIFICATIONS, ARTICLES 105.01, 105.09, 105.10, 105.11, 105.12, 105.13 AND SECTION 109 SHALL NOT BE INCORPORATED INTO THIS CONTRACT.
- SCOPE OF WORK: THE PROPOSED IMPROVEMENTS CONSIST OF SUPPLYING ALL THE NECESSARY LABOR, MATERIAL AND EQUIPMENT TO SATISFACTORILY CONSTRUCT AND INSTALL ALL IMPROVEMENTS ACCORDING TO THE PLANS DESIGNATED HEREIN.
- CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO LOCATE AND PROTECT ALL UNDERGROUND FACILITIES/UTILITIES DURING CONSTRUCTION OPERATIONS AS OUTLINED IN ARTICLE 107.31 OF THE STANDARD SPECIFICATIONS AND CONTACT THE OWNER. ANY DAMAGE TO ANY UTILITIES SHALL BE PROMPTLY REPORTED TO THE OWNER. REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE UNDERGROUND UTILITIES SHOWN HEREIN ARE APPROXIMATE AND BASED ON THE ACTUAL LOCATION OF SURFACE STRUCTURES AND PLANS PROVIDED BY THE OWNER. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITIES MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY, AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITY PROPERTY FROM CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN MARKINGS AND ASSOCIATED HAZARD WARNING LIGHTS, DELINEATOR FENCE, AND OTHER ASSOCIATED FACILITIES AS REQUIRED FOR OPEN TRENCHES, EXCAVATIONS, TEMPORARY STOCK PILES, AND PARKED CONSTRUCTION EQUIPMENT THAT MAY POSE A POTENTIAL HAZARD AS PART OF THE DAILY OPERATIONS AT THIS SITE. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY.
- CONTRACTOR SHALL CONTINUOUSLY COMPARE ALL LINES, GRADES, AND OTHER INFORMATION APPEARING ON THE PLANS WITH THE ACTUAL LINES, GRADES, AND SITE CONDITIONS. ANY DISCREPANCIES THAT MAY AFFECT THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER IN WRITING FOR DISPOSITION BEFORE CONTRACTOR PROCEEDS WITH THE WORK. CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR THE WORK COMPLETED PRIOR TO THE REPORT TO THE OWNER AND ENGINEER. AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CORRECTION OF THE WORK PRIOR TO THE REPORT TO THE OWNER AND ENGINEER.
- CONTRACTOR PARKING AND LAYDOWN AREAS SHALL BE COORDINATED WITH THE OWNER.
- PRIOR TO PERFORMING ANY WORK IN OR ON THE RIGHT OF WAY OF ANY CITY OR STATE ROADWAY, THE CONTRACTOR SHALL NOTIFY THE CITY / STATE TRAFFIC ENGINEERS OFFICE. THE CONTRACTOR SHALL ERECT WARNING SIGNS AND BARRICADES TO PROTECT THE TRAVELING PUBLIC AND HIS WORKERS. THE SIGNING AND BARRICADING SHALL CONFORM TO THE APPROPRIATE APPLICATIONS OUTLINED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR AS OTHERWISE DIRECTED BY THE CITY / STATE TRAFFIC ENGINEER. IF PERMITS ARE REQUIRED TO CONDUCT THE WORK, THE CONTRACTOR SHALL SECURE THE PERMITS AND SUPPLY THEM TO THE OWNER AT NO ADDITIONAL COST. ALL FULL WIDTH LANE CLOSURES, PARTIAL LANE CLOSURES, AND CONSTRUCTION ADJACENT TO PAVEMENT SHALL BE IDENTIFIED, SIGNED, AND BARRICADES ERECTED IN CONFORMANCE WITH THE APPLICABLE ARTICLES OF SECTION 701 OF THE STANDARD SPECIFICATIONS AND THE MUNICIPALITY'S REQUIREMENTS. ALL TRAFFIC PROTECTION, BOTH ONSITE AND OFFSITE, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- CONTRACTOR SHALL REMOVE EARTHEN MATERIALS, EXISTING SURFACES, AND STRUCTURES AS REQUIRED. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFF-SITE AND SHALL BE INCIDENTAL TO THE CONTRACT.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, UNLESS NOTED. THIS WILL INCLUDE BUT NOT BE LIMITED TO MUNICIPAL BUILDING PERMIT. THE OWNER WILL SECURE THE N.P.D.E.S. PERMIT. THE CONTRACTOR SHALL PROVIDE ANY FINANCIAL SURETIES REQUIRED AS PART OF ANY PERMIT.
- WHEN CONCRETE IS PLACED ABUTTING STRUCTURES, FOUNDATIONS OR EXISTING SIDEWALKS, A BOND BREAKER CONSISTING OF 1" P.J.F. AND ELASTOMERIC JOINT SEALANT SHALL BE USED FULL DEPTH UNLESS OTHERWISE NOTED.
- MAXIMUM CONTRACTION JOINT SPACING ON CONCRETE CURB AND GUTTER OR CONCRETE GUTTER SHALL NOT EXCEED 25'.
- SIDEWALK RAMPS FOR ADA SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN HEREIN. DETECTABLE WARNINGS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
- HOT-MIX ASPHALT PAVEMENT PATCHING SHALL BE IN ACCORDANCE WITH SECTION 442 OF THE STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING ELECTRONIC AS-BUILT DRAWINGS, FOR UTILITIES AND DETENTION AREAS, TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROJECT ACCEPTANCE.
- CONSTRUCTION STAKING, LAYOUT, AND GRADING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR USING THE BASIC TOPOGRAPHIC SURVEY CONTROLS PROVIDED IN THE PLANS. CONTRACTOR SHALL VERIFY SURVEY CONTROLS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES IN THE SURVEY CONTROLS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION. ANY ADDITIONAL SURVEY CONTROLS REQUIRED FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS INCORPORATED INTO THE WORK FOR ENGINEER REVIEW AND APPROVAL A MINIMUM OF 4 WEEKS PRIOR TO ORDERING.
- REFERENCES TO "INSPECTION" OR "INSPECTOR" IN THE SPECIFICATIONS SHALL NOT CREATE, IMPOSE, OR GIVE RISE TO ANY DUTY OWED BY THE OWNER OR ENGINEER TO THE CONTRACTOR, ANY SUBCONTRACTOR, OR ANY SUPPLIER. ALL IMPROVEMENTS SHALL BE SUBJECT TO INSPECTION BY A DULY AUTHORIZED AND QUALIFIED OWNER'S REPRESENTATIVE BOTH DURING THE COURSE OF CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE. THE INSPECTOR SHALL HAVE AUTHORITY OVER MATERIALS OF CONSTRUCTION, METHODS OF CONSTRUCTION AND WORKSMANSHIP TO ENSURE COMPLIANCE WITH WORKING DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE FOR REASONABLE TESTS AND PROOF OF QUALITY OF MATERIALS AS REQUESTED BY THE INSPECTOR. UPON DUE CAUSE, WHICH SHALL INCLUDE WEATHER CONDITIONS, WORKMANSHIP OR NON-ADHERENCE TO THE APPROVED PLANS AND SPECIFICATIONS, THE INSPECTOR SHALL HAVE THE AUTHORITY TO STOP CONSTRUCTION.
- WHERE SECTION, SUB-SECTION, SUBDIVISION, OR PROPERTY MONUMENTS ARE ENCOUNTERED, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED BEFORE SUCH MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL PROPERTY MARKERS UNTIL AN OWNER OR AUTHORIZED SURVEYOR HAS WITNESSED OR REFERENCED THEIR LOCATION.
- ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
- ALL AGGREGATE BASE COURSE SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.
- ALL AGGREGATE BASE AREAS TO BE PAVED (PAVEMENT, SIDEWALK, CURB, OR STRUCTURES) SHALL BE PROOF-ROLLED WITH SEVERAL PASSES OF A FULLY LOADED DUMP TRUCK. CONTRACTOR SHALL NOTIFY THE OWNER AND/OR ENGINEER 24 HOURS PRIOR TO PROOF ROLL AND SHALL MAKE ALL CORRECTIONS TO PROVIDE A SATISFACTORY SUBGRADE.
- ANY UNCONTROLLED CRACKING THAT OCCURS IN CONCRETE PAVEMENT, SIDEWALK, CURB, OR CURB AND GUTTER PRIOR TO FINAL ACCEPTANCE SHALL BE ROUTED OR SAWED AND SEALED ACCORDING TO THE STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY WORK IN AND AROUND UTILITY-OWNED INFRASTRUCTURE AND MAKE THEM AWARE OF WORK TO BE PERFORMED.
- ALL SIDEWALKS SHALL BE 4 INCHES IN THICKNESS AND CONSTRUCTED TO THE WIDTH SHOWN ON THE PLANS. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MIN. CROSS SLOPE OF 1% AND A MAX. CROSS SLOPE OF 2%. SIDEWALK THICKNESS SHALL BE INCREASED TO A MINIMUM 6" AT DRIVEWAYS OR AS REQUIRED BY THE MUNICIPALITY.

- ANY SIDEWALKS, FENCES, AND OTHER ITEMS NOT SHOWN TO BE REMOVED, BUT DAMAGED DURING CONSTRUCTION, SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY A MINIMUM OF 48 HOURS PRIOR TO CONNECTING TO OR INSTALLING ANY PUBLIC SEWER OR WATER MAINS.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE PROJECT SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR MUST IMMEDIATELY PROVIDE THE INFORMATION TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK EFFECTED BY OMISSIONS OR DISCREPANCIES. IF THE CONTRACTOR FAILS TO SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL.

EXISTING TOPOGRAPHY:

- ALL UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE DERIVED FROM EXISTING UTILITY MARKINGS, OLD SITE PLANS, UTILITY COMPANY MAPS, PRIVATE LOCATOR AND OBSERVED EVIDENCE.
- ALL PIPE SIZES REFERENCED HEREON ARE SHOWN ACCORDING TO UTILITY COMPANY MAPS, OLD SITE PLANS AND OBSERVED EVIDENCE. ALL PIPE SIZES AND INVERTS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
- PRIOR TO ANY EXCAVATION CONTRACTORS SHALL CALL THE TOLL FREE 1.800.411.1111 TELEPHONE NUMBER 1-800-892-0123, ALLOW 48 HOURS FOR LOCATIONS OTHER THAN EMERGENCY ASSISTANCE.

SITE DEMOLITION:

- EXISTING UTILITIES TO REMAIN, WHICH ARE DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION, SHALL BE REPAIRED AND/OR REPLACED WITHOUT ADDITIONAL COMPENSATION. CONFLICTS WITH PROPOSED CONSTRUCTION AND UTILITIES TO REMAIN ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONSTRUCTION MANAGER FOR COORDINATION WITH THE OWNER'S REPRESENTATIVE, ENGINEER, AND UTILITY COMPANY.
- NO DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL TAKE PLACE WITHIN PUBLIC RIGHT-OF-WAY UNTIL ALL PERMITS ARE SECURED.
- ALL PAVEMENT TO BE REMOVED SHALL BE SAWCUT FULL DEPTH.
- CONTRACTOR SHALL EMPLOY ALL MEASURES NECESSARY DURING DEMOLITION TO CONTROL EROSION AND INSURE THAT SEDIMENT DOES NOT LEAVE THE SITE. TRACKING OF DIRT ONTO PUBLIC STREETS AND EXISTING PARKING LOT SHALL BE CLEANED IMMEDIATELY, AND ALL SEDIMENT AND EROSION CONTROL ITEMS SHALL BE INSTALLED PRIOR TO CLEARING AND DEMOLITION WORK.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
- ITEMS INDICATED TO BE REMOVED SHALL BE COMPLETELY REMOVED UNLESS INDICATED OTHERWISE.
- ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND STORED IN A LOCATION DESIGNATED BY THE OWNER.
- ALL TREES AND BRUSH INDICATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ROOT BALLS.
- UNLESS OTHERWISE IDENTIFIED AND/OR NOTED ON THE DEMOLITION PLAN, CONTRACTOR SHALL FULLY DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF ALL EXISTING BUILDINGS, IMPROVEMENTS, AND RELATED APPURTENANCES AT THIS SITE AND PROPERTY. CONTRACTOR SHALL ALSO DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF EXISTING IMPROVEMENTS AND CONSTRUCTIONS IN THE PUBLIC RIGHT-OF-WAY NECESSARY TO ACCOMPLISH THE NEW PROJECT WORK DESCRIBED ELSEWHERE IN THESE BIDDING AND CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL PROCURE ALL NECESSARY PERMITS AND APPROVALS FOR SUCH DEMOLITION WORK (BOTH INSIDE THE PROPERTY LINE AND IN THE PUBLIC RIGHT-OF-WAY) PRIOR TO COMMENCING ANY DEMOLITION OPERATIONS.
- CONTRACTOR SHALL FULLY PROTECT ALL SURROUNDING PROPERTIES FROM ANY AND ALL DAMAGE DURING DEMOLITION OPERATIONS; AND SHALL BE FULLY RESPONSIBLE FOR REPAIRING (TO A CONDITION ACCEPTABLE TO THE OWNER AND ARCHITECT) ANY AND ALL DAMAGE THAT DOES OCCUR.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROLS AND RELATED APPURTENANCES THAT ARE REQUIRED BY ANY APPLICABLE CODES AND ORDINANCES, DURING ALL DEMOLITION OPERATIONS.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SAFETY AND SECURITY OF THE PROJECT SITE AND ITS SURROUNDINGS DURING DEMOLITION OPERATIONS.
- ALL DEMOLISHED EXISTING MATERIALS, SYSTEMS, AND CONSTRUCTIONS SHALL BE DISPOSED OF IN A LAWFUL MANNER, AND WRITTEN RECORDS OF THE FINAL DESTINATION FOR THESE MATERIALS, SYSTEMS, AND CONSTRUCTIONS (INCLUDING ANY IDENTIFIED HAZARDOUS ITEMS) SHALL BE PROVIDED TO THE OWNER AND ENGINEER. ADDITIONALLY, SOME EXISTING MATERIALS AND SYSTEMS MAY NEED TO BE RECYCLED AND/OR SALVAGED IN ORDER TO MEET THE SUSTAINABILITY AND LEED REQUIREMENTS OF THIS PROJECT. SEE OTHER PORTIONS OF THESE BIDDING AND CONSTRUCTION DOCUMENTS FOR SUCH REQUIREMENTS.
- EXISTING SITE SHALL BE CLEANED ON A DAILY BASIS THROUGHOUT THE DURATION OF DEMOLITIONS OPERATIONS; AND NO DEBRIS OR PRODUCTS OF DEMOLITION SHALL BE ALLOWED TO ACCUMULATE OUTSIDE THE BOUNDARIES OF THE SITE.
- CONTRACTOR SHALL FULLY COORDINATE ALL PROJECT DEMOLITION OPERATIONS, INCLUDING THE REMOVAL AND LAWFUL DISPOSAL OF ALL IDENTIFIED HAZARDOUS MATERIALS AND SYSTEMS.
- CONTRACTOR SHALL SUBMIT A COMPLETE WRITTEN PLAN AND SCHEDULE FOR ALL PROPOSED DEMOLITION WORK TO OWNER AND ARCHITECT FOR REVIEW AND COMMENT. PRIOR TO BEGINNING SUCH OPERATIONS, DURING THE COURSE OF THIS DEMOLITION WORK, IF ANY ARTIFACTS OR OTHER UNUSUAL ITEMS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY, BEFORE PROCEEDING ANY FURTHER. ANY EXPENSES RESULTING FROM THE FAILURE TO PROVIDE SUCH IMMEDIATE NOTIFICATION SHALL BE BORNE BY THE CONTRACTOR.

SITE LAYOUT:

- JOINTS IN SIDEWALK SHALL BE TOOLED AT 5' MAX. INTERVALS, UNLESS INDICATED OTHERWISE.
- NORTHING-EASTING COORDINATES AND DIMENSIONS FOR CURB AND GUTTER ARE TO FACE OF CURB.
- CONTRACTOR SHALL COORDINATE ALL WORK WITHIN PUBLIC RIGHT-OF-WAY WITH THE APPROPRIATE PUBLIC AGENCY. NOTIFICATION SHALL OCCUR A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK WITHIN PUBLIC RIGHT-OF-WAY. ALL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- P.C. CONCRETE PAVEMENT AND SIDEWALKS SHALL BE CLASS PV AND CLASS SI, RESPECTIVELY, IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DOOR LOCATIONS.
- CONTRACTOR SHALL COORDINATE EQUIPMENT PADS WITH EQUIPMENT MANUFACTURERS.

SITE GRADING AND EROSION CONTROL:

- ENGINEERED STRUCTURAL FILLS SHALL BE INCLUDED IN OVERALL SITE DEVELOPMENT TO PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR THE FLOOR SLABS ON GRADE AND ADJOINING PAVEMENT AREAS. REFER TO THE GEOTECHNICAL REPORT FOR APPROVED FILL MATERIALS.
- WHERE FIRM FOUNDATION MATERIAL IS NOT ENCOUNTERED AT THE GRADE ESTABLISHED, DUE TO UNSUITABLE SOIL, ALL SUCH UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH APPROVED COMPACTED GRANULAR MATERIAL.
- TOPSOIL SHALL BE STRIPPED IN ALL STRUCTURAL FILL AREAS BEFORE PLACEMENT OF FILL

- MATERIAL AND SHALL BE STOCKPILED IN AREAS DESIGNATED BY THE OWNER OR PER PLAN.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM EARTHWORK CALCULATIONS BASED ON THE PROVIDED PLANS AND TO LAWFULLY DISPOSE OF AND REMOVE ANY EXCESS MATERIAL FROM THE PROJECT SITE, OR TO PROVIDE ANY NECESSARY FILL MATERIAL THAT MAY BE REQUIRED TO MEET THE FINAL PLAN GRADES. THE DISPOSAL OR PROVIDING OF MATERIAL SHALL BE INCIDENTAL TO THE CONTRACT.
- ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL."
- THE OWNER/ENGINEER SHALL PROVIDE THE SOIL EROSION AND SEDIMENT CONTROL PLANS INCLUDED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN BOOKLET AND ASSOCIATED DOCUMENTS. IN ACCORDANCE WITH THE "GENERAL NPDES PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES," AND A COPY SHALL BE KEPT ONSITE AT ALL TIMES.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION, ALL INSPECTIONS, AND MAINTENANCE OF ALL EROSION CONTROL FACILITIES REQUIRED BY THE GENERAL NPDES PERMIT UNTIL FINAL STABILIZATION OF ALL AREAS DISTURBED BY CONSTRUCTION OCCURS. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY MUST BE SEEDED, SODDED, BLANKETED OR OTHERWISE PROTECTED WITHIN 14 DAYS OF FINAL DISTURBANCE. ALL AREAS DISTURBED BY THE CONTRACTOR DURING THE CONSTRUCTION OF THIS PROJECT WHICH ARE LOCATED OUTSIDE OF THE PROPOSED SEEDING LIMITS SHALL BE GRADED TO DRAIN, FERTILIZED, SEEDED, MULCHED AND WATERED. THE COST ASSOCIATED WITH THE PLACEMENT OF ADDITIONAL FERTILIZER, SEED, MULCH AND WATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. A MINIMUM OF 70% VEGETATIVE COVERAGE IS REQUIRED PRIOR TO ACCEPTANCE. SEE LANDSCAPE PLANS FOR ADDITIONAL REQUIREMENTS.
- ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN ARE THE MINIMUM MEASURES REQUIRED. UNFORESEEN CHANGES IN SCOPE, SCHEDULE OR CONSTRUCTION METHODS MAY RESULT IN CHANGES OR ADDITIONS TO THIS PLAN AND THE SWPPP. ANY CHANGES OR ADDITIONS NECESSARY TO MAINTAIN COMPLIANCE WITH THE NPDES PERMIT SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER.
- SHOULD PROJECT SCHEDULING PROHIBIT THE ABILITY TO SEED DISTURBED EARTH UPON COMPLETION OF GRADING, CONTRACTOR SHALL EMPLOY ALTERNATE SOURCE CONTROLS IN ADDITION TO THOSE ON THIS PLAN, INCIDENTAL TO THE CONTRACT.
- DUST CONTROL MUST BE PROVIDED AS NEEDED, BY WATERING OR OTHER MEANS.
- ALL AREAS WITH THE EXCEPTION OF PAVEMENT SHALL BE FINISHED IN ACCORDANCE WITH THE LANDSCAPE PLANS INCLUDED IN THE PLAN SET.
- CONTRACTOR SHALL INSTALL INLET FILTER PROTECTION BASKETS INSIDE ALL EXISTING AND PROPOSED MANHOLES AND INLET FRAMES.
- CONTRACTOR IS REQUIRED TO PROVIDE AND USE A CONCRETE WASHOUT AREA FOR RINSING CONCRETE TRUCKS.
- CONTRACTOR IS REQUIRED TO PROVIDE AND USE A TEMPORARY CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION TRAFFIC PER PLAN.
- CONTRACTOR SHALL PROVIDE AND USE A WHEEL WASH SYSTEM TO ENSURE THAT ALL CONSTRUCTION TRAFFIC ENTERING AND EXITING THE SITE MAINTAIN CLEAN TIRES. ANY SEDIMENT TRACKED ONTO ADJACENT ROADWAYS OR PAVED AREAS SHALL BE REMOVED BY THE CONTRACTOR BY THE END OF THE SAME WORK DAY.
- ALL ELEVATIONS SHOWN ARE TO FINISHED PAVEMENT UNLESS SPECIFIED OTHERWISE.
- ALL SLOPES GREATER THAN OR EQUAL TO 4:1 SHALL BE STABILIZED WITH NAG S75BN OR EQUIVALENT.
- CONTRACTOR SHALL PROVIDE A MINIMUM OF 6" TOPSOIL IN ALL ISLANDS, LANDSCAPE AREAS, AND OPEN SPACES.

SITE UTILITIES:

- THIS CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 - "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION.
 - ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION"
 - VILLAGE OF DEERFIELD OFFICE OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS
- ALL UTILITY TRENCHES UNDER OR WITHIN 2' OF EXISTING OR PROPOSED PAVEMENT OR BUILDING SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH IDOT SPECIFICATIONS. CONTRACTED LOW-STRENGTH MATERIAL (CLSM) SHALL BE USED TO BACKFILL TRENCHES WITHIN PUBLIC RIGHT OF WAY. THE CLSM SHALL EXTEND 2 FT PAST THE PROPOSED PAVEMENT, CURB, OR SIDEWALK.
- OPEN CUT TRENCHES SHALL BE SHEETED AND BRACED AS REQUIRED BY THE GOVERNING STATE, FEDERAL LAWS AND MUNICIPAL ORDINANCES, AND AS MAY BE NECESSARY TO PROTECT LIFE, PROPERTY OR THE WORK.
- CONTRACTOR SHALL AT ALL TIMES DURING CONSTRUCTION PROVIDE AND MAINTAIN SUFFICIENT MEANS AND DEVICES TO REMOVE AND PROPERLY DISPOSE OF ALL WATER ENTERING THE EXCAVATIONS. WATER SHALL BE FILTERED AND DISCHARGED IN ACCORDANCE WITH THE NPDES REQUIREMENTS.
- ALL PIPE SHALL BE INSTALLED ON A BEDDING OF APPROVED, COMPACTED GRANULAR MATERIAL UNLESS OTHERWISE APPROVED BY THE ENGINEER. THE BEDDING MATERIAL SHALL BE INSTALLED PER STANDARD SPECIFICATIONS AND PROVIDED PLAN DETAILS.
- A MINIMUM HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND SEWERS. IF SEPARATION IS NOT POSSIBLE, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
- WATER MAINS SHALL CROSS ABOVE SEWERS WITH A MINIMUM VERTICAL SEPARATION OF 18 INCHES WHILE STILL MAINTAINING THE REQUIRED DEPTH OF COVER. IF PROPER SEPARATION IS NOT POSSIBLE, OR IF THE WATER MAIN MUST BE ROUTED UNDER THE SEWER, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
- ALL SANITARY SEWERS SHALL BE TESTED FOR EXFILTRATION OF AIR UNDER PRESSURE, INFILTRATION OF WATER, AND/OR EXFILTRATION OF WATER AS PER STANDARD SPECIFICATIONS. ALL SANITARY SEWERS SHALL BE DEFLECTION TESTED NO SOONER THAN 30 DAYS AFTER INSTALLATION. ALL MANHOLES SHALL BE TESTED FOR WATERTIGHTNESS BY EITHER ASTM C 969 OR ASTM C 1244.
- STORM SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
 - REINFORCED CONCRETE PIPE (RCP), ASTM C76
 - GASKETS - ASTM C443
 - FITTINGS - ASTM C443
 - SMOOTH INTERIOR WALLED HIGH DENSITY POLYETHYLENE PIPE (HDPE), ASTM D3212, N-12 WT
 - WATER TIGHT JOINTS
 - JOINT SHALL BE SEALED SUFFICIENTLY TO PREVENT JETTING OR LEAKING AT THE JOINT
 - PVC STORM SEWER PIPING, ASTM D 3034, SDR 35
 - BELL-AND-SPIGOT ENDS
 - ASTM F 477, ELASTOMERIC SEALS FOR GASKETED JOINTS
 - FRAME AND GRATES
 - TYPE 1 CLOSED LID = NEENAH R-1713
 - TYPE 1 OPEN LID = NEENAH R-2504
 - TYPE 3 = NEENAH R-3281-A
 - DITCH GRATE = NEENAH R-4342
- SANITARY SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:

- PIPE AND FITTING MATERIAL - POLYVINYL CHLORIDE (PVC) SDR 26, ASTM D 3034, TYPE PSM
 - GASKETS - FLEXIBLE ELASTOMERIC, ASTM F 477, ASTM D 3139
 - JOINTS - ASTM D 3212
 - BEDDING - CLASS II, ASTM 2321
- ALL CLEANOUT RIMS SHALL BE CONSTRUCTED FLUSH WITH THE FINISHED GROUND SURFACE.
 - CONTRACTOR SHALL COORDINATE CONSTRUCTION OF SANITARY SEWER SERVICES WITH THE DEPARTMENT OF PUBLIC WORKS.
 - CONTRACTOR SHALL COORDINATE WATER MAIN, FIRE AND DOMESTIC WATER SERVICES WITH THE DEPARTMENT OF PUBLIC WORKS.
 - GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITY LINES THAT ENTER THE BUILDING. IN GENERAL, PLUMBING PLANS SHOW ALL INTERIOR BUILDING PIPING AND PIPING UP TO 6-FEET OUTSIDE THE BUILDING. CIVIL PLANS SHOW SITE PIPING BEGINNING FROM 6-FEET OUTSIDE THE BUILDING. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONNECTIONS.
 - CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
 - ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
 - ALL MANHOLES AND INLET CASTINGS LOCATED WITHIN BITUMINOUS ASPHALT PAVEMENT SHALL BE CONSTRUCTED WITH A CONCRETE APRON AT THE SURFACE.
 - FOR ALL WATERMAIN CONSTRUCTION:
 - WATER MAIN AND SERVICES TO BE INSTALLED WITH A MINIMUM OF 5'-6" OF COVER FROM FINISHED GRADE TO TOP OF WATER PIPE.
 - TWO COMPLETE PIPE LENGTHS OF RESTRAINED JOINT PIPE SHALL BE CONSTRUCTED ON THE BRANCH LEG OF ALL TEES AND BOTH SIDES OF ALL 90 DEGREE BENDS.
 - ONE COMPLETE PIPE LENGTH OF RESTRAINED JOINT PIPE SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL 11-1/4 AND 22-1/2 DEGREE BENDS.
 - ALL BENDS, TEES, PLUGS, VALVES AND HYDRANTS SHALL BE RESTRAINED JOINT.
 - ALL WATERMAIN PIPE 4" AND LARGER SHALL BE POLY WRAPPED DUCTILE IRON PIPE SPECIAL CLASS 52, 250 PSI RATING, WITH SINGLE GASKET JOINTS. CEMENT LINING SHALL BE PROVIDED FOR ALL PIPE.
 - ALL WATER SERVICE PIPE LESS THAN 4" SHALL BE COPPER PIPE, TYPE K OR PVC SDR 9 WITH A PRESSURE RATING OF 200 PSI.

INDEMNIFICATION:

- THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, THE VILLAGE OF BUFFALO GROVE, AND CAGE ENGINEERING, INC. FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE CONTRACTOR'S WORK, IN ANY AND ALL CLAIMS AGAINST THE OWNER OR CAGE ENGINEERING, INC. BY ANY EMPLOYEE OF THE CONTRACTOR, OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR, OR ANYONE FOR WHOM ACTS THE CONTRACTOR MAY BE LIABLE. THE INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR UNDER WORKERS' COMPENSATIONS ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.

INSURANCE REQUIREMENTS

- THE CONTRACTOR SHALL PURCHASE AND MAINTAIN COMPREHENSIVE GENERAL LIABILITY AND OTHER INSURANCE SET FORTH BELOW WHICH WILL PROVIDE PROTECTION FROM CLAIMS WHICH MAY ARISE OUT OF OR RESULTING FROM THE PERFORMANCE OF WORK BY ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR OR BY ANYONE FOR WHOM ACTS THE CONTRACTOR MAY BE LIABLE.
 - COMPREHENSIVE AUTOMOBILE LIABILITY INSURANCE COVERING ALL AUTOMOBILES, TRUCKS, TRAILERS AND ANY OTHER MOTORIZED EQUIPMENT OWNED OR LEASED BY THE CONTRACTOR.
 - WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE IN ANY AMOUNT NOT LESS THAN STATUTORY LIMITS REQUIRED BY LAW.
 - COMPREHENSIVE GENERAL LIABILITY INSURANCE INCLUDING COVERAGE IN THE AMOUNT OF \$500,000 PER ACCIDENT FOR PROPERTY DAMAGE AND \$1,000,000 PER PERSON AND \$3,000,000 AGGREGATE PER ACCIDENT FOR BODILY INJURY, SICKNESS OR DISEASE, OR DEATH OF ANY PERSON.
- CERTIFICATE OF INSURANCE
 - THE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL HE HAS FILED WITH THE MUNICIPALITY AND ITS INSPECTOR A CERTIFICATE OF INSURANCE SHOWING COMPLETE COVERAGE OF ALL INSURANCE REQUIRED, SIGNED BY THE INSURANCE COMPANIES OR THEIR AUTHORIZED AGENTS. EACH CERTIFICATE SHALL PROVIDE THAT COVERAGE SHALL NOT BE TERMINATED OR REDUCED WITHOUT 30 DAYS ADVANCE WRITTEN NOTICE TO THE MUNICIPALITY AND ITS INSPECTOR. THE CONTRACTOR SHALL NAME THE OWNER, THE VILLAGE OF BUFFALO GROVE, AND CAGE ENGINEERING, INC. AS ADDITIONAL INSURED ON THE COMPREHENSIVE GENERAL LIABILITY AND AUTOMOBILE LIABILITY POLICIES.

CONSTRUCTION MEANS, METHODS, SAFETY

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, INCLUDING OSHA STANDARDS AND WITH ANY OTHER APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS. THE CONTRACTOR SHALL PROVIDE ALL SAFEGUARDS, SAFETY DEVICES AND PROTECTIVE EQUIPMENT AND SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS UTILIZED BY THE CONTRACTOR AND HIS SUB-CONTRACTORS IN THE PERFORMANCE OF THEIR WORK AND SHALL TAKE ANY OTHER ACTIONS NECESSARY TO PROTECT THE LIFE AND HEALTH OF EMPLOYEES ON THE JOB AND THE SAFETY OF THE PUBLIC AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES, EQUIPMENT, AND FOR SAFETY PRECAUTIONS OR PROGRAMS, UNLESS SUCH MEANS AND EQUIPMENT ARE SPECIFIED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH SECTION 108.06 LABOR, METHODS, AND EQUIPMENT OF THE "STANDARD SPECIFICATIONS."



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MOBILE CLASSROOMS

at

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ELEMENTARY SCHOOL
655 GOLFVIEW TERRACE
BUFFALO GROVE, ILLINOIS
60089

for the
COMMUNITY
CONSOLIDATED
SCHOOL DISTRICT 21

959 W Dundee Rd,
Wheeling, IL 60090



REVISIONS	
No.	Date

Project Number:
24061

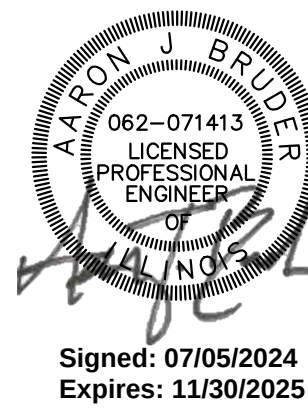
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A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
- * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - * VILLAGE OF BUFFALO GROVE MUNICIPAL CODE;
 - * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
 - * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).
2. THE VILLAGE OF BUFFALO GROVE ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS _____ FT.
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350	ASTM D-3261,F-2620 (HEAT FUSION)
WATER MAIN QUALITY PVC	ASTM D-3035	ASTM D-3212,F-477 (GASKETED)
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
- a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
 - b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
 - c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
- a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
 - b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

TECHNICAL GUIDANCE MANUAL

MWRD GENERAL NOTES

10/13/2022

STD. DWG. NO.18

PAGE NO. 19

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for the
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CONSOLIDATED
SCHOOL DISTRICT 21
959 W Dundee Rd,
Wheeling, IL 60090



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No.	Date

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Issue Date:
JUNE 28, 2024

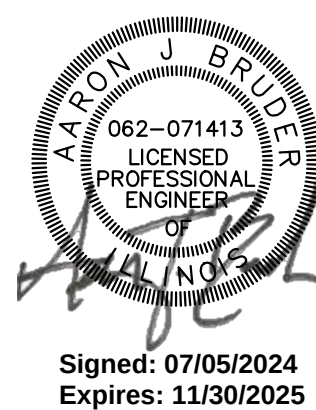
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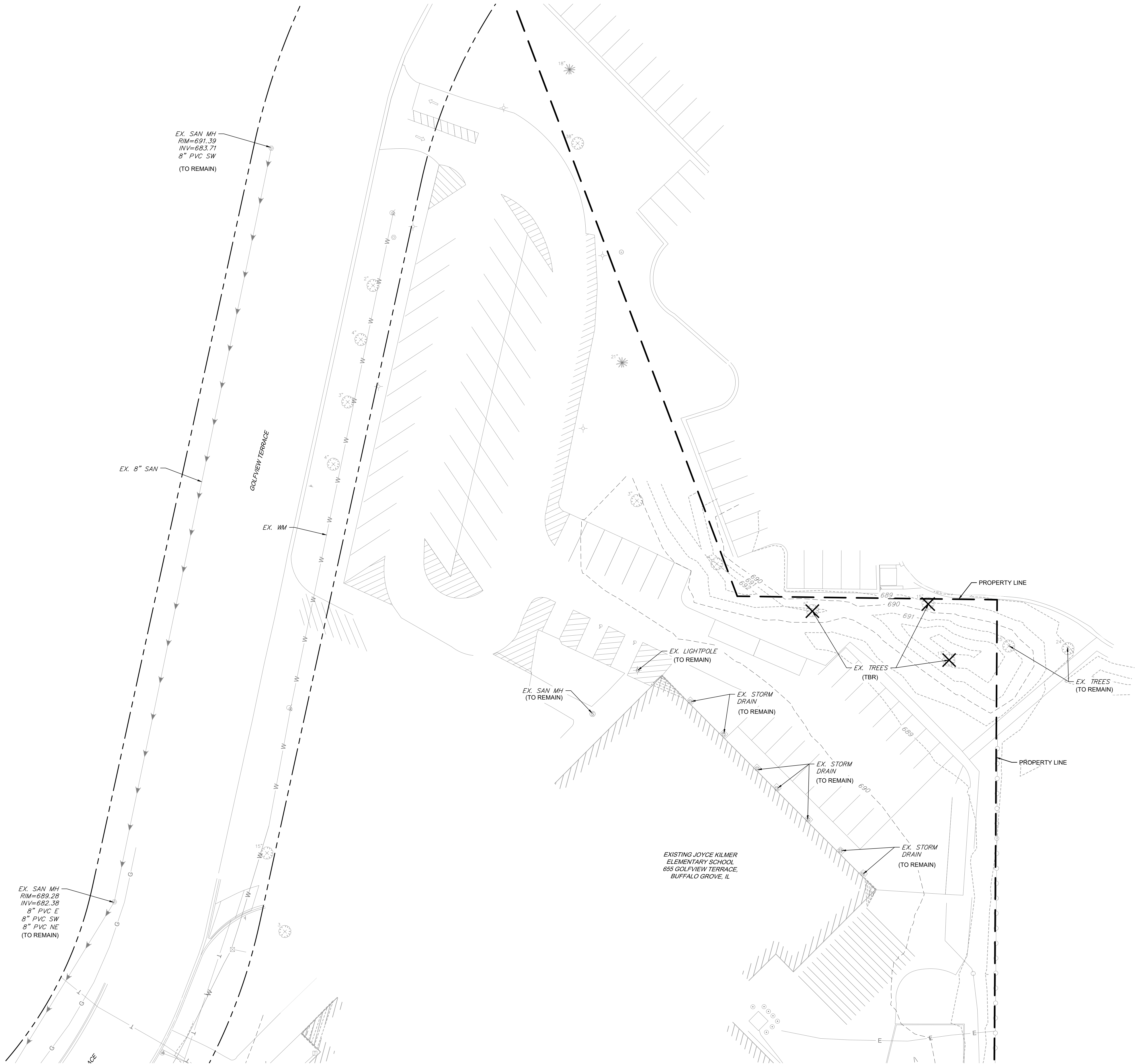
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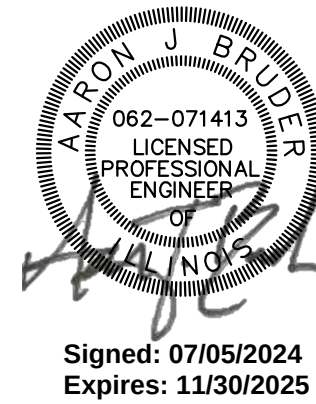
DEMOLITION LEGEND

- (TBR) TREE/BUSH REMOVAL
TO BE REMOVED

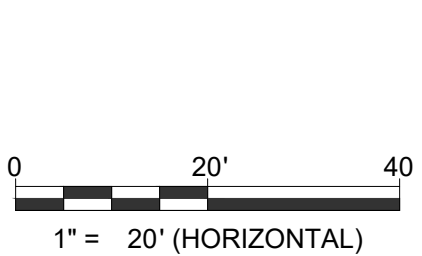
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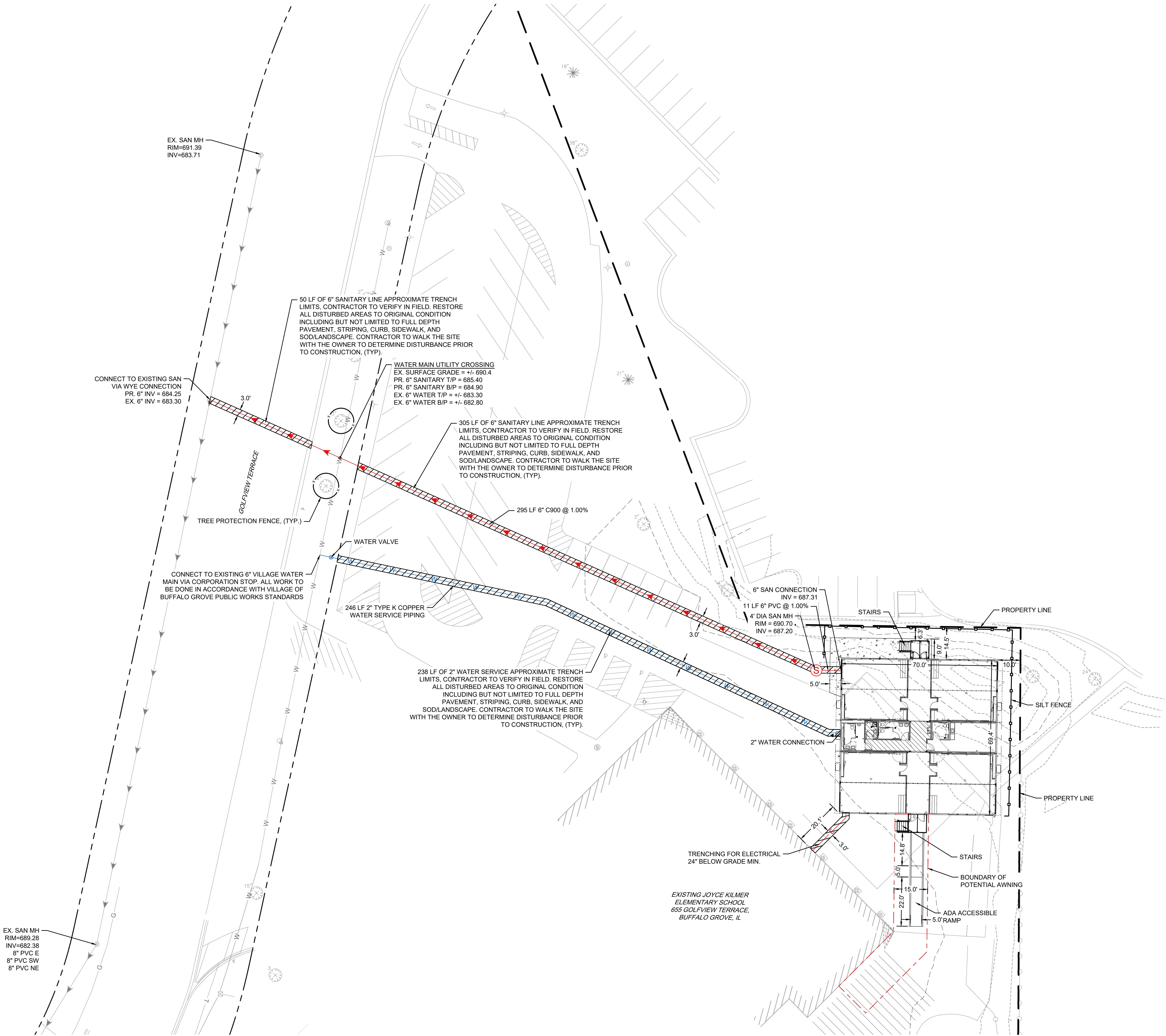
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**EXISTING CONDITIONS &
DEMOLITION PLAN**
Sketch Number/Date:

Sheet Number
C1.0



LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER LINE
- PROPOSED WATER VALVE BOX
- PROPOSED ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE
- CONCRETE PAVEMENT
- SILT FENCE
- TREE PROTECTION FENCE

ARCON

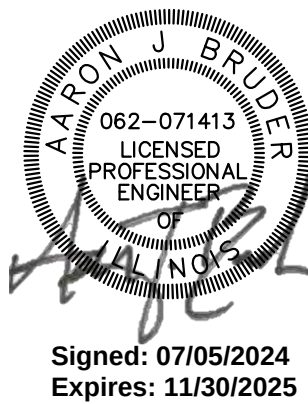
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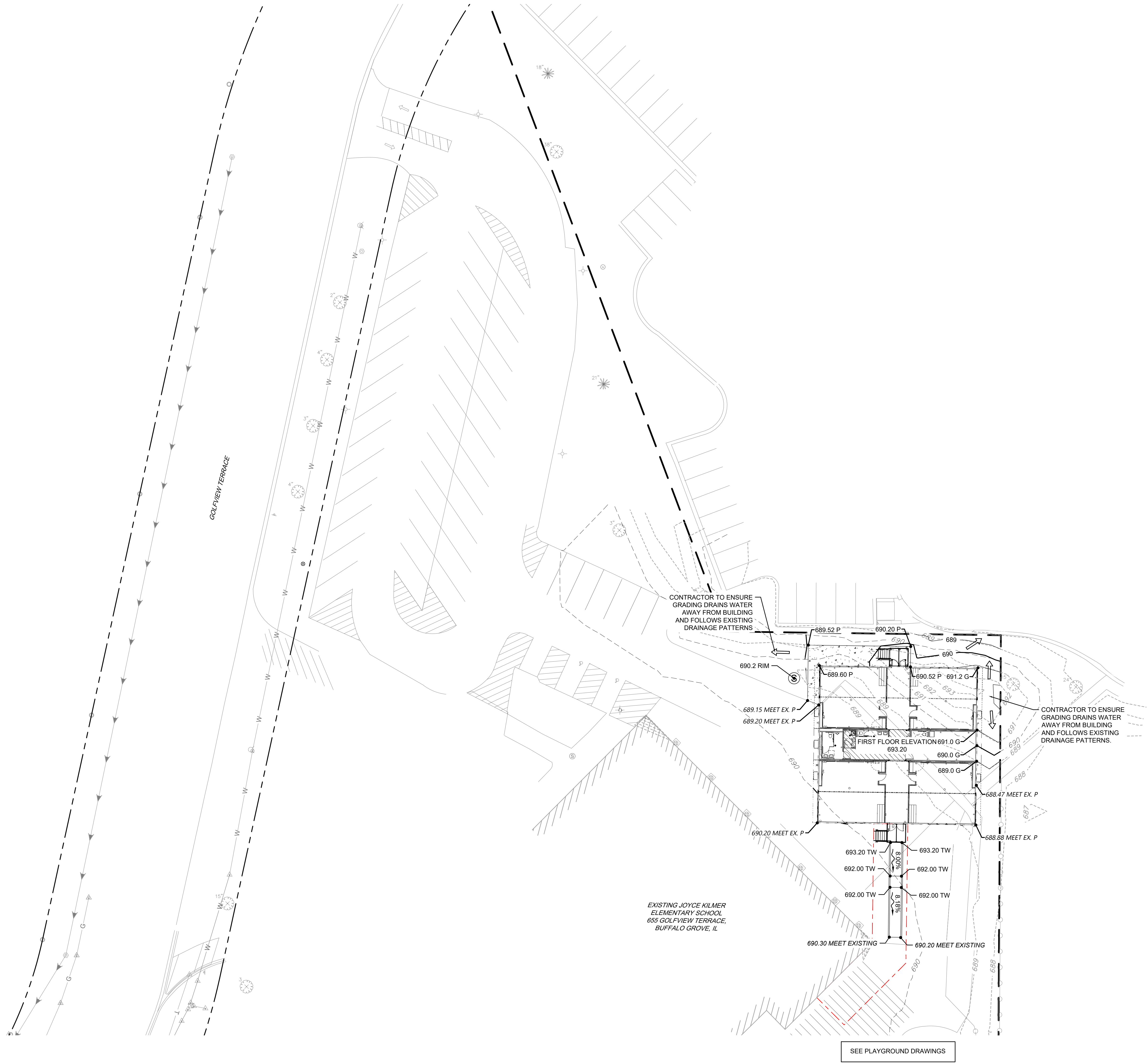
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SITE LAYOUT & UTILITY PLAN

Sketch Number/Date:

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GRADING LEGEND

- DRAINAGE ARROW
- SPOT ELEVATION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

VOLUME CONTROL SUMMARY	
IMPERVIOUS AREA:	
MODULAR CLASSROOM:	6,826 SF
PLAYGROUND CURB AND RESTORATION:	512 SF
TOTAL:	7,338 SF
REQUIRED VOLUME CONTROL:	612 CF
1" OVER ALL IMPERVIOUS AREA	
VOLUME CONTROL WITHIN CA-7 BELOW PLAYGROUND	
PLAYGROUND AREA: 7,012 SF	
7" CA7 ABOVE INVERT: 4,090 CF CA7 @ 18% VOIDS=	736 CF
3" CA7 BELOW INVERT: 1,753 CF CA7 @ 36% VOIDS=	631 CF
TOTAL	1,367 CF



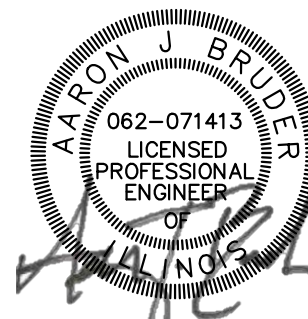
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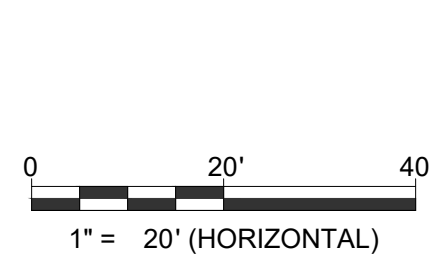
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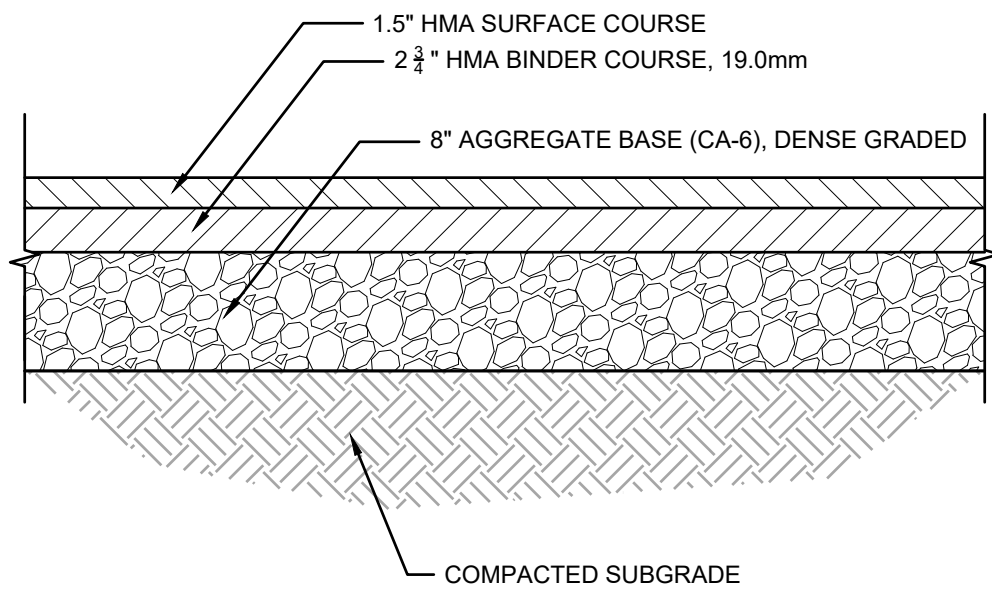
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SITE GRADING PLAN

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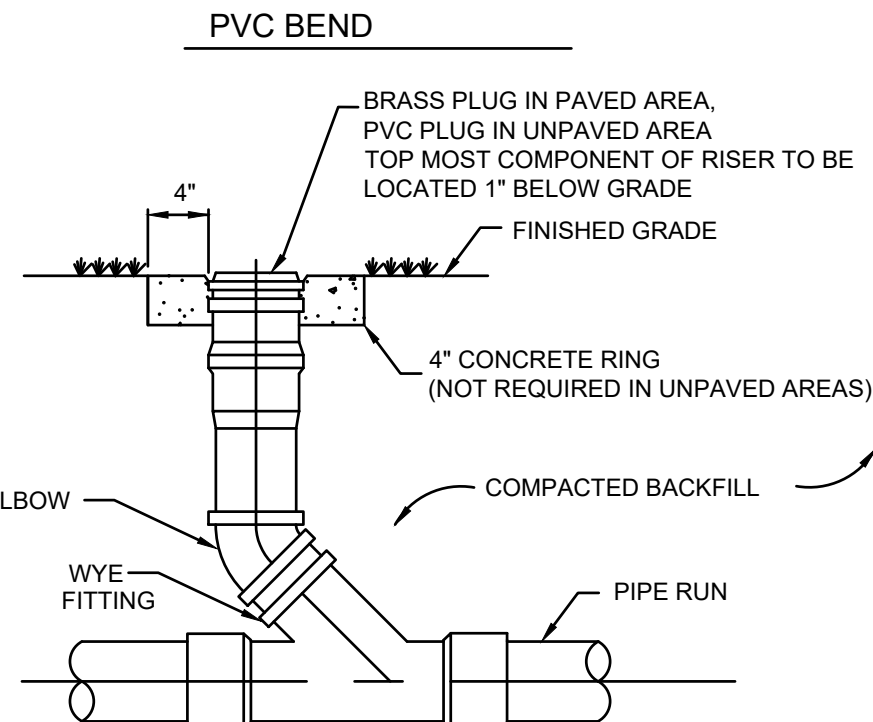
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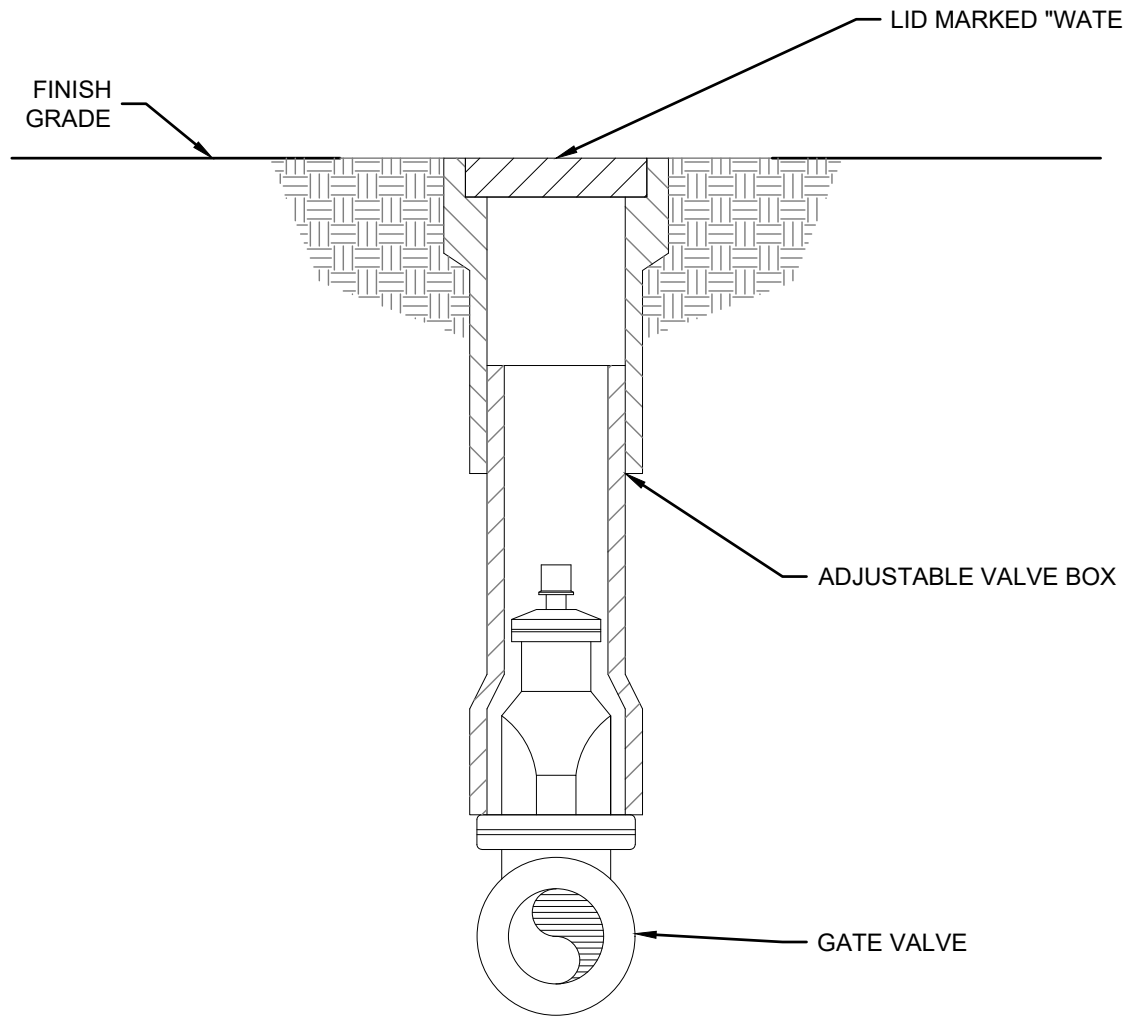
STANDARD DUTY ASPHALT DETAIL

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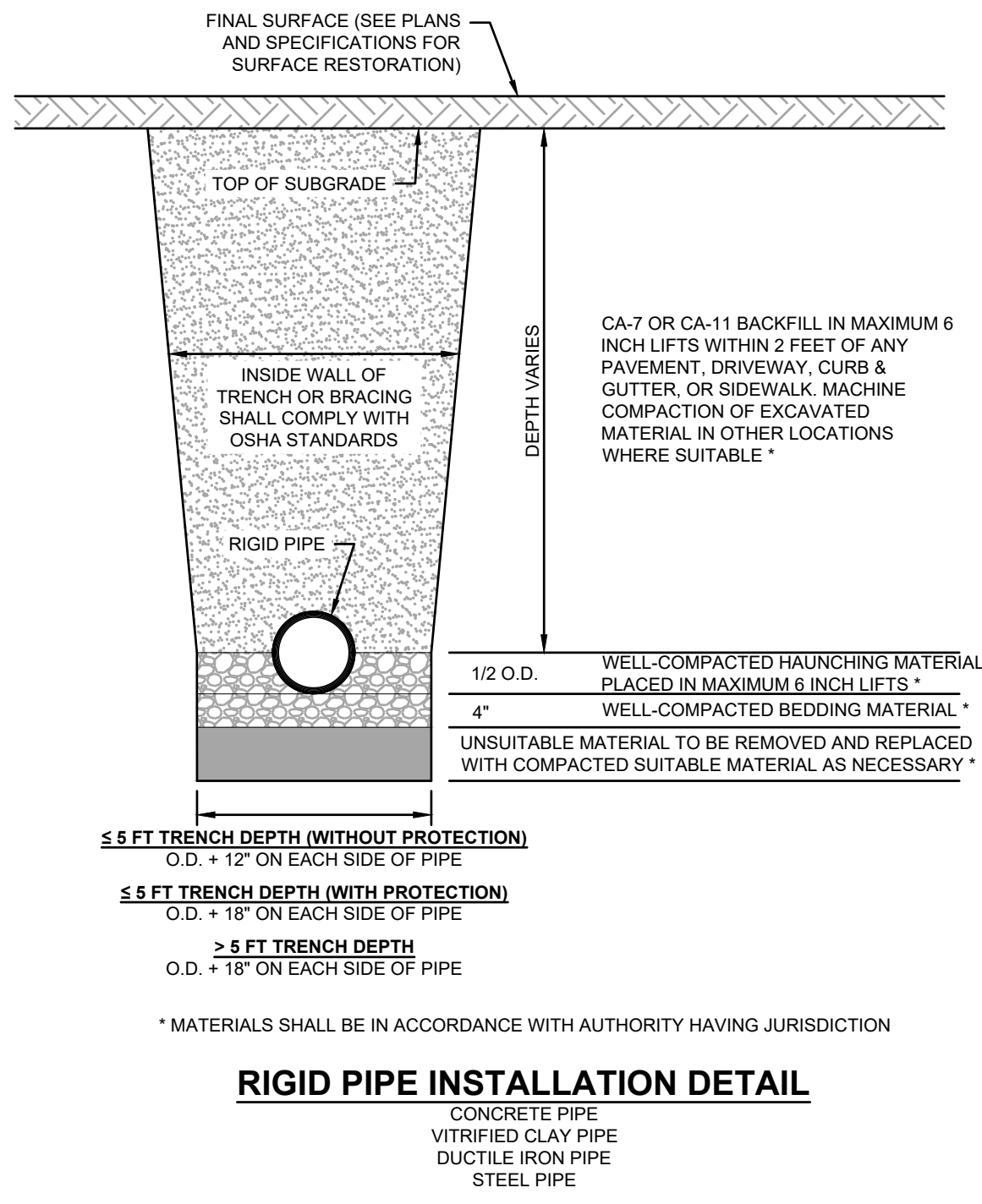
CLEANOUT DETAIL

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VALVE BOX DETAIL

Scale: NOT TO SCALE

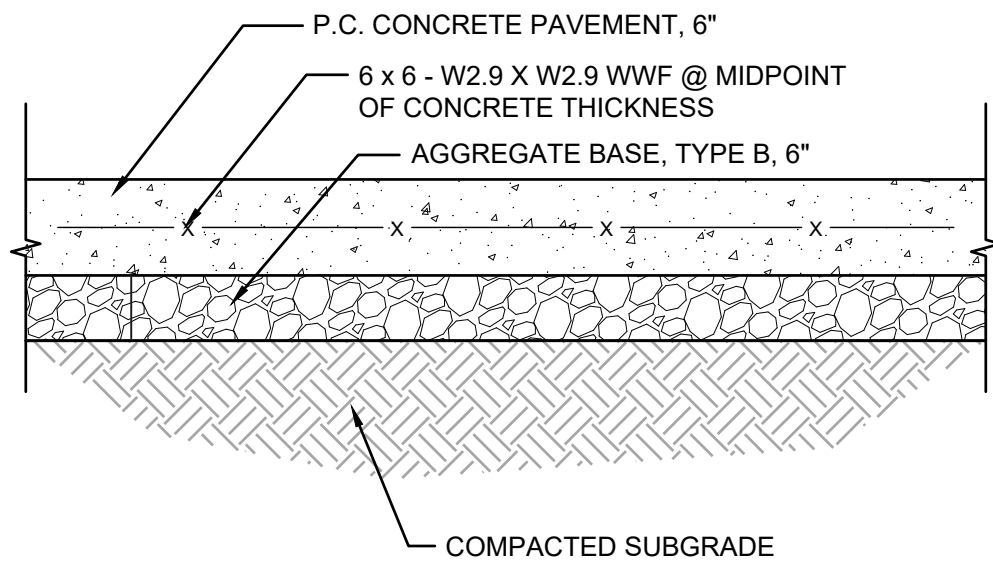


RIGID PIPE INSTALLATION DETAIL

CONCRETE PIPE
VITRIFIED CLAY PIPE
DUCTILE IRON PIPE
STEEL PIPE

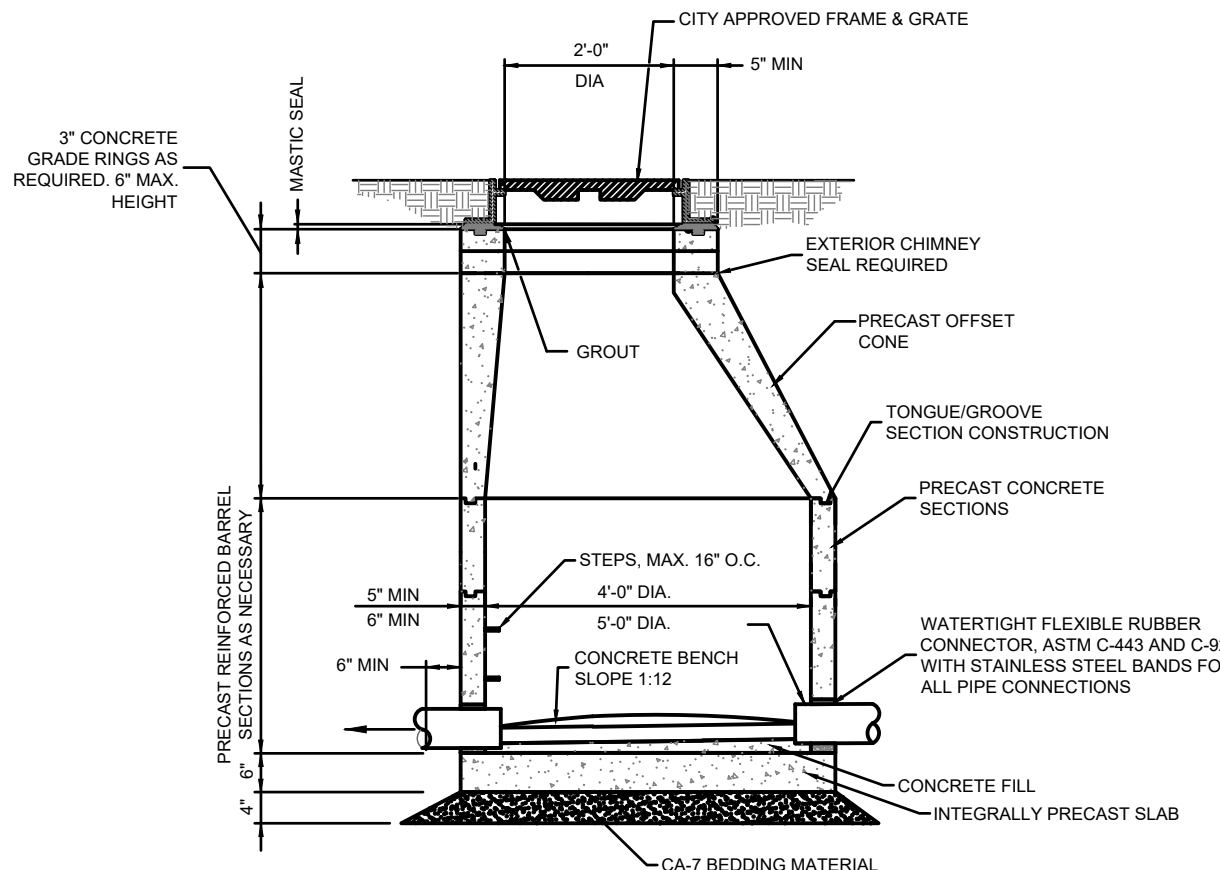
TRENCH BACKFILL DETAIL

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STANDARD DUTY CONCRETE DETAIL

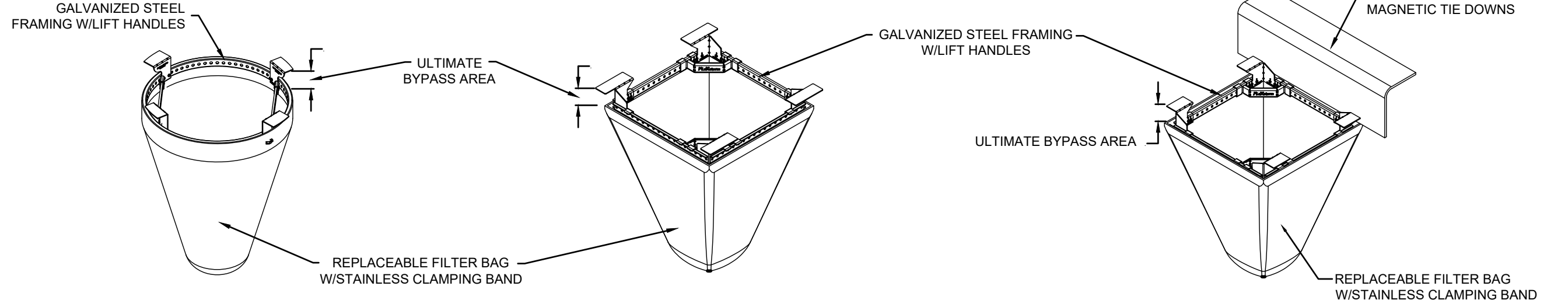
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SANITARY MANHOLE DETAIL

Scale: NOT TO SCALE

FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING



FLEXSTORM CATCH-IT INLET FILTERS
FOR ROUND OPENINGS

FLEXSTORM CATCH-IT INLET FILTERS FOR
SQUARE/RECTANGULAR OPENINGS

ILDOT Standard	Neenah Casting	East Jordan Casting	Inlet Type	Grate Size	Bag Cap. (ft³)	Flow Rating IL BAG (CFS)	ADS PIN
1	1713, 1762, 1772, 2504, 2435, 2425,	1020, 1022, 1050, 1058	Round (RD)	22.25 x 23.5	1.9	1.3	6MRDILT1
2	R-3501-D2, -A	7170, 7171	Rolled Curb (RC)	22.25 x 16.25	1.6	0.6	62MSQILT216
3	R3278-A, R-3501-A	7220, 7221	Curb Box (CB)	22.0 x 16.9	1.5	1.0	62MCBILT3
4	R3443-B	5150	Square/Rect (SQ)	21.75 x 14.75	1.5	1.0	62MSQIL
6	R3502-A	7235	Rolled Curb (RC)	22 x 22.75	2.3	1.2	62MSQILT6
8	2501, 4349-C, 4352, 4350	2830, 2870, 6527	Round (RD)	Beehive/Ditch Grates	2.3	1.6	62MRDILT8
9	R3508-A2	7300	V-Grate	19.25 x 19.25	1.7	1.0	62MSQIL
10	R3506-A2	7281	V-Grate	28.75 x 11.4	1.5	1.1	62MSQIL
11	R3281-A	7210	Curb Box (CB)	28.75 x 17.25	2.5	1.3	62MCBILT11
12	R3503-B	7180	Rolled Curb (RC)	22.5 x 22.5	2.4	1.2	62MSQIL
20	R3528-V, R3529-V	7535, 5380, 7536 (2 grts)	Square/Rect (SQ)	22.5 x 22.5	2.4	1.2	62MSQILT20
21	R3527-V	7540	Curb Box (CB)	24 x 16.25	1.8	1.1	62MCBIL
23	R3525-L	7464	Square/Rect (SQ)	24 x 22.25	2.7	1.3	62MSQILT23
24	R3526-L	7467	Square/Rect (SQ)	25.75 x 18.75	2.3	1.2	62MSQILT24
31	...	7250	Rolled Curb (RC)	22.75 x 22.4	2.5	1.2	62MSQIL
B	R3455C	...	Square/Rect (SQ)	36 x 24	4.6	1.7	62MSQIL
G3/G4	R3501-U	7545	Single W/Fap	13.75 / 20.2 x 22.12	1.3	0.9	62MCBILG3
N/A	R-3501-P	7525	Rolled Curb (RC)	25.7 x 19	2.4	1.2	62MSQIL3501-P
N/A	R-3501-TR	7495	Rolled Curb (RC)	26 x 23.5	3.1	1.4	62LSQIL3501-TR

*FLOW RATINGS SHOWN ARE 50% MAXIMUM

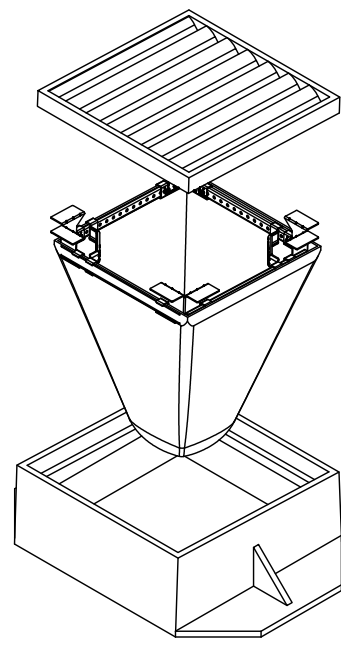
INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE

3. REPLACE GRATE

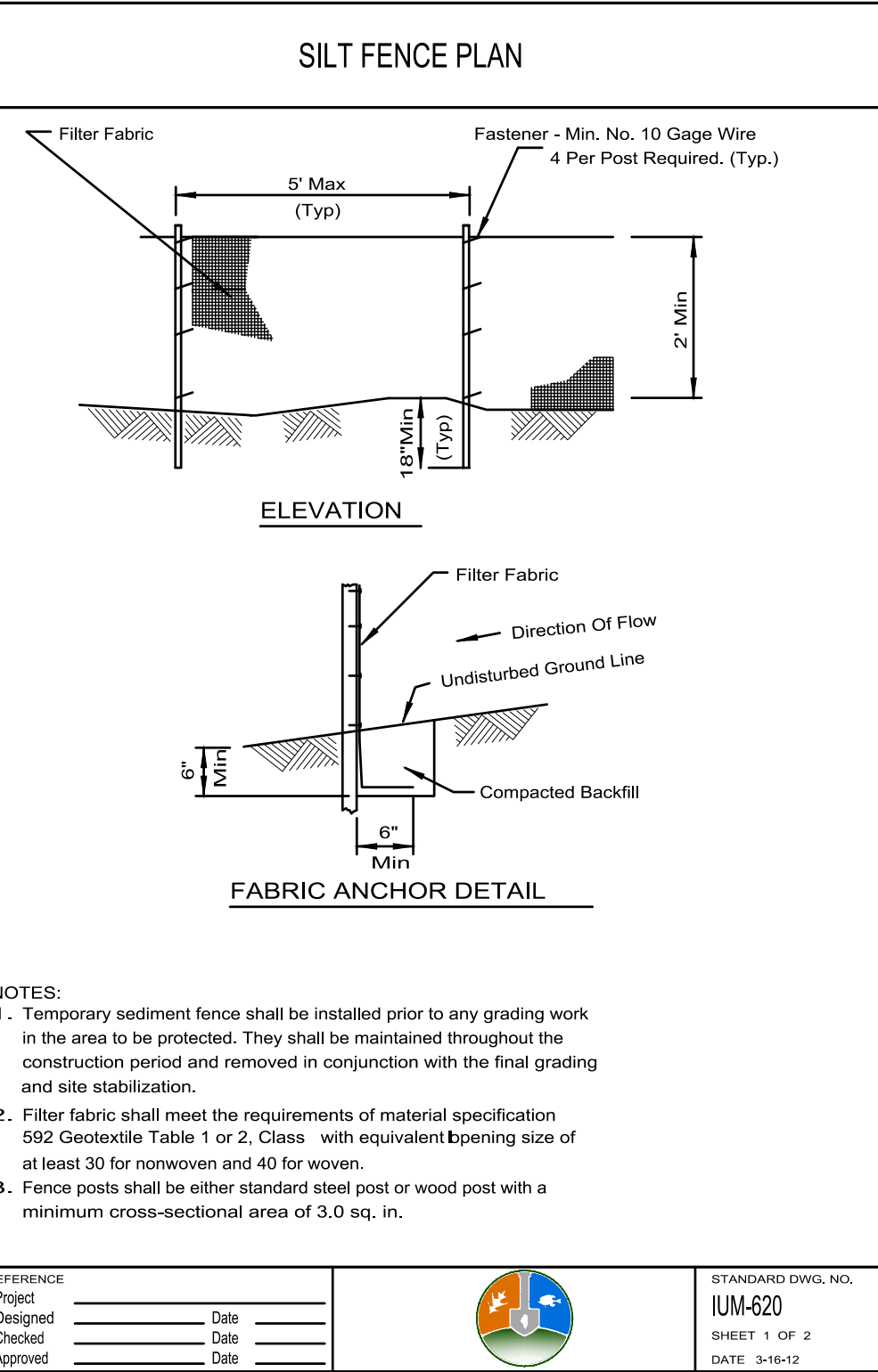
NOTES:

1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL FRAMING FOR PROLONGED PRODUCT LIFE.
2. TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZED DRAINAGE STRUCTURE. FLEXSTORM DESIGNS FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE. CONCRETE STRUCTURES MAY REQUIRE ADDITIONAL REVIEW.
3. UPON ORDERING THE ADS PIN CONFIRMATION OF THE DOT CALL OUT, FLEXSTORM ITEM CODE, CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED.
4. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM



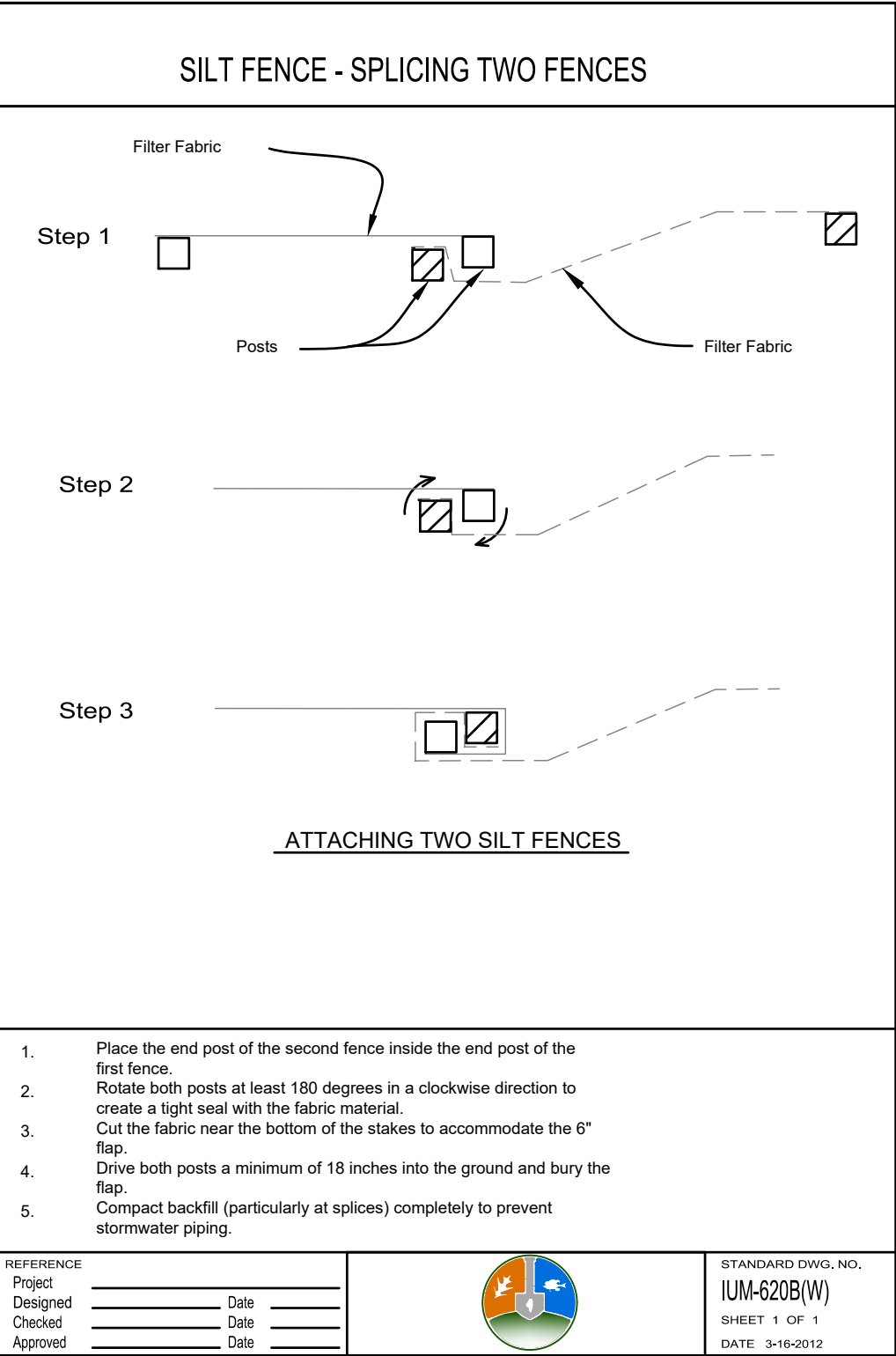
ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC. A DIVISION OF ADS, INC. WWW.INLETFILTERS.COM (866) 287-8655 PH (630) 355-3477 FX INFO@INLETFILTERS.COM

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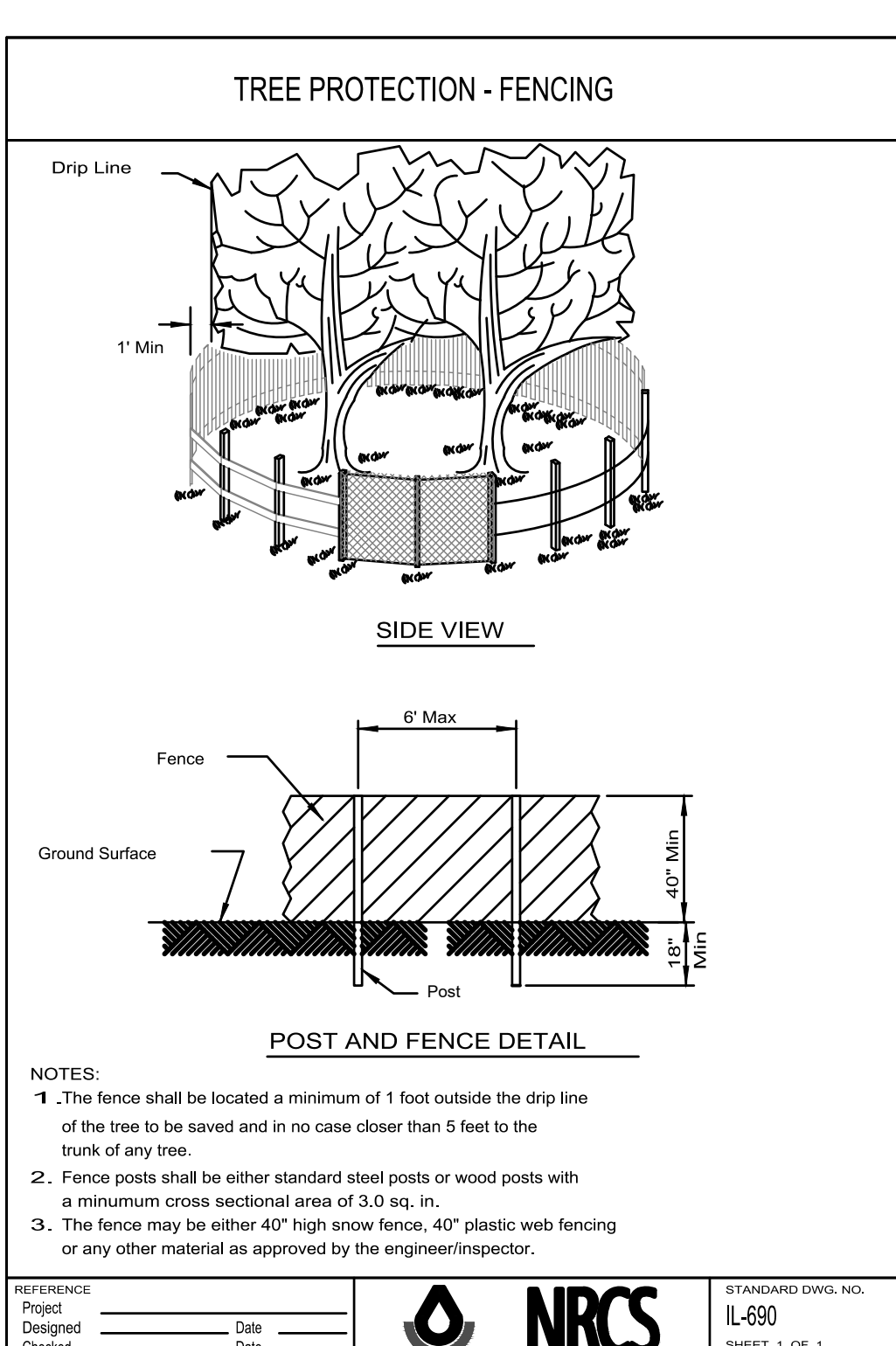


SILT FENCE DETAIL

Scale: NOT TO SCALE



ATTACHING TWO SILT FENCES



TREE PROTECTION FENCE DETAIL

Scale: NOT TO SCALE

INET PROTECTION DETAIL DETAIL

Scale: NOT TO SCALE

MOBILE CLASSROOMS

at JOYCE KILMER ELEMENTARY SCHOOL 655 GOLFVIEW TERRACE BUFFALO GROVE, ILLINOIS 60089

for the COMMUNITY CONSOLIDATED SCHOOL DISTRICT 21 959 W Dundee Rd, Wheeling, IL 60090



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Project Number: 24061

Issue Date: JUNE 28, 2024

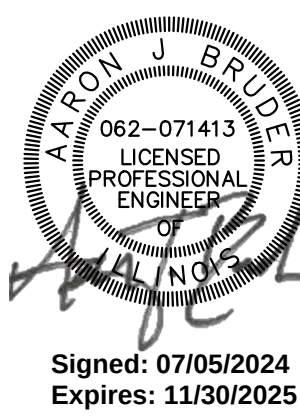
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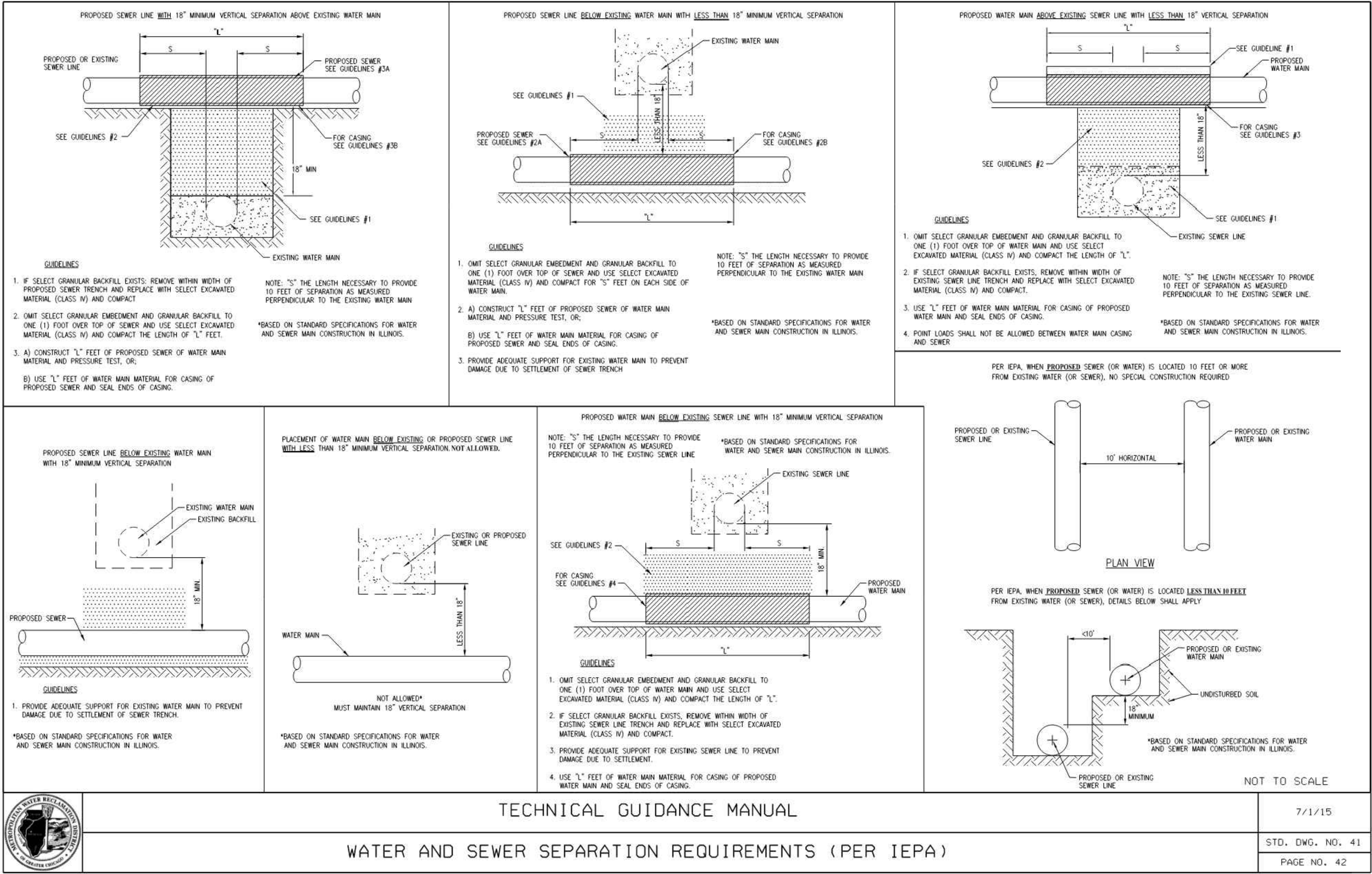
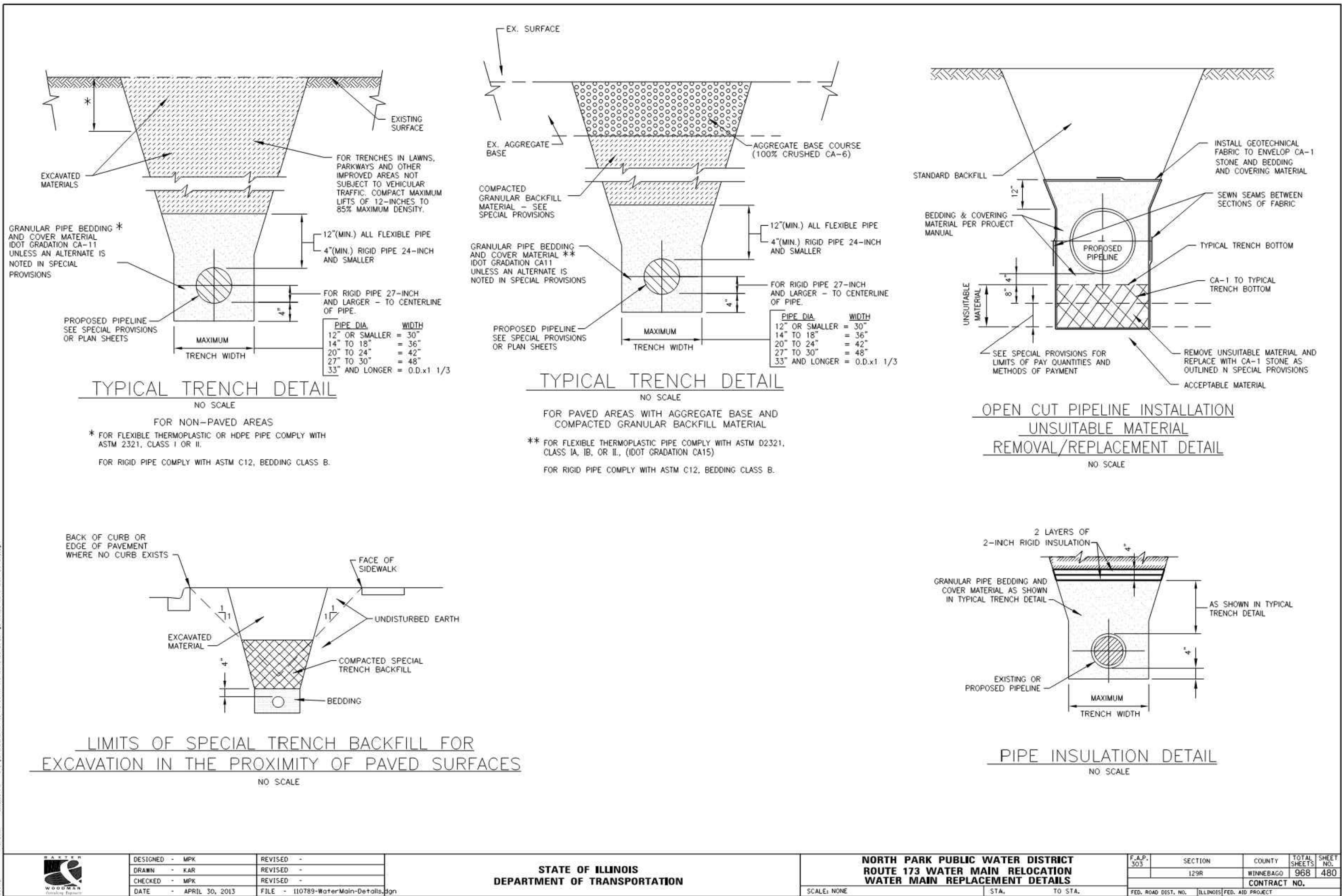
Sheet Title CONSTRUCTION DETAILS

Sketch Number/Date:

Sheet Number

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No.	Date

Project Number:
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Issue Date:
JUNE 28, 2024
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JDL
Sheet Title
CONSTRUCTION DETAILS
Sketch Number/Date:

Sheet Number

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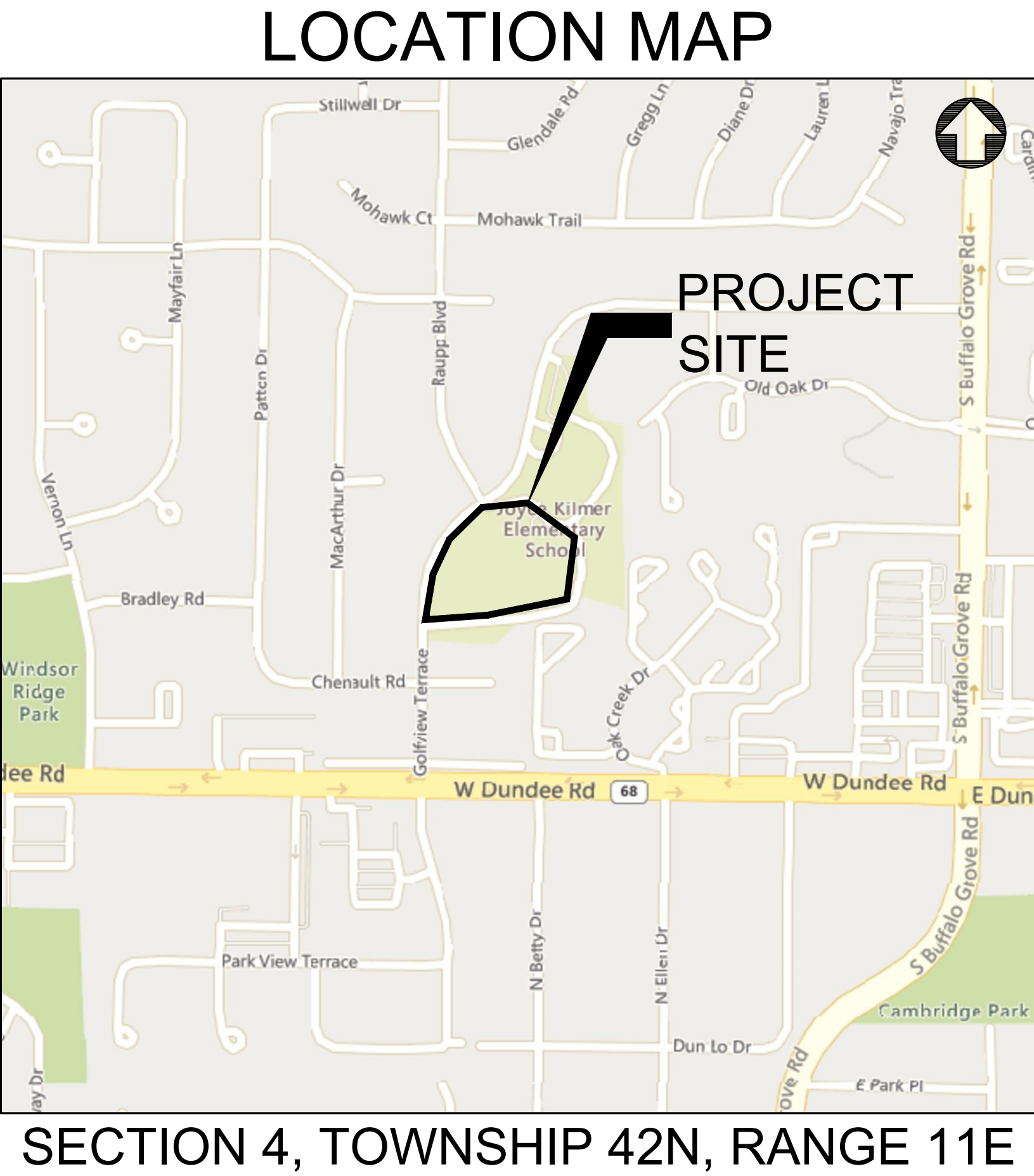
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PROPOSED IMPROVEMENTS FOR

JOYCE KILMER ELEMENTARY SCHOOL PLAYGROUND

665 GOLFWIEW TERRACE, BUFFALO GROVE, IL 60089

INDEX OF SHEETS	
Sheet Number	Sheet Title
C0.0	SITE LOCATION MAP & CIVIL LEGEND
C0.1	GENERAL NOTES & SPECIFICATIONS
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C2.0	SITE LAYOUT PLAN
C3.0	SITE GRADING & UTILITY PLAN
C4.0	CONSTRUCTION & EROSION CONTROL DETAILS
C4.1	CONSTRUCTION & EROSION CONTROL DETAILS



EXISTING LEGEND

EXISTING TREE

CURB & GUTTER

EXISTING BUILDING

PCC SIDEWALK

GAS SERVICE

ELECTRIC SERVICE

STORM SEWER

SANITARY SEWER

WATER MAIN

CABLE LINE

OVERHEAD UTILITY LINE

COMMUNICATION LINE

FIBER OPTIC LINE

FENCE

STORM STRUCTURE

SANITARY MANHOLE

CLEANOUT

WATER METER

VALVE VAULT

VALVE BOX

HYDRANT

GAS METER

ELECTRIC METER

PARKING LOT LIGHT

UTILITY POLE

GUY WIRE

TRANSFORMER

FIBER OPTIC BOX

FIBER OPTIC PEDESTAL

CABLE PEDESTAL

PHONE PEDESTAL

ELECTRIC PEDESTAL

MAJOR CONTOUR

MINOR CONTOUR

PROPOSED LEGEND

STANDARD DUTY PAVEMENT

CONTAINMENT CURB

POURED-IN-PLACE (PIP) SOFT SURFACING

CONCRETE

SOD

FLOW ARROW

TOP OF SIDEWALK GRADE

TOP OF CURB GRADE

PAVEMENT GRADE

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ISSUED FOR CONSTRUCTION
THIS SET OF DOCUMENTS IS FOR CLARIFICATION OF ADDENDA ONLY. THE DRAWING PORTIONS OF ADDENDA HAVE BEEN INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. FOR ALL OTHERS, PLEASE REFERENCE ADDENDA FOR ALL OTHER CONTRACT AND SPECIFICATION ITEMS.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL ADDENDA ITEMS HAVE BEEN INCORPORATED. THESE DOCUMENTS ARE NOT TO BE USED IN CONJUNCTION WITH ORIGINALLY ISSUED BID AND CONTRACT DOCUMENTS

REVISIONS	
No.	Date
1	VARIES

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GENERAL REQUIREMENTS:

- ALL WORK SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (HEREIN AFTER REFERRED TO AS STANDARD SPECIFICATIONS) ADOPTED JANUARY 1, 2022 AND SUPPLEMENTAL SPECIFICATIONS. WITHIN THE STANDARD SPECIFICATIONS, ARTICLES 105.01, 105.09, 105.10, 105.11, 105.12, 105.13 AND SECTION 109 SHALL NOT BE INCORPORATED INTO THIS CONTRACT.
- SCOPE OF WORK: THE PROPOSED IMPROVEMENTS CONSIST OF SUPPLYING ALL THE NECESSARY LABOR, MATERIAL AND EQUIPMENT TO SATISFACTORILY CONSTRUCT AND INSTALL ALL IMPROVEMENTS ACCORDING TO THE PLANS DESIGNATED HEREIN.
- CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO LOCATE AND PROTECT ALL UNDERGROUND FACILITIES/UTILITIES DURING CONSTRUCTION OPERATIONS AS OUTLINED IN ARTICLE 107.31 OF THE STANDARD SPECIFICATIONS AND CONTACT THE OWNER. ANY DAMAGE TO ANY UTILITIES SHALL BE PROMPTLY REPORTED TO THE OWNER. REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE UNDERGROUND UTILITIES SHOWN HEREIN ARE APPROXIMATE AND BASED ON THE ACTUAL LOCATION OF SURFACE STRUCTURES AND PLANS PROVIDED BY THE OWNER. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. RECURTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITIES MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY, AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITY PROPERTY FROM CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN MARKINGS AND ASSOCIATED HAZARD WARNING LIGHTS, DELINEATOR FENCE, AND OTHER ASSOCIATED FACILITIES AS REQUIRED FOR OPEN TRENCHES, EXCAVATIONS, TEMPORARY STOCK PILES, AND PARKED CONSTRUCTION EQUIPMENT THAT MAY POSE A POTENTIAL HAZARD AS PART OF THE DAILY OPERATIONS AT THIS SITE. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY.
- CONTRACTOR SHALL CONTINUOUSLY COMPARE ALL LINES, GRADES, AND OTHER INFORMATION APPEARING ON THE PLANS WITH THE ACTUAL LINES, GRADES, AND SITE CONDITIONS. ANY DISCREPANCIES THAT MAY AFFECT THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER IN WRITING FOR DISPOSITION BEFORE CONTRACTOR PROCEEDS WITH THE WORK. CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR THE WORK COMPLETED PRIOR TO THE REPORT TO THE OWNER AND ENGINEER, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CORRECTION OF THE WORK PRIOR TO THE REPORT TO THE OWNER AND ENGINEER.
- CONTRACTOR PARKING AND LAYDOWN AREAS SHALL BE COORDINATED WITH THE OWNER.
- PRIOR TO PERFORMING ANY WORK IN OR ON THE RIGHT OF WAY OF ANY CITY OR STATE ROADWAY, THE CONTRACTOR SHALL NOTIFY THE CITY / STATE TRAFFIC ENGINEER'S OFFICE. THE CONTRACTOR SHALL ERECT WARNING SIGNS AND BARRICADES TO PROTECT THE TRAVELING PUBLIC AND HIS WORKERS. THE SIGNING AND BARRICADING SHALL CONFORM TO THE APPROPRIATE APPLICATIONS OUTLINED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR AS OTHERWISE DIRECTED BY THE CITY / STATE TRAFFIC ENGINEER. IF PERMITS ARE REQUIRED TO CONDUCT THE WORK, THE CONTRACTOR SHALL SECURE THE PERMITS AND SUPPLY THEM TO THE OWNER AT NO ADDITIONAL COST. ALL FULL WIDTH LANE CLOSURES, PARTIAL LANE CLOSURES, AND CONSTRUCTION ADJACENT TO PAVEMENT SHALL BE IDENTIFIED, SIGNED, AND BARRICADES ERECTED IN CONFORMANCE WITH THE APPLICABLE ARTICLES OF SECTION 701 OF THE STANDARD SPECIFICATIONS AND THE MUNICIPALITY'S REQUIREMENTS. ALL TRAFFIC PROTECTION, BOTH ONSITE AND OFFSITE, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- CONTRACTOR SHALL REMOVE EARTHEN MATERIALS, EXISTING SURFACES, AND STRUCTURES AS REQUIRED. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFF-SITE AND SHALL BE INCIDENTAL TO THE CONTRACT.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, UNLESS NOTED. THIS WILL INCLUDE BUT NOT BE LIMITED TO MUNICIPAL BUILDING PERMIT. THE OWNER WILL SECURE THE N.P.D.E.S. PERMIT. THE CONTRACTOR SHALL PROVIDE ANY FINANCIAL SURETIES REQUIRED AS PART OF ANY PERMIT.
- WHEN CONCRETE IS PLACED ABUTTING STRUCTURES, FOUNDATIONS OR EXISTING SIDEWALKS, A BOND BREAKER CONSISTING OF 1" P.J.F. AND ELASTOMERIC JOINT SEALANT SHALL BE USED FULL DEPTH UNLESS OTHERWISE NOTED.
- MAXIMUM CONSTRUCTION JOINT SPACING ON CONCRETE CURB AND GUTTER OR CONCRETE GUTTER SHALL NOT EXCEED 25'
- SIDEWALK RAMPFS FOR ADA SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN HEREIN. DETECTABLE WARNINGS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
- HOT-MIX ASPHALT PAVEMENT PATCHING SHALL BE IN ACCORDANCE WITH SECTION 442 OF THE STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING ELECTRONIC AS-BUILT DRAWINGS, FOR UTILITIES AND DETENTION AREAS, TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROJECT ACCEPTANCE.
- CONSTRUCTION STAKING, LAYOUT, AND GRADING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR USING THE BASIC TOPOGRAPHIC SURVEY CONTROLS PROVIDED IN THE PLANS. CONTRACTOR SHALL VERIFY SURVEY CONTROLS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES IN THE SURVEY CONTROLS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION. ANY ADDITIONAL SURVEY CONTROLS REQUIRED FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS INCORPORATED INTO THE WORK FOR ENGINEER REVIEW AND APPROVAL A MINIMUM OF 4 WEEKS PRIOR TO ORDERING.
- REFERENCES TO "INSPECTION" OR "INSPECTOR" IN THE SPECIFICATIONS SHALL NOT CREATE, IMPOSE, OR GIVE RISE TO ANY DUTY OWED BY THE OWNER OR ENGINEER TO THE CONTRACTOR, ANY SUBCONTRACTOR, OR ANY SUPPLIER. ALL IMPROVEMENTS SHALL BE SUBJECT TO INSPECTION BY A DULY AUTHORIZED AND QUALIFIED OWNER'S REPRESENTATIVE BOTH DURING THE COURSE OF CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE. THE INSPECTOR SHALL HAVE AUTHORITY OVER MATERIALS OF CONSTRUCTION, METHODS OF CONSTRUCTION AND WORKSMANSHIP TO ENSURE COMPLIANCE WITH WORKING DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE FOR REASONABLE TESTS AND PROOF OF QUALITY OF MATERIALS AS REQUESTED BY THE INSPECTOR. UPON DUE CAUSE, WHICH SHALL INCLUDE WEATHER CONDITIONS, WORKSMANSHIP OR NON-ADHERENCE TO THE APPROVED PLANS AND SPECIFICATIONS, THE INSPECTOR SHALL HAVE THE AUTHORITY TO STOP CONSTRUCTION.
- WHERE SECTION, SUB-SECTION, SUBDIVISION, OR PROPERTY MONUMENTS ARE ENCOUNTERED, THE OWNERS REPRESENTATIVE SHALL BE NOTIFIED BEFORE SUCH MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL PROPERTY MARKERS UNTIL AN OWNER OR AUTHORIZED SURVEYOR HAS WITNESSED OR REFERENCED THEIR LOCATION.
- ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
- ALL AGGREGATE BASE COURSE SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.
- ALL AGGREGATE BASE AREAS TO BE PAVED (PAVEMENT, SIDEWALK, CURB, OR STRUCTURES) SHALL BE PROOF-ROLLED WITH SEVERAL PASSES OF A FULLY LOADED DUMP TRUCK. CONTRACTOR SHALL NOTIFY THE OWNER AND/OR ENGINEER 24 HOURS PRIOR TO PROOF ROLL AND SHALL MAKE ALL CORRECTIONS TO PROVIDE A SATISFACTORY SUBGRADE.
- ANY UNCONTROLLED CRACKING THAT OCCURS IN CONCRETE PAVEMENT, SIDEWALK, CURB, OR CURB AND GUTTER PRIOR TO FINAL ACCEPTANCE SHALL BE ROUTED OR SAWED AND SEALED ACCORDING TO THE STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY WORK IN AND AROUND UTILITY-OWNED INFRASTRUCTURE AND MAKE THEM AWARE OF WORK TO BE PERFORMED.
- ALL SIDEWALKS SHALL BE 4 INCHES IN THICKNESS AND CONSTRUCTED TO THE WIDTH SHOWN ON THE PLANS. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MIN. CROSS SLOPE OF 1% AND A MAX. CROSS SLOPE OF 2%. SIDEWALK THICKNESS SHALL BE INCREASED TO A MINIMUM 6" AT DRIVEWAYS OR AS REQUIRED BY THE MUNICIPALITY.
- ANY SIDEWALKS, FENCES, AND OTHER ITEMS NOT SHOWN TO BE REMOVED, BUT DAMAGED DURING CONSTRUCTION, SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY A MINIMUM OF 48 HOURS PRIOR TO CONNECTING TO OR INSTALLING ANY PUBLIC SEWER OR WATER MAINS.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE PROJECT SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR MUST IMMEDIATELY PROVIDE THE INFORMATION TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK EFFECTED BY OMISSIONS OR DISCREPANCIES. IF THE CONTRACTOR FAILS TO SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL.

EXISTING TOPOGRAPHY:

- ALL UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE DERIVED FROM EXISTING UTILITY MARKINGS, OLD SITE PLANS, UTILITY COMPANY MAPS, PRIVATE LOCATOR AND OBSERVED EVIDENCE.
- ALL PIPE SIZES REFERENCED HEREON ARE SHOWN ACCORDING TO UTILITY COMPANY MAPS, OLD SITE PLANS AND OBSERVED EVIDENCE. ALL PIPE SIZES AND INVERTS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
- PRIOR TO ANY EXCAVATION CONTRACTORS SHALL CALL THE TOLL FREE 1.800.411.1111 TELEPHONE NUMBER 1-800-892-0123. ALLOW 48 HOURS FOR LOCATIONS OTHER THAN EMERGENCY ASSISTANCE.

SITE DEMOLITION:

- EXISTING UTILITIES TO REMAIN, WHICH ARE DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION, SHALL BE REPAIRED AND/OR REPLACED WITHOUT ADDITIONAL COMPENSATION. CONFLICTS WITH PROPOSED CONSTRUCTION AND UTILITIES TO REMAIN ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONSTRUCTION MANAGER FOR COORDINATION WITH THE OWNER'S REPRESENTATIVE, ENGINEER, AND UTILITY COMPANY.
- NO DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL TAKE PLACE WITHIN PUBLIC RIGHT-OF-WAY UNTIL ALL PERMITS ARE SECURED.
- ALL PAVEMENT TO BE REMOVED SHALL BE SAWCUT FULL DEPTH.
- CONTRACTOR SHALL EMPLOY ALL MEASURES NECESSARY DURING DEMOLITION TO CONTROL EROSION AND INSURE THAT SEDIMENT DOES NOT LEAVE THE SITE. TRACKING OF DIRT ONTO PUBLIC STREETS AND EXISTING PARKING LOT SHALL BE CLEANED IMMEDIATELY, AND ALL SEDIMENT AND EROSION CONTROL ITEMS SHALL BE INSTALLED PRIOR TO CLEARING AND DEMOLITION WORK.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
- ITEMS INDICATED TO BE REMOVED SHALL BE COMPLETELY REMOVED UNLESS INDICATED OTHERWISE.
- ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND STORED IN A LOCATION DESIGNATED BY THE OWNER.
- ALL TREES AND BRUSH INDICATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ROOT BALLS.
- UNLESS OTHERWISE IDENTIFIED AND/OR NOTED ON THE DEMOLITION PLAN, CONTRACTOR SHALL FULLY DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF ALL EXISTING BUILDINGS, IMPROVEMENTS, AND RELATED APPURTENANCES AT THIS SITE AND PROPERTY. CONTRACTOR SHALL ALSO DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF EXISTING IMPROVEMENTS AND CONSTRUCTIONS IN THE PUBLIC RIGHT-OF-WAY NECESSARY TO ACCOMPLISH THE NEW PROJECT WORK DESCRIBED ELSEWHERE IN THESE BIDDING AND CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL PROCURE ALL NECESSARY PERMITS AND APPROVALS FOR SUCH DEMOLITION WORK (BOTH INSIDE THE PROPERTY LINE AND IN THE PUBLIC RIGHT-OF-WAY) PRIOR TO COMMENCING ANY DEMOLITION OPERATIONS.
- CONTRACTOR SHALL FULLY PROTECT ALL SURROUNDING PROPERTIES FROM ANY AND ALL DAMAGE DURING DEMOLITION OPERATIONS; AND SHALL BE FULLY RESPONSIBLE FOR REPAIRING (TO A CONDITION ACCEPTABLE TO THE OWNER AND ARCHITECT) ANY AND ALL DAMAGE THAT DOES OCCUR.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROLS AND RELATED APPURTENANCES THAT ARE REQUIRED BY ANY APPLICABLE CODES AND ORDINANCES, DURING ALL DEMOLITION OPERATIONS.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SAFETY AND SECURITY OF THE PROJECT SITE AND ITS SURROUNDINGS DURING DEMOLITION OPERATIONS.
- ALL DEMOLISHED EXISTING MATERIALS, SYSTEMS, AND CONSTRUCTIONS SHALL BE DISPOSED OF IN A LAWFUL MANNER, AND WRITTEN RECORDS OF THE FINAL DESTINATION FOR THESE MATERIALS, SYSTEMS, AND CONSTRUCTIONS INCLUDING ANY IDENTIFIED HAZARDOUS ITEMS) SHALL BE PROVIDED TO THE OWNER AND ENGINEER. ADDITIONALLY, SOME EXISTING MATERIALS AND SYSTEMS MAY NEED TO BE RECYCLED AND/OR OTHERWISE SALVAGED IN ORDER TO MEET THE SUSTAINABILITY AND LEED REQUIREMENTS OF THIS PROJECT. SEE OTHER PORTIONS OF THESE BIDDING AND CONSTRUCTION DOCUMENTS FOR SUCH REQUIREMENTS.
- EXISTING SITE SHALL BE CLEANED ON A DAILY BASIS THROUGHOUT THE DURATION OF DEMOLITIONS OPERATIONS; AND NO DEBRIS OR PRODUCTS OF DEMOLITION SHALL BE ALLOWED TO ACCUMULATE OUTSIDE THE BOUNDARIES OF THE SITE.
- CONTRACTOR SHALL FULLY COORDINATE ALL PROJECT DEMOLITION OPERATIONS, INCLUDING THE REMOVAL AND LAWFUL DISPOSAL OF ALL IDENTIFIED HAZARDOUS MATERIALS AND SYSTEMS.
- CONTRACTOR SHALL SUBMIT A COMPLETE WRITTEN PLAN AND SCHEDULE FOR ALL PROPOSED DEMOLITION WORK TO OWNER AND ARCHITECT FOR REVIEW AND COMMENT, PRIOR TO BEGINNING ANY SUCH OPERATIONS. DURING THE COURSE OF THIS DEMOLITION WORK, IF ANY ARTIFACTS OR OTHER UNUSUAL ITEMS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY, BEFORE PROCEEDING ANY FURTHER. ANY EXPENSES RESULTING FROM THE FAILURE TO PROVIDE SUCH IMMEDIATE NOTIFICATION SHALL BE BORNE BY THE CONTRACTOR.

SITE LAYOUT:

- JOINTS IN SIDEWALK SHALL BE TOOLED AT 5' MAX. INTERVALS, UNLESS INDICATED OTHERWISE.
- NORTHING-EASTING COORDINATES AND DIMENSIONS FOR CURB AND GUTTER ARE TO FACE OF CURB.
- CONTRACTOR SHALL COORDINATE ALL WORK WITHIN PUBLIC RIGHT-OF-WAY WITH THE APPROPRIATE PUBLIC AGENCY. NOTIFICATION SHALL OCCUR A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK WITHIN PUBLIC RIGHT-OF-WAY. ALL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- P.C. CONCRETE PAVEMENT AND SIDEWALKS SHALL BE CLASS PV AND CLASS SI, RESPECTIVELY, IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DOOR LOCATIONS.
- CONTRACTOR SHALL COORDINATE EQUIPMENT PADS WITH EQUIPMENT MANUFACTURERS.

SITE GRADING AND EROSION CONTROL:

- ENGINEERED STRUCTURAL FILLS SHALL BE INCLUDED IN OVERALL SITE DEVELOPMENT TO PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR THE FLOOR SLABS ON GRADE AND ADJOINING PAVEMENT AREAS. REFER TO THE GEOTECHNICAL REPORT FOR APPROVED FILL MATERIALS.
- WHERE FIRM FOUNDATION MATERIAL IS NOT ENCOUNTERED AT THE GRADE ESTABLISHED, DUE TO UNSUITABLE SOIL, ALL SUCH UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH APPROVED COMPACTED GRANULAR MATERIAL.
- TOPSOIL SHALL BE STRIPPED IN ALL STRUCTURAL FILL AREAS BEFORE PLACEMENT OF FILL MATERIAL AND SHALL BE STOCKPILED IN AREAS DESIGNATED BY THE OWNER OR PER PLAN.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM EARTHWORK CALCULATIONS BASED ON THE PROVIDED PLANS AND TO LAWFULLY DISPOSE OF AND REMOVE ANY EXCESS MATERIAL FROM THE PROJECT SITE, OR TO PROVIDE ANY NECESSARY FILL MATERIAL THAT MAY BE REQUIRED TO MEET THE FINAL PLAN GRADES. THE DISPOSAL OR PROVIDING OF MATERIAL SHALL BE INCIDENTAL TO THE CONTRACT.
- ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL."
- THE OWNER/ENGINEER SHALL PROVIDE THE SOIL EROSION AND SEDIMENT CONTROL PLANS INCLUDED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN BOOKLET AND ASSOCIATED DOCUMENTS IN ACCORDANCE WITH THE "GENERAL NPDES PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES," AND A COPY SHALL BE KEPT ONSITE AT ALL TIMES.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION, ALL INSPECTIONS, AND MAINTENANCE OF ALL EROSION CONTROL FACILITIES REQUIRED BY THE GENERAL NPDES PERMIT UNTIL FINAL STABILIZATION OF ALL AREAS DISTURBED BY CONSTRUCTION OCCURS. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY MUST BE SEEDED, SODDED, BLANKETED OR OTHERWISE PROTECTED WITHIN 14 DAYS OF FINAL DISTURBANCE. ALL AREAS DISTURBED BY THE CONTRACTOR DURING THE CONSTRUCTION OF THIS PROJECT WHICH ARE LOCATED OUTSIDE OF THE PROPOSED SEEDING LIMITS SHALL BE GRADED TO DRAIN, FERTILIZED, SEEDED, MULCHED AND WATERED. THE COST ASSOCIATED WITH THE PLACEMENT OF ADDITIONAL FERTILIZER, SEED, MULCH AND WATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. A MINIMUM OF 70% VEGETATIVE COVERAGE IS REQUIRED PRIOR TO ACCEPTANCE. SEE LANDSCAPE PLANS FOR ADDITIONAL REQUIREMENTS.
- ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN ARE THE MINIMUM MEASURES REQUIRED. UNFORESEEN CHANGES IN SCOPE, SCHEDULE OR CONSTRUCTION METHODS MAY RESULT IN CHANGES OR ADDITIONS TO THIS PLAN AND THE SWPPP. ANY CHANGES OR ADDITIONS NECESSARY TO MAINTAIN COMPLIANCE WITH THE NPDES PERMIT SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER.
- SHOULD PROJECT SCHEDULING PROHIBIT THE ABILITY TO SEED DISTURBED EARTH UPON

COMPLETION OF GRADING, CONTRACTOR SHALL EMPLOY ALTERNATE SOURCE CONTROLS IN ADDITION TO THOSE ON THIS PLAN, INCIDENTAL TO THE CONTRACT.

- DUST CONTROL MUST BE PROVIDED AS NEEDED, BY WATERING OR OTHER MEANS.
- ALL AREAS WITH THE EXCEPTION OF PAVEMENT SHALL BE FINISHED IN ACCORDANCE WITH THE LANDSCAPE PLANS INCLUDED IN THE PLAN SET.
- CONTRACTOR SHALL INSTALL INLET FILTER PROTECTION BASKETS INSIDE ALL EXISTING AND PROPOSED MANHOLES AND INLET FRAMES.
- CONTRACTOR IS REQUIRED TO PROVIDE AND USE A CONCRETE WASHOUT AREA FOR RINSING CONCRETE TRUCKS.
- CONTRACTOR IS REQUIRED TO PROVIDE AND USE A TEMPORARY CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION TRAFFIC PER PLAN.
- CONTRACTOR SHALL PROVIDE AND USE A WHEEL WASH SYSTEM TO ENSURE THAT ALL CONSTRUCTION TRAFFIC ENTERING AND EXITING THE SITE MAINTAIN CLEAN TIRES. ANY SEDIMENT TRACKED ONTO ADJACENT ROADWAYS OR PAVED AREAS SHALL BE REMOVED BY THE CONTRACTOR BY THE END OF THE SAME WORK DAY.
- ALL ELEVATIONS SHOWN ARE TO FINISHED PAVEMENT UNLESS SPECIFIED OTHERWISE.
- ALL SLOPES GREATER THAN OR EQUAL TO 4:1 SHALL BE STABILIZED WITH MAG 575BN OR EQUIVALENT.
- CONTRACTOR SHALL PROVIDE A MINIMUM OF 6" TOPSOIL IN ALL ISLANDS, LANDSCAPE AREAS, AND OPEN SPACES.

SITE UTILITIES:

- THIS CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 - "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION.
 - ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION"
 - VILLAGE OF BUFFALO GROVE OFFICE OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS
- ALL UTILITY TRENCHES UNDER OR WITHIN 2' OF EXISTING OR PROPOSED PAVEMENT OR BUILDING SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH IDOT SPECIFICATIONS. CONTROLLED LOW-STRENGTH MATERIAL (CLSM) SHALL BE USED TO BACKFILL TRENCHES WITHIN PUBLIC RIGHT OF WAY. THE CLSM SHALL EXTEND 2 FT PAST THE PROPOSED PAVEMENT, CURB, OR SIDEWALK.
- OPEN CUT TRENCHES SHALL BE SHEETED AND BRACED AS REQUIRED BY THE GOVERNING STATE, FEDERAL, LAWS AND MUNICIPAL ORDINANCES, AND AS MAY BE NECESSARY TO PROTECT LIFE, PROPERTY OR THE WORK.
- CONTRACTOR SHALL AT ALL TIMES DURING CONSTRUCTION PROVIDE AND MAINTAIN SUFFICIENT MEANS AND DEVICES TO REMOVE AND PROPERLY DISPOSE OF ALL WATER ENTERING THE EXCAVATIONS. WATER SHALL BE FILTERED AND DISCHARGED IN ACCORDANCE WITH THE NPDES REQUIREMENTS.
- ALL PIPE SHALL BE INSTALLED ON A BEDDING OF APPROVED, COMPACTED GRANULAR MATERIAL UNLESS OTHERWISE APPROVED BY THE ENGINEER. THE BEDDING MATERIAL SHALL BE INSTALLED PER STANDARD SPECIFICATIONS AND PROVIDED PLAN DETAILS.
- A MINIMUM HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND SEWERS. IF SEPARATION IS NOT POSSIBLE, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
- WATER MAINS SHALL CROSS ABOVE SEWERS WITH A MINIMUM VERTICAL SEPARATION OF 18 INCHES WHILE STILL MAINTAINING THE REQUIRED DEPTH OF COVER. IF PROPER SEPARATION IS NOT POSSIBLE, OR IF THE WATER MAIN MUST BE ROUTED UNDER THE SEWER, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
- ALL SANITARY SEWERS SHALL BE TESTED FOR EXFILTRATION OF AIR UNDER PRESSURE. INFILTRATION OF WATER, AND/OR EXFILTRATION OF WATER AS PER STANDARD SPECIFICATIONS. ALL SANITARY SEWERS SHALL BE DEFLECTION TESTED NO SOONER THAN 30 DAYS AFTER INSTALLATION. ALL MANHOLES SHALL BE TESTED FOR WATERTIGHTNESS BY EITHER ASTM C 969 OR ASTM C 1244.
- STORM SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
 - REINFORCED CONCRETE PIPE (RCP), ASTM C76
 - GASKETS - ASTM C443
 - FITTINGS - ASTM C443
 - SMOOTH INTERIOR WALLED HIGH DENSITY POLYETHYLENE PIPE (HDPE), ASTM D3212, N-12 WT
 - WATER TIGHT JOINTS
 - JOINT SHALL BE SEALED SUFFICIENTLY TO PREVENT JETTING OR LEAKING AT THE JOINT
 - PVC STORM SEWER PIPING, ASTM D 3034, SDR 35
 - BELL-AND-SPIGOT ENDS
 - ASTM F 477, ELASTOMERIC SEALS FOR GASKETED JOINTS
 - FRAME AND GRATES
 - TYPE 1 CLOSED LID = NEENAH R-1713
 - TYPE 1 OPEN LID = NEENAH R-2504
 - TYPE 3 = NEENAH R-3281-A
 - DITCH GRATE = NEENAH R-4342

- SANITARY SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
 - PIPE AND FITTING MATERIAL - POLYVINYL CHLORIDE (PVC) SDR 26, ASTM D 3034, TYPE PSM
 - GASKETS - FLEXIBLE ELASTOMERIC, ASTM F 477, ASTM D 3139
 - JOINTS - ASTM D 3212
 - BEDDING - CLASS II, ASTM 2321
- ALL CLEANOUT RIMS SHALL BE CONSTRUCTED FLUSH WITH THE FINISHED GROUND SURFACE.
- CONTRACTOR SHALL COORDINATE CONSTRUCTION OF SANITARY SEWER SERVICES WITH THE DEPARTMENT OF PUBLIC WORKS.
- CONTRACTOR SHALL COORDINATE WATER MAIN, FIRE AND DOMESTIC WATER SERVICES WITH THE DEPARTMENT OF PUBLIC WORKS.
- GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITY LINES THAT ENTER THE BUILDING. IN GENERAL, PLUMBING PLANS SHOW ALL INTERIOR BUILDING PIPING AND PIPING UP TO 5-FEET OUTSIDE THE BUILDING. CIVIL PLANS SHOW SITE PIPING BEGINNING FROM 5-FEET OUTSIDE THE BUILDING. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONNECTIONS.
- CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
- ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
- ALL MANHOLES AND INLET CASTINGS LOCATED WITHIN BITUMINOUS ASPHALT PAVEMENT SHALL BE CONSTRUCTED WITH A CONCRETE APRON AT THE SURFACE.
- FOR ALL WATERMAIN CONSTRUCTION:
 - WATER MAIN AND SERVICES TO BE INSTALLED WITH A MINIMUM OF 5'-6" OF COVER FROM FINISHED GRADE TO TOP OF WATER PIPE.
 - TWO COMPLETE PIPE LENGTHS OF RESTRAINED JOINT PIPE SHALL BE CONSTRUCTED ON THE BRANCH LEG OF ALL TEES AND BOTH SIDES OF ALL 90 DEGREE BENDS.
 - ONE COMPLETE PIPE LENGTH OF RESTRAINED JOINT PIPE SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL 11-1/4 AND 22-1/2 DEGREE BENDS.
 - ALL BENDS, TEES, PLUGS, VALVES AND HYDRANTS SHALL BE RESTRAINED JOINT.
 - ALL WATERMAIN PIPE 4" AND LARGER SHALL BE POLY WRAPPED DUCTILE IRON PIPE SPECIAL CLASS 52, 250 PSI RATING, WITH SINGLE GASKET JOINTS. CEMENT LINING SHALL BE PROVIDED FOR ALL PIPE.
 - ALL WATER SERVICE PIPE LESS THAN 4" SHALL BE COPPER PIPE, TYPE K OR PVC SDR 9 WITH A PRESSURE RATING OF 200 PSI.

INDEMNIFICATION:

- THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, THE VILLAGE OF ARLINGTON HEIGHTS, AND CAGE ENGINEERING, INC. FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE CONTRACTOR'S WORK. IN ANY AND ALL CLAIMS AGAINST THE OWNER OR CAGE ENGINEERING, INC. BY ANY EMPLOYEE OF THE CONTRACTOR, OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR, OR ANYONE FOR WHOSE ACTS THE CONTRACTOR MAY BE LIABLE, THE INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR UNDER WORKER'S COMPENSATIONS ACTS, DISABILITY BENEFIT ACTS OR OTHER

EMPLOYEE BENEFIT ACTS.

INSURANCE REQUIREMENTS

- THE CONTRACTOR SHALL PURCHASE AND MAINTAIN COMPREHENSIVE GENERAL LIABILITY AND OTHER INSURANCE SET FORTH BELOW WHICH WILL PROVIDE PROTECTION FROM CLAIMS WHICH MAY ARISE OUT OF OR RESULTING FROM THE PERFORMANCE OF WORK BY ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR OR BY ANYONE FOR WHOSE ACTS THE CONTRACTOR MAY BE LIABLE.
 - COMPREHENSIVE AUTOMOBILE LIABILITY INSURANCE COVERING ALL AUTOMOBILES, TRUCKS, TRAILERS AND ANY OTHER MOTORIZED EQUIPMENT OWNED OR LEASED BY THE CONTRACTOR.
 - WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE IN ANY AMOUNT NOT LESS THAN STATUTORY LIMITS REQUIRED BY LAW.
 - COMPREHENSIVE GENERAL LIABILITY INSURANCE INCLUDING COVERAGE IN THE AMOUNT OF \$50,000 PER ACCIDENT FOR PROPERTY DAMAGE AND \$1,000,000 PER PERSON AND \$3,000,000 AGGREGATE PER ACCIDENT FOR BODILY INJURY, SICKNESS OR DISEASE, OR DEATH OF ANY PERSON.
- CERTIFICATE OF INSURANCE
 - THE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL HE HAS FILED WITH THE MUNICIPALITY AND ITS INSPECTOR A CERTIFICATE OF INSURANCE SHOWING COMPLETE COVERAGE OF ALL INSURANCE REQUIRED, SIGNED BY THE INSURANCE COMPANIES OR THEIR AUTHORIZED AGENTS. EACH CERTIFICATE SHALL PROVIDE THAT COVERAGE SHALL NOT BE TERMINATED OR REDUCED WITHOUT 30 DAYS ADVANCE WRITTEN NOTICE TO THE MUNICIPALITY AND ITS INSPECTOR. THE CONTRACTOR SHALL NAME THE OWNER, THE VILLAGE OF BUFFALO GROVE, AND CAGE ENGINEERING, INC. AS ADDITIONAL INSURED ON THE COMPREHENSIVE GENERAL LIABILITY AND AUTOMOBILE LIABILITY POLICIES.

CONSTRUCTION MEANS, METHODS, SAFETY

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, INCLUDING OSHA STANDARDS AND WITH ANY OTHER APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS. THE CONTRACTOR SHALL PROVIDE ALL SAFEGUARDS, SAFETY DEVICES AND PROTECTIVE EQUIPMENT AND SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS UTILIZED BY THE CONTRACTOR AND HIS SUB-CONTRACTORS IN THE PERFORMANCE OF THEIR WORK AND SHALL TAKE ANY OTHER ACTIONS NECESSARY TO PROTECT THE LIFE AND HEALTH OF EMPLOYEES ON THE JOB AND THE SAFETY OF THE PUBLIC AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES, EQUIPMENT, AND FOR SAFETY PRECAUTIONS OR PROGRAMS, UNLESS SUCH MEANS AND EQUIPMENT ARE SPECIFIED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH SECTION 108.06 LABOR, METHODS, AND EQUIPMENT OF THE "STANDARD SPECIFICATIONS."



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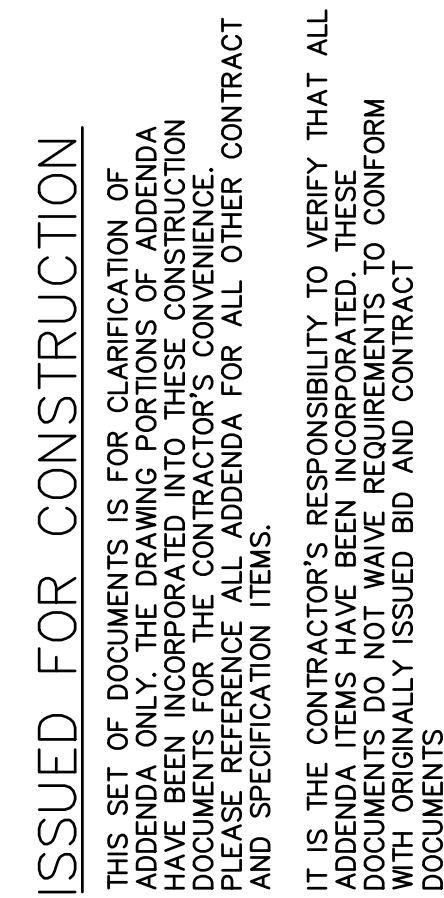
Project Number:
23079
Issue Date:
JANUARY 19, 2024
Drawn by:
GDD
Sheet Title
GENERAL NOTES & SPECIFICATIONS
Sketch Number/Date:

Sheet Number

C0.1

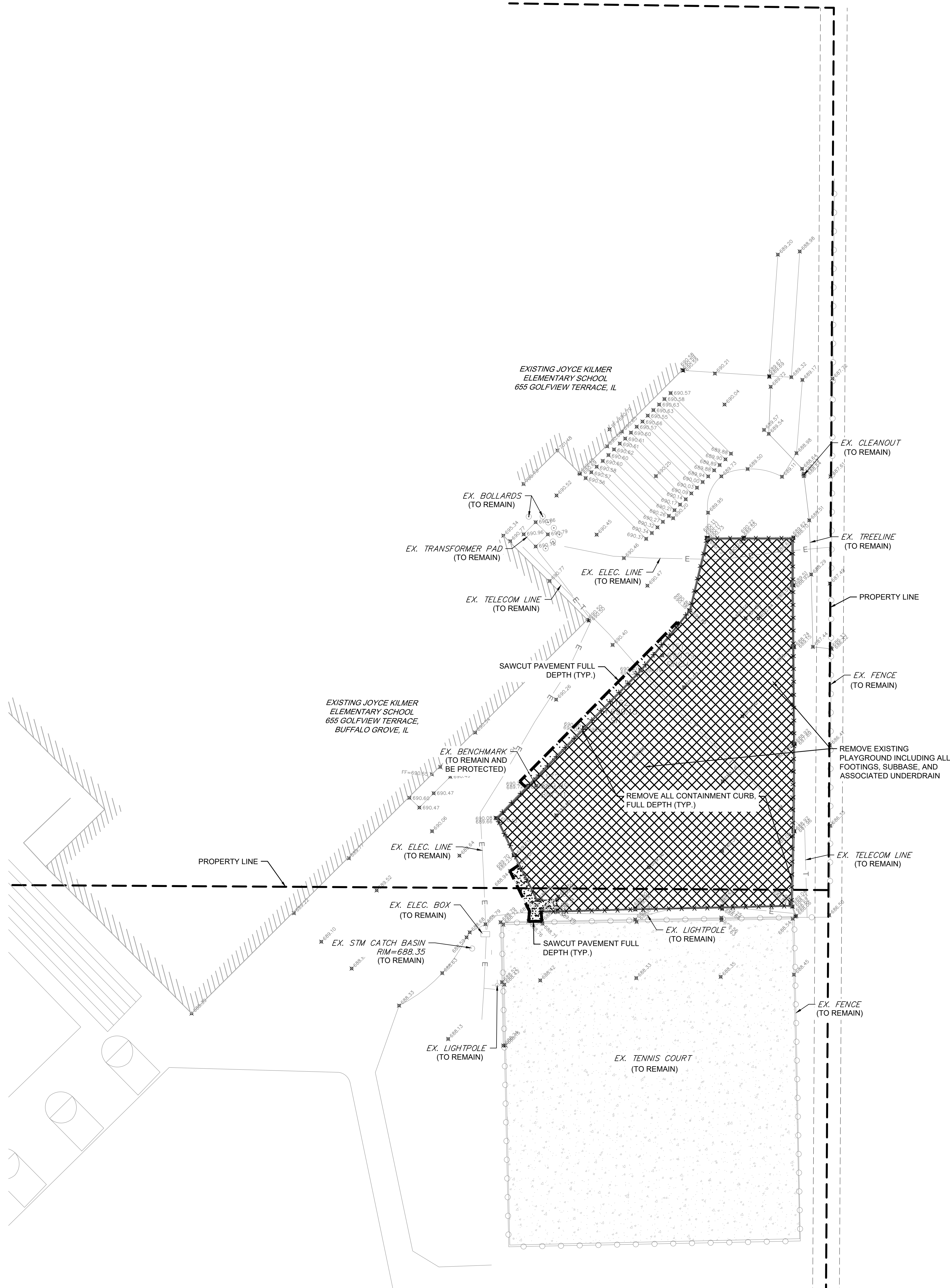


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MWRD GENERAL NOTES



DEMOLITION LEGEND

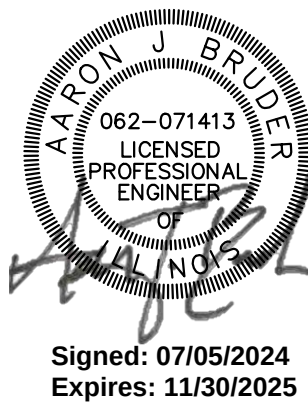
- PLAYGROUND DEMOLITION
- ASPHALT PAVEMENT REMOVAL, FULL DEPTH
- CONCRETE PAVEMENT REMOVAL, FULL DEPTH
- SAWCUT PAVEMENT, FULL DEPTH
- CURB & GUTTER REMOVAL
- (TBR) TO BE REMOVED

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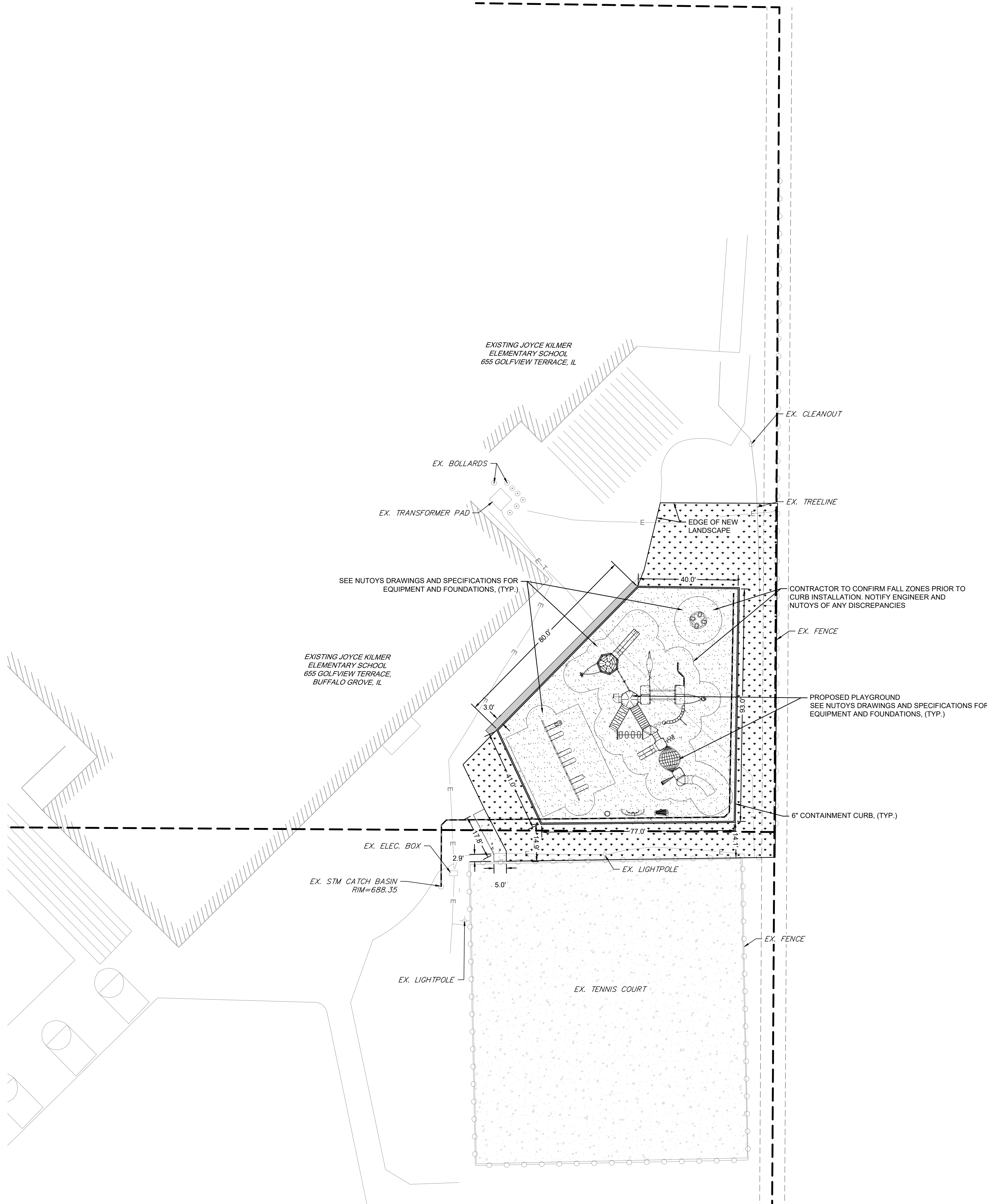
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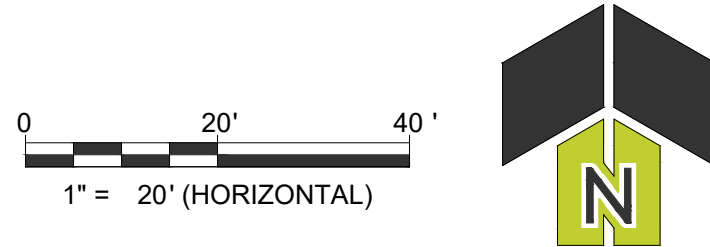
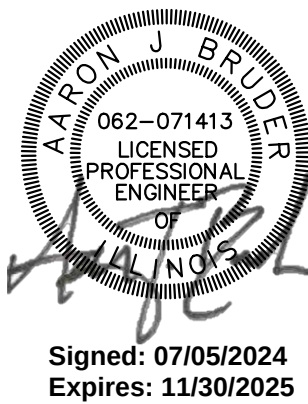
Project Number:
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Sheet Title
EXISTING CONDITIONS & DEMOLITION PLAN
Sketch Number/Date:

Sheet Number
C1.0



PAVEMENT LEGEND	
[Pattern]	STANDARD DUTY BITUMINOUS PAVEMENT
[Pattern]	POURED-IN-PLACE (PIP) SOFT SURFACING
[Pattern]	6" CONCRETE PAVEMENT
[Pattern]	CONTAINMENT CURB
[Pattern]	SOD

SITE SUMMARY:	
TOTAL DISTURBANCE	12,650 SF
ASPHALT REPLACEMENT	240 SF
SOD REPLACEMENT	5,400 SF
PIP SOFT SURFACING	7,010 SF
NOTE: NO NET IMPERVIOUS AREA ADDED	



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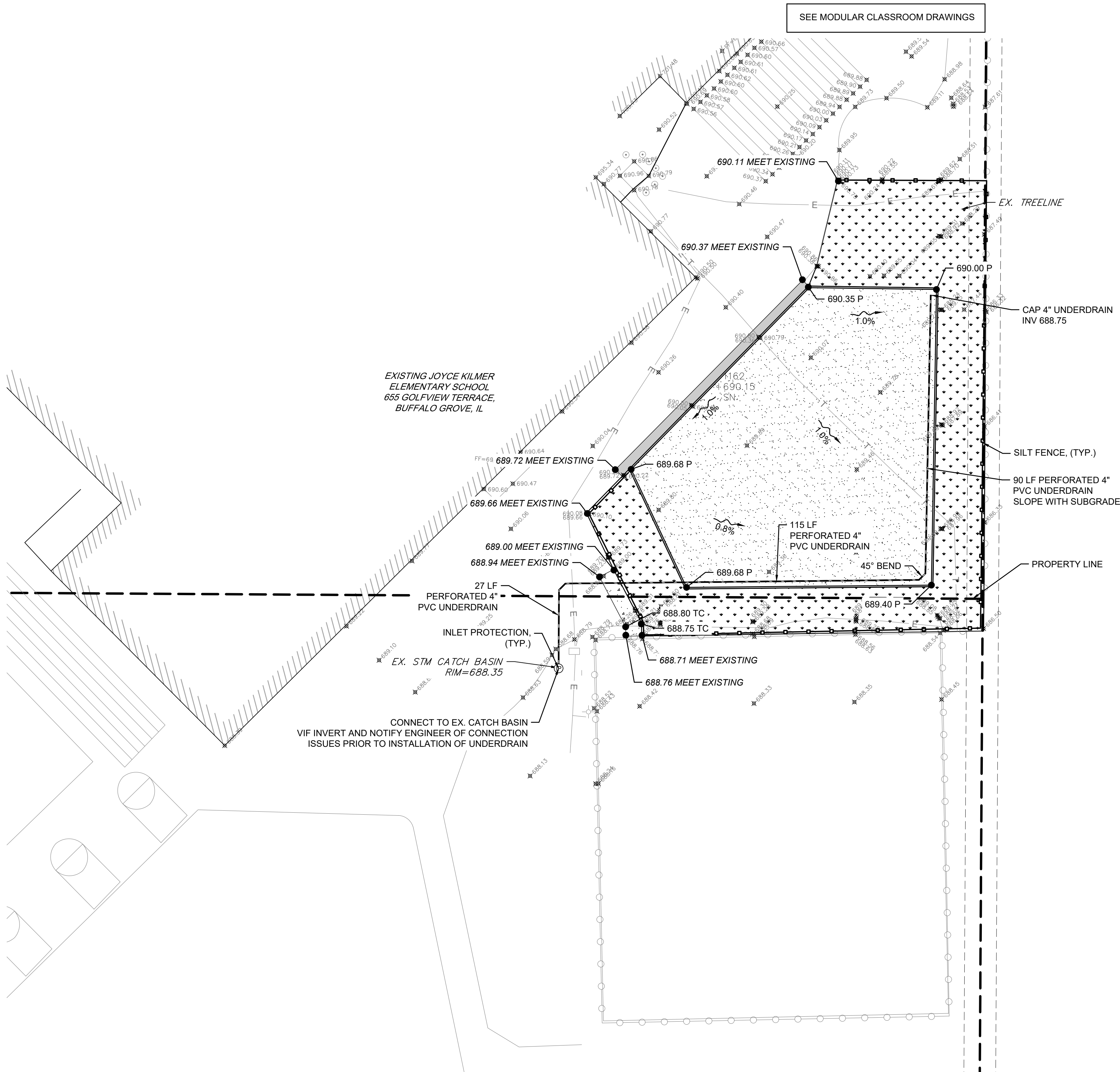
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1	VARIES

Project Number: 23079
Issue Date: JANUARY 19, 2024
Drawn by: GDD

Sheet Title
SITE LAYOUT PLAN

Sketch Number/Date:

Sheet Number
C2.0



GRADING & UTILITY LEGEND

- 1.0% DRAINAGE ARROW
- 100.00 P SPOT ELEVATION
- PROPOSED STORM PIPE
- EXISTING STORM MANHOLE

SESC LEGEND

- SILT FENCE
- TREE PROTECTION FENCE
- INLET PROTECTION FILTER BASKET

VOLUME CONTROL SUMMARY

IMPERVIOUS AREA:	
MODULAR CLASSROOM:	6,826 SF
PLAYGROUND CURB AND RESTORATION:	512 SF
TOTAL	7,338 SF
REQUIRED VOLUME CONTROL:	612 CF
1" OVER ALL IMPERVIOUS AREA	
VOLUME CONTROL WITHIN CA-7 BELOW PLAYGROUND	
PLAYGROUND AREA: 7,012 SF	
7" CA7 ABOVE INVERT: 4,090 CF CA7 @ 18% VOIDS=	736 CF
3" CA7 BELOW INVERT: 1,753 CF CA7 @ 36% VOIDS=	631 CF
TOTAL	1,367 CF

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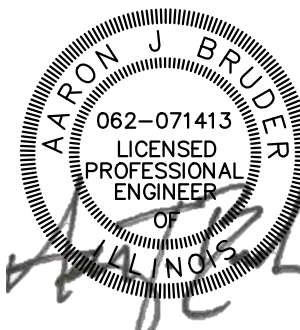
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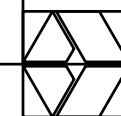
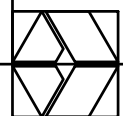
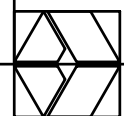
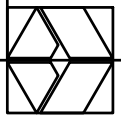
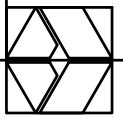
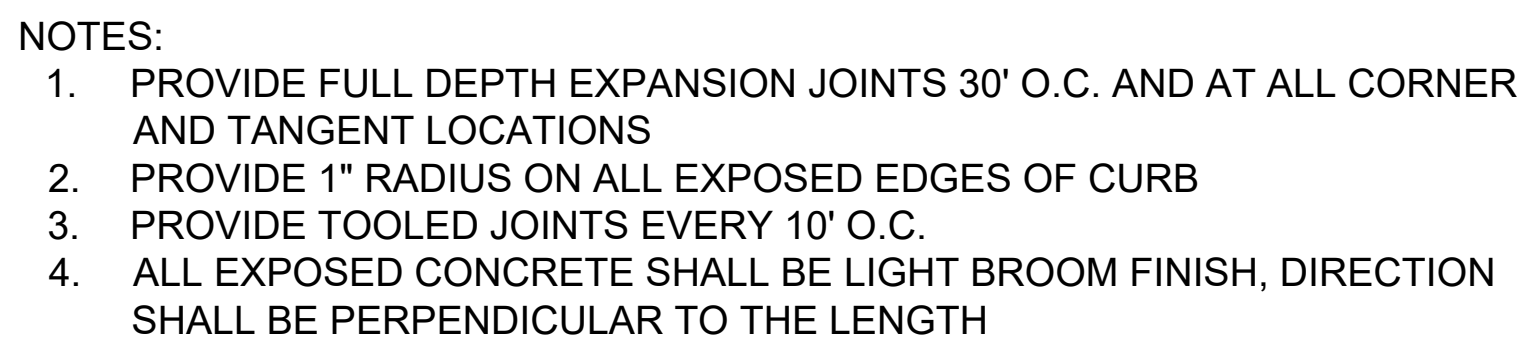
Sheet Title: SITE GRADING & UTILITY PLAN

Sketch Number/Date:

0 20' 40'
1" = 20' (HORIZONTAL)



C3.0



INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTONE ONTO LOAD BEARING CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

NOTES:

1. ALL FRAMING IS TO BE PROLONGED PRO
2. TOTAL BYPASS C FRAMING BYPASS CONCRETE STRU
3. UPON ORDERING MAKE AND MODE
4. FOR WRITTEN SPE WWW.INLETFILTER.COM

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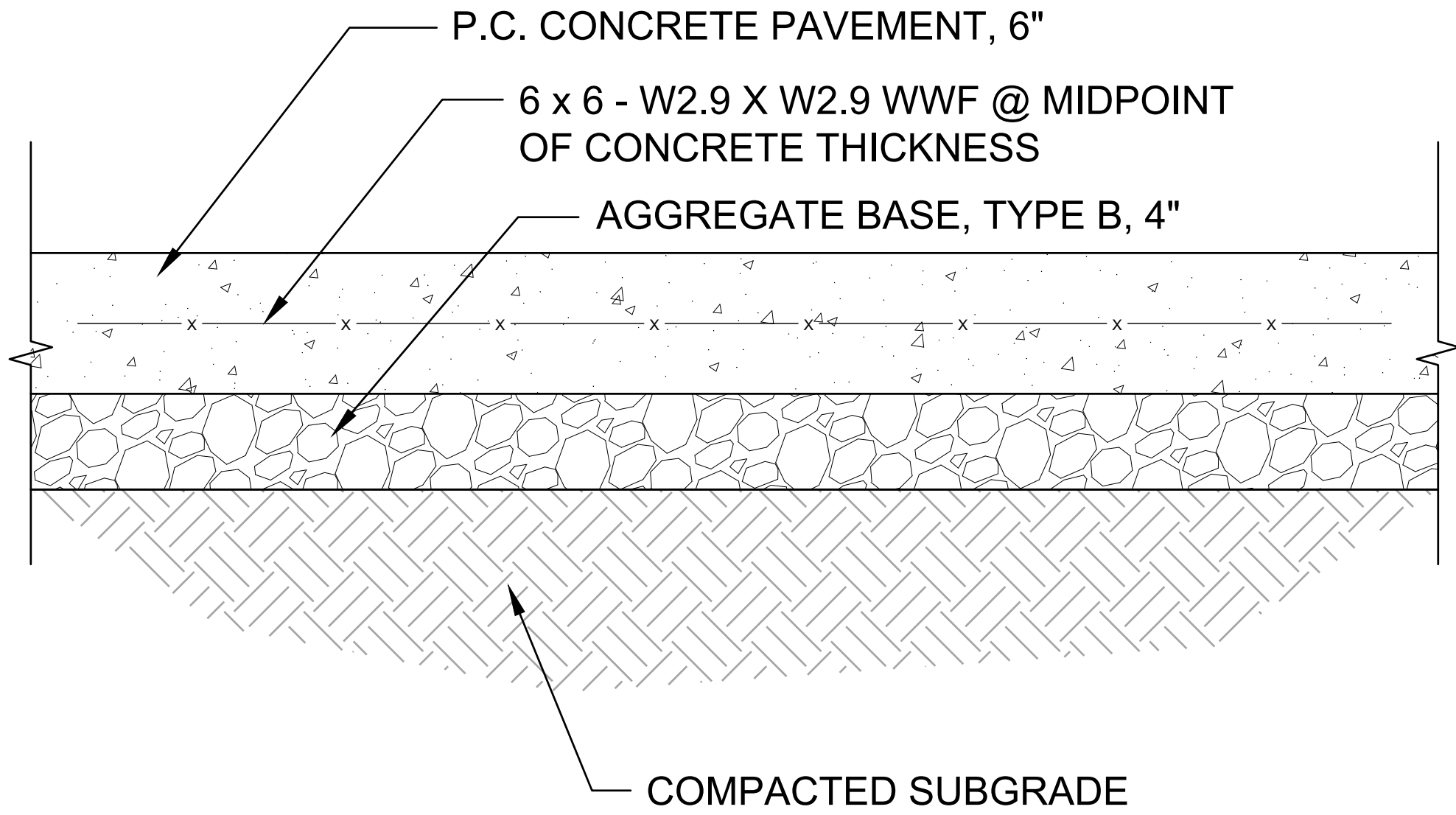
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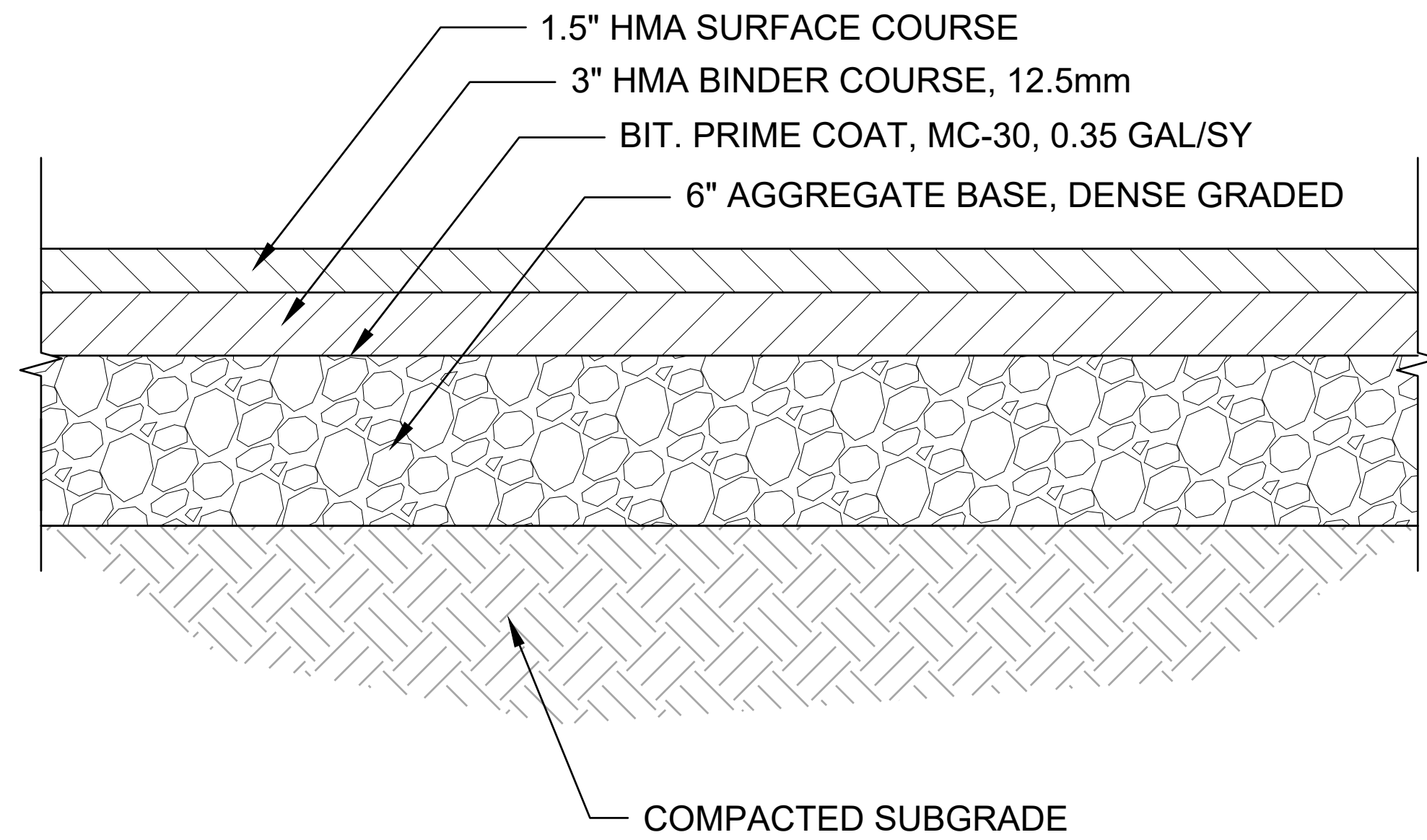


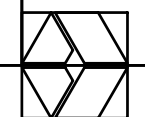
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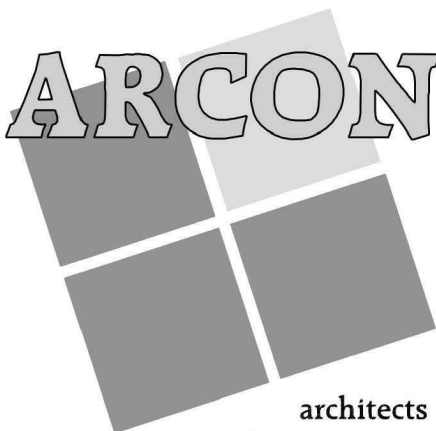
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 STANDARD DUTY CONCRETE PAVEMENT
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 STANDARD DUTY BITUMINOUS PAVEMENT
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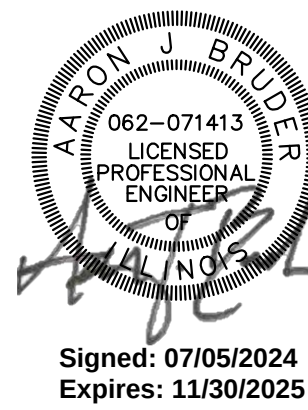


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CONSTRUCTION & SEDIMENT CONTROL DETAILS
Sketch Number/Date:

Sheet Number
C4.1



Kilmer Elementary School Temporary Modular Classrooms and Playground
(Development Name)

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT D

Engineers Opinion of Probable Costs

(see following pages)



2200 Cabot Drive, Suite 325
Lisle, IL 60532
O: 630.598.0007

Project Name: Joyce Kilmer Elementary School
Project Location: 655 Golfview Terrace, Buffalo Grove, IL
Date Prepared: 07/25/2024
Engineer: JDL
Plan Date: 07/18/2024

ENGINEER'S OPINION OF PROBABLE COST

NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	COST
SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					
1	Mobilization	1	LUMP SUM	\$5,000.00	\$5,000.00
2	Silt Fence	520	LF	\$2.50	\$1,300.00
3	Tree Protection Fence	70	LF	\$2.25	\$157.50
4	Inlet Protection	8	EACH	\$300.00	\$2,400.00
5	Construction Entrance	1	LUMP SUM	\$5,000.00	\$5,000.00
6	Tree Removal - 6" to 15" Diameter	20	UN DIA	\$10.00	\$200.00
7	Tree Removal - over 15" Diameter	17	UN DIA	\$12.00	\$204.00
8	Topsoil Stripping and Stockpiling	75	CY	\$3.00	\$225.00
9	Sodding	660	SY	\$5.00	\$3,300.00
TOTAL SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					\$17,786.50
SCHEDULE II - UNDERGROUND IMPROVEMENTS					
A. SANITARY SEWER IMPROVEMENTS					
1	6" PVC Sanitary Sewer - C900	310	LF	\$30.00	\$9,300.00
2	4' Diameter Manhole - 0'-8'	1	EACH	\$2,750.00	\$2,750.00
3	Trench Backfill - Mains 0'-12' Depth	310	LF	\$35.00	\$10,850.00
4	WYE Connection	1	EACH	\$1,500.00	\$1,500.00
SUBTOTAL A - SANITARY SEWER IMPROVEMENTS					\$24,400.00
B. WATER MAIN IMPROVEMENTS					
1	4" Valve and Box	1	EACH	\$800.00	\$800.00
2	1" Water Service	250	LF	\$20.00	\$5,000.00
3	Trench Backfill - Services	250	LF	\$28.00	\$7,000.00
4	Dry Connection	1	EACH	\$1,500.00	\$1,500.00
SUBTOTAL B - WATER MAIN IMPROVEMENTS					\$14,300.00
C. STORM SEWER IMPROVEMENTS					
1	4" Perforated Pipe Underdrain	120	LF	\$20.00	\$2,400.00
2	4" PVC Storm Sewer Pipe	55	LF	\$25.00	\$1,375.00
3	4" Clean Out	1	EACH	\$750.00	\$750.00
4	8" Diameter Inlet	1	EACH	\$500.00	\$500.00
5	Precast Concrete Flared End Section w/Grate 10"	1	EACH	\$800.00	\$800.00
SUBTOTAL C - STORM SEWER IMPROVEMENTS					\$5,825.00
TOTAL SCHEDULE II - UNDERGROUND IMPROVEMENTS					\$44,525.00

Project Name: Joyce Kilmer Elementary School
Project Location: 655 Golfview Terrace, Buffalo Grove, IL
Date Prepared: 07/25/2024
Engineer: JDL
Plan Date: 07/18/2024

ENGINEER'S OPINION OF PROBABLE COST

NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	COST
SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS					
1	Aggregate Base Course - 8"	210	SY	\$12.00	\$2,520.00
2	Hot-Mix Asphalt Base Course - 8"	210	SY	\$50.00	\$10,500.00
3	Bituminous Material Prime Coat	20	GAL	\$2.50	\$50.00
4	Hot-Mix Asphalt Binder Course, N50 - 2.5"	210	SY	\$15.00	\$3,150.00
5	Hot-Mix Asphalt Surface Course, N50 - 1.5"	210	SY	\$10.00	\$2,100.00
6	Concrete Curb Type B-6.12	340	LF	\$20.00	\$6,800.00
7	Curb & Gutter Removal	5	LF	\$12.00	\$60.00
8	Pavement Removal	210	SY	\$10.00	\$2,100.00
9	Sawcut Pavement, Full Depth	100	LF	\$3.50	\$350.00
10	PCC Sidewalk - 6" with Subbase	510	SF	\$10.00	\$5,100.00
11	Pavement Markings	1	LS	\$3,000.00	\$3,000.00
12	Poured-In-Place Soft Surfacing	7000	SF	\$15.00	\$105,000.00
13	Subbase Granular Material (CA7)	780	SY	\$10.00	\$7,800.00
TOTAL SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS					\$148,530.00
SUBTOTAL SCHEDULES I-III					\$210,841.50
CONTINGENCY @ 10%					\$21,084.15
TOTAL					\$231,925.65

Note: The opinion of probable costs shown, and any resulting conclusions on project financial or economic feasibility or funding requirements, have been prepared for guidance in project evaluation and implementation from the information available at the time the opinion was prepared. The final costs of the project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, actual site conditions, final project scope, implementation schedule, continuity of personnel and engineering, and other variable factors. As a result, the project costs will vary from the opinion of the probable costs presented herein.

Kilmer Classrooms & Playground

	EOPC	\$	231,925.65	
	10% contingency	\$	255,118.22	
	108%	\$	273,673.00	LOC amount
	Engineering Review Fee	\$	2,320.00	Reduced to 1% per Ordinance 2004-34
	Cash Deposit	\$	2,736.00	or \$5,000 Minimum \$ 5,000.00
±	LOC Amount	\$	270,937.00	



AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 19, 2024

AGENDA ITEM 8.c. O-2024-082

Ordinance Approving the Certificate of Initial Acceptance with The Huron Group for the Park Place Townhomes Development

Contacts

Liaison: Trustee Stein

Staff: Kyle Johnson

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve the Certificate of Initial Acceptance with The Huron Group for the Park Place Townhomes development.

Summary

Recommendation

Staff recommends approval of the Certificate of Initial Acceptance.

Background

The Huron Group, developer of the multifamily homes at 311, 321 and 331 Lasalle Lane, has completed the required improvements, and is recommended to be moved to the one-year maintenance period beginning August 19th, 2024.

Strategic Alignment

Guiding Principle

Principle 3: Plan and Invest in the Future

Goal

Goal 4: Vibrant and innovative community: leading edge

File Attachments

1. Ordinance - Park Place CIA
2. Certificate of Initial Acceptance - Park Place



ORDINANCE 2024-xxx

AN ORDINANCE AUTHORIZING EXECUTION OF THE CERTIFICATE OF INITIAL ACCEPTANCE FOR PARK PLACE TOWNHOMES DEVELOPMENT IN THE VILLAGE OF BUFFALO GROVE

WHEREAS the Village of Buffalo Grove is a home rule unit pursuant to the Illinois Constitution of 1970; and

WHEREAS the Village seeks to execute a Certificate of Initial Acceptance with The Huron Group for the Park Place Townhomes development located at 311, 321 and 331 Lasalle Ln in the Village of Buffalo Grove.

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated and made a part of this Ordinance as if fully set forth herein.

SECTION 2. The Village President is authorized to execute a Certificate of Initial Acceptance with The Huron Group for the Park Place Townhomes development located at 311, 321 and 331 Lasalle Ln in the Village of Buffalo Grove.

SECTION 3. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage and approval and shall not be codified.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2024
APPROVED: _____, 2024
PUBLISHED: _____, 2024

ATTEST:

APPROVED:

Janet M. Sirabian, Village Clerk

Eric N. Smith, Village President

VILLAGE OF BUFFALO GROVE
CERTIFICATE OF INITIAL ACCEPTANCE AND APPROVAL

SUBMIT COMPLETED FORM ALONG WITH ONE MYLAR SET OF "AS-BUILT" PLANS. **ALL INFORMATION MUST BE TYPED.**

SUBDIVISION Park Place DEVELOPER The Huron Group

UNIT NO. Lots 1-3 LOCATION 311, 321 & 331 Lasalle Ln

Dedicated Public Right of Way (if any): N/A

Description of Public Improvements: Road and curb rehabilitation, parkway improvements, trees, sidewalk and related infrastructure.

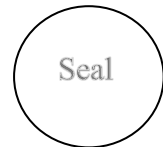
Description of Private Improvements: Driveways, buildings, storm sewer, water/sanitary/storm service connections.

One-Year Maintenance Guarantee: Letter of Credit

DESIGN ENGINEER'S CERTIFICATION

To the best of my knowledge and belief, the construction of the improvements described above have been completed in accordance with the approved plans and specifications, and items indicated on the Final Punch List dated July 29th, 2024, which was prepared by the Village of Buffalo Grove.

Engineer's Signature & Seal



OWNER'S/DEVELOPER'S CERTIFICATION

All improvements including soil erosion and sediment control measures have been completed and are hereby presented for initial Acceptance and Conveyance to the Village of Buffalo Grove. I also herewith acknowledge my responsibility to provide a one-year Guarantee to cover workmanship, materials, and maintenance for all improvements referred to herein.

The undersigned Owner does hereby convey and deliver to the Village of Buffalo Grove the foregoing listed public improvements and does hereby covenant that said improvements are free of all encumbrances and does hereby warrant and will defend the same against the claims and demands of all persons.

Owner's Signature

Owner's Name

Company Name

MUNICIPAL INSPECTOR'S CERTIFICATION

I/we hereby certify that I/we have regularly inspected the above described unit(s) of the above described Subdivision during the progress of construction and to the best of my/our knowledge; the work has been completed in conformance with the approved plans and specifications.

Municipal Inspector

Date

VILLAGE ENGINEER'S CERTIFICATION

I hereby certify that the Division of Engineering Services has reviewed the above described unit(s) of the above described Subdivision and find them in conformance with the applicable Village ordinances, codes, and agreements.

Village Engineer

Date

PUBLIC WORK'S CERTIFICATION

I hereby certify that the Department of Public Works has inspected all public improvements described above and find them in proper condition for acceptance for maintenance by this Department.

Director of Public Works

Date

VILLAGE MANAGER'S CERTIFICATION

I hereby certify that all applicable Village ordinances, codes, and special agreements have been complied with by the Owner of the above described Subdivision.

Village Manager

Date

ACCEPTANCE OF PUBLIC IMPROVEMENTS

The Village of Buffalo Grove does hereby approve and accept for ownership the above described public improvements subject to the one-year Guarantee by the Developer covering all materials, workmanship, and maintenance.

Village Board of Trustees Action: August 19th, 2024

Date

Page No.

Village President

Date



AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 19, 2024

AGENDA ITEM 8.d.

Authorization to Waive Bids and Negotiate for Automated Truck Wash

Contacts

Liaison: Trustee Bocek

Staff: Tom Wisniewski

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve the request for staff to waive bids and negotiate for an automated truck wash for the new Public Works facility.

Summary

Background

Staff requests authorization to waive bids and negotiate for an automated truck wash for the new Public Works facility. Automated vehicle wash systems are a niche market, with only a few vendors operating locally in this space. The unique design characteristics of an automated vehicle wash system would require that Buffalo Grove enters into a contract with a qualified 3rd party consultant to adequately put together a formal bid package. The limited local vendors operating in this space, combined with the additional costs of a consulting company to put out a formal bid package would add both time and money to the scope of this project and delay completion. Public Works staff believe it is in the best interest of the Village to waive bids and negotiate for this truck wash system.

Financial Impact

The automated vehicle wash system is included in the project scope for the new Public Works Facility, and has been adequately budgeted as part of the owner supplied items accounts.

Next Steps

Staff will bring the contract back for future Board consideration.

Strategic Alignment

Guiding Principle

Principle 1: Financially Responsible and Sound

Goal

Goal 1: Maintained effective village government: fiscally responsible and providing outstanding, responsive services

File Attachments

None





AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 19, 2024

AGENDA ITEM 8.e. O-2024-083

Ordinance Approving Sign Variations for Wealth Financial Services and Tax Advisory at 600 Buffalo Grove Rd.

Contacts

Liaison: Trustee Weidenfeld

Staff: Nicole Woods

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance approving sign variations for Wealth Financial Services and Tax Advisory at 600 Buffalo Grove Rd.

Summary

See attached memorandum.

Strategic Alignment

Guiding Principle

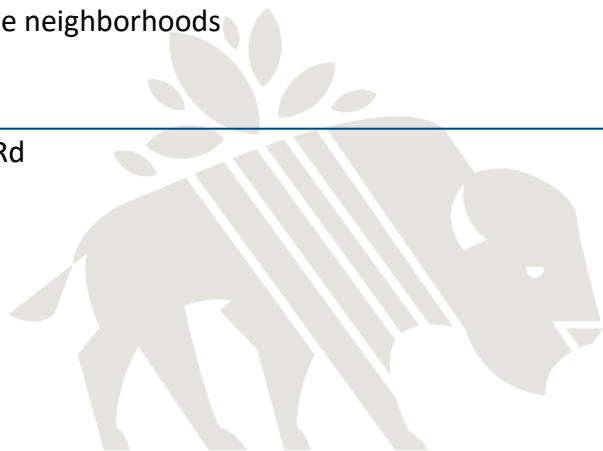
Principle 3: Plan and Invest in the Future

Goal

Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods

File Attachments

1. Board Memo Regarding 600 Buffalo Grove Rd
2. Draft Ordinance - 600 Buffalo Grove Rd
3. Exhibit B. Plan Set
4. Exhibit C. Draft PZC Minutes July 17, 2024



DATE: August 17, 2024

TO: Village Manager Dane Bragg

FROM: Nicole Woods, Community Development Director
Andrew Binder, Associate Planner

SUBJECT: 600 Buffalo Grove Road - Sign Variations for Wealth Financial Services and Tax Advisory

RECOMMENDATION

Staff recommends that the Village Board adopt an Ordinance granting approval of three variations to Title 14 (Sign Code) Section 14.16 to exceed the maximum number and size, and allow for an occupancy within another occupancy under separate ownership for wall signage at 600 Buffalo Grove Road, subject to the conditions in the attached Ordinance.

PROJECT BACKGROUND & ANALYSIS

Wealth Financial Services and Tax Advisory is seeking multiple sign variations to replace two wall signs on the east and west elevations of the existing office building at 600 Buffalo Grove Road.

In 1995, the subject property was granted variations for the number of wall signs (four total, with two on the east elevation and two on the west elevation). Wealth Financial Services and Tax Advisory will replace American Enterprise Bank signs on the east and west elevations with a larger wall sign featuring new channel letter. The existing wall signs are 28 square feet and the proposed wall signs are 50 square feet. It should be noted that the Indeck wall signs will remain.

The proposed signs require the following variances from the Sign Code:

- To allow more than one wall sign on the building;
- To allow each wall sign to be greater in area than the total permitted for all displays;
- To allow wall signage for an occupancy within another occupancy under separate ownership.



Figure 1: Subject Property

No other changes to the site or its use are proposed with this request. The variation requests are appropriate as it is replacing the existing signs. Although the proposed signs are significantly larger, they fit within the larger face of each building elevation. The proposed wall signs meet all other Sign Code requirements



Figure 2: Existing and Proposed Signs

PUBLIC HEARING COMMENTS

There were no concerns from the public regarding this request.

PLANNING & ZONING COMMISSION (PZC) RECOMMENDATION

The PZC **unanimously recommended approval** of the Sign Code variations for Wealth Financial Services and Tax Advisory at 600 Buffalo Grove Road, subject to the following conditions:

1. The wall signs shall be installed in accordance with the documents and plans submitted as part of this petition.
2. The Petitioner shall comply with all applicable Village codes, regulations, and policies.



ORDINANCE 2024-xxx

AN ORDINANCE GRANTING VARIATIONS FROM THE BUFFALO GROVE SIGN CODE FOR WALL SIGNS

Wealth Financial Services and Tax Advisory at 600
Buffalo Grove Road

WHEREAS the Village of Buffalo Grove is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS the real property ("Property") is commonly known as 600 Buffalo Grove Road, Buffalo Grove, Illinois and is hereinafter legally described in Exhibit A; and

WHEREAS Wealth Financial Services and Tax Advisory, ("Petitioner") is seeking variations from Section 14.16 of the Village Sign Code (Title 14 of the Buffalo Grove Municipal Code) for the purpose of constructing two wall signs on the east and west elevations of the building on the subject property; and

WHEREAS the Planning & Zoning Commission held a public hearing on July 17, 2024, concerning the Petition for the Sign Variations; and

WHEREAS the Planning & Zoning Commission made findings of fact and determined that the petition meets the criteria for Sign Variations as set forth in the Buffalo Grove Sign Code, and as described in the minutes attached hereto as Exhibit C; and

WHEREAS the Planning & Zoning Commission voted 5-0 to recommend approval of the requested Sign Variations; and

WHEREAS the Corporate Authorities of the Village of Buffalo Grove hereby determine and find that the requested Sign Variations are in harmony with the general purpose and intent of the Sign Code (Title 14 of the Buffalo Grove Municipal Code); and

1. The literal interpretation and strict application of the provisions and requirements of this Title would cause undue and unnecessary hardships to the sign user because of unique or unusual conditions pertaining to the specific building, parcel or property in question; and
2. The granting of the requested variances would not be materially detrimental to the property owners in the vicinity; and
3. The unusual conditions applying to the specific property do not apply generally to other properties in the Village; and
4. The granting of the variances will not be contrary to the purpose of this Title pursuant to Section 14.04.020

WHEREAS, the proposed signs shall be constructed in accordance with and pursuant to the following exhibits:

EXHIBIT A Legal Description of the Property

Page 1 of 5

smart. with heart.

50 Raupp Blvd, Buffalo Grove, IL 60089 📞 847-459-2500 🌐 vbg.org

EXHIBIT B Plan Set

EXHIBIT C Draft Minutes from the July 17, 2024 Planning & Zoning Commission Meeting

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated and made a part of this Ordinance as if fully set forth herein.

SECTION 2. The variations are hereby granted to Section 14.16 of the Village Sign Code (Title 14 of the Buffalo Grove Municipal Code) to allow more than one wall sign on the building, to allow each wall sign to be greater in area than the total permitted for all displays, and to allow wall signage for an occupancy within another occupancy under separate ownership at the at 600 Buffalo Grove Road, subject to the following conditions:

1. The wall signs shall be installed in accordance with the documents and plans submitted as part of this petition.
2. The Petitioner shall comply with all applicable Village codes, regulations, and policies.

SECTION 3. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage and approval and shall not be codified.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2024
APPROVED: _____, 2024
PUBLISHED: _____, 2024

ATTEST:

APPROVED:

Janet M. Sirabian, Village Clerk

Eric N. Smith, Village President

EXHIBIT A

Legal Description

**Wealth Financial Services and Tax Advisory
600 Buffalo Grove Road**

SUBJECT PROPERTY COMMON ADDRESS: 600 Buffalo Grove Road

That part of the east half of the northeast $\frac{1}{4}$ of Section 32, Township 43 north, Range 11, east of the Third Principal Meridian, also part of the southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of Section 33, described as follows: Commencing at the southwest corner of the northwest $\frac{1}{4}$ of said Section 33; thence north along the west line of the northwest $\frac{1}{4}$ of said Section 33, a distance of 1264.56 feet for the point of beginning; then south 09 degrees 10 minutes 18 seconds east, a distance of 312.19 feet to a point on a tangent curve; then northwesterly along a curve concave to the northeast having a radius of 2815.00 feet and a chord bearing of north 44 degrees 05 minutes 36 seconds west, a distance of 381.72 feet to a point of tangency; thence north 40 degrees 12 minutes 31 seconds west, a distance of 349.68 feet; thence north 49 degrees 47 minutes 29 seconds east, a distance of 241.33 feet; thence south 89 degrees 55 minutes 03 seconds east, a distance of 257.65 feet to the west line of the northwest $\frac{1}{4}$ of said Section 33; thence south 00 degrees 04 minutes 57 seconds west along said west line, a distance of 388.23 feet to the point of beginning, in Lake County, Illinois.

PIN: 15-32-213-002

EXHIBIT B

Plan Set

**Wealth Financial Services and Tax Advisory
600 Buffalo Grove Road**

DRAFT

EXHIBIT C

Draft Minutes from July 17, 2024, Planning & Zoning Commission Meeting
Wealth Financial Services and Tax Advisory
600 Buffalo Grove Road

DRAFT

June 5, 2024

Planning and Zoning Commission
Village of Buffalo Grove
50 Raupp Blvd.
Buffalo Grove, IL 60089

Re: 600 McHenry Road

We are requesting two sets of individual letter sets for two frontages. The total Sq. Ft. of each sign is 50.3 Sq. Ft.

The letters are 3" deep x 16.5 " high with 20" x 20" logo and are constructed of Stainless Steel with LED's for back lighting for a halo effect to match INDECK letters that are backlighted.

One set of letters would be on the McHenry frontage and the other set would be on the Buffalo Grove Road side.

John C. Johnson
C. Johnson Sign Co.



Sign Code – Variation Standards

RESPONSE TO STANDARDS

During your testimony at the Public Hearing you need to testify and present your case for the variance being requested. During your testimony you need to affirmatively address the six (6) standards listed below.

The Planning & Zoning Commission is authorized to grant variations to the regulations of the Sign Code (Chapter 14.40) based upon findings of fact which are made based upon evidence presented at the hearing that:

1. The literal interpretation and strict application of the provisions and requirements of this Title would cause undue and unnecessary hardships to the sign user because of unique or unusual conditions pertaining to the specific building, parcel or property in question; and
Response: Yes Business needs the signage for clients to find the business off two busy street frontages.

2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity; and
Response: No

3. The unusual conditions applying to the specific property do not apply generally to other properties in the Village; and
Response: Yes

4. The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020.
Response: No It's just that the name of the company is longer then must companies needing the additional 18.3 Sq ft over the 32 Sq ft that is allowed and has need for two frontages.

B. Where there is insufficient evidence, in the opinion of the Planning & Zoning Commission, to support a finding under subsection (A), but some hardship does exist, the Planning & Zoning Commission may consider the requirement fulfilled if:

1. The proposed signage is of particularly good design and in particularly good taste; and
Response: The petitioner feels that the sign being constructed out of stainless steel and being backlighted to match the existing signage on the building, will give it a elegant look for the future.
2. The entire site has been or will be particularly well landscaped.
Response: The site is currently landscaped

Additional information can be found at the Village's Sign Code Regulations webpage:

https://library.municode.com/il/buffalo_grove/codes/code_of_ordinances?nodeId=TIT14SICO_CH14.40VAAP

50.3 SQ.FT.

SOUTH ELEVATION UP CLOSE
D-3. 21" ILLUMINATED CHANNEL LOGO; 16.5" BACK LIT STAINLESS STEEL



CUSTOMER: _____

WEALTH FINANCIAL

JOB LOCATION: _____

600 MCHENRY

PROJECT/JOB #: _____

#20251

DATE: _____

08/17/2023

REVISIONS: _____

1. 08/28/2023

2. 03/28/2024

3. 04/03/2024

4.

5.

SCALE: _____

N/A

APPROVED BY: _____

DATE: _____

9615 WAVELAND AVE. FRANKLIN PARK, IL 60131
P 847.678.2092 F 847.671.1599
MONDAY - FRIDAY 8:00 AM - 4:30 PM
www.cjohnsonsignco.com



CUSTOMER:

WEALTH FINANCIAL

JOB LOCATION:

600 MCHENRY

PROJECT/JOB #:

#20251

DATE:

08/17/2023

REVISIONS:

1. 08/28/2023
2. 03/28/2024
3. 04/03/2024
- 4.
- 5.

SCALE:

N/A

THIS ARTWORK IS THE PROPERTY OF C. JOHNSON SIGN CO.
AND IS NOT TO BE REPRODUCED WITHOUT THE
PERMISSION OF C. JOHNSON SIGN CO.

SOUTH ELEVATION FARTHER BACK



APPROVED BY: _____

DATE: _____

50.3 SQ.FT.
NORTH ELEVATION FARTHER BACK



C. JOHNSON *Sign* **CO.**
A Full Service Sign Company Since 1933

9615 WAVELAND AVE. FRANKLIN PARK, IL 60131
P 847.678.2092 F 847.671.1599
MONDAY - FRIDAY 8:00 AM - 4:30 PM
www.cjohnsonsignco.com



CUSTOMER:

WEALTH FINANCIAL

JOB LOCATION:

600 MCHENRY

PROJECT/JOB #:

#20251

DATE:

08/17/2023

REVISIONS:

1. 08/28/2023
2. 03/28/2024
3. 04/03/2024
- 4.
- 5.

SCALE:

N/A

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AND IS NOT TO BE REPRODUCED WITHOUT THE
PERMISSION OF C. JOHNSON SIGN CO.

Page 97 of 121

APPROVED BY: _____

DATE: _____

21" x 21" Logo; 16.5" Letters; 34.4' running length; total 50.3 s.f.

D-3. 21" ILLUMINATED CHANNEL LOGO; 16.5" BACK LIT STAINLESS STEEL

Far Reading



C. JOHNSON *Sign* **CO.**

A Full Service Sign Company Since 1933

9615 WAVELAND AVE. FRANKLIN PARK, IL 60131

P 847.678.2092 F 847.671.1599

MONDAY - FRIDAY 8:00 AM - 4:30 PM

www.cjohnsonsignco.com



CUSTOMER:

WEALTH FINANCIAL

JOB LOCATION:

600 MCHENRY

PROJECT/JOB #:

#20251

DATE:

08/17/2023

REVISIONS:

1. 08/28/2023

2. 03/28/2024

3. 04/03/2024

4.

5.

SCALE:

N/A

APPROVED BY: _____

DATE: _____

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AND IS NOT TO BE REPRODUCED WITH OUT THE
PERMISSION OF C. JOHNSON SIGN CO.



C. JOHNSON *Sign* CO.

A Full Service Sign Company Since 1933

9615 WAVELAND AVE. FRANKLIN PARK, IL 60131

P 847.678.2092 F 847.671.1599

MONDAY - FRIDAY 8:00 AM - 4:30 PM •

www.cjohnsonsignco.com



CUSTOMER:

WEALTH FINANCIAL

JOB LOCATION:

600 MCHENRY

83 1/2 MCHENRY

PROJECT/JOB #:

#20251

DATE:

08/17/2023

REVISIONS:

1. 08/28/2023

2. 03/28/2024

3. 04/03/2024

4.

5.

SCALE:

N/A

APPROVED BY: _____

DATE: _____

THIS ARTWORK IS THE PROPERTY OF C. JOHNSON SIGN CO.
AND IS NOT TO BE REPRODUCED WITHOUT THE
PERMISSION OF C. JOHNSON SIGN CO.

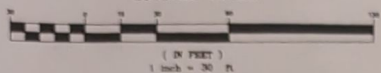
ALTA/ACSM LAND TITLE SURVEY

BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (630) 916-6262
FAX (630) 916-6264

P.I.N. : 15-32-200-033
P.I.N. : 15-33-100-037

GRAPHIC SCALE



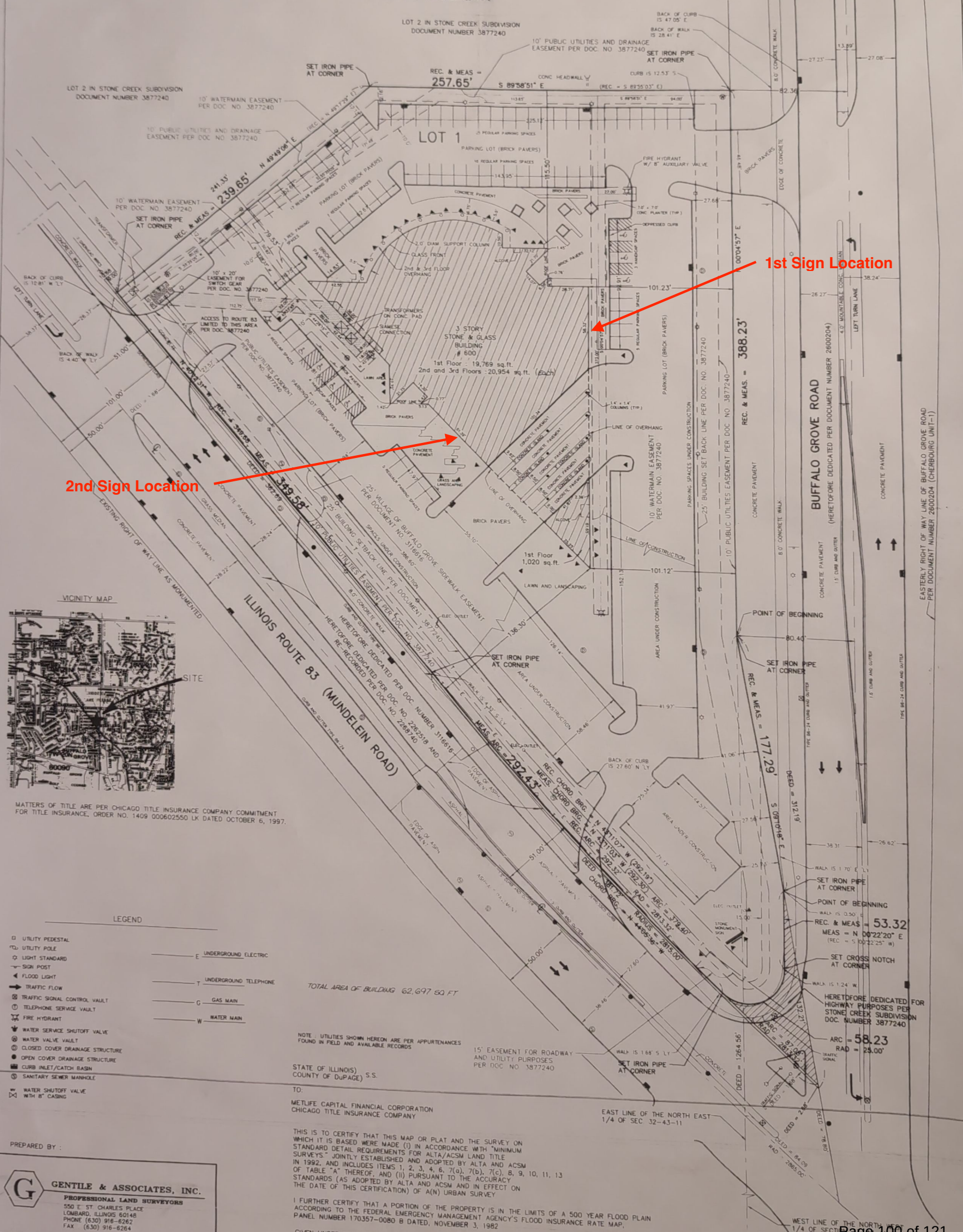
LOT 1 IN STONE CREEK SUBDIVISION BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 32, AND PART OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1998 AS DOCUMENT 3877240, IN LAKE COUNTY, ILLINOIS.

ALSO DESCRIBED AS:

THAT PART OF THE EAST HALF OF THE NORTH EAST 1/4 OF SECTION 32, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PART OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 33, DESCRIBED AS FOLLOWS: COMMENCING AT THE S40 SECTION 33, A DISTANCE OF 1264.56 FEET FOR THE POINT OF BEGINNING, THENCE SOUTH 09 DEGREES 10 MINUTES 18 SECONDS EAST, A DISTANCE OF 312.19 FEET TO A POINT ON A NORTHWEST CURVE, THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTH EAST, HAVING A RADIUS OF 2815.00 FEET AND A CHORD BEARING OF NORTH 44 DEGREES 05 MINUTES 36 SECONDS WEST, A DISTANCE OF 381.72 FEET TO A POINT OF TANGENCY, THENCE NORTH 40 DEGREES 47 MINUTES 29 SECONDS EAST, RECORD, A DISTANCE OF 241.33 FEET, THENCE SOUTH 89 DEGREES 08 MINUTES 01 SECONDS EAST (89 DEGREES 47 MINUTES 31 SECONDS WEST, A DISTANCE OF 382.89 FEET, THENCE NORTH 89 DEGREES 08 MINUTES 01 SECONDS EAST (89 DEGREES 55 MINUTES 03 SECONDS EAST, RECORD), A DISTANCE OF 241.33 FEET, THENCE THE WEST LINE OF THE NORTH WEST 1/4 OF S40 SECTION 33, THENCE SOUTH 00 DEGREES 04 MINUTES 57 SECONDS WEST ALONG S40 WEST DOCUMENTS 3116616 AND 3877240, IN LAKE COUNTY, ILLINOIS.

CONTAINING 171,140.38 SQ. FT., 3.9288 ACRES

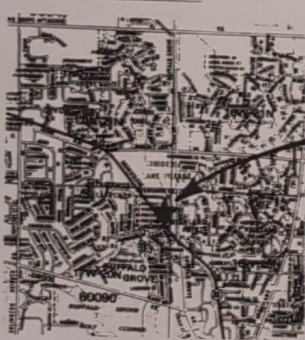
PROPERTY COMMONLY KNOWN AS: 800 BUFFALO GROVE ROAD, BUFFALO GROVE



2nd Sign Location

1st Sign Location

VICINITY MAP



MATTERS OF TITLE ARE PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, ORDER NO. 1409 000602550 LK DATED OCTOBER 6, 1997.

LEGEND

- UTILITY PEDESTAL
- UTILITY POLE
- LIGHT STANDARD
- SIGN POST
- FLOOD LIGHT
- TRAFFIC FLOW
- TRAFFIC SIGNAL CONTROL VAULT
- TELEPHONE SERVICE VAULT
- FIRE HYDRANT
- WATER SERVICE SHUTOFF VALVE
- WATER VALVE VAULT
- CLOSED COVER DRAINAGE STRUCTURE
- OPEN COVER DRAINAGE STRUCTURE
- CURB INLET/CATCH BASIN
- SANITARY SEWER MANHOLE
- WATER SHUTOFF VALVE WITH 8" CASING
- E UNDERGROUND ELECTRIC
- T UNDERGROUND TELEPHONE
- G GAS MAIN
- W WATER MAIN

NOTE: UTILITIES SHOWN HEREON ARE PER APPURTENANCES FOUND IN FIELD AND AVAILABLE RECORDS

STATE OF ILLINOIS
COUNTY OF DUPAGE) S.S.

TO:
METLIFE CAPITAL FINANCIAL CORPORATION
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDING ITEMS 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11, 13 OF TABLE "A" THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF A(N) URBAN SURVEY

I FURTHER CERTIFY THAT A PORTION OF THE PROPERTY IS IN THE LIMITS OF A 500 YEAR FLOOD PLAN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, PANEL NUMBER 170357-0080 B DATED, NOVEMBER 3, 1982

GIVEN UNDER MY HAND AND SEAL THIS 21st DAY OF November A.D. 1997

SIGNED:

PREPARED BY:

G GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (630) 916-6262
FAX (630) 916-6264

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION HELD
AT JEFFREY S. BRAIMAN COUNCIL CHAMBERS
FIFTY RAUPP BLVD, BUFFALO GROVE, IL 60089, WEDNESDAY, JULY 17, 2024**

CALL TO ORDER

Acting Chairperson Richards called the meeting to order at 7:30 PM.

Roll call indicated the following were present: Vice Chairperson Richards, Commissioner Au, Commissioner Spunt, Commissioner Davis, Commissioner Saxena.

Also present were: Village Attorney Patrick Brankin, Deputy Community Development Director Kelly Purvis, Associate Planner Andrew Binder and Trustee Liaison Weidenfeld.

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

- A. **Consideration of a Variation to the Fence Code pertaining to fences in residential districts for the purpose of installing a 4-foot fence that encroaches beyond the minimum required setback for a corner side yard fence along Avalon Drive at 2179 Avalon Drive.**

Associate Planner Binder provided an overview of the fence variation request to replace a 4-foot open style fence two feet from the property line on a corner lot, noting that staff is supportive of the request.

The petitioner, Jon Hong was sworn in. He indicated that he wants to match the fence of his neighbor in the house behind him. He noted that if he did follow the Code, that the fence would look odd. He is proposing a similar style, same height, color, etc. as his neighbor.

Com. Davis asked to see an image from the presentation and wanted to confirm the distance from the sidewalk that the fence would be placed.

The petitioner confirmed.

Com. Au asked about the neighbor's fence - if it was compliant.

Binder indicated that he believes a fence variation was also granted for the neighboring property.

The petitioner indicated that the previous owner put up the fence when it was permitted to be closer to the sidewalk.

Acting Chair Richards asked if any neighbors had contacted staff regarding the request.

Binder indicated that he had only received one call with questions.

The petitioner noted many people stopped by and asked about the public hearing

sign. Many were in favor of the proposal.

There were no comments from the public.

The public hearing was closed at 7:41pm.

The staff report was entered into the record as Exhibit 1.

Commissioner Davis moved to grant a variation to Section 15.20 of the Buffalo Grove Fence Code to allow the installation of a 4-foot fence that encroaches beyond the minimum required setback for a corner side yard fence along Avalon Drive at 2179 Avalon Drive, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

Moved by Jason Davis, seconded by Marc Spunt to approve. Upon roll call, the Commissioners voted as follows:

AYES: 5 Kevin Richards, Amy Au, Marc Spunt, Jason Davis, Sujat Saxena

NAYS: 0 None

ABSENT: 3 Mitchell Weinstein, Adam Moodhe, Neil Worlikar

Motion declared Passed.

B. Consideration of multiple variations to Title 14 (Sign Code) of the Village of Buffalo Grove Municipal Code to allow Wealth Financial Services and Tax Advisory to add wall signs on the east and west elevations of the building at 600 Buffalo Grove Road.

Associate Planner Binder provided an overview of the sign variation requests to allow two additional wall signs to be added on the west and east elevations of the building.

Binder indicated that staff is supportive of the requests.

The petitioner John Johnson, was sworn in. He noted that the previous tenant had signage in the same location on the building. He stated that the building is located on two main roads and that they would like to have visibility on both. Johnson noted that they have no desire to use the ground sign on the property.

Com. Spunt indicated that the signs would help people to be able to see the business, noting there are a lot of trees.

Com. Davis asked what options were considered to stay within the limits of the code regarding size.

The petitioner responded that if the sign were any smaller, it would not be legible. He also noted that the letters are the same height as the previous tenant's signage, but the name is longer.

The petitioner noted that the sign matches the Indeck signs on the building as both are brushed aluminum.

Acting Chair Richards noted that this request is reasonable. He noted that he is worried about the next tenant that comes in and stated for the record that he would not be in favor of allowing additional signage for more tenants. He further noted that he did find a hardship due to the shape of the lot.

The public hearing was closed at 7:52pm.

The staff report was entered into the record as Exhibit 1.

Com. Davis moved to recommend approval of the following variations to Title 14 (Sign Code) of the Village of Buffalo Grove Municipal Code for Wealth Financial Services and Tax Advisory located at 600 Buffalo Grove Road:

1. A variation from Section 14.16. to allow more than one wall sign on the building;
2. A variation from Section 14.16. to allow each wall sign to be greater in area than the total permitted for all displays;
3. A variation from Section 14.16 to allow wall signage for an occupancy within another occupancy under separate ownership.

Subject to the following conditions:

1. The wall signs shall be installed in accordance with the documents and plans submitted as part of this petition.
2. The Petitioner shall comply with all applicable Village codes, regulations, and policies.

Moved by Jason Davis, seconded by Marc Spunt to recommend approval. Upon roll call, the Commissioners voted as follows:

AYES: 5 Kevin Richards, Amy Au, Marc Spunt, Jason Davis, Sujat Saxena

NAYS: 0 None

ABSENT: 3 Mitchell Weinstein, Adam Moodhe, Neil Worlikar

Motion declared Passed.

C. Consideration of multiple variations to Title 14 (Sign Code) of the Village of Buffalo Grove Municipal Code to allow the Silk Road International School to add two wall signs on the north elevation and one wall sign on the west elevation of the building at 1250 Radcliffe Road.

Moved by Jason Davis, seconded by Marc Spunt to recommend approval. Upon roll call, Trustees voted as follows:

AYES: 5 Kevin Richards, Amy Au, Marc Spunt, Jason Davis, Sujat Saxena

NAYS: 0 None

ABSENT: 3 Mitchell Weinstein, Adam Moodhe, Neil Worlikar

Motion declared Passed.

Associate Planner Binder provided an overview of the sign variation requests regarding three wall signs for the building on the north and west building elevations. Binder noted that staff is supportive of the requests.

The petitioner, Medetbek Begmatov was sworn in.

Acting chair Richards asked, just to confirm, the signs have already been installed.

Binder confirmed.

The petitioner noted that they had applied for a Special Use last year. He stated that he thought the signs were approved as part of the Special Use. He also indicated that the signs are similar in size to the previous tenant's signage, located in similar locations and not illuminated.

Com. Davis asked about the number of signs the previous tenant had.

Binder indicated a total of three signs previously.

Com. Davis asked what the need was for the two signs on the north side of the property.

The petitioner noted that there was a flaw in the building in that location. He installed the second sign to cover it.

Com. Au asked if there are any photos of the existing signs.

Binder pulled up the google street view showing the previous tenant's signs.

Com. Au asked how large wall sign #1 is.

The petitioner showed the commissioners a photo of the building currently.

Attorney Brankin noted that the photo needs to be entered into the record and should be submitted to staff after the meeting.

The public hearing was closed at 8:05pm.

The staff report was entered into the record as Exhibit 1, and the photo shown by the petitioner was entered into the record as Exhibit 2.

Com. Davis motioned to recommend approval of the following variations to Title 14 (Sign Code) of the Village of Buffalo Grove Municipal Code for Silk Road International School located at 1250 Radcliffe Road:

1. A variation from Section 14.16. to allow wall signs on the North and West Elevations that exceed the number of signs allowed;
2. A variation from Section 14.16. to allow three wall signs that exceed the allowable square footage for all signs on the property.

Subject to the following conditions:

1. The wall signs shall be maintained in accordance with the documents and plans submitted as part of this petition.
2. The Petitioner shall comply with all applicable Village codes, regulations, and policies.

Moved by Jason Davis, seconded by Marc Spunt to recommend approval. Upon roll call, the Commissioners voted as follows:

AYES: 5 Kevin Richards, Amy Au, Marc Spunt, Jason Davis, Sujat Saxena

NAYS: 0 None

ABSENT: 3 Mitchell Weinstein, Adam Moodhe, Neil Worlikar

Motion declared passed.

REGULAR MEETING

A. Other Matters for Discussion

B. Approval of Minutes

1. Draft PZC Meeting Minutes - July 10, 2024

The draft minutes from July 10, 2024 were approved.

Moved by Marc Spunt, seconded by Jason Davis to approve. Upon roll call, Commissioners voted as follows:

AYES: 4 Kevin Richards, Marc Spunt, Jason Davis, Sujat Saxena

NAYS: 0 None

ABSENT: 3 Mitchell Weinstein, Adam Moodhe, Neil Worlikar

Motion declared Passed.

C. Chairperson's Report

None

D. Committee and Liaison Reports

Since Com. Moodhe was absent, Trustee Weidenfeld indicated that all PZC items on Monday's agenda were approved.

E. Staff Report/Future Agenda Schedule

Staff provided an update on the upcoming meeting schedule noting that the August 7th meeting will be cancelled.

F. Public Comments and Questions

All comments will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Planning and Zoning Commission business and not on the regular agenda for discussion.

ADJOURNMENT

Moved by Amy Au, seconded by Sujat Saxena to adjourn. Upon roll call, the Commissioners voted as follows:

AYES: 5 Kevin Richards, Amy Au, Marc Spunt, Jason Davis, Sujat Saxena

NAYS: 0 None

ABSENT: 3 Mitchell Weinstein, Adam Moodhe, Neil Worlikar

Motion declared passed.



AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 19, 2024

AGENDA ITEM 8.f. R-2024-20

Resolution Supporting an Illinois Transportation Enhancement Program (ITEP) Grant Application for Improvements on Checker Road

Contacts

Liaison: Trustee Stein

Staff: Kyle Johnson

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve the resolution supporting an application for the 2024 Illinois Transportation Enhancement Program (ITEP) Application Cycle for Checker Drive Bikepath & Pedestrian Improvements.

Summary

Background

ITEP allocates federal funding via IDOT to projects enhancing transportation-related, non-motorized qualifying projects. The Village successfully obtained ITEP funds for work on Bernard Drive, utilizing up to \$2 million in federal and state funds. Similarly, Public Works is looking to utilize this funding source for Checker Drive. Widening the sidewalk in the north/west parkway creates a multiuse path, making the project eligible for ITEP funding while also meeting a bicycle route goal per the latest Village bicycle plan.

Large projects like Checker Road require multiple years to line up funding for engineering and construction; by submitting for ITEP funds this cycle, the Village is positioned for future applications of additional funding sources. The resolution of support is a requirement of the ITEP application.

Financial Impact

If approved, the Village could receive up to \$3 million which would require the Village to provide a 20% match or \$750,000 of participating items.

Strategic Alignment

Guiding Principle

Principle 1: Financially Responsible and Sound

Principle 3: Plan and Invest in the Future

Principle 7: Builds Our Community

Goal

Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods

Goal 5: More livable Buffalo Grove community with leisure experiences for all

File Attachments

1. Draft Resolution - ITEP Application





RESOLUTION 2024-xx

A RESOLUTION IN SUPPORT OF AN ILLINOIS TRANSPORTATION ENHANCEMENT PROGRAM (ITEP) GRANT APPLICATION FOR BICYCLE AND PEDESTRIAN IMPROVEMENTS ON CHECKER ROAD

WHEREAS the Village of Buffalo Grove is a home rule unit pursuant to the Illinois Constitution of 1970; and

WHEREAS the Village of Buffalo Grove has determined that the Project is consistent with the strategic priorities identified in the plan; and

WHEREAS federal grant funding is available through the Illinois Transportation Enhancement Program (ITEP) administered by the Illinois Department of Transportation; and

WHEREAS an Illinois Transportation Enhancement Program (ITEP) Grant will fund 80% of eligible preliminary engineering, design, construction, and construction engineering of the proposed improvements with the remaining costs and ineligibles to be paid for with local funds.

NOW THEREFORE BE IT RESOLVED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated and made a part of this Resolution as if fully set forth herein.

SECTION 2. The Village does hereby commit to paying up to 20% required local match to complete the design, construction, and construction engineering and all ineligible costs associated with the Project.

SECTION 3. This Resolution shall be in full force and effect from and after its passage and approval.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2024
APPROVED: _____, 2024

ATTEST:

APPROVED:

Janet M. Sirabian, Village Clerk

Eric N. Smith, Village President



AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 19, 2024

AGENDA ITEM 9.a. O-2024-084

Ordinance Authorizing the Awarding of a Contract to Martam Construction for the CAFT and Water Station Project

Contacts

Liaison: Trustee Stein

Staff: Kyle Johnson

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance awarding a contract to Martam Construction for the CAFT and Water Station Project.

Summary

Recommendation

Staff recommends that the Village Board authorize the Village Manager to execute a contract with Martam Construction, Inc for the Combined Area Fire Training (CAFT) Facility & Water Station Project in an amount not to exceed \$1,290,733.40, which includes a 10% Village controlled contingency, pending final review and approval by the Village Attorney.

Background

The Combined Area Fire Training (CAFT) facility has programmed significant improvements for 2024. Additionally, the site has been identified for the Village's Water and Weigh Station. Merged within this project scope was also some pathway work at Rylko Park that helps to facilitate Buffalo Grove Days.

All of this project work has been presented to the Planning and Zoning Commission, receiving unanimous approval. The project is also in progress with its Lake County Division of Transportation permit.

The project was bid on Thursday, June 17th where only one bid was received. At the July 15th, 2024, Board meeting a motion was passed to reject the bid, waive bidding and move forward with negotiations in the best interest of the Village.

Financial Impact

Martam Construction, Inc was interested in performing the work and was willing to negotiate their line-item pricing. Staff concurrently discussed the project with several other contractors but would have found a higher price and nuances of leading the project with those other paths.

Martam's revised price was for a total of \$1,173,394.00, which was \$240,302.50 less than their bid price from June. This work is only for the base bid, which removed the alternate work items for the Police weigh station and Park District Rylko path work.

The Village's CIP budget is set at \$1,265,000.00 for this work, which allows for some contingency additions in the event they are needed. Given the nuances and coordination of the two Village facilities, along with the Pekera water connection, some additions to the project may be possible.

Strategic Alignment

Guiding Principle

Principle 3: Plan and Invest in the Future

Goal

Goal 1: Maintained effective village government: fiscally responsible and providing outstanding, responsive services

File Attachments

1. Ordinance Martam Award - Draft
2. Formal Contract
3. Contract Bond





ORDINANCE 2024-xxx

AN ORDINANCE AUTHORIZING A CONSTRUCTION CONTRACT WITH MARTAM CONSTRUCTION, INC. FOR THE C.A.F.T. FACILITY & WATER STATION PROJECT

WHEREAS the Village of Buffalo Grove is a home rule unit pursuant to the Illinois Constitution of 1970; and

WHEREAS the Village seeks to enter into a construction contract with Martam Construction, Inc. for the Combined Area Fire Training (C.A.F.T.) Facility & Water Station Project.

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated and made a part of this Ordinance as if fully set forth herein.

SECTION 2. The Village Manager is authorized to enter into a construction contract with Martam Construction, Inc. for the Combined Area Fire Training (C.A.F.T.) Facility & Water Station Project at a price not to exceed \$1,290,733.40, pending attorney review.

SECTION 3. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage and approval and shall not be codified.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2024
APPROVED: _____, 2024
PUBLISHED: _____, 2024

ATTEST:

APPROVED:

Janet M. Sirabian, Village Clerk

Eric N. Smith, Village President



Local Public Agency Formal Contract

Contractor's Name

Martam Construction Inc

Contractor's Address

1200 Gasket Drive

City

Elgin

State

IL

Zip Code

60120

STATE OF ILLINOIS

Local Public Agency

Village of Buffalo Grove

County

Cook

Section Number

N/A

Street Name/Road Name

CAFT/Water Station Project

Type of Funds

Local

☐ CONTRACT BOND (when required)

For a County and Road District Project

Submitted/Approved

Highway Commissioner Signature & Date

Submitted/Approved

County Engineer/Superintendent of HighwaysSignature & Date

For a Municipal Project

Submitted/Approved/Passed

Signature & Date

Official Title

Department of Transportation

☐ Concurrence in approval of award

Regional Engineer Signature & Date

Local Public Agency	Local Street/Road Name	County	Section Number
Village of Buffalo Grove	CAFT/Water Station Project	Cook	N/A

1. THIS AGREEMENT, made and concluded the 19th day of August 2024 between the Village of Buffalo Grove, known as the party of the first part, and Martam Construction Inc, its successor, and assigns, known as the party of the second part.

2. For and in consideration of the payments and agreements mentioned in the Proposal hereto attached, to be made and performed by the party of the first part, and according to the terms expressed in the Bond referring this contract, the party of the second part agrees with said party of the first part, at its own proper cost and expense, to do all the work, furnish all materials and all labor necessary to complete the work in accordance with the plans and specifications hereinafter described, and in full compliance with all of the terms of this contract.

3. It is also understood and agreed that the LPA Formal Contract Proposal, Special Provisions, Affidavit of Illinois Business Office, Apprenticeship or Training Program Certification, and Contract Bond hereto attached, and the Plans for Section N/A in Village of Buffalo Grove, approved by the Illinois Department of Transportation on , are essential documents of this contract and are a part hereof.

4. IN WITNESS WHEREOF, the said parties have executed this contract on the date above mentioned.

Attest: The Village of Buffalo Grove

Clerk Signature & Date

(SEAL, if required by the LPA)

Party of the First Part Signature & Date

By:

(If a Corporation)

Corporate Name

President, Party of the Second Part Signature & Date

By:

(If a Limited Liability Corporation)

LLC Name

Manager or Authorized Member, Party of the Second Part

By:

(If a Partnership)

Partner Signature & Date

Partner Signature & Date

Partners doing Business under the firm name of
Party of the Second Part

(If an individual)

Party of the Second Part Signature & Date

Attest:

Secretary Signature & Date

(SEAL, if required by the LPA)

Instructions for BLR 12320 - Page 1 of 2
Instructions are not to be submitted with the form.

This form shall be used to execute Local Public Agency (LPA) contracts. The successful bidder must complete this form for formal contract proposals. Refer to Chapter 12 of the Bureau of Local Roads and Streets Manual (BLRS) for more information. For signature requirements, refer to Chapter 2, Section 3.05(b) of the BLRS Manual.

When filling out this form electronically, once a field is initially completed, fields requiring the same information will auto-populate.

Contractor's Name	Insert Contractor's name.
Contractor's Address	Insert Contractor's address.
Local Public Agency	Insert the name of the LPA.
County	Insert the name of the County in which the LPA is located.
Section Number	Insert the section number assigned to this project without dashes.
Street Name/Road Name	Insert the name of the street/road on which the project is located. For projects that include several streets or routes insert various.
Type of Funds	Insert the type of funds being used to fund this project.
For a County and Road District Project	
Highway Commissioner Signature	For a Road District Project the Highway Commissioner shall sign and date here.
County Engineer/Superintendent of Highways	For a road district project or county project, the County Engineer/Superintendent of Highways shall sign and date here.
For a Municipal Project	
Signature and Date	For a Municipal project the appropriate municipal official shall sign and date here.
Official Title	Insert the title of the official who signed above.
Department of Transportation	
Regional Engineer Signature & Date	Upon a limited review the Regional Engineer shall sign and date here.

#1

Day	Insert the Day the contract is made between the two parties.
Month, Year	Insert the month and year that corresponds to the date listed to the left.
Local Public Agency Type	From the drop-down, select the LPA type.
Local Public Agency	Insert the name of the LPA.

#3

Section Number	Insert the section number without dashes that applies to this project.
Local Public Agency	This field is automatically completed based on previous entries.
Date	Insert the date the documents for bidding were approved by IDOT.

#4

Local Public Agency Type	From the drop-down list, select the LPA type.
Local Public Agency	Insert the name of the local public agency.

Instructions for BLR 12320 - Page 1 of 2

Signatures

Local Public Agency Clerk

LPA Clerk shall sign, seal and date here.

Seal

The Clerk shall seal the document here, if required. If a seal is required, electronic signatures should not be used.

By:

The awarding authority duly designated contracting official must sign and date here.

If a corporation

Corporate Name

If a corporation, insert the name of the corporation, followed by the signature of the corporate president with the date of signature.

Attest

The secretary of the corporation shall sign and date here.

If a partnership

Partner Signature

If a partnership, the first partner must sign and date here. The second partner must sign and date the line below.

Party of the Second Part

If a partnership insert the name of the corporation.

If an Individual

If an individual the successful bidder shall sign and date here.

A minimum of four (4) certified signed originals must be submitted to the Regional Engineer's District office OR email PDF completed form with electronic signatures to your local District LRS office.

Following the Regional Engineer's approval, distribution will be as follows:

Local Public Agency Clerk

Successful Bidder

Engineer (Municipal, Consultant or County)

District File



Contract Bond

Local Public Agency	County	Street Name/Road Name	Section Number
Village of Buffalo Grove	Cook	Caft/Water Station Project	N/A

Bond information to be returned to Local Public Agency at _____
Complete Address

We, Martam Construction Inc, 1200 Gasket Drive, Elgin, IL 60120
Contractor's Name and Address

a/an Corporation organized under the laws of the State of Illinois as PRINCIPAL, and
State

Surety Name and Address

as SURETY, are held and firmly bound unto the above Local Public Agency (hereafter referred to as "LPA") in the penal sum of
One Million Two Hundred Ninety Thousand Seven Hundred Thirty Three Dollars and Forty Cents -----
Dollars (\$1,290,733.40) lawful money of the United States, to be paid to said LPA, the payment of which we bind ourselves,
successors and assigns jointly to pay to the LPA this sum under the conditions of this instrument.

WHEREAS, THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH that the said Principal has entered into a written contract with the LPA acting through its awarding authority for the construction of work on the above sections, which contract is hereby referred to and made a part hereof, as if written herein at length, and whereby the said Principal has promised and agreed to perform said work in accordance with the terms of said contract, and has promised to pay all sums of money due for any labor, materials, apparatus, fixtures or machinery furnished to such Principal for the purpose of performing such work and has further agreed to pay all direct and indirect damages to any person, firm, company or corporation to whom any money may be due from the Principal, subcontractor or otherwise for any such labor, materials, apparatus, fixtures or machinery so furnished and that suit may be maintained on such bond by any such person, firm, company or corporation for the recovery of any such money.

NOW, THEREFORE, if the said Principal shall perform said work in accordance with the terms of said contract, and shall pay all sums of money due or to become due for any labor, materials, apparatus, fixtures or machinery furnished to it for the purpose of constructing such work, and shall commence and complete the work within the time prescribed in said contract, and shall pay and discharge all damages, direct and indirect, that may be suffered or sustained on account of such work during the time of the performance thereof and until the said work shall have been accepted, and shall hold the LPA and its awarding authority harmless on account of any such damages and shall in all respects fully and faithfully comply with all the provisions, conditions and requirements of said contract, then this obligation shall be void; otherwise it shall remain in full force and effect.

IN TESTIMONY WHEREOF, the said PRINCIPAL and the said SURETY have caused this instrument to be signed by their respective agents this 19th day of August 2024.
Day Month and Year

PRINCIPAL

Company Name

By
Signature & Date

Attest
Signature & Date

Company Name

By
Signature & Date

Attest
Signature & Date

(If PRINCIPAL is a joint venture of two or more contractors, the company names and authorized signature of each contractor must be affixed.)

STATE OF IL
COUNTY OF _____

I, _____, a Notary Public in and for said county, do hereby certify that
Notary Name

Insert name of Individuals signing on behalf of PRINCIPAL

who is/are each personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument on behalf of PRINCIPAL, appeared before me this day in person and acknowledged respectively, that he/she/they signed and delivered said instrument freely and voluntarily for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____
Day Month, Year

(SEAL)

Notary Public Signature & Date

Date commission expires _____

SURETY

Name of Surety

Title

By:

STATE OF IL
COUNTY OF _____

I, _____, a Notary Public in and for said county, do hereby certify that
Notary Name

Insert name of Individuals signing on behalf of SURETY

who is/are each personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument on behalf of SURETY, appeared before me this day in person and acknowledged respectively, that he/she/they signed and delivered said instrument freely and voluntarily for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____
Day Month, Year

(SEAL)

Notary Public Signature & Date

Date commission expires _____

Approved this _____ day of _____
Day Month, Year

Attest:

Local Public Agency Clerk Signature & Date

Awarding Authority

Awarding Authority Signature & Date

Clerk

Local Public Agency Type

Instructions for BLR 12321 - Page 1 of 2

Note: Instructions should not be included when the form is submitted.

This form shall be used to execute Local Public Agency (LPA) contracts submitted. The successful bidder must complete this form when required for contract proposals. Please refer to the Bureau of Local Roads and Streets Manual Chapter 12 for more information. For signature requirements refer to Chapter 2, Section 3.05(b) of the BLRS Manual. When filling out this form electronically, once a field is initially completed, fields requiring the same information will be auto-populated.

Local Public Agency	Insert the name of the LPA.
County	Insert the name of the County in which the LPA is located.
Street Name/Road Name	Insert the name of the street/road on which the project is located. For projects that include several streets or roads insert various.
Section Number	Insert the section number assigned to this project without dashes.
Address	Insert the LPA Address.
Contractor's Name and Address	Insert the contractor's name and address.
Contractor Legal Status Type	Insert Individual, Partnership or Corporation organized based on the contractor's legal status.
State	Insert the name of the state in which the contractor's company is organized.
Surety	Insert the name and address of the surety.
Dollar Amount	Insert the dollar amount of the contract in words, followed in numerical format in ().
Day	Insert the day of the month when the bond is signed by the principal and the surety.
Month and Year	Insert the month and year when the bond is signed by the principal and the surety,

PRINCIPAL

Company Name	Insert the successful bidder's company name.
Signature & Title	The authorized company officer must sign here, and insert their title and date.
Attest	The authorized agent attesting the signature of the successful bidder's authorized officer must sign here and insert their title.
State	Insert the name of the state where the signer(s) personally appeared before the notary public.
County	Insert the name of the county where the signer(s) personally appeared before the notary public.
Notary Name	Insert the name of notary public. Insert the names of the individuals signing on behalf of the principal.
Day	Insert the day of the month the notary public signed and sealed this document.
Month and Year	Insert the month and year the notary public signed and sealed this document.
Commission Expires	Insert the date the notary public's commission expires. To be completed by the notary public.
Notary Public	The notary public must sign here and place their seal.

SURETY

Name of Surety	Insert the surety's name.
Signature & Title	The attorney-in-fact for the surety must sign and seal here.
State	Insert the name of the state where the signer(s) personally appeared before the notary public.
County	Insert the name of the county where the signer(s) personally appeared before the notary public.
Notary Name	Insert the name of notary public.
Name of Signatory on behalf of Surety	Insert the names of the individuals signing on behalf of the Surety.

Instructions for BLR 12321 - Page 2 of 2

Day	Insert the day of the month the notary public signed and sealed this document.
Month and Year	Insert the month and year the notary public signed and sealed this document.
Commission Expires	Insert the date the notary public's commission expires. To be completed by the notary public.
Notary Public	The notary public must sign here and place their seal.

Approved this

Day	Insert the day of the month when the bond was approved by the awarding authority.
Month and Year	Insert the month and year when the bond was approved by the awarding authority.

Attest:

Local Public Agency Clerk Signature	The awarding authority clerk must sign and date here.
Awarding Authority	Insert the name of the awarding authority.
Local Public Agency Type	Insert the type of LPA.
Awarding Authority signature	The awarding authority officer must sign and date here.

Distribution

Upon completion, this document gets inserted into the Formal Contract Proposal (BLR 12200) or the Material Proposal, or Deliver and Install Proposal (BLR 12240) and **must be** submitted with the contractor's bid.

Upon execution of a formal contract, this form is to be submitted with the formal contract package to the Department. For a Material or Deliver and Install project this form is to be maintained by the LPA. Distribution will be the same as with a Formal Contract Proposal or Material Proposal or Deliver and Install Proposal.



AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: August 19, 2024

AGENDA ITEM 13.a.

Executive Session - Section 2(C)(5) of the Illinois Open Meetings Act: (5) the Purchase or Lease of Real Property for the Use of the Public Body, Including Meetings Held for the Purpose of Discussing Whether a Particular Parcel Should be Acquired.

Contacts

Liaison: President Smith

Staff: Dane Bragg

Staff Recommendation

Staff recommends move to Executive Session.

Recommended Motion

I move to go into Executive Session pursuant to Section 2(C)(5) of the Illinois Open Meetings Act: (5) the Purchase or Lease of Real Property for the Use of the Public Body, Including Meetings Held for the Purpose of Discussing Whether a Particular Parcel Should be Acquired.

Summary

Executive Session - Section 2(C)(5) of the Illinois Open Meetings Act: (5) the Purchase or Lease of Real Property for the Use of the Public Body, Including Meetings Held for the Purpose of Discussing Whether a Particular Parcel Should be Acquired.

Strategic Alignment

Guiding Principle

N/A

Goal

N/A

File Attachments

None

