

<p>Village President P. Sean Michels</p> <p>Village Clerk Cynthia Galbreath</p> <p>Village Administrator Brent M. Eichelberger</p>	 <p>10 S. Municipal Drive Sugar Grove, Illinois 60554 Phone: 630-466-4507 Fax: 630-466-4521</p>	<p>Village Trustees</p> <p>Robert Bohler Kevin Geary Sean Herron Mari Johnson Rick Montalto David Paluch</p>
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**October 21, 2014
Board Meeting
6:00 P.M.**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Hearing:
 - a. None
5. Appointments and Presentations
 - a. Proclamation: Pro Bono Week
6. Public Comment on Items Scheduled for Action
7. Consent Agenda
 - a. Approval: Minutes of the October 7, 2014 Meeting
 - b. Approval: Vouchers
 - c. Approval: Treasurer's Report
 - d. Ordinance: Proposing a Back-Up Special Service Area for Wiedner's Legacy Resubdivision
 - e. Ordinance: Proposing a Back-Up Special Service Area for Prairie Glen Office Park
8. General Business
 - a. Discussion: Request for Rezoning, Major PUD Amendment, Preliminary and Final Plat for an Assisted Living/Memory Care Facility at the SW Corner of Park and Division
 - b. Discussion: Building Code Update
9. New Business
 - a. None
10. Reports
 - a. Staff Reports
 - b. Trustee Reports
 - c. Presidents Report
11. Public Comments
12. Airport Report
13. Closed Session: Land Acquisition, Personnel, Litigation
14. Adjournment

*The consent agenda consists of items that have been previously discussed, are non-controversial, or routine in subject manner and are voted on as a 'package'. However, by simple request any member of the Board may remove an item from the consent agenda to have it voted upon separately. Items that are marked as * STAR – indicate that the item is Subject to Attorney Review.*

**Committee of the Whole Meeting
Cancelled**



2014 Pro Bono Week

Whereas, the promise of equal justice under law is the most fundamental tenet of our justice system, and

Whereas, the bench and bar face a crisis of unmet need for legal representation for citizens with civil legal problems in many areas, including family law issues such as dissolution, child support, and domestic violence; housing issues such as foreclosure and eviction; and consumer issues, and

Whereas, a myriad of citizens in the State of Illinois and in this circuit and county continue to lack access to legal assistance that is often critical to their independence and safety, compelling them to resolve complex legal issues on their own, and

Whereas, many members of the legal community throughout the State of Illinois and in this circuit and county donate thousands of hours in free legal services and make generous financial contributions to legal aid organizations, there is still an unmet need for legal assistance, and

Whereas, the Illinois Rules of Professional Conduct in its Preamble underscores that lawyers have a special responsibility to use their training, experience, and skills to provide services in the public interest, and

Whereas, the ABA, the Illinois State Bar Association and its Standing Committee on the Delivery of Legal Services, the Kane County Bar Association and its Delivery of Legal Services Committee and others support the celebration of Pro Bono Week to educate the public about the good work lawyers are doing to improve the lives of the vulnerable citizens of our community and to encourage more individuals in the legal community to get involved in pro bono support of the legal system, and

Whereas, this organization supports the goal of educating the public about the extensive work local lawyers are doing and to encourage more support both by volunteering and by donating financially to support pro bono work and the legal aid community,

NOW THEREFORE BE IT RESOLVED that I, President P. Sean Michels and the Board of Trustees of the Village of Sugar Grove, do hereby commend the lawyers of the local bar association and of the state for their work in providing legal services in our society and does hereby recognize and proclaim October 19 through October 25, 2014 as PRO BONO WEEK and further urge all residents to recognize the contributions of our legal community to help those most in need.

President, P. Sean Michels

Trustees:

Robert Bohler, Kevin Geary, Sean Herron
Mari Johnson, Rick Montalto, David Paluch

**October 7, 2014
Village of Sugar Grove
Regular Board Meeting
6:00 PM**

President Michels opened the meeting at 6:00 PM and asked that Trustee Bohler lead the Pledge. The roll was then called.

Present: Trustee Paluch, Trustee Montalto, Trustee Geary, Trustee Herron, and Trustee Johnson.

Absent: Trustee Bohler

Quorum Established.

Also Present:

Administrator Eichelberger, Attorney Wilson, Clerk Galbreath, Public Works Director Speciale, Finance Director Chamberlin, Community Development Director Magdziarz and Chief of Police Rollins.

PUBLIC HEARINGS

None.

APPOINTMENTS AND PRESENTATIONS

Recognition: Plan Commission Service – Ryan Reuland

Proclamation: National Planning Month

PUBLIC COMMENTS ON ITEMS SCHEDULED FOR ACTION

President Michels called for any public comment and hearing, none this portion of the agenda was closed.

CONSENT AGENDA

- a. Approval: Minutes of the September 16, 2014 Meeting
- b. Approval: Vouchers
- c. Ordinance: Authorizing a PUD Development Agreement (Pirhl Senior apartment building)
- d. Ordinance: Rezoning property to a SR District (Pirhl Senior apartment building)
- e. Ordinance: Approving a Preliminary/Final PUD Development Plan (Pirhl Senior apartment building)
- ~~f. Resolution: Authorizing the Expenditure of Funds for the US 30 / Dugan Road Intersection Improvement Project~~
- ~~g. Ordinance: Regulating Access and Prohibiting Encroachments in the US 30 ROW~~
- h. Approval: 2015 Meeting Schedule

Trustee Johnson **moved to approve the Consent Agenda with the exception of items f & g.** Trustee Montalto seconded the motion. President Michels then called for a roll call vote.

AYE:	Montalto	NAY:	None	ABSENT:	Bohler
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	Paluch				
	Herron				
	Johnson				
	Geary				

Motion Carried.

Resolution Authorizing the Expenditure of Funds for the US 30 / Dugan Road Intersection Improvement Project

Trustee Johnson **moved to Adopt a Resolution Authorizing the Expenditure of Funds of the US 30 / Dugan Road Intersection Improvement Project.** Trustee Montalto seconded the motion. Trustee Geary asked where the funds would be coming from for this project. It was explained where the funds were being appropriated from. President Michels then called for a roll call vote.

AYE:	Montalto	NAY:	None	ABSENT:	Bohler
	Paluch				
	Herron				
	Johnson				
	Geary				

Motion Carried.

Ordinance Regulating Access and Prohibiting Encroachments in the US 30 ROW

Trustee x **moved to Ordinance Regulating Access and Prohibiting Encroachments in the US 30 ROW.** Trustee Herron seconded the motion. President Michels then called for a roll call vote.

AYE:	Montalto	NAY:	None	ABSENT:	Bohler
	Paluch				
	Herron				
	Johnson				
	Geary				

Motion Carried.

GENERAL BUSINESS

Acknowledgement and Acceptance 2013-2014 Comprehensive Annual Financial Report

Finance Director Chamberlin thanked her staff for their assistance and support preparing for and during the audit. She then turned the meeting over to Jamie Wilkey of Lauterbach and Amen. Mrs. Wilkey gave an overview of the Comprehensive Annual Financial Report and highlighted specific areas. She complimented the Board on their attention to insuring the funding of pension, using debt wisely and having a good fund balance.

Trustee Johnson **moved to Acknowledge Comprehensive Annual Financial Report.** Trustee x seconded the motion. The Board discussed the program and approved of the extension. President Michels then called for a roll call vote.

AYE:	Montalto	NAY:	None	ABSENT:	Bohler
	Paluch				
	Herron				
	Johnson				
	Geary				

Motion Carried.

Discussion Request for Consumption on Premises Liquor License to Facilitate Video Gaming – Expresslane BP

Jenny Snyder, Manager of Expresslane, Kathy Peugh, and MaLay a representative of the gaming industry addressed the Board and asked that the Board give consideration to issuing a “pour” license for the Sugar Grove Express Lane. The Board listened to the presentation and debated the request. The majority of the Board indicated that they were not in favor of issuing this type of license for this location. Ms. Peugh thanked the Board for their time and stated that this finding would in no one alter their desire to own and operate a Express Lane in Sugar Grove.

NEW BUSINESS

None

REPORTS

Trustee Geary thanked the Public Works Department for their great response in responding to various issues throughout the Village.

President Michels asked when the senior apartments would be breaking ground. Director Magdziarz stated hopefully in the morning.

Trustee Geary asked about a neighborhood watch program. Chief stated that while they are started with good intention they fizzle quickly. The public should be reminded to call 911 immediately upon seeing or hearing any suspicious activity. He also reminded everyone to LOCK THEIR AUTO DOORS.

Updates were given on Corn Boil, Chamber, and Holiday in the Grove events and events attended at the IML.

President Michels asked that the board give some consideration to doing a semiannual glossy newsletter which would be produced by an outside source.

PUBLIC COMMENTS

Ryan Reuland thanked the Board for all their work and for allowing him to service as a Plan Commissioner for many years. He stated that their recognition of his service is greatly appreciated.

AIRPORT REPORT

No Report

Adjournment

A motion was made and immediately withdrawn to adjourn to Executive Session. The Regular Meeting was then adjourned by Trustee Johnson, seconded Trustee Geary at 7:25 p.m.

Respectfully submitted, Cynthia L Galbreath, Clerk

**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT MICHELS & BOARD OF TRUSTEES
FROM: FINANCE
SUBJECT: APPROVAL OF VOUCHERS
AGENDA: OCTOBER 21, 2014 BOARD MEETING
DATE: OCTOBER 17, 2014

ISSUE

Approval of Vouchers

DISCUSSION

Vouchers for items purchased are submitted for payment and manual checks are noted for ratification.

COST

Vouchers total \$185,412.55 and manual checks total \$0.00

RECOMMENDATION

Approval of vouchers totalling \$185,412.55 and ratification of manual checks totaling \$0.00.

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VILLAGE OF SUGAR GROVE
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 10/21/2014

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
A0104 ACE HARDWARE							
355975/3	09/10/14	01	BM/KEY & TAGS	01546603		10/21/14	33.85
						INVOICE TOTAL:	33.85
356088/3	09/18/14	01	BM/SILICONE SEALANT SHOP TOWEL	01546603		10/21/14	12.48
						INVOICE TOTAL:	12.48
						VENDOR TOTAL:	46.33
A0118 AT&T							
6304664521092	09/25/14	01	IT/63046645218416 9/25-10/24	01496502		10/21/14	45.00
		02	ADM/63046645218416 9/25-10/24	01506502			24.47
		03	FIN/63046645218416 9/25-10/24	01516502			24.47
		04	PWIT/63046645218416 9/25-10/24	50496502			44.99
		05	W&S/63046645218416 9/25-10/24	50506502			25.22
						INVOICE TOTAL:	164.15
						VENDOR TOTAL:	164.15
A0125 APWA - FOX VALLEY BRANCH							
6503	10/08/14	01	S&P/APWA PUBLIC WORKS CAMP	01536208		10/21/14	30.00
		02	W&S/APWA PUBLIC WORKS CAMP	50596208			30.00
						INVOICE TOTAL:	60.00
						VENDOR TOTAL:	60.00
A0148 AMERICAN WATER WORKS ASSOC							
7000866743	09/02/14	01	W&S/MBRSHP MERKEL12/1-11/30/15	50596208		10/21/14	79.00
						INVOICE TOTAL:	79.00
7000866744	09/02/14	01	W&S/MBERSHP BEACH 12/1-1190/15	50596208		10/21/14	79.00
						INVOICE TOTAL:	79.00
						VENDOR TOTAL:	158.00
A0165 ALEXANDER CHEMICAL CORP							

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A0165	ALEXANDER CHEMICAL CORP						
SCL10006584	09/29/14	01	W&S/DEPOSIT WELL 10	50606607		10/21/14	-905.00
						INVOICE TOTAL:	-905.00
SLS10023680	09/24/14	01	W&S/CHLORINE - WELL10	50606607		10/21/14	2,293.00
						INVOICE TOTAL:	2,293.00
						VENDOR TOTAL:	1,388.00
A8037	AIRGAS NORTH CENTRAL						
9922127167	09/30/14	01	W&S/CHEMICALS	50656607		10/21/14	24.50
						INVOICE TOTAL:	24.50
						VENDOR TOTAL:	24.50
B0202	BP						
609435	10/06/14	01	POL/5902008993 GAS 9/6-10/5	01516601		10/21/14	1,990.08
						INVOICE TOTAL:	1,990.08
						VENDOR TOTAL:	1,990.08
B0235	BONNELL INDUSTRIES INC						
156425	10/03/14	01	S&P/REPAIRS TRK 201	01536403		10/21/14	2,355.70
						INVOICE TOTAL:	2,355.70
						VENDOR TOTAL:	2,355.70
C0034	CALL ONE						
101086620001014	10/15/14	01	ADM/1010-8662-0000 10/15-11/14	01506502		10/21/14	57.55
		02	PD/1010-8662-0000 10/15-11/14	01516502			211.74
		03	S&P/1010-8662-0000 10/15-11/14	01536502			32.42
		04	BM/1010-8662-0000 10/15-11/14	01546502			95.55
		05	CD/1010-8662-0000 10/15-11/14	01556502			113.15
		06	FIN/1010-8662-0000 10/15-11/14	01566502			57.55
		07	W&S/1010-8662-0000 10/15-11/14	50506502			85.81

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C0034	CALL ONE						
101086620001014	10/15/14	08	PW/1010-8662-0000 10/15-11/14	50596502		10/21/14	206.45
		09	S&P/1010-8662-0000 10/15-11/14	01536502			113.23
		10	PW/1010-8662-0000 10/15-11/14	50596502			113.22
						INVOICE TOTAL:	1,086.67
						VENDOR TOTAL:	1,086.67
C0036	CONSTELLATION						
0018077114	10/02/14	01	W&S/0399050054ENRGY 9/2-9/29	50606511		10/21/14	146.42
		02	W&S/0399050054DLVRY 9/2-9/29	50606511			1,156.96
						INVOICE TOTAL:	1,303.38
0018339793	10/07/14	01	W&S/5222138020ENRGY 9/3-10/1	50606511		10/21/14	4,043.80
		02	W&S/5222138020DLVRY 9/3-10/1	50606511			2,894.23
						INVOICE TOTAL:	6,938.03
0018339794	10/07/14	01	W&S/0022092002ENRGY 9/5-10/1	50606511		10/21/14	165.14
		02	W&S/0022092002DLVRY 9/5-10/1	50606511			1,069.76
						INVOICE TOTAL:	1,234.90
						VENDOR TOTAL:	9,476.31
C0346	CORDOGAN CLARK & ASSOCIATES						
14749	10/10/14	01	ADM/PROFESSIONAL SRVCS SEPT 14	30506304		10/21/14	2,412.50
						INVOICE TOTAL:	2,412.50
						VENDOR TOTAL:	2,412.50
C0351	COFFMAN TRUCK SALES INC						
909674	10/09/14	01	S&P/REPAIR PARTS TRK 203	01536617		10/21/14	66.72
						INVOICE TOTAL:	66.72
						VENDOR TOTAL:	66.72
C0361	COM ED						

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C0361	COM ED						
100314M	10/03/14	01	SuP/0612101014 LIGHTS 9/3-10/2	01536511		10/21/14	3.43
						INVOICE TOTAL:	3.43
100314O	10/03/14	01	S&P/9369045017 LIGHTS 9/3-10/2	01536511		10/21/14	3.43
						INVOICE TOTAL:	3.43
100414L	10/04/14	01	S&P/0053059135 LIGHTS 8/20-9/1	01536511		10/21/14	133.03
						INVOICE TOTAL:	133.03
100914	10/09/14	01	S&P/208154034 DUGAN 9/10-10/9	01536309		10/21/14	700.52
						INVOICE TOTAL:	700.52
						VENDOR TOTAL:	840.41
C0362	COMMONWEALTH EDISON						
100114	10/01/14	01	W/0039152077 WH6 9/2-9/30	50606511		10/21/14	52.47
						INVOICE TOTAL:	52.47
100114A	10/01/14	01	S/0789114021 LS5 9/2-9/30	50656511		10/21/14	97.25
						INVOICE TOTAL:	97.25
100114C	10/01/14	01	S/1209054036 LS 6 9/2-9/30	50656511		10/21/14	51.79
						INVOICE TOTAL:	51.79
100114D	10/01/14	01	S/1311106047 LS 7 9/2-9/30	50656511		10/21/14	104.45
						INVOICE TOTAL:	104.45
100114E	10/01/14	01	W/1581052012 WH5 9/2-9/30	50606511		10/21/14	178.02
						INVOICE TOTAL:	178.02
100114F	10/01/14	01	W/1713098046 WH7 9/2-9/30	50606511		10/21/14	73.17
						INVOICE TOTAL:	73.17
100114G	10/01/14	01	W/2073094061 WH8 9/2-9/30	50606511		10/21/14	110.32
						INVOICE TOTAL:	110.32

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C0362	COMMONWEALTH EDISON						
100114H	10/01/14	01	W/2151031026 WH3 9/2-9/30	50606511		10/21/14	240.16
						INVOICE TOTAL:	240.16
100114I	10/01/14	01	S/2295116015 LS4 9/2-9/30	50656511		10/21/14	245.30
						INVOICE TOTAL:	245.30
100114J	10/01/14	01	W/2763123040 WH4 9/2-9/30	50606511		10/21/14	197.32
						INVOICE TOTAL:	197.32
100614B	10/06/14	01	S/1035032066 LS8 9/5-10/3	50656511		10/21/14	103.01
						INVOICE TOTAL:	103.01
100914K	10/09/14	01	S/9390162025 LS9 9/8-10/7	50656511		10/21/14	148.11
						INVOICE TOTAL:	148.11
						VENDOR TOTAL:	1,601.37
E0012	RANDALL ERICKSON						
2014 1013	10/13/14	01	CD/INSPECTIONS FROM 9/29-10/12	01556309		10/21/14	4,685.00
						INVOICE TOTAL:	4,685.00
						VENDOR TOTAL:	4,685.00
E0544	ENGINEERING ENTERPRISES, INC.						
55058	09/29/14	01	CD/BWT UNIT 1-6 SG0011	01556303		10/21/14	125.00
						INVOICE TOTAL:	125.00
55059	09/29/14	01	CD/HANNAFORD FARMS SG0330	01556303		10/21/14	232.50
						INVOICE TOTAL:	232.50
55060	09/29/14	01	CD/MEADOWRIDGE VILLAS SG0627	01556303		10/21/14	375.00
						INVOICE TOTAL:	375.00
55061	09/29/14	01	CD/PRAIRIE GLEN UNIT 1 SG0734	01556303		10/21/14	725.00
						INVOICE TOTAL:	725.00

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E0544	ENGINEERING ENTERPRISES, INC.						
55062	09/29/14	01	CD/AMERICAN HRTLND BK SG1209	01556303		10/21/14	2,001.75
						INVOICE TOTAL:	2,001.75
55063	09/29/14	01	CD/LOT 10 SG CTR (ACE)SG1312	01556303		10/21/14	1,367.00
						INVOICE TOTAL:	1,367.00
55064	09/29/14	01	S&P/SG DRAINAGE DIST1 SG1313	01536303		10/21/14	176.00
						INVOICE TOTAL:	176.00
55065	09/29/14	01	W&S/US HWY30 FOR IDOT SG1315	50716303		10/21/14	775.00
						INVOICE TOTAL:	775.00
55066	09/29/14	01	S&P/US30/DUGAN DRAINAGE SG1316	32536303		10/21/14	497.00
						INVOICE TOTAL:	497.00
55067	09/29/14	01	CD/PRAIRIEGLEN ORELEANS SG140	01556303		10/21/14	155.00
						INVOICE TOTAL:	155.00
55068	09/29/14	01	CD/SENIOR LIVING CTR SG1402	01556303		10/21/14	1,812.75
						INVOICE TOTAL:	1,812.75
55069	09/29/14	01	S&P/2014 MFG PRGM SG1407	35536303		10/21/14	9,397.33
						INVOICE TOTAL:	9,397.33
55070	09/29/14	01	S&P/DUGANRD/BUCKTAIL SG1411	35536303		10/21/14	787.50
						INVOICE TOTAL:	787.50
55071	09/29/14	01	CD/VOSG GENERAL SG1400	01556303		10/21/14	331.00
						INVOICE TOTAL:	331.00
55080	09/29/14	01	S&P/DUGAN RD LAFO SG1302	32536303		10/21/14	26,854.55
						INVOICE TOTAL:	26,854.55
						VENDOR TOTAL:	45,612.38
F0013	WRIGHT EXPRESS FSC						

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F0013	WRIGHT EXPRESS FSC						
38312102	09/30/14	01	POL/GASOLINE SPET 14	01516601		10/21/14	1,669.26
						INVOICE TOTAL:	1,669.26
38312150	09/30/14	01	S&P/GASOLINE SEPT 14	01536601		10/21/14	1,171.49
		02	BM/GASOLINE SEPT 14	01546601			534.44
						INVOICE TOTAL:	1,705.93
38319278	09/30/14	01	W&S/GASOLINE SEPT 14	50596601		10/21/14	2,599.25
		02	CD/GASOLINE SEPT 14	01556601			112.46
		03	FIN/GASOLINE SEPT 14 50%	01566601			21.28
		04	W&S/GASOLINE SEPT 14 50%	50506601			21.28
						INVOICE TOTAL:	2,754.27
						VENDOR TOTAL:	6,129.46
F0602	4 SEASONS LANDSCAPING PLUS, INC						
5528R	10/13/14	01	W&S/RESTORATION-ANNETTE CIRCLE	50596603		10/21/14	1,295.00
						INVOICE TOTAL:	1,295.00
						VENDOR TOTAL:	1,295.00
F0608	FOX METRO WATER RECLAMATION						
20141006	10/06/14	01	CD/WATER INSP SEPTEMBER	01556309		10/21/14	220.00
						INVOICE TOTAL:	220.00
						VENDOR TOTAL:	220.00
H0006	HARRIS COMPUTER SYSTEMS						
XT00004656	09/30/14	01	W&S/ICONNECT HOSTING SEPT 2014	50506307		10/21/14	213.67
						INVOICE TOTAL:	213.67
						VENDOR TOTAL:	213.67
H0827	HOME DEPOT CREDIT SERVICES						
8021464	09/08/14	01	S&P/CONCRETE SUPPLIES	01536603		10/21/14	140.45
						INVOICE TOTAL:	140.45
						VENDOR TOTAL:	140.45

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H8025 HOMEFIELD ENERGY							
103905814101	10/08/14	01	W&S/0309004108ENRGY 9/3-10/1	01536511		10/21/14	74.93
		02	W&S/0840058004ENRGY 9/3-10/1	01536511			1,775.56
		03	W&S/0840058004DLVRY 9/3-10/1	01536511			700.79
						INVOICE TOTAL:	2,551.28
						VENDOR TOTAL:	2,551.28
I0037 INTERSTATE BATTERY SYSTEM							
30071647	10/07/14	01	S&P/BATTERIES TRK 209	01536603		10/21/14	356.85
						INVOICE TOTAL:	356.85
						VENDOR TOTAL:	356.85
I0039 INFRASTRCTURE SOLUTIONS, INC.							
SG-140930	09/30/14	01	S&P/STORM SEWER REPAIR	01536405		10/21/14	2,700.00
		02	421 EDGEWATER LN	** COMMENT **			
						INVOICE TOTAL:	2,700.00
						VENDOR TOTAL:	2,700.00
I0957 ILLCO, INC.							
1269405	09/26/14	01	W&S/PLUMBING SUPPLIES WELL 10	50606603		10/21/14	948.94
						INVOICE TOTAL:	948.94
						VENDOR TOTAL:	948.94
I8026 IFPCA							
101714	10/17/14	01	BD/2014 ANNUAL MEMBERSHIP	01576518		10/21/14	375.00
						INVOICE TOTAL:	375.00
GRIFFIN	10/17/14	01	BD/CONF IN NAPERVILLE 11/7-9	01576518		10/21/14	410.00
						INVOICE TOTAL:	410.00
MARTINEZ	10/17/14	01	BD/CONF NAPERVILLE 11/7-9	01576518		10/21/14	460.00
						INVOICE TOTAL:	460.00
						VENDOR TOTAL:	1,245.00

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VILLAGE OF SUGAR GROVE
 DETAIL BOARD REPORT

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K0015	KANE COUNTY ANIMAL CONTROL						
09172014	09/17/14	01	PD/ANIMAL CONTROL 7/1-8/31	01516309		10/21/14	260.00
						INVOICE TOTAL:	260.00
						VENDOR TOTAL:	260.00
K0024	KO SUPPLY						
894	09/25/14	01	S&P/MALLET-INSECT TREATMENT	01546603		10/21/14	421.00
						INVOICE TOTAL:	421.00
						VENDOR TOTAL:	421.00
K1106	KANE COUNTY RECORDER						
SGRV091614	09/16/14	01	CD/DUGAN&GRANART DEED ESMT,PLA	01556309		10/21/14	236.00
						INVOICE TOTAL:	236.00
SGRV091914	09/19/14	01	CD/PRAIRIE GLEN - PLAT	01556309		10/21/14	70.00
						INVOICE TOTAL:	70.00
						VENDOR TOTAL:	306.00
K1122	KENDALL COUNTY CONCRETE INC						
107527	09/25/14	01	S&P/2 LOADS ASPHALT DUMPED	01536405		10/21/14	100.00
						INVOICE TOTAL:	100.00
						VENDOR TOTAL:	100.00
K1809	KRAMER TREE SPECIALISTS INC						
43111	10/02/14	01	S&P/TREAT PKWY TREE 900 SPRUCE	01536405		10/21/14	225.00
						INVOICE TOTAL:	225.00
						VENDOR TOTAL:	225.00
L0005	LAFARGE ELBURN LLC						
31817437	09/30/14	01	W&S/TORPEDO SAND	50596603		10/21/14	287.70
						INVOICE TOTAL:	287.70

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L0005	LAFARGE ELBURN LLC						
31831467	09/30/14	01	W&S/TORPEDO SAND	50596603		10/21/14	1,224.46
						INVOICE TOTAL:	1,224.46
						VENDOR TOTAL:	1,512.16
M0003	MCKIRGAN BROTHERS OIL CO.						
77852	09/15/14	01	W&S/DYED WINTER DIESEL	50596601		10/21/14	2,633.59
						INVOICE TOTAL:	2,633.59
						VENDOR TOTAL:	2,633.59
M0024	MCHENRY ANALYTICAL WATER						
1405172	10/03/14	01	W&S/WATER SAMPLES COLIFORM	50606311		10/21/14	209.00
						INVOICE TOTAL:	209.00
315644	10/02/14	01	W&S/WATER SMPLS RADIUM GROSS	50606311		10/21/14	680.00
		02	W&S/WATER SAMPLES IRON/FLRD	50606311			277.90
						INVOICE TOTAL:	957.90
						VENDOR TOTAL:	1,166.90
M1316	MID AMERICAN WATER						
095022A	09/22/14	01	W&S/BRASS F ITTINGS	50606603		10/21/14	4,358.40
						INVOICE TOTAL:	4,358.40
095031A	10/02/14	01	W&S/HYDRANT REPAIR PARTS	50606603		10/21/14	1,300.00
						INVOICE TOTAL:	1,300.00
107607A	09/25/14	01	W&S/MAINTENANCE SUPPLIES	50606603		10/21/14	1,025.00
						INVOICE TOTAL:	1,025.00
107793A	10/01/14	01	W&S/MAIN REPAIR CLAMPS	50606603		10/21/14	339.68
						INVOICE TOTAL:	339.68
						VENDOR TOTAL:	7,023.08

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N0011	NOTARY PUBLIC ASSOCIATION						
100314	10/03/14	01	FIN/NOTARY APPLICATION JM	01566208		10/21/14	49.00
						INVOICE TOTAL:	49.00
						VENDOR TOTAL:	49.00
N1415	NICOR GAS						
092914	09/29/14	01	W&S/96872934904 LS8 8/27-9/29	50656510		10/21/14	29.30
						INVOICE TOTAL:	29.30
						VENDOR TOTAL:	29.30
O1520	THE OFFICE WORKS						
238514I	10/01/14	01	FIN/FLAGS RUBBER BANDS	01566613		10/21/14	5.88
		02	W&S/FILE FOLDERS AND RUBBER BN	50506613			20.89
						INVOICE TOTAL:	26.77
						VENDOR TOTAL:	26.77
P0031	PROSHRED SECURITY						
100049526	10/03/14	01	ADM/SHREDDING SEPT 2014	01506309		10/21/14	12.50
		02	POL/SHREDDING SEPT 2014	01516309			12.50
		03	BRD/SHREDDING SEPT 2014	01576309			12.50
		04	FIN/SHREDDING SEPT 2014	01566309			12.50
		05	CD/SHREDDING SEPT 2014	01556309			5.00
						INVOICE TOTAL:	55.00
						VENDOR TOTAL:	55.00
R0001	RADCO COMMUNICATIONS, INC.						
80220	10/03/14	01	PD/SERVICE ON SQUADS 48&50	01516403		10/21/14	345.30
						INVOICE TOTAL:	345.30
						VENDOR TOTAL:	345.30
R0013	RAILROAD MGMT CO III, LLC						

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R0013	RAILROAD MGMT CO III, LLC						
312833	09/30/14	01	W&S/8' SEWER ENCROACH #300522	50656402		10/21/14	596.52
		02	1/16/15-1/15/16	** COMMENT **			
						INVOICE TOTAL:	596.52
						VENDOR TOTAL:	596.52
R1813	RICH'S AUTO SERVICE						
09112014	09/11/14	01	PD/OIL, FILTER, HEADLAMPSQ43/48	01516407		10/21/14	111.50
						INVOICE TOTAL:	111.50
09162014	09/16/14	01	PD/OIL, FILTER SQUAD41	01516407		10/21/14	40.70
						INVOICE TOTAL:	40.70
09232014	09/23/14	01	PD/BRAKE ROTERS PADS STRUTS 48	01516407		10/21/14	1,272.05
						INVOICE TOTAL:	1,272.05
09292014	09/29/14	01	PD/WHEEL ASSY SQUAD 41	01516407		10/21/14	337.60
						INVOICE TOTAL:	337.60
						VENDOR TOTAL:	1,761.85
R1891	RUSSO POWER EQUIPMENT						
2168068	10/07/14	01	W&S/TORO MOWER PARTS	50596612		10/21/14	542.32
						INVOICE TOTAL:	542.32
						VENDOR TOTAL:	542.32
R8107	PAT ROLLINS						
091014	09/10/14	01	IACP CONF 2014 REGISTRATION	01516208		10/21/14	350.00
						INVOICE TOTAL:	350.00
34790017US3	10/16/14	01	PD/AVIS RENTAL FOR IACP	01516208		10/21/14	290.08
						INVOICE TOTAL:	290.08
532196	06/18/14	01	PD/IACP CONF. HOTEL ROOM	01516208		10/21/14	598.80
						INVOICE TOTAL:	598.80
						VENDOR TOTAL:	1,238.88

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R8121	RUSH TRUCK CENTER OF ILLINOIS						
95421234	10/06/14	01	S&P/VEHICLE MAINT SUPPLIES	01536617		10/21/14	861.00
						INVOICE TOTAL:	861.00
						VENDOR TOTAL:	861.00
S0047	SMITH AMUNDSEN LLC						
452074	10/08/14	01	ADM/LEGAL SERVICES SEPT 14	01516301		10/21/14	1,260.00
						INVOICE TOTAL:	1,260.00
452075	10/08/14	01	POL/LEGAL SERVICES SEPT 2014	01516301		10/21/14	1,220.00
						INVOICE TOTAL:	1,220.00
						VENDOR TOTAL:	2,480.00
S0054	SOMONAUK WATER LAB, INC						
141049	10/01/14	01	W&S/WATER TESTING	50606311		10/21/14	138.00
						INVOICE TOTAL:	138.00
						VENDOR TOTAL:	138.00
T0001465	ANGELA SKAGGS						
20130317	10/03/14	01	CD/REF ESCRW FOR 689 GREENFIEL	01002359		10/21/14	3,000.00
						INVOICE TOTAL:	3,000.00
						VENDOR TOTAL:	3,000.00
T0001497	MELANIE TOPPMEYER						
0220000062-14	10/03/14	01	W&S/FNL W&S REF 256 MAPLE	50001210		10/21/14	103.25
						INVOICE TOTAL:	103.25
						VENDOR TOTAL:	103.25
T0001498	ALL STORM SOLUTIONS						
20141215	10/06/14	01	CD/REFUND DUP. ROOF PERMIT	01003310		10/21/14	65.00

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T0001498 ALL STORM SOLUTIONS							
20141215	10/06/14	02	786 MERRILL NEW RD		** COMMENT **	10/21/14	
						INVOICE TOTAL:	65.00
						VENDOR TOTAL:	65.00
T0001499 ABC ROOFING							
20140597	10/06/14	01	CD/REFUND DUP ROOF PERMIT	01003310		10/21/14	65.00
		02	819 QUEENS GATE CIR		** COMMENT **		
						INVOICE TOTAL:	65.00
						VENDOR TOTAL:	65.00
T0001500 JOHN PHILLIP							
100114	10/01/14	01	S&P/ 50/50 SIDEWALK REPLACEMEN	01536405		10/21/14	275.00
		02	132 MONNA		** COMMENT **		
						INVOICE TOTAL:	275.00
						VENDOR TOTAL:	275.00
T0001501 HOLTHAUS TRUCK SERVICE							
092414	09/24/14	01	S&P/REFUND FOR OVRWGHT PERMIT	01556603		10/21/14	50.00
						INVOICE TOTAL:	50.00
						VENDOR TOTAL:	50.00
T0001502 DUNN COMPANY							
19290654	09/26/14	01	W&S/HYDRANT REFUND SN 19290654	50003610		10/21/14	498.01
						INVOICE TOTAL:	498.01
						VENDOR TOTAL:	498.01
T0001503 CHAD DAMEWOOD							
1299692	10/08/14	01	W&S/HYDRANT REFUND SN1299692	50003610		10/21/14	903.15
						INVOICE TOTAL:	903.15
						VENDOR TOTAL:	903.15

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T0001504 PRESTBURY CITIZEN ASSOCIATON							
30055930	10/03/14	01	W&S/HYDRANT REFUND SN 3005593	50003610		10/21/14	148.50
						INVOICE TOTAL:	148.50
						VENDOR TOTAL:	148.50
T0001505 PAT ROLLINS							
10/24-28/14	10/17/14	01	PD/ICPA CONF MEALS PER DIEM	01516208		10/21/14	252.00
						INVOICE TOTAL:	252.00
						VENDOR TOTAL:	252.00
T0009 TERRA CARE ENTERPRISES INC.							
4442	10/05/14	01	CD/MOW 740 HEARTLAND DR 6/30	01556309		10/21/14	370.00
						INVOICE TOTAL:	370.00
						VENDOR TOTAL:	370.00
T0012 THIRD MILLENNIUM							
17407	09/30/14	01	W&S/PRINTING AND MAILING OCT14	50506309		10/21/14	790.72
						INVOICE TOTAL:	790.72
						VENDOR TOTAL:	790.72
V1610 VILLAGE OF SUGAR GROVE							
100314	10/09/14	01	CD/RECORD PLAT KCR 7/24/14	01556309		10/21/14	2.00
		02	W&S/KCWA-CL 8/21/14	50596208			20.00
		03	PD/KCCA-PR 8/21/14	01516208			15.00
		04	PD/FBI NATL ACAD MTG 8/19/14	01516208			75.00
		05	CD/RECORD PLAT - KCR 8/19/14	01556309			2.00
		06	BD/CHAMBER LUNCH-MJ 9/11/14	01576208			15.00
		07	CD/RECORD PLAT KCR	01556309			2.00
						INVOICE TOTAL:	131.00
						VENDOR TOTAL:	131.00
V2231 VERIZON WIRELESS							

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V2231	VERIZON WIRELESS						
9733269886	10/06/14	01	PD/642009991-00001 9/7-10/6	01516502		10/21/14	293.40
		02	S&P/642009991-00001 9/7-10/6	01536502			113.98
		03	BM/642009991-00001 9/7-10/6	01546502			35.98
		04	CD/642009991-00001 9/7-10/6	01556502			60.01
		05	FIN/642009991-00001 9/7-10/6	01566502			62.21
		06	BD/642009991-00001 9/7-10/6	01576502			60.01
		07	W&S/642009991-00001 9/7-10/6	50506502			0.53
		08	PW/642009991-00001 9/7-10/6	50596502			294.21
		09	PD MOBIL BROADBAND CARDS	01516502			380.10
						INVOICE TOTAL:	1,300.43
						VENDOR TOTAL:	1,300.43
V2232	VESCO REPROGRAPHIC						
37902	10/09/14	01	CD/TRACING PAPER	01556309		10/21/14	33.50
						INVOICE TOTAL:	33.50
R70868	10/09/14	01	CD/SCAN DRAFT LAND USE PLAN	01556309		10/21/14	10.00
						INVOICE TOTAL:	10.00
						VENDOR TOTAL:	43.50
W2306	WATER SOLUTIONS						
355866	09/26/14	01	W&S/WSU118	50606607		10/21/14	2,780.25
						INVOICE TOTAL:	2,780.25
						VENDOR TOTAL:	2,780.25
W2315	WASTE MANAGEMENT						
3393250-2011-5	10/01/14	01	REFUSE COLLECTION- SEPT 2014	57506513		10/21/14	64,926.57
						INVOICE TOTAL:	64,926.57
						VENDOR TOTAL:	64,926.57
Y2515	YORKVILLE NAPA AUTO PARTS						

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INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
Y2515	YORKVILLE NAPA AUTO PARTS						
085782	09/12/14	01	S&P/VEHICLE MAINT SUPPLIES	01536617		10/21/14	13.97
						INVOICE TOTAL:	13.97
086296	09/18/14	01	cd/vehicle maint supplies	01556407		10/21/14	155.76
						INVOICE TOTAL:	155.76
						VENDOR TOTAL:	169.73
						TOTAL ALL INVOICES:	185,412.55

**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: PAT CHAMBERLIN, FINANCE DIRECTOR
SUBJECT: MONTHLY TREASURER'S REPORT
AGENDA: OCTOBER 21, 2014 REGULAR BOARD MEETING
DATE: OCTOBER 16, 2014

ISSUE

Should the Village Board approve the September 2014 monthly Treasurer's report.

DISCUSSION

The Summarized Revenue & Expense Reports are attached (pages 1 – 8). At September 30, 2014 we are through 5 months of the year (41.7%).

The General Fund revenues and expenditures are at 61.9% and 35.1%, respectively. Revenues are higher than budget due to the receipt of property taxes; expenditures are lower than budget as many expenditures are attributable to the prior fiscal year, for which journal entries have already been made. The following expenditures have budget or actual amounts over \$5,000 and are higher than budget by 10% or more:

		<u>Budget</u>	<u>Actual</u>	<u>% Spent</u>	
01-50-6208	Training & Memberships	6,383	4,332	67.9%	A
01-51-6208	Training & Memberships	8,910	5,478	61.5%	B
01-51-6309	Other Professional Svc	10,503	5,685	54.2%	C
01-53-6303	Engineering	8,000	6,030	75.4%	D
01-53-6403	Repair, Maint, Svc-Equip.	3,697	14,873	402.3%	E
01-53-6405	Repair, Maint, Svc-ROW	42,624	24,808	58.2%	F
01-55-6101	Salaries – Part-Time	5,073	4,005	79.0%	G
01-55-6309	Other Professional Svc.	69,050	50,253	72.8%	H
01-56-6307	I.S. Services	5,827	6,236	107.0%	I
01-57-6307	I.S. Services	2,566	1,566	61.1%	J
01-57-6515	Public Relations	5,355	3,041	47.8%	K

A Adm – This is due the timing of conferences including the ICMA and International Crown. These are budgeted items and this account is expected to close the fiscal year within budget.

- B Pol – This is due to the timing of payments for membership renewals. This account will continue to be monitored.
- C Pol – This is due to the timing of budgeted purchases throughout the year. This account is not expected to be over budget.
- D Str – This is due to utility permits related to development projects within the Village of ROW. This account will continue to be monitored.
- E Str – This is due to the replacement of a salt spreader on a vehicle. This expenditure has an offset in revenues as a claim was filed with the Village's insurance carrier.
- F Str – This is due to landscaping and tree removals which are FY15 budgeted items. This account is not expected to exceed budget.
- G CD – This is attributed to the increase in the number of inspections completed by part-time personnel as well as additional administrative assistance required for permit processing. This account will continue to be monitored.
- H CD – This is attributed to the reimbursement of development fees as well as the increase in the number of inspections for which an offsetting revenue is collected.
- I Fin – This is due to a higher than expected increase for the Village's financial software maintenance agreement. This account will remain over budget for the fiscal year.
- J Bd – This is due to the annual maintenance agreement payment for the Village's Laserfiche system. This is a budgeted item.
- K Bd – This is due to the timing of the Fireworks donation for Corn Boil. This account is not expected to be over budget.

Please note that engineering invoices are paid approximately 2 months after services are provided. Thus, engineering service accounts in the General Fund, Infrastructure Fund, and Waterworks and Sewerage Fund will reflect a 2 month lag.

The General Capital Projects Fund revenues are at 50.4% and expenditures are at 521.4%. The expenditures are high due to the purchase of additional buildings as well as the interfund transfer of funds for the final payment of the Municipal and Galena project to the State of Illinois.

The Industrial TIF #1 Fund revenues are at 3.2% and expenditures are at 1.8%. Expenditures are low due to projects not starting yet this year.

The Industrial TIF #2 Fund expenditures are at 0.0%. The expenditures are low due to projects not starting yet this year.

The Infrastructure Capital Projects Fund revenues are at 42.6% and expenditures are 7.6%. Low expenditures are attributed to the Dugan Road construction having yet to commence.

The Debt Service Fund revenues are at 41.7% and the expenditures are at 12.6%.

The Waterworks and Sewerage Fund operating revenues and operating expenses are at 40.8% and 40.8%, respectively. The capital revenues and expenses are at 34.2% and 12.3%, respectively. The following expenses have budget or actual amounts over \$5,000 and are higher than budget by 10% or more:

		<u>Budget</u>	<u>Actual</u>	<u>% Spent</u>	
50-50-6307	I.S. Services	8,187	7,223	88.3%	L
50-50-8002	Debt – Principal	639,957	420,737	65.8%	M
50-60-6309	Other Professional Serv.	25,500	28,563	112.0%	N
50-60-6406	Repair, Maint, Serv-BLG	4,000	6,316	157.9%	O

- L Adm – This is due to a higher than expected increase for the Village’s financial software maintenance agreement. This account will remain over budget for the fiscal year.
- M Adm – This is high due to the timing of debt payments throughout the year and will not exceed budget.
- N Water Ops. – This is due to the unexpected repair of a water main. This account will continue to be over budget.
- O Water Ops. – This is routine maintenance at well houses. This account will continue to be monitored.

The Refuse Fund revenues and expenses are at 41.3% and 33.1%, respectively. The expenses are below expectations due to the timing of payments being made to Waste Management.

Staff projected and included 41 residential and 6 commercial, and 350 miscellaneous permits in the fiscal year 2014 – 2015 budget approved by the Village Board, which we will track throughout the fiscal year and report on. As of October 16, 2014, 23 of the residential, 6 of the commercial, and 1,419 miscellaneous permits have been issued. The following accounts will be included in each Treasurer’s Report to reflect the revenues from building activity:

		<u>Budget</u>	<u>Actual</u>	<u>% Earned</u>
01-00-3310	Building Permits	69,440	134,507	193.7%
01-00-3320	Cert of Occupancy Fees	4,500	3,000	66.7%
01-00-3330	Plan Review Fees	5,119	4,012	78.4%
01-00-3340	Reinspection Fees	3,051	3,355	109.9%
01-00-3740	Zoning and Filing Fees	8,000	3,300	41.3%
01-00-3760	Review and Dev. Fees	126,680	54,372	43.0%
30-00-3850	Improvement Donations	31,680	6,212	19.7%
30-00-3852	Life Safety-Police	2,330	1,900	81.6%
30-00-3853	Life Safety-Streets	2,330	1,900	81.6%
35-00-3855	Road Impact Fee	160,320	46,536	29.1%
50-00-3310	Meter Reinspections	618	495	80.1%
50-00-3670	Meter Sales	25,580	12,836	50.2%
50-01-3651	Water Tap-On Fees	92,402	44,159	47.8%

50-01-3652	Sewer Tap-On Fees	13,984	5,538	39.6%
50-01-3791	Fire Suppr Tap-On Fee	11,602	8,702	75.0%

COST

There are no direct costs associated with the monthly Treasurer's report.

RECOMMENDATION

That the Board approve the September 2014 monthly Treasurer's reports.

VILLAGE OF SUGAR GROVE
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: GENERAL FUND
 FOR 5 PERIODS ENDING SEPTEMBER 30, 2014

DEPARTMENT DESCRIPTION	SEPTEMBER BUDGET	SEPTEMBER ACTUAL	% VARI- ANCE	FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE

REVENUES						
REVENUES	397,903.63	924,496.08	132.3	4,774,844.00	2,951,487.46	(38.1)

TOTAL REVENUES	397,903.63	924,496.08	132.3	4,774,844.00	2,951,487.46	(38.1)
EXPENSES						
INFORMATION TECHNOLOGY	3,188.50	6,452.48	(102.3)	38,262.00	18,515.58	51.6
ADMINISTRATION	31,582.01	22,377.18	29.1	378,984.00	118,849.99	68.6
POLICE	189,956.51	149,295.19	21.4	2,279,478.00	862,422.88	62.1
PUBLIC WORKS- STREET DIVISION	84,532.89	58,444.85	30.8	1,014,395.00	284,897.73	71.9
BUILDING MAINTENANCE	13,888.64	11,833.34	14.7	166,664.00	54,042.59	67.5
COMMUNITY DEVELOPMENT	53,554.08	48,812.93	8.8	642,649.00	240,953.40	62.5
FINANCE	12,315.24	10,116.67	17.8	147,783.00	59,689.01	59.6
BOARD AND COMMISSIONS	7,059.92	3,864.48	45.2	84,719.00	25,762.94	69.5

TOTAL EXPENSES	396,077.79	311,197.12	21.4	4,752,934.00	1,665,134.12	64.9
TOTAL FUND REVENUES	397,903.63	924,496.08	132.3	4,774,844.00	2,951,487.46	(38.1)
TOTAL FUND EXPENSES	396,077.79	311,197.12	21.4	4,752,934.00	1,665,134.12	64.9
SURPLUS (DEFICIT)	1,825.84	613,298.96	3489.9	21,910.00	1,286,353.34	5771.0

VILLAGE OF SUGAR GROVE
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: GENERAL CAPITAL PROJECTS FUND
 FOR 5 PERIODS ENDING SEPTEMBER 30, 2014

DEPARTMENT DESCRIPTION	SEPTEMBER BUDGET	SEPTEMBER ACTUAL	% VARI- ANCE	FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
REVENUES						
REVENUES	26,839.92	20,098.26	(25.1)	322,079.00	162,279.33	(49.6)
TOTAL REVENUES	26,839.92	20,098.26	(25.1)	322,079.00	162,279.33	(49.6)
EXPENSES						
ADMINISTRATION	0.00	1,049.49	100.0	0.00	981,081.24	100.0
POLICE	9,081.42	9,081.42	0.0	108,977.00	45,407.10	58.3
PUBLIC WORKS STREETS	35,000.00	0.00	100.0	420,000.00	1,731,793.11	(312.3)
BUILDING MAINTENANCE	0.00	0.00	0.0	0.00	0.00	0.0
COMMUNITY DEVELOPMENT	0.00	0.00	0.0	0.00	0.00	0.0
FINANCE	0.00	0.00	0.0	0.00	0.00	0.0
TOTAL EXPENSES	44,081.42	10,130.91	77.0	528,977.00	2,758,281.45	(421.4)
TOTAL FUND REVENUES	26,839.92	20,098.26	(25.1)	322,079.00	162,279.33	(49.6)
TOTAL FUND EXPENSES	44,081.42	10,130.91	77.0	528,977.00	2,758,281.45	(421.4)
SURPLUS (DEFICIT)	(17,241.50)	9,967.35	(157.8)	(206,898.00)	(2,596,002.12)	1154.7

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VILLAGE OF SUGAR GROVE
 SUMMARIZED REVENUE & EXPENSE REPORT

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FOR FUND: INDUSTRIAL TIF #1 FUND
 FOR 5 PERIODS ENDING SEPTEMBER 30, 2014

DEPARTMENT DESCRIPTION	SEPTEMBER BUDGET	SEPTEMBER ACTUAL	% VARI- ANCE	FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
REVENUES						
REVENUES	44,465.67	3,393.36	(92.3)	533,588.00	16,883.07	(96.8)
TOTAL REVENUES	44,465.67	3,393.36	(92.3)	533,588.00	16,883.07	(96.8)
EXPENSES						
PUBLIC WORKS STREETS	65,858.34	12,923.94	80.3	790,300.00	14,211.70	98.2
COMMUNITY DEVELOPMENT	41.67	0.00	100.0	500.00	0.00	100.0
TOTAL EXPENSES	65,900.01	12,923.94	80.3	790,800.00	14,211.70	98.2
TOTAL FUND REVENUES	44,465.67	3,393.36	(92.3)	533,588.00	16,883.07	(96.8)
TOTAL FUND EXPENSES	65,900.01	12,923.94	80.3	790,800.00	14,211.70	98.2
SURPLUS (DEFICIT)	(21,434.34)	(9,530.58)	(55.5)	(257,212.00)	2,671.37	(101.0)

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VILLAGE OF SUGAR GROVE
 SUMMARIZED REVENUE & EXPENSE REPORT

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FOR FUND: INDUSTRIAL TIF #2 FUND
 FOR 5 PERIODS ENDING SEPTEMBER 30, 2014

DEPARTMENT DESCRIPTION	SEPTEMBER BUDGET	SEPTEMBER ACTUAL	% VARI- ANCE	FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
EXPENSES						
COMMUNITY DEVELOPMENT	41.67	0.00	100.0	500.00	0.00	100.0
TOTAL EXPENSES	41.67	0.00	100.0	500.00	0.00	100.0

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VILLAGE OF SUGAR GROVE
 SUMMARIZED REVENUE & EXPENSE REPORT

PAGE: 5
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FOR FUND: INFRASTRUCTURE CAP PROJ FUND
 FOR 5 PERIODS ENDING SEPTEMBER 30, 2014

DEPARTMENT DESCRIPTION	SEPTEMBER BUDGET	SEPTEMBER ACTUAL	% VARI- ANCE	FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
<hr/>						
REVENUES						
REVENUES	443,844.66	68,212.71	(84.6)	5,326,136.00	2,263,757.57	(57.4)
<hr/>						
TOTAL REVENUES	443,844.66	68,212.71	(84.6)	5,326,136.00	2,263,757.57	(57.4)
<hr/>						
EXPENSES						
MOTOR FUEL TAX	23,004.25	15,406.96	33.0	276,051.00	28,099.86	89.8
STREETS DIVISION	469,425.59	188,586.10	59.8	5,633,107.00	413,491.22	92.6
BUILDING & ZONING	0.00	0.00	0.0	0.00	4,757.50	100.0
<hr/>						
TOTAL EXPENSES	492,429.84	203,993.06	58.5	5,909,158.00	446,348.58	92.4
<hr/>						
TOTAL FUND REVENUES	443,844.66	68,212.71	(84.6)	5,326,136.00	2,263,757.57	(57.4)
TOTAL FUND EXPENSES	492,429.84	203,993.06	58.5	5,909,158.00	446,348.58	92.4
SURPLUS (DEFICIT)	(48,585.18)	(135,780.35)	179.4	(583,022.00)	1,817,408.99	(411.7)

VILLAGE OF SUGAR GROVE
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: DEBT SERVICE FUND						
FOR 5 PERIODS ENDING SEPTEMBER 30, 2014						
DEPARTMENT DESCRIPTION	SEPTEMBER BUDGET	SEPTEMBER ACTUAL	% VARI- ANCE	FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
REVENUES						
REVENUES	75,837.67	75,802.64	0.0	910,052.00	378,952.36	(58.3)
TOTAL REVENUES	75,837.67	75,802.64	0.0	910,052.00	378,952.36	(58.3)
EXPENSES						
ADMINISTRATION	75,738.17	0.00	100.0	908,858.00	114,291.25	87.4
TOTAL EXPENSES	75,738.17	0.00	100.0	908,858.00	114,291.25	87.4
TOTAL FUND REVENUES	75,837.67	75,802.64	0.0	910,052.00	378,952.36	(58.3)
TOTAL FUND EXPENSES	75,738.17	0.00	100.0	908,858.00	114,291.25	87.4
SURPLUS (DEFICIT)	99.50	75,802.64	6083.5	1,194.00	264,661.11	2065.9

VILLAGE OF SUGAR GROVE
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: WATERWORKS & SEWERAGE FUND
 FOR 5 PERIODS ENDING SEPTEMBER 30, 2014

DEPARTMENT DESCRIPTION	SEPTEMBER BUDGET	SEPTEMBER ACTUAL	% VARI- ANCE	FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
REVENUES						
OPERATING REVENUES	276,666.33	313,964.81	13.4	3,319,996.00	1,351,673.30	(59.2)
CAPITAL REVENUES	25,842.16	11,425.17	(55.7)	310,106.00	106,019.25	(65.8)
TOTAL REVENUES	302,508.49	325,389.98	7.5	3,630,102.00	1,457,692.55	(59.8)
EXPENSES						
INFORMATION TECHNOLOGY	2,513.16	6,327.67	(151.7)	30,158.00	16,266.14	46.0
ADMINISTRATION	139,270.99	173,864.83	(24.8)	1,671,252.00	779,196.92	53.3
PW ADMINISTRATION	71,193.09	60,599.20	14.8	854,317.00	294,695.06	65.5
WATER OPERATIONS	37,883.50	33,080.27	12.6	454,602.00	160,817.31	64.6
SEWER OPERATIONS	7,139.91	724.89	89.8	85,679.00	11,440.66	86.6
WATER CAPITAL	63,409.17	0.00	100.0	760,910.00	93,212.51	87.7
SEWER CAPITAL	0.00	0.00	0.0	0.00	0.00	0.0
TOTAL EXPENSES	321,409.82	274,596.86	14.5	3,856,918.00	1,355,628.60	64.8
TOTAL FUND REVENUES	302,508.49	325,389.98	7.5	3,630,102.00	1,457,692.55	(59.8)
TOTAL FUND EXPENSES	321,409.82	274,596.86	14.5	3,856,918.00	1,355,628.60	64.8
SURPLUS (DEFICIT)	(18,901.33)	50,793.12	(368.7)	(226,816.00)	102,063.95	(144.9)

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VILLAGE OF SUGAR GROVE
 SUMMARIZED REVENUE & EXPENSE REPORT

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FOR FUND: REFUSE FUND
 FOR 5 PERIODS ENDING SEPTEMBER 30, 2014

DEPARTMENT DESCRIPTION	SEPTEMBER BUDGET	SEPTEMBER ACTUAL	% VARI- ANCE	FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
REVENUES						
REVENUES	69,445.08	69,539.33	0.1	833,341.00	343,978.97	(58.7)
TOTAL REVENUES	69,445.08	69,539.33	0.1	833,341.00	343,978.97	(58.7)
EXPENSES						
ADMINISTRATION	67,815.83	67,884.61	(0.1)	813,790.00	268,616.96	66.9
TOTAL EXPENSES	67,815.83	67,884.61	(0.1)	813,790.00	268,616.96	66.9
TOTAL FUND REVENUES	69,445.08	69,539.33	0.1	833,341.00	343,978.97	(58.7)
TOTAL FUND EXPENSES	67,815.83	67,884.61	(0.1)	813,790.00	268,616.96	66.9
SURPLUS (DEFICIT)	1,629.25	1,654.72	1.5	19,551.00	75,362.01	285.4

**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: ORDINANCE: PROPOSING A BACK-UP SPECIAL SERVICE AREA NO. 18 FOR WIEDNER'S LEGACY RESUBDIVISION
AGENDA: OCTOBER 21, 2014 REGULAR VILLAGE BOARD MEETING
DATE: OCTOBER 17, 2014

ISSUE

Shall the Village Board approve an Ordinance proposing a back-up Special Service Area No. 18 for Wiedner's Legacy Resubdivision.

DISCUSSION

Wiedner's Legacy Resubdivision (this is the PIRHL senior apartment project) was approved with storm water management facilities located thereon and it is a requirement of the Kane County Storm Water Ordinance to establish a back-up SSA for future maintenance and repair of storm water management facilities located on the premises. In order to assure that the storm water management areas in the office park are maintained it is suggested that a back-up Special Service Area be established. The SSA No. 18 would essentially remain dormant until such time the property owners association failed to perform its function maintaining the operation storm water management areas specifically on Lot 2 in the subdivision.

[The Board previously held a public hearing and approved an Ordinance establishing SSA No. 18 on September 16, 2014 but it has been determined that procedure was flawed and we need to re-start the process to establish SSA No. 18].

COSTS

The cost to establish the SSA are limited to publication and Village Attorney fees.

ATTACHMENTS

1. Ordinance proposing SSA No. 18 for Wiedner's Legacy Resubdivision.

RECOMMENDATION

That the Village Board approve the Ordinance proposing establishing a back-up SSA No. 18 for Wiedner's Legacy Resubdivision.



**VILLAGE OF SUGAR GROVE
KANE COUNTY, ILLINOIS**

ORDINANCE NO. 2014-102114A

**An Ordinance Proposing the Establishment of a
Special Service Area No. 18 for
Wiedner's Legacy Resubdivision in
the Village of Sugar Grove, Illinois**

Adopted by the
Board of Trustees and President
of the Village of Sugar Grove
this 21st day of October, 2014.

Published in Pamphlet Form
by authority of the Board of Trustees
of the Village of Sugar Grove, Kane County,
Illinois, this 21st day of October, 2014.

ORDINANCE NO.2014-102114A

**AN ORDINANCE PROPOSING THE ESTABLISHMENT OF A
SPECIAL SERVICE AREA NO. 18 FOR
WIEDNER'S LEGACY SUBDIVISION IN
THE VILLAGE OF SUGAR GROVE, ILLINOIS**

BE IT ORDAINED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows;

WHEREAS, the Village of Sugar Grove is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.*; and,

WHEREAS, pursuant to the provisions of the 1970 Constitution of the State of Illinois (the "Constitution"), the Village of Sugar Grove, Kane County, Illinois (the "Village"), is authorized to create special service areas in and for the Village; and

WHEREAS, special service areas are established by non-home rule units pursuant to Section 7(6) of Article VII of the Constitution, which provides that;

Municipalities...which are not home rule units shall have...powers...to levy or impose additional taxes upon areas within their boundaries in the manner provided by law for the provision of special services to those areas and for the payment of debt incurred in order to provide those special services;

and are established "in the manner provided by law" pursuant to the provisions of "AN ACT to provide the manner of levying or imposing taxes for the provision of special services to areas within the boundaries of home rule units and non-home rule municipalities and counties," approved September 21, 1973, as amended, and pursuant to the Revenue Act of 1939 of the State of Illinois, as amended; and

WHEREAS, it is in the public interest that the establishment of the area hereinafter described as a special service area for the purposes set forth herein and to be designated as the Wiedner's Legacy Resubdivision Lots 1-3 Special Service Area Number 18, of the Village (the "Area"), be considered; and

WHEREAS, the Area is compact and contiguous, totally within the corporate limits of the Village; and

WHEREAS, the Area will benefit specially from the municipal services to be provided by the Village (the "Services"), and the Services are unique and in addition to the services provided to the Village as a whole, and it is, therefore, in the best interests of the Village that the establishment of the area be considered; and

WHEREAS, it is in the public interest that the levy of a direct annual *ad valorem* tax upon all taxable property within the Area be considered for the purpose of paying the cost of providing the Services; and

WHEREAS, the revenue from such tax shall be used solely and only for Services for which the Village is authorized under the provisions of the Illinois Municipal Code, as amended, to levy taxes or

special assessments or to appropriate the funds of the Village, all of the Services to be in and for the Area and all of the necessary construction and maintenance to be on property now owned or to be acquired by the Village, or property in which the Village will obtain an interest sufficient for the provision of the services; and

WHEREAS, a public hearing is being held at 6:00 p.m., on the 20th day of January, 2015 in the Municipal Building, 10 Municipal Drive, Sugar Grove, Illinois (the “Hearing”), to consider the establishment of the Area for the purpose of providing the Services and the levy of an additional direct annual *ad valorem* tax for the purpose of paying the cost thereof, all as described in the Notice of Public Hearing set forth in Section Two hereof (the “Notice”); and

WHEREAS, the Notice has been given by publication and mailing. Notice by publication was given by publication on a date, such date being not less than 15 days prior to the Hearing, in a newspaper of general circulation within the Village, there being no newspaper published therein. Notice by mailing was given by depositing the Notice in the United States Mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the Area. The Notice was mailed not less than 10 days prior to the time set for the Hearing. In the event taxes for the last preceding year not paid, the Notice was sent to the person last listed on the tax rolls prior to that year as the owner of said property; and

WHEREAS, it is proposed that the Board repeal Ordinance No. 2014-091614B, passed on September 16, 2014, purporting to establish the special service area in question.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

SECTION ONE: INCORPORATION OF PREAMBLES

The preambles of this ordinance are hereby incorporated into this text as if set out herein in full.

SECTION TWO: NOTICE

The President and Board of Trustees determine that the Notice is in the proper statutory form as set forth as follows:

**WIEDNER’S LEGACY RESUBDIVISION SPECIAL SERVICE AREA
NOTICE OF HEARING
VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS
SPECIAL SERVICE AREA NO. 18**

NOTICE IS HEREBY GIVEN that on the 20th day of January, 2015, at 6:00 p.m., in the Municipal Building, 10 Municipal Drive, Sugar Grove, Illinois, a hearing will be held by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, to consider the establishment of a Special Service Area consisting of the following described territory:

THAT PART OF THE WEST HALF OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 193 OF WINDSOR WEST UNIT 2, THENCE SOUTH 00 DEGREES 15 MINUTES 31 SECONDS EAST, 221.77 FEET TO THE NORTH LINE OF GALENA BOULEVARD;

THENCE SOUTH 88 DEGREES 31 MINUTES 39 SECONDS WEST ALONG SAID NORTH LINE, 540.00 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 19 SECONDS WEST ALONG SAID NORTH LINE, 1443.92 FEET; THENCE NORTH 45 DEGREES 24 MINUTES 41 SECONDS WEST ALONG SAID NORTH LINE, 70.71 FEET TO THE EAST LINE OF MUNICIPAL DRIVE; THENCE NORTH 00 DEGREES 24 MINUTES 41 SECONDS WEST ALONG SAID EAST LINE, 164.77 FEET; THENCE NORTHWESTERLY ALONG SAID EAST LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 800.00 FEET CONCAVE TO THE SOUTHWEST, THE CHORD OF WHICH BEARS NORTH 07 DEGREES 02 MINUTES 31 SECONDS WEST, 184.70 FEET; THENCE NORTH 89 DEGREES 07 MINUTES 22 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 193, 2059.67 FEET TO THE NORTHEAST CORNER OF SAID LOT 193; THENCE SOUTH 00 DEGREES 05 MINUTES 42 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 193, 423.57 FEET TO THE POINT OF BEGINNING IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

The approximate location is: on the north side of Galena Boulevard approximately 438 feet west of Division Drive.

The permanent index numbers (PINs) for each parcel located within the proposed area are:

14-16-153-010 14-16-179-008 14-16-300-010 14-16-300-011

All interested persons, including all persons owning taxable real property located within the Special Service Area, will be given an opportunity to be heard at the hearing regarding 1) the tax levy and an opportunity to file objections to the amount of the levy, 2) formation of the boundaries of the Area and may object to the formation of the Area and 3) the levy of taxes affecting said Area.

The purpose of the formation of Special Service Area No. 18 in general is to provide for the maintenance, preservation, and upkeep of certain wetlands located in Lot 2 of Wiedner's Legacy Resubdivision, in the event the applicable Homeowner's Association fails to do so, and the proposed municipal services are unique and are in addition to the improvements provided and/or maintained by the Village generally.

At the hearing, all persons affected will be given an opportunity to be heard. At the hearing, there will be considered the levy of an annual tax of not to exceed an annual rate of one-hundred and ten one-hundredths percent (1.1%, being 110¢ per \$100) of the equalized assessed value of the property in the proposed Special Service Area No. 18, said tax to be levied for an indefinite period of time from and after the date of the Ordinance establishing said Area. Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code. Notwithstanding the foregoing, taxes shall not be levied hereunder and said Area shall be "dormant", and shall take effect only if the applicable required owners association or property owner fails to maintain, repair or replace the aforesaid required items and the Village chooses to assume some or all of said responsibilities. The hearing may be adjourned by the President and Board of Trustees to another date without further notice other than a motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment.

If a petition signed by at least fifty-one percent (51%) of the electors residing within the proposed Special Service Area No. 18 and by at least fifty-one (51%) of the owners of record of the land included

within the boundaries of the proposed Area is filed with the Village Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the establishment of the Area, the enlargement thereof, or the levy or imposition of a tax for the provision of special services to the Area, no such Area may be established or enlarged, or tax levied or imposed.

Dated: this 22nd day of December, 2014.

Steven A. Andersson, Village Attorney
for the Village of Sugar Grove

SECTION THREE: MISCELLANEOUS

The Village agrees to produce or file such forms, statements, proceedings and supporting documents as may be required and in a timely manner in order to establish the Area and levy the taxes and, if deemed necessary or advisable by its officers, to employ and pay fiscal agents, financial advisors, attorneys and other persons to assist the Village in these endeavors.

SECTION FOUR: EFFECTIVE DATE

This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Illinois, this 21st day of October, 2014.

P. Sean Michels,
President of the Board of Trustees of the Village of Sugar Grove

ATTEST:

Cindy L. Galbreath,
Clerk of the Village of Sugar Grove

	Aye	Nay	Absent	Abstain
Trustee Robert Bohler	___	___	___	___
Trustee Mari Johnson	___	___	___	___
Trustee Kevin Geary	___	___	___	___
Trustee Rick Montalto	___	___	___	___
Trustee Sean Herron	___	___	___	___
Trustee David Paluch	___	___	___	___
Village President P. Sean Michels	___	___	___	___



**VILLAGE OF SUGAR GROVE
KANE COUNTY, ILLINOIS**

ORDINANCE NO. 2014-1021B

**An Ordinance Proposing the Establishment of a
Special Service Area No. 19 for
Prairie Glen (Commercial) in
the Village of Sugar Grove, Illinois**

Adopted by the
Board of Trustees and President
of the Village of Sugar Grove
this 21st day of October, 2014.

Published in Pamphlet Form
by authority of the Board of Trustees
of the Village of Sugar Grove, Kane County,
Illinois, this 21st day of October, 2014.

ORDINANCE NO. 2014-1021B

**AN ORDINANCE PROPOSING THE ESTABLISHMENT OF A
SPECIAL SERVICE AREA NO. 19 FOR
PRAIRIE GLEN (COMMERCIAL) IN
THE VILLAGE OF SUGAR GROVE, ILLINOIS**

BE IT ORDAINED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows;

WHEREAS, the Village of Sugar Grove is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.*; and,

WHEREAS, pursuant to the provisions of the 1970 Constitution of the State of Illinois (the “Constitution”), the Village of Sugar Grove, Kane County, Illinois (the “Village”), is authorized to create special service areas in and for the Village; and

WHEREAS, special service areas are established by non-home rule units pursuant to Section 7(6) of Article VII of the Constitution, which provides that;

Municipalities...which are not home rule units shall have...powers...to levy or impose additional taxes upon areas within their boundaries in the manner provided by law for the provision of special services to those areas and for the payment of debt incurred in order to provide those special services;

and are established “in the manner provided by law” pursuant to the provisions of “AN ACT to provide the manner of levying or imposing taxes for the provision of special services to areas within the boundaries of home rule units and non-home rule municipalities and counties,” approved September 21, 1973, as amended, and pursuant to the Revenue Act of 1939 of the State of Illinois, as amended; and

WHEREAS, it is in the public interest that the establishment of the area hereinafter described as a special service area for the purposes set forth herein and to be designated as the Prairie Glen Special Service Area Number 19, of the Village (the “Area”), be considered; and

WHEREAS, the Area is compact and contiguous, totally within the corporate limits of the Village; and

WHEREAS, the Area will benefit specially from the municipal services to be provided by the Village (the “Services”), and the Services are unique and in addition to the services provided to the Village as a whole, and it is, therefore, in the best interests of the Village that the establishment of the area be considered; and

WHEREAS, it is in the public interest that the levy of a direct annual *ad valorem* tax upon all taxable property within the Area be considered for the purpose of paying the cost of providing the Services; and

WHEREAS, the revenue from such tax shall be used solely and only for Services for which the Village is authorized under the provisions of the Illinois Municipal Code, as amended, to levy taxes or

special assessments or to appropriate the funds of the Village, all of the Services to be in and for the Area and all of the necessary construction and maintenance to be on property now owned or to be acquired by the Village, or property in which the Village will obtain an interest sufficient for the provision of the services; and

WHEREAS, a public hearing is being held at 6:00 p.m., on the 20th day of January, 2015, in the Municipal Building, 10 Municipal Drive, Sugar Grove, Illinois (the "Hearing"), to consider the establishment of the Area for the purpose of providing the Services and the levy of an additional direct annual *ad valorem* tax for the purpose of paying the cost thereof, all as described in the Notice of Public Hearing set forth in Section Two hereof (the "Notice"); and

WHEREAS, the Notice has been given by publication and mailing. Notice by publication was given by publication on a date, such date being not less than 15 days prior to the Hearing, in a newspaper of general circulation within the Village, there being no newspaper published therein. Notice by mailing was given by depositing the Notice in the United States Mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the Area. The Notice was mailed not less than 10 days prior to the time set for the Hearing. In the event taxes for the last preceding year not paid, the Notice was sent to the person last listed on the tax rolls prior to that year as the owner of said property; and

WHEREAS, it is proposed that the Board repeal Ordinance No. 2014-0916C, passed on September 16, 2014, purporting to establish the special service area in question.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

SECTION ONE: INCORPORATION OF PREAMBLES

The preambles of this ordinance are hereby incorporated into this text as if set out herein in full.

SECTION TWO: NOTICE

The President and Board of Trustees determine that the Notice is in the proper statutory form as set forth as follows:

**PRAIRIE GLEN SPECIAL SERVICE AREA
NOTICE OF HEARING
VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS
SPECIAL SERVICE AREA NO. 19**

NOTICE IS HEREBY GIVEN that on the 20th day of January, 2015, at 6:00 p.m., in the Municipal Building, 10 Municipal Drive, Sugar Grove, Illinois, a hearing will be held by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, to consider the establishment of a Special Service Area consisting of the following described territory:

LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4, 5, AND 6 OF PRAIRIE GLEN OFFICE PARK, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

The approximate location is: The southeast corner of Bastain Drive and Municipal Drive.

The permanent index numbers (PINs) for each parcel located within the proposed area are:

14-20-248-001	14-20-248-002	14-20-248-003	14-20-248-004
14-20-248-005	14-20-248-006		

All interested persons, including all persons owning taxable real property located within the Special Service Area, will be given an opportunity to be heard at the hearing regarding 1) the tax levy and an opportunity to file objections to the amount of the levy, 2) formation of the boundaries of the Area and may object to the formation of the Area and 3) the levy of taxes affecting said Area.

The purpose of the formation of Special Service Area No. 19 in general is to provide for the common area maintenance, preservation, and upkeep of the Area, in the event a future owner or owners of said Area fails to do so, and the proposed municipal services are unique and are in addition to the improvements provided and/or maintained by the Village generally.

At the hearing, all persons affected will be given an opportunity to be heard. At the hearing, there will be considered the levy of an annual tax of not to exceed an annual rate of one-hundred and ten one-hundredths percent (1.1%, being 110¢ per \$100) of the equalized assessed value of the property in the proposed Special Service Area No. 19, said tax to be levied for an indefinite period of time from and after the date of the Ordinance establishing said Area. Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code. Notwithstanding the foregoing, taxes shall not be levied hereunder and said Area shall be “dormant”, and shall take effect only if the applicable required owners association or property owner fails to maintain, repair or replace the aforesaid required items and the Village chooses to assume some or all of said responsibilities. The hearing may be adjourned by the President and Board of Trustees to another date without further notice other than a motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment.

If a petition signed by at least fifty-one percent (51%) of the electors residing within the proposed Special Service Area No. 19 and by at least fifty-one (51%) of the owners of record of the land included within the boundaries of the proposed Area is filed with the Village Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the establishment of the Area, the enlargement thereof, or the levy or imposition of a tax for the provision of special services to the Area, no such Area may be established or enlarged, or tax levied or imposed.

Dated: this 22nd day of December, 2014.

Steven A. Andersson, Village Attorney
for the Village of Sugar Grove

SECTION THREE: MISCELLANEOUS

The Village agrees to produce or file such forms, statements, proceedings and supporting documents as may be required and in a timely manner in order to establish the Area and levy the taxes and, if deemed necessary or advisable by its officers, to employ and pay fiscal agents, financial advisors, attorneys and other persons to assist the Village in these endeavors.

SECTION FOUR: EFFECTIVE DATE

This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Illinois, this 21st day of October, 2014.

P. Sean Michels,
President of the Board of Trustees of the Village of Sugar Grove

ATTEST:

Cynthia L. Galbreath, Clerk of the Village of Sugar Grove

	Aye	Nay	Absent	Abstain
Trustee Robert Bohler	___	___	___	___
Trustee Mari Johnson	___	___	___	___
Trustee Kevin Geary	___	___	___	___
Trustee Rick Montalto	___	___	___	___
Trustee Sean Herron	___	___	___	___
Trustee David Paluch	___	___	___	___
Village President P. Sean Michels	___	___	___	___

**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: ORDINANCE: PROPOSING ESTABLISHING A BACK-UP SPECIAL SERVICE AREA NO. 19 FOR PRAIRIE GLEN OFFICE PARK
AGENDA: OCTOBER 21, 2014 REGULAR VILLAGE BOARD MEETING
DATE: OCTOBER 17, 2014

ISSUE

Shall the Village Board approve an Ordinance proposing establishing a back-up Special Service Area No. 19 for Prairie Glen Office Park Subdivision.

DISCUSSION

The Prairie Glen Office Park was approved as a unified development under common ownership but certain property owner association documents were not established. ("Prairie Glen Office Park Subdivision" is the recorded name of the property the Village recently purchased at 140-160 S. Municipal Drive). In order to assure that the common areas in the office park are maintained it is suggested that a back-up Special Service Area be established. Common area maintenance would include cutting and trimming landscaping and lawn areas and patching or resurfacing the parking lot, among other things. The SSA No. 19 would essentially remain dormant until such time the property owners association failed to perform its function maintaining the common areas in the subdivision.

[The Board previously held a public hearing and approved an Ordinance establishing SSA No. 19 on September 16, 2014 but it has been determined that procedure was flawed and we need to re-start the process to establish SSA No. 19].

COSTS

The cost to establish the SSA are limited to publication and Village Attorney fees.

ATTACHMENTS

1. Ordinance proposing establishing a back-up SSA No. 19 for Prairie Glen Office Park.

RECOMMENDATION

That the Village Board approve an Ordinance proposing establishing a back-up SSA No. 19 for Prairie Glen Office Park.

**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR
MIKE FERENCAK, VILLAGE PLANNER
SUBJECT: DISCUSSION: REQUESTS FOR MAJOR PUD AMENDMENT, FINAL PUD, REZONING, AND PRELIMINARY / FINAL PLAT TO DEVELOP AN ASSISTED LIVING / MEMORY CARE FACILITY AT THE SOUTHWEST CORNER OF PARK AVENUE AND DIVISION DRIVE
AGENDA: OCTOBER 21, 2014 COMMITTEE OF THE WHOLE MEETING
DATE: OCTOBER 17, 2014

ISSUE

Should the Village Board consider requests for:

- Major PUD Amendment for changes to The Landings PUD for lots, uses, and deviations and Final PUD for development of an assisted living / memory care facility on the subject property
- Rezoning the subject property to SR Senior Residential District PUD from B-3 Regional Business District PUD
- Preliminary / Final Plat for Prairie Pointe Assisted Living Resubdivision, a resubdivision of the subject property

DISCUSSION

The applicant, Prairie Pointe Partners, LLC, would like to construct a 54-unit assisted living / 17-unit memory care, 3-story facility on land at the southwest corner of Park Avenue and Division Drive (Lots 6 and 7 of The Landings Resubdivision).

A Major PUD Amendment is requested to add the proposed use to the list of permitted uses in The Landings PUD and to allow the reconfiguration of lots within the PUD. A Major PUD Amendment and Final PUD is also requested to approve the final plans for the site, including ten (10) deviations from the zoning and / or PUD.

A Rezoning is requested to place the site in the recently created SR Senior Residential District. A Preliminary / Final Plat is requested to combine the two existing lots into a new

Lot 1 of Prairie Pointe Assisted Living Resubdivision so the building can be on one lot. The proposed rezoning to SR Senior Residential District is not consistent with the Comprehensive Plan Land Use Plan designation of Corridor Commercial. However, the proposed use is identified in the text of the Comprehensive Plan where it states "...Both senior housing and assisted living facilities should be provided in convenient locations to accommodate the needs of senior citizens within Sugar Grove."

REQUEST

The specific requests are as follows:

1. Major PUD (Planned Unit Development) Amendment for changes to the plans, including lots, uses, and various deviations, pursuant to The Landings PUD Ordinances 2007-0403B, 2008-0401C, and 2010-0907, The Landings Plat Resolution 2007—0918A, and Section 11-11-6-D of the Sugar Grove Zoning Ordinance.
2. Final PUD for development of Lot 1 (2.296 acres) of the proposed resubdivision as an assisted living / memory care facility, pursuant to The Landings PUD Ordinances 2007-0403B, 2008-0401C, and 2010-0907, The Landings Plat Resolution 2007—0918A, and Section 11-11-6-D of the Sugar Grove Zoning Ordinance.
3. Rezoning the property from B-3 Regional Business District to SR Senior Residential District, pursuant to Section 11-13-11 of the Sugar Grove Zoning Ordinance.
4. Preliminary and Final Plat to create Prairie Pointe Assisted Living Resubdivision, a proposed 2.296 acre, one lot subdivision, from two existing lots (The Landings Resubdivision Lots 6 and 7), pursuant to Section 12-4-3 and 12-4-5 of the Sugar Grove Subdivision Ordinance.

A public hearing was held on the requests at the October 15, 2014 Planning Commission meeting. There was no objectors were present. The Planning Commission recommended approval of all requests with conditions (please refer to the attached staff report and memo).

The plans attached are the same plans reviewed by planning staff and the Planning Commission. The Village Engineer is expected to complete its review prior to final action by the Village Board.

Following are the primary deviations requested. The first five deviations can be attributed to the large proposed building size relative to the lot size while the sixth is required due to the existing preserved trees at the west property line that will ultimately be preserved or mitigated in that area and the usual required buffer landscaping is not necessary. Staff supports the requested deviations.

- An increase of 2.74 feet in the maximum building height requirement from a maximum of three (3) stories or 35 feet, whichever is lower, to 37.74 feet provided.
- A reduction of 44.9 feet in the minimum corner side (north) building setback requirement from a minimum of 75 feet to 30.1 feet provided. The building extends
- A reduction of seven (7) parking spaces from the minimum parking requirement from a minimum of 49 parking spaces to 42 parking spaces provided
- A reduction of 18.7 feet in the minimum front (east) pavement setback requirement from a minimum of 45 feet to 26.3 feet provided
- A reduction of 14.5 feet in the minimum rear (west) pavement setback requirement from a minimum of 30 feet to 15.5 feet provided
- A reduction of five (5) shade trees, three (3) evergreen trees, and 25 shrubs in the rear (west) yard landscape requirement from five (5) shade trees, three (3) evergreen trees, and 25 shrubs to zero (0) shade trees, zero (0) evergreen trees, and zero (0) shrubs provided

The other four (4) deviations requested (not listed above) can be attributed to the rezoning to SR Senior Residential District. In the B-3 District they would not be of concern.

The attached architectural elevations were revised to increase the amount of masonry and other information provided by the architect regarding the percentage of building materials; thus, no deviations are necessary for the primary and secondary building material requirements.

ATTACHMENTS

The following items are attached for your information:

1. Staff Report to the October 15, 2014 Plan Commission
2. Staff's Recommendation Memo for the Plan Commission dated October 15, 2014
3. Site development plans consisting of:
 - Architectural Site / Floor / Elevation Plans last revised October 8, 2014
 - Ground Sign Elevation Plan dated June 25, 2014
 - Trash Enclosure Elevation Plan dated June 25, 2014
 - Landscape Plan dated March 10, 2014, last revised October 8, 2014
 - Photometric Plan dated May 28, 2014
 - Site / Engineering Plan set last revised October 8, 2014
 - Preliminary / Final Plat last revised October 8, 2014

COSTS

All costs associated with the review of this proposal will be paid for by the applicant.

RECOMMENDATION

That the Board discuss the Major PUD Amendment, Final PUD, Rezoning, and Preliminary / Final Plat requests and provide feedback to staff in preparation for a vote at the November 4, 2014 regular meeting.



GLEASON ARCHITECTS, P.C.
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 E-mail: thdgleason@gleasonarchitectpc.com

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ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
△ Zoning	6/25/2014
△ Option	9/22/2014
△ Zoning	10/9/2014

Property Statistics

Site Area 99,999 sf (2.3 ac)
 Ldt Coverage 27% (27,081 sf)
 Building 34,328 (34,328 sf)
 Pavement 5,225 (5,225 sf)
 Sitework 6,228 (6,228 sf)
 Total 60,228 (60,200 sf)

Building Area 74,191 sf 3 stories

Unit Mix

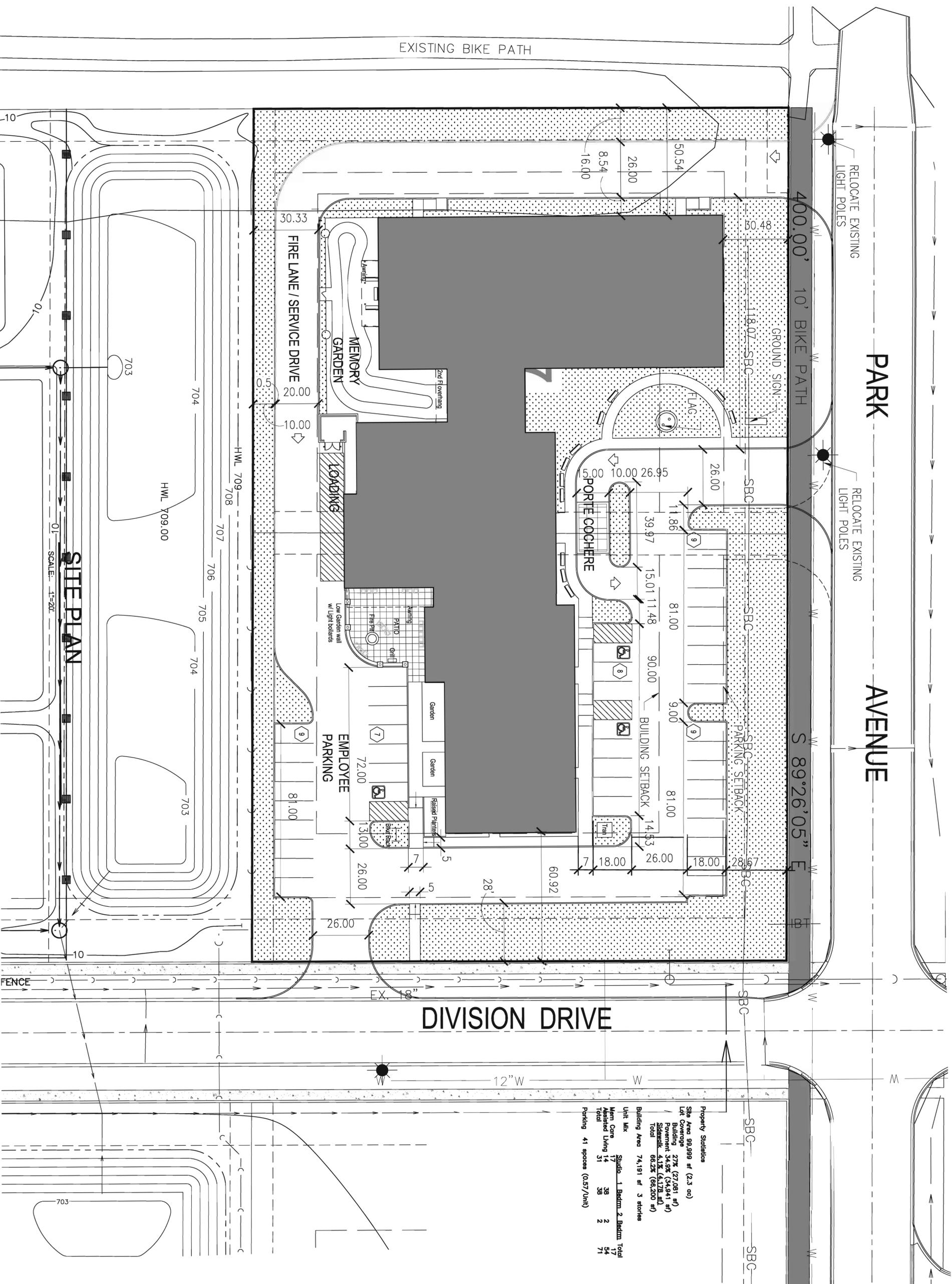
Unit Mix	Studio	1 Bedroom	2 Bedroom	Total
Mem Care	14	38	2	54
Assisted Living	31	38	2	71
Parking	41 spaces (0.57/Unit)			

PROJECT: **Prairie Pointe Assisted Living**
 Park Ave & Division Dr
 Sugar Grove, IL
 CLIENT:

JOB NO. 13-073
 DATE 3/10/14
 FILE XXXXX
 PLOT SCALE 1/4"
 OWNER APPROVAL

Signature _____
 Title _____
 SHEET TITLE
 Site Plan

SHEET NUMBER
A1



SITE PLAN

SCALE: 1"=20'



GLEASON
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ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
1 Zoning	6/25/2014
2 Option	9/22/2014
3 Zoning	10/8/2014

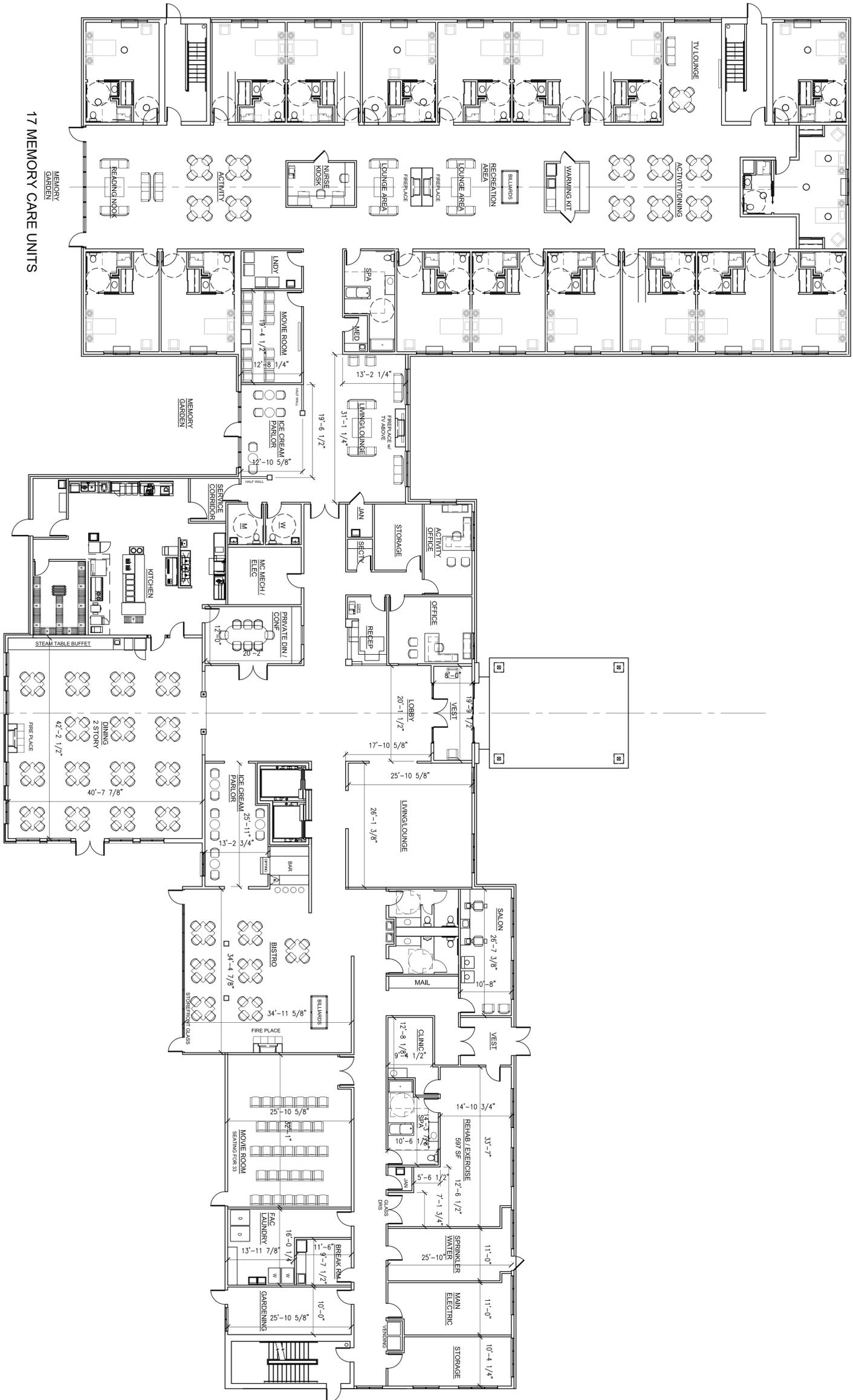
PROJECT:
Prairie Pointe Assisted Living
Park Ave & Division Dr
Sugar Grove, IL

CLIENT:

JOB NO. 13-073
DATE 3/7/14
FILE 26-000X
PLOT SCALE 1/8"
OWNER APPROVAL

Sheetwork
Title
SHEET TITLE
First Floor Plan

SHEET NUMBER
A2



17 MEMORY CARE UNITS

FIRST FLOOR PLAN

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



GLEASON ARCHITECTS, P.C.

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ISSUED DATE

FOR APPROVAL

FOR PERMIT

FOR BID

FOR CONST.

REVISIONS	DATE
1 Zoning	6/25/2014
2 Option	9/22/2014
3 Zoning	10/8/2014

PROJECT:
Prairie Pointe Assisted Living
Park Ave & Division Dr
Sugar Grove, IL

CLIENT:

JOB NO. 13-073
DATE 3/7/14
FILE 26-000X
PLOT SCALE 1/4"
OWNER APPROVAL

Signature _____
Title _____

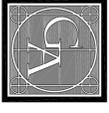
SHEET TITLE
Second Floor Plan

SHEET NUMBER
A3



SECOND FLOOR PLAN

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



GLEASON ARCHITECTS, P.C.

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ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
△ Zoning	6/25/2014
△ Option	9/22/2014
△ Zoning	10/8/2014

PROJECT:
Prairie Pointe Assisted Living
Park Ave & Division Dr
Sugar Grove, IL

CLIENT:

JOB NO. 13-073
DATE 3/09/14
FILE 263000X
PLOT SCALE: 1/8"
OWNER APPROVAL

SHEET TITLE
Third Floor Plan

SHEET NUMBER
A4



THIRD FLOOR PLAN

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



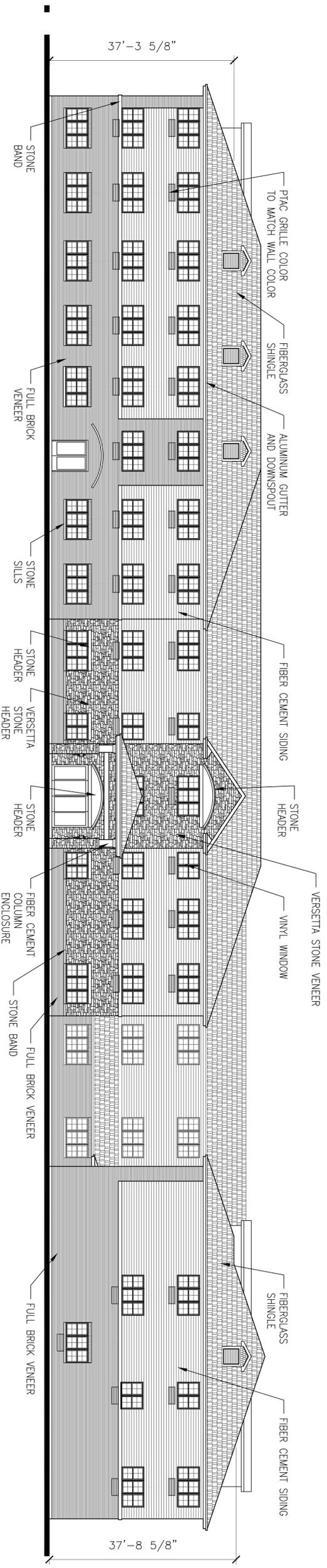
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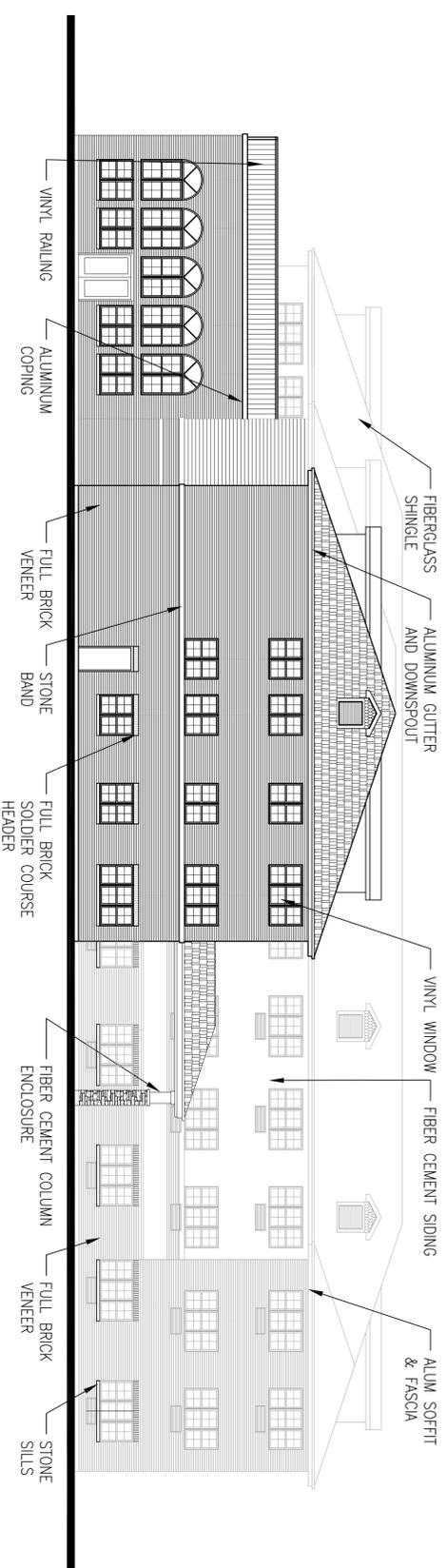
ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
△ Ceiling	6/25/2014
△ Option	9/22/2014
△ Zoning	10/8/2014



NORTH ELEVATION

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



EAST ELEVATION

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

PROJECT:
Prairie Pointe Assisted Living
Park Ave & Division Dr
Sugar Grove, IL

CLIENT:

JOB NO. 13-073
DATE 3/7/14
FILE 266000X
PLOT SCALE 1/4"
OWNER APPROVAL

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A5



GLEASON
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ISSUED DATE

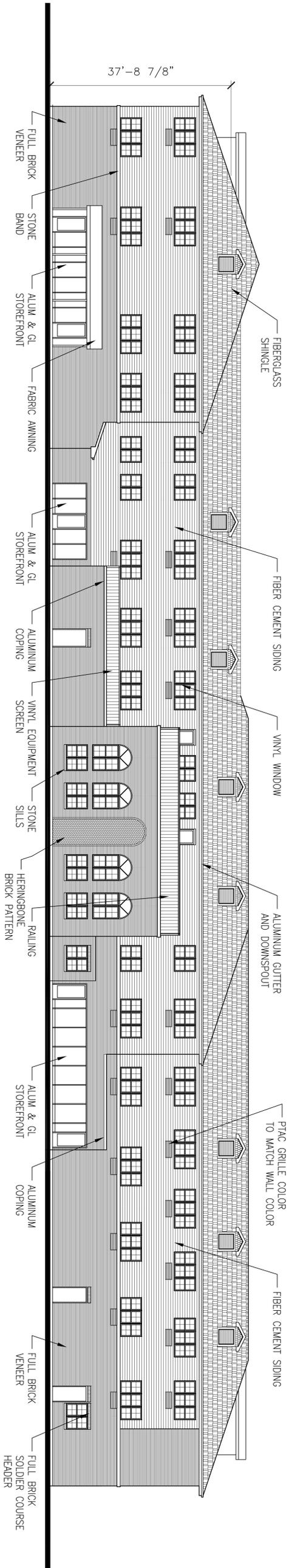
FOR APPROVAL DATE

FOR PERMIT DATE

FOR BID DATE

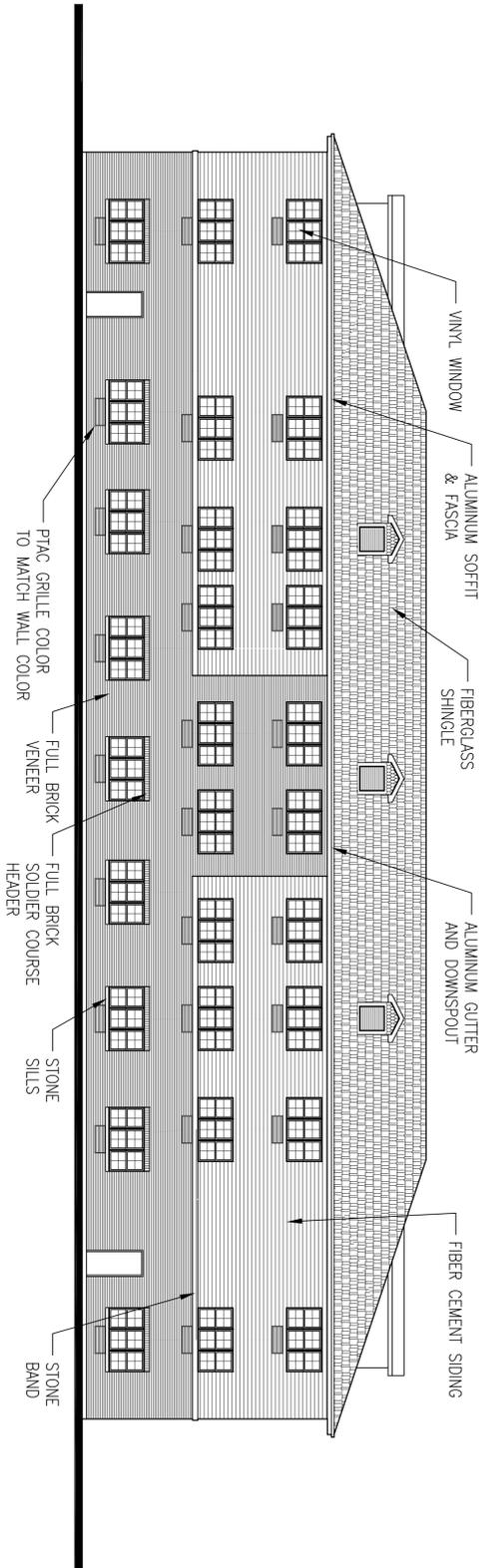
FOR CONST. DATE

REVISIONS	DATE
1. Siting	6/25/2014
2. Option	9/22/2014
3. zoning	10/8/2014



SOUTH ELEVATION

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



WEST ELEVATION

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

PROJECT:
Prairie Pointe Assisted Living
Park Ave & Division Dr
Sugar Grove, IL

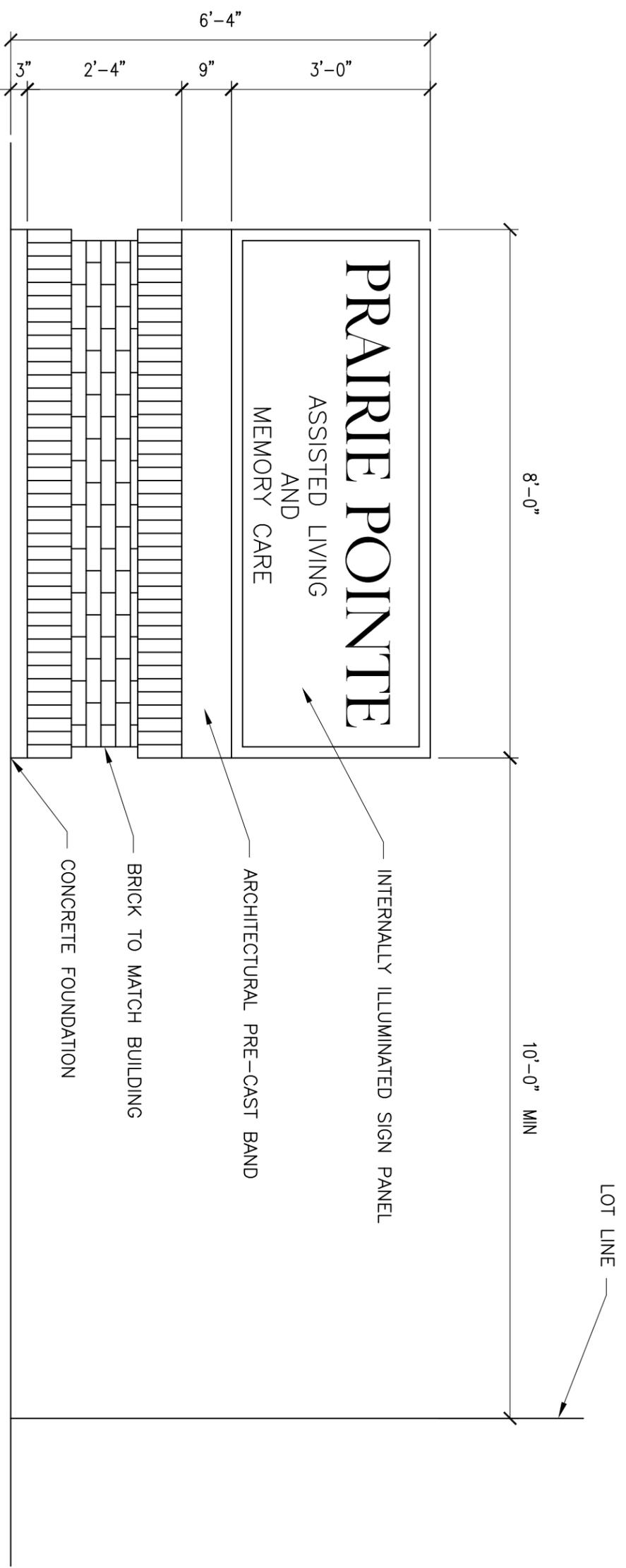
CLIENT:

JOB NO. 13-073
DATE 3/7/14
FILE 263000X
PLOT SCALE 1/8"
OWNER APPROVAL

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A6

Prairie Pointe AL/MC
 Park Ave. & Division Dr.
 Sugar Grove, IL 60554



GROUND SIGN

SCALE: 1/2"=1'-0"

PRELIMINARY SCHEMATIC DESIGN.
 COPYRIGHT 2014 GLEASON ARCHITECTS, P.C.
 DATE: 6/25/2014
 JOB NUMBER: 13-073

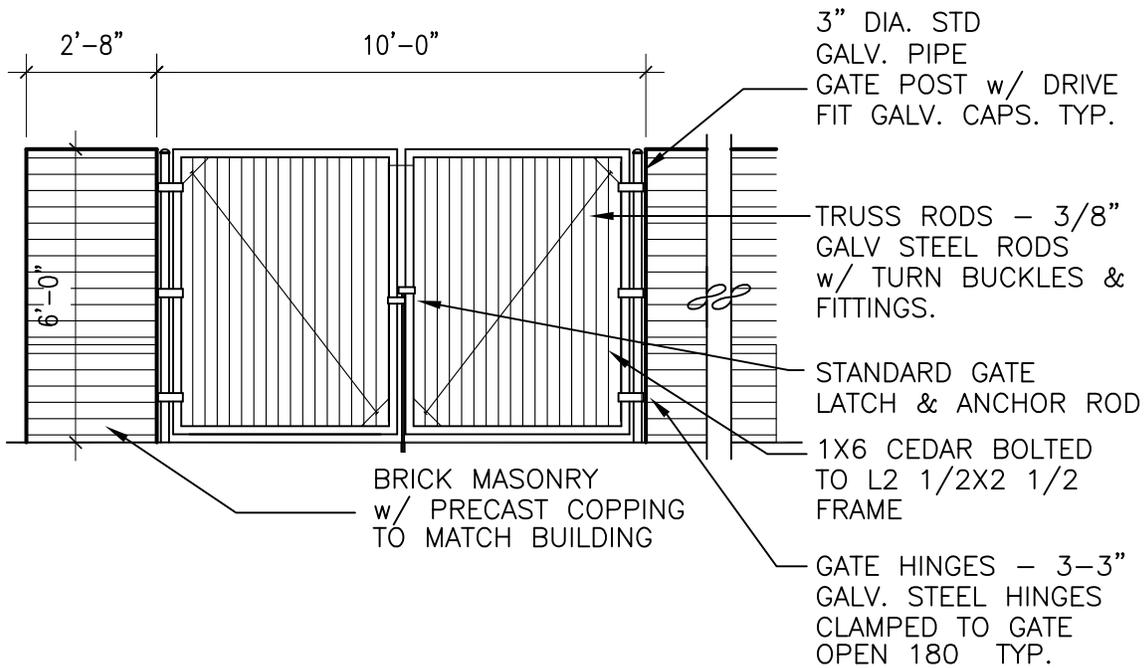


GLEASON ARCHITECTS, P.C.
 769 Heartland Drive, Unit A Sugar Grove, Illinois
 Phone: 630-466-8740 Fax: 630-466-8760

PRAIRIE POINTE

LOTS 6 AND 7, THE LANDINGS

SUGAR GROVE, IL



J:/DWGS/DET/LIBR/ARCH/02-SITE/02AR011A

TRASH ENCL. FRONT ELEV.

SCALE: 1/4" = 1'-0"

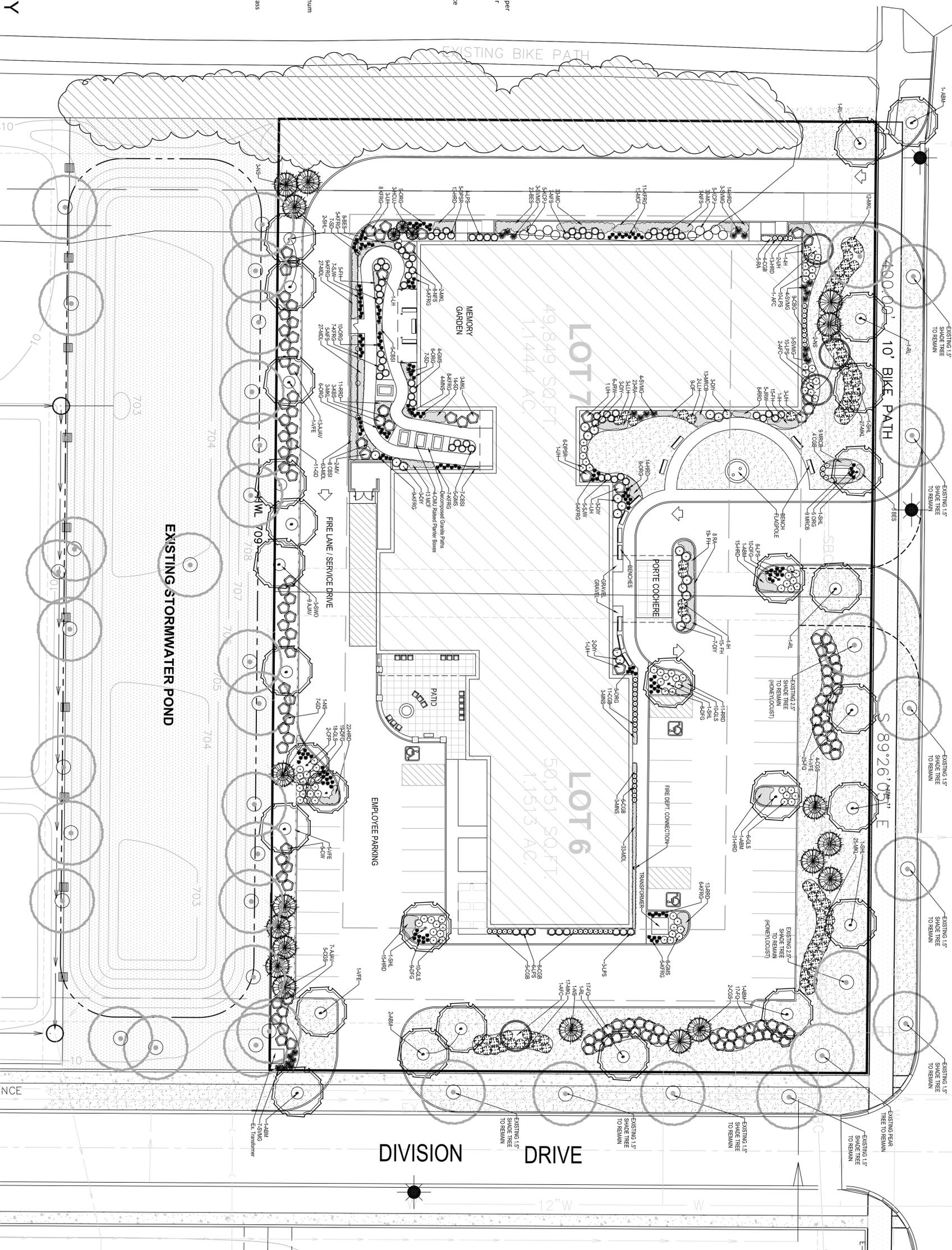
PRELIMINARY SCHEMATIC DESIGN.
 COPYRIGHT 2014 GLEASON ARCHITECTS, P.C.
 DATE: 6/25/2014
 JOB NUMBER: 13-073



GLEASON ARCHITECTS, P.C.

769 Heartland Drive, Unit A Sugar Grove, Illinois
 Phone: 630-466-8740 Fax: 630-466-8760

PARK AVENUE



PLANT KEY

- SHADE TREES (DECIDUOUS)**
 - ABM Autumn Blaze Maple
 - SHL Skyline Honeylocust
 - SWO Swamp White Oak
 - RL Redmond Linden
 - VFE Valley Forge American Elm
- ORNAMENTAL TREES (DECIDUOUS)**
 - AAC Adams Flowering Crabapple
 - CFP Chanticleer Flowering Pear
- EVERGREEN TREES**
 - NS Norway Spruce
 - CGS Colorado Green Spruce
- EVERGREEN SHRUBS**
 - CSB Chicago and Green Boxwood
 - HCJU Hezel Columnar Upright Juniper
 - KCPJ Kally Compact Pfitzer Juniper
 - DIY Dense Intermediate Yew
- DECIDUOUS SHRUBS**
 - FQ Texas Scarlet Flowering Quince
 - GD Gray Dogwood
 - CW Common Witchhazel
 - IH Incredible! Hydrangea
 - UH Unique Hydrangea
 - LH Little Lime Hydrangea
 - SLW St. Johnswort
 - GIS Gro Low Fragrant Sumac
 - DPSR Dwarf Pavement Shrub Rose
 - GMS Goldmound Spiraea
 - NFS Neon Flash Spiraea
 - LPS Little Princess Shirea
 - MKI Miss Kim Dwarf Lilac
 - AAV Autumn Jazz Arrowwood Viburnum
 - MV Mohikan Viburnum
 - JRW Java Red Weigela
- ORNAMENTAL GRASSES**
 - KFRG Karl Foerster Feather Reed Grass
 - ORG Overdam Feather Reed Grass
 - SWMG Maidengrass
 - DIG Dwarf Fountain Grass
- HERBACEOUS PERENNIALS**
 - RA Rinneland Astilbe (Pink)
 - MC Moonbeam Coreopsis
 - MCF Purple Coneflower
 - MCF White Swan Coreflower
 - MDI Soft-Pink Daylily
 - MDL Lemon-Yellow Daylily
 - MDL Magenta Daylily
 - HRD Happy Returns Daylily
 - RRD Rosy Returns Daylily
 - MRCB Midnight Rose Coralbells
 - FH France Hosta
 - CSB Caesars Brother Siberian Iris
 - OF Ostrich Fern
 - SD Shasta Daisy
 - KBS Kobold Blazing Star
 - BES Black-eyed Susan
 - MNS May Night Silphium

OVERALL LANDSCAPE PLAN
SCALE: 1" = 20'

GLEASON ARCHITECTS, P.C.
769 Heartland Drive, Unit A
Sugar Grove, Illinois 60054
Phone: 630-468-5740
Fax: 630-468-6700
E-mail: thdg@gleasonarchitects.com

PROJECT: Prairie Pointe Assisted Living
Park Ave & Division Dr
Sugar Grove, IL

CLIENT:

JOB NO.: 13-073
DATE: 3/10/14
FILE: 10.08.14
PLOT SCALE:
OWNER APPROVAL:

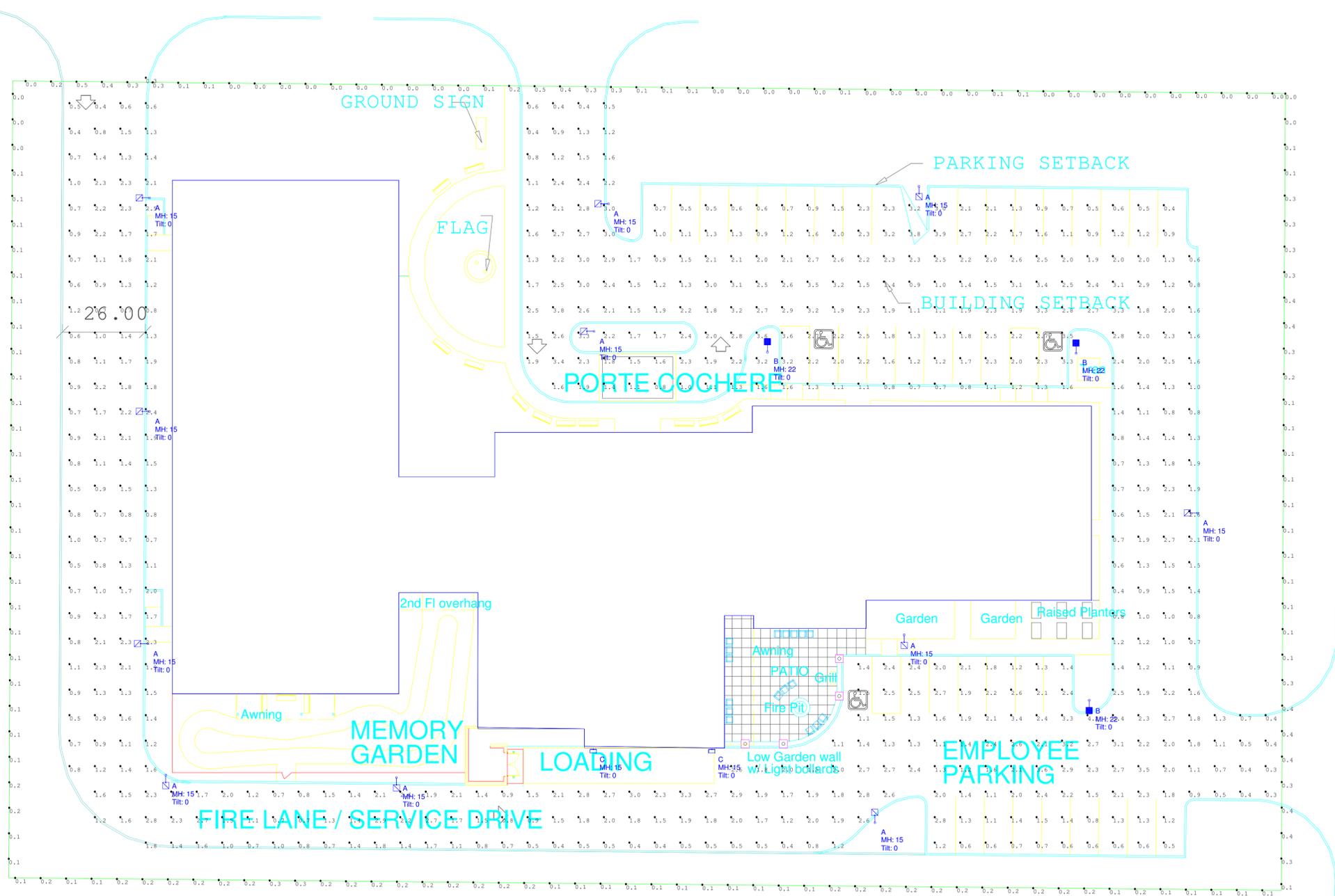
Signature _____ Date _____

SHEET TITLE
OVERALL LANDSCAPE PLAN

SHEET NUMBER
L1.0

ISSUED _____ DATE _____
FOR APPROVAL _____ DATE _____
FOR PERMIT _____ DATE _____
FOR BID _____ DATE _____
FOR CONST. _____ DATE _____

REVISIONS _____ DATE _____



FIXTURE MOUNTING HEIGHTS: AS SHOWN
PROPOSED POLES MEET 140 MPH SUSTAINED WINDS

ADDITIONAL REQUIRED EQUIPMENT:
(11) - PS4S15C1BZ (15' X 4" SQUARE STEEL POLES, SINGLE MOUNT)
(3) - PS4S20C1BS (20' X 4" SQUARE STEEL POLES, SINGLE MOUNT)
(13) - SBL-L (BACKLIGHT SHIELDS)

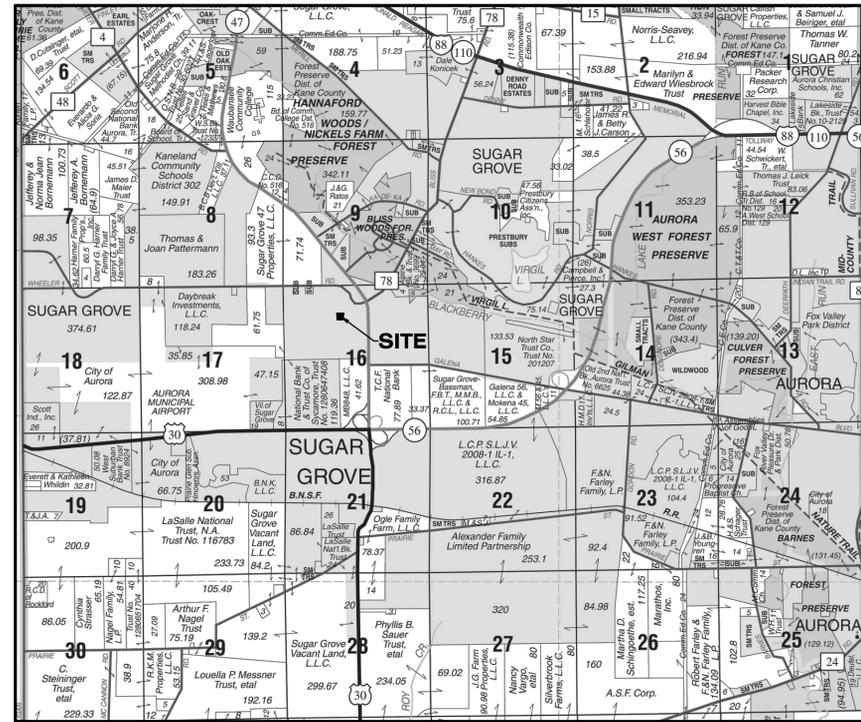
Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	0.14	0.5	0.0	N.A.	N.A.
SITE	1.66	4.2	0.3	5.53	14.00

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Total Watts	Description	Lum. Watts
○	11	A	SINGLE	8100	0.650	1397	LPR1410-M (100W MH, W/ BLS)	127
□	3	B	SINGLE	22000	0.750	864	PR2625-M (250W PSMH)	288
⊥	2	C	SINGLE	8100	0.650	254	LPRW410-M (100W MH, W/ BLS, WALL MOUNT)	127



PROPOSED IMPROVEMENTS FOR PRAIRIE POINTE ASSISTED LIVING SUGAR GROVE, ILLINOIS

PROPERTY LOCATED AT:
58 WEST PARK AVENUE



VICINITY MAP
N.T.S.

- GENERAL NOTES:**
- TOPOGRAPHY SURVEY FOR PROJECT WAS DONE BY VANDERSTAPPEN SURVEYING AND ENGINEERING ON 3/18/2014, JOB NO. 140068.
 - THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY VANDERSTAPPEN SURVEYING AND ENGINEERING AND THE CLIENT OF ANY DIFFERING CONDITIONS.
 - DRAIN TILE SYSTEMS DISTURBED DURING DEVELOPMENT MUST BE RECONNECTED BY THOSE RESPONSIBLE FOR THEIR DISTURBANCE UNLESS THE APPROVED ENGINEERING PLANS INDICATE HOW THE DRAIN TILE SYSTEM IS TO BE CONNECTED TO THE PROPOSED STORM WATER MANAGEMENT SYSTEM. ALL ABANDONED DRAIN TILES SHALL BE REMOVED IN THEIR ENTIRETY.

- CONTRACTOR NOTES:**
- ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES AND STANDARDS INCLUDING ADA AND OR OTHER HANDICAP ACCESSIBILITY CODES.
 - CONTRACTOR SHALL COORDINATE WITH THE OWNER'S VENDORS REGARDING SCHEDULING AND SEQUENCING OF THE WORK.
 - THE CONSTRUCTION NOTES AND DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION. MATERIAL AND WORKMANSHIP THROUGHOUT.
 - THE DRAWINGS ARE NOT TO BE SCALED. FOR INFORMATION CONCERNING EXISTING CONDITIONS, ETC., VERIFICATION MUST BE DONE IN THE FIELD. LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS.
 - PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING ABOVE AND BELOW GRADE, UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER OR OWNER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL BUILDING DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY VARIANCE OR DISCREPANCY AFFECTING NEW CONSTRUCTION PRIOR TO PROCEEDING WITH WORK.
 - THE CONTRACTOR, UPON COMPLETION OF PROJECT, SHALL OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH THE OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL SITE CUT & FILL TO ATTAIN FINISH GRADES AS INDICATED ON THESE DRAWINGS. GENERAL CONTRACTOR SHALL INCLUDE THE COST OF ANY TOPSOIL REQUIRED IN ADDITION TO THAT ON SITE.

- EXISTING UTILITIES NOTE:**
- WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. THE CONTRACTOR SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES, DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.
 - CONTRACTOR IS RESPONSIBLE FOR CONTACTING J.U.L.I.E. AT 1-800-892-0123 AND MUST ACQUIRE A DIG NUMBER A MINIMUM OF 72 HOURS PRIOR TO ANY WORK BEING DONE.

INDEX OF SHEETS	
NO.	DESCRIPTION
1	C1 COVER SHEET
2	C2 EXISTING CONDITIONS
3	C3 GEOMETRIC PLAN
4	C4 GRADING PLAN & SWPPP
5	C5 UTILITY PLAN
6	C6 DETAILS
7	C7 DETAILS
8	C8 GENERAL NOTES & SPECIFICATIONS
9	C9 GENERAL NOTES & SWPPP NOTES & DETAILS
10	C10 SURVEY

PROJECT BENCHMARK	
NGS STATION "ZAU B" ELEVATION=692.95 NAVD88	
LOCATED IN NORTH AURORA IN AN INDUSTRIAL AREA. TO REACH THE STATION FROM THE HWY 31 OVERPASS OF I-88 TOLLWAY, GO SOUTH FOR 0.8 MI (1.3 KM) ON HWY 31 TO SULLIVAN ROAD. TURN RIGHT ON SULLIVAN AND GO WEST FOR 0.5 MI (0.8 KM) TO EVERGREEN DRIVE. TURN RIGHT AND GO NORTH ON EVERGREEN FOR 0.3 MI (0.5 KM) TO THE DART CONTAINER CORPORATION ON THE LEFT AND THE STATION ON THE RIGHT. THE STATION IS 77.6 FT (23.7 M) SW OF A RAILROAD JUNCTION SWITCH LEVER, 41.7 FT (12.7 M) WEST OF THE CENTERLINE OF THE MAIN NORTH/SOUTH RAILROAD TRACK, 39.2 FT (11.9 M) EAST OF THE CENTERLINE OF EVERGREEN DRIVE AND ON LINE WITH THE DART CONTAINER CORPORATION SIGN AND FLAGPOLE.	

SITE INFORMATION	
ADDRESS	58 WEST PARK AVE SUGAR GROVE, KANE COUNTY, IL 60554
PIN	14-16-176-004 & 005
LEGAL DESCRIPTION	LOT 6 & 7 OF THE LANDINGS RESUBDIVISION SEC 16-TWP38N-R7E
TOTAL LAND AREA	SQ.FT. ACRES 99,999 2.296
PROPOSED IMPERVIOUS AREA	69,100 1.586
HYDROLOGIC DISTURBANCE	99,999 2.296

LEGEND				ABBREVIATIONS					
EX	PRO	EX	PRO	ADJ	ADJUST	HWL	HIGH WATER LEVEL	RT	RIGHT
⊙	●	+	+	AGG	AGGREGATE GRAVEL	HYD	HYDRANT	S	SOUTH
⊕	⊕	⊕	⊕	B-B	BACK TO BACK	INL	INLET	SAN	SANITARY SEWER
⊕	⊕	⊕	⊕	BP	BOTTOM OF PIPE	INV	INVERT	SF	SILT FENCE
⊕	⊕	⊕	⊕	BW	BACK OF WALK	MAX	MAXIMUM	SHLD	SHOULDER
⊕	⊕	⊕	⊕	BIT	BITUMINOUS CONCRETE	MB	MAILBOX	SMH	SANITARY MANHOLE
⊕	⊕	⊕	⊕	BM	BENCHMARK	MH	MANHOLE	ST	STORM SEWER
⊕	⊕	⊕	⊕	CB	CATCH BASIN	MIN	MINIMUM	STMH	STORM MANHOLE
⊕	⊕	⊕	⊕	CL	CENTERLINE	N	NORTH	STA	STATION
⊕	⊕	⊕	⊕	CLID	CLOSED LID	NWL	NORMAL WATER LEVEL	STD	STANDARD
⊕	⊕	⊕	⊕	CMP	CORRUGATED METAL PIPE	OLID	OPEN LID	SW	SIDEWALK
⊕	⊕	⊕	⊕	CON	CONCRETE	OU	OVERHEAD UTILITY LINE	SY	SQUARE YARDS
⊕	⊕	⊕	⊕	CY	CUBIC YARD	PC	POINT OF CURVE	TBR	TO BE REMOVED
⊕	⊕	⊕	⊕	DIA	DIAMETER	PCC	POINT OF COMPOUND CURVE	T	TELEPHONE
⊕	⊕	⊕	⊕	DIP	DUCTILE IRON PIPE	PGL	PROFILE GRADE LINE	TC	TOP OF CURB
⊕	⊕	⊕	⊕	DT	DRAIN TILE	PI	POINT OF INTERSECTION	TF	TOP OF FOUNDATION
⊕	⊕	⊕	⊕	E	EAST	PL	PROPERTY LINE	TP	TOP OF PIPE
⊕	⊕	⊕	⊕	E-E	EDGE TO EDGE	PRO	PROPOSED	TW	TOP OF WALK
⊕	⊕	⊕	⊕	ELEV	ELEVATION	PT	POINT OF TANGENCY	TWALL	TOP OF WALL
⊕	⊕	⊕	⊕	EP	EDGE OF PAVEMENT	PVC	POLYVINYL CHLORIDE PIPE	TEMP	TEMPORARY
⊕	⊕	⊕	⊕	EX	EXISTING	PVC	POINT OF VERTICAL TANGENCY	TRANS	TRANSFORMER
⊕	⊕	⊕	⊕	F-F	FACE TO FACE	PVI	POINT OF VERTICAL INTERSECTION	UE	UNDERGROUND ELECTRIC
⊕	⊕	⊕	⊕	FF	FINISHED FLOOR	PVT	POINT OF VERTICAL TANGENCY	VB	VALVE BOX
⊕	⊕	⊕	⊕	FES	FLARED END SECTION	P	PAVEMENT	VV	VALVE VAULT
⊕	⊕	⊕	⊕	FL	FLOW LINE	R	RADIUS	W	WEST
⊕	⊕	⊕	⊕	FM	FORCE MAIN	ROW	RIGHT-OF-WAY	WL	WATER LEVEL
⊕	⊕	⊕	⊕	GAS	GAS	RCP	REINFORCED CONCRETE PIPE	WM	WATERMAIN
⊕	⊕	⊕	⊕	HDWL	HEADWALL	REM	REMOVAL	YD	YARD DRAIN
⊕	⊕	⊕	⊕	HH	HANDHOLE	RR	RAILROAD		

NOTE: CONSTRUCTION MEANS, METHODS AND JOB SITE SAFETY ARE THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR

REVISIONS

NO.	DESCRIPTION
1	PER VILLAGE REVIEW

PRAIRIE POINTE ASSISTED LIVING
58 WEST PARK AVENUE
SUGAR GROVE, ILLINOIS

TITLE PAGE



Designed By	MJC
Drawn By	MJV
Checked By	MJC
Date	6/19/2014
Job Number	140068
Sheet Number	C1



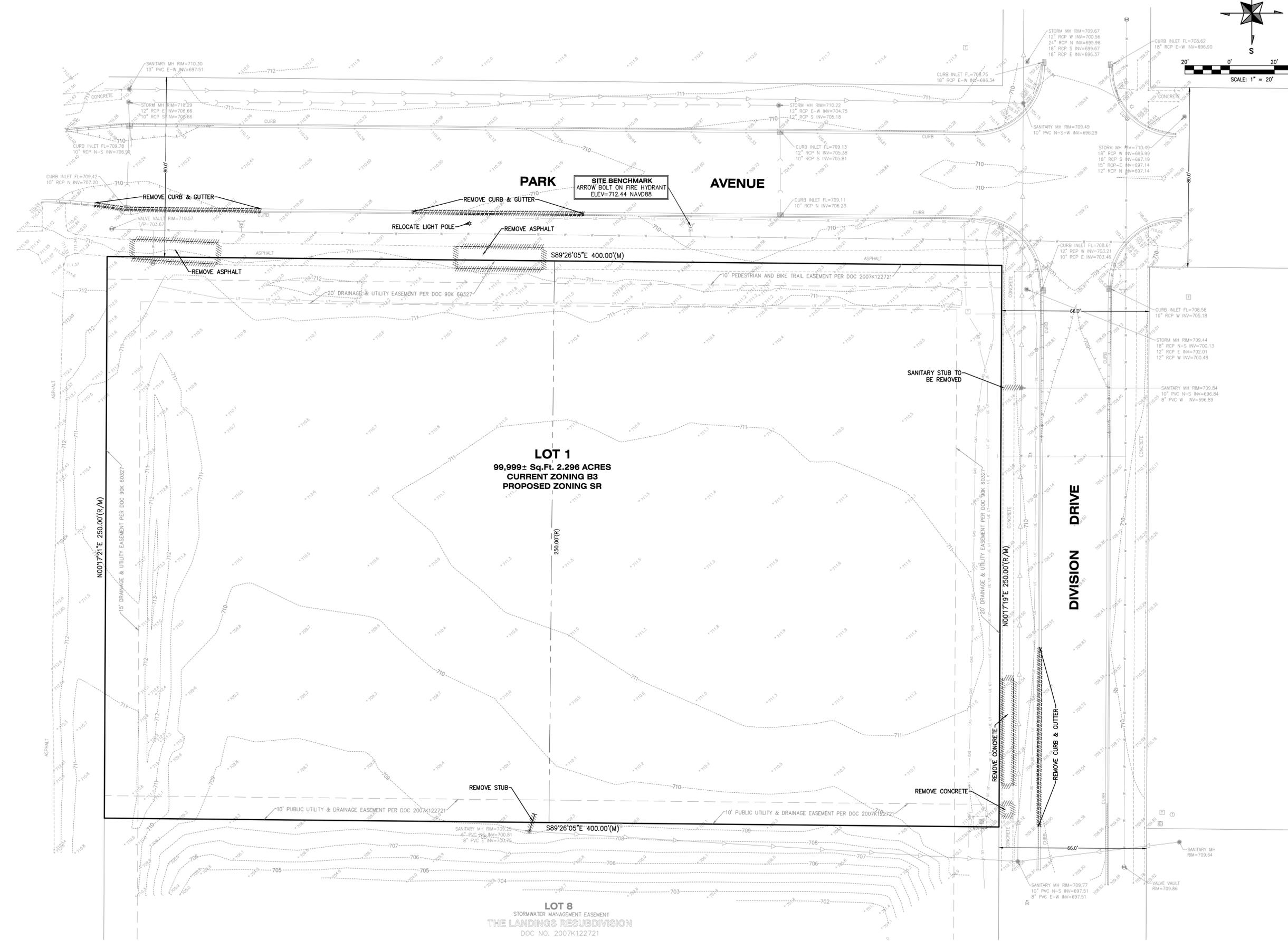
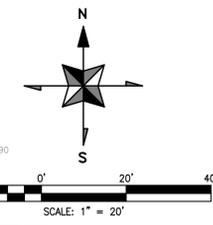
Know what's below.
Call before you dig.
CALL 48 HOURS BEFORE YOU DIG
(EXCLUDING SAT, SUN, & HOLIDAYS)

DEVELOPER:

ARCHITECT:
GLEASON ARCHITECTS
CONTACT: THAD GLEASON
PH: (630) 466-8740

EXPIRES 11-30-2015
DESIGN FIRM NO. 187-002792

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REVISIONS	NO.	DESCRIPTION
	1	PER VILLAGE REVIEW

PRAIRIE POINTE ASSISTED LIVING
58 WEST PARK AVENUE
SUGAR GROVE, ILLINOIS
EXISTING CONDITIONS

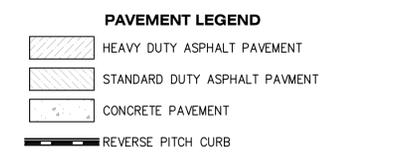
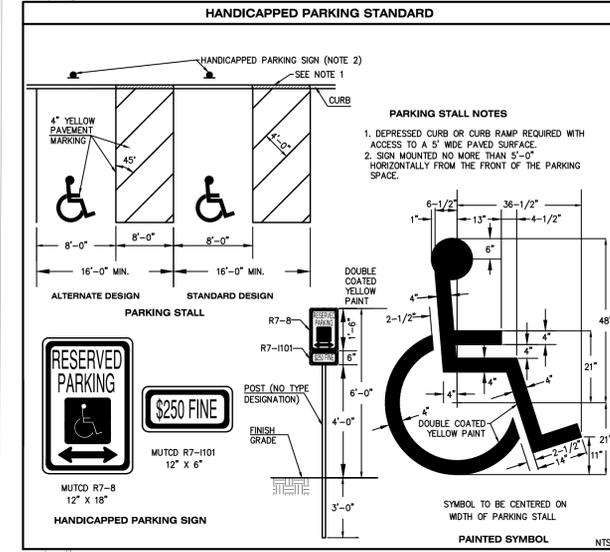
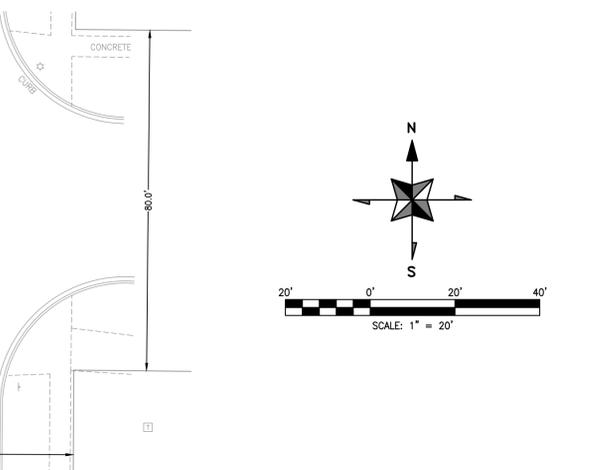
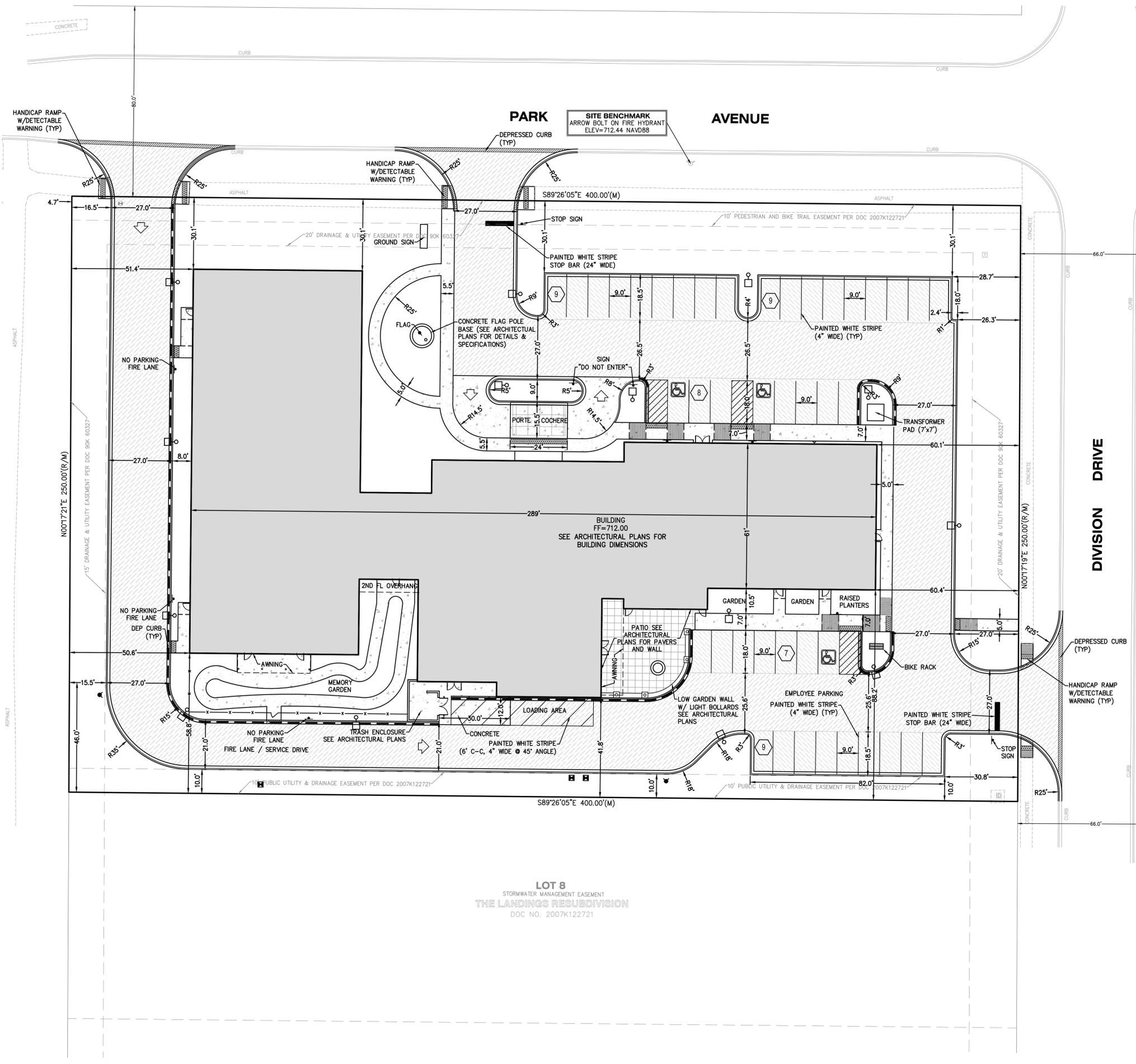


Designed By	MJC
Drawn By	MJV
Checked By	MJC
Date	6/19/2014
Job Number	140068
Sheet Number	C2

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PROPERTY STATISTICS

SITE AREA 99,999 SF (2.3 AC)
 LOT COVERAGE
 BUILDING 27% (27,081 SF)
 PAVEMENT 34.9% (34,941 SF)
 SIDEWALK 4.1% (4,178 SF)
 TOTAL 66.2% (66,200 SF)

BUILDING AREA 74,191 SF 3 STORIES

UNIT MIX	STUDIO	1 BEDRM	2 BEDRM	TOTAL
MEM CARE	17			17
ASSISTED LIVING	14	38	2	54
TOTAL	31	38	2	71

PARKING 41 SPACES (0.57/UNIT)

LOT 8
 STORMWATER MANAGEMENT EASEMENT
THE LANDINGS RESUBDIVISION
 DOC NO. 2007K122721

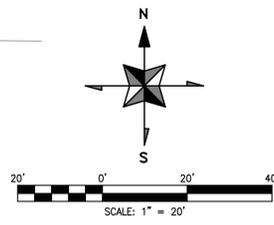
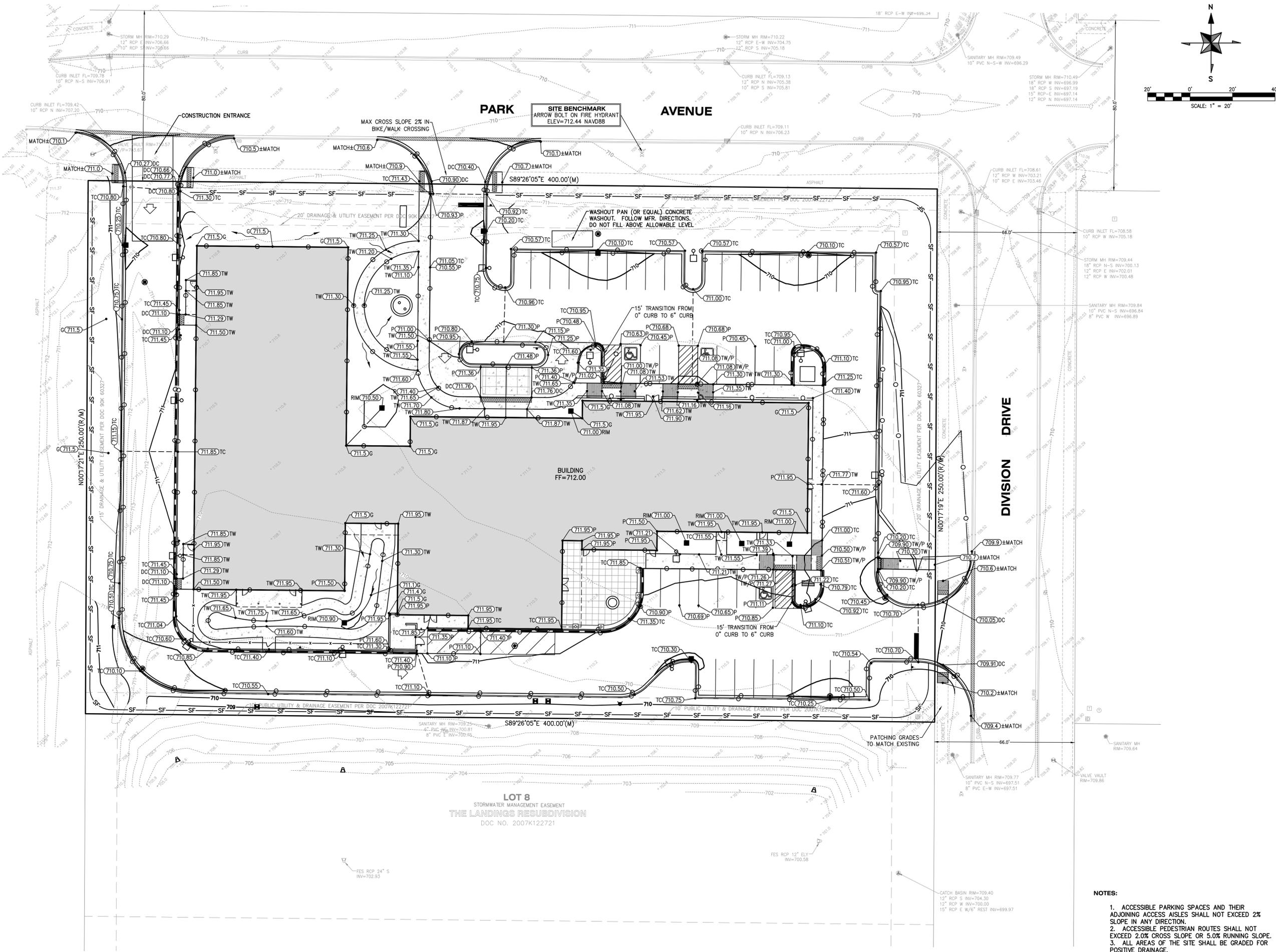
REVISIONS	NO.	DATE	DESCRIPTION
	1	10/8/2014	PER VILLAGE REVIEW

PRAIRIE POINTE ASSISTED LIVING
58 WEST PARK AVENUE
SUGAR GROVE, ILLINOIS
GEOMETRIC PLAN

VSEI
 Vanderstappen Surveying & Engineering, Incorporated
 1316 North Madison Street, Woodstock, Illinois
 (815) 337-8510
 www.vanderstap.com

Designed By	MJC
Drawn By	MJV
Checked By	MJC
Date	6/19/2014
Job Number	140068
Sheet Number	C3

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REVISIONS	NO.	DESCRIPTION
	1	PER VILLAGE REVIEW

PRAIRIE POINTE ASSISTED LIVING
58 WEST PARK AVENUE
SUGAR GROVE, ILLINOIS
GRADING PLAN

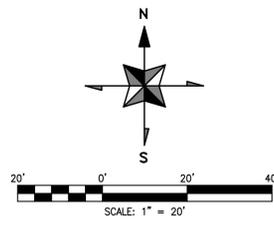


Designed By	MJC
Drawn By	MJV
Checked By	MJC
Date	6/19/2014
Job Number	140068
Sheet Number	C4

- NOTES:**
1. ACCESSIBLE PARKING SPACES AND THEIR ADJOINING ACCESS AISLES SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
 2. ACCESSIBLE PEDESTRIAN ROUTES SHALL NOT EXCEED 2.0% CROSS SLOPE OR 5.0% RUNNING SLOPE.
 3. ALL AREAS OF THE SITE SHALL BE GRADED FOR POSITIVE DRAINAGE.
 4. H.W.L.=708.5 PER RECORD DRAWINGS OF THE LANDINGS.

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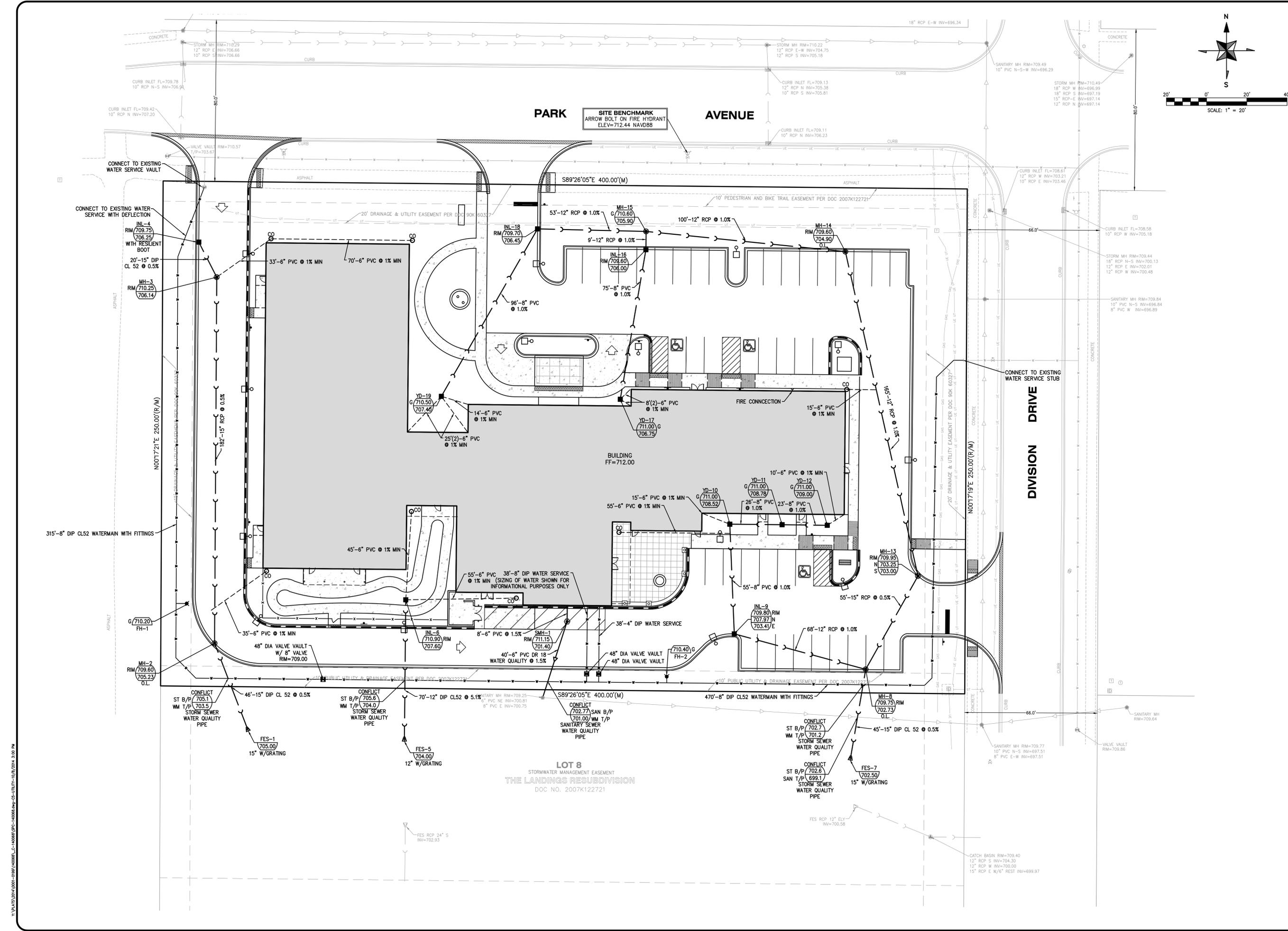
REVISIONS	DATE	NO.	DESCRIPTION
	10/8/2014	1	PER VILLAGE REVIEW

PRAIRIE POINTE ASSISTED LIVING
58 WEST PARK AVENUE
SUGAR GROVE, ILLINOIS
UTILITY PLAN



Designed By	MJC
Drawn By	MJV
Checked By	MJC
Date	6/19/2014
Job Number	140068
Sheet Number	C5

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A. GENERAL ENGINEERING NOTES:

- 1. SPECIFICATIONS FOR THIS PROJECT SHALL CONSIST OF:
a. ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION MOST CURRENT EDITION FOR ROADWAY AND STORM SEWER CONSTRUCTION. HERE-IN AFTER CALLED STANDARD SPECIFICATIONS.
b. STANDARD ENVIRONMENTAL PROTECTION AGENCY, STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL - 1987, FOR SOIL EROSION. HERE-IN AFTER CALLED EROSION SPECIFICATIONS.
c. STANDARD WATER AND WASTEWATER CONSTRUCTION IN ILLINOIS, 5TH EDITION, CURRENT EDITION, FOR WATER SYSTEM CONSTRUCTION. HERE-IN AFTER CALLED WATER AND SEWER SPECIFICATIONS.
2. THE "VILLAGE" SHALL MEAN THE VILLAGE OF SUGAR GROVE, ILLINOIS. THE "ENGINEER" SHALL MEAN VANDERSTAPPEN SURVEYING & ENGINEERING, INC., 415 N. WOODSTOCK ST., WOODSTOCK, ILLINOIS 60090. THE "DEVELOPER/OOWNER", THE GENERAL CONTRACTOR, AND ALL MAJOR SUBCONTRACTORS SHALL ATTEND THE MEETING.

B. BUILDING STOPS SHALL BE INSTALLED BY BUILDING CONTRACTOR.

- 1. THE CITY ENGINEER'S RESPONSIBILITY TO:
a. INSPECT THE CITY ENGINEER AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
b. CONTACT THE CITY ENGINEER AT 1-800-892-0123.
c. INSPECT THE PROJECT SITE PRIOR TO BIDDING, FIELD CONDITIONS DIFFERENT THAN SHOWN ON THE PLANS SHALL NOT BE USED AS A REASON FOR EXTRA COSTS.
d. SECURE ANY AND ALL STATE, COUNTY OR CITY PERMITS REQUIRED AND PAY ALL FEES RELATED THERETO.
e. REVIEW THE PLANS AND INFORM THE ENGINEER OF ANY ERRORS THAT WILL CAUSE A PROBLEM DURING CONSTRUCTION AND/OR AFTER COMPLETION. FAILURE TO INFORM THE ENGINEER OF AN ERROR WILL MEAN THAT THE CONTRACTOR SHALL REPAIR ANY CONSTRUCTION AT HIS EXPENSE.

C. CONSTRUCTION:

- 1. EXCAVATION AND GRADING:
a. NO EXCAVATION, MATERIALS, OR WORK SHALL BE PLACED OR PERFORMED OUTSIDE THE LIMITS OF THE PROJECT WITHOUT THE APPROVAL OF THE CITY ENGINEER.
b. ALL TOPSOIL WHICH IS TO BE DISTURBED BY CONSTRUCTION SHALL BE STRIPPED FOR RE-USE AS NEW TOPSOIL OR AS BACKFILL. IF AN INSUFFICIENT QUANTITY OF TOPSOIL IS AVAILABLE, THE CONTRACTOR SHALL MAKE PROVISIONS TO PROPERLY DISPOSE OF THE MATERIAL AT A SUITABLE LOCATION.
c. THE CONTRACTOR SHALL PROVIDE A CERTIFIED TESTING SERVICE TO TAKE SOIL AND COMPACTION TESTS TO MEET THE REQUIRED COMPACTION ON THESE AREAS.
d. THE CONTRACTOR SHALL MAINTAIN RECORDS FOR ALL B-BOXXES AND CLEANOUTS WHICH SHALL BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO PLACING ANY BASE OR SUBGRADE MATERIAL. AS A CONSTRUCTION METHOD, EACH LEVEL OF WORK SHALL BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION OF THE NEXT LEVEL.
e. THE CONTRACTOR SHALL PLACE EROSION CONTROL AND SEDIMENTATION DEVICES AS REQUIRED BY THE EROSION CONTROL PLAN.
f. ALL DEBRIS AND SEDIMENT TRACKED ONTO PUBLIC ROADWAYS SHALL BE REMOVED DAILY OR AS DIRECTED BY THE VILLAGE ENGINEER.

D. DEMONIFICATION:

- 1. THE CONTRACTOR SHALL OBTAIN INSURANCE CERTIFICATE AS PER ARTICLE 107.22 OF THE STANDARD SPECIFICATIONS. THE "DEPARTMENT" SHALL BE TAKEN TO MEAN THE OVERSEER/AGENT, VANDERSTAPPEN SURVEYING & ENGINEERING, INC., THE VILLAGE OF SUGAR GROVE, ILLINOIS. AND ALL OF THEIR EMPLOYEES AND ASSIGNS AS ADDITIONAL INSURED OR THE CONTRACTOR SHALL PROVIDE SCHEDULE B COVERAGE WITH AN AVERAGE OF 100% FOR ALL WORKS. THE STANDARD SPECIFICATIONS, NO WORK SHALL BEGIN UNTIL THE CERTIFICATE OF INSURANCE IS ON FILE WITH THE CITY. ALL COSTS FOR THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

G. TRAFFIC CONTROL:

- 1. TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND NECESSARY TO COMPLETE THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR SHALL MAINTAIN VEHICLE AND PEDESTRIAN ACCESS TO ADJACENT ROADWAYS AND DRIVES TO THE MAXIMUM EXTENT POSSIBLE FOR THE DURATION OF THE JOB.

GENERAL NOTES:

- 1. UNDERGROUND CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE ORDINANCES AND REQUIREMENTS OF THE VILLAGE AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION. ALL CONSTRUCTION IN ILLINOIS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
2. THE CONTRACTOR SHALL MAINTAIN RECORDS FOR ALL B-BOXXES AND CLEANOUTS WHICH SHALL BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO PLACING ANY BASE OR SUBGRADE MATERIAL. AS A CONSTRUCTION METHOD, EACH LEVEL OF WORK SHALL BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION OF THE NEXT LEVEL.
3. ALL ELEVATIONS ARE BASED UPON NAVD8 DATUM.
4. THE CONTRACTOR SHALL REFER TO MAPPING ON LANDSCAPE PLANS FOR COMPLETE INFORMATION REGARDING PLANTING AND TREE REMOVAL. ALL TREE REMOVAL SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
5. THE CONTRACTOR SHALL MAINTAIN RECORDS FOR ALL B-BOXXES AND CLEANOUTS WHICH SHALL BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO PLACING ANY BASE OR SUBGRADE MATERIAL. AS A CONSTRUCTION METHOD, EACH LEVEL OF WORK SHALL BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION OF THE NEXT LEVEL.
6. THE CONTRACTOR SHALL MAINTAIN RECORDS FOR ALL B-BOXXES AND CLEANOUTS WHICH SHALL BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO PLACING ANY BASE OR SUBGRADE MATERIAL. AS A CONSTRUCTION METHOD, EACH LEVEL OF WORK SHALL BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION OF THE NEXT LEVEL.
7. THE CONTRACTOR SHALL RESTORE ALL DISTURBED OFF-SITE AREAS TO AT LEAST A CONDITION THAT EXISTED PRIOR TO CONSTRUCTION.
8. ALL EXISTING FIELD DRAINAGE TILES ENCOUNTERED OR DAMAGED DURING CONSTRUCTION ARE TO BE RESTORED TO THEIR ORIGINAL CONDITION, PROPERLY REROUTED AND/OR CONNECTED TO THE STORM SEWER SYSTEM.
9. ALL INDEPENDENT TESTING TO BE PAID FOR BY THE DEVELOPER, TESTING TO BE AT THE DISCRETION OF THE VILLAGE.
10. AN IRON PIPE SHALL BE FOUND AND LOCATED OR SET AT EACH LOT CORNER.
11. THE CONTRACTOR SHALL MAINTAIN RECORDS FOR ALL B-BOXXES AND CLEANOUTS WHICH SHALL BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO PLACING ANY BASE OR SUBGRADE MATERIAL. AS A CONSTRUCTION METHOD, EACH LEVEL OF WORK SHALL BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION OF THE NEXT LEVEL.
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17. THE CONTRACTOR SHALL MAINTAIN RECORDS FOR ALL B-BOXXES AND CLEANOUTS WHICH SHALL BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO PLACING ANY BASE OR SUBGRADE MATERIAL. AS A CONSTRUCTION METHOD, EACH LEVEL OF WORK SHALL BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION OF THE NEXT LEVEL.
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GENERAL UNDERGROUND UTILITIES

- 1. TRENCH BACKFILL SHALL BE PROVIDED UNDER AND WITHIN TWO FEET (2') OF ALL EXISTING AND PROPOSED PAVEMENT.
2. ALL MANHOLES SHALL BE PROVIDED WITH A MINIMUM OF 6" DIAMETER. VALVE VAULTS MUST BE A MINIMUM OF 60" DIAMETER, UNLESS APPROVED OTHERWISE.
3. THE CONTRACTOR SHALL MAINTAIN RECORDS FOR ALL B-BOXXES AND CLEANOUTS WHICH SHALL BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO PLACING ANY BASE OR SUBGRADE MATERIAL. AS A CONSTRUCTION METHOD, EACH LEVEL OF WORK SHALL BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION OF THE NEXT LEVEL.
4. A MINIMUM TRENCH FILL (10") HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER AND SEWER OR DRAIN LINES UNLESS OTHERWISE SPECIFIED.
5. THE CONTRACTOR SHALL MAINTAIN RECORDS FOR ALL B-BOXXES AND CLEANOUTS WHICH SHALL BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO PLACING ANY BASE OR SUBGRADE MATERIAL. AS A CONSTRUCTION METHOD, EACH LEVEL OF WORK SHALL BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION OF THE NEXT LEVEL.
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20. THE CONTRACTOR SHALL MAINTAIN RECORDS FOR ALL B-BOXXES AND CLEANOUTS WHICH SHALL BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO PLACING ANY BASE OR SUBGRADE MATERIAL. AS A CONSTRUCTION METHOD, EACH LEVEL OF WORK SHALL BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION OF THE NEXT LEVEL.

VILLAGE OF SUGAR GROVE GENERAL NOTES

- 1. A PRECONSTRUCTION MEETING SHALL BE HELD PRIOR TO THE START OF ANY CONSTRUCTION, INCLUDING THE INSTALLATION OF TREE PROTECTION AND SOIL EROSION CONTROL MEASURES. THE CONTRACTOR SHALL NOTIFY THE VILLAGE ENGINEER A MINIMUM OF 10 DAYS IN ADVANCE OF STARTING ANY WORK. THE VILLAGE ENGINEER WILL COORDINATE THE PRECONSTRUCTION MEETING WITH THE VILLAGE STAFF, FINISH GRADING, ESTABLISHMENT OF A VEGETATIVE COVER (SEEDING OR SOG), GENERAL CLEANUP AND PAVEMENT REPLACEMENT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND HEALTHFUL WORKING CONDITIONS THROUGHOUT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
3. BEFORE ACCEPTANCE BY THE VILLAGE ALL WORK SHALL BE INSPECTED AND APPROVED BY THE VILLAGE OR ITS REPRESENTATIVES.
4. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE EXISTING UTILITIES AND THEIR PROTECTION FROM DAMAGE DURING CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
5. WATER MAINS AND WATER SERVICE LINES SHALL BE PROTECTED FROM SANITARY SEWERS, STORM SEWERS, COMBINED SEWERS, AND SEWER SERVICES. ALL CONNECTIONS AND JOINTS SHALL BE IN ACCORDANCE WITH THE AMERICAN WATER WORKS ASSOCIATION SUBSTITUTED PUBLIC WATER SUPPLIES, CHAPTER II: ENVIRONMENTAL PROTECTION AGENCY, PARTS 651-654 TECHNICAL POLICY STATEMENTS, SECTION 653-119.
6. WHENEVER POSSIBLE, A WATER MAIN SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN OR SEWER LINE. SHOULD A LATER SEPARATION OF TEN FEET, A WATER MAIN MAY BE LAID CLOSER THAN TEN FEET TO A STORM OR SANITARY SEWER PROVIDED THAT THE WATER MAIN INVERT IS AT LEAST 18" ABOVE THE INVERT OF THE SEWER. WHERE A WATER MAIN MUST CROSS UNDER A SEWER, A VERTICAL SEPARATION OF EIGHTEEN INCHES BETWEEN THE INVERT OF THE SEWER AND THE CROWN OF THE WATER MAIN SHALL BE MAINTAINED, ALONG WITH MEANS TO SUPPORT THE LARGER SIZED SEWER LINES TO PREVENT THEIR SETTLING AND BREAKING THE WATER MAIN.
7. WHENEVER WATER MAINS MUST CROSS HOUSE SEWERS, STORM SEWERS OR SANITARY SEWERS, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE INVERT OF THE WATER MAIN IS EIGHTEEN INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER. THE DRAIN OR SEWER SHALL BE MAINTAINED FOR THAT PORTION OF THE WATER MAIN LOCATED WITHIN TEN FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSING. THIS MUST BE MEASURED AS THE NORMAL DISTANCE FROM THE WATER MAIN TO THE DRAIN OR SEWER. THE CONTRACTOR SHALL MAINTAIN RECORDS FOR ALL B-BOXXES AND CLEANOUTS WHICH SHALL BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO PLACING ANY BASE OR SUBGRADE MATERIAL. AS A CONSTRUCTION METHOD, EACH LEVEL OF WORK SHALL BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION OF THE NEXT LEVEL.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER. THE UTILITY COMPANY BY THE CONTRACTOR AT HIS OWN EXPENSE.
9. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND VILLAGE SO THAT THE CONFLICT MAY BE RESOLVED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER. THE UTILITY COMPANY BY THE CONTRACTOR AT HIS OWN EXPENSE.
11. THE CONTRACTOR SHALL NOTIFY 1.U.L.L.E. (1-800-892-0123) AT LEAST TEN DAYS PRIOR TO CONSTRUCTION SO THAT EACH UTILITY COMPANY CAN STAKE OUT ANY UNDERGROUND IMPROVEMENTS THAT THEY MAY HAVE WHICH MIGHT INTERFERE WITH THE PROPOSED CONSTRUCTION.
12. THE CONTRACTOR SHALL BE REQUIRED TO MAKE ARRANGEMENTS FOR THE PROPER BARRICADING, SHORING AND OTHER REPAIRS TO PROTECT ALL ROADWAYS, STRUCTURES AND UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER AND VILLAGE AT HIS OWN EXPENSE.
13. THE CONTRACTOR SHALL OBTAIN, ERECT, MAINTAIN AND REMOVE ALL SIGNS, BARRICADES, FLAGMEN AND OTHER CONTROL DEVICES AS MAY BE NECESSARY FOR THE PURPOSE OF REGULATING, WARNING OR GUIDING TRAFFIC. PLACEMENT AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE PARTS OF ARTICLE 107.14 OF THE IOTD STANDARD SPECIFICATIONS, THE "STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL ITEMS".
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND HEALTHFUL WORKING CONDITIONS THROUGHOUT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
15. BEFORE ACCEPTANCE AND RELEASE OF THE SURETY BY THE VILLAGE AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED AND APPROVED BY THE VILLAGE ENGINEER.
16. THE CONTRACTOR WILL HAVE IN HIS POSSESSION ON THE JOB SITE AT ALL TIMES A COPY OF THE PLANS AND SPECIFICATIONS DURING CONSTRUCTION.
17. THE CONTRACTOR SHALL RESTORE ANY AREA DISTURBED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL USE. THIS SHALL INCLUDE FINISH GRADING, ESTABLISHMENT OF A VEGETATIVE COVER (SEEDING OR SOG), GENERAL CLEANUP AND PAVEMENT REPLACEMENT.
18. THE DEVELOPER/CONTRACTOR SHALL KEEP PUBLIC STREETS FREE AND CLEAR OF DIRT AND DEBRIS; AND, WHEN NECESSARY CLEAN AREAS IN WHICH THE WORK IS BEING PERFORMED AS DIRECTED BY THE VILLAGE.
19. NO EXCAVATION SHALL REMAIN OPEN OVER ANY WEEKEND.
20. WITH THE EXCEPTION OF CURB ALLEYS, UTILITY STRUCTURES SHALL NOT BE CONSTRUCTED IN PAVED AREAS, INCLUDING ROADS, SIDEWALKS, CURBS AND GUTTERS, AND/OR
21. TRENCH BACKFILL SHALL BE PROVIDED AT ALL UTILITY TRENCHES AND REMOVAL OF UTILITY TRENCHES IN ALL PAVED AREAS AND 2 FEET BENCH, INCLUDING ROADWAYS, CURBS AND GUTTER, SIDEWALK, TRAILS, AND DRIVEWAYS. INITIAL TRENCH BACKFILL AND BEDDING SHALL BE GRADED C-4 STONE. THE FINAL TRENCH BACKFILL SHALL BE C-6 CRUSHED AGGREGATE AND SHALL BE PLACED IN 6" LIFTS AND SHALL BE COMPACTED TO 98 PERCENT (98% OF MAXIMUM DENSITY) AT OPTIMUM MOISTURE, AS DETERMINED BY THE MODIFIED STANDARD PROCTOR TEST.
22. ALL ROUGH GRADING SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF ANY UNDERGROUND UTILITY WITH THE EXCEPTION OF STORM SEWERS AND SANITARY SEWERS.
23. CURB PROTECTION IS REQUIRED AT ALL TIMES.
24. TREE PROTECTION SHALL BE INSTALLED ON SITE PRIOR TO THE START OF ANY CONSTRUCTION.
25. PRIOR TO THE START OF UNDERGROUND UTILITIES, THE SITE SHALL BE ROUGH GRADED WITHIN 1 FOOT OF THE FINAL GRADE.
26. MARKING OF VALVE BOXES, BUFFALO BOXES AND MANHOLES: ALL MAIN VALVE BOXES, BUFFALO BOXES AND MANHOLES SHALL BE MARKED AT THE TIME OF CONSTRUCTION WITH A FOUR INCH BY FOUR INCH (4" X 4") HARDWOOD POST UNLESS INSTALLED VERTICALLY WITH A MINIMUM THREE FEET (3') BURIED AND A MINIMUM FOUR FEET (4') EXPOSED. THE TOP ONE FOOT (1') OF THE POST SHALL BE PAINTED AS FOLLOWS: BLUE FOR WATER AND RED FOR SANITARY SEWERS.
27. ALL FINAL ADJUSTMENTS OF CASTINGS WILL BE ACCOMPLISHED BY THE USE OF CONCRETE ADJUSTING RINGS SET IN BUTY ROPES JOINT SEALANT; MORTAR JOINTS WILL NOT BE ALLOWED. HEIGHT OF ADJUSTING RINGS SHALL NOT EXCEED EIGHT INCHES (8").
28. ALL PARKWAYS WITHIN THE DEDICATED STREET RIGHT OF WAY SHALL BE GRADED, TOPSOIL PLACED TO A MINIMUM THICKNESS OF FOUR INCHES (4"), EROSION CONTROL BLANKET PLACED, AND SEEDED (CLASS SA) MINIMUM UNLESS OTHERWISE SPECIFIED, OR OTHERWISE APPROVED BY THE VILLAGE ENGINEER.
29. ABSOLUTELY NO SUBSTITUTIONS OR VARIANCES WILL BE PERMITTED TO ANY OF THE VILLAGE OF SUGAR GROVE STANDARD NOTES OR ORDINANCES UNLESS APPROVED OTHERWISE BY THE VILLAGE IN WRITING PRIOR TO COMMENCING CONSTRUCTION ACTIVITY.

STANDARD NOTES FOR SANITARY SEWER CONSTRUCTION

- 1. ALL SANITARY MANHOLE FRAMES SHALL BE IDOT TYPE 1 (STANDARD 604001) AND ALL MANHOLE LIDS SHALL HAVE "SUGAR GROVE" CAST INTO THEM.
2. ALL SANITARY SEWERS ARE SUBJECT TO THE REQUIREMENTS, SPECIFICATIONS, AND STANDARDS OF FOX METRO WATER RECLAMATION DISTRICT (FMWR).
3. AT THE COST OF THE DEVELOPER/CONTRACTOR, ALL SANITARY SEWERS SHALL BE AIR AND MANHOLE (DEFLECTION) TESTED PER FMWR SPECIFICATIONS. LIKEWISE, ALL SANITARY MANHOLES SHALL BE AIR TESTED PER FMWR SPECIFICATIONS. THE VILLAGE ENGINEER SHALL BE RESPONSIBLE FOR THE TESTING OF THE IMPROVEDS OR PROPOSED WORK. THE VILLAGE ENGINEER WILL FORWARD ALL TEST RESULTS TO FMWR UPON PASSING RESULTS OF THE ENTIRE SYSTEM. FMWR IS RESPONSIBLE FOR THE TELEVISION OF THE SEWER LINES.
4. THE LOCATION OF THE ENDS OF ALL SANITARY SEWER SERVICE LOCATIONS SHALL BE TIED TO EACH PROPERTY CORNER WITH THE LOCATION BEING INCLUDED IN THE RECORD DRAWINGS.
5. ALL FINAL ADJUSTMENTS OF CASTINGS WILL BE ACCOMPLISHED BY THE USE OF CONCRETE ADJUSTING RINGS SET IN BUTY ROPES JOINT SEALANT; MORTAR JOINTS WILL NOT BE ALLOWED. HEIGHT OF ADJUSTING RINGS SHALL NOT EXCEED EIGHT INCHES (8").
6. THE CONTRACTOR SHALL RESTORE ALL DISTURBED OFF-SITE AREAS TO AT LEAST A CONDITION THAT EXISTED PRIOR TO CONSTRUCTION.
7. ALL EXISTING FIELD DRAINAGE TILES ENCOUNTERED OR DAMAGED DURING CONSTRUCTION ARE TO BE RESTORED TO THEIR ORIGINAL CONDITION, PROPERLY REROUTED AND/OR CONNECTED TO THE STORM SEWER SYSTEM.
8. ALL INDEPENDENT TESTING TO BE PAID FOR BY THE DEVELOPER, TESTING TO BE AT THE DISCRETION OF THE VILLAGE.
9. AN IRON PIPE SHALL BE FOUND AND LOCATED OR SET AT EACH LOT CORNER.
10. THE CONTRACTOR SHALL MAINTAIN RECORDS FOR ALL B-BOXXES AND CLEANOUTS WHICH SHALL BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO PLACING ANY BASE OR SUBGRADE MATERIAL. AS A CONSTRUCTION METHOD, EACH LEVEL OF WORK SHALL BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION OF THE NEXT LEVEL.
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VILLAGE OF SUGAR GROVE WATER MAIN CONSTRUCTION

- 1. ALL WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
2. THE CONTRACTOR SHALL MAINTAIN RECORDS FOR ALL B-BOXXES AND CLEANOUTS WHICH SHALL BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO PLACING ANY BASE OR SUBGRADE MATERIAL. AS A CONSTRUCTION METHOD, EACH LEVEL OF WORK SHALL BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION OF THE NEXT LEVEL.
3. ALL WATER MAIN SHALL BE DUCTILE IRON PIPE CLASS 52 WITH EITHER MECHANICAL OR PUSH-ON JOINTS AND SHALL CONFORM TO ANSI A21.51, AWWA C151 AND ANSI A21.11, AWWA C111. PIPE SHALL BE MANUFACTURED IN THE UNITED STATES. ALL DUCTILE IRON PIPE SHALL BE POLY WAPPED.
4. ALL FITTINGS SHALL BE COMPACT DUCTILE IRON AND SHALL CONFORM TO ANSI/AWWA C151/421.53-84. FITTINGS SHALL BE U.S. INSPECTION CLASS 350, TYLER, GRIFIN OR APPROVED EQUAL. FITTINGS SHALL BE MANUFACTURED IN THE UNITED STATES. THE COSTS OF FITTINGS SHALL BE INCIDENTAL TO THE PIPE.
5. ALL PIPE AND FITTINGS SHALL BE CEMENT LINED IN ACCORDANCE WITH ANS/AWWA C104/421.4.
6. ALL FITTINGS SHALL BE MECHANICAL JOINT AND INSTALLED WITH RETAINER GLANDS UNLESS OTHERWISE SHOWN ON THE DRAWINGS. ALL FASTENER HARDWARE (IE: NUTS, BOLTS AND WASHERS) ASSOCIATED WITH FITTINGS SHALL BE STAINLESS STEEL.
7. LONG RADIIUS CURVES, EITHER HORIZONTAL OR VERTICAL, MAY BE LAID WITH STANDARD PIPE BY DEFLECTIONS AT THE JOINTS. MAXIMUM DEFLECTIONS AT PIPE JOINTS AND LAYING RADII FOR THE VARIOUS PIPE LENGTHS SHALL BE IN ACCORDANCE WITH ANS/AWWA C900, WHEN RUBBER GASKETS ARE USED. ALL GATE VALVES SHALL BE INSTALLED IN VALVE VAULTS.
8. SLEEVES SHALL BE ROCKWELL D-1. COUPLING TYPE 441 OR EQUAL. SLEEVES SHALL BE PROVIDED AT LOCATIONS SHOWN ON THE PLANS OR AS REQUIRED. THE COST OF SLEEVES IS CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT.
9. ALL GATE VALVES SHALL HAVE A NON-RISING STEM. SHALL HAVE A STANDARD OPERATING NUT AND SHALL OPEN IN A COUNTER-CLOCKWISE DIRECTION. GATE VALVES SHALL BE AMERICAN FLOW CONTROL SERIES 2500 DUCTILE IRON RESILIENT RUBBER GASKET TYPE VALVES IN ACCORDANCE WITH AWWA C151 STANDARD. ALL GATE VALVES SHALL BE INSTALLED IN VALVE VAULTS.
10. ALL VALVE BOXES SHALL BE HEAVY WALL HIGH DENSITY POLYETHYLENE AMERICAN FLOW CONTROL TRENCH-247A LIDS TO BE MARKED "WATER" (VALVE BOX EXTENSIONS IF REQUIRED ARE CONSIDERED INCIDENTAL). OPEN GRADED (C-4) LIMESTONE SHALL BE UTILIZED TO BACKFILL AROUND THE OPERATING NUT ON ALL VALVE BOXES TO PREVENT MUD FROM PENETRATING THE VALVE BOX.
11. ALL HYDRANTS SHALL BE IN ACCORDANCE WITH SECTION FOUR (4) OF ANS/AWWA C502-54 STANDARD AND SHALL BE AN AMERICAN FLOW CONTROL/WATER PACEER MODEL NO. W6-67-50 (BREAK AWAY STYLE TRAFFIC DESIGN WITH ONE 4 1/2" STEAMER NOZZLE AND TWO 2 1/2" HOSE OUTLETS, OF WHICH THE THREADED CONNECTION WITH THE STANDARDS OF THE VILLAGE OF SUGAR GROVE, ILLINOIS. ALL HYDRANTS SHALL HAVE A MINIMUM DEPTH OF 48" TO THE TOP OF THE HYDRANT. THE DEPTH OF THE CURB FIRE HYDRANTS SHALL BE PLACED 3 FOOT FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, OR WHERE THERE IS NO CURB TO THE CENTER OF THE HYDRANT. THE PUMPER NOZZLE SHALL BE LOCATED FIVE FEET (5') FROM THE PAVED ROAD EDGE. CENTER LINE OF PUMPER NOZZLE SHALL BE EIGHTEEN INCHES (18") TO TWENTY INCHES (20") ABOVE FINISH GRADE LINE (SIDEWALK TO CURB).
12. ALL FIRE HYDRANTS SHALL BE FACTORY PAINTED.
13. ALL MECHANICAL JOINT FITTINGS, VALVES AND HYDRANTS SHALL BE RESTRAINED WITH RETAINER GLANDS. RETAINER GLANDS SHALL BE UMI-FRANGE SERIES 4300 W/ALUMIUM ACTION RETAINER GLAND.
14. 12A. ALL PRESSURE TAPS TO AN EXISTING VILLAGE MAIN SHALL BE MADE WITH AN AMERICAN FLOW CONTROL SERIES 2800 COMPACT DUCTILE IRON CONNECTION. THE LOCATION OF THE TAP SHALL BE MARKED AT THE PROPERTY CORNER ABOVE. IF THE WATER MAIN PASSES UNDER A SEWER OR DRAIN LINE, THE FOLLOWING CONDITIONS SHALL BE MET: A VERTICAL SEPARATION OF EIGHTEEN INCHES (18") BETWEEN THE INVERT OF THE SEWER OR DRAIN LINE AND THE CROWN OF THE WATER MAIN SHALL BE MAINTAINED. THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE INVERT OF THE WATER MAIN IS EIGHTEEN INCHES ABOVE THE CROWN OF THE SEWER OR DRAIN LINE. THE FOLLOWING CONDITIONS SHALL BE MET: A VERTICAL SEPARATION OF EIGHTEEN INCHES (18") BETWEEN THE INVERT OF THE SEWER OR DRAIN LINE AND THE CROWN OF THE WATER MAIN SHALL BE MAINTAINED. THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE INVERT OF THE WATER MAIN IS EIGHTEEN INCHES ABOVE THE CROWN OF THE SEWER OR DRAIN LINE. 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**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: BUILDING CODE UPDATE
AGENDA: OCTOBER 21, 2014 REGULAR VILLAGE BOARD MEETING
DATE: OCTOBER 17, 2014

ISSUE

Shall the Village Board adopt an updated Building Code.

DISCUSSION

The Village's current Building Code is the 2012 International Building Code. The new update of the Building Code, 2015, is available and the Village has been placed on notice by the Insurance Service Organization that the Village's rating will drop from 9 to 5 primarily due to the outdated code we are enforcing.

The Building Division staff is reviewing the 2015 Code and attended a training session that covered changes between the 2012 and 2015 Code. It is staff's opinion that the differences between the 2012 and 2015 Code are not too great and should not cause too much anguish in the building trades since many communities around Sugar Grove are already applying the 2015 requirements and many building plans our staff is reviewing are in compliance with the 2015 Code.

The Building Division staff will continue its review of the 2015 International Building Code and identify local exceptions or amendments, as needed.

COSTS

There are no direct costs associated with adopting the 2015 International Building Code.

RECOMMENDATION

No action is required at this time. Specific recommendations for the Building Code will be presented to the Board at a future date.