



Agenda
Village of Glen Ellyn
Special Meeting
Monday, July 8, 2019
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

Village Board Meeting Procedures Statement

Visitors are most welcome to attend all meetings of the Village Board and can find copies of the Agenda on their chairs or online at www.glenellyn.org prior to the meeting. Meetings are taped and also televised on WideOpenWest Channel 6, AT&T Channel 99, and Comcast Cable Services Channel 10. Any individual with a disability requiring a reasonable accommodation in order to participate in a meeting should contact The Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting. All matters on the Agenda may be discussed, amended, and acted upon.

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

D. Village Recognition: (Village Clerk)

1. The Glen Ellyn Chamber of Commerce sent a letter of appreciation for the Village's assistance with the 2019 Taste of Glen Ellyn. The Chamber notes that the Taste's success would not have been possible without the cooperation, time, energy and support of the Village as well as the hardworking employees of the Glen Ellyn Police Department and Public Works.

E. Audience Participation

1. Open:

Members of the public are welcome to speak to any item not specifically listed on tonight's agenda for up to (3) three minutes. For those items which are on tonight's agenda, the public will have the opportunity to comment at the time the item is discussed. In either case, please complete the Audience Participation form and turn it in to the Village Clerk. It is requested that, if possible, one spokesman for a group be appointed to present the views of the entire group. Speakers who are recognized are requested to step to a microphone and state their name, their topic and the group, if any, they are representing prior to addressing the Village Board. Individuals wishing to address the Board shall exercise proper decorum and respect for the proceedings and the business of the Village Board, and shall refrain from abusive demeanor and language. The practice of ceding time to other speakers shall be prohibited, except in the discretion of the presiding officer of the meeting. Public officials are not obligated to respond to questions.

F. Consent Agenda - The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below:

Motion to approve the following items (Trustee Christiansen):

1. June 17, 2019 Special Village Board Meeting Minutes
2. June 17, 2019 Regular Village Board Workshop Minutes
3. Approve the Recommendation of Village President Diane McGinley for the Appointment of Zoning Board of Appeals Commissioner Michelle Covington, for a Term Ending May 31, 2022.
4. Ordinance No. 6702 An Ordinance Approving a Variation from the Interior Side Yard Setback Requirement for a Deck on the Property Located at 532 Turner (Community Development Director Springer)
5. Ordinance No. 6703, An Ordinance Approving a Variation from the Front Yard Setback Requirement for a Front Porch on the Property Located at 431 Carleton Avenue (Community Development Director Springer)

G. 2019-2020 Refuse Rates (Presented by Finance Director Coyle) (Trustee Pryde)

1. Ordinance No. 6704-VC, An Ordinance Amending Chapter Six of Title Seven (Solid Waste Collection and Disposal) of the Village Code

H. Avere on Duane (Presented by Community Development Director Springer) (Trustee Enright)

1. Ordinance No. 6705, An Ordinance Approving a Redevelopment Agreement, Subject to Attorney Review, Between the Village of Glen Ellyn and Avere on Duane, LLC, concerning 427-443 Duane Street and 425 and 431 Melrose Avenue
2. Ordinance No. 6706, An Ordinance Granting Approval of a Special Use Permit for a Preliminary and Final Planned Unit Development, a Special Use Permit, a Zoning Map Amendment, a Sign Variation, and the Exterior Appearance of a Multi-Family Residential Development to be Known as Avere on Duane and Located at 427-443 Duane Street and 425 and 431 Melrose Avenue.

I. Reminders

1. A Village Board Workshop is scheduled for Monday, July 15, 2019 at 7:00 PM in Room 301 of the Glen Ellyn Civic Center.
2. A Village Board Meeting is scheduled for Monday, July 22, 2019 at 7:00 PM in the Galligan Board Room of the Glen Ellyn Civic Center.

J. Other Business

K. Adjournment



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 07/08/19 07:00 PM
Department: Glen Ellyn Village Board
Department Head: Lindsey Kaminsky
Category: Presentation
Prepared By: Lindsey Kaminsky

SCHEDULED

AGENDA ITEM (ID # 4055)

DOC ID: 4055

The Glen Ellyn Chamber of Commerce sent a letter of appreciation for the Village's assistance with the 2019 Taste of Glen Ellyn. The Chamber notes that the Taste's success would not have been possible without the cooperation, time, energy and support of the Village as well as the hardworking employees of the Glen Ellyn Police Department and Public Works.

ATTACHMENTS:

- Chamber Thank You _ Taste (PDF)

May 30, 2019

Honorable Diane McGinley and Board of Trustees
Village of Glen Ellyn
535 Duane St.
Glen Ellyn, IL 60137

Dear President McGinley and Board of Trustees:

The Glen Ellyn Chamber of Commerce wishes to extend its sincere thank you to the Village for the assistance we received in presenting the “Taste of Glen Ellyn” for 2019. The Taste success would not have been possible without the cooperation, time, energy and support of the Village as well as the hardworking employees of the Glen Ellyn Police Department and Public Works.

This year was especially difficult with the severe hail and windstorm over the evening of Thursday May 16th when Expo Tents went flying, debris from trees and signage covered the event grounds, and windows broke on the upper floor of Inland Bank building. Soon after the storm struck, the Chamber was alerted by the police of the condition of event grounds. Early Friday morning Public Works sent staff to clean the debris and broken tents from the area and the Police were there making sure all were safe through the duration.

Another severe thunderstorm hit about 2 pm Saturday May 18 closing the festival and requiring all to leave the grounds and take cover inside. The Police helped with evacuating the grounds and assisting in closing the Community Stage which is the Park District Showmobile.

The Glen Ellyn Chamber wants to specifically thank:

Julius Hansen, Public Works Director, Jennifer Brown, Streets & Forestry Superintendent, and staff and a special thank you to Mike Zitzka, Mike Nicholas and Billy Miller.

Police Chief Phil Norton, Sergeant Norman Webber, and all the police officers from the Department.

Mark Franz, Village Manager and the administrative staff.

As you are aware, the success of any program is dependent upon the support of volunteers. The “Taste” had over 150 volunteers for which we are most grateful. Counted among those volunteers were Village President Diane McGinley, Village Trustees Kelli Christiansen, Bill Enright, Mark Senak, and Steve Thompson as well as Village Manager Mark Franz. Please extend our sincere appreciation to all.

The Chamber looks forward to a continued relationship with the Village, as together we seek our common goals of providing positive growth and opportunities for our businesses, citizens and those who visit the Village of Glen Ellyn.

Sincerely,

Terri Smith Pieffier
President
Glen Ellyn Chamber of Commerce

Dawn Smith
Executive Director
Glen Ellyn Chamber of Commerce

cc: Mark Franz, Village Manager



Minutes
Village of Glen Ellyn
Special Meeting
Monday, June 17, 2019
6:30 PM

Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

Attendee Name	Title	Status	Arrived
Diane McGinley	Village President	Present	
Bill Enright	Village Trustee	Present	
Gary Fasules	Village Trustee	Present	
Craig R. Pryde	Village Trustee	Late	6:37 PM
Kelli E. Christiansen	Village Trustee	Present	
Steve Thompson	Village Trustee	Present	
Mark Senak	Village Trustee	Present	
John Chereskin	Village Clerk	Present	
Mark Franz	Village Manager	Present	
Greg Mathews	Village Attorney	Excused	
William Holmer	Assistant Village Manager	Present	
Christina Coyle	Finance Director	Present	
Julius Hansen	Public Works Director	Present	
Staci Springer	Director	Present	
Phil Norton	Chief of Police	Present	
Dave Buckley	Assistant Director	Present	
Lori Thomas	Assistant Finance Director	Present	
John Hubsy	Utilities Superintendent	Present	
Cole Jackson	Associate Planner	Present	

D. Audience Participation

1. Open:

Daniel Porter, who resides at 625 St. Charles Road, stated if anyone has had business dealings with Ford Wealth Management, formerly on Pennsylvania Avenue, and lost substantial funds, he would like to speak with you. Mr. Porter's email address is dporter612@aol.com <<mailto:dporter612@aol.com>> and leave the subject line blank.

E. Consent Agenda - The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below:

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RESULT:	APPROVED [6 TO 0]
MOVER:	Craig R. Pryde, Village Trustee
SECONDER:	Bill Enright, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

Motion to approve the following items (Trustee Pryde):

1. Approve and Authorize the Village Manager to Execute the Award of Contracts in Partnership with DuPage County Procurement Services, which is an Authorized Exception in the Purchasing Policy of the Municipal Code, to Detroit Salt Company LLC of Detroit, MI, for the Purchase of 500 Tons of Early Delivery Bulk Rock Salt, in an Amount not to Exceed \$41,000 to be Expensed to the Motor Fuel Tax Fund and to Compass Minerals America Inc. of Overland Park, KS for the Purchase of 1,600 to 2,600 Tons of

Regarding Item #1, Trustee Senak asked what part of the Code the exception is in. Village Manager Franz stated this is due to the Consortium, and DuPage County did the bidding so it falls in the exception category. Finance Director Coyle stated this is in Section 1-10-7. Trustee Fasules stated they do need to update the Code to include government contracts. Village Manager Franz stated this is being discussed at the July Workshop.

3. Resolution 19-10, A Resolution Authorizing the Execution of an Intergovernmental Police Service Assistance Agreement to Join the DuPage Metropolitan Emergency Response and Investigation Team (MERIT) (Police Chief Norton)

Items Removed from the Consent Agenda and Voted on Independently

2. Ordinance No. 6699, An Ordinance Authorizing the Approval of Real Estate Conveyance and Easement Agreements with AIM Duane, LLC, 493 Duane Street, LLC, and MJR Properties, LLC, concerning the Alley Bounded by Duane Street and Glenwood Avenue (Community Development Director Springer)

Community Development Director Springer presented background on this and stated there are 6 lots located at the southeast corner of Duane Street and Glenwood Avenue. Community Development Director Springer stated a 16-foot alley was noted on the plat as "private alley reserved for exclusive use of abutting owners, not dedicated for public use." Community Development Director Springer stated over the years, the abutting property owners, all with some unclear interest in the alley, have questioned the ownership, jurisdiction and maintenance responsibility for the alley. Community Development Director Springer stated the Village staff, along with the other 3 adjoining property owners, believe it would be beneficial to clarify the underlying ownership and maintenance responsibilities for the ally and establish appropriate easements for access. Community Development Director Springer stated the 3 adjoining property owners have agreed to this, and the Village has signed agreements from 2 of the property owners on this and is waiting on the signed agreement from the other.

Trustee Christiansen asked if there would be enough room to maneuver in the alley if this is approved. Community Development Director Springer stated it is a 12-foot wide paved alley. Trustee Christiansen asked about the grade difference. Community Development

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Director Springer stated this will be dealt with by a retaining wall during the Apex 400 development. Trustee Christiansen asked what would happen if there is no Apex 400. Community Development Director Springer stated then it would stay as is, but the jurisdictional ownership will be resolved.

Trustee Senak asked how doing this is beneficial to the Village. Community Development Director Springer stated the Village will not be responsible for paving the alley or snow-plowing the alley. There was a discussion regarding who would be responsible for paving the alley, possible risks to the Village in the future, the benefits of this and what the Apex 400 development would be getting from this.

Mike Wilson, who resides at 716 Crescent Boulevard, read a written statement that was passed out to the Village Board, the Village Clerk and Community Development Director Springer. Mr. Wilson asked the Village Board wait to proceed on this until the Court determines whether the Village Board acted appropriately to approve Apex 400. Mr. Wilson stated the owners of all land within Lot 1 of the 1891 plat also need to reach agreement on the proposed change in the plat of subdivision. Community Development Director Springer stated per Village Attorney Greg Jones and Chicago Title, the only ones who need to sign off are the abutting owners.

A motion was made by Trustee Pryde and seconded by Trustee Enright to approve Ordinance No. 6699, An Ordinance Authorizing the Approval of Real Estate Conveyance and Easement Agreements with AIM Duane, LLC, 493 Duane Street, LLC, and MJR Properties, LLC, concerning the Alley Bounded by Duane Street and Glenwood Avenue.

RESULT:	APPROVED [4 TO 2]
MOVER:	Craig R. Pryde, Village Trustee
SECONDER:	Bill Enright, Village Trustee
AYES:	Enright, Fasules, Pryde, Thompson
NAYS:	Christiansen, Senak
PRESENT:	McGinley

F. 2018 Comprehensive Annual Financial Report (Presented by Finance Director Coyle) (Trustee Fasules)

1. Finance Director Christina Coyle and Jamie Wilkey from Lauterbach and Amen, LLP will present the December 31, 2018 Comprehensive Annual Financial Report. 2. Motion to accept the Village's Comprehensive Annual Financial Report for the Fiscal Year Ended December 31, 2018

Finance Director Coyle presented information on the 2018 Comprehensive Annual Financial Report and stated the Village received an "unmodified" audit opinion which is the best possible outcome resulting from the independent audit process. Finance Director Coyle stated the Management's Discussion and Analysis provides a narrative summary of the results of the Village operations and financial positions as of December 31, 2018. Finance Director Coyle stated the General Fund did decrease by \$139,660 in 2018, and this was largely due to reductions in the state-shared income tax. Finance Director Coyle reviewed the key revenues of the state sales tax and Home Rule Sales Tax. Finance Director Coyle stated all funds which had reserves exceeded their policy level except for the Village Links/Reserve 22 Fund due to the purchase of new golf carts and the dining room reservations.

Finance Director Coyle stated the Forfeiture Fund is over budget for the year, and Finance Director Coyle discussed this with the Village Attorney. Finance Director Coyle

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stated they both agreed to not adjusting the budget due to the regulations on how the Forfeiture Funds are used.

Trustee Enright stated there were tax revenue shortfalls last year and asked how this is this year. Finance Director Coyle stated there was a 5% reduction in income tax instead of 10% which has helped, and the Village did receive a large payment in May for income tax. Finance Director Coyle stated sales tax and Home Rule Sales Tax are trending at or slightly below budget.

Trustee Senak asked how they would rate the Village's financial health on a scale of 1 to 10. Finance Director Coyle stated the Village has good financial health and is one of the better financially-sound villages around. Jamie Wilkey, with Lauterbach & Amen, LLP, stated the Village is in the upper tier if not the upper quarter percentage wise. Trustee Senak asked what the biggest challenge is. Ms. Wilkey stated this is the unknowns from the state.

Ms. Wilkey thanked Finance Director Coyle, Assistant Finance Director Thomas, the Village's Finance Department and other Village staff as a lot of work goes into this. Ms. Wilkey stated the audit package prepared by the Village is outstanding. Ms. Wilkey stated the Village received an "unmodified" opinion which means the financial statements that were presented were materially clean.

Trustee Fasules asked if a complete business audit should be done for the Village Links/Reserve 22. Ms. Wilkey stated this is included in the report, and controls for the Village Links/Reserve 22 are now documented. Ms. Wilkey stated she would not recommend a full business audit of the Village Links/Reserve 22 at this time.

RESULT:	APPROVED [6 TO 0]
MOVER:	Gary Fasules, Village Trustee
SECONDER:	Kelli E. Christiansen, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

G. Reminders

1. A Village Board Meeting is scheduled for Monday, June 24, 2019 at 7:00 PM in the Galligan Board Room of the Glen Ellyn Civic Center.
2. A Special Village Board Meeting is scheduled for Monday, July 8, 2019 at 7:00 PM in the Galligan Board Room of the Glen Ellyn Civic Center.

H. Other Business

I. Adjournment

1. Motion o Adjourn

RESULT:	APPROVED [6 TO 0]
MOVER:	Mark Senak, Village Trustee
SECONDER:	Craig R. Pryde, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

Respectfully Submitted, Debbie Solomon Recording Secretary

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Reviewed and Approved, John A. Chereskin, Village Clerk



Minutes
Village of Glen Ellyn
Regular Workshop Meeting
Monday, June 17, 2019
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

Attendee Name	Title	Status	Arrived
Diane McGinley	Village President	Present	
Bill Enright	Village Trustee	Present	
Gary Fasules	Village Trustee	Present	
Craig R. Pryde	Village Trustee	Present	
Kelli E. Christiansen	Village Trustee	Present	
Steve Thompson	Village Trustee	Present	
Mark Senak	Village Trustee	Present	
John Chereskin	Village Clerk	Present	
Mark Franz	Village Manager	Present	
Greg Mathews	Village Attorney	Excused	
William Holmer	Assistant Village Manager	Present	
Christina Coyle	Finance Director	Present	
Julius Hansen	Public Works Director	Present	
Staci Springer	Director	Present	
Phil Norton	Chief of Police	Present	
John Hubsky	Utilities Superintendent	Present	
Rich Daubert	Professional Engineer	Present	
Cole Jackson	Associate Planner	Present	

B. Pledge of Allegiance

C. Roll Call

D. Audience Participation

1. Open:

Megan Clifford, who resides at 793 Forest Avenue, stated she wants to help the Village move forward. Ms. Clifford stated she sent letters to the Village and then she met with Tim Elliott and Craig Pryde and gave them possible contamination information on the site at Five Corners 10 weeks ago, but has not heard back. President McGinley stated it can be difficult to respond as they do need to go back and forth on the letters so the Village is adhering to the Open Meetings Act. President McGinley stated Ms. Clifford's efforts are appreciated. President McGinley stated the Village staff worked with the Environmental Protection Association (EPA), and the Village is up to date on any legal cleaning and environmental issues at this site. President McGinley stated they will continue to address any issues as the Village moves forward with this site.

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E. Clearwater Program Modifications (Presented by Finance Director Coyle and Utilities Superintendent John Hubsy) (Discussion Only)

1. Finance Director Coyle and Utilities Superintendent John Hubsy will brief the Village Board on proposed changes to the Clearwater Program.

Finance Director Coyle presented background on the proposed changes to the Clearwater Program and stated the current Clearwater Program has been in existence since 2006. Finance Director Coyle stated the inspection ensures that the clear water from a sump pump is not going into the sanitary sewer system through an illegal connection. Finance Director Coyle stated the inspection costs \$50 and typically takes less than an hour for the homeowner. Finance Director Coyle stated the Village has received feedback from customers that they are frustrated when a home is refinanced or someone is added to the title, and the homeowner needs this inspection.

Finance Director Coyle stated to help with this, the staff is recommending 3 modifications to the Clearwater Program:

1. *To only require a Clearwater inspection for deed transfers where there has not been an inspection in the last 10 years.*
2. *To lengthen the waiver period from 90 days to one year for Clearwater inspections of property sales.*
3. *To begin requiring Clearwater inspections for multi-family and commercial properties.*

There was a discussion regarding requirements, how this works in a multi-family building and the expenses of the program.

President McGinley asked the Village Board for direction for staff. Trustee Enright stated he is fine with all 3 recommendations. The other Trustees agreed with this.

Trustee Christiansen stated it would be good to see data about the efficacy of the program. President McGinley stated the Village Board is fine with all 3 recommendations and asked to see information on what the goal is and what improvements are being seen.

F. Comprehensive Plan Update (Presented by Community Development Director Springer) (Discussion Only)

1. Village Manager Franz and Community Development Director Springer will present the Draft Downtown Sub-Area Plan for the Comprehensive Plan Update.

President McGinley stated the Village Board will be weighing in on the Comprehensive Plan Update before Houseal Lavigne goes back to the public for more feedback.

Village Manager Franz presented information on the Comprehensive Plan and stated the current Comprehensive Plan has not been updated since 2001. Village Manager Franz stated the current focus is on commercial areas, the 3 Catalyst Sites and the 2 TIF Districts. Village Manager Franz reviewed the Comprehensive Plan and Strategic Planning as well as the Community Survey Results done in 2017.

Finance Director Coyle stated the Financial Commission Scorecard was established by the Finance Commission. Finance Director Coyle stated per the scorecard, Glen Ellyn is at the high end of its peer group in terms of total property tax rate and residential tax

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rate, but Glen Ellyn has room to improve its performance on a per capita basis. Finance Director Coyle reviewed the Five Year Forecast.

Community Development Director Springer introduced the consulting firm of Houseal Lavigne who is working on updating the Comprehensive Plan. Community Development Director Springer stated the prior Comprehensive Plans were adopted in 1971, 1986 and 2001. Community Development Director Springer stated the Village applied for grant funding to help with an update to the Comprehensive Plan, but the Village did not receive any funding so the Village Board approved the Village going forward with an update to the Comprehensive Plan paid for by Village funds. Community Development Director Springer stated to stay up to date, go to the Village's website home page, click Stay Connected and then click Notify Me, and you will then be notified via email or text if anything changes on the Comprehensive Plan.

John Houseal, Principal at Houseal Lavigne Associates, reviewed where they are in the process and how they got there. Mr. Houseal stated the purpose of a Comprehensive Plan is to be a foundation for decision-making and a roadmap for the next 10 to 20 years. Mr. Houseal stated a Comprehensive Plan is to be a policy guide on a broad spectrum of topics, but not regulatory as the Plan will not dictate zoning. Mr. Houseal stated a Comprehensive Plan is to be a living document and is meant to be changed and updated from time to time. Mr. Houseal stated a Comprehensive Plan is a legal document and is recognized across the country as such.

Mr. Houseal stated three things go into the planning process: where a village is starting right now, where a village wants to go and what a village has to do to get there. Mr. Houseal stated they are working on the Subareas which can be more susceptible to change.

Mr. Houseal reviewed the community's input to date including the online questionnaire, Mapsocial, 3 stakeholder meetings, key person interviews, the Comprehensive Plan Workgroup, tonight's Workshop and the Village Open House scheduled for June 26th. Mr. Houseal stated the Sub-Area plans will eventually be Chapter 6 in the Comprehensive Plan, and this will include Stacy's Corners, Downtown Glen Ellyn and Roosevelt Road.

Mr. Houseal stated there are several hallmarks of a great downtown, including buildings at or near the street line for a street wall, an adequate amount of parking, multi-story buildings of mixed use, some increase in residential density and a pedestrian-oriented environment.

Trustee Senak asked what the optimal density for downtown Glen Ellyn is. Mr. Houseal stated he cannot estimate a maximum density as of now. There was discussion regarding density in the downtown, parking, building heights and the mix of uses in the downtown. Mr. Houseal stated if the Village does not do anything, the Village will lose ground and be in decline.

President McGinley stated everything that would be proposed in the downtown would go back to a developer's Return on Investment (ROI) as well as the residents' ROI.

Trustee Christiansen asked if Houseal Lavigne has worked with any towns that have National Historic Districts. Mr. Houseal stated every community does things differently. Mr. Houseal stated the Subarea Framework sets the tone for everything addressed in a downtown, including key intersections, intersection improvements, gateway features,

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pedestrian corridors and alleyways, residential screening, parking enhancements, existing parking, public parking and maintaining access.

Brandon Nolin, Principal Associate at Houseal Lavigne, stated for Development Regulations, the downtown is zoned C5A and C5B. Mr. Nolin stated C5A is less dense than C5B which is different than other downtowns. Mr. Nolin stated in order to accommodate modern development, they looked at height maximums, building heights and the height and width of roadways to balance proportion, and the recommendation is that the Village needs to consider exploring revising the maximum height for the downtown to 60 feet.

Mr. Nolin stated there is additional parking needed on the north side of the railroad tracks as there is an imbalance between the north of the tracks and the south of the tracks. Trustee Senak asked if they recommend a parking study. Mr. Houseal stated they do recommend this; however, it could be subjective and is not formulaic. Trustee Christiansen stated they need to look at churn versus a pedestrian-friendly community as well.

Mr. Nolin stated a market analysis was conducted, and there is a gap with upper income, multi-family housing in the downtown, and they can see a potential with multi-family housing still in the downtown.

Mr. Nolin showed a map of the downtown and stated the 3 red boxes are the Catalyst Sites, which are the McChesney & Miller block, the northwest corner of Pennsylvania Avenue and Main Street and the north side of Duane Street and Forest Avenue. Mr. Nolin reviewed these 3 sites and the possibilities for each. Mr. Nolin reviewed the 3 Catalyst Sites and what the possibilities could be for these.

Anne Gould, who resides at 609 Newton Avenue, stated this updated Comprehensive Plan strikes her as drastically different as it is a dramatic redirect from the current downtown. Ms. Gould stated there was no face-to-face input in Phase I from the largest stakeholder in the Village, the residents. Ms. Gould stated she wonders if any village does surveys that are statistically valid. Ms. Gould stated there is no vision in this Comprehensive Plan which should be the principal-driving guidance. Ms. Gould stated more height and more density are not what Glen Ellyn is trying to be, and they should not compare average maximums in other towns.

Kim Eichenauer, who resides at 599 Hillside Avenue, stated she is very supportive of updating the Comprehensive Plan, but this process is an art and a science. Ms. Eichenauer stated they seem to be missing the need to balance development goals and the clear articulation of what that is. Ms. Eichenauer stated they are missing the big vision and the strong values behind that vision. Ms. Eichenauer stated design does matter.

Megan Clifford, who resides at 793 Forest Avenue, stated the vision piece of the Comprehensive Plan is critically important. Ms. Clifford stated they need to look forward, even 10 years, as they seem to be missing the bigger picture of what could be in the future.

Trustee Christiansen stated they need to stop and think about the overall vision for the Village and what amenities the Village wants to provide for the residents in the next 10 to 20 years. Trustee Christiansen stated she is concerned about a height of 60 feet/4 modern stories as they need to look at the setbacks and step-backs, and she might be fine with a height of 48 feet. Trustee Christiansen stated she is concerned about seeing all the

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Catalyst Sites at maximum heights.

Trustee Fasules stated they need to look at the vision of taking the traditions and the traditional values that made Glen Ellyn unique with trends in the future. Trustee Fasules stated he would like to hear more community feedback, and the Village Board needs to hear this before they can coming up with a living and breathing document that affects the whole Village. Trustee Fasules stated they need to see the vision articulated adequately and knowing the mix of housing is important.

Trustee Pryde stated this draft is a good start as there are challenges with the Village and the topography that affects development. Trustee Pryde stated he is not sure the 2001 Comprehensive Plan was that successful from an economic development standpoint. Trustee Pryde does not think 4 stories will cut it, and he is interested in hearing more public comment.

Trustee Senak stated this draft is a good starting point. Trustee Senak stated this is an imperfect kind of science as they are trying to predict the future, but they should still try. Trustee Senak stated one size does not fit all in Glen Ellyn due to the changes in elevation. Trustee Senak stated he does counsel against any specific numbers in the Comprehensive Plan in regards to height and parking. Trustee Senak stated he would like to see more on vision and the future. Trustee Senak stated he feels the Zoning Code should be changed before the Comprehensive Plan.

Mr. Houseal stated Planning should inform Zoning as this is what a Comprehensive Plan does. Mr. Houseal stated a Comprehensive Plan articulates a vision and provides guidance. Trustee Senak stated they need to minimize inconsistencies between the Comprehensive Plan and zoning. There was a discussion regarding the Comprehensive Plan, Zoning and specific heights. President McGinley read from the draft of the Comprehensive Plan, "It is recommended that the Village consider revising the maximum allowable height to 5 stories or 60 feet with both C5 Zoning Districts."

Trustee Enright stated he is not sure the downtown needs any big updates as the downtown is doing well. Trustee Enright stated whatever they are doing now in the downtown is working pretty well.

Trustee Thompson stated this draft is a great start, and he thanked the public for their feedback. Trustee Thompson stated they do not know what the future will look like, but Glen Ellyn does need to be an "experience" for millennials and beyond. Trustee Thompson stated Glen Ellyn is a quaint community, but it is also progressive and developing. Trustee Thompson stated he would like to see more articulation on the vision. Trustee Thompson stated they need to see Glen Ellyn grow and be open to height in certain locations. Trustee Thompson stated they need to see more about the look and the feel of Glen Ellyn, and they need more concrete visuals.

President McGinley stated it was nice to see the Village Board come together on their comments. President McGinley stated Glen Ellyn has a great downtown that is pretty full; however, the problem comes when something becomes empty. President McGinley stated they need to explore where the Village Board and the residents are willing to meet on possible financial incentive requests down the road and what the financial impact is of a development.

President McGinley stated there will be an Open House on Wednesday, June 26, 2019 from 4 p.m. to 7 p.m. at the Civic Center to receive resident feedback on the

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Comprehensive Plan.

G. Other Items

None.

H. Adjournment

1. Motion to Adjourn

RESULT:	APPROVED [6 TO 0]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Gary Fasules, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

Respectfully submitted, Debbie Solomon Recording Secretary

Reviewed and approved, John A. Chereskin Village Clerk



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 07/08/19 07:00 PM
Department: Glen Ellyn Village Board
Department Head: Lindsey Kaminsky
Category: Appointment
Prepared By: Lindsey Kaminsky

SCHEDULED

AGENDA ITEM (ID # 4057)

DOC ID: 4057

**Approve the Recommendation of Village President Diane McGinley
for the Appointment of Zoning Board of Appeals Commissioner
Michelle Covington, for a Term Ending May 31, 2022.**



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 07/08/19 07:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Ordinance
Prepared By: Katie Ashbaugh

SCHEDULED

ORDINANCE 6702

DOC ID: 4052

Ordinance No. 6702 An Ordinance Approving a Variation from the Interior Side Yard Setback Requirement for a Deck on the Property Located at 532 Turner (Community Development Director Springer)

Background

The property owners, Steven Hopper and Karen McLaughlin, are requesting approval of a variation from the Glen Ellyn Zoning Code to allow a deck to encroach 2 feet 4 inches into the required 7 foot interior side yard setback, resulting in a side yard setback of 4 feet 8 inches from the interior side (north) property line. The proposed deck is intended to replace a previously existing deck on the west elevation of the second story. A sliding door remains today with no structure on which to exit.

The subject property is in the R2 Residential District, located at the northeast corner of N. Main Street and Turner Avenue. The subject property, and the properties to the north, east, and south, are all zoned R2 - Residential District and are single family homes. The property to the west across N. Main Street is also zoned R2 - Residential District but is occupied by the Main Street Recreation Center. Notice of the public hearing was published in the Daily Herald on May 27, 2019. The Zoning Board of Appeals conducted a public hearing on the requested variation on Tuesday, June 11, 2019.

Public Hearing Summary

The ZBA reviewed the existing conditions of the property, the proposed location of the new deck requiring the variation, and considered testimony from the property owner, Ms. Karen Laughlin, and one neighbor in favor of the request.

The property owner stated that she thought the previous deck that has since been removed was originally installed in 2001 or 2002, and it was her understanding that a permit had been issued for the original deck. The property owner continued that it was not until after it had been removed that the contractor informed her that a variation would be required to replace it and that a permit was never issued for the deck. The ZBA asked if the deck was required to evacuate the second floor in the event of a fire. The property owner responded in the affirmative. The ZBA also asked if the portion of the deck encroaching into the interior side yard was of the minimum width required to allow for egress in the event of a fire. The property owner again responded in the affirmative.

The property owners of properties within 350 feet of the subject property were mailed notice of the public hearing. One person that received public notice in the mail attended the hearing to speak in favor of the request. He stated that he did not find any problems with the request, as the deck would be placed in a location that is hard to see from the street. He added that he thought the neighbors to the north of the subject property would not object to the deck.

The Zoning Board of Appeals deliberated on the exact hardships or unique circumstances presented

by the property owners. They found that the following hardships or unique circumstances applied to this request: first, that the home does not sit parallel to the lot line in the rear yard; and second, that the deck as proposed provides an emergency exit front the second story due to the safety of the deck.

Recommendation

At the public hearing on June 11, 2019, the Zoning Board of Appeals voted on a motion to recommend approval of the requested variation which carried unanimously with five (5) yes votes. In accordance with this recommendation for approval, staff has prepared an ordinance to **approve** the requested variation.

Action Requested

The Village Board should consider the petitioner's request, the recommendation offered by the Zoning Board of Appeals and any further evidence or testimony presented at the Village Board Meeting and grant, deny or amend the requested variation.

Attachments

- Ordinance
- Aerial Photo
- Exhibit A -Minutes of June 11, 2019 ZBA meeting
- Exhibit B - Site Plan

CC: Steven Hopper and Karen McLaughlin, owners

Ordinance 6702

Meeting of July 8, 2019



Village of Glen Ellyn

Ordinance No. 6702

**An Ordinance Approving a Variation
from the Interior Side Yard Setback Requirement
for a Deck on the Property Located at
532 Turner, Glen Ellyn, IL 60137**

**Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois**
This _____ Day of _____, 20__.

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 20__.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. 6702**An Ordinance Approving a Variation
from the Interior Side Yard Setback Requirement
for a Deck on the Property Located at
532 Turner, Glen Ellyn, IL 60137**

Whereas, Karen McLaughlin and Steven Hopper, owners of property at 532 Turner Avenue, Glen Ellyn, Illinois, which is legally described as follows:

THE SOUTH 70 FEET OF LOTS 1 AND 2 IN BLOCK 4 IN TURNER AND MCCLEAN'S SUBDIVISION OF THE NORTHERLY 460 FEET OF THAT PART OF THE NORTH HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF HILL AVENUE (FORMERLY GARDNER BRIDGE ROAD) AND WEST OF GLEN ELLYN AVENUE (FORMERLY JOLIET ROAD) ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1905 AS DOCUMENT 83929, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-14-117-005

have petitioned the President and Board of Trustees of the Village of Glen Ellyn for a variation from Section Table 10-5-5(B)4 #8 to allow a deck to be constructed 4 feet 8 inches from the interior side lot line, in lieu of the 7 feet required; and

Whereas, following due notice by publication in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 350 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Zoning Board of Appeals conducted a public hearing on June 11, 2019, at which the petitioners presented evidence, testimony, and exhibits in support of the variation request and one (1) person appeared in favor of the variation request and zero (0) persons appeared in opposition thereto; and

Whereas, based upon the evidence, testimony, and exhibits presented at the public hearing on June 11, 2019, the Zoning Board of Appeals adopted findings of fact and voted on a motion to recommend approval of the variation, which carried by vote of five (5) "yes", and zero (0) "no", resulting in a

recommendation for approval as set forth in its Minutes dated June 11, 2019, appended hereto as Exhibit "A"; and

Whereas, the President and Board of Trustees have reviewed the site plan, attached hereto as Exhibit "B", and the evidence presented at the aforementioned public hearing and have considered the findings of fact and recommendations of the Zoning Board of Appeals; and

Whereas, the President and Board of Trustees make the following findings of fact:

- A. That the practical difficulty or particular hardship, being that the corner side lot line and interior side lot line are not perpendicular to the rear and front lot lines, therefore the home does not sit parallel to the rear lot line, has not been created by any persons presently having an interest in the property; and
- B. That the variation, if granted, will not alter the essential character of the locality as the variation will allow for the construction of a deck that is otherwise compliant with the Zoning Code and is not easily visible from the street; and
- C. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property since the applicants intend to make this improvement out of safety concerns, as the deck as proposed provides an emergency exit from the second story; and
- D. That the variation will not be detrimental to the public comfort, morals, and welfare or injurious to other property or improvements in the neighborhood in which the property is located since the use is permitted in the zoning district and the deck will be constructed in accordance with all applicable zoning code regulations other than the variation granted; and
- E. That the variation will not substantially increase the hazard from fire or other dangers to said property and not otherwise impair the public health, safety, or general welfare of the inhabitants of the Village since the deck will be constructed in accordance with all applicable building code regulations; and

- F. That the variation will not diminish or impair property values within the neighborhood; and
- G. That the variation will not unduly increase traffic congestion in the public streets and highways, as the traffic pattern on site will not be changed; and
- H. That the variation will not result in an increase in public expenditures or create a nuisance since this is an improvement to the existing code-compliant single-family residential use in a residential zoning district; and
- I. That the variation is the minimum variation that will make possible the reasonable use of the land, building or structure; and

Whereas, the President and Board of Trustees, based on the aforementioned findings of fact, find it appropriate to grant the variation as recommended by the Zoning Board of Appeals.

Now, therefore, be it ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in exercise of its home rule powers, as follows:

Section One: The Minutes of the June 11, 2019 Glen Ellyn Zoning Board of Appeals meeting, Exhibit "A" appended hereto, are hereby accepted, and the findings of fact and conclusions set forth in the preamble above are hereby adopted as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

Section Two: Based upon the above findings of fact, the President and Board of Trustees hereby approve a variation from Section Table 10-5-5(B)4 #8 to allow a deck to be constructed in 4 feet 8 inches from the interior side lot line, in lieu of the 7 feet required for the property at 532 Turner Avenue, Glen Ellyn, Illinois, which is legally described as follows:

THE SOUTH 70 FEET OF LOTS 1 AND 2 IN BLOCK 4 IN TURNER AND MCCLEAN'S SUBDIVISION OF THE NORTHERLY 460 FEET OF THAT PART OF THE NORTH HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF HILL AVENUE (FORMERLY GARDNER BRIDGE ROAD) AND WEST OF GLEN ELLYN AVENUE (FORMERLY JOLIET ROAD) ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1905 AS DOCUMENT 83929, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-14-117-005

Section Three: This grant of variation is conditioned upon the deck being constructed in substantial compliance the site plan, attached hereto as Exhibit “B”, and the testimony and exhibits provided at the June 11, 2019 Zoning Board of Appeals public hearing.

Section Four: The Building and Zoning Official is hereby authorized and directed to issue building permits for the subject property, consistent with the variation granted herein, provided that all conditions set forth hereinabove have been met and that the proposed construction is in compliance with all other applicable laws and ordinances. This grant of variation shall expire and become null and void twenty-four (24) months from the date of passage of this Ordinance unless a building permit to begin construction in reliance on this variation is applied for within said twenty-four (24)-month time period and construction is continuously and vigorously pursued provided, however, the Village Board, by motion, may extend the period during which permit application, construction, and completion shall take place.

Section Five: The Village Clerk is hereby authorized and directed to cause a copy of this Ordinance approving the variation to be recorded with the DuPage County Recorder of Deeds.

Section Six: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

Section Seven: Failure of the owner or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of said Ordinance, shall subject the owner or party in interest to the penalties set forth in Section 10-10-18 "A" and "B" of the Village of Glen Ellyn Zoning Code.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this ____ day of _____.

Ayes		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				
Nayes		Diane McGinley		Steve Thompson		Mark Senak

Ordinance 6702

Meeting of July 8, 2019

Absent		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				
		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				

Approved by the Village President of the Village of Glen Ellyn, Illinois this _____ day of _____.

Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the _____ day of _____, 20____.)

ATTACHMENTS:

- Aerial Photo (PDF)
- Exhibit A - Minutes of the June 11, 2019 ZBA Meeting (PDF)
- Exhibit B - Site Plan (PDF)



Aerial Photo



Map created on May 30, 2019.

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MINUTES
ZONING BOARD OF APPEALS
JUNE 11, 2019

The meeting was called to order by ZBA Chairperson Greg Constantino at 7:00 p.m. ZBA Members Matt Jones, Steve Lucchesi, Reed Panther and Tom Whalls were present. ZBA Member Chip Miller and ZBA Student Intern Maddie Greenleaf were excused. Also present were Village Planner Kelly Purvis, Village Planner Katie Ashbaugh, Trustee Liaison Mark Senak and Recording Secretary Debbie Solomon.

Chairperson Constantino explained the procedures of the Zoning Board of Appeals (ZBA) and stated tonight's meeting is called pursuant to notice by statute that was published in the Daily Herald on May 27, 2019, and all property owners affected by the variations being requested were notified by mail.

MINUTES

ZBA Member Panther moved, seconded by ZBA Member Whalls, to approve the minutes of the May 14, 2019 meeting. The motion carried unanimously with a voice vote.

On the agenda was a public hearing regarding the property at 532 Turner Avenue.

ZBA Chairperson Constantino stated all members of the Zoning Board of Appeals have visited the property and are aware of the proposed plans.

A motion was made by ZBA Member Whalls and seconded by ZBA Member Jones to open the public hearing for 532 Turner Avenue at 7:05 p.m. The motion carried unanimously with a voice vote.

PUBLIC HEARING – 532 TURNER AVENUE

PETITIONER KAREN MCLAUGHLIN IS REQUESTING APPROVAL FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS TO ALLOW TO ALLOW A DECK TO BE CONSTRUCTED IN THE INTERIOR SIDE YARD WHERE DECKS ARE NOT A PERMITTED OBSTRUCTION ON THE PROPERTY LOCATED AT 532 TURNER AVENUE: 1. SECTION 10-5-5(B)4 #8 TO ALLOW A DECK TO ENCROACH 2 FEET 4 INCHES INTO THE REQUIRED 7 FOOT INTERIOR SIDE YARD SETBACK WHERE DECKS ARE NOT A PERMITTED OBSTRUCTION, CREATING A SIDE YARD SETBACK OF 4 FEET 8 INCHES FROM THE INTERIOR SIDE (NORTH) PROPERTY LINE. 2. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR A PUBLIC MEETING OF THE VILLAGE BOARD.

(Karen McLaughlin, owner of the property at 532 Turner Avenue)

Staff Presentation

Village Planners Kelly Purvis and Katie Ashbaugh were present to speak regarding the proposed variation request and were sworn in.

Village Planner Ashbaugh stated petitioner Karen McLaughlin, owner of the property at 532 Turner Avenue, is requesting a variation from the Glen Ellyn Zoning Code to allow a deck to be constructed in the interior side yard where decks are not a permitted obstruction. Village Planner Ashbaugh stated the property is on the northeast corner of N. Main Street and Turner Avenue, and the subject property and the properties surrounding are zoned R2 – Residential District. Village Planner Ashbaugh showed an aerial view of the property and stated this property is a reverse corner lot, meaning the front lot line is considered the shortest lot line that is adjacent to the public right-of-way. Village Planner Ashbaugh stated based on permits she found, there is a patio as well.

Village Planner Ashbaugh showed street views of the property and stated according to the application, the deck that was taken off was originally installed approximately 18 to 20 years ago. Village Planner Ashbaugh stated there are no permits on record for the constructions of this previous deck or the sliding door that leads to this deck. Village Planner Ashbaugh stated the petitioner has proposed a deck that would encroach 2 feet 4 inches into the required interior side yard of 7 feet, and decks are not a permitted encroachment into the required interior side yard.

Questions from the Zoning Board of Appeals

ZBA Member Panther asked how much the deck would encroach into the side yard if you look at the scale. Village Planner Ashbaugh stated as you move west, it tapers off on the encroachment.

ZBA Member Lucchesi asked if the deck was the only thing in question. Village Planner Ashbaugh stated it is as the existing sliding door that is on the second floor is not a part of the request.

Chairperson Constantino asked if this is the minimum width for the walkway on the northerly side of the home. Village Planner Ashbaugh stated she is not aware of any minimum as this would be a building permit item. Village Planner Purvis stated she is not aware of any very minimum width.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation was Karen McLaughlin, owner of the home at 532 Turner Avenue.

Ms. McLaughlin stated the previous deck had been on the home since approximately 2001 or 2002, and she thought there had been a permit for this deck. Ms. McLaughlin stated their property is tight on all ends except the west, and the hardship would be what else you would put there if you cannot put a deck there, with the door being there. Ms. McLaughlin stated you would need to put a door then somewhere else as the access point is important.

Additional Questions from the Zoning Board of Appeals

ZBA Member Whalls asked what room is off of this proposed deck. Ms. McLaughlin stated this is where the sun room is off the family room.

ZBA Member Lucchesi asked if the addition was built before the deck. Village Planner Ashbaugh stated according to the records, it looks as if the permit for the addition was done in 1965.

ZBA Member Jones asked what would happen for an exit if there is a fire in the kitchen. Ms. McLaughlin stated there would be a problem getting out of the home if there was a fire in the kitchen and no access point where it is currently.

Chairperson Constantino asked the petitioner to confirm if the proposed 3 feet/36 inch width of the proposed deck by the door is the minimum that they need to make reasonable use of the exit. Ms. McLaughlin stated this is what the contractor said. Chairperson Constantino stated the general location of the proposed improvement is on the northeast corner of the lot as the home is not centered in the lot, and they cannot make adequate use of the exit without this proposed improvement. Chairperson Constantino asked if this proposed deck would make any change to the character of the neighborhood. Ms. McLaughlin stated it would not as there was a deck there previously, and the neighbors have told Ms. McLaughlin they are fine with this. Chairperson Constantino asked if the Village had received any objections from neighbors regarding this proposed deck. Village Planner Ashbaugh stated the staff has not heard any objections from any neighbors.

Village Planner Purvis stated for ADA compliance, a 5-foot width is recommended.

ZBA Member Whalls stated the home faces directly east and west, and the lot is a parallelogram with a 10-degree shift to the west.

Village Planner Ashbaugh stated an outdoor exit from a second story is not required by Code since it is not a multi-family dwelling.

Persons in Favor of or in Opposition to the Variation Requests

Steve Nelson, who resides at 553 Hill Avenue, was sworn in. Mr. Nelson stated they live around the block from the petitioner and have known them for several years. Mr. Nelson stated he always thought the property was odd due to the placement of the home on the property. Mr. Nelson stated he knows the property owners that live directly north of the 532 Turner property, and Mr. Nelson stated these property owners would not object to the deck. Mr. Nelson stated he would be hard-pressed to say this deck would be a problem because it will be hard to see.

Findings of Fact

ZBA Member Panther stated petitioner Karen McLaughlin, owner of the property at 532 Turner Avenue, is asking for a variation from Section 10-5-5(b)4 #8 to allow a deck to encroach 2 feet 4 inches into the required 7 foot interior side yard setback where decks are not a permitted obstruction, creating a side yard setback of 4 feet 8 inches from the interior side (north) property line and for any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or a public meeting of the Village Board. ZBA Member Panther stated decks are not a permitted obstruction in the front or side interior yards. ZBA Member Panther stated this property is located on the northeast corner of Main Street and Turner Avenue.

ZBA Member Panther stated the ZBA heard from Village Planners Katie Ashbaugh and Kelly Purvis. ZBA Member Panther stated the property and surrounding properties are zoned R2 – Residential. ZBA Member Panther stated the property is a reverse corner lot so the front lot line is considered the shortest lot line that is adjacent to the public right-of-way.

ZBA Member Panther stated the petitioner is proposing to replace a non-permitted deck in-kind for the deck that was already removed from the home. ZBA Member Panther stated zoning relief is only needed along the northern property line. ZBA Member Panther stated the proposed 3-foot wide part of the deck by the door is likely the minimum allowed per the builder. ZBA Member Panther stated Village Planner Purvis said that a 5-foot minimum is needed for ADA compliance.

ZBA Member Panther stated the ZBA heard from the petitioner Karen McLaughlin that she thought the builder applied for a permit for the deck and did not discover until after the previous deck was removed that there was no permit done yet. ZBA Member Panther stated the previous deck and sliding door were installed in approximately 2001 or 2002, and access is

needed from that side of the home to evacuate in case of a fire. ZBA Member Panther stated an addition was put on in approximately 1965.

ZBA Member Panther stated Ms. McLaughlin indicated that the 36-inch width would be the minimum that would be required. ZBA Member Panther stated Ms. McLaughlin did note the location of the home on the property does make it difficult to use that portion of the lot. ZBA Member Panther stated Ms. McLaughlin also indicated the angle of the home on the property makes it difficult to make improvements on the site. ZBA Member Panther stated Ms. McLaughlin indicated she had spoken to her neighbors, and the neighbors support this proposed deck.

ZBA Member Panther stated the ZBA heard from Steve Nelson, who resides at 553 Hill Avenue. Mr. Nelson stated the property is an odd-shaped lot, and this proposed deck would not be visible from the street.

Motion

ZBA Member Jones moved, seconded by ZBA Member Lucchesi, that the Zoning Board of Appeals recommended approval of the Findings of Fact.

The motion carried unanimously with a voice vote.

Additional Comments from the Zoning Board of Appeals

ZBA Member Lucchesi stated he does not see any issue with the aesthetics of the proposed deck and its conformity to the neighborhood. ZBA Member Lucchesi stated the petitioner is not making any major changes and only a small run would be infringing. ZBA Member Lucchesi stated he does support the variance. ZBA Member Lucchesi stated he does recommend having an engineer figure out the load capacity for the railings.

ZBA Member Panther stated the home is parallel to the lot line, and the askew placement of the property and the home are creating the hardship. ZBA Member Panther stated he has no objections with this.

ZBA Member Jones stated he is fine with this variation request.

ZBA Member Whalls stated he has no problems with this variation request. ZBA Member Whalls stated they have heard no objections about the proposed deck. ZBA Member Whalls stated he feels the 3-foot width may be a bit tight, but he is fine with this.

Chairperson Constantino stated he is in favor of recommending the variation as it addresses potential safety issues with an exit on the west side of the property. Chairperson Constantino stated the home is not centered on the lot, and there are small setbacks on 3 sides of the home. Chairperson Constantino stated this proposed deck will not change the character of the neighborhood, is not based on financial motivation and does not pose a public safety or health issue.

Motion

A motion was made by ZBA Member Whalls and seconded by ZBA Member Panther to close the public hearing for 532 Turner Avenue at 7:35 p.m. The motion carried unanimously with a voice vote.

A motion was made by ZBA Member Jones and seconded by ZBA Member Whalls.

Having considered the application of Karen McLaughlin, for a zoning variation to allow a deck to encroach 2 feet 4 inches into the required 7 foot interior side yard setback where decks are not a permitted obstruction, creating a side yard setback of 4 feet 8 inches from the interior side (north) property line on a reverse corner lot on the property located at 532 Turner Avenue, the Zoning Board of Appeals hereby adopts the Findings of Fact in the petitioners' application packet and presented by the petitioners at the June 11, 2019, Zoning Board of Appeals public hearing as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends approval of the following requested zoning variations:

1. Section 10-5-5(b)4 #8 to allow a deck to encroach 2 feet 4 inches into the required 7 foot interior side yard setback where decks are no a permitted obstruction, creating a side yard setback of 4 feet 8 inches from the interior side (north) property line.
2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

Due to the following unique circumstances:

1. The home does not sit parallel to the lot line in the rear yard; and
2. This provides an emergency exit of the home due to the safety of the deck.

Subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the June 11, 2019 public hearing of the Zoning Board of Appeals.

The motion carried with five (5) “yes” votes .The “yes” votes are as follows: ZBA Members Jones, Lucchesi, Panther, Whalls and Chairperson Constantino.

ZBA Chairperson Constantino stated the ZBA recommended this and will now go to the Village Board for approval, and Village Planners Ashbaugh and Purvis can tell you when this will be. ZBA Chairperson Constantino stated he advises the petitioners to come to the Village Board meeting just in case there are questions.

Village Board Trustee Report

Trustee Senak stated the Village Board is working on the Downtown Streetscape Plan, the Comprehensive Plan and the McChesney development. Trustee Senak encouraged everyone to come to the meetings regarding the Comprehensive Plan to let the Village Board know what they would like to see. Trustee Senak stated there are 2 proposals for the McChesney site.

There was discussion regarding the possible train station, the Giesche building, the proposed parking garage, the Avere development across from the library and Innovation DuPage.

Staff Report

Village Planner Ashbaugh stated there will be a meeting on June 25, 2019 for the property at 431 Carleton Avenue.

Village Planner Ashbaugh stated in reference to the pieces referenced by Trustee Senak, there is a Village Board Workshop on the Downtown Sub-Area Plan of the Comprehensive Plan on Monday, June 17th. Village Planner Ashbaugh stated there will be an Open House for feedback on the update to the Comprehensive Plan on Wednesday, June 26th from 4:00 p.m. to 7:00 p.m., and the Avere development will go before the Plan Commission on Thursday, June 20th.

Adjournment

At 7:50 p.m., a motion was made by ZBA Member Panther and seconded by ZBA Member Lucchesi to adjourn the meeting. The motion carried unanimously by a voice vote.

Respectfully submitted,

Debbie Solomon
Recording Secretary

2



Packet Pg. 34

[illegible]

NO. 18560



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 07/08/19 07:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Ordinance
Prepared By: Katie Ashbaugh

SCHEDULED

ORDINANCE 6703

DOC ID: 4051

Ordinance No. 6703, An Ordinance Approving a Variation from the Front Yard Setback Requirement for a Front Porch on the Property Located at 431 Carleton Avenue (Community Development Director Springer)

Background

The property owners, Robert and Ramona Clucas, are requesting approval of a variation from the Glen Ellyn Zoning Code to allow a front porch to encroach seventeen (17) feet six (6) inches, into the required front yard, in lieu of the maximum encroachment of seven (7) feet six (6) inches. The proposed front porch is intended to replace an existing front porch in its exact location with an identical footprint. All parts of the existing front porch, except for the roof, are to remain.

The subject property is in the R2 Residential District, located on the east side of Carleton Avenue and just north of Hillside Avenue. The surrounding properties are also zoned R2 - Residential District, and are improved with single family homes. Notice of the public hearing was published in the Daily Herald on June 10, 2019. The Zoning Board of Appeals conducted a public hearing on the requested variation on Tuesday, June 25, 2019.

Public Hearing Summary

The ZBA reviewed the existing conditions of the property, the proposed location of the new front porch requiring the variation, and considered testimony from the property owners.

The property owners of properties within 350 feet of the subject property were mailed notice of the public hearing. No one that was sent public notice attended the hearing to speak for or against the request. The property owners stated that their neighbors that approached them with questions did not object to the replacement of their existing porch. The property owners stated that the home is ninety-nine (99) years old and that the porch which they are seeking to replace was installed in the 1950s or 60s. They described the existing foundation as being on cinder blocks and the stairs leading to the porch being all different heights and unsafe.

The Zoning Board of Appeals deliberated on the exact hardships or unique circumstances presented by the property owners. They found that the following hardships or unique circumstances applied to this request: the current stairs are uneven and rotting, causing a safety issue; two homes to the north have the same porch; if they just rebuilt the stairs, it would be out of character with the neighborhood; the homes at 447 Carleton and 445 Carleton are closer to the public right-of-way than 431 Carleton's porch; the subject property does not meet the conditions of a buildable nonconforming lot in accordance with Section 10-4-1(J) of the Code, as it is less than 6,534 square feet; and Section 10-8-6 (E) of the Code says if the home were damaged, the Code would allow it to be built on the same footprint.

Recommendation

Ordinance 6703

Meeting of July 8, 2019

At the public hearing on June 25, 2019, the Zoning Board of Appeals voted on a motion to recommend approval of the requested variation which carried unanimously with five (5) yes votes. In accordance with this recommendation for approval, staff has prepared an ordinance to **approve** the requested variation.

Action Requested

The Village Board should consider the petitioner's request, the recommendation offered by the Zoning Board of Appeals and any further evidence or testimony presented at the Village Board Meeting and grant, deny or amend the requested variation.

Attachments

- Ordinance
- Aerial Photo
- Exhibit A - Draft Minutes of June 25, 2019 ZBA meeting
- Exhibit B - Site Plan
- Exhibit C - Elevations

CC: Robert and Ramona Clucas, owners

Ordinance 6703

Meeting of July 8, 2019



Village of Glen Ellyn

Ordinance No. 6703

**An Ordinance Approving a Variation
from the Front Yard Setback Requirement
for a Front Porch on the Property Located at
431 Carleton Avenue, Glen Ellyn, IL 60137**

**Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This _____ Day of _____, 20__.**

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 20__.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. 6703**An Ordinance Approving a Variation
from the Front Yard Setback Requirement
for a Front Porch on the Property Located at
431 Carleton Avenue, Glen Ellyn, IL 60137**

Whereas, Robert and Ramona Clucas, owners of property at 431 Carleton Avenue, Glen Ellyn, Illinois, which is legally described as follows:

LOT 6 IN BLOCK 2 IN FAIRFIELD, GLEN ELLYN, A SUBDIVISION IN SECTIONS 11 AND 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1914 AS DOCUMENT NO. 116853, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-11-422-013

have petitioned the President and Board of Trustees of the Village of Glen Ellyn for a variation from Section Table 10-5-5(B)4 #24.b to allow a front porch to encroach seventeen (17) feet six (6) inches into the required front yard, of the minimum required thirty (30) foot front yard, in lieu of the maximum encroachment allowed for porches of seven (7) feet six (6) inches; and

Whereas, following due notice by publication in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 350 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Zoning Board of Appeals conducted a public hearing on June 25, 2019, at which the petitioners presented evidence, testimony, and exhibits in support of the variation request and zero (0) persons appeared in favor of the variation request and zero (0) persons appeared in opposition thereto; and

Whereas, based upon the evidence, testimony, and exhibits presented at the public hearing on June 25, 2019, the Zoning Board of Appeals adopted findings of fact and voted on a motion to recommend approval of the variation, which carried by a vote of five (5) "yes" and zero (0) "no", resulting in a

recommendation for approval as set forth in its Draft Minutes dated June 25, 2019, appended hereto as Exhibit "A"; and

Whereas, the President and Board of Trustees have reviewed the site plan, attached hereto as Exhibit "B", and the elevations, attached hereto as Exhibit "C", and the evidence presented at the aforementioned public hearing and have considered the findings of fact and recommendations of the Zoning Board of Appeals; and

Whereas, the President and Board of Trustees make the following findings of fact:

- A. That the practical difficulty or particular hardship, being that the lot is fifty-two (52) percent of the minimum required lot size for the R2 Residential Zoning district and is considered a non-buildable lot, has not been created by any persons presently having an interest in the property; and
- B. That the existing single family home on the subject property, being on a non-buildable lot, in accordance with Section 10-8-6 (E) of the Glen Ellyn Zoning Code, is otherwise permitted to be built on the same footprint if it were to be damaged; and
- C. That the variation, if granted, will not alter the essential character of the locality as the variation will allow for the construction of a front porch that is otherwise compliant with the Zoning Code and is consistent with the porches of the neighboring properties; and
- D. That the variation, if not granted and only the stairs were replaced, would cause the property to be out of character with the neighborhood given that two homes immediately to the north (437 Carleton Avenue and 443 Carleton Avenue) have the same front porch and the homes at 445 Carleton Avenue and 447 Carleton Avenue on the same block and side of the street have more shallow front yards than 431 Carleton Avenue; and
- E. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property since the applicants intend to make this improvement out of

safety concerns over the existing front porch; and

- F. That the variation, if not granted, would be a safety hazard to the property owners as the current stairs are uneven and rotting; and
- G. That the variation will not be detrimental to the public comfort, morals, and welfare or injurious to other property or improvements in the neighborhood in which the property is located since the use is permitted in the zoning district and the front porch will be constructed in accordance with all applicable zoning code regulations other than the variation granted; and
- H. That the variation will not substantially increase the hazard from fire or other dangers to said property and not otherwise impair the public health, safety, or general welfare of the inhabitants of the Village since the front porch will be constructed in accordance with all applicable building code regulations; and
- I. That the variation will not diminish or impair property values within the neighborhood; and
- J. That the variation will not unduly increase traffic congestion in the public streets and highways, as the traffic pattern on site will not be changed; and
- K. That the variation will not result in an increase in public expenditures or create a nuisance since this is an improvement to the existing code-compliant single-family residential use in a residential zoning district; and
- L. That the variation is the minimum variation that will make possible the reasonable use of the land, building or structure; and

Whereas, the President and Board of Trustees, based on the aforementioned findings of fact, find it appropriate to grant the variation as recommended by the Zoning Board of Appeals.

Now, therefore, be it ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in exercise of its home rule powers, as follows:

Section One: The Draft Minutes of the June 25, 2019 Glen Ellyn Zoning Board of Appeals meeting, Exhibit "A" appended hereto, are hereby accepted, and the findings of fact and conclusions set forth in the preamble above are hereby adopted as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

Section Two: Based upon the above findings of fact, the President and Board of Trustees hereby approve a variation from Section Table 10-5-5(B)4 #24.b of the Glen Ellyn Zoning to allow a front porch to encroach by seventeen (17) feet six (6) inches, of the minimum required thirty (30) foot front yard, in lieu of the maximum encroachment of seven (7) feet six (6) inches for the property at 431 Carleton Avenue, Glen Ellyn, Illinois, which is legally described as follows:

LOT 6 IN BLOCK 2 IN FAIRFIELD, GLEN ELLYN, A SUBDIVISION IN SECTIONS 11 AND 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1914 AS DOCUMENT NO. 116853, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-11-422-013

Section Three: This grant of variation is conditioned upon the front porch being constructed in substantial compliance with the site plan, attached hereto as Exhibit "B", and the elevations, attached hereto as Exhibit "C", with both aforementioned exhibits having been last revised on March 27, 2019, and the testimony and exhibits provided at the June 25, 2019 Zoning Board of Appeals public hearing.

Section Four: The Building and Zoning Official is hereby authorized and directed to issue building permits for the subject property, consistent with the variation granted herein, provided that all conditions set forth hereinabove have been met and that the proposed construction is in compliance with all other applicable laws and ordinances. This grant of variation shall expire and become null and void twenty-four (24) months from the date of passage of this Ordinance unless a building permit to begin construction in reliance on this variation is applied for within said twenty-four (24)-month time period and construction is continuously and vigorously pursued provided, however, the Village Board, by motion, may extend the period during which permit application, construction, and completion shall take place.

Section Five: The Village Clerk is hereby authorized and directed to cause a copy of this Ordinance approving the variation to be recorded with the DuPage County Recorder of Deeds.

Section Six: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

Section Seven: Failure of the owner or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of said Ordinance, shall subject the owner or party in interest to the penalties set forth in Section 10-10-18 "A" and "B" of the Village of Glen Ellyn Zoning Code.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this ____ day of _____.

Ayes		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				
Nayes		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				
Absent		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				

Approved by the Village President of the Village of Glen Ellyn, Illinois this ____ day of _____.

Village President

Attest:

Ordinance 6703

Meeting of July 8, 2019

Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the ____ day of _____, 20____.)

ATTACHMENTS:

- Aerial Photo (PDF)
- Exhibit A - Draft Minutes of June 25, 2019 ZBA Meeting (DOCX)
- Exhibit B - Site Plan (PDF)
- Exhibit C - Elevations (PDF)



Aerial Photo



Map created on June 20, 2019.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

DRAFT MINUTES
ZONING BOARD OF APPEALS
JUNE 25, 2019

The meeting was called to order by ZBA Chairperson Greg Constantino at 7:00 p.m. ZBA Members Chip Miller, Reed Panther, Tom Whalls and ZBA Student Member Greenleaf were present. ZBA Members Matt Jones and Steve Lucchesi were excused. Also present were Village Planner Kelly Purvis, Village Planner Katie Ashbaugh, Trustee Liaison Kelli Christiansen and Recording Secretary Debbie Solomon.

Chairperson Constantino explained the procedures of the Zoning Board of Appeals (ZBA) and stated tonight's meeting is called pursuant to notice by statute that was published in the Daily Herald on June 10, 2019, and all property owners affected by the variations being requested were notified by mail.

MINUTES

ZBA Member Miller moved, seconded by ZBA Member Whalls, to approve the minutes of the June 11, 2019 meeting. The motion carried unanimously with a voice vote.

On the agenda was a public hearing regarding the property at 431 Carleton Avenue.

ZBA Chairperson Constantino stated all members of the Zoning Board of Appeals have visited the property and are aware of the proposed plans.

A motion was made by ZBA Member Whalls and seconded by ZBA Member Miller to open the public hearing for 431 Carleton Avenue at 7:04 p.m. The motion carried unanimously with a voice vote.

PUBLIC HEARING – 532 CARLETON AVENUE

PETITIONERS ROBERT AND RAMONA CLUCAS ARE REQUESTING APPROVAL FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS TO ALLOW TO ALLOW A FRONT PORCH TO ENCROACH INTO THE REQUIRED FRONT YARD BY A GREATER AMOUNT THAN WHAT IS REQUESTED FOR THE PROPERTY LOCATED AT 431 CARLETON AVENUE: 1. SECTION 10-5-5(B)4 #24.B TO ALLOW A FRONT PORCH TO ENCROACH BY APPROXIMATELY FIFTY-EIGHT (58) PERCENT OR SEVENTEEN (17) FEET SIX (6) INCHES, OF THE MINIMUM REQUIRED THIRTY (30) FOOT FRONT YARD, IN LIEU OF THE MAXIMUM ENCROACHMENT ALLOWED FOR PORCHES OF TWENTY-FIVE (25) PERCENT OF THE REQUIRED THIRTY (30) FOOT FRONT YARD, OR SEVEN (7) FEET SIX (6) INCHES, IN THE R2 - RESIDENTIAL DISTRICT. 2. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR A PUBLIC MEETING OF THE VILLAGE BOARD.

(Robert and Ramona Clucas, owners of the property at 431 Carleton Avenue)

Staff Presentation

Village Planners Kelly Purvis and Katie Ashbaugh were present to speak regarding the proposed variation request and were sworn in.

Village Planner Ashbaugh stated petitioners Robert and Ramona Clucas, owners of the property at 431 Carleton Avenue, are requesting a variation from the Glen Ellyn Zoning Code to allow a front porch to encroach into the required front yard by a greater amount than what is permitted. Village Planner Ashbaugh stated the property is located on the east side of Carleton Avenue, just north of Hillside Avenue, and the subject property and the properties surrounding are zoned R2 – Residential District. Village Planner Ashbaugh showed an aerial view of the property and stated this property has a lot area of approximately 4,590 square feet, which is just over fifty percent of the required minimum lot size of 8,712 square feet, more precisely, fifty-two percent. She continued that the subject property is approximately 62.75 feet wide, which is less than the minimum lot width requirement of 66 feet for interior lots in the R2 district.

Village Planner Ashbaugh showed street views of the property from the west, northwest, and southwest. She then showed the Plat of Survey, which was submitted in 2007 in relation to a detached garage permit, which shows the existing front porch being in place at that time. Village Planner Ashbaugh stated the petitioners propose to construct a new front porch off of the front elevation of the existing house, which requires an approximately fifty-eight (58) percent or seventeen (17) feet six (6) inch encroachment into the front yard setback. Village Planner Ashbaugh stated per Section 10-5-5(B)4 #24.b, porches may only encroach up to (25) percent of the required front yard. Village Planner Ashbaugh stated in the R2 Residential District, twenty-five (25) percent of the required front yard is seven (7) feet six (6) inches, as the required front yard is thirty (30) feet. Village Planner Ashbaugh stated the proposed front porch would encroach an additional ten (10) feet into the required front yard beyond what is permitted, being approximately twelve (12) feet six (6) inches from the front lot line. Village Planner Ashbaugh stated the proposed front porch is intended to replace the existing non-conforming porch like-for-like, for which a previous variation was not granted.

Chairperson Constantino asked if you can only build on several feet of the property due to the setbacks. Village Planner Ashbaugh stated the lot depth is just over half of what a typical lot depth would need to be to even meet the minimum lot size.

Village Planner Ashbaugh showed elevations of the proposed porch versus the photo of the existing west elevation showing the existing porch, and stated the petitioners are proposing to replace the porch as the existing porch does have structural issues.

Questions from the Zoning Board of Appeals

ZBA Member Miller stated it seems 437 Carleton and 434 Carleton, which are just north of the subject property, have similar situations with setbacks. Village Planner Ashbaugh stated that those adjacent and near adjacent properties did have similar existing conditions in regards to their setbacks, as that of 431 Carleton. ZBA Member Miller stated it seems 447 Carleton and 445 Carleton sit even closer to their property lines than 431 Carleton. Village Planner Ashbaugh stated based on the image presented tonight, she would agree with this.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation were Robert and Ramona Clucas, owners of the property at 431 Carleton Avenue.

Ms. Clucas stated their home is 99 years old this year, and they bought the home in 1991. Ms. Clucas stated they think the porch was built in the 1950's or 1960's, and the porch needs to be replaced as it is only held up with cinder blocks. Ms. Clucas stated they need to make a safer porch as each step is a different height too. Ms. Clucas stated they do not want to do anything else than to make the porch safer and better, and they will be keeping the same footprint as the existing porch. Ms. Clucas stated they will need to make the railings higher for the required Code.

Mr. Clucas stated the bottom had stacked 2 by 4's which have rotted away.

Additional Questions from the Zoning Board of Appeals

ZBA Member Panther asked if it would be difficult to egress from the front of the home without this porch. Ms. Clucas stated they would not be able to egress without the porch.

ZBA Member Whalls asked what materials they are proposing to use. Ms. Clucas stated they are going to research this, but are thinking of using both wood and composite.

ZBA Member Miller asked if the petitioners would have to rip the existing porch off at the house if the ZBA denied this request and to put in a single stair would require a variation. Village Planner Purvis stated stairs do not count toward an encroachment.

Chairperson Constantino asked if the porch overhang (roof) will stay. Ms. Clucas stated the overhang (roof) is in good shape and will remain as they will probably just re-roof it. Chairperson Constantino asked if the petitioners would extend the porch any more to the west than it already is, to which Ms. Clucas stated they would not. Chairperson Constantino asked if the petitioners' intent is to blend the new construction with the existing construction. Mr. Clucas stated they intend to keep the same colors as much as possible. Chairperson Constantino asked if this variation was discussed with the petitioners' neighbors. Ms. Clucas

stated when the sign went up on their property, the neighbors asked what they were proposing to do. Ms. Clucas stated they told the neighbors they were just replacing the porch, and the neighbors were fine with this.

Persons in Favor of or in Opposition to the Variation Requests

None

Findings of Fact

ZBA Member Panther stated petitioners Robert and Ramona Clucas, owners of the property at 431 Carleton Avenue, are requesting a variation from Section 10-5-5(B)4 #24.b to allow a front porch to encroach approximately fifty-eight (58) percent or seventeen (17) feet six (6) inches of the minimum required thirty (30) foot front yard in lieu of the maximum allowable encroachment twenty-five (25) percent or seven (7) feet six (6) inches in the R2 Zoning District.

ZBA Member Panther stated the ZBA heard from Village Planners Katie Ashbaugh and Kelly Purvis. ZBA Member Panther stated the property is located on the east side of Carleton Avenue, just north of Hillside Avenue, and the subject property and the properties surrounding are zoned R2 – Residential District. ZBA Member Panther stated the property is just over fifty (50) percent of the minimum required lot size in the R2 Zoning District. ZBA Member Panther stated the property is non-conforming in the front and rear yard setbacks in its present condition.

ZBA Member Panther stated the existing front porch is approximately seven (7) feet in depth creating a front yard setback of 12 feet 6 inches for the main structure of the property. ZBA Member Panther stated the home could only occupy between two (2) and four (4) feet of the property due to current setbacks, and the property is a non-buildable lot. ZBA Member Panther stated the existing condition of the adjacent properties also have the same encroachment into the front yard setbacks. ZBA Member Panther stated it was indicated that this proposal would only replace in-kind an existing porch.

ZBA Member Panther stated the ZBA heard from the property owners Robert and Ramona Clucas that the home is 99 years old and has always been non-conforming. ZBA Member Panther stated the Clucas are only asking to replace a deteriorating porch as they feel is unsafe with different stair heights and need to replace the footings. ZBA Member Panther stated it would be difficult to egress the home without this type of variance. ZBA Member Panther stated the Clucas indicated they are proposing to use wood and composite materials for the porch. ZBA Member Panther stated the Clucas indicated the roof will remain on the structure, and they will use the same color scheme of the existing home.

Motion

ZBA Member Whalls moved, seconded by ZBA Member Miller, that the Zoning Board of Appeals recommended approval of the Findings of Fact.

The motion carried unanimously with a voice vote.

Village Planner Ashbaugh stated she would like to propose an amendment to the Findings of Fact pertaining to the lot being substandard from a provision in the Non-Conformity Section 10-8-6 (E) that states, "If the home were damaged, then the home could be repaired in the existing footprint like-for-like, if the conditions remain the same when it is fixed."

Additional Comments from the Zoning Board of Appeals

ZBA Student Intern Greenleaf stated she has no problem with this as they are basically keeping the same thing that is there. ZBA Student Intern Greenleaf stated they would not be changing anything in the community or the neighborhood.

ZBA Member Panther stated he supports this variation, and he likes they are keeping the existing roof structure.

ZBA Member Whalls stated is he fine with this as the same dimensions are being replicated, and there are no stormwater issues. ZBA Member Whalls stated the safety and egress issues will be remediated with this.

ZBA Member Miller stated this is a strange lot on a block of strange lots, and this is a poster house for what a variance is for. ZBA Member Miller stated he supports this.

Chairperson Constantino stated he is in favor of recommending the variation as it addresses a safety issue with the existing porch, and they will be building in the same location. Chairperson Constantino stated this is an extremely shallow lot which is almost non-buildable. Chairperson Constantino stated the condition was not caused by the home owners. Chairperson Constantino stated the proposed porch will not extend any further to the west, and this will not change the character of the neighborhood.

Motion

A motion was made by ZBA Member Whalls and seconded by ZBA Member Panther to close the public hearing for 431 Carleton Avenue at 7:27 p.m. The motion carried unanimously with a voice vote.

A motion was made by ZBA Member Miller and seconded by ZBA Member Whalls.

Having considered the application of Robert and Ramona Clucas, for a zoning variation to allow a front porch to encroach by approximately fifty-eight (58) percent or seventeen (17) feet six (6) inches, of the minimum required thirty (30) foot front yard, in lieu of the maximum encroachment allowed for porches of twenty-five (25) percent of the required thirty (30) foot front yard, or seven (7) feet six (6) inches on an interior lot of the property located at 431 Carleton Avenue, the Zoning Board of Appeals hereby adopts the Findings of Fact in the petitioners' application packet and presented by the petitioners at the June 25, 2019, Zoning Board of Appeals public hearing as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends approval of the requested zoning variation from 10-5-5(B)4 #24.b due to the following hardships and unique circumstances:

1. The current stairs are uneven and rotting, causing a safety issue; and
2. Two homes to the north have the same porch; and
3. If they just rebuilt the stairs, it would be out of character with the neighborhood; and
4. The homes at 447 Carleton and 445 Carleton are prouder than 431 Carleton's porch; and
5. The lot is considered non-buildable; and
6. Section 10-8-6 (E) of the Code says if the home were damaged, the Code would allow it to be built on the same footprint.

Subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the June 25, 2019 public hearing of the Zoning Board of Appeals.

The motion carried with four (4) "yes" votes .The "yes" votes are as follows: ZBA Members Miller, Panther, Whalls and Chairperson Constantino.

ZBA Chairperson Constantino stated the ZBA recommended this and will now go to the Village Board for approval, and Village Planners Ashbaugh and Purvis can tell you when this will be. ZBA Chairperson Constantino stated he advises the petitioners to come to the Village Board meeting just in case there are questions.

Village Board Trustee Report

Trustee Christiansen stated the Village Board approved the Baker Hill access improvements, and the work should start in mid to late July and be completed at the end of August. Trustee

Christiansen stated at the Village Board Workshop last week, the Village Board heard information on the downtown Sub Areas for the updates to the Comprehensive Plan. Trustee Christiansen stated the Village Board is thinking about what the vision for the downtown should be. Trustee Christiansen stated there will be an open house tomorrow (June 26, 2019) from 4:00 p.m. to 7:00 p.m. for feedback on this.

ZBA Member Whalls asked about the possible subdivision by the Ice Center. Village Planner Purvis stated these might be single-family homes, but there has been no formal proposal yet. ZBA Member Whalls asked about the village-owned Five Corners site. Village Planner Purvis stated there is nothing on this right now.

Staff Report

Village Planner Ashbaugh stated there will be a meeting on July 9, 2019 for the property at 503 Carleton Avenue.

Adjournment

At 7:40 p.m., a motion was made by ZBA Member Whalls and seconded by ZBA Member Panther to adjourn the meeting. The motion carried unanimously by a voice vote.

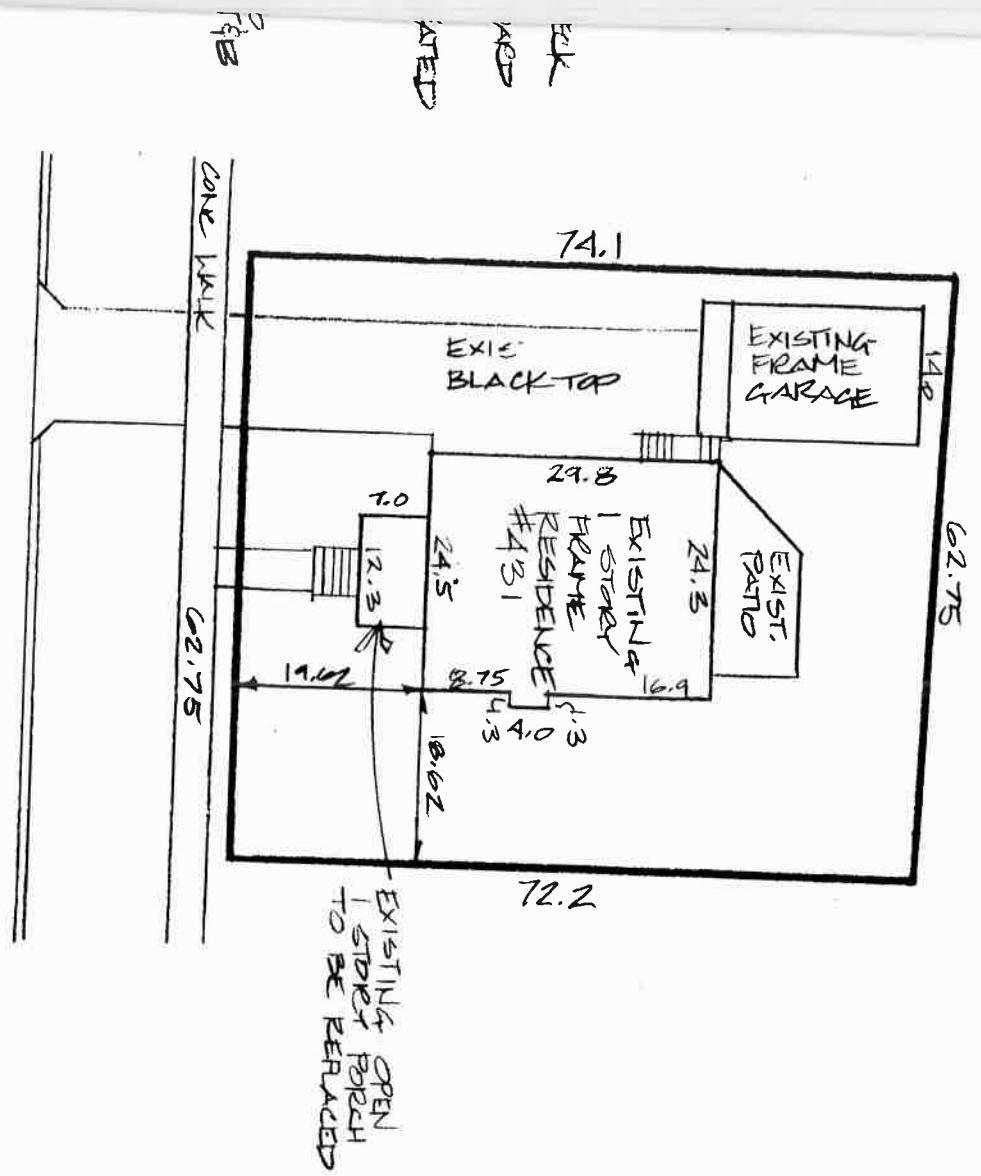
Respectfully submitted,

Debbie Solomon
Recording Secretary

Reviewed by,

Katie Ashbaugh
Village Planner

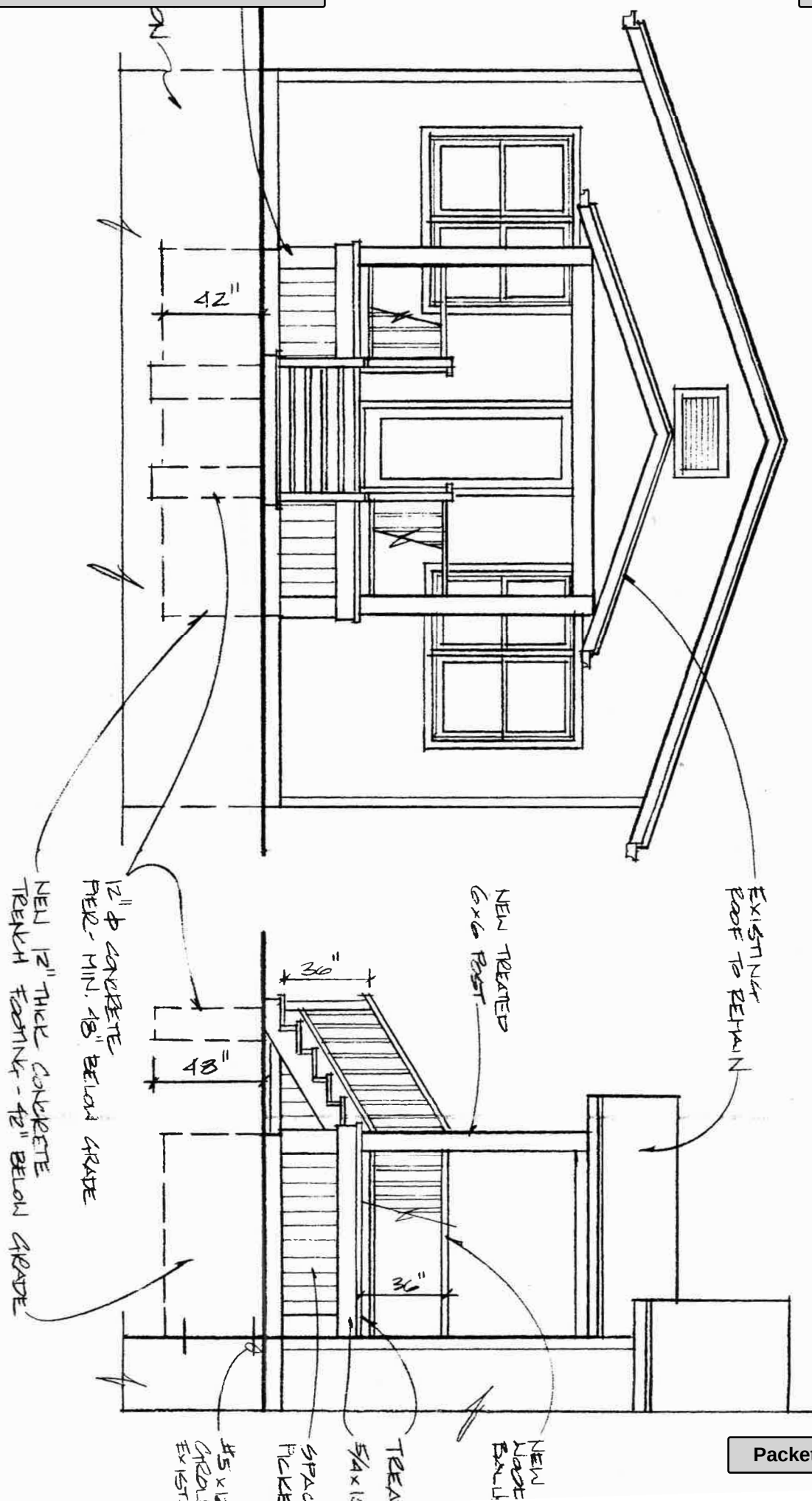
RECEIVED
APR - 3 2019
PLANNING DEPARTMENT
VILLAGE OF GLEN EILYN



SITE PLAN 1" = 20'-0"
NORTH

WEST ELEVATION $\frac{1}{4}'' = 1'-0''$

SOUTH ELEVATION $\frac{1}{4}'' = 1'-0''$





Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 07/08/19 07:00 PM
Department: Finance
Department Head: Christina Coyle
Category: Ordinance
Prepared By: Christina Coyle

SCHEDULED

ORDINANCE 6704

DOC ID: 4050

Ordinance No. 6704-VC, An Ordinance Amending Chapter Six of Title Seven (Solid Waste Collection and Disposal) of the Village Code

Executive Summary

Each year, the refuse contract increases the Village's rates in August. The current contract increases rates by CPI, with a minimum increase of 3% and a maximum increase of 5%. This year's base rates will increase by 3% in accordance with the contract. Staff has reviewed the supplemental rates as discussed in the memo below and is proposing a total increase to the supplemental rate of \$0.33 per account per month. Overall, the rates proposed in this memo equate to an additional annual cost to the residents of \$7.68 to \$13.44, depending on the type of service the resident selects. Below is a table which outlines the rates that will be effective on the August 1, 2019, Village services bill.

Monthly Rates - August 1, 2019

Service: Curbside or Rear Door	Monthly Rates	Monthly Supplemental Rates							Total Monthly Rate 2019	Total Monthly Rate 2018	Additional Monthly Cost	Additional Annual Cost
	2019	Branch/ Brush	Reserves (storm)	Toter	Admin.	Clean Sweep	Recycl. Credit	Subtotal				
35 gallon curb	\$12.09	\$ 1.44	\$ -	\$ 0.30	\$ 1.25	\$ 0.42	\$ -	\$ 3.41	\$15.50	\$14.82	\$0.68	\$8.16
65 gallon curb	\$15.98	\$ 1.44	\$ -	\$ 0.30	\$ 1.25	\$ 0.42	\$ -	\$ 3.41	\$19.39	\$18.59	\$0.80	\$9.60
95 gallon curb	\$18.25	\$ 1.44	\$ -	\$ 0.30	\$ 1.25	\$ 0.42	\$ -	\$ 3.41	\$21.66	\$20.80	\$0.86	\$10.32
35 gallon curb senior	\$10.88	\$ 1.44	\$ -	\$ 0.30	\$ 1.25	\$ 0.42	\$ -	\$ 3.41	\$14.29	\$13.65	\$0.64	\$7.68
35 gallon rear	\$20.51	\$ 1.44	\$ -	\$ 0.30	\$ 1.25	\$ 0.42	\$ -	\$ 3.41	\$23.92	\$22.99	\$0.93	\$11.16
35 gallon rear senior	\$18.46	\$ 1.44	\$ -	\$ 0.30	\$ 1.25	\$ 0.42	\$ -	\$ 3.41	\$21.87	\$21.00	\$0.87	\$10.44
65 gallon rear	\$27.20	\$ 1.44	\$ -	\$ 0.30	\$ 1.25	\$ 0.42	\$ -	\$ 3.41	\$30.61	\$29.49	\$1.12	\$13.44
95 gallon rear	\$27.20	\$ 1.44	\$ -	\$ 0.30	\$ 1.25	\$ 0.42	\$ -	\$ 3.41	\$30.61	\$29.49	\$1.12	\$13.44
35 gal. compost	\$11.19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$11.19	\$10.86	\$0.33	\$3.96
65 gal. compost	\$13.02	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$13.02	\$12.64	\$0.38	\$4.56
95 gal. compost	\$16.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$16.20	\$15.73	\$0.47	\$5.64

Ancillary Rates - August 1, 2019

Solid Waste Sticker	\$2.66
Yard Waste Sticker	\$2.66
Leaf Sticker	\$1.60
Cart Exchange	\$19.10

Background:

In 2017, the Village Board approved a five year refuse contract with Republic Services. Subsequent to the Board's approval of the contract, Republic Services sold the Village's contract to Groot, Inc., who is now the Village's refuse provider. The current contract terminates in 2022 and includes annual rate increases effective in August of each year. Therefore, this requires the Village Board to

pass an ordinance each year to update the refuse rates.

Issues

Annual Base Rate Adjustment - Refuse and Composting

The Village's contract includes an annual adjustment by a minimum of three percent (3%) based upon the percentage change of the published CPI-U for the Chicago-Gary-Kenosha area during the preceding calendar year. The total annual adjustment shall never go higher than five percent (5%). The change in CPI-U at the end of 2018 was 1.8%. Therefore, the base rate will be adjusted by 3%, the minimum stated in the contract. The base rates will be adjusted as follows:

Service	Old Monthly Base Rate	New Monthly Base Rate
35 gallon curbside	\$11.74	\$12.09
35 gallon senior curbside	\$10.57	\$10.88
35 gallon rear door	\$19.91	\$20.51
35 gallon rear door senior	\$17.92	\$18.46
65 gallon curbside	\$15.51	\$15.98
65 gallon rear door	\$26.41	\$27.20
95 gallon	\$17.72	\$18.25
95 gallon rear door	\$26.41	\$27.20
35 gallon compost	\$10.86	\$11.19
65 gallon compost	\$12.64	\$13.02
95 gallon compost	\$15.73	\$16.20

Ancillary Charges

The contract with Groot also sets the rate for ancillary refuse charges. These rates are listed below. The cart change-out fee will change from \$18.54 per occurrence to \$19.10 per occurrence. The cart change out fee is waived by the Village for new residents or to replace a damaged cart, although the Village is still charged by Groot for these cart change outs.

Service	Old Rate	New Rate
Refuse Sticker	\$2.58	\$2.66
Landscape Waste Sticker	\$2.58	\$2.66
Leaf Sticker	\$1.55	\$1.60
Cart Change Out Fee (per occurrence)	\$18.54	\$19.10

Branch and Brush Rate

The Village's former branch and brush contract expired at the end of 2018. The Village selected a new contractor based upon a competitive bid process. The annual cost of this new contract is \$129,000. To spread this cost among the Village's 7,450 accounts yields a monthly rate of \$1.44.

Service	Old Monthly Rate	New Monthly Rate
Branch & Brush Collection	\$1.30 per account	\$1.44 per account

Clean Sweep

The first clean sweep of the contract was paid for by the last two rate cycles. This year, we need to set the rate for the next clean sweep which will occur in Spring 2020. The prior clean sweep cost the Village \$73,829 and was paid for by a \$0.48 per month charge the first twelve months and was reduced to \$0.35 per customer per month once the actual cost of the clean sweep was known. Using an estimated cost of \$75,000, the new rate would be \$0.42 per account per month. The actual cost will depend on the amount of refuse collected. If the number is higher, we will need to increase the rate in 2020. If the number is lower, we can decrease the rate accordingly in 2020.

Service	2017-2018 Monthly Rate	2018-2019 Monthly Rate	2019-2020 Monthly Rate
Clean Sweep	\$0.48 per account	\$0.35 per account	\$0.42 per account

Toter Replacement

Two years ago, the Village reduced the toter rate from \$0.75 per month per account to \$0.25 per month per account. This was based on average yearly purchases of \$10,000. In 2018 and looking into 2019, we are experiencing costs of over \$20,000 per year. Part of this is due to annexations, particularly the Swift Road annexation this year. However, part is also due to natural wear and tear of the toters. Due to the rising costs we are experiencing, we are recommending to increase this rate by \$0.05 per account per month. We will continue to monitor these toter expenses and adjust the rate if necessary.

Service	Old Monthly Rate	New Monthly Rate
Toter replacement	\$0.25 per account	\$0.30 per account

Reserves Rate (Storm Clean Up)

In 2013, the Village incurred \$179,000 of clean up expenses in the Solid Waste Fund due to a severe storm in early July. This greatly reduced the reserve balances in the Solid Waste Fund and thus a reserve rate was added of \$0.75 per account per month in August 2013. The Village has been replenishing the reserves since 2013. Finally, in January 2017, the Solid Waste Fund reached a reserve level above the minimum level of 25% of operating expenses. In 2017, the Village Board reduced the reserve rate to \$0. In 2018, the Solid Waste Fund did incur storm clean up costs of \$28,000 associated with the 2018 ice storm. However, given that the fund has cash reserve levels above the reserve policy, we are not recommending an increase to this rate at this point in time.

Administration Fee

Staff is not proposing an increase to the administration fee this year. However, it is likely an increase will be needed at some point in the future if costs for banking (credit cards, banking services), postage, or bill printing increase. Our current administrative cost fluctuates between \$1.28 and \$1.34 per account per month. The administrative cost for fiscal year 2018 was \$1.34 per account per month.

Service	Old Monthly Rate	New Monthly Rate
Administration Fee	\$1.25 per account	\$1.25 per account

Recycling Rebate

As part of the initial contract, the Village introduced a monthly credit to each residential refuse account based on recycling revenues received by the Village in the previous fiscal year, with the credit adjusted on an annual basis. In fiscal year 2016, the Village did not receive any recycling rebates from Republic. Therefore, the rebate rates in 2017-2018 was zero. Interestingly, there were rebates received in 2017 which amounted to \$6,512.31, which resulted in discount of \$0.07 per account per month. Unfortunately, in 2018, there were no recycling rebates received, and therefore there is no credit for the 2019-2020 year.

Service	Old Monthly Rate	New Monthly Rate
Recycling Credit	\$(0.07) per account	\$0.00 per account

Cash Reserve Levels

Staff has updated the 5 year contract forecast with the information noted above. Based on the projections, the fund will remain in compliance with its reserve policy (25% of operating expenses) over the remaining life of the contract.

Recommendation

Staff recommends that the Board adopt the adjusted refuse/recycling rate schedule on the Village's service bill for August 1, 2019 through July 31, 2020.

Ordinance 6704

Meeting of July 8, 2019



Village of Glen Ellyn

Ordinance No. 6704-VC

**An Ordinance Amending Chapter Six of Title Seven (Solid Waste
Collection and Disposal) of the Village Code of Glen Ellyn, Illinois**

**Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois**
This _____ Day of _____, 20__.

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 20__.

PREPARED BY AND MAIL TO:

VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. 6704-VC**An Ordinance Amending Chapter Six of Title Seven (Solid Waste Collection and Disposal) of the Village Code of Glen Ellyn, Illinois**

WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn have deemed it in the best interest of the Village to request proposals for solid waste collection and disposal services from time-to-time; and,

WHEREAS, the President and Board of Trustees on June 26, 2017, approved an agreement for solid waste collection and disposal services which includes terms and provisions different from those presently included in the Village Code.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, in exercise of its home rule powers, as follows:

SECTION ONE: Section 7-6-3(F) of the Glen Ellyn Village Code is hereby deleted in its entirety and replaced with the following:

- (F) Special Haul Service For The Village: The contractor, as provided for in subsection (C) of this section, will furnish refuse trucks and drivers for special ("natural disaster") cleanup activities on the following basis:

8/1/2019 through 7/31/2020 for \$185.66/hr/2 men/1 truck

SECTION TWO: Section 7-6-4(A) of the Glen Ellyn Village Code is hereby deleted in its entirety and replaced with the following:

- (A) Residential Collections: Effective on the August 1, 2019 Village Services Bill, the fees to be charged for residential solid waste collection and disposal services shall be as follows:

<u>Monthly Refuse Collection Program</u>	<u>Monthly Base Rate</u>
Curbside collection of one Village provided 35-gallon wheeled cart	\$12.09
Curbside collection of one Village provided 65-gallon wheeled cart	\$15.98
Curbside collection of one Village provided 95-gallon wheeled cart	\$18.25
Senior rate for curbside collection of one Village provided 35-gallon wheeled cart	\$10.88
Rear door collection of one Village provided 35-gallon wheeled cart	\$20.51
Rear door collection of one Village provided 65-gallon wheeled cart	\$27.20
Rear door collection of one Village provided 95-gallon wheeled cart	\$27.20
Senior rate for rear door collection of one Village provided 35-gallon wheeled cart	\$18.46
Curbside compost collection of one Village provided 35 gallon wheeled cart	\$11.19
Curbside compost collection of one Village provided 65 gallon wheeled cart	\$13.02
Curbside Compost collection of one Village provided 95 gallon wheeled cart	\$16.20
<u>Monthly Supplemental Rate:</u> In addition to the base rate, each account will also be charged a monthly fee for branch and brush collection, biannual clean sweep, toter replacement, account/billing administration, and any applicable recycling credit.	\$3.41
<u>Other Prices</u>	
Refuse Sticker	\$2.66
Yard waste	\$2.66
Leaf Sticker	\$1.60
Large household items (non-electronics)	Two (2) Refuse Stickers
TV and monitors up to 25"	Ten (10) Refuse Stickers
TV monitors greater than 25"	Sixteen (16) Refuse Stickers
Bundles of electronic waste	Six (6) Refuse Stickers
Single small electronic waste item	Two (2) Refuse Stickers
Cart exchange (per occurrence)	\$19.10

Ordinance 6704

Meeting of July 8, 2019

SECTION THREE: 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 by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this _____ day of _____.

Ayes		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				
Nayes		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				
Absent		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				

Approved by the Village President of the Village of Glen Ellyn, Illinois this _____ day of _____.

Village President

Attest:

Ordinance 6704

Meeting of July 8, 2019

Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the ____ day of _____, 20____.)

ATTACHMENTS:

- Five Year Forecast Solid Waste Fund (PDF)

Solid Waste Fund
Five Year Forecast
2017-2021

			Five Year Contract						
	2015	2016	2017	2018	2019	2020	2021	Total	
Revenues	Actual	Actual	Actual	Actual	Forecast	Forecast	Forecast	Contract	Notes on Forecast
Trash Disposal Revenues									
Collection Revenue					\$ 1,262,406.57	\$ 1,300,278.77	\$ 1,339,287.13	\$ 3,901,972.47	Based on contract rates
Clean Sweep					\$ 33,897.50	\$ 37,548.00	\$ 37,548.00	\$ 108,993.50	Clean sweep every two years
Branch & Brush					\$ 121,435.00	\$ 128,736.00	\$ 128,736.00	\$ 378,907.00	Funds the branch and brush pick up
Storm Clean Up					\$ -	\$ -	\$ -	\$ -	Funds reserves
Toter / capital revenues					\$ 24,212.50	\$ 26,820.00	\$ 26,820.00	\$ 77,852.50	Funds reserves for toters and other capital items
Recycling rebate					\$ -	\$ -	\$ -	\$ -	Assumes no rebate as so volatile
Administration					\$ 111,750.00	\$ 111,750.00	\$ 111,750.00	\$ 335,250.00	administrative rate
Subtotal	\$ 1,619,590.00	\$ 1,644,800.80	\$ 1,572,862.00	\$ 1,533,269.00	\$ 1,553,701.57	\$ 1,605,132.77	\$ 1,644,141.13	\$ 7,909,106.47	
Compost Revenue									
Compost Revenue	\$ -	\$ 17,157.60	\$ 30,505.00	\$ 33,650.00	\$ 36,353.72	\$ 37,451.82	\$ 38,575.37	\$ 176,535.90	Based on contract rates
Interest Income	\$ 468.00	\$ 1,073.00	\$ 4,111.00	\$ 9,553.00	\$ 9,839.59	\$ 10,134.78	\$ 10,438.82	\$ 44,077.19	3% escalator on interest assuming interest rates will rise
Recycling Revenue	\$ -	\$ -	\$ 6,512.00	\$ -	\$ -	\$ -	\$ -	\$ 6,512.00	Revenue stream unreliable and therefore will not be factored into forecast
Miscellaneous	\$ (1,528.00)	\$ 2,416.51	\$ 9.00	\$ 239.00	\$ 246.17	\$ 253.56	\$ 261.16	\$ 1,008.89	3% escalator on misc. revenue
Total Revenues	\$ 1,618,530.00	\$ 1,665,447.91	\$ 1,613,999.00	\$ 1,576,711.00	\$ 1,600,141.05	\$ 1,652,972.92	\$ 1,693,416.48	\$ 8,137,240.45	
Expenses									
Banking Services	\$ 21,989.00	\$ 22,759.44	\$ 21,580.00	\$ 21,416.00	\$ 21,844.32	\$ 22,281.21	\$ 22,726.83	\$ 109,848.36	2% escalator
Postage and Shipping	\$ 10,614.00	\$ 13,200.00	\$ 13,200.00	\$ 13,200.00	\$ 13,464.00	\$ 13,733.28	\$ 14,007.95	\$ 67,605.23	2% escalator
Professional Services	\$ 9,362.00	\$ 3,455.31	\$ 3,427.00	\$ 4,939.00	\$ 5,037.78	\$ 5,138.54	\$ 5,241.31	\$ 23,783.62	2% escalator
Administration Charge	\$ 77,100.00	\$ 77,100.00	\$ 90,000.00	\$ 80,000.00	\$ 82,400.00	\$ 84,872.00	\$ 87,418.16	\$ 424,690.16	3% escalator
Trash Disposal (Republic Contract)	\$ 1,219,431.00	\$ 1,254,798.48	\$ 1,363,456.00	\$ 1,266,917.00	\$ 1,262,406.57	\$ 1,300,278.77	\$ 1,339,287.13	\$ 6,532,345.47	Based on contract rates
Cart Change Out - Village Cost	\$ -	\$ -	\$ -	\$ -	\$ 10,349.96	\$ 10,660.45	\$ 10,980.27	\$ 31,990.68	Based on average number of cart change outs Village pays for
Composting (Republic Contract)	\$ -	\$ -	\$ -	\$ -	\$ 36,353.72	\$ 37,451.82	\$ 38,575.37	\$ 112,380.90	Based on contract rates
Clean Sweep	\$ -	\$ -	\$ -	\$ 73,829.00	\$ -	\$ 75,000.00	\$ -	\$ 148,829.00	Clean sweep every two years
Branch & Brush Pick Up	\$ 139,230.00	\$ 123,000.00	\$ 123,000.00	\$ 151,000.00	\$ 129,000.00	\$ 129,000.00	\$ 129,000.00	\$ 661,000.00	Estimate 5% increase upon contract renewal
Equipment/Capital Outlay	\$ 33,650.00	\$ 204.00	\$ -	\$ 73,250.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 82,250.00	Misc. capital spend
Toter Replacement	\$ 5,772.00	\$ 5,548.00	\$ 12,980.00	\$ 22,475.00	\$ 26,000.00	\$ 15,000.00	\$ 15,000.00	\$ 91,455.00	assumes flat spend per year
Total Expenses	\$ 1,517,148.00	\$ 1,500,065.23	\$ 1,627,643.00	\$ 1,707,026.00	\$ 1,589,856.34	\$ 1,696,416.06	\$ 1,665,237.01	\$ 8,286,178.41	
Net Income (Loss)	\$ 101,382.00	\$ 165,382.68	\$ (13,644.00)	\$ (130,315.00)	\$ 10,284.70	\$ (43,443.14)	\$ 28,179.47	\$ (148,937.96)	
Cash Balance - Beginning of Year					\$ 554,267.00	\$ 564,551.71	\$ 521,108.56		
Cash Balance - End of Year				\$ 554,267.00	\$ 564,551.71	\$ 521,108.56	\$ 549,288.04		
Reserve Policy (25% of operating expenses)				\$ 408,444.00	\$ 396,714.09	\$ 423,354.01	\$ 415,559.25		
Amount Above Policy				\$ 145,823.00	\$ 167,837.62	\$ 97,754.55	\$ 133,728.78		

Monthly Rates	# accts	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
35 gallon	2358	\$ 11.90	\$ 11.40	\$ 11.74	\$ 12.09	\$ 12.46	\$ 12.83
35 gallon senior	1089	\$ 10.83	\$ 10.26	\$ 10.57	\$ 10.88	\$ 11.21	\$ 11.55
35 gallon rear door	3	\$ 19.83	\$ 19.33	\$ 19.91	\$ 20.51	\$ 21.12	\$ 21.76
35 gallon rear door senior	27	\$ 18.00	\$ 17.40	\$ 17.92	\$ 18.46	\$ 19.01	\$ 19.58
65 gallon	2803	\$ 15.56	\$ 15.06	\$ 15.51	\$ 15.98	\$ 16.46	\$ 16.95
65 gallon rear door	4	\$ 26.14	\$ 25.64	\$ 26.41	\$ 27.20	\$ 28.02	\$ 28.86
95 gallon	1160	\$ 17.70	\$ 17.20	\$ 17.72	\$ 18.25	\$ 18.79	\$ 19.36
95 gallon rear door	1	\$ 26.14	\$ 25.64	\$ 26.41	\$ 27.20	\$ 28.02	\$ 28.86
35 gallon compost	107	\$ 11.31	\$ 10.54	\$ 10.86	\$ 11.19	\$ 11.53	\$ 11.87
65 gallon compost	100	\$ 13.40	\$ 12.27	\$ 12.64	\$ 13.02	\$ 13.41	\$ 13.81
95 gallon compost	36	\$ 17.40	\$ 15.27	\$ 15.73	\$ 16.20	\$ 16.69	\$ 17.19
cart change out fee	55	\$ 16.50	\$ 18.00	\$ 18.54	\$ 19.10	\$ 19.67	\$ 20.26
clean sweep	7450	\$ -	\$ 0.48	\$ 0.35	\$ 0.42	\$ 0.42	\$ 0.42
branch & brush	7450	\$ 1.58	\$ 1.30	\$ 1.30	\$ 1.44	\$ 1.44	\$ 1.44
Storm clean up	7450	\$ 0.75	\$ -	\$ -	\$ -	\$ -	\$ -
Toter replacement	7450	\$ 0.75	\$ 0.25	\$ 0.25	\$ 0.30	\$ 0.30	\$ 0.30
Recycling Rebate	7450	\$ -	\$ -	\$ (0.07)	\$ -	\$ -	\$ -
Admin	7450	\$ 1.25	\$ 1.25	\$ 1.25	\$ 1.25	\$ 1.25	\$ 1.25

Combined Monthly Rate	2019-2020	2018-2019	\$ Change	% Change
35 gallon	\$ 15.50	\$ 14.82	\$ 0.68	4.6%
35 gallon senior	\$ 14.29	\$ 13.65	\$ 0.65	4.7%
35 gallon rear door	\$ 23.92	\$ 22.99	\$ 0.93	4.0%
35 gallon rear door senior	\$ 21.87	\$ 21.00	\$ 0.87	4.1%
65 gallon	\$ 19.39	\$ 18.59	\$ 0.80	4.3%
65 gallon rear door	\$ 30.61	\$ 29.49	\$ 1.12	3.8%
95 gallon	\$ 21.66	\$ 20.80	\$ 0.86	4.1%
95 gallon rear door	\$ 30.61	\$ 29.49	\$ 1.12	3.8%



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 07/08/19 07:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Ordinance
Prepared By: Kelly Purvis

SCHEDULED

ORDINANCE 6705

DOC ID: 4056

Ordinance No. 6705, An Ordinance Approving a Redevelopment Agreement, Subject to Attorney Review, Between the Village of Glen Ellyn and Avere on Duane, LLC, concerning 427-443 Duane Street and 425 and 431 Melrose Avenue

Background:

The petitioners are Warren James and Matt Nix of Reva Development Acquisitions, LLC, contract purchasers of the properties located at 427-443 Duane Street and 425 and 431 Melrose Avenue. Reva Development Acquisitions, LLC has submitted a formal application for the Planned Unit Development of the subject properties with a new multi-family residential building featuring 48 luxury apartment units, an underground parking garage and a surface parking lot on the south side of the site. The subject properties are located on the south side of Duane Street between Melrose Avenue and Prospect Avenue with a portion of the site extending southerly along the east side of Melrose Avenue. The total site is comprised of six properties totaling 1.18 acres. A majority of the property is zoned C5B Central Business District, Central Service Subdistrict. The property extending southerly along Melrose Avenue is zoned R4 Residential and R2 Residential.

In order to proceed with the project as proposed the petitioners will need approval of the following:

1. A Special Use Permit for a Planned Unit Development in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.
2. The following deviations from the Glen Ellyn Zoning Code:
 - a. Section 10-4-17-2(E) to allow the construction of a building that will be 68.65 feet in lieu of the permitted height of 60 feet; and
 - b. Section 10-4-17-2(E) to allow the portion of the building over 45 feet to be stepped back 0 feet in lieu of the minimum step back of 15 feet; and
 - c. Section 10-4-17-2(G) to allow 82 parking spaces to be provided for the development in lieu of 92 spaces required; and
 - d. Section 10-4-17-2(D)3(a) to allow a front yard setback along Melrose Avenue to be 17.81 feet in lieu of the required 25 feet; and
 - e. Section 10-4-17-2(D)3(a) to allow a front yard setback along Prospect Avenue to be 8 feet in lieu of the required 25 feet; and
 - f. Section 10-4-17-2(D)3(b) to allow a corner side yard setback along Duane Street of 10 feet in lieu of the required 25 feet; and

- g. Section 10-5-8(I) to allow 3 parking spaces in the garage to be 8 feet 6 inches wide in lieu of the 9 feet width required; and
 - h. Section 10-5-5(C)1 to allow an impervious surface setback along a portion of the southern property line to be 0 feet in lieu of the required 6.17 feet to allow for the construction of a private sidewalk and retaining wall at the property line; and
 - i. Any other deviations necessary to construct the development as depicted on the plans presented and available for public review.
- 3. A Special Use Permit in accordance with Section 10-10-14 of the Zoning Code to allow multi-family dwelling units in the C5B Central Business District.
 - 4. A Zoning Map Amendment in accordance with Section 10-10-13 of the Zoning Code to rezone two of the parcels on the property at 425 Melrose Avenue from R4 to C5B Central Business District, and to rezone one of the parcels on the property at 425 Melrose Avenue from R2 to C5B Central Business District zoning district.
 - 5. A Sign Variation from Section 4-5-11(D) of the Sign Code to allow two (2) residential development signs in lieu of the one (1) sign permitted.
 - 6. The Exterior Appearance of the building (reviewed by staff, with Village Board approval).
 - 7. The Redevelopment Agreement.
 - 8. The consolidation of the lots (reviewed and approved by staff).

Plan Commission Recommendation:

The Plan Commission considered the petitioners' requests for approval of a Preliminary and Final Planned Unit Development Plan with deviations, a Special Use Permit to allow dwelling units in the C5B Central Business District zoning district, a Zoning Map Amendment to rezone the three residentially zoned properties at 425 Melrose Avenue to C5B Central Business District zoning district, and a Sign Variation to allow 2 residential identification signs on the development site, at a public hearing on June 20, 2019. There were 19 total members of the public that spoke at the hearing; 12 were against the development and raised concerns about the height and bulk of the structure and the traffic that would be generated; 4 were in favor of the development and spoke about aging in place and a need for this type of housing in the Village; and 3 members of the public spoke neither for or against the development but had general comments. By a voice vote of 7 "yes" and 0 "no" votes, the Plan Commission recommended that the Village Board approve the requests subject to the following conditions:

- A. Construction of the subject development shall be in substantial conformance with the testimony presented at the June 20, 2019 public hearing before the Plan Commission.
- B. Prior to issuance of a building permit, the petitioners shall pay the Village \$144,347.84 to be

dispersed to Village taxing bodies in the following amounts:

1. Glen Ellyn Park District - \$49,529.60
 2. School District 41 - \$28,696.00
 3. School District 87 - \$10,030.40
 4. Fire Company - \$24,000.00
 5. Glen Ellyn Library - \$32,091.84
- C. That prior to the issuance of a building permit, a construction management plan must be prepared, reviewed at a pre-construction meeting and approved by the Police, Fire, Public Works and Community Development Departments.
- D. That prior to the issuance of a building permit the Utility Plan shall be revised to show the roof drains on the northwest portion of the building (north of the parking garage entrance) being connected to the storm sewer at the intersection of Duane Street and Prospect Avenue.
- E. That it is the obligation of the owners of the development to install and maintain the retaining walls on the site in perpetuity.
- F. That it is the obligation of the property owners to install and maintain the loading area on the east side of the Melrose Avenue right-of-way in perpetuity.
- G. That it is the obligation of the owner of the development to install, maintain and replace all landscape materials in accordance with the approved landscape plan.

The Plan Commission Staff Report for the June 20, 2019 meeting has been attached for the Village Board's review.

1 Step PUD Process & Supplemental Documentation:

With the authority granted in Section 10-10-15(A)3 of the Zoning Code, the Community Development Director has opted to allow the simultaneous review of the Preliminary and Final Planned Unit Development Plans for the Avere on Duane development. The Plan Commission did have the ability to overrule this decision but did not elect to do so.

All documentation listed in section 10-10-15(B)1 and (B)2, required to meet the minimum contents to constitute a preliminary plan were provided for the Plan Commission's review. Three items from the list of supporting documentation in Section 10-10-15(B)3 were not provided. Below is an explanation for each omission. The Plan Commission did not request that this supplemental information be provided.

1. Section 10-10-15(B)3(b) - A cost revenue study
"A cost revenue study showing both the immediate and long term effects of the development on schools and municipal services, including a letter signed by the superintendents of affected school districts or other

appropriate officials of the districts, and any affected park districts, public library, fire department or other public body, indicating the developer has notified the district or public body of the proposed development and its proposed effect on school enrollment or the services provide by the district or public body.”

In lieu of a cost revenue study, the Village has worked with the other taxing bodies and Municipal Service providers to come up with a formula (generally based upon the type of construction and the number of proposed bedrooms in a development) to mitigate the impact of development. The formula provides a monetary fee or “developer donation” amount to off-set the impact of the project on each of the above mentioned service providers.

Information regarding the perceived impact of the development is outlined in the Redevelopment Agreement (RDA). Also as part of the RDA, the developer is required to provide developer donations to the school district, library, park district, and fire company. Both the RDA and a chart providing developer donation amounts have been attached for the Village Board’s review.

2. Section 10-10-15(B)3(d) - An Environmental Impact Study
“An environmental impact study including air quality and water quality data”

The petitioners submitted a Natural Resource Review from the Illinois Department of Natural Resources (IDNR Report). The IDNR has no record of natural resources in this area that might be affected by development. There are no known environmental conditions on the property that would indicate that there is a need for an additional environmental study.

3. Section 10-10-15(B)3(i) - Covenants, conditions and restrictions
“A proposed draft of covenants, conditions and regulations to assure property maintenance and repair of, and to provide for maintaining adequate personnel to assure security of, all areas and facilities under common ownership, including but not limited to, common areas utilities, designated open areas, recreational facilities and drainage facilities, with provisions for the payment for such maintenance, repairs and security and enforceability thereof, by or on behalf of the Village. The proposed draft shall include, where appropriate, any proposed charter and/or by laws of an association for owners or tenants within the planned unit development and/or a copy of any proposed condominium, townhouse, recreation or easement or other operating documents.”

The petitioners have indicated that the property will be under single ownership and maintained by a management company. Therefore covenants, conditions and restrictions that are typically reviewed with a condominium or townhome development would not be required in this case. The RDA does include language in Section 5(D)(5) that requires that the development be staffed and managed by a professional management company.

Additionally, all documentation required in Section 10-10-15(D) to constitute a final plan has been provided with the exception of a final version of the covenants, conditions and restrictions (Section 10-10-15(D)2(f)). This document is not required for a development under single ownership.

Exterior Appearance:

The development site consists of 6 properties improved with one vacant single family residence (previously operated as a shelter), 3 single-story commercial buildings, 1 two-story commercial building and a multi-tenant office building. All of the structures will be demolished to make way for the proposed development.

The proposed building is sympathetic to the adjacent library's architectural style which is a modern blended interpretation of Richardsonian and Victorian Architecture. The brick, cast stone and synthetic stucco are high quality, durable materials. The primary colors of the building are earth tones. The building is traditional in style. The pitched/hipped roof design, like the building facades include varied projections to create interest without being overly busy. The soffits and eaves are appropriately scaled to the building. The building is properly articulated with inset balconies. The materials and design character are consistent on all four sides of the building.

Utilitarian elements (such as the transformer and the generator) are being screened, landscape islands are proposed in the surface parking lot and appropriate screening is proposed adjacent to residential properties. Parking is being placed underground and on the south side of the development (not visible from Duane Street). In addition to a wall sign at the entrance of the building, one free-standing sign is proposed, the base of which will match the primary material of the principal structure. The trash enclosures will be hidden inside the parking garage below grade and will not be viewable from adjacent properties or rights of way. All proposed lighting is dark-sky compliant.

Deviations from the Guidelines

The Appearance Review Guidelines discourage the use of exterior insulation and finish systems (EIFS), a synthetic stucco material. The developers are proposing EIFS on parts of the second through fourth floors. In the past, the Village has approved the use of EIFS, as long as it wasn't on the first floor where it would more likely be damaged. The petitioners have included an addendum to the Exterior Appearance Application containing additional information about the EIFS product they are proposing to use which includes a drainage plane and allows moisture to exit the wall cavity without impact to the underlying structure (see attached addendum).

Staff Recommendation for Exterior Appearance:

After reviewing the submitted application and plans for the proposed Exterior Appearance, staff finds the project to be in substantial conformance with the Village's Appearance Review Guidelines. Staff therefore recommends approval of the proposed Exterior Appearance. If approved, the Village Board may wish to consider the following conditions be included in the Ordinance granting the Exterior Appearance approval:

- A. That the owner of the development replace any damaged or deteriorating portions of the EIFS within 60 days' notice from the Village.

Additional Conditions Recommended by Staff:

In addition to the conditions recommended by the Plan Commission and the conditions recommended by staff for the Exterior Appearance of the building, staff would also suggest the following condition be added:

- A. That the subject development shall be constructed, operated and maintained in compliance with the Redevelopment Agreement between the Village of Glen Ellyn and Avere on Duane, LLC.
- B. That all requirements outlined in the Redevelopment Agreement shall be satisfied prior to the issuance of a building permit.

Public Comment:

Staff has attached all email correspondence from the public that has been received by the Village related to this project up to and including July 1, 2019.

TIF Incentive Request and Redevelopment Agreement:

Last July, the Village Board reviewed a TIF request in conjunction with this proposed development project. In preparation for this Workshop meeting, REVA completed a proforma for the Avere on Duane project which has since been updated. Staff and our consultant Kane McKenna and Associates, KMA, have reviewed REVA's proforma and evaluated their request for incentives. One major concern for the developer is the property tax assessment process and how it appears that the rental market is experiencing a significant increase in their assessed value which translates to higher tax bills. Staff, KMA, and the developer worked through some complicated issues to settle on some business terms that would allow the project to proceed, but limits the Village's risk at the same time. REVA has indicated that a gap exists in part because this is a smaller redevelopment project consisting of only 48 units. In addition, this project has been more challenging due to the costs of assembling the property, capital costs associated with the infrastructure improvements including parking and storm water issues, and an increasingly higher tax assessment process that has led to higher than anticipated projected taxes. But for these TIF incentives, the developer cannot proceed with the project because they are not able to meet a Return on Project Costs of 6% to 7 % in order secure financing. KMA believes this is a legitimate return based on market data. For these reasons, REVA has requested tax incentives to bridge the financial gap for their project and protect themselves against higher than anticipated taxes.

Analysis

Bob Rychlicki, KMA, has reviewed and analyzed REVA's proforma and incentive request. Attached is KMA's report that he will summarize and present to the Village Board. KMA and staff have evaluated four different scenarios:

1. Higher EAV-20% School Costs
2. Higher EAV-40% School Costs
3. Lower EAV-20% School Costs
4. Lower EAV-40% School Costs

The incentives would be performance based, include only the increment being generated by the project, and be paid directly from the TIF District Fund, eliminating any risk to other Village funds. Initially, the Developer requested funds up front and for the life of the TIF, 15 years, but staff negotiated a 10-year performance based incentive, split 90/10 Developer/Village. In addition, the Village would be guaranteed collecting 100% of the available increment generated by the new development for a minimum of 5 years at the end of the TIF, years 2032 to 2036, in addition to at least 10% during the term of the agreement. Furthermore, the Village could receive additional TIF increment if less than 40% of the school funds are not needed to reimburse net new students moving into the development. The basic business terms of this agreement would include:

1. A 90/10% (developer/village) performance-based agreement (pay-as-you-go) generated by available TIF increment for a period of ten years capped at \$1.9M (w discount rate of 6.5%) totaling \$3,121,791 to the Developer or 10 years, whichever happens first. All costs must be TIF eligible.
2. In addition, schools are entitled up to 40% of the increment based on the number of net new students living in the development. The Developer is not anticipating more than 20%, but does have additional exposure. To the extent that there are fewer students living in the development, the Village and the developer will share 50%/50% in this increment. An illustrative example can be found in the RDA.
3. Once the term expires (10 years or 2031), the Village would collect 100% of available increment.
4. There would be a one-time contribution of up to \$200,000 in capital costs (by Village of Glen Ellyn) to reimburse the developers for costs associated with burying electrical lines, parkway trees, street and storm water improvements on Duane Street and Melrose Avenue.
5. The developers would be able to appeal the taxes, but would not be eligible for incentives and refunds in any one year.

Benefits

Given the work done to assemble the property and the fact that this is a significant project in downtown and that this project could be a catalyst for the Central Business District, staff believes the benefits outweigh the negatives. More specifically, the benefits include:

- ☐ Meets Downtown Plan Goals:
 - o New residents supporting businesses and spending in downtown
 - o Increase density in downtown
- ☐ Creates more diverse housing stock
 - o Allows more “age in place” housing options
- ☐ Overall \$20M investment in CBD
 - o Underutilized parcels would be redeveloped
 - o Addresses capital needs, improves storm water issues in that area
 - o Adds to the overall tax base, once TIF expires
 - o Limited risk to the Village, since the proposed incentives are performance based
- ☐ Development Goals

- o Quality of design, residential character blends with the area
 - o Costly underground parking included
 - o Developer donations to taxing bodies
- Development Team
 - o Proven development; same successful project constructed elsewhere
 - o Qualified, experienced developer with a proven track record

Costs

Staff had some concerns about the significant incentive being requested for this project, but has structured the RDA in way to limit the risk to the Village. We believe that the request is unique to this project in that the location, size, and timing of other tax appeals has created some extraordinary costs and risk for this developer and future developers proposing mixed use or multi-family development. Lastly, given this location and the challenges with assembling property, this opportunity is somewhat unique and has been a long, arduous process.

Budget Impact (Include Funding Source)

Any incentives agreed to by the Village Board would have no impact on the General Fund and be paid exclusively through a performance based incentive agreement (Redevelopment Agreement) paid from the CBD TIF generated by this project alone. The capital investment will not be paid until the work is complete, and will be paid initially by the Capital Fund to be reimbursed by the TIF Fund over the five years once the project begins to generate revenue. Therefore, Village financial risk and exposure are minimal.

Village Board Action:

The Village Board may approve, approve with conditions or deny the requests for approval of a Preliminary and Final Planned Unit Development Plan, a Special Use Permit, a Zoning Map Amendment, a Sign Variation and the Exterior Appearance. In accordance with the Plan Commission's recommendation and staff's recommendation, two separate Ordinances approving the Redevelopment Agreement and zoning entitlements have been prepared for consideration at the July 8, 2019 Village Board meeting.

Attachments:

- Kane, McKenna Associates, Inc. Report
- Draft Ordinance - Redevelopment Agreement
- Exhibit 1 to the Ordinance - Legal Descriptions of the Subject Properties
- Exhibit 2 to the Ordinance - Redevelopment Agreement
- Exhibit A to the Redevelopment Agreement - Property Depiction
- Exhibit B to the Redevelopment Agreement - Property Legal Description
- Exhibit C to the Redevelopment Agreement - Development Plans (Exs. C1-C6)
- Exhibit D to the Redevelopment Agreement - Public Improvements
- Exhibit E to the Redevelopment Agreement - Zoning Entitlements Ordinance
- Exhibit F to the Redevelopment Agreement - Construction Schedule

- Exhibit G to the Redevelopment Agreement - Construction Rules of Conduct
- Exhibit H to the Redevelopment Agreement - Debt/Equity Schedule
- Exhibit I to the Redevelopment Agreement - TIF Eligible Costs
- Exhibit J to the Redevelopment Agreement - Certificate of TIF Reimbursable Costs
- Exhibit K to the Redevelopment Agreement - Budget
- Exhibit L to the Redevelopment Agreement - Irrevocable Standby Letter of Credit
- Exhibit M to the Redevelopment Agreement - Transferee Assumption Agreement

Cc: Warren James, Petitioner
Matt Nix, Petitioner



Village of Glen Ellyn

Ordinance No. 6705

**An Ordinance Approving a Redevelopment Agreement Between
the Village of Glen Ellyn and Avere on Duane, LLC
Concerning 427-443 Duane Street and 425 and 431 Melrose Avenue
Glen Ellyn, IL 60137**

**Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This _____ Day of _____, 20__.**

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 20__.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. 6705**An Ordinance Approving a Redevelopment Agreement Between
the Village of Glen Ellyn and Avere on Duane, LLC
Concerning 427-443 Duane Street and 425 and 431 Melrose Avenue
Glen Ellyn, IL 60137**

Whereas, the Village of Glen Ellyn (“Village”) is an Illinois municipal corporation with a population of more than 25,000 people, and is therefore a home rule unit of local government pursuant to the State of Illinois Constitution of 1970 (“Constitution”) and the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*) (“Code”); and

Whereas, Avere on Duane, LLC (“Avere on Duane”) is an Illinois limited liability company with offices located at 116 W. Illinois Street, Floor 7, Chicago, IL 60654; and

Whereas, the Constitution (Art. VII, Sec. 6(a)) provides that a home rule municipality may exercise any power and perform any function pertaining to its government affairs, including, without limitation, the power to regulate for the protection of the public health, safety, morals, and welfare, the power to license, the power to tax, and the power to incur debt; and

Whereas, the Constitution (Art. VII, Sec. 10; Art VIII) authorizes the Village to enter agreements with individuals and use public funds for public purposes; and

Whereas, the Code (65 ILCS 5/8-1-2.5) authorizes the Village to appropriate and expend funds for economic development purposes, including, without limitation, making grants necessary to promote economic development in the Village; and

Whereas, the Code (65 5/11-74.4-1) authorizes the Village to finance redevelopment projects in accordance with and pursuant to the Tax Increment Allocation Redevelopment Act; and

Whereas, the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-4(b), (c)) authorizes the Village to make and enter into all contracts necessary or incidental to implement and further the Village’s

redevelopment plan and project for the Glen Ellyn Central Business District Tax Increment Redevelopment Project Area; and

Whereas, on February 13, 2012, the Village approved Ordinance Numbers 6002, 6003, and 6004 approving a redevelopment plan and project for the Glen Ellyn Central Business District Tax Increment Redevelopment Project Area, designating the Glen Ellyn Central Business District Tax Increment Redevelopment Project Area, and adopting tax increment allocation financing for the Glen Ellyn Central Business District Tax Increment Redevelopment Project Area, respectively (collectively, “TIF Ordinances”); and

Whereas, Avere on Duane subsequently proposed to redevelop the properties located at 427-443 Duane Street and 425 and 431 Melrose Avenue (collectively the “Subject Property”), with a multi-family development; and

Whereas, the Subject Property is legally described on Exhibit 1; and

Whereas, the Village has complied with all procedural and substantive requirements imposed by the Tax Increment Allocation Redevelopment Act, the Code, and the Constitution; and

Whereas, the Village President and Trustees have exercised their legislative judgment and determined that the Redevelopment Agreement is consistent with the goals and objectives contained in the TIF Ordinances, the Code, and the Constitution, that the Redevelopment Agreement serves a valid public purpose, and that approving the Redevelopment Agreement will promote the public health, safety, and welfare; and

Whereas, the Village wishes to assist Avere on Duane with redevelopment of the Subject Property in accordance with and pursuant to the Redevelopment Agreement;

Now, therefore, be it ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in exercise of its home rule powers, as follows:

Section One: Recitals. The foregoing recitals are incorporated as though fully set forth herein.

Section Two: Agreement Approved. The Village’s Corporate Authorities approve the Redevelopment Agreement attached as Exhibit 2, and the President and Village Clerk are authorized and directed to execute the Redevelopment Agreement on the Village’s behalf.

Section Three: Recording and Authority. The Village Clerk is authorized and directed to record this Ordinance and the Redevelopment Agreement against the Subject Property with the DuPage County Recorder, and the Village Manager is: a) authorized and directed to take all steps necessary to implement the Redevelopment Agreement’s terms; and b) authorized to make minor, non-substantive revisions to the Redevelopment Agreement.

Section Four: Superseder. In the event a conflict exists between the terms of this Ordinance and any other ordinance of the Village, the terms of this Ordinance shall govern.

Section Five: Severability. If any part, subsection, or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the remaining sections, subsections, and clauses shall not be affected thereby.

Section 6: Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form, in accordance with law.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this ____ day of _____.

Ayes		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				
Nayes		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				
Absent		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				

Ordinance 6705

Meeting of July 8, 2019

Approved by the Village President of the Village of Glen Ellyn, Illinois this _____ day of _____.

Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the _____ day of _____, 20____.)

ATTACHMENTS:

- Kane, McKenna Associates, Inc. Report (PDF)
- Exhibit 1 - Legal Description (PDF)
- Exhibit 2 - Redevelopment Agreement (PDF)
- Exhibit A - Depiction of Property (PDF)
- Exhibit B - Legal Description of Subject Properties (PDF)
- Exhibit C - Development Plans (Exs. C1-C6) (PDF)
- Exhibit D - Public Improvements (PDF)
- Exhibit E - Zoning Entitlements Ordinance (PDF)
- Exhibit F - Construction Schedule (PDF)
- Exhibit G - Construction Rules of Conduct (PDF)
- Exhibit H - Debt & Equity Schedule (PDF)
- Exhibit I - TIF Eligible Costs (PDF)
- Exhibit J - Certificate of TIF Reimbursable Project Costs (PDF)
- Exhibit K - Budget (PDF)
- Exhibit L - Irrevocable Standby Letter of Credit (PDF)

Ordinance 6705

Meeting of July 8, 2019

- Exhibit M - Transferee Assumption Agreement (PDF)

and Associates, Inc.

MEMO

TO: Mark Franz
Christina Coyle
Meredith Hannah

FROM: Kane, McKenna and Associates, Inc.

DATE: June 10, 2019

RE: **Review of Updated Reva Development Partners Apartments**

1) Background on Redevelopment Project

The Village of Glen Ellyn (the “Village”) had retained Kane, McKenna Associates, Inc. (“KMA”) in 2018 to review the TIF proposal presented by Reva Development Partners or entities to be formed by it (the “Developer”), regarding the redevelopment of property located at 427-443 Duane Street and 425-435 Melrose Avenue (the “Project” or “AVERE on Duane”). The Developer has since updated the information in 2019, and the analysis herein includes an update to our 2018 review.

The Project consists of eight (8) tax parcels. The Project will include a four story 48 unit apartment complex consisting of 8 one bedroom, and 40 two bedroom apartment units. There will be 48 indoor parking spaces underground along with 34 outdoor parking spaces.

It is proposed that the project would be developed by Reva Development Partners and owned by the same entity or entities formed by it.

2) Data Sources: Limitations of KMA Analysis

KMA has been tasked with reviewing the Developer’s projections evidencing the need for TIF assistance (THE “Gap Analysis”) and reviewing the Developer’s pro formas. To determine the revenue projection, KMA reviewed data from the developer as to proposed land uses, square footage, market assessment of income from said uses, and other variables.

In review of the Gap Analysis, KMA reviewed developer data especially as it pertains to the Project budget and pro formas. KMA also used internal files and published construction benchmarks as a basis of comparison to check the reasonableness of Developer budget assumptions.

As a caveat, **KMA is not a certified appraiser nor is KMA providing any assessment of the residential market for DuPage County.** To the extent the Village desires to check valuations or sales forecasts in more detail, appropriate professionals can be retained. **KMA's assignment relates to the overall review of the Developer proposal and its reasonableness in relation to the request for public assistance.** In addition, no review is made relating to parking, zoning or planning issues, which would separately be reviewed by Village staff.



3) Project Description: Case for Public Assistance

The Project consists of 48 apartment units together with underground and surface parking. Project costs are as follows:

Project Cost Category	Amount
Land	\$ 2,710,000
Hard Costs	\$11,487,284
Site Development Costs	\$ 1,547,347
Soft Costs and Fees	<u>\$ 3,507,237</u>
TOTAL	\$19,251,868

Source: Developer Project Budget before application of credits – see below.

Construction costs were compiled by the Developer and were also reviewed by KMA. The estimates are included in Exhibit A. It is beneficial to show Exhibit A cost data, since the data also provides an estimate of its expectations with respect to TIF-eligible costs (a subset of the overall Project costs). Overall costs were at the higher side of industry averages, due in part to underground parking and higher end finish of the units (\$180/s.f.) and site improvements. Soft costs as a percentage of the total costs were within industry ranges.

The projected rental rates – an average of \$2.25/s.f. (trending up to stabilization to \$2.40) are based on comparables identified by the Developer, based on a formal market study completed in late 2018.

The Developer initially requested \$1,600,000 in up front TIF assistance for payment of TIF eligible costs. Eligible costs under the TIF Act include the following:

- Land acquisition including associated costs – \$2,710,000.
- Potential site work and public improvement costs at approximately \$1,547,347.
- Portions of soft costs.
- 30% of private interest costs.

As part of ongoing negotiations with the Developer, the Village indicated that the upfront contributions provided undue risk and then shifted to a “pay as you go” structure with an interest bearing note (6.5%).

The present value (or principal of the note) of the Project tax increment at a 6.5% interest rate ranged from:



<u>Lower Case Assumption</u>	<u>Upper Case Assumption</u>
\$1,556,867 (20% school set aside)	\$1,960,947 (20% school set aside)
\$1,167,651 (40% school set aside)	\$1,470,711 (40% school set aside)

In addition to the discussions regarding the structure of Village assistance, the Developer was concerned about potential property assessments that could be significantly higher than forecast by the Developer (at \$6,775 per unit annually). These valuations could result in higher taxes, and operating expenses, while impairing the Developer’s ability to successfully finance and implement the Project. As a result, the revised request of \$1,500,000 was increased to \$1,960,000 – which could be repaid only if taxes increased beyond the expected amount of \$6,775 per unit – the higher end calculation assumed \$9,500 per unit or a 40% increase.

As a result, the Developer’s overall request was modified in order to allow for a “hedge” to higher taxes (greater than forecast) but also still shift the risk to the Developer utilizing a “pay as you go” format – subject to actual performance. As part of negotiations a counter proposal was presented:

- **Maximum note size of \$1,960,000 – the amount is only achieved if higher end taxes are paid – otherwise the expected note/incentive is \$1,500,000**
- A 90/10 sharing agreement of project generated available TIF increment for a period of ten stabilized years (up to 2031).
- The 90/10 split of the available TIF increment (90% to Developer) would sunset after the 10th year after stabilization (up to 2031) after which time the Village would collect 100% of available increment.
- A single Developer TIF Note carrying a 6.5% interest rate which shall be repaid solely with available TIF increment (Developer’s 90% share). The note would be sized larger than the request of \$1,500,000 to \$1,960,000 in order to account for increased assessments and taxes.
- First priority to school payments, up to 40% of residential increment. It is important to note that the Developer analysis assumes a lower allocation for school age children based upon type of unit and tenants (empty nester) – their analysis assumes an allocation of 20% - **but in the event there are additional children, the Developer bears the risk of reduced net increment to the note repayment.** The counter proposal also limits annual distributions to the Developer by using a 20% “safe harbor” allocation - if there are no children the Village retains the 20% amount and the Developer does not benefit (refer to Scenarios 1 and 2 in Section 4 below).

The Village would also provide a contribution of up to \$200,000 in capital costs to reimburse costs associated with the Com Ed pole undergrounding.



Based on this proposed structure, the Developer could close the economic gap and secure the necessary debt and equity to finance the development. Furthermore, the Village would collect 100% of the available increment generated by the new development for a minimum of 5 years, in addition to at least 10% of all available TIF increment annually until 2031. The payments to the Developer cannot extend past 2031. The Developer takes the risk for repayment based on actual assessments and school allocations. The note repayment is limited to the minimum 20% allocation (which could increase to 40% - depending on actual student counts). The Village retains the 20% of increment in the event there are no students for the annual allocation.

4) Preliminary Results of KMA's Revenue Projections

Property Tax Projections. KMA's property tax revenue projections were based on the following assumptions with respect to property tax generation:

- Four property tax scenarios including the residential apartment units are assumed: one with an average initial market value of \$277,500 per unit (expected/lower range assumptions) and a second scenario utilizing the Developer's higher forecast of market valuation of \$375,000 per unit (the higher range valuation). The scenarios also included school allocations at either 20% or 40%.
- Estimated base EAV of the Project PINs: \$598,312 (2011 base year)
(Based on the DuPage County Clerk's office).

The projection period covers the 2019 to 2035 period (24th year payment in 2036) which is the remaining term of the TIF. The maximum TIF statutory allocation of 40% for residential increment is assumed for each scenario. In another set of projections, a lower 20% allocation is assumed, based on the market use of the units by primarily “empty” renters.

Based upon the foregoing projections, KMA estimated the following revenues (refer to Exhibit B for additional detail):



<u>Scenarios</u>	<u>Total Taxes Before School Payments</u>	<u>School Allocations</u>	<u>Gross Taxes to Village</u>	<u>Gross Taxes to Developer</u>
<u>Scenario 1</u> Expected Tax Payments assuming 20% School Payment	\$5,455,328	\$1,091,066	\$1,886,579	\$2,477,684*
<u>Scenario 2</u> Higher Side Tax Payments* assuming 20% School Payment	\$6,868,201	\$1,373,640	\$2,372,770	\$3,121,791*
<u>Scenario 3</u> Expected Tax Payments assuming 40% School Payment	\$5,455,328	\$2,182,131	\$1,414,934	\$1,858,263*
<u>Scenario 4</u> Higher Side Tax Payments* assuming 40% School Payment	\$6,868,701	\$2,747,281	\$1,779,578	\$2,341,343*

*Note: includes 6.5% accrued interest rate.

If the Village was required to provide up-front financing, the risk of repayment is borne by the Village. In the event that market valuations are lowered (due to protests or vacancies) or tax rates are lower, the projected amount of incremental property taxes could be reduced.

As stated above, the counter proposal to the Developer is structured as a “pay as you go” arrangement in order to: a) mitigate Village up-front risk and b) serve as an offset to the Developer’s return in the event that property tax valuations are at higher levels.

In addition, we understand that approximately \$300,000 of infrastructure costs and/or fees would be part of the Village assistance in addition to a portion of TIF incremental revenues. For purposes of illustration, we have assumed a 90/10 split after school allocations. In the event that there are fewer students and the 40% allocation is not used, the ability to accelerate the repayment is possible and a sensitivity analysis is provided assuming that ½ of the school allocation or 20% is actually utilized (Scenarios 1 and 2).



5) Return Analysis

The return analysis prepared by KMA and based on Developer assumptions (including Developer assumptions relating to real estate taxes based on the higher range valuation) is summarized below. The chart attached below includes the Developer's estimated project returns.

	Without TIF	With TIF Developer Request
Initial Stabilized Year Project NOI (after operating expense)	\$ 1,126,051	\$ 1,126,051
Project Costs	\$19,251,868	\$19,251,868
Less TIF Assistance	\$0	\$ 1,800,000*
Net Project Costs	\$19,251,868	\$17,451,868
Leveraged Return	10.20%	13.78%
Unleveraged Return	6.68%	8.17%
Return on Costs	5.85%	6.45%

*Could be increased to **\$2,260,000** in the event taxes are at the higher tax forecast, but overall impact on returns expected to be neutral in early years as an increase in assistance is applied to offset higher taxes.

The returns are lowered due to an increase in the Developer's pro forma taxes, as well as other costs related to land assembly and preparation. The projected taxes at \$6,775 per unit are significantly higher than initial estimates. However, the Developer's investors and lenders are concerned over current trends in valuation (the higher tax amount).

The returns indicate that the use of TIF funding is appropriate for this project given the target return thresholds in the market. Typically, market return on cost benchmarks are 7% or near 7%.

6) Summary: Policy Review Issues

- 
- 1) The Developer would control a key site in the TIF.
 - 2) The Developer has assembled multiple parcels which may not be feasible in the future making it more difficult for future development of this area.
 - 3) The Village would benefit in terms of new investment within the Downtown and serve as potential catalyst for new redevelopment.
 - 4) The Village has countered with a hybrid structure – some lower amount upfront and structures a “pay as you go” component with an interest rate or accrual component.
 - 5) The counter offer limits the term of payout to the Developer and allows all TIF revenues to return to the Village after 2031.

OTHER CONSIDERATIONS

- 1) Will the Village mandate an “open book” or “true up” review in order to monitor project costs, revenues, coverage ratios and returns (with adjustments to the TIF assistance if costs are lower or if revenues or returns are higher than projected)?
- 2) Prior to any Village funding commitments, the Developer should evidence its funding structure (loan and equity amounts consistent with the initial submissions) and any market analysis (as well as property control) in advance, or as a condition precedent to Village funding. This can be made part of the redevelopment agreement.
- 3) Does the Village have any other needs for services or public improvements associated with the project implementation?
- 4) Although the Developer note includes an interest component – if the Village were to finance the upfront incentive – there would also be an interest cost (admittedly lower than 6.5%). But the shift to the Developer reduces Village repayment risk and the interest rate is in line with Developer’s cost of funds (initially projected at over 7%).

EXHIBIT A
PROJECT RETURN ANALYSIS

PROJECT SUMMARY

Uses of Funds

USES:

	<u>Total</u>	<u>% of Total</u>	<u>Unit Cost</u>
Land Costs			
Land Acquisition Cost	2,710,000		
Other Land Acq. Costs	-		
Total Land Acquisition	2,710,000	14.08%	56,458
Site Development Costs			
Land Development	1,410,322		
Landscaping	137,025		
Total Site Development Costs	1,547,347	8.04%	32,236
Hard Construction Costs			
Base Cost for Podium Buildings	9,707,936		202,249
General Conditions	773,870		16,122
General Contractor Fee	591,458		12,322
Hard Cost Contingency	414,020		8,625
Total Hard Construction Costs of Buildings	11,487,284	59.67%	239,318
Soft Costs			
Tap & Impact Fees	548,524		11,428
Building Permits	200,000		4,167
Architectural & Design	353,080		7,356
Engineering	46,200		963
TIF Costs	75,000		1,563
RE Taxes	130,000		2,708
Tax & Audit	15,000		313
Legal	125,000		2,604
Zoning	27,500		573
Inspection & Draw Costs	66,000		1,375
FFE	35,000		729
Marketing	25,000		521
Insurance	101,130		2,107
Closing Costs	15,000		313
Developer Contingency	300,000		6,250
Soft Cost Contingency	100,000		2,083
Development Overhead (3.5%)	663,300		13,819
Operating Deficit Reserve	128,338		2,674
Financing Fees	88,844		1,851
Construction Interest Reserve	464,321		9,673
Total Soft Costs	3,507,237	18.22%	73,067
Total Costs	19,251,868	100.00%	401,081

PROJECT SUMMARY
Sources of Funds

SOURCES:

Without Financial Assistance

Equity*	19,251,868	100%
Debt	<u>-</u>	<u>0%</u>

TOTAL SOURCES (W/O ASSISTANCE)	19,251,868	100%
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With Financial Assistance

Equity	17,451,868	91%
Debt	-	0%

Public Financial Assistance	<u>1,800,000</u>	<u>9%</u>
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TOTAL SOURCES (WITH ASSISTANCE)	19,251,868	100%
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*IRR analysis assumes 0% debt
 and equity of 100%

FOR DISCUSSION PURPOSES ONLY

Village of Glen Ellyn, Illinois Assumptions Without Public Financial Assistance (Unleveraged Return)
Preliminary IRR Review with Assumptions

Finance Assumptions:

Total Investment	19,251,868	Construction costs and allocation of land and soft costs
Refinance Loan (2018)	0	
Loan Term	25 years	
Loan Rate (Long Term)	5.00%	
Equity	19,251,868	

Project Description:

Parking Spaces	48
Residential	64,980

Residential Revenue Assumptions (Stabilized 2016):

Avg. Net Residential Rent/Sq Ft./Year	\$27.00	\$2.25 Rent/Sq Ft./Month
Parking/space/Year	\$1,784.96	\$148.75 Net Rent/Month
Misc. Income/Unit/Year	\$1,274.23	\$106.19 Reimbursement/Misc Inc./Month
Vacancy Rate	5.0%	

Apartment Expense Assumptions:

Estimated Annual Expenses (% Rev.)	36.0%
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Growth Assumptions:

Annual Residential Lease Escalation	2.00%
Initial Year Occupancy Level	50.0%

Year	Residential Revenues	Less: Vacancy	Parking & Misc. Revenues	Total Revenues	Less: Expenses	Total Net Revenues	Net Revenues Available For Debt Service	Debt Service	NOI	IRR Calculation NOI	Add Residual	Schedule: Const. Draw	Principal	Interest	Principal Balance
Const. 2019	0	0	0	0	0	0	0	0	0	(9,625,934)	(9,625,934)	0	0	0	0
2020	1,754,460	(90,781)	146,841	1,810,520	(684,468)	1,126,051	1,126,051	0	1,126,051	(9,625,934)	(9,625,934)	0	0	0	0
2021	1,789,549	(89,477)	149,778	1,849,850	(698,158)	1,151,692	1,151,692	0	1,151,692	1,126,051	1,126,051	0	0	0	0
2022	1,825,340	(91,267)	152,773	1,886,847	(712,121)	1,174,726	1,174,726	0	1,174,726	1,151,692	1,151,692	0	0	0	0
2023	1,861,847	(93,092)	155,829	1,924,583	(726,363)	1,198,220	1,198,220	0	1,198,220	1,174,726	1,174,726	0	0	0	0
2024	1,899,084	(94,954)	158,945	1,963,075	(740,891)	1,222,185	1,222,185	0	1,222,185	1,198,220	1,198,220	0	0	0	0
2025	1,937,066	(96,853)	162,124	2,002,337	(755,708)	1,246,628	1,246,628	0	1,246,628	1,222,185	1,222,185	0	0	0	0
2026	1,975,807	(98,790)	165,367	2,042,383	(770,823)	1,271,561	1,271,561	0	1,271,561	1,246,628	1,246,628	0	0	0	0
2027	2,015,323	(100,766)	168,674	2,083,231	(786,239)	1,296,992	1,296,992	0	1,296,992	1,271,561	1,271,561	0	0	0	0

IRR analysis:

Assumptions	Cap Rate (Res.)	6.00%	Value (Res.) 10 yrs	21,616,534	IRR Calculation	6.68%
Costs of Sale			Total Value	21,616,534	Return On Cost	5.85%
Mortgage	2.00%		Less: Costs	432,331		
Balance	0		Mortgage Residual	0		
				21,184,204		

Village of Glen Ellyn, Illinois
Preliminary IRR Review with Assumptions

Assumptions With Public Financial Assistance (Unleveraged Return)

Total Investment 19,251,868 Construction costs and allocation of land and soft costs
 Public Financial Assistance 1,800,000 Developer request
 Refinance Loan (2018) 0
 Loan Term 25 years
 Loan Rate (Long Term) 5.00%
 Equity 17,451,868

Project Description:
 Parking Spaces 48
 Residential 64,980 Sq. Ft.

Residential Revenue Assumptions (Stabilized 2016):
 Avg. Net Residential Rent/Sq. Ft./Year \$27.00
 Parking/space/Year \$1,784.96 148,746,528
 Vacancy Rate 5.0%

Apartment Expense Assumptions:
 Estimated Annual Expenses (% Rev.) 36.0%

Growth Assumptions:
 Annual Residential Lease Escalation 2.00%

Year	Residential Revenues	Less: Vacancy	Misc. Revenues	Total Revenues	Less: Expenses	Total Net Revenues	Net Revenues Available For Debt Service	Debt Service	NOI	IRR Calculation NOI	Add Residual	Schedule: Const Draw	Principal	Interest	Principal Balance
Const. 2019	0	0	0	0	0	0	0	0	0	(8,725,934)	(8,725,934)	0	0	0	0
2020	1,754,460	0	146,841	1,810,520	(684,468)	1,126,051	1,126,051	0	0	(8,725,934)	(8,725,934)	0	0	0	0
2021	1,789,549	(90,781)	149,778	1,849,850	(698,158)	1,151,692	1,151,692	0	1,126,051	1,126,051	1,126,051	0	0	0	0
2022	1,825,340	(91,267)	152,773	1,886,847	(712,121)	1,174,726	1,174,726	0	1,151,692	1,151,692	1,151,692	0	0	0	0
2023	1,861,847	(93,092)	155,829	1,924,583	(726,363)	1,198,220	1,198,220	0	1,174,726	1,174,726	1,174,726	0	0	0	0
2024	1,899,084	(94,954)	158,945	1,963,075	(740,891)	1,222,185	1,222,185	0	1,198,220	1,198,220	1,198,220	0	0	0	0
2025	1,937,066	(96,853)	162,124	2,002,337	(755,708)	1,246,628	1,246,628	0	1,222,185	1,222,185	1,222,185	0	0	0	0
2026	1,975,807	(98,790)	165,367	2,042,383	(770,823)	1,271,561	1,271,561	0	1,246,628	1,246,628	1,246,628	0	0	0	0
2027	2,015,323	(100,766)	168,674	2,083,231	(786,239)	1,296,992	1,296,992	0	1,271,561	1,271,561	1,271,561	0	0	0	0
						1,296,992	1,296,992		1,296,992	1,296,992	22,481,196		0	0	0

IRR analysis:

Assumptions	Value (Res.) 10 yrs:	IRR Calculation	8.17%
Cap Rate (Res.)	6.00%	Return on Cost	6.45%
Costs of Sale	Total Value		
Mortgage	Less: Costs		
Balance	Mortgage		
	Residual		
	21,184,204		

Village of Glen Ellyn, Illinois
Preliminary IRR Review with Assumptions
Assumptions Without Public Financial Assistance (Leveraged Return)

Financing Assumptions:

Total Investment	19,251,868	Construction costs and allocation of land and soft costs
Refinance Loan (2018)	13,476,308	
Loan Term	25 years	
Loan Rate (Long Term)	5.00%	
Equity	5,775,560	

Project Description:

Parking Spaces	48
Residential	64,980

Residential Revenue Assumptions (Stabilized 2016):

Avg. Net Residential Rent/Sq. Ft./Year	\$27.00	\$2.25 Rent/Sq. Ft./Month
Parking/space/Year	\$1,784.96	\$148.75 Net Rent/Month
Misc. Income/Unit/Year	\$1,274.23	\$106.19 Reimbursement/Misc. Inc./Month
Vacancy Rate	5.0%	

Apartment Expense Assumptions:

Estimated Annual Expenses (% Rev.)	36.0%
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Growth Assumptions:

Annual Residential Lease Escalation	2.00%
Initial Year Occupancy Level	50.0%

Year	Residential Revenues	Less: Vacancy	Parking & Misc. Revenues	Total Revenues	Less: Expenses	Total Net Revenues	Net Revenues Available For Debt Service	Debt Service	NOI	IRR Calculation NOI	Add Residual	Schedule: Const. Draw	Principal	Interest	Principal Balance
Const. 2019	0	0	0	0	0	0	0	0	0	(2,887,780)	(2,887,780)	0	0	0	0
2020	1,754,460	(90,781)	146,841	1,810,520	(684,468)	1,126,051	1,126,051	956,177	169,874	169,874	(2,887,780)	0	0	0	13,476,308
2021	1,789,549	(89,477)	149,778	1,849,850	(698,158)	1,151,692	1,151,692	956,177	195,515	195,515	195,515	0	282,362	673,815	13,193,946
2022	1,825,340	(91,267)	152,773	1,886,847	(712,121)	1,174,726	1,174,726	956,177	218,549	218,549	218,549	0	296,480	659,697	12,897,466
2023	1,861,847	(93,092)	155,829	1,924,583	(726,363)	1,198,220	1,198,220	956,177	242,043	242,043	242,043	0	311,304	644,873	12,586,162
2024	1,899,084	(94,954)	158,945	1,963,075	(740,891)	1,222,185	1,222,185	956,177	266,007	266,007	266,007	0	326,869	629,308	12,259,293
2025	1,937,066	(96,853)	162,124	2,002,337	(755,708)	1,246,628	1,246,628	956,177	290,451	290,451	290,451	0	343,212	612,965	11,916,081
2026	1,975,807	(98,790)	165,367	2,042,383	(770,823)	1,271,561	1,271,561	956,177	315,384	315,384	315,384	0	360,373	595,804	11,555,708
2027	2,015,323	(100,766)	168,674	2,083,231	(786,239)	1,296,992	1,296,992	956,177	340,815	340,815	10,745,014	0	397,311	577,785	11,177,316
														558,866	10,780,004

IRR analysis:

Assumptions																
Cap Rate (Res.)	6.00%	Value (Res.) 10 yrs.	21,616,534	IRR Calculation	10.20%											
Costs of Sale		Total Value	21,616,534	Return On Cost	5.85%											
Mortgage Balance	10,780,004	Less: Costs	432,331													
		Mortgage	10,780,004													
		Residual	10,404,199													

Village of Glen Ellyn, Illinois
Preliminary IRR Review with Assumptions
 Assumptions With Public Financial Assistance (Leveraged Return)

Total Investment 19,251,868 Construction costs and allocation of land and soft costs
 Public Financial Assistance 1,800,000 Developer request
 Refinance Loan (2018) 12,216,308
 Loan Term 25 years
 Loan Rate (Long Term) 5.00%
 Equity 5,235,560

Project Description:
 Parking Spaces 48
 Residential 64,980 Sq. Ft.

Residential Revenue Assumptions (Stabilized 2016):
 Avg. Net Residential Rent/Sq Ft./Year \$27.00
 Parking/Space/Year \$1,784.96 148,746,528
 Vacancy Rate 5.0%

Apartment Expense Assumptions:
 Estimated Annual Expenses (% Rev.) 36.0%

Growth Assumptions:
 Annual Residential Lease Escalation 2.00%

Year	Residential Revenues	Less: Vacancy	Misc. Revenues	Total Revenues	Less: Expenses	Total Net Revenues	Net Revenues Available For Debt Service	Debt Service	NOI	IRR Calculation NOI	Add Residual	Schedule: Const. Draw	Principal	Interest	Principal Balance
Const. 2019	0	0	0	0	0	0	0	0	0	(2,617,780)	(2,617,780)	0	0	0	0
2020	1,754,460	(90,781)	146,841	1,810,520	(684,468)	1,126,051	1,126,051	866,777	259,274	(2,617,780)	(2,617,780)	0	0	0	12,216,308
2021	1,789,549	(89,477)	149,778	1,849,850	(698,158)	1,151,692	1,151,692	866,777	284,915	259,274	259,274	0	255,962	610,815	11,960,346
2022	1,825,340	(91,267)	152,773	1,886,847	(712,121)	1,174,726	1,174,726	866,777	307,949	284,915	284,915	0	268,760	598,017	11,691,586
2023	1,861,847	(93,092)	155,829	1,924,583	(726,363)	1,198,220	1,198,220	866,777	331,443	307,949	307,949	0	282,198	584,579	11,409,388
2024	1,899,084	(94,954)	158,945	1,963,075	(740,891)	1,222,185	1,222,185	866,777	355,408	331,443	331,443	0	296,308	570,469	11,113,081
2025	1,937,066	(96,853)	162,124	2,002,337	(755,708)	1,246,628	1,246,628	866,777	379,851	355,408	355,408	0	311,123	555,654	10,801,958
2026	1,975,807	(98,790)	165,367	2,042,383	(770,823)	1,271,561	1,271,561	866,777	404,784	379,851	379,851	0	326,679	540,098	10,475,279
2027	2,015,323	(100,766)	168,674	2,083,231	(786,239)	1,296,992	1,296,992	866,777	430,215	404,784	404,784	0	343,013	523,764	10,132,266
											11,842,317	0	360,164	506,613	9,772,102

IRR analysis:

Assumptions	6.00%	Value (Res.) 10 yrs.	21,616,534	IRR Calculation	13.78%
Cap Rate (Res.)				Return on Cost	6.45%
Costs of Sale		Total Value	21,616,534		
Mortgage	2.00%	Less: Costs	432,331		
Balance		Mortgage Residual	9,772,102		
			11,412,102		

EXHIBIT B
KMA TAX PROJECTIONS

Scenario 1 - Expected (Lower Tax Payments) 20% School Set Aside

AVERE on Duane REVISED TIF PROJECTIONS-										Tax Rate 7.3250%	Adjustment 50%	Proposed Sharing		Interest Rate 6.5%
Collection Year	Total EAV	Total Taxes	Base EAV	TIF Increment	School Pmt. Up to 40%	Increment		Cumulative To Project	NPV					
						Pledged to Village	Pledged to Project							
2018	-		598,312	-	-	-	-	-	-					
2019	-		598,312	-	-	-	-	-	-					
2020	936,268	68,582	598,312	-	-	-	-	-	-					
2021 (Yr 1 Stab)	4,806,002	352,040	598,312	24,755	4,951	1,980	17,824	17,824	15,715					
2022	4,902,122	359,080	598,312	308,213	61,643	24,657	221,914	239,737	199,425					
2023	5,000,165	366,262	598,312	315,254	63,051	25,220	226,983	466,720	375,865					
2024	5,100,168	373,587	598,312	322,436	64,487	25,795	232,154	698,874	545,309					
2025	5,202,171	381,059	598,312	329,761	65,952	26,381	237,428	936,302	708,027					
2026	5,306,215	388,680	598,312	337,233	67,447	26,979	242,808	1,179,109	864,275					
2027	5,412,339	396,454	598,312	344,854	68,971	27,588	248,295	1,427,404	1,014,302					
2028	5,520,586	404,383	598,312	352,627	70,525	28,210	253,892	1,681,296	1,158,348					
2029	5,630,997	412,471	598,312	360,557	72,111	28,845	259,601	1,940,897	1,296,644					
2030	5,743,617	420,720	598,312	368,644	73,729	29,492	265,424	2,206,321	1,429,413					
2031	5,858,490	429,134	598,312	376,894	75,379	30,151	271,363	2,477,684	1,556,867					
2032	5,975,659	437,717	598,312	385,308	77,062	308,246		2,477,684	1,556,867					
2033	6,095,173	446,471	598,312	393,891	78,778	315,113		2,477,684	1,556,867					
2034	6,217,076	455,401	598,312	402,645	80,529	322,116		2,477,684	1,556,867					
2035	6,341,418	464,509	598,312	411,574	82,315	329,260		2,477,684	1,556,867					
2036	6,468,246	473,799	598,312	420,682	84,136	336,546		2,477,684	1,556,867					
				\$ 5,455,328	\$ 1,091,066	\$ 1,886,579	\$ 2,477,684							
Present Value		6.50%	\$2,946,392		\$589,278	\$800,246	\$1,556,867							

AVERE on Duane

AVERE on Duane

REVISED TIF PROJECTIONS-

Packet Pg. 95

Scenario 3 - Expected (Lower Tax Payments) 40% School Set Aside

AVERE on Duane

REVISED TIF PROJECTIONS-

Collection Year	Total EAV	Total Taxes	Base EAV	TIF Increment	School Pmt. Up to 40%	Increment		Proposed Sharing 10%	Proposed Sharing 90%	Interest Rate 6.5%
						Pledged to Village	Pledged to Project			
2018	-	-	598,312	-	-	-	-	-	-	-
2019	-	-	598,312	-	-	-	-	-	-	-
2020	936,268	68,582	598,312	-	-	-	-	-	-	-
2021 (Yr 1 Stab)	4,806,002	352,040	598,312	24,755	9,902	1,485	13,368	-	-	11,786
2022	4,902,122	359,080	598,312	308,213	123,285	18,493	166,435	-	-	149,569
2023	5,000,165	366,262	598,312	315,254	126,102	18,915	170,237	-	-	281,898
2024	5,100,168	373,587	598,312	322,436	128,974	19,346	174,115	-	-	408,982
2025	5,202,171	381,059	598,312	329,761	131,904	19,786	178,071	-	-	531,020
2026	5,306,215	388,680	598,312	337,233	134,893	20,234	182,106	-	-	648,206
2027	5,412,339	396,454	598,312	344,854	137,942	20,691	186,221	-	-	760,727
2028	5,520,586	404,383	598,312	352,627	141,051	21,158	190,419	-	-	868,761
2029	5,630,997	412,471	598,312	360,557	144,223	21,633	194,701	-	-	972,483
2030	5,743,617	420,720	598,312	368,644	147,458	22,119	199,068	-	-	1,072,060
2031	5,858,490	429,134	598,312	376,894	150,757	22,614	203,523	-	-	1,167,651
2032	5,975,659	437,717	598,312	385,308	154,123	23,185	208,263	-	-	1,262,651
2033	6,095,173	446,471	598,312	393,891	157,556	23,634	213,263	-	-	1,362,651
2034	6,217,076	455,401	598,312	402,645	161,058	24,157	218,263	-	-	1,462,651
2035	6,341,418	464,509	598,312	411,574	164,630	24,645	223,263	-	-	1,562,651
2036	6,468,246	473,799	598,312	420,682	168,273	25,209	228,263	-	-	1,662,651
				\$ 5,455,328	\$ 2,182,131	\$ 1,414,934	\$ 1,858,263			
Present Value				6.50%	\$2,946,392	\$1,178,557	\$600,184			
							\$1,167,651			

Scenario 4 - Higher Side Tax Payments - 40% School Set Aside

AVERE on Duane REVISED TIF PROJECTIONS-									
Collection Year	Total EAV	Total Taxes	Base EAV	TIF Increment	School Pmt. Up to 40%	Increment Pledged to Village	Increment Pledged to Project	Cumulative To Project	NPV
2018	-		598,312	-	-	-	-	-	-
2019	-		598,312	-	-	-	-	-	-
2020	936,268	68,582	598,312	-	-	-	-	-	-
2021 (Yr 1 Stab)	5,921,361	433,740	598,312	24,755	9,902	1,485	13,368	13,368	11,786
2022	6,039,788	442,414	598,312	389,913	155,965	23,395	210,553	223,921	186,092
2023	6,160,584	451,263	598,312	398,588	159,435	23,915	215,238	439,159	353,401
2024	6,283,796	460,288	598,312	407,436	162,975	24,446	220,016	659,174	513,987
2025	6,409,472	469,494	598,312	416,462	166,585	24,988	224,889	884,064	668,111
2026	6,537,661	478,884	598,312	425,667	170,267	25,540	229,860	1,113,924	816,027
2027	6,668,414	488,461	598,312	435,057	174,023	26,103	234,931	1,348,855	957,980
2028	6,801,783	498,231	598,312	444,635	177,854	26,678	240,103	1,588,958	1,094,203
2029	6,937,818	508,195	598,312	454,404	181,762	27,264	245,378	1,834,336	1,224,923
2030	7,076,575	518,359	598,312	464,369	185,748	27,862	250,759	2,085,095	1,350,355
2031	7,218,106	528,726	598,312	474,533	189,813	28,472	256,248	2,341,343	1,470,711
2032	7,362,468	539,301	598,312	484,900	193,960	290,940		2,341,343	1,470,711
2033	7,509,718	550,087	598,312	495,474	198,190	297,285		2,341,343	1,470,711
2034	7,659,912	561,089	598,312	506,260	202,504	303,756		2,341,343	1,470,711
2035	7,813,110	572,310	598,312	517,262	206,905	310,357		2,341,343	1,470,711
2036	7,969,372	583,757	598,312	528,484	211,394	317,090		2,341,343	1,470,711
				\$ 6,868,201	\$ 2,747,281	\$ 1,779,578	\$ 2,341,343		
Present Value				\$3,709,432	\$1,483,773	\$754,948	\$1,470,711		

LEGAL DESCRIPTIONS**443 DUANE STREET**

LOTS 9, 10, 11 AND 12 IN BLOCK 3 IN GLENWOOD, BEING C.A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1873 AS DOCUMENT 16688, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-325-005; and

435 DUANE STREET

LOTS 7 AND 8 IN BLOCK 3 IN GLENWOOD, BEING C.A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-325-004; and

431-433 DUANE STREET

LOT 5 AND 6 IN BLOCK 3 IN GLENWOOD, BEING C.A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-325-003; and

427-429 DUANE STREET

LOT 3 AND 4 IN BLOCK 3 IN GLENWOOD, BEING C.A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-325-002; and

431 MELROSE AVENUE

LOTS 1 AND 2 IN BLOCK 3 IN GLENWOOD, BEING C.A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-325-001; and

425 MELROSE AVENUE

LOTS 37, 38, 39, 40 IN BLOCK 3 IN GLENWOOD, BEING C.A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.s: 05-11-325-006, 05-11-325-022, & 05-11-325-023

***RETURN AFTER
RECORDING:***

Village Clerk
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

***THIS DOCUMENT
PREPARED BY:***

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Above Space for Recorder's Use Only

REDEVELOPMENT AGREEMENT

BETWEEN

VILLAGE OF GLEN ELLYN

AND

AVERE ON DUANE, LLC

(AVERE ON DUANE, 427-443 DUANE ST AND 425 AND 431 MELROSE AVE)

REDEVELOPMENT AGREEMENT**BETWEEN****THE VILLAGE OF GLEN ELLYN****AND****AVERE ON DUANE, LLC****(AVERE ON DUANE, 427-443 DUANE ST AND 425 AND 431 MELROSE AVE)**

THIS REDEVELOPMENT AGREEMENT ("Agreement") is dated as of the ____ day of _____, 2019 ("**Effective Date**"), and is by and between the **VILLAGE OF GLEN ELLYN**, an Illinois municipal corporation and home rule unit of local government with offices at 535 Duane Street, Glen Ellyn, Illinois ("**Village**"), and **AVERE ON DUANE, LLC**, an Illinois limited liability company with offices located at 116 W. Illinois Street, 7th Floor, Chicago, Illinois ("**Developer**") (collectively, with the Village, the "**Parties**").

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in this Agreement, the parties agree as follows:

Section 1. Recitals.

A. The Village has the authority, pursuant to the laws of the State of Illinois and its home rule authority, to promote the health, safety, and welfare of the Village and its residents, to prevent the spread of conditions detrimental to healthy economic development, to encourage private development in order to enhance the local tax base, to increase employment, and to enter into contractual agreements with developers and redevelopers for the purpose of achieving such objectives.

B. The Village is authorized under the provisions of Art. VII, Section 10 of the State of Illinois Constitution to contract and otherwise associate with individuals, associations, and corporations in any manner not prohibited by law.

C. The Village is authorized under the provisions of Art. VIII of the State of Illinois Constitution to use public funds for public purposes.

D. The Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, *et seq.* ("**Act**"), to finance redevelopment projects in accordance with and pursuant to the Act.

E. The Village is authorized under the provisions of the Illinois Municipal Code to make grants to commercial enterprises that are deemed necessary or desirable for the promotion of economic development within the Village, 65 ILCS 5/8-1-2.5 ("**Code**").

F. On February 13, 2012, the Corporate Authorities, pursuant to and in accordance with the Act, adopted Ordinance Nos. 6002, 6003, and 6004, which: (i) approved a Tax Increment Redevelopment Plan and a Tax Increment Redevelopment Project (collectively, the “**TIF Plan and Project**”), (ii) designated a Tax Increment Redevelopment Project Area, and (iii) adopted Tax Increment Allocation Financing (collectively, “**TIF Ordinances**”), establishing the Central Business District Redevelopment Project Area (the “**TIF District**”).

G. The Developer is the contract purchaser of six (6) properties commonly known as 427, , 431, , 435, and 443 Duane Street, and 425 and 431 Melrose Street, all in Glen Ellyn, Illinois, as depicted and legally described in **Exhibits A and B** (collectively, the “**Subject Property**”).

H. The Developer desires and proposes to develop the Subject Property as a planned unit development in the C5B Zoning District, consisting of a four (4) story, forty eight (48) unit multi-family development with accessory parking facilities and amenities, all as depicted in the Development Plans attached as **Exhibit C** (the “**Development**”).

I. The Village and the Developer desire that the Subject Property be developed and used in compliance with this Agreement, and the Village desires to financially assist the Developer, pursuant to and in accordance with this Agreement, the Code, and the Act, to facilitate the Development on the Subject Property.

J. The Village desires to see the Subject Property developed in accordance with this Agreement to clear the blight and conservation factors and characteristics of the TIF District, to promote the health, safety, and welfare of the Village and its residents, to prevent the spread of those conservation conditions and characteristics in the TIF District, encourage further private investment and development and promote economic development within the Village, enhance the Village’s tax base, increase employment opportunities for Village residents, and enhance the future tax revenues for those overlying taxing bodies who levy against the Subject Property, and within the TIF District.

K. The Development is essential to meet the overall objectives of the TIF District, thereby implementing and advancing the TIF Plan and Project.

L. The Developer has represented to the Village that without financial assistance from the Village as detailed herein, the Development is not economically feasible and that Developer would not undertake the Development.

M. The Corporate Authorities, after due and careful consideration, have concluded that the zoning, subdivision, redevelopment, and use of the Subject Property pursuant to and in accordance with this Agreement would further enable the Village to control the development of the area, facilitate new redevelopment of the Village’s downtown, and would serve the best interests of the Village.

N. The Corporate Authorities have exercised their legislative judgment and determined, based on studies, analysis, and information available, including, without limitation the Village’s Comprehensive Plan, the Downtown Plan, Financial Forecast, the Central Business District Redevelopment Plan and Project, and the Developer’s Proforma that the Development

provides public benefits, including, without limitation, tax revenue, additional downtown housing and parking options, modern stormwater management facilities, pedestrian-scale improvements, and improvements intended to help the Village achieve the vision contained in the Village's long term plans.

O. The Corporate Authorities have reviewed and considered the proposed Development of the Subject Property, and the zoning and subdivision approvals requested to allow for its implementation, and have found them to be consistent with the Village's goals and objectives set forth in the TIF Plan and Project, the TIF District, and the TIF Ordinances.

P. The foregoing Recitals are incorporated herein and made a part of this Agreement.

Section 2. Definitions; Rules of Construction.

A. Definitions. Whenever used in this Agreement, the following terms shall have the following meanings unless a different meaning is required by the context:

"Budget:" As defined in Section 8(F)(1).

"Building:" The four (4) story, forty eight (48) unit multi-family residential structure proposed to be constructed on the Subject Property, including, without limitation, indoor and outdoor improvements, all as depicted on the Development Plans.

"Building Code:" Title 4, entitled "Building Regulations," of the Village Code of the Village of Glen Ellyn, including all local amendments, as amended.

"Corporate Authorities:" The Village President and Board of Trustees of the Village of Glen Ellyn.

"Developer:" Avere on Duane, LLC

"Developer's Lender:" As defined in Section 8(A).

"Development Plans:" Those certain development plans for the Subject Property consisting of the following documents:

"Floor Plans:" Floor 0 through Floor 4, BSB Design, November 28, 2019, 5 Pages;

"Elevations:" Character Elevations, BSB Design, June 11, 2019, 2 Pages;

"Preliminary/Final PUD Site Plan:" Development Site Plan, Haeger Engineering, June 12, 2019, 1 Page;

"Preliminary/Final Landscaping Plan:" Site Landscape Plan, The Lakota Group, June 11, 2019, 1 Page;

“Preliminary Engineering Plan:” Existing Conditions, Demolition Plan, Grading Plan, Utility Plan and Stormwater Pollution Prevention Plan, Haeger Engineering, May 31, 2019 and June 12, 2019, 5 Pages;

“Final Engineering Plan:” As defined in Section 4(D).

“Preliminary/Final Plat of Subdivision:” Avere on Duane Subdivision, Haeger Engineering, April 26, 2019, 2 Pages.

copies of which are attached respectively as **Exhibits C1 through C6** to this Agreement.

“Force Majeure:” Strikes, lockouts, acts of God, or other factors beyond a party’s reasonable control and reasonable ability to remedy; provided, however, that Force Majeure shall not include delays caused by weather conditions, unless those conditions are unusually severe or abnormal considering the time of year and the particular location of the Subject Property. In no event shall increased costs or other financial considerations be considered a force majeure event.

“Incremental Taxes:” Such ad valorem taxes which, pursuant to the TIF Ordinances and the Act, are allocated to and when collected are paid to the Village for deposit into the TIF Fund established to pay Redevelopment Project Costs and obligations incurred in the payment thereof. Incremental Taxes shall exclude the Base EAV.

“Person:” Any corporation, partnership, individual, joint venture, trust, estate, association, business, enterprise, proprietorship, or other legal entity of any kind, either public or private, and any legal successor, agent, representative, or authorized assign of the above.

“Public Improvements:” All of the public improvements, infrastructure, and facilities necessary or proposed to serve the Subject Property including, without limitation, all of the right-of-way improvements on Duane Street, Melrose Avenue, and Prospect Avenue adjacent to the Subject Property, and all of the water, sanitary and storm sewer extensions depicted on the Final Engineering Plan. The Public Improvements are more specifically set forth on the list attached to this Agreement as **Exhibit D**.

“Qualified Investor:” An institutional “Accredited Investor” within the meaning of Rule 501(a)(1), (2), (3) or (7) under the Securities Act of 1933 (the “Securities Act”), or a person (other than a dealer) whom the seller reasonably believes is a “Qualified Institutional Buyer” within the meaning of Rule 144A(a)(1) under the Securities Act.

“Qualified Transfer:”(i) a pledge of the Agreement to a Lender or (ii) the sale of the Agreement to a Qualified Investor or to a trust where certificates of participation are sold to Qualified Investors or (iii) any other such sale or pledge as is approved by the Village Manager.

“Redevelopment Project Costs:” Redevelopment project costs as defined in the Act that are included in the Budget.

“Requirements of Law:” All applicable federal, state, and local laws, statutes, codes, ordinances, resolutions, orders, rules, and regulations, as amended.

“Subdivision Code:” Title 11, entitled “Subdivision Regulations Code,” of the Village Code of the Village of Glen Ellyn, as amended.

“Subject Property:” The real property legally described and depicted on **Exhibits A and B.**

“Substantial Completion” or “Substantially Complete:” Refers to the point that (1) the Developer’s construction of the Development (as hereinafter obligated) has received all final inspections, (2) the Developer has obtained all final approvals for the public and private improvements (subject to any maintenance guaranty obligations), and (3) all life safety elements, as determined by the Zoning Administrator, have been approved and (4) the Development is eligible for issuance of a temporary certificate of occupancy.

“SSA Law:” The Special Service Area Tax Law, 35 ILCS 200/27, *et seq.*

“TIF Fund:” The special tax allocation fund created by the Village in connection with the Central Business District Redevelopment Project Area into which Incremental Taxes will be deposited.

“Village Attorney:” The Village Attorney of the Village of Glen Ellyn.

“Village Code:” The Village of Glen Ellyn Village Code, as amended.

“Village Manager:” The Village Manager of the Village of Glen Ellyn.

“Zoning Administrator:” The Community Development Director of the Village of Glen Ellyn.

“Zoning Code:” Title 10, entitled “Zoning Code,” of the Village of Glen Ellyn Village Code, as amended.

B. Rules of Construction.

1. Grammatical Usage and Construction. In construing this Agreement, pronouns include all genders, and the plural includes the singular and vice versa.
2. Headings. The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.
3. Calendar Days. Unless otherwise provided in this Agreement, any reference in this Agreement to “day” or “days” shall mean calendar days and not business days. If the date for giving of any notice required to be given, or the performance of any obligation, under this Agreement falls on a Saturday, Sunday, or federal holiday, then the notice or obligation may be given or performed on the next business day after that Saturday, Sunday, or federal holiday.

Section 3. Acquisition of Subject Property. The Developer shall acquire fee simple title to the Subject Property and provide the Village Manager with written proof of the same by no later than ninety (90) days following the Effective Date of this Agreement. Developer's failure to acquire title to the Subject Property or provide the Village Manager with satisfactory written proof, to the Village Manager's reasonable satisfaction, in accordance with this Section shall entitle the Village, in its sole discretion, to terminate this Agreement and all of the Parties' rights and obligations hereunder.

Section 4. Zoning and Entitlements Approvals.

A. **Zoning and Entitlements Ordinance.** Immediately after approval of the ordinance approving this Agreement, the Corporate Authorities will adopt ordinances, in substantially the same form as **Exhibit E** and in accordance with the requirements of Village Code that grants: 1) a map amendment to rezone 425 Melrose Avenue to C5B; 2) a special use permit for a planned unit development to construct and operate the Development on the Subject Property; 3) the sign variance and the deviations requested by the Developer and necessary to construct the Development on the Subject Property and recommended for approval by the Plan Commission; , and 4) a special use to allow dwelling units on the Subject Property.

B. **No Construction Prior to Acquisition.** The Developer agrees that unless approved by the Village Manager, in his reasonable discretion, no permanent construction, improvement, or physical development of any kind shall be permitted on any portion of the Subject Property unless and until the Developer acquires the Subject Property.

C. **Recordation of Zoning Ordinance** Upon approval of this Agreement and Developer providing the Village with proof of ownership of the Subject Property in accordance with Section 3, the Village will promptly cause the ordinance to be recorded against the Subject Property with the DuPage County Recorder of Deeds.

D. **Final Engineering Plan.** The final engineering plan shall: 1) depict the Development's infrastructure and other improvements; 2) comply with all Village ordinances, rules, and regulations; and 3) substantially conform to the Preliminary Engineering Plan, excluding modifications approved by the Zoning Administrator ("***Final Engineering Plan***"). The Developer shall obtain the Village's approval of the final engineering plan before the Village issues a permit to construct the Development.

Section 5. Development of the Subject Property.

A. **General Restrictions.** Subject to the particular terms for development set forth in Section 5(D) of this Agreement, Developer's development of the Subject Property, except for minor alterations approved by the Village Manager, shall be pursuant to and in accordance with the following:

1. This Agreement.
2. The Development Plans.
3. The Zoning Code.

4. The Subdivision Code.
5. The Building Code.
6. The other Requirements of Law.

Unless otherwise provided in this Agreement, in the event of a conflict between or among any of the above plans or documents, the plan or document that provides the greatest control and protection for the Village, as determined by the Village Manager, shall control. All of the above plans and documents shall be interpreted so that the duties and requirements imposed by any one of them are cumulative among all of them, unless otherwise provided in this Agreement.

B. Public Utility and Storm Water Easements. The Developer will grant utility easements to the Village and other governmental bodies and utility services over, on, and across the Subject Property, as specifically detailed on the Preliminary/Final Plat of Subdivision, for the purposes of making repairs, maintaining, installing and servicing utilities, and providing public and emergency services.

C. Utility Location and Relocation. The Developer will, subject to the Village's approval, relocate all existing utilities through and around the Subject Property as needed to accommodate the Development. When proposing utility relocation, the Developer will exercise its best efforts to coordinate with the Village and all other governmental bodies and utility services providing utility service to or through the Subject Property.

D. Particular Terms for Development. Notwithstanding any use or development right that may be applicable or available to the Subject Property pursuant to the Zoning Code or any other Requirement of Law, the Subject Property shall be used and developed, subject to the provisions in this Subsection 5(D), as follows:

1. The Building shall contain forty eight (48) multi-family units and an underground parking garage containing approximately forty eight (48) parking spaces, all accessible by elevator service.
2. The Development will contain thirty four (34) outdoor parking spaces.
3. The units within the Building will contain a mix of 1 bedroom, 1 bedroom/den, 2 bedroom, and 2 bedroom/den homes ranging from approximately 870 square feet to 1,656 square feet, and the average unit size will be approximately 1,358 square feet.
4. The Development will include private storage units for each unit, bike storage and repair facilities, a pet washing and grooming area, and comparable amenities traditionally found in luxury multi-family developments located in municipalities in the Chicago Metropolitan Statistical Area.
5. The Development will be staffed and managed by a professional management company with experience managing multi-family

developments that command comparable or higher rents and are located in the Chicago Metropolitan Statistical Area.

6. The Building shall be constructed as depicted in the Development Plans, and the Developer shall be solely responsible for ensuring that the Development complies with all Requirements of Law, including, without limitation, any floodplain regulations.
7. The Building shall contain no more than (4) stories above grade, not including the story occupied by enclosed vehicle parking spaces. The height of the Building shall be not greater than 68.65 feet.
8. The Building's exterior façade shall be constructed of the materials set forth in the Elevations.

E. Damage to Public Property. The Developer will maintain all streets, sidewalks, and other public property adjacent to the Subject Property in a good and clean condition during development of the Subject Property and construction of the Development. Further, the Developer will promptly clean all mud, dirt, or debris deposited on any street, sidewalk, or other public property in or adjacent to the Subject Property by the Developer or any agent of or contractor hired by, or on behalf of, the Developer, and will repair any damage to public property that may be caused by the activities of the Developer or any agent of or contractor hired by, or on behalf of, the Developer. Within a reasonable period of time, but in no event more than 12 hours after the Village gives the Developer notice to clean all mud, dirt, or debris deposited on any street, sidewalk, or other public property in or adjacent to the Subject Property deposited by the Developer or any agent of or contractor hired by, or on behalf of, the Developer, if the Developer neglects to clean, or undertake with due diligence to clean, the affected public property, then the Village will be entitled to clean, either with its own forces or with contract forces, the affected public property and to recover from the Developer costs or charges reasonably incurred by the Village to perform the cleaning.

F. Changes to the Planned Unit Development (PUD), including the Development Plans. All changes to the Development Plans shall be processed in accordance with Zoning Code.

G. Demolition. Developer shall be responsible, at its own cost, for demolishing and removing all improvements, structures, buildings, and appurtenances located above or below grade on the Subject Property, subject to all Requirements of Law.

H. Construction Type. The Buildings shall be constructed pursuant to the Building Code.

I. Issuance of Building Permits. The Developer may seek issuance of multiple building permits with respect to the construction of the Development. If requested by Developer, the Village shall grant a building permit for the construction of a Building foundation to facilitate timely commencement of construction, subject to the terms of this Agreement. The Village will not unreasonably withhold issuance of any complete and properly filed application for a building permit.

J. Issuance of Occupancy Permits. Upon the Developer's request, the Zoning Administrator may issue a temporary occupancy permit, as may be appropriate, for the Building upon Substantial Completion of an entire floor of residential units.

Section 6. Public Improvements.

A. Developer Duty to Construct Public Improvements. The Developer will construct and install all of Public Improvements identified on **Exhibit D** (collectively, the "**Public Improvements**"), including, without limitation, streetscape improvements located in the Duane Street, Prospect Avenue, and Melrose Avenue rights of way adjacent to the Subject Property, including, without limitation, parkway trees, sidewalk paving, and street lighting, as depicted in the Final Engineering Plan, , and Preliminary/Final Landscape Plan.

B. Standards Applicable to Public Improvements.

1. General Standards. The Developer will construct all Public Improvements pursuant to, and in accordance with, the Final Engineering Plan, Preliminary/Final Landscape Plan, and the Subdivision Code, and to the reasonable satisfaction of the Zoning Administrator. All work performed on the Public Improvements will be conducted in a good and workmanlike manner and in accordance with this Agreement. All materials used for construction of the Public Improvements will be new and of first-rate quality.
2. Contract Terms; Prosecution of the Work. The Developer and all of its contractors will prosecute the work diligently, in full compliance with, and as required by or pursuant to, this Agreement, until the work is properly completed.
3. Village Inspections and Approvals. During the course of construction of the Public Improvements, Village inspectors will have the full right, permission, and authority to inspect and approve all work on the Public Improvements with reasonable notice to the Developer.
4. Other Approvals. If the construction and installation of any Public Improvement requires the consent, permission, or approval of any Person, then the Developer will take all steps required to obtain the required consent, permission, or approval. No work requiring the consent, permission, or approval of any Person will commence without that prior consent, permission, or approval.

C. Closure of Sidewalk and Right-of-Way. The Developer shall be entitled to close the Duane Street or Melrose Avenue sidewalk immediately adjacent to the Subject Property and use said area for Developer's purposes during the course of construction, subject to the Village's approval of a traffic control plan that provides adequate protection and direction to pedestrians and vehicles. Developer and the Village shall cooperate and schedule any sidewalk closures or partial

closures as may be necessary and appropriate to complete any improvements located within the right-of-way. Developer will be responsible, at Developer's sole cost, for repairing any damage or injury to the Duane Street, Melrose Avenue, or Prospect Avenue rights of way, and any other public property or rights of way, in compliance with the Village Code.

D. Final Inspections and Approvals. When the Developer determines that a Public Improvement has been properly completed, the Developer shall request final inspection, approval, and, as appropriate, acceptance of the Public Improvement by the Village. The notice and request shall be given sufficiently in advance to allow the Village time to inspect the Public Improvement and to prepare a punch list of items requiring repair or correction and to allow the Developer time to make all required repairs and corrections prior to the scheduled completion date. The Developer shall promptly make all necessary repairs and corrections as specified on the punch list. Subject to the provisions of Subsection 6(E), the Village shall not be required to approve or accept any Public Improvement until all of the Public Improvements, including without limitation all punch list items, have been fully and properly completed.

E. Dedication and Acceptance of Specified Public Improvements. The Developer shall dedicate to the Village and the Village shall accept from the Developer the Public Improvements identified in **Exhibit D**. Nothing whatsoever shall constitute an acceptance by the Village of any Public Improvement except express written acceptance by the Village in compliance with the requirements of the Subdivision Code. Prior to acceptance of any Public Improvement to be accepted by the Village, the Developer shall execute, or cause to be executed, a lien waiver and bill of sale to transfer ownership of the Public Improvement to, and to evidence ownership of the Public Improvement by the Village, free and clear of all liens, claims, encumbrances, and restrictions unless otherwise approved by the Village. The documents transferring ownership of any Public Improvement to, and to evidence ownership of the Public Improvement by, the Village shall be reasonably acceptable in form and substance to the Village Attorney. Notwithstanding the foregoing, said documentation shall not impose any warranty or other burden on Developer associated with the dedication of the Public Improvement except as expressly set forth in this Agreement or the Subdivision Code. Developer shall, simultaneously, grant, or cause to be granted, to the Village all insured easements or other property rights as the Village may require to install, operate, maintain, service, repair, and replace the Public Improvements that have not previously been granted to the Village, free and clear of all liens, claims, encumbrances, and restrictions, unless otherwise approved by the Village.

F. Developer's Guaranty and Maintenance of Public Improvements. The Developer hereby guarantees the prompt and satisfactory correction of all defects and deficiencies in the Public Improvements that occur or become evident within one (1) year after approval and any required acceptance of the Public Improvements by the Village pursuant to this Agreement. If any defect or deficiency occurs or becomes evident during the one-year period, then the Developer shall, after ten (10) days' prior written notice from the Village, diligently commence to correct it or cause it to be corrected. In the event any Public Improvement is repaired or replaced pursuant to the demand of the Village, the Guaranty provided by this Section 6(F) shall be extended, as to the repair or replacement, for one (1) full year from the date of completion of the repair or replacement.

G. Commencement and Completion of Construction. Developer shall commence work on the Development not later than 90 days following acquisition of fee simple title to the Subject Property ("**Commencement Date**"). Construction of the Development shall begin, proceed, be Substantially Completed, and made ready for inspection, approval, and any required acceptance by the Village, in accordance with the schedule attached to this Agreement as **Exhibit F** ("**Construction Schedule**") with an understanding that minor delays caused by weather or availability of labor and/or materials less than 90 days does not constitute a default under this Section. Developer will pursue diligently, continuously, and in full compliance with this Agreement, Substantial Completion of all construction, as required in, or permitted by, Sections 5 and 6 of this Agreement. Delays due to Force Majeure events shall not constitute a default under this Section, subject to the terms of Section 15(U).

H. Village Remedy for Failure to Complete Construction. If the Developer fails to comply with the Construction Schedule, or any portion thereof, the Developer will, subject to any right to cure granted to Developer and Developer's Lender in Subsection 6(I) of this Agreement, promptly remove any partially constructed or partially completed buildings, structures, or improvements from the Subject Property. If the Developer fails or refuses to remove the partially constructed or partially completed buildings, structures, or improvements from the Subject Property, the Village will have, and is hereby granted, in addition to all other rights and remedies afforded to the Village in this Agreement and by law, the right, at its option, to complete the Development, in whole or in part, or demolish and remove any of the partially constructed or partially completed buildings, structures, or improvements from the Subject Property, and the Village will have the right to charge the Developer an amount sufficient to defray the entire cost of such completion, in whole or in part, demolition and removal, including without limitation legal and administrative costs.

I. Developer and Lender Notice and Right to Cure for Failure to Complete Construction. In the event Developer fails to comply with the Construction Schedule, or any portion thereof, the Village will provide written default notice to Developer and to Developer's Lender. The default notice will specify the basis of the default. Developer and Developer's Lender will have a period of sixty (60) days from the date of the default notice to a) Substantially Complete the Development; or b) resume construction of the Development in the event the Development cannot be completed in said sixty (60) day period and request a hearing before the Corporate Authorities to request additional time to Substantially Complete the Development. In the event Developer or Developer's Lender requests a hearing, the Corporate Authorities will reasonably consider, in light of prior investment in the Subject Property and the current financial ability of the Developer or Developer's Lender, a proposal from Developer or Developer's Lender that sets forth a reasonable schedule for Substantial Completion of the Development. The Village will reasonably cooperate with the Developer or the Developer's Lender to ensure that Substantial Completion of construction can be achieved within the agreed upon schedule with the Developer or Developer's Lender.

Section 7. Construction Traffic and Parking; Streets; Construction Trailer.

A. Construction Traffic and Parking; Streets.

1. Designated Traffic Routes. The Village may designate routes of access to the Subject Property for construction traffic to protect pedestrians and to minimize disruption of traffic and damage to paved street surfaces; provided, however, that the designated routes shall not unduly hinder or obstruct efficient access to the Subject Property for construction traffic. The Developer shall keep all routes used for construction traffic free and clear of mud, dirt, debris, obstructions, and hazards and shall repair all damage caused by the construction traffic. The Developer shall maintain and operate the Subject Property and the Development in accordance with the Village's Construction Site Rules of Conduct attached as **Exhibit G**.
2. Parking. All construction vehicles, including, without limitation, passenger vehicles and construction equipment, shall be parked within the Subject Property or in areas designated by the Village.

B. Construction Trailer. The Village shall allow the Developer to use the Subject Property for purposes of siting one (1) construction trailer, subject to the Developer obtaining a building permit for the trailer and placing the trailer in a location approved by the Zoning Administrator. No trailer shall be sited on the Subject Property prior to the Developer acquiring title to the Subject Property in accordance with Section 3, and no trailer may be located on the Subject Property after the date of issuance of any temporary occupancy permit for the Subject Property.

Section 8. Development Financing and Monitoring

A. Developer Financing. Within ninety (90) days of the Effective Date, the Developer shall secure a binding financing commitment committing funds which, together with Developer equity, are sufficient to Substantially Complete the Development, including, without limitation, a loan commitment from a lender. The Developer's financing commitment shall be sufficient to cover the debt financing in the amounts set forth in **Exhibit H**. The Developer shall provide evidence of Development financing acceptable to the Village, in the Village Manager's reasonable discretion, within ninety (90) days of the Effective Date. The Developer may extend the time period to provide Development financing evidence by up to an additional thirty (30) days by delivering notice to the Village on or before the ninetieth day after the Effective Date. As a pre-condition of the Village issuing any building permit for the Development, the Developer shall provide the Village with the contact name, mailing address, phone number, and e-mail address for the Developer's lender or lenders (collectively, "**Developer's Lender**"). The Village may unilaterally terminate this Agreement and all of the Parties' rights and obligations hereunder if the Developer fails to provide evidence of Development financing and assurances that are reasonably acceptable to the Village Manager within the timeframes set forth in this Section.

B. Village Incentives.

1. Property Tax Base. The Subject Property's equalized assessed value as of the Effective Date, and for the purposes of this Agreement, is \$598,312

(“**Base EAV**”). The Developer is not entitled to receive any portion of the Base EAV.

2. TIF Incentive. Based upon the Developer’s representation of the need for assistance, and provided the Developer fulfills its obligations in this Agreement and under the Act, the Village will provide the following tax increment financing assistance to facilitate the Development:
 - a. Upon Substantial Completion of the Development, the Village shall pay to the Developer ninety percent (90%) of the Incremental Tax revenue generated by the Subject Property in an amount not to exceed \$3,121,791 (the “**TIF Incentive**”). The Village will pay the TIF Incentive, or a portion thereof, once annually on or before December 1st each year beginning on the December 1st immediately following the Development’s Substantial Completion date until the full TIF Incentive has been paid to the Developer, or until December 1, 2031, whichever occurs first (the “**Incentive Period**”). The Village’s obligation to pay the TIF Incentive is conditioned on: a) the Developer providing a written request and supporting documentation in accordance with Section 8(E); b) Incremental Tax revenue generated by the Subject Property being available; c) no more than twenty five (25%) of the Development becoming uninhabitable due to fire, flood, disaster, or other man made or natural casualty or occurrence; and d) the Developer complying with the Act and this Agreement’s terms, including, without limitation, those set forth in Section 8(B)(2)(b) below. The Developer shall have no right to any Incremental Taxes collected after the Incentive Period’s expiration.
 - b. The Village will retain ten percent (10%) of the Incremental Tax revenue generated by the Subject Property from each annual TIF Incentive payment made to the Developer. The Village may use this Incremental Tax revenue for any purpose authorized by the Act or other law. The Village’s share of the Incremental Tax revenue under this Section shall be in addition to all other Incremental Tax revenue the Village is authorized to receive under this Agreement.
3. School District Payments. Before the Developer is entitled to receive any annual TIF Incentive payment, the Village shall use Incremental Taxes to satisfy its payment obligations to School District 41 and School District 87 School District (collectively, the “**School District**”) to the extent required by the Act, in accordance with this Section. Section 3(q)(7.5) of the Act requires the Village to make payments to the School District from Incremental Taxes calculated by multiplying the net number of new students attending School District facilities and living at the Subject Property by the average operating expense per student for the School District, up to a cap of 40% of Incremental Taxes generated by the Subject

Property (the “**School District Share of Incremental Taxes**”). The Village’s obligation to make TIF Incentive payments to the Developer shall be secondary and subordinate to the Village’s payment obligations to the School District pursuant to this Section and the Act. Any portion of the School District Share of Incremental Taxes that is not paid to the School District as a result of there being fewer students generated on the Subject Property than the Act would cover will be allocated to payment of the TIF Incentive; provided, however, this portion shall be split fifty percent (50%) to the Village and fifty percent (50%) to the Developer. This is in addition to other Incremental Taxes the Village is entitled to receive under this Agreement, including, without limitation, the Incremental Taxes retained by the Village pursuant to Section 8(B)(2).¹

4. Capital Expense Grant. The Developer anticipates incurring certain expenses related to the construction of Development improvements located in public rights of way adjacent to the Subject Property, as detailed on **Exhibit D**. Within one hundred twenty (120) days of Developer Substantially Completing any of the improvements listed on Exhibit D, the Developer may apply for reimbursement for up to two hundred thousand (\$200,000) dollars of costs actually incurred by the Developer for Redevelopment Project Costs for Development improvements the Developer constructed on or in adjacent rights of way (“**Capital Expense Grant**”). Improvements funded using the Capital Expense Grant shall be in addition to Redevelopment Project Costs funded by the TIF Incentive. The Developer shall submit a reimbursement request and supporting documents in accordance with Section 8(E) to substantiate its Capital Expense Grant request. The Developer shall only be entitled to receive Capital Expense Grant funds for improvements that: a) the Developer has not previously received payments or any other form of Village financial incentive, including, without limitation, TIF Incentive funds; and b) qualify as Redevelopment Project Costs. The Developer warrants and represents that it will not seek reimbursement for the improvements paid for by the Capital Expense Grant through the TIF Incentive or any other Village-administered incentive program. The Parties agree that the Village may record against the Subject Property an instrument approved by the Village Attorney memorializing the Capital Expense Grant, including, without limitation, the Parties’ obligations under the Agreement.

¹ For example, and for illustrative purposes only, assume that in Incentive Period year 4 the Subject Property generates \$100,000 in Incremental Taxes. Also in year 4, the Development generates no school age children that would entitle the School District to payment pursuant to the Act. In that case, the Village would receive: (a) \$6,000 (or 10% of \$60,000 [i.e., 10% of 60% of \$100,000]) pursuant to Section 8(B)(2)(b) plus (b) an additional \$20,000 (i.e., 50% of the unused School District Share of Incremental Taxes of \$40,000 [i.e., 50% of 40% of \$100,000]) because no school-age children were created (See Sec. 8(B)(3)).

5. Non-Recourse Against the Village. The TIF Incentive will be payable from Incremental Taxes generated by the Subject Property as such funds become available, and from no other source. The Developer shall have no recourse against the Village's general fund or other Village revenues and this Agreement shall have no effect on the Village's ability to issue debt in the future. Upon expiration of the Incentive Period, any unpaid amount, including any unpaid TIF Incentive amount, owed by the Village to the Developer shall be forgiven in full.

C. Future Sale of Subject Property. If the Developer conveys title to the Subject Property, or any portion thereof, to any third party within five (5) years of the Effective date without the prior written consent of the Village Manager in accordance with Section 12(A), the Developer shall, prior to conveying title, reimburse the Village the full cost of the Capital Expense Grant. Upon the Developer reimbursing the Capital Expense Grant, the Village agrees to provide the Developer with a signed, written release, in a form approved by the Village Attorney, of the Village's right to reimbursement of the Capital Expense Grant.

D. TIF Eligible Costs. The Village will reimburse the Developer for certified Redevelopment Project Costs up to the amount of the TIF Incentive. Reimbursement will occur as Incremental Taxes generated by the Subject Property become available and in accordance with this Agreement. The Parties anticipate the Redevelopment Project Costs to include those expenditures identified in **Exhibit I**. Reimbursement from the Village will occur as the Developer submits Certificates of Reimbursable Project Costs in accordance with this Agreement, and as Incremental Taxes generated by the Subject Property become available.

E. Certification of Reimbursable Project Costs. Developer represents and warrants that the Developer has incurred, or will incur prior to the Development's Substantial Completion, the costs set forth on **Exhibit I**. When seeking TIF Incentive funds from the Village, the Developer shall submit to the Village Manager a Certificate of TIF Reimbursable Project Costs, in a form substantially consistent with **Exhibit J**, certifying costs incurred in connection with the Development that qualify as Redevelopment Project Costs. The Developer's reimbursement requests shall occur no more than once per calendar year, and no request may be made for an amount less than ten thousand (\$10,000) dollars.

Each Certificate of TIF Reimbursable Project Costs shall be accompanied by documentation supporting the requested reimbursement, including, without limitation, sworn statements, title insurance updates, lien waivers, invoices, financing statements, receipts, checking account statements, canceled checks, payroll records, project expenditure summaries, and all other documentation reasonably deemed necessary by the Village Manager. The Developer shall only be eligible for reimbursement of those costs eligible for reimbursement under the Act and supported by a Certificate of TIF Reimbursable Project Costs, including all supporting documentation reasonably deemed necessary by the Village Manager to verify compliance with the Act. Any material inaccuracy, false statement, misrepresentation, or false representation made by the Developer within a Certificate of TIF Reimbursable Project Costs or within documentation accompanying a Certificate of TIF Reimbursable Project Costs shall constitute a breach of this Agreement.

F. Open Book Development.

1. Attached hereto as **Exhibit K** is the Developer's good faith estimate of the overall costs of the Development (the "**Budget**"). The Developer acknowledges that the amount of the TIF Incentive is based upon the Budget. The Development shall be an "open book" project, and the Developer will provide the Village full access, upon the Village providing reasonable notice, to all portions of the Development. During business hours and at the office of the Developer, the Developer shall make available for review by the Village and its agents the books and records relating to the Developer's costs with respect to the Development to enable the Village to verify the Development's costs, including, but not limited to, the Developer's, general contractor's and contractor's sworn statements, general contracts, subcontracts, purchase orders, waivers of lien, paid receipts, invoices, and all other information reasonably requested by the Village. These records shall be available for inspection, audit and examination. The Village agrees to keep all financial information of the Developer confidential, except to the extent required for compliance with any applicable law, rule or regulation. The foregoing Village review and audit rights shall terminate upon the voluntary or involuntary termination of this Agreement.
2. If upon Substantial Completion of the Development, the Village determines that the cost of the Development is below the amount contained in the Budget, as set forth in **Exhibit K** the TIF Incentive amount will be reduced proportionally. For example, if the Development cost equals ninety five (95%) percent of the amount contained in the Budget, the TIF Incentive amount will be reduced by five (5%) percent from \$3,121,791 to \$2,965,701. In no event shall the TIF Incentive amount be reduced pursuant to this Section 8(F)(2) by more than ten (10%) percent.

G. Progress Meetings. Developer shall at all times have an individual designated as the Village's primary point of contact for matters pertaining to this Agreement. Upon written request of the Village, Developer shall meet on a monthly basis with the Village Manager, or his designee, and other Village staff as appropriate, to provide a comprehensive progress report on the Development. Appropriate Development team personnel shall attend the meeting on behalf of Developer and the Village, and the Developer shall provide information regarding the status of construction and occupancy, pending permit requests, and other logistical information deemed necessary by the Village.

H. Property Taxes and Valuation. Developer shall timely and fully pay when due all taxes levied against the Subject Property. With respect to the Subject Property, Developer shall have the right to petition to reduce the assessed value of the Subject Property, appeal the applicable property tax rate, seek any real estate tax exemption, or otherwise pursue a reduction in any real property tax owed during this Agreement's term, provided that:

1. The Developer provides the Village with at least thirty (30) days advance notice of filing any appeal, exemption, or other request to reduce tax monies owed by the Developer, regardless of the amount of or nature of the reduction sought; and
2. The Developer shall provide the Village upon written request copies of all documents, including, without limitation, appeal applications, appraisals, expert statements and testimony, and studies, submitted or presented to any unit, agency, or body of government or court in connection with the appeal, including, without limitation, the DuPage County Board of Review, the Illinois Property Tax Appeal Board, or any court or tribunal, at the same time such materials are provided to the unit, agency, or body of government or court.

Developer does not waive its right to receive any additional TIF Incentive by filing a petition seeking to reduce the Subject Property's assessed value, appeal the applicable tax rate, seek a real estate tax exemption, or otherwise reduce the amount of real estate tax owed for the Subject Property. However if the Developer's petition results in a refund of previously paid tax installment payments while under appeal, which were part of a prior TIF Incentive payment to the Developer, then there will be a recalculation and reconciliation of the previously paid TIF Incentive payment and Developer will return any funds to the general TIF fund for use by the Village in accordance with the Act. The Village reserves the right to withhold future TIF Incentive payments to Developer until reconciliation occurs, and Developer hereby waives any objection or challenge to the same.

I. Special Service Area. The Developer hereby consents to the Village's establishment and administration of a Special Service Area ("**SSA**") during this Agreement's term. The SSA will encompass the Subject Property and will generate revenue sufficient to pay any ongoing or one time maintenance obligations associated with the Subject Property, the Development, and to pay for any service or activity authorized by the SSA Law. The Village will comply with all Requirements of Law when proposing and establishing the SSA, and the Developer acknowledges that any objection to the SSA's proposal, creation, tax levy, or tax increase shall constitute a default under this Agreement.

Section 9. Fees, Dedications, Donations, and Contributions.

A. Negotiation and Review Fees. In addition to all other costs, payments, fees, charges, contributions, or dedications required by this Agreement or by the Requirements of Law, the Developer shall pay to the Village, after presentation of a written demand or demands for payment, all reasonable legal, engineering, and landscape architect fees, costs, and expenses incurred or accrued in connection with the review and processing of plans for the development of the Subject Property. Payment of all fees, costs, and expenses for which demand has been made, but payment has not been received, by the Village prior to execution of this Agreement, shall be made by a certified or cashier's check contemporaneous with the execution of this Agreement by the Village. The Developer agrees that it will continue to be liable for and to pay, immediately after presentation of a written demand or demands for payment, the fees, costs and expenses, as required pursuant to the Village Code, this Agreement, or the Village's Reimbursement of Fees

Agreement for the Development, and incurred in connection with any applications, documents, or proposals, whether formal or informal, of whatever kind submitted by the Developer during the term of this Agreement in connection with the use and development of the Subject Property. Further, the Developer agrees that it shall be liable for and will pay after demand all fees, costs, and expenses incurred by the Village for publications and recordings required in connection with the above matters.

B. Fees to the Village and Others. In addition to all other costs, payments, fees, charges, contributions, or dedications required by this Agreement, the Developer will pay to the Village or other entity from whom an invoice is received, all application, inspection, and permit fees, all water and sewer general and special connection fees, tap-on fees, charges, contributions, impact fees, and all other fees, charges, and contributions pursuant to the Requirements of Law, including, without limitation, all DuPage County fees and Village impact fees.

C. Dedications, Donations, and Contributions to Others. As required by the Village Code, the Developer will make cash contributions to the School District, Park District, Library, Fire Company and any other authority with jurisdiction over the Subject Property. The Village may withhold issuing a building permit for the Development until the Developer has made all payments required by this Section 9(C).

Section 10. Security Instruments.

A. Performance Security. As security to the Village for the performance by the Developer of the Developer's obligations (1) to construct and Substantially Complete the Development, including, without the limitation, the Public Improvements, pursuant to and in accordance with this Agreement, (2) to pay all Village costs, fees, and charges due from the Developer pursuant to this Agreement, (3) to maintain and repair streets, sidewalks, and other public property pursuant to this Agreement, and (4) to otherwise faithfully perform its undertakings pursuant to this Agreement, the Developer shall, within thirty (30) days of the Effective Date and prior to the issuance of any building permit for the Subject Property or reimbursement of eligible costs pursuant to this Agreement, deposit with the Village Manager a cash deposit or letter of credit ("**Performance Security**"), in a form approved by the Village Attorney, and in an amount equal to 125% of the Zoning Administrator's Approved Cost Estimate for the Development. The Performance Security shall be maintained and renewed by the Developer, and shall be held in escrow by the Village. The Developer may apply to the Village to reduce the Performance Security in accordance with the Subdivision Code.

B. Guaranty Security. Immediately prior to any required acceptance by the Village of the Public Improvements pursuant to this Agreement, the Developer shall post a new cash deposit or letter of credit, in a form approved by the Village Attorney, and in the amount of ten percent (10%) of the actual total cost of the Public Improvements as security for the performance of the Developer's obligations under this Agreement ("**Guaranty Security**"). The Guaranty Security shall be held by the Village in escrow until the last to occur of (i) the date that is the end of the one-year guaranty period set forth in this Agreement or (ii) the date that is one (1) year after the proper correction of any defect or deficiency in the Public Improvements pursuant to this Agreement and payment of the cost of correction. If the Village is required to draw on the Guaranty Security by reason of the Developer's failure to fulfill its obligations under this

Agreement, then the Developer shall within ten (10) days thereafter cause the Guaranty Security to be increased to its full original amount.

C. Costs. The Developer shall bear the full cost of securing and maintaining the Performance Security and the Guaranty Security.

D. Form of Security Instruments.

The Performance Security and Guaranty Security each shall be in the form attached as **Exhibit L**, as approved by the Village Attorney. All security instruments shall be from an institution (i) acceptable to the Village, (ii) licensed in the State of Illinois, and either (iii) having capital resources of at least Fifty Million Dollars (\$50,000,000) or (iv) having an AM Best rating of at least A-. Each form of security shall, at a minimum, provide that (1) it shall not be canceled or modified without the prior consent of the Village; (2) it shall not require the consent of the Developer prior to any draw on it by the Village; and (3) if at any time it will expire within 60 or fewer days, and if it has not been renewed, and if any applicable obligation of the Developer for which it is security remains uncompleted or unsatisfactory, then the Village may, call and draw down the security and employ the proceeds to complete the obligations and reimburse the Village for any and all costs and expenses, including, without limitation, legal fees and administrative costs, incurred by the Village. The Performance Security may provide that the aggregate amount of the cash deposit or security instrument may be reduced, but only after joint direction by the Developer and the Village. No reduction for payment of Public Improvement work satisfactorily completed shall be allowed except after presentation by the Developer of proper contractors' sworn statements, partial or final waivers of lien, as may be appropriate, and any additional documentation that the Village may reasonably request to demonstrate satisfactory completion of the Public Improvement in question and full payment of all contractors, subcontractors, and material suppliers and in accordance with the Subdivision Code. The Guaranty Security shall not be reduced by reason of any cost incurred by the Developer to satisfy its obligations under this Agreement.

E. Replenishment of Security. If at any time the Village reasonably determines that i) the funds remaining in the Performance Security are not, or may not be, sufficient to pay in full the remaining unpaid cost of all Public Improvements, or ii) the funds remaining in the Guaranty Security are not, or may not be, sufficient to pay all unpaid costs of correcting any and all defects and deficiencies in the Public Improvements, then, within ten (10) days after a demand by the Village, the Developer shall increase the amount of the cash deposit or security instrument to an amount reasonably determined by the Village Manager to be sufficient to pay the unpaid costs of correcting defects and deficiencies.

F. Replacement of Security. If at any time the Village reasonably determines that the institution issuing the Performance Security or Guaranty Security is unable to meet any federal or state requirement for reserves, is insolvent, is in danger of becoming any of the foregoing, or is otherwise in danger of being unable to honor the appropriate letter of credit at any time during its term, or if the Village otherwise reasonably deems itself to be insecure, then the Village shall have the right to demand that the Developer provide replacement security instruments from a financial institution or surety satisfactory to the Village. The replacement security instrument shall be deposited with the Village not later than ten (10) days after the demand. After deposit of the

replacement security instrument, the Village shall surrender the original security instrument to the Developer.

G. Use of Funds in the Event of Breach of Agreement. If the Developer fails or refuses to complete the Development in accordance with this Agreement, or fails or refuses to correct any defect or deficiency in the Public Improvements as required by Section 6 of this Agreement, or fails or refuses to restore property in accordance with a demand made pursuant to Section 6 of this Agreement, or in any other manner fails or refuses to meet fully any of its obligations under this Agreement, then the Village may, in its sole and absolute discretion, draw on security instrument provided pursuant to this Agreement or the Requirements of Law, according to the specific terms set forth in the security instrument, and use the funds according to the terms of the surety.

H. Village Lien Rights. If any money or other consideration due from the Developer to the Village pursuant to this Agreement is not either recovered from any security instrument provided for in this Section 10 or paid or conveyed to the Village by the Developer within ten (10) days after a demand for payment or conveyance, then the money, together with interest at the maximum rate permitted by law and costs of collection, including reasonable legal fees and administrative expenses, shall become a lien on the Subject Property, and the Village shall have the right to collect the amount or value, with applicable interest and costs, including reasonable legal fees and administrative expenses, and the right to enforce the lien in the manner provided by law for mortgage foreclosure proceedings. The lien shall be subordinate to the lien of any first mortgage now or hereafter placed on the Subject Property; provided, however, that the lien subordination shall apply only to charges that have become due and payable prior to a sale or transfer of the Subject Property pursuant to a decree of foreclosure, or any other proceeding in lieu of foreclosure, but the sale or transfer shall not relieve the Subject Property from liability for any charges thereafter becoming due, nor from the lien of any subsequent charge.

I. Developer's Assistance in the Event of Breach of Agreement. In the event the Village exercises its rights under the Performance Security or Guaranty Security, then the Developer will cooperate with the Village's efforts to collect funds under the security instrument(s) for completion of the Development or remedying the default according to the terms of this Agreement.

J. Survival of Performance Security and Guaranty Security Obligations. The Performance Security and Guaranty Security obligations set forth in this Section 10 shall survive the expiration of this Agreement; provided, however, upon completion of the Public Improvements, acceptance thereof by the Village and conclusion of any guaranty period under Subsection 6(B) of this Agreement, Developer's Guaranty Security obligations under this Section 10 shall be satisfied.

Section 11. Liability, Indemnity of Village, and Insurance.

A. Village Review. The Developer acknowledges and agrees that the Village is not, and shall not be, in any way liable for any damages or injuries to Developer that may be sustained as the result of the Village's review and approval of any plans for the Subject Property or the Public Improvements, or the issuance of any approvals, permits, certificates, or acceptances for the development or use of the Subject Property or the Public Improvements, and that the Village's

review and approval of those plans and the Public Improvements and issuance of those approvals, permits, certificates, or acceptances does not, and shall not, in any way, be deemed to insure the Developer, or any of its heirs, successors, assigns, tenants, and licensees, or any other Person, against damage or injury of any kind at any time.

B. Village Procedure. The Developer acknowledges and agrees that notices, meetings, and hearings have been properly given and held by the Village with respect to the approval of this Agreement and agrees not to challenge the Village's approval of this Agreement on the grounds of any procedural infirmity or of any denial of any procedural right.

C. Indemnity. The Developer agrees to defend, hold harmless, and indemnify the Village, the Corporate Authorities, the Village Plan Commission, and all Village elected or appointed officials, officers, employees, agents, representatives, engineers, and attorneys, from any and all claims, liabilities, damages, penalties, and costs that may be asserted at any time against any of them, or awarded against them, in connection with (i) the Village's review and approval of any plans for the Subject Property or the Public Improvements; (ii) the issuance of any approval, permit, or certificate; and (iii) the Developer's Construction of the Development; or (iv) this Agreement.

D. Defense Expense. The Village shall provide the Developer written notice of any claim for which the Village may seek indemnification or to be held harmless within ten (10) days of obtaining notice of a claim. The Developer shall have the right to hire counsel of its choosing, with consent of the Village, and to control defense of any claim or to settle any claim provided that the Village shall have the right to participate in the defense and settlement of the claim. The Village shall provide Developer timely notice of any defense to a claim so as to avoid prejudice. Failure of the Village to tender timely notice or defense of a claim shall waive any obligation of Developer to indemnify, defend, and hold harmless the Village. In the event that the Village retains defense of any claim the Developer shall, and does hereby agree to, pay all expenses, including without limitation all reasonable legal fees, incurred by the Village in defending itself with regard to any and all of the claims referenced in Section 11(C) of this Agreement, provided that Developer shall have the right to participate in said defense and approval of any settlement of a claim.

E. Insurance.

1. Liability Insurance Prior to Completion. Prior to issuance of a building permit, Developer shall procure and deliver evidence of such policies to the Village, at Developer's cost and expense, and shall maintain in full force and effect through completion of construction of the Development, a policy or policies naming the Village of Glen Ellyn, together with its officers, agents, employees, contractors, attorneys, and engineers as additional primary, non-contributory named insureds. All such policies shall be in such form and issued by such companies as shall be reasonably acceptable to the Village, and any insurance carried by the Village for like risks shall be secondary and in excess of the insurance required hereby. All policies shall be written on a "per occurrence" basis. The Developer shall procure and maintain insurance for protection from claims under worker's compensation

acts, claims for damages because of bodily injury including personal injury, sickness or disease or death of any and all employees or of any Person other than such employees, and from claims or damages because of injury to or destruction of property including loss of use resulting therefrom, alleged to arise from the Developer's negligence in the performance of services under this Agreement. Developer's certificate of insurance shall contain a provision that the coverage afforded under the policy(s) will not be canceled or reduced without thirty (30) days prior written notice (hand delivered or registered mail) to the Village. Developer shall promptly forward new certificate(s) of insurance evidencing the coverage(s) required herein upon annual renewal of the subject policies. Failure of the Developer to supply a valid certificate of insurance, or if a previously valid certificate of insurance has expired and is not replaced, is grounds for issuance of a stop work order, in addition to all other remedies available at law or in equity, until such time as a valid certificate of insurance is provided. Failure of the Village to collect or demand a certificate of insurance shall not be deemed a waiver of the requirement to provide one. The limits of liability for the insurance required by this Subsection shall not be less than the following:

Workmen's Compensation Insurance:

All Liability imposed by Workmen's Compensation statute

Employer's Liability Insurance	\$1,000,000
Contractual Liability Insurance	\$1,000,000
Completed Operations Insurance	\$ 500,000

Owned, Hired, and Non-Ownership Vehicle, Bodily Injury and Property Damage to the following Limits:

Commercial General Liability	\$2,000,000 (each occurrence)
Bodily Injury	\$2,000,000 (each person) \$2,000,000 (each accident)
Property Damage	\$2,000,000 (each accident)
Automobile Liability	\$1,000,000 combined single limit (each accident)
Umbrella Liability	\$7,500,000 (each occurrence) \$7,500,000 (aggregate)

2. Developer's Risk Prior to Completion. Prior to Substantial Completion of the Development, Developer shall keep in force at all times builders risk insurance on a completed value basis, in non-reporting form, against all risks of physical loss, including collapse, covering the total value of work performed and equipment, supplies and materials furnished for the Development (including on-site stored materials), all as to work by Developer. Such insurance policies shall be issued by companies satisfactory to the Village. Such policies shall contain a provision that the

same will not be canceled or materially amended without prior written notice to the Village.

3. Developer's Ongoing Obligations. Throughout this Agreement's term, the Developer shall maintain in full force and effect insurance, in a form and amount approved by the Village Attorney, sufficient to cover the replacement cost of the Development in the event the Development is destroyed in whole or in part. The Developer shall be obligated to use the insurance proceeds to reconstruct the Development and make it habitable again, consistent with the Development Plans.

Section 12. Nature, Survival, and Transfer of Obligations.

A. All obligations assumed by the Developer under this Agreement shall be binding on the Developer individually, on any and all of the Developer's successors, and assigns, and on any and all of the respective successor legal or beneficial owners of all or any portion of the Subject Property. To assure that the Developer's successors, and assigns, and successor owners of all or any portion of the Subject Property have notice of this Agreement and the obligations created by it, the Developer shall:

1. Deposit with the Village Clerk, contemporaneously with the Village's approval of this Agreement, any consents or other documents necessary to authorize the Village to record this Agreement in the office of the Recorder of DuPage County; and
2. Notify the Village in writing at least thirty (30) days prior to any date after which the Developer transfers a legal or beneficial interest in any portion of the Subject Property to any Person not a party to this Agreement; and
3. Incorporate, by reference, this Agreement into any and property sales contracts entered into for the sale of all or any portion of the Subject Property to a Person not a party to this Agreement; and
4. Require, prior to the transfer of all or any portion of the Subject Property, or any legal or equitable interest in the Subject Property to any Person not a party to this Agreement, the transferee to execute an enforceable written agreement, in substantially the form attached to this Agreement as **Exhibit M**, agreeing to be bound by this Agreement ("**Transferee Assumption Agreement**"), and to provide the Village, after request, with reasonable assurance of the financial ability of the transferee to meet those obligations as the Village may require;

Provided, however, that the requirements stated in the four preceding clauses shall not apply to any lease for a portion of the Subject Property irrespective of the status of Substantial Completion. The Village agrees that after a successor becoming bound to the personal obligation created in the manner provided in this Agreement and providing the financial assurances required in this Section 12, the individual liability of the Developer shall be released to the extent of the transferee's

assumption of liability. The failure of the Developer to provide the Village with a fully executed copy of a Transferee Assumption Agreement with the transferee's proposed assurances of financial capability before completing the transfer shall result in the Developer remaining fully liable for all of the Developer's obligations under this Agreement but shall not relieve the transferee of its liability for those obligations as a successor to the Developer.

B. Notwithstanding the provisions of Section 12(A), the Developer may sell, assign, or pledge its rights to the TIF Incentive to a Qualified Investor approved by the Village Manager, via a Qualified Transfer approved by the Village Manager.

Section 13. Term. With the exception of Sections 5, 6, 10, 11, 12, 13, and 14 of this Agreement, this Agreement shall run with and bind the Subject Property until January 1, 2037, unless such term is extended by mutual agreement of the Parties, and shall inure to the benefit of and be enforceable by the Developer and the Village, and any of their respective legal representatives, heirs, successors, and assigns. Agreement Sections 5, 6, 10, 11, 12, 13, and 14 will survive the term set forth in this Section 13 and shall run with and bind the Subject Property in perpetuity, and shall inure to the benefit of and be enforceable by the Developer and the Village, and any of their respective legal representatives, heirs, successors, and assigns. If any of the privileges or rights created by this Agreement would otherwise be unlawful or void for violation of (1) the rule against perpetuities or some analogous statutory provision, (2) the rule restricting restraints on alienation, or (3) any other statutory or common law rules imposing time limits, then the affected privilege or right shall continue only until 21 years after the death of the last survivor of the now living lawful descendants of the current President of the United States, or for any shorter period that may be required to sustain the validity of the affected privilege or right.

Section 14. Enforcement. Each Party to this Agreement may, in law or in equity, by suit, action, mandamus, or any other proceeding, including without limitation specific performance, enforce or compel the performance of this Agreement. Developer agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the Village, or any of its elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys, on account of the negotiation, execution, or breach of this Agreement; except to the extent that the Village has committed fraud, exhibited willful or wanton disregard to the right of Developer or the terms of this Agreement, or otherwise acted in bad-faith or in a manner to intentionally prevent Developer from performing under the terms of this Agreement. In addition to every other remedy permitted by law for the enforcement of the terms of this Agreement, the Village will be entitled to withhold the issuance of building permits, certificates of occupancy for any and buildings and structures within the Subject Property, and/or payment or reimbursement of the TIF Incentive, Capital Expense Grant, or other monies authorized by this Agreement at any time the Developer has failed or refused to meet fully any of its obligations under this Agreement. In the event of a judicial proceeding brought by one party to this Agreement against the other party to this Agreement pursuant to this Section 14, the prevailing party shall be entitled to reimbursement from the unsuccessful party of all costs and expenses, including without limitation reasonable attorneys' fees, incurred in connection with the judicial proceeding.

Section 15. General Provisions.

A. Notice. Any notice or communication required or permitted to be given under this Agreement shall be in writing and shall be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, (iv) by facsimile, or (v) by electronic internet mail ("**e-mail**"). Facsimile notices shall be deemed valid only to the extent that they are (a) actually received by the individual to whom addressed and (b) followed by delivery of actual notice in the manner described in either (i), (ii), or (iii) above within three business days thereafter at the appropriate address set forth below. E-mail notices shall be deemed valid only to the extent that they are (a) opened by the recipient on a business day at the address set forth below, and (b) followed by delivery of actual notice in the manner described in either (i), (ii), or (iii) above within three business days thereafter at the appropriate address set forth below. Unless otherwise provided in this Agreement, notices shall be deemed received after the first to occur of (a) the date of actual receipt; or (b) the date that is one (1) business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) the date that is three (3) business days after deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Section 15(A), each party to this Agreement shall have the right to change the address or the addressee, or both, for all future notices and communications to them, but no notice of a change of addressee or address shall be effective until actually received.

Notices and communications to the Village shall be addressed to, and delivered at, the following address:

Village of Glen Ellyn
ATTN: Village Manager
535 Duane Street
Glen Ellyn, IL 60137
Fax: 630.469.8849
Email: manager@glenellyninfo.org

With a copy to:

Village of Glen Ellyn
ATTN: Village Attorney
535 Duane Street
Glen Ellyn, IL 60137
Fax: 630.469.8849
Email: gmathews@glenellyn.org

Notices and communications to the Developer shall be addressed to, and delivered at, the following address:

Avere on Duane, LLC
ATTN: Matthew T. Nix and Warren A. James
c/o Reva Development Partners, LLC
116 W. Illinois Street, 7th Floor
Chicago, Illinois 60654
Fax: _____
Email: _____

With a copy to:

Richard F. Klawiter
DLA Piper LLP (US)
444 W. Lake, Suite 900
Chicago, Illinois 60613
Fax: 312-630-7337
Email: _____

- B. Time of the Essence. Time is of the essence in the performance of this Agreement.
- C. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement shall be cumulative and shall not be exclusive of any other rights, remedies, and benefits allowed by law.
- D. Non-Waiver. The Parties shall be under no obligation to exercise any of the rights granted to it in this Agreement. The failure of a Party to exercise at any time any right granted to the Party shall not be deemed or construed to be a waiver of that right, nor shall the failure void or affect the Party's right to enforce that right or any other right, except as otherwise set forth herein.
- E. Consents. Unless otherwise provided in this Agreement, whenever the consent, permission, authorization, approval, acknowledgement, or similar indication of assent of any party to this Agreement, or of any duly authorized officer, employee, agent, or representative of any party to this Agreement, is required in this Agreement, the consent, permission, authorization, approval, acknowledgement, or similar indication of assent shall be in writing.
- F. Governing Law. This Agreement shall be governed by, and enforced in accordance with, the internal laws, but not the conflicts of laws rules, of the State of Illinois. Venue for disputes arising from or related to this Agreement, the Development, or the Subject Property shall be in the Illinois Circuit Court for the Eighteenth Judicial Circuit, DuPage County, Illinois.
- G. Severability. It is hereby expressed to be the intent of the parties to this Agreement that should any provision, covenant, agreement, or portion of this Agreement or its application to any Person or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Agreement and the validity, enforceability, and application to any Person or property shall not be impaired thereby, but the remaining provisions shall be interpreted, applied,

and enforced so as to achieve, as near as may be, the purpose and intent of this Agreement to the greatest extent permitted by applicable law.

H. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all prior agreements and negotiations between the parties relating to the subject matter of this Agreement.

I. Interpretation. This Agreement shall be construed without regard to the identity of the party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement shall be construed as though all parties to this Agreement participated equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting party shall not be applicable to this Agreement.

J. Exhibits. **Exhibits A through M** attached to this Agreement are, by this reference, incorporated in, and made a part of this Agreement. In the event of a conflict between an exhibit and the text of this Agreement, the text of this Agreement shall control.

K. Amendments and Modifications. No amendment or modification to this Agreement shall be effective until it is reduced to writing and approved and executed by all parties to this Agreement in accordance with all Requirements of Law.

L. Changes in Laws. Unless otherwise provided in this Agreement, any reference to the Requirements of Law shall be deemed to include any modifications of, or amendments to, the Requirements of Law that may occur in the future.

M. Compliance with Laws. Developer agrees to comply with all Requirements of Law when performing any task associated with this Agreement or the Development, including, without limitation, the Illinois Prevailing Wage Act, 820 ILCS 130/0.01, *et seq.* (the “**Wage Act**”). To the extent that the Wage Act applies, the Developer agrees to pay and require every contractor and subcontractor to pay prevailing wages as established by the Illinois Department of Labor for each craft or type of work needed to execute the contract in accordance with the Act. The Developer shall prominently post the current schedule of prevailing wages at the Subject Property and shall notify immediately in writing all of its contractors and subcontractors, of all changes in the schedule of prevailing wages. Any increases in costs to the Developer due to changes in the prevailing rate of wage during the terms of any contract shall be at the expense of the Developer and not at the expense of the Village. The Developer agrees to indemnify and hold harmless the Village from any and all claims, damages, fines, fees and penalties arising out of non-compliance with the Requirements of Law, including, without limitation, the Wage Act, by the Developer and its agents, contractors, employees, successors, and assigns.

N. Disclosures. Upon the Village’s request, Developer will provide a list of all entities owning a greater than one percent (1%) interest in Developer. Developer will update this information at the request of the Village. Based in part on the information provided by Developer and in part on information from the Village’s independent investigation, the Village will affirm that its Corporate Authorities, and all appropriate Village elected and appointed officials, officers, employees, agents and representatives of the Village have or will comply with the disclosure and

conflict-of-interest provisions of the Public Officer Prohibited Activities Act (50 ILCS 105/3), the Act, and the Illinois Governmental Ethics Act (5 ILCS 420).

O. Authority to Execute. The Village hereby warrants and represents to the Developer that the Persons executing this Agreement on its behalf have been properly authorized to do so by the Corporate Authorities. The Developer hereby warrants and represents to the Village that it has the full and complete right, power, and authority to enter into this Agreement and to agree to the terms, provisions, and conditions set forth in this Agreement and to bind the Subject Property as set forth in this Agreement, that all legal actions needed to authorize the execution, delivery, and performance of this Agreement have been taken, and that neither the execution of this Agreement nor the performance of the obligations assumed by the Developer will (a) result in a breach or default under any agreement to which the Developer is a party or to which it or the Subject Property is bound or (b) violate any statute, law, restriction, court order, or agreement to which the Developer or the Subject Property are subject.

P. Standard of Performance. Developer's performance pursuant to this Agreement shall exhibit the same level of care, competence, judgment, and diligence that is reasonably expected of a real estate development firm in the Chicago Metropolitan Statistical Area that has experience which developments that are equally and more complex than the Development. The Development shall be constructed in a good and workmanlike manner and in compliance with (a) all Village ordinances, rules, and regulations; and (b) this Agreement. All improvements associated with the Development or the Subject Property shall be new and of the best grade of their respective kinds for their intended purpose.

Q. No Third Party Beneficiaries. Nothing herein, express or implied, is intended to or shall confer upon any other person, entity, company, or organization, any legal or equitable right, benefit or remedy of any nature whatsoever under or by reason of this Agreement.

R. Recording. After the Developer has paid to the Village the amounts due pursuant to Section 9 of this Agreement and the Developer has paid to the Village an amount sufficient to cover the cost of recording this Agreement, all necessary ordinances, plats, and other instruments, the Village shall promptly cause this Agreement to be recorded in the office of the Recorder of DuPage County.

S. Counterparts. This Agreement may be executed in counterpart, each of which shall constitute an original document, which together shall constitute one and the same instrument.

T. Freedom of Information Act. Developer agrees to maintain, without charge, all records and documents concerning or relating to this Agreement, the Subject Property, the Development, and the Village in accordance with the Freedom of Information Act ("**FOIA**") 5 ILCS 140/1, *et seq.* Upon the Village's request, the Developer shall produce all records requested by the Village within the timeframe requested by the Village, and if additional time is needed to compile the requested records, the Developer shall promptly notify the Village. In the event that either party is found to have not complied with FOIA due to the other party's failure to produce documents or otherwise appropriately respond to a request under the Act, then the party failing to produce and/or respond shall indemnify and hold harmless the other party, and pay all amounts determined to be due, including, but not limited to, fines, costs, attorneys' fees and penalties

U. Force Majeure. Whenever any performance that is required hereunder shall be delayed at any time by Force Majeure, then the party excused from performance shall be excused from performance: 1) only after delivery of notice to the other party, which notice shall identify the nature of the Force Majeure event and the anticipated duration of the delay due to the Force Majeure event; 2) only during the duration of the Force Majeure event; and 3) only so long as the party whose performance is impaired continues to take reasonable steps to mitigate the effect of the Force Majeure Event and to substantially perform despite the occurrence of the Force Majeure Event.

[Signature Pages Follow]

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed on the date first above written.

ATTEST:

AVERE ON DUANE, L.L.C., an Illinois
limited liability company

By: _____
Its: _____

By: _____
Its: _____

ATTEST:

VILLAGE OF GLEN ELLYN, an Illinois
municipal corporation

By: _____
Its: _____

By: _____
Its: _____

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS.
 COUNTY OF DUPAGE)

This instrument was acknowledged before me on _____, 2018,
 by **DIANE MCGINLEY**, the President of the **VILLAGE OF GLEN ELLYN**, an Illinois
 municipal corporation, and by **JOHN CHERESKIN**, the Village Clerk of said municipal
 corporation.

 Signature of Notary

SEAL

My Commission expires:

STATE OF ILLINOIS)
) SS.
 COUNTY OF _____)

The foregoing instrument was acknowledged before me on
 _____ 2018, by _____ the _____ and
 _____ the _____ of **AVERE ON DUANE, L.L.C.**, an Illinois limited
 liability company, as their free and voluntary act in their capacities as officers of said company for
 the uses and purposes herein.

 Signature of Notary

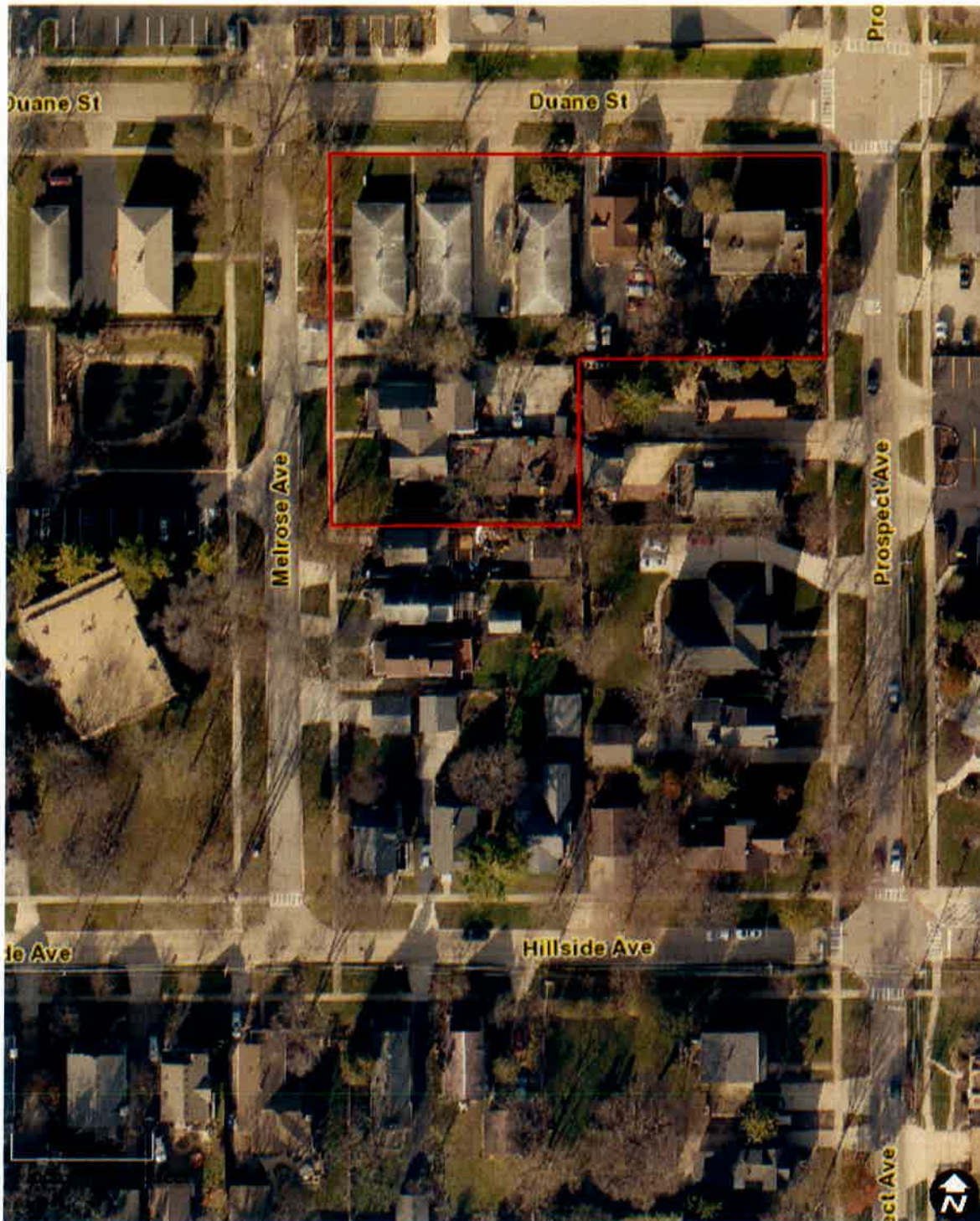
SEAL

My Commission expires:

Exhibit List:

- A. Subject Property depiction
- B. Subject Property legal description
- C. Development plans (Exs. C1-C8)
- D. Public improvements
- E. Zoning entitlement ordinance
- F. Construction schedule
- G. Construction site rules of conduct
- H. Debt / equity schedule
- I. TIF eligible costs
- J. Certificate of TIF reimbursable project costs
- K. Budget
- L. Irrevocable standby letter of credit
- M. Transferee assumption agreement

4838-1963-1469, v. 1

*Avere on Duane Development Site*

Map created on July 1, 2019.

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The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

LEGAL DESCRIPTIONS**443 DUANE STREET**

LOTS 9, 10, 11 AND 12 IN BLOCK 3 IN GLENWOOD, BEING C.A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1873 AS DOCUMENT 16688, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-325-005; and

435 DUANE STREET

LOTS 7 AND 8 IN BLOCK 3 IN GLENWOOD, BEING C.A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-325-004; and

431-433 DUANE STREET

LOT 5 AND 6 IN BLOCK 3 IN GLENWOOD, BEING C.A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-325-003; and

427-429 DUANE STREET

LOT 3 AND 4 IN BLOCK 3 IN GLENWOOD, BEING C.A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-325-002; and

431 MELROSE AVENUE

LOTS 1 AND 2 IN BLOCK 3 IN GLENWOOD, BEING C.A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-325-001; and

425 MELROSE AVENUE

LOTS 37, 38, 39, 40 IN BLOCK 3 IN GLENWOOD, BEING C.A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.s: 05-11-325-006, 05-11-325-022, & 05-11-325-023





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ISSUE DATE: 11/28/2019
REVISIONS:



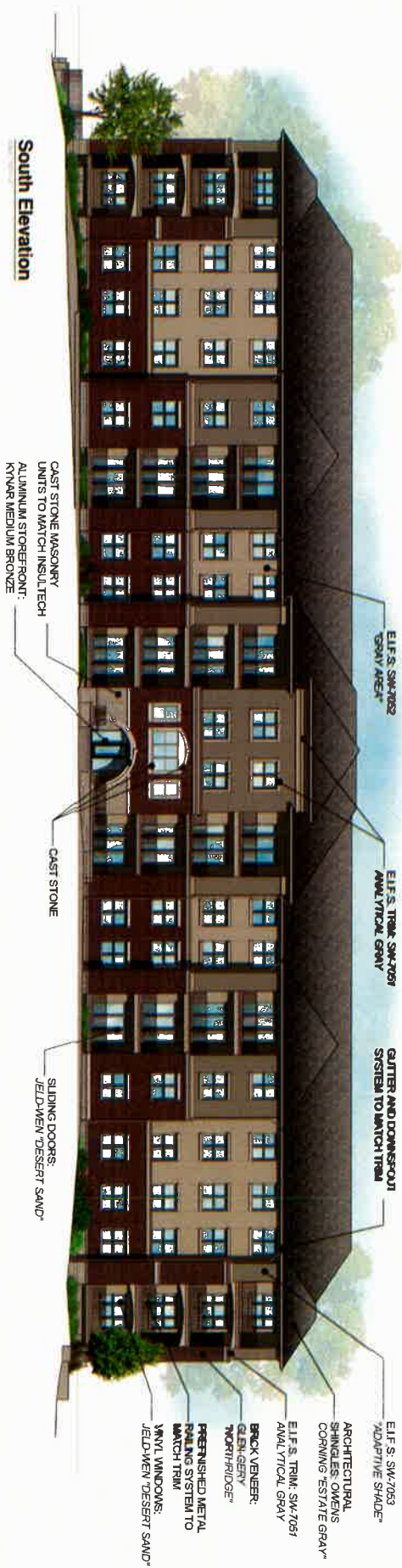
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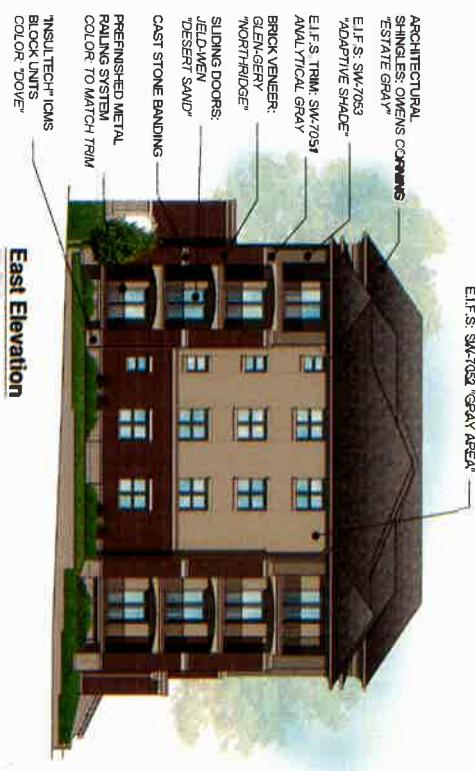
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BSB
DESIGN



South Elevation



East Elevation

Character Elevations

AVERE ON DUANE

Glen Ellyn, IL

June 1st, 2019



Drawings provided are preliminary and design intent only, and are subject to change based upon final design considerations. A. Architectural codes, standards, and best design requirements will apply. New plan changes, etc. © 2019 BSB Design, Inc.

Character Elevations

AVERE ON DUANE

Glen Ellyn, IL

June 11, 2019





Architectural site plan for the Melrose Place project. The plan shows the building footprint, streets (Melrose Street, Duane Street, Prospect Street), and various site features like landscaping, parking, and utility lines. The plan includes numerous annotations and dimensions.

MELROSE STREET

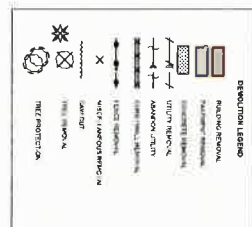
DUANE STREET

PROSPECT STREET

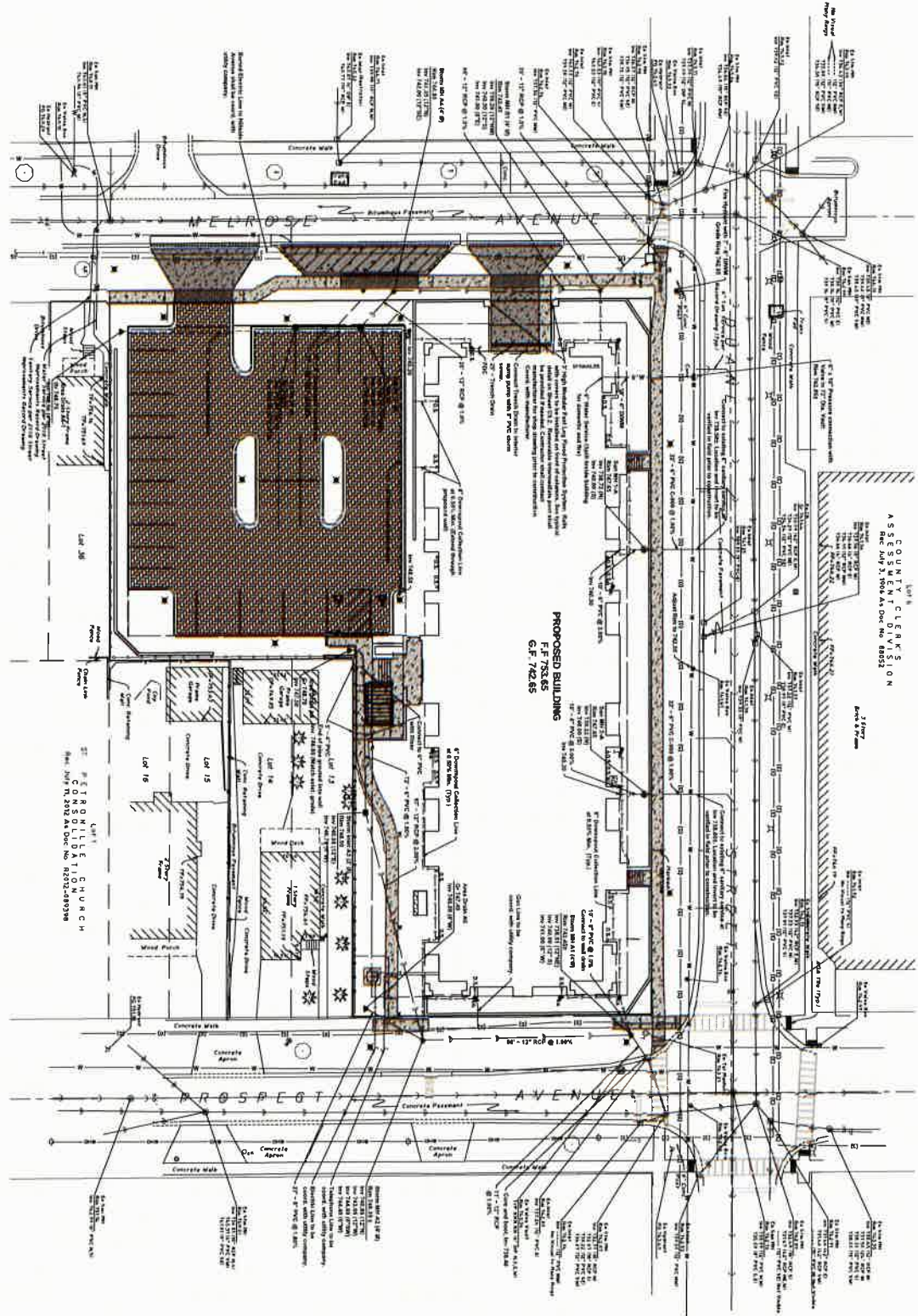
Annotations include: "NEW 24" DIA. WATER MAIN (EXIST. 18" DIA.)", "NEW 12" DIA. WATER MAIN (EXIST. 10" DIA.)", "NEW 6" DIA. WATER MAIN (EXIST. 4" DIA.)", "NEW 4" DIA. WATER MAIN (EXIST. 3" DIA.)", "NEW 2" DIA. WATER MAIN (EXIST. 1" DIA.)", "NEW 1" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/2" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/4" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/8" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/16" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/32" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/64" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/128" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/256" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/512" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/1024" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/2048" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/4096" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/8192" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/16384" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/32768" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/65536" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/131072" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/262144" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/524288" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/1048576" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/2097152" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/4194304" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/8388608" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/16777216" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/33554432" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/67108864" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/134217728" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/268435456" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/536870912" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/1073741824" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/2147483648" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/4294967296" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/8589934592" DIA. WATER MAIN (EXIST. 0" DIA.)", "NEW 1/17179869184" DIA. 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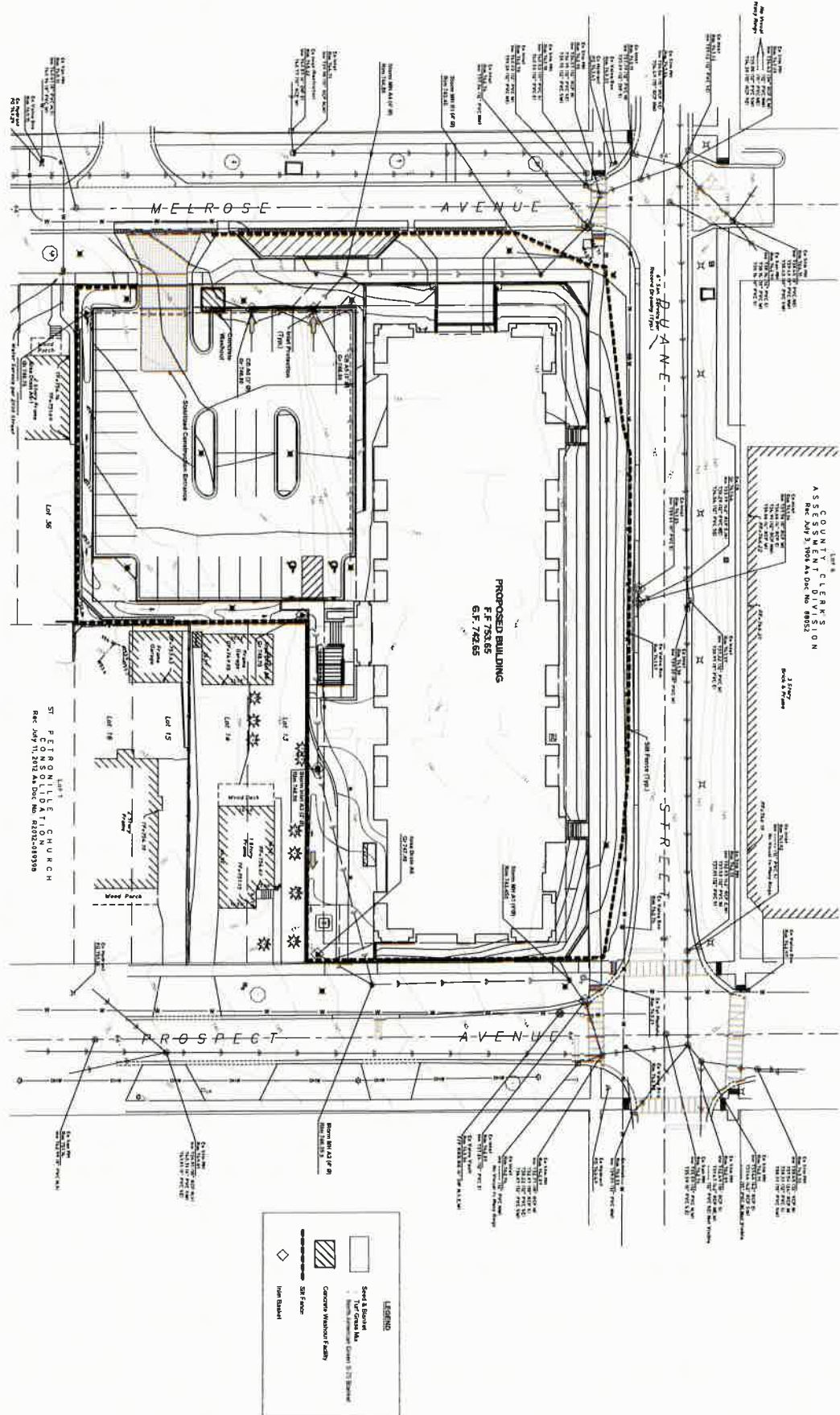
 Pencil: Free to discuss
 Share an idea: For Unit 1, David is a
 Documented film: For David's Speech
 Compare: Two Speeches: For David's
 Speech: David: For David's Speech 1.57
 Documented film: David: For David's
 Documented film: David: For David's
 David's Speech: For David's Speech 1.57
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SMILEY RIMMEL
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**STORMWATER POLLUTION
PREVENTION PLAN**
**AVERE ON DUANE
SITE IMPROVEMENT PLANS**
CATHY KELLY, KEMRON

HAEGER ENGINEERING
consulting engineers & land surveyors
1000 East Main Street, Suite 100, St. Paul, MN 55102
Phone: (612) 222-1111 Fax: (612) 222-1112
www.haeger-engineering.com

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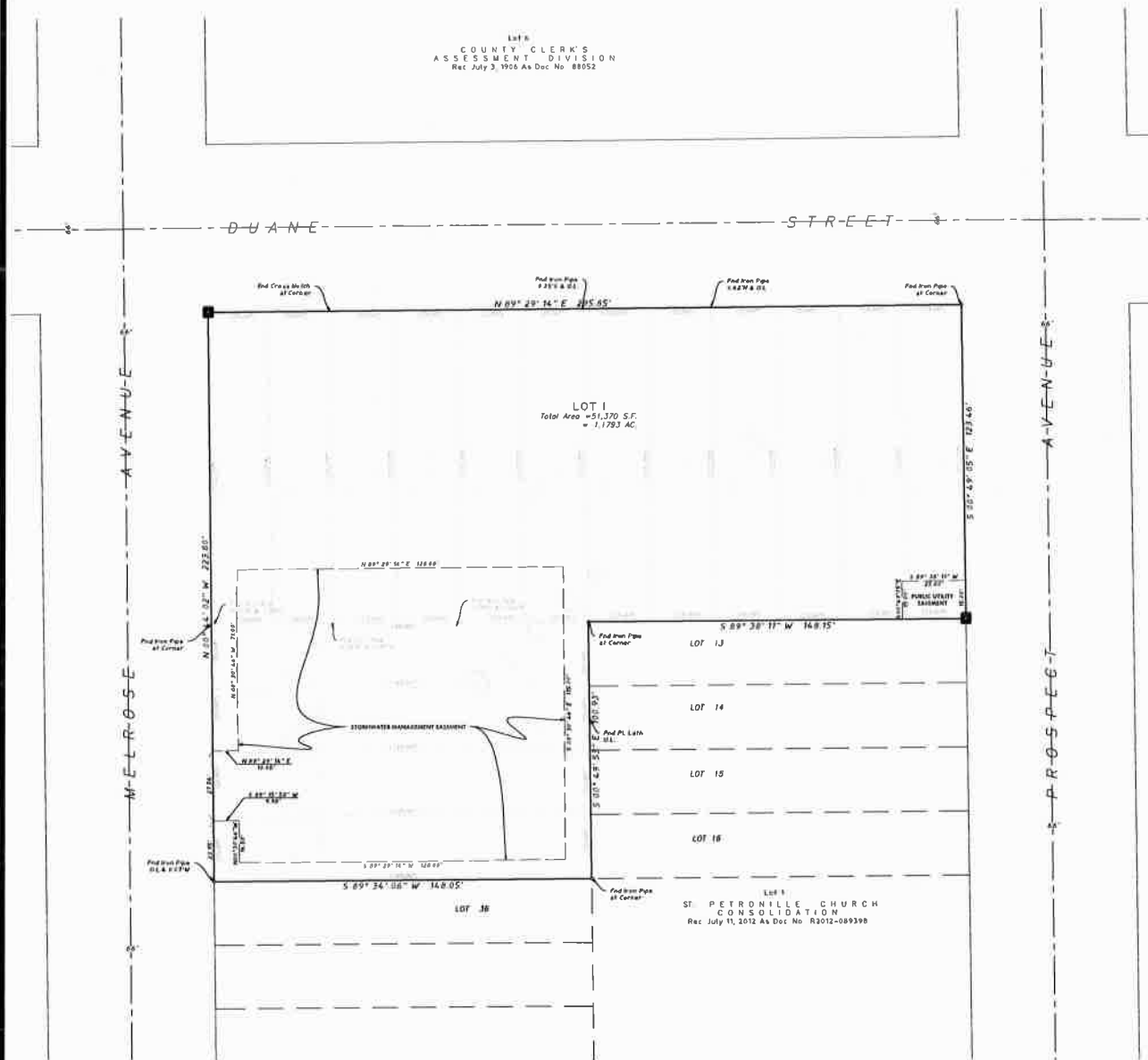
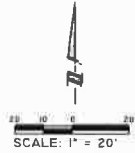
AVERE ON DUANE SUBDIVISION

Exhibit "C-6"

P.L.N. No. 05-H-525-001
05-H-525-002
05-H-525-003
05-H-525-004
05-H-525-005
05-H-525-006
05-H-525-007
05-H-525-008

MAP PLAT NO.
HARDEN ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
110 EAST STATE PARKWAY
BIRMINGHAM, AL 35203

BEING A SUBDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 37, 38, 39, AND 40 IN
BLOCK 3 IN GLENWOOD, BEING C. A. PHILLIPS SUBDIVISION OF PART OF SECTION 10
AND PART OF SECTION 11, TOWNSHIP 30 NORTH, RANGE 10, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22,
1873 AS DOCUMENT NUMBER 16668, IN DUPAGE COUNTY, ILLINOIS



Surveyor's Notes:

- Field work was completed on December 18, 2017.
- The tasks of bearing shown herein are based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Rara Company's RTK Network.

LOT 1

LEGEND

Underlying Subdivision Lot No.
New Subdivision Lot No.
Concrete Monument Set
Property Corner
Subdivision Boundary Line

Road Center Line
Underlying Lot Lines
New Easement Lines
Record
Building Setback Line
On Line

PREPARED FOR:

SEND NEW TAX BILL TO:

SUBMITTED BY AND RETURN TO:
VILLAGE OF GLEN ELLYN
500 DUANE STREET
GLEN ELLYN, IL 60137

HAEGER ENGINEERING
consulting engineers

Packet Pg. 148

AVERE ON DUANE SUBDIVISION

SHEET 2 OF 2

OF

BEING A SUBDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 37, 38, 39, 40 IN BLOCK 3 IN GLENWOOD, BEING C. A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1973 AS DOCUMENT NUMBER 16686 IN DUPAGE COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND DESCRIBED HEREON AS

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 37, 38, 39, 40 IN BLOCK 3 IN GLENWOOD, BEING C. A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1973 AS DOCUMENT NUMBER 16686 IN DUPAGE COUNTY, ILLINOIS

AND THAT HE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED

I HEREBY DEDICATE FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS, AND FACILITIES, AND I HEREBY ALSO REVEAL THAT FOR COMPANY OR COMPANIES WHICH HAVE BEEN GRANTED BY THE VILLAGE OR OTHER ENTITIES WITH THE POWER TO DO SO, FRANCHISES WITHIN THE VILLAGE FOR UTILITY SERVICES INCLUDING NATURAL GAS, ELECTRICITY, TELEPHONE, WATER, SEWER, CABLE AND OTHER SIMILAR UTILITIES THE EASEMENT PROVISIONS, WHICH ARE STATED ON THEIR STANDARD FORM WHICH IS ATTACHED HERETO

THIS IS TO CERTIFY, AS OWNER OF THE PROPERTY DESCRIBED HEREIN AND LEGALLY DESCRIBED ON THE PLAT, THAT I HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PROPERTY LIES WHOLLY WITHIN HIGH SCHOOL DISTRICT #2 AND ELEMENTARY SCHOOL DISTRICT #41

ADDRESS _____
DATED THIS _____ DAY OF _____, A.D. 20____

SIGNED _____
OWNER

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____

SIGNED _____
NOTARY PUBLIC

COMMISSION EXPIRES _____ (SEAL)

MORTGAGEE'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ }

PROVISIONS OF A CERTAIN MORTGAGE DATED _____, A.D. 20____, AND RECORDED IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS ON THE _____ DAY OF _____, A.D. 20____, AS DOCUMENT NO. _____, HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON

BY _____ ATTEST _____
ITS _____ ITS _____

NOTARY CERTIFICATE

STATE OF _____ }
COUNTY OF _____ }

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF _____ AND _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ AND _____ RESPECTIVELY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID _____ AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____

SIGNED _____
NOTARY PUBLIC

COMMISSION EXPIRES _____ (SEAL)

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }

I, _____, COUNTY CLERK OF DUPAGE COUNTY, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO RECEIVABLE TAX SALES, AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT, GIVEN UNDER MY HAND AND SEAL AT DUPAGE COUNTY, ILLINOIS

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

SIGNED _____
COUNTY CLERK

VILLAGE ENGINEER'S CERTIFICATE AS TO STREETS, DOMESTIC WATER, AND SANITARY SEWER SYSTEMS

STATE OF ILLINOIS }
COUNTY OF DUPAGE }

I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF GLEN ELLYN, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT ALL MATTERS PERTAINING TO THE PLAT REQUIREMENTS AS PRESCRIBED IN THE REGULATIONS GOVERNING PLATS ADOPTED BY THE VILLAGE BOARD OF GLEN ELLYN, ILLINOIS, INsofar AS THEY PERTAIN TO THE SUBJECT PLAT, HAVE BEEN FULLY COMPLIED WITH. I FURTHER CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE REQUIRED PERFORMANCE SECURITY IS POSTED FOR THE COMPLETION OF THE IMPROVEMENTS COVERING SANITARY SEWERAGE SYSTEM AND DOMESTIC WATER SUPPLY AND TRANSMISSION SYSTEM UNDER JURISDICTION OF THE VILLAGE OF GLEN ELLYN, BASED ON ENGINEER'S PLANS AND SPECIFICATIONS PREPARED BY A LICENSED ENGINEER AND APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION, EXCEPT _____

FURTHER CERTIFY THAT THE STREET NAMES HAVE BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE VILLAGE OF GLEN ELLYN REGULATIONS

DATED AT GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, _____ DAY OF _____, A.D. 20____

SIGNED _____
VILLAGE ENGINEER

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE DIVERSION AND DETENTION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WITHIN THE RIGHTS OF THE SUBDIVIDER AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON ADJACENT LAND OR PROPERTY IN SUCH CONCENTRATION AS MAY CAUSE DAMAGE BY EROSION OR SEDIMENTATION TO SUCH PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION

BY _____ OWNER _____ DATED _____

BY _____
ILLINOIS PROFESSIONAL ENGINEER
NO. _____



EXPIRES 11-30-19

UTILITY EASEMENT PROVISIONS

AN EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION WITH ELECTRICAL AND COMMUNICATIONS SERVICES, GAS, STORM WATER DRAINAGE AND SANITARY SEWERS IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH Edison COMPANY, THE "GRANTEE".

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, PIPES, MANHOLES, TRANSFORMERS, POSTS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUND AND SIGNALS, NATURAL GAS OR OTHER UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL, REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, SHRUBS, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE ABOVE HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ICS 805(2)(C) AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR IN PART TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH IS OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUSINESS OR BUSINESS BUILDING OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTEE/LOT OWNER, UPON WRITTEN REQUEST.

STORMWATER MANAGEMENT EASEMENT (IN W.M.E. PROVISIONS)

THE OWNER, AS DESCRIBED IN THE OWNER'S CERTIFICATE, AND ITS SUCCESSORS AND ASSIGNS (THE "OWNER") OF THE LANDS AS PRESCRIBED BY THIS PLAT DOES HEREBY AGREE TO INSTALL, CONSTRUCT, RECONSTRUCT, REPLACE, REPAIR, OPERATE AND PROVIDE LONG TERM MAINTENANCE (THE "MAINTENANCE OBLIGATION") FOR ALL STORMWATER MANAGEMENT FACILITIES AND AREAS DESCRIBED HEREIN AND HEREON (HEREIN REFERRED TO AS "STORMWATER MANAGEMENT EASEMENT" OR "S.W.M.E." WITHIN THE PLATTED LAND, INCLUDING BUT NOT LIMITED TO DETENTION POND, WETLAND, FLOOD PLAIN, SPECIAL MANAGEMENT AREAS, STORM SEWERS, GRASSLAND, DITCHES AND SWALES, AS OUTLINED IN THE STORMWATER REPORT AND IN ACCORDANCE WITH THE VILLAGE OF GLEN ELLYN ORDINANCES AND THE FINAL ENGINEERING PLANS APPROVED BY THE VILLAGE OF GLEN ELLYN. NO CHANGE TO THE GRADE, TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE STORMWATER MANAGEMENT EASEMENT AREAS SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE. THE OWNER DOES HEREBY RESERVE FOR AND GRANT TO THE VILLAGE OF GLEN ELLYN A PERMANENT EASEMENT TO ENTER UPON THE PREMISES AND THE STORMWATER MANAGEMENT EASEMENT AREAS WITH SUCH EQUIPMENT AND PERSONNEL AS MAY BE DEEMED NECESSARY FOR THE PURPOSES OF PERFORMING AFORESAID MAINTENANCE OBLIGATIONS SHOULD THE OWNER FAIL TO PROVIDE OR PERFORM SUCH MAINTENANCE OBLIGATIONS. THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PREMISES WITH SUCH EQUIPMENT AND PERSONNEL AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN SAID STORMWATER MANAGEMENT EASEMENT AREAS IF THE OWNER FAILS TO PERFORM ITS MAINTENANCE OBLIGATIONS WITH RESPECT TO SAID FACILITIES, AND AFTER THIRTY (30) DAYS OF RECEIPT OF WRITTEN NOTICE FROM THE VILLAGE OF SAID FAILURE THE OWNER FAILS TO MAKE THE REQUIRED REPAIRS. THE VILLAGE HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAKE THE REQUIRED REPAIRS AND TO SEEK REIMBURSEMENT FROM THE OWNER, AND/OR TO FILE A LITIGATION FOR THE REPAIRS OR MAINTENANCE. IN AN EMERGENCY SITUATION, THE VILLAGE IS NOT REQUIRED TO PROVIDE NOTICE TO THE OWNER PRIOR TO MAKING THE REQUIRED REPAIRS OR PERFORMING THE NECESSARY MAINTENANCE.

THE GRANTED EASEMENT RIGHTS TO THE VILLAGE SHALL PROVIDE THE RIGHT TO THE VILLAGE TO REMOVE ANY FENCES, BARRIERS OR STRUCTURES, AND TO CUT DOWN TREES, REMOVE ANY TREES, SHRUBS, ROOTS OR OTHER PLANTS WITHIN THE VILLAGE'S INTENDED USE THEREOF, BUT THE SAME MAY BE USED FOR LANDSCAPING, FENCING, PARKING OR OTHER PURPOSES IF APPROVED IN WRITING BY THE VILLAGE OF GLEN ELLYN AND IF SUCH USE DOES NOT THEN OR LATER INTERFERE WITH THE AFORESAID EASEMENT PURPOSES.

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EXPIRES 11-30-20

Originally Prepared: 12/14/18 Project No. 17-189

HAEGER ENGINEERING
consulting engineers

EXHIBIT D

Public Improvements

AVERE on Duane

6/27/2019

Public Improvements

Demolition & Debris Removal	29,000	
Watermain & Storm Sewer Improvements	27,000	
Paving (Public walkways, paving, curb/gutter)	38,000	
Removal of Power Poles & OHW, Bury Lines	160,000	
Light Poles in ROW	36,000	
Parkway Trees & Tree Replacement Fees	50,000	
Total	340,000	



Village of Glen Ellyn

Ordinance No. _____

**An Ordinance Granting Approval of a
Special Use Permit for a Preliminary and Final Planned Unit
Development, a Special Use Permit, a Zoning Map Amendment, a
Sign Variation, and the Exterior Appearance of a
Multi-Family Residential Development
to be Known as Avere on Duane and
to be Located at
427-443 Duane Street and 425-431 Melrose Avenue
Glen Ellyn, IL 60137**

**Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This _____ Day of _____, 20__.**

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 20__.

**PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137**

Ordinance No. _____

**An Ordinance Granting Approval of a
Special Use Permit for a Preliminary and Final Planned Unit
Development, a Special Use Permit, a Zoning Map Amendment, a
Sign Variation, and the Exterior Appearance of a
Multi-Family Residential Development
to be Known as Avere on Duane and
to be Located at
427-443 Duane Street and 425-431 Melrose Avenue
Glen Ellyn, IL 60137**

Whereas, Warren James and Matt Nix of Reva Development Acquisitions, LLC, are the contract purchasers of the six properties commonly known as 427-443 Duane Street and 425 and 431 Melrose Avenue; and

Whereas, Reva Development Acquisitions, LLC, has petitioned the President and Board of Trustees of the Village of Glen Ellyn for approval of the following:

- A. A Special Use Permit for a Preliminary & Final Planned Unit Development in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code and the following deviations to the Glen Ellyn Zoning Code:
1. Section 10-4-17-2(E) to allow the construction of a building that will be 68.65 feet in lieu of the permitted height of 60 feet; and
 2. Section 10-4-17-2(E) to allow the portion of the building over 45 feet to be stepped back 0 feet from the front façade(s) in lieu of the minimum step back of 15 feet; and
 3. Section 10-4-17-2(G) to allow 82 parking spaces to be provided for the development in lieu of 92 spaces required; and
 4. Section 10-4-17-2(D)3(a) to allow a front yard setback along Melrose Avenue to be 17.81 feet in lieu of the required 25 feet; and
 5. Section 10-4-17-2(D)3(a) to allow a front yard setback along Prospect Avenue to be 8 feet in lieu of the required 25 feet; and
 6. Section 10-4-17-2(D)3(b) to allow a corner side yard setback along Duane Street of 10 feet in lieu of the required 25 feet; and

7. Section 10-5-8(I) to allow 3 parking spaces in the garage to be 8 feet 6 inches wide in lieu of the 9 feet width required; and
 8. Section 10-5-5(C)1 to allow an impervious surface setback along a portion of the southern property line to be 0 feet in lieu of the required 6.17 feet to allow for the construction of a private sidewalk and retaining wall at the property line; and
 9. Any other deviations necessary to construct the development as depicted on the plans presented and available for public review.
- B. A Special Use Permit in accordance with Section 10-10-14 of the Zoning Code to allow multi-family dwelling units in the C5B Central Business District.
- C. A Zoning Map Amendment in accordance with Section 10-10-13 of the Zoning Code to rezone two of the parcels on the property at 425 Melrose Avenue from R4 to C5B Central Business District, and to rezone one of the parcels on the property at 425 Melrose Avenue from R2 to C5B Central Business District zoning district.
- D. A Sign Variation from Section 4-5-11(D) of the Sign Code to allow two (2) residential development signs in lieu of the one (1) sign permitted.
- E. Exterior Appearance approval in accordance with the Glen Ellyn Appearance Review Guidelines, Ordinance No. 5508.

all to allow the construction of a multi-family residential development with 48 luxury apartment units, an underground parking garage and a surface parking lot; and

Whereas, the subject property is located at 427-443 Duane Street and 425 and 431 Melrose Avenue, on the south side of Duane Street between Melrose Avenue and Prospect Avenue in the C5B Central Business District, the R4 Residential District and the R2 Residential District and legally described as follows:

443 DUANE STREET

LOTS 9, 10, 11 AND 12 IN BLOCK 3 IN GLENWOOD, BEING C.A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1873 AS DOCUMENT 16688, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-325-005; and

435 DUANE STREET

LOTS 7 AND 8 IN BLOCK 3 IN GLENWOOD, BEING C.A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-325-004; and

431-433 DUANE STREET

LOT 5 AND 6 IN BLOCK 3 IN GLENWOOD, BEING C.A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-325-003; and

427-429 DUANE STREET

LOT 3 AND 4 IN BLOCK 3 IN GLENWOOD, BEING C.A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-325-002; and

431 MELROSE AVENUE

LOTS 1 AND 2 IN BLOCK 3 IN GLENWOOD, BEING C.A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-325-001; and

425 MELROSE AVENUE

LOTS 37, 38, 39, 40 IN BLOCK 3 IN GLENWOOD, BEING C.A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.s: 05-11-325-006, 05-11-325-022, & 05-11-325-023

Whereas, following due and proper publication of notice in The Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property

owners within 250 feet, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on June 20, 2019 at which hearing the petitioners presented evidence and testimony in support of the request for approval of a Special Use Permit for Preliminary and Final Planned Unit Development with zoning deviations, a Special Use to allowing dwelling units in the C5B Central Business District, a Zoning Map Amendment to rezone two (2) of the parcels on the property at 425 Melrose Avenue from R4 to C5B Central Business District zoning district and to rezone one (1) of the parcels on the property at 425 Melrose Avenue from R2 to C5B Central Business District zoning district, and a Sign Variation to allow two (2) residential identification signs, at which hearing, twelve (12) people spoke against the development and raised concerns about the height of the building, traffic generated from the development, the mass of the building; and at which hearing, four (4) people spoke in favor of the development and raised concerns about aging in place and a need for this type of housing in the Village; and at which hearing three (3) people spoke neither for or against the development but had general comments; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings and recommendations and by a vote of seven (7) “yes” and zero (0) “no”, the Plan Commission recommended unanimous approval of the requests with conditions as set forth in the June 20, 2019 minutes of the Plan Commission, a copy of which is attached hereto as Exhibit “A”; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the public hearing of the Plan Commission and have considered the findings and recommendations of the Plan Commission; and

Whereas, staff has performed the review of the application for Exterior Appearance and has determined the proposed Exterior Appearance is in substantial conformance with the Village's Appearance Review Guidelines and recommends approval of the proposed Exterior Appearance; and

Whereas, the President and Board of Trustees have determined that granting a Special Use Permit for a Preliminary and Final Planned Unit Development, a Special Use permit to allow dwelling units in the C5B Zoning District, a Zoning Map Amendment to rezone three (3) parcels on one (1) property within the development site, and a sign variation to allow two (2) residential identification signs is consistent with the goals of the Glen Ellyn Zoning Code and the Glen Ellyn Sign Code and that approving the Exterior Appearance of the proposed development is consistent with the recommendations of the Appearance Review Guidelines and in the best interests of the Village of Glen Ellyn.

Now, therefore, be it ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The Plan Commission meeting minutes, dated June 20, 2019 Exhibit "A" attached hereto, and the findings and recommendations set forth therein and in the preambles above are hereby adopted as the findings of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the public hearing of the Plan Commission.

Section Two: Based upon the findings and recommendations of the Plan Commission for the Special Use for a Preliminary and Final Planned Unit Development with deviations from the Zoning Code, a Special Use Permit to allow dwelling units in the C5B Central Business District, a Zoning Map Amendment to rezone three (3) parcels on one (1) property within the development, and a Sign Variation to allow two (2) residential development signs, and based upon the staff recommendation for the Exterior Appearance approval, as adopted herein, and the findings and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the Special Use

for a Preliminary and Final Planned Unit Development with deviations from the Zoning Code, a Special Use Permit to allow dwelling units in the C5B Central Business District, a Zoning Map Amendment to rezone three (3) parcels on one (1) property within the development, a Sign Variation to allow two (2) residential development signs and the Exterior Appearance to allow the construction of a four-story multi-family development to be called Avere on Duane, including 48 apartment units, underground parking and a surface parking lot on the properties commonly known as 427-443 Duane Street and 425 and 431 Melrose Avenue.

Section Three: This grant of approval of the Special Use for Preliminary and Final Planned Unit Development with deviations from the Zoning Code, a Special Use Permit to allow dwelling units in the C5B Central Business District, a Zoning Map Amendment to rezone three (3) parcels on one (1) property within the development, a Sign Variation to allow two (2) residential development signs and the Exterior Appearance is subject to the following conditions:

A. Construction of the subject development shall be in substantial conformance with the testimony presented at the June 20, 2019 public hearing before the Plan Commission, including the following plans and documents referenced below, all of which are incorporated into this Ordinance as though they were attached hereto:

1. Petitioner's Application Packet, including the following materials:
 - a. Narrative Statement/Cover Letter dated June 12, 2019
 - b. Proof of Ownership
 - c. Disclosures of Interest forms & Affidavits of Authorization forms
 - d. Preliminary PUD Application dated May 2, 2019
 - e. Final PUD Application dated May 2, 2019
 - f. Special Use Permit Application dated May 2, 2019
 - g. Zoning Map Amendment Application dated May 2, 2019
 - h. Sign Variation Application dated June 11, 2019

- i. Exterior Appearance Application dated January 22, 2019
- j. Reimbursement of Fees Agreement dated May 2, 2019
- k. List of Deviations and Clarifications dated June 12, 2019
- l. Alta Survey prepared by Haeger Engineering, dated December 14, 2018
- m. Plat of Consolidation prepared by Haeger Engineering, dated April 26, 2019
- n. Letter of Authorization for recordation of the Plat, dated May 3, 2019
- o. Surrounding Conditions Plan prepared by Haeger Engineering, dated January 18, 2019
- p. Final Engineering Plans, all prepared by Haeger Engineering and dated March 22, 2019 including:
 - 1. Existing Conditions Site Plan
 - 2. Demolition Plan, Exhibit "B"
 - 3. PUD Site Plan, Exhibit "C"
 - 4. Grading Plan, Exhibit "D"
 - 5. Cross Sections
 - 6. Utility Plan, Exhibit "E"
 - 7. Stormwater Pollution Prevention Plan
 - 8. Project Detail Plans
 - 9. Fire Truck Access
 - 10. Site Distance Analysis
- q. Landscape Construction Package prepared by The Lakota Group and dated June 11, 2019
 - 1. Tree Survey - ROW, Sheet L1.0
 - 2. Hardscape Plan, Sheet L2.0, Exhibit "F"
 - 3. Hardscape Plan (including Sign Plan), Sheet L2.1, Exhibit "G"
 - 4. Landscape Plan, Sheet L3.0, Exhibit "H"
 - 5. Photometric Plan (1 of 2), Sheet L4, Exhibit "I"
 - 6. Photometric Plan (2 of 2), Sheet L4.1
 - 7. Planting Schedule and Notes, Sheet L5.0, Exhibit "J"
 - 8. Site Details (retaining walls, handrail), Sheet L6.0

9. Site Details (Stairs, Wood Fence, Paver), Sheet L6.1
 10. Site Details (Ornamental Fence, Railing), Sheet L6.2
 11. Site Details (Pergola), Sheet L6.3, Exhibit “K”
 12. Lighting Details, Sheet L6.4 – Sheet L6.6, Group Exhibit “L”
 13. Planting Details, Sheet L6.7
 14. Site Plan Rendering, Sheet L7.0
 15. Aerial Perspectives, Sheet L7.1
- r. Floor Plans, all prepared by BSB Designs and dated November 28, 2018
 1. Building Plan – Level 0 – Parking Garage, Sheet A1.00, Exhibit “M”
 2. Building Plan – Level 1 – Apartments, Sheet A1.01
 3. Building Plan – Level 2 – Apartments, Sheet A1.02
 4. Building Plan – Level 3 – Apartments, Sheet A1.03
 5. Building Plan – Level 4 – Apartments, Sheet A1.04
 - s. Roof Plan, prepared by BSB Designs, dated November 28, 2018, Sheet A1.05
 - t. Example Unit Plan – 1 Bedroom, prepared by BSB Designs, dated November 28, 2018, Sheet A5.02A
 - u. Example Unit Plan – 2 Bedroom, prepared by BSB Designs, dated November 28, 2018, Sheet A5.03A
 - v. Building Elevations, prepared by BSB Designs, dated June 11, 2019, Group Exhibit “N”
 - w. Elevation Finish Schedule, prepared by BSB Designs, dated November 28, 2018, Sheet A2.01 – Sheet A2.02, Group Exhibit “O”
 - x. Renderings, prepared by The Lakota Group
 - y. 3-D Perspectives, Building Roof Form, prepared by BSB Design
 - z. 3-D Perspectives, Roof Conditions, prepared by BSB Design
 - aa. Market Study, prepared by Tracy Cross & Associates, Inc., dated September 2018
 - bb. Traffic Impact Study, prepared by KLOA, Inc., dated March 25, 2019
 - cc. Residential Parking Ratio Exhibit, prepared by KLOA
 - dd. IDNR Eco Cat, dated December 5, 2017
 - ee. Land Use Opinion Application, dated January 21, 2019

- ff. Construction Schedule
- gg. Chart of Developer Donations
- hh. Building Height Study, prepared by BSB Design, dated March 22, 2019
- ii. Exterior Appearance Review Addendum, dated May 24, 2019
- jj. Drainage Analysis, prepared by Haeger Engineering, dated August 16, 2018
- kk. Final Geotechnical Report, prepared by Testing Service Corporation, dated April 24, 2019

and these plans and documents shall be filed with and made part of the permanent records of the Glen Ellyn Community Development Department.

- B. Prior to issuance of a building permit, the petitioners shall pay the Village \$144,347.84 to be dispersed to Village taxing bodies in the following amounts:
 - 1. Glen Ellyn Park District - \$49,529.60
 - 2. School District 41 - \$28,696.00
 - 3. School District 87 - \$10,030.40
 - 4. Fire Company - \$24,000.00
 - 5. Glen Ellyn Library - \$32,091.84
- C. That prior to the issuance of a building permit, a construction management plan must be prepared, reviewed at a pre-construction meeting and approved by the Police, Fire, Public Works and Community Development Departments.
- D. That prior to the issuance of a building permit, the Utility Plan shall be revised to show the roof drains on the northwest portion of the building (north of the parking garage entrance) be connected to the storm sewer at the intersection of Duane Street and Prospect Avenue.
- E. That it is the obligation of the owners of the development to install and maintain the retaining walls on the site in perpetuity.
- F. That it is the obligation of the property owners to install and maintain the loading area on the east side of the Melrose Avenue right-of-way in perpetuity.
- G. That it is the obligation of the owner of the development to install, maintain and replace all landscape materials in accordance with the approved landscape plan.
- H. The subject development shall be constructed, operated, and maintained in compliance with the Redevelopment Agreement between the Village of Glen Ellyn and Reva Development

Acquisitions, LLC a form of which is attached hereto as Exhibit "P" and which is subject to the final review and approval of the Village Attorney.

- I. That all requirements outlined in the Redevelopment Agreement shall be satisfied prior to the issuance of a building permit.
- J. That the owner of the development replace any damaged or deteriorating portions of the EIFS within 60 days' notice from the Village.

Section Four: The Village Board may, for good cause shown, waive or modify any conditions set forth in this Ordinance without requiring that the matter return for public hearing.

Section Five: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

Section Six: Failure of the owners or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 10-10-18(A) and (B) of the Village of Glen Ellyn Zoning Code.

Section Seven: The Village Clerk is hereby authorized to record this Ordinance with the DuPage County Recorder.

Section Eight: The privileges, obligations, and provisions of each and every section of this Ordinance shall be binding on Reva Development Acquisitions LLC, on any and all of their successors and assigns, and on any and all of the respective successor legal or beneficial owners of all or any portion of the property commonly known as 427-443 Duane Street and 425 and 431 Melrose Avenue, Glen Ellyn, Illinois.

Section Nine: The foregoing recitals are incorporated as though fully set forth in this Section Nine.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this _____ day of _____.

Ayes		Diane McGinley	Steve Thompson	Mark Senak
		Craig Pryde	Bill Enright	Gary Fasules
		Kelli Christensen		
Nayes		Diane McGinley	Steve Thompson	Mark Senak
		Craig Pryde	Bill Enright	Gary Fasules
		Kelli Christensen		
Absent		Diane McGinley	Steve Thompson	Mark Senak
		Craig Pryde	Bill Enright	Gary Fasules
		Kelli Christensen		

Approved by the Village President of the Village of Glen Ellyn, Illinois this _____ day of _____.

Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the _____ day of _____, 20____.)

Exhibit "F"

Construction Schedule

Avere on Duane						
ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
1		AVERE ON DUANE				
2		Construction Schedule				
3		6.10.19				
4		Site Development	321 days	Fri 7/5/19	Fri 9/25/20	
5		Permitting Process	36 days	Fri 7/5/19	Fri 8/23/19	
18		Demolition & Construction Staging	36 days	Mon 8/19/19	Mon 10/7/19	
19		Site tree clearing and bldg prep for demo	4 days	Mon 8/19/19	Thu 8/22/19	
20		Demolition	10 days	Fri 8/23/19	Thu 9/5/19	19
21		Grade for geopiers	2 days	Fri 9/6/19	Mon 9/9/19	20
22		Geo-Pier soil stabilization	10 days	Tue 9/10/19	Mon 9/23/19	21
23		Underground Utilities - San, Water & Storm	6 days	Tue 9/24/19	Tue 10/1/19	22
24		Dry Utility Sleeve	2 days	Wed 10/2/19	Thu 10/3/19	23
25		Cement Stabilization	2 days	Fri 10/4/19	Mon 10/7/19	24,23
26		Parking Lot/Driveway Staging area for construction	2 days	Tue 9/24/19	Wed 9/25/19	22
27		Parking lot Improvements	33 days	Wed 8/12/20	Fri 9/25/20	
28		Subgrade for walks,curbs, lot	2 days	Wed 8/12/20	Thu 8/13/20	46
29		Street lighting	3 days	Fri 8/14/20	Tue 8/18/20	28
30		Concrete Curbs and Sidewalks	10 days	Mon 8/17/20	Fri 8/28/20	29
31		Subgrade prep/stone/permeable paver lot	10 days	Mon 8/31/20	Fri 9/11/20	30
32		Topsoil respread/landscape/fencing	10 days	Mon 9/14/20	Fri 9/25/20	31
33		Vertical	384 days	Wed 7/24/19	Mon 1/11/21	
34		Building Permit Submittal Process	40 days	Wed 7/24/19	Tue 9/17/19	
35		Podium Building	338 days	Thu 9/26/19	Mon 1/11/21	
36		Foundation Excavation	5 days	Thu 9/26/19	Wed 10/2/19	26
37		Footings, Foundations, Walls and Stone	25 days	Thu 10/3/19	Wed 11/6/19	36
38		Foundation Precast	15 days	Thu 11/7/19	Wed 11/27/19	37
39		Mechanicals	12 days	Thu 11/28/19	Fri 12/13/19	38
40		Concrete Slab	4 days	Mon 12/16/19	Thu 12/19/19	39
41		Masonry (Elevator, stairwell, mechanical)	10 days	Fri 12/20/19	Thu 1/2/20	40
42		Concrete Topping	4 days	Fri 1/3/20	Wed 1/8/20	41
43		Framing	16 wks	Thu 1/9/20	Wed 4/29/20	42
44		Mechanicals	55 days	Thu 3/26/20	Wed 6/10/20	43FS-25 days
45		Insulation	30 days	Thu 4/30/20	Wed 6/10/20	44FS-30 days
46		Drywall / HVAC	70 days	Thu 5/14/20	Wed 8/19/20	45FS-20 days
47		Interior Trim	70 days	Thu 6/25/20	Wed 9/30/20	46FS-40 days
48		Punch Work Village Acceptance	70 days	Tue 8/4/20	Mon 11/9/20	47FS-42 days
49		Completion Window	45 days	Tue 11/10/20	Mon 1/11/21	48
50		Project Substantial Completion	1 day	Tue 1/12/21	Tue 1/12/21	49
51						
52		Note: Schedule subject to change based on final village approvals, closing date, permit issuance, and weather delays beyond contractor's control				



Village of Glen Ellyn
Community Development Department
535 Duane Street
Glen Ellyn, IL 60137
Phone: 630-547-5250
Fax: 630-547-5370
www.glenellyn.org

Avere on Duane

437 Duane Street
Glen Ellyn, IL

Construction Site Rules of Conduct

Project:

New 5-story residential building with 48 parking stalls at the first floor level and 48 total dwelling units on floors 2 through 5 to be constructed at the property commonly known as 437 Duane Street, Glen Ellyn, Illinois.

Purpose:

The purpose of this guide is to provide the developer and contractor (the "Parties") with information regulating construction personnel activities on site for the duration of the work to construct the project as described above. By signing this document, the Parties acknowledge they have read and will adhere to the requirements set forth herein and will enforce them on their subcontractors and other third-party entities on the site.

This document shall serve as the one and only notice that the Village will issue a citation(s) and/or a Stop Work Order for violation of any condition listed herein or violation of any provisions of the Village's codes regulating construction during the course of the work. In the event that a citation(s) is issued, attendance at an Administrative Hearing is mandatory. If the citation is issued to a corporation, the corporation must be represented by an attorney. The Hearing may result in the assessment of a fine for each violation. Each day that a violation exists is considered a separate offense.

For purpose of this document, the properties collectively and commonly known as 437 Duane Street shall be herein referred to as the "construction site".

General Requirements:

1. Permitted Work Hours are from 7:00 A.M. until 7:00 P.M. Monday thru Saturday and 8:00 A.M. until 5:00 P.M. on Sunday. No construction activities shall occur on or loud noises emanate from the site outside of the permitted work hours.
2. The building permit placard shall be kept on the construction site until completion of the project and shall be displayed in a prominent location visible from the public way.
3. A copy of the approved construction drawings, approved addenda and inspection reports must be maintained on site at all times and be made available to Village inspectors upon request.
4. The contractor shall maintain the public walks and streets, and adjoining properties, free from construction gravel, dirt and debris on a daily basis. Adjacent streets and sidewalks shall be swept clean on a daily basis. No litter shall be placed or allowed to collect in the public rights-of-way at any time.
5. Silt fencing and other erosion control measures shall be inspected and maintained according to the approved Site Management Plan, Erosion and Sediment Control Plan and Stormwater Pollution Prevention Plan; only clear water may be discharged into the street; muddy water must be filtered; storm sewer inlets shall be protected with filtration devices.

Construction Site Rules of Conduct
Avere on Duane

6. Tree protection fencing shall be checked daily and maintained according to the approved Tree Preservation Plan; unsecured fabric or unstable posts shall be immediately repaired; a copy of the approved Tree Preservation Plan shall be displayed and maintained at the coordination site in a prominent location visible from the public way and within 5 feet of the property line.
7. All construction deliveries shall occur during permitted work hours.
8. A stabilized construction entrance shall be maintained at primary points of ingress/egress from the public right-of-way and points of emergency access to prevent "tracking" of dirt and debris onto the public right-of-way at each of the sites.
9. Dust from the sites must be controlled through the use of water, tackifiers, or other appropriate means.
10. Stockpiled equipment and material shall be kept away from neighboring properties, ideally outside of the side yard setback where applicable; stockpiled material shall not be placed in a manner that affects the natural surface water runoff patterns in a detrimental way to properties upstream or downstream of the site; any stockpile of earth to remain in place for more than three days shall be protected with silt fence, coir logs, or other perimeter erosion control barrier; stockpiles in place for more than 14 days must be stabilized or covered.
11. No construction material or equipment shall be stored off site without the written approval of the owner of the affected property and the Village.
12. All gates within the temporary construction fences and barriers shall be gated and locked at all times that contractors are not on site. Keys to operate the locks shall be maintained in the Knox box for emergency access to the site. The Knox box shall be maintained in a location approved by the Village.
13. Pedestrian protection measures such as fencing, barricades, walkways, covered walkways and the temporary construction fences shall be maintained in accordance with the Site Management Plan and all applicable codes and ordinances and kept in good order for the entire length of time pedestrians may be endangered. Unintended openings in, damage to, or collapse of pedestrian protection measures or temporary construction fences shall be immediately repaired.
14. Temporary lighting at covered walkways and flashing lights at walkways and traffic control devices shall be checked on a daily basis. Non-operational fixtures shall be immediately repaired.
15. Walkways shall generally remain open to pedestrian traffic. The contractor shall provide all pedestrian traffic control devices in locations approved by the Village. Temporary sidewalk closures may occur from time to time; however, all closures must be coordinated a minimum of 48 hours in advance with the Village.
 - a. Community Development: Steve Witt, via switt@glenellyn.org
Brian Beck, via bbeck@glenellyn.org
 - b. Fire Company: Fire Administrator, via chief@glenellynfire.org
 - c. Police: Norm Webber, via 630-547-5403
Records Clerk, via 630-469-1187 for emergency closings with less than 48-hour notice
 - d. Public Works: Rich Daubert, via rdaubert@glenellyn.org
Dave Buckley, via dbuckley@glenellyn.org
16. Contractor shall coordinate all partial and full street closures a minimum of 48 hours in advance with Dave Buckley, Assistant Director of Public Works (630-547-5513) dbuckley@glenellyn.org or Jennifer Brown, Streets/Forestry Superintendent (630-547-5533) jenniferb@glenellyn.org.
17. All water from a public hydrant to be used for construction purposes must be metered. Contact John Hubsky, Utilities Superintendent in the Public Works Department (630-547-5516) to obtain a hydrant meter; all charges for construction water shall be paid monthly.

18. All water main shutdowns shall be coordinated with the Village's Public Works Department by contacting John Hubsy, Utilities Superintendent at 630-547-5516 or Bill Miller, Utilities Inspector at 630-742-3286. Only Village personnel shall operate existing Village owned and maintained fire hydrants and water main valves.
19. All hoses connected to a public hydrant for demolition or construction water shall be blocked on each side for the full width of the sidewalk to prevent a pedestrian tripping hazard. Hoses may not be extended across streets or other vehicular access ways.
20. All temporary project signs shall be maintained secured to a barrier or fence in the location(s) indicated on the Site Management Plan. No other signage shall be permitted on either of the construction sites.
21. Temporary toileting and hand cleansing facilities shall be provided in accordance with the Illinois Construction Site Temporary Restroom Facility Act. Temporary restroom facilities shall be located at least ten (10) feet from the front and corner side property lines and at a minimum distance equal to 10% of lot width from all side and rear property lines; the door to all toileting units should face the building; toileting units shall be serviced regularly to prevent odors from emanating from the site.
22. A 20-ABC fire extinguisher shall be provided and maintained in the following locations and as directed by the Fire Company:
 - a. Inside, and mounted to the outside of the temporary construction trailer
 - b. At each construction exit from the building under construction
 - c. Immediately outside each stairwell of the building under construction on all floor levels where combustible materials have accumulated or have been incorporated into the work
 - d. In every storage and construction shed
 - e. In areas where flammable or combustible liquids are being used or stored
23. Weeds and grass on the sites, including on adjacent parkways and within tree protection fencing, must be controlled by regular cutting; maximum allowable height is eight (8) inches.
24. Remove or contain scattered construction debris on a daily basis; refuse dumpsters shall not be maintained in an overflowing condition; dumpsters shall not be located within ten (10) feet of any building or structure.
25. Maintain emergency vehicle access on and around the site at all times.
26. All contractors shall park only where indicated on the Site Management Plan.
27. Vehicles staging in the public right-of-way shall not occupy vehicular traffic lanes without approval of appropriate traffic control and protection plans by the Village's Public Works Department. Driveways shall not be blocked without notification of the affected properties. All vehicles staged in the public right-of-way shall be attended at all times to ensure they can be relocated in a timely manner if necessary.
28. Construction equipment or vehicles shall not stand idling for more than ten (10) minutes. All idling vehicles shall be attended at all times to ensure they can be relocated in a timely manner if necessary.

Construction Site Rules of Conduct
Avere on Duane**Acknowledgement:**

By signing below, I attest that I have proper legal authority to represent the owner/developer/contractor in matters related to construction of the project as described herein above. I have read the Construction Site Rules of Conduct contained in this document and agree to abide by them. I understand that a citation(s) may be issued without further notice from the Village for any violation of these rules that is verified by the Village.

Printed Name
(on behalf of the Owner)

Printed Name
(on behalf of the Developer)

Printed Name
(on behalf of the Contractor)

Signature
(on behalf of the Owner)

Signature
(on behalf of the Developer)

Signature
(on behalf of the Contractor)

Cell Phone

Cell Phone

Cell Phone

Date

Date

Date

Exhibit "H"

Debt/Equity Schedule

AVERE on Duane 6/27/2019

BUDGET SUMMARY- SOURCES:			
	Total	Unit	% Cost
AVERE on Duane, LLC Equity	5,672,439	\$118,176	29.5%
Capital Expense Grant	200,000	\$4,167	1.0%
Construction Loan	13,377,000	\$278,688	69.5%
Total Sources	19,249,439	\$401,030	100.0%

Exhibit "I"

TIF Eligible Costs

AVERE on Duane 6/27/2019

Costs	Total	Unit	% Cost
Land	2,710,000	\$56,458	63.7%
Land Development*	1,547,347	\$32,236	36.3%
Total	4,257,347	\$88,695	100.0%

*Excludes Public Improvements to be reimbursed through Capital Expense Grant

EXHIBIT J**CERTIFICATE OF REIMBURSABLE PROJECT COSTS¹**

The undersigned _____, being first duly sworn, on oath states as follows:

1. I am _____ [title] of **AVERE ON DUANE, LLC** (“**Developer**”) and I am authorized by the Developer to make the following representations on behalf of the Developer to the Village of Glen Ellyn (the “**Village**”) for the purpose of inducing the Village to make certain payments to Developer, as hereafter set forth.

2. I hereby certify that the costs set forth on Schedule A hereto have been incurred by Developer in connection with Developer’s performance of its obligations under the Redevelopment Agreement Between the Village and the Developer concerning 427-443 Duane Street and 425-435 Melrose Avenue, Glen Ellyn, Illinois, commonly known as Avere on Duane, dated _____, 20____ (the “**RDA**”), and that such costs are eligible for payment from the Village’s Special Tax Allocation Fund in connection with the redevelopment project described in the RDA.

3. I hereby certify that: i) the Developer has reviewed all costs for which payment is sought; ii) the Developer has reviewed the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1, *et seq.*) (the “**Act**”) and understands what costs are eligible for

¹ This form may be revised by the Village at its sole discretion. The Village may request additional information from the Developer for the purpose of evaluating the completeness, accuracy, and eligibility of any reimbursement request.

reimbursement; iii) the Developer has determined, with the assistance of its counsel, that all costs for which payment is sought are eligible for reimbursement under the Act and the RDA.

4. I hereby certify the Developer has neither previously requested nor received payment from the Village for any of the costs Developer now seeks reimbursement for.

5. I hereby certify that all representations made by the Developer within the RDA are accurate and correct, and hereby restate all of the same as of the date of this Certificate of Reimbursable Project Cost.

6. I hereby certify that the Developer is in full compliance with the RDA, including, without limitation, the Construction Schedule attached as Exhibit J to the RDA.

7. I hereby certify that the information provided in and accompanying this Certificate is complete and accurate.

Dated _____, 20__

AVERE ON DUANE, LLC, an Illinois limited liability company

By: _____

Its: _____

Subscribed and sworn to before me

this _____ day of _____, 20__

Notary Public

Schedule A

- Itemized expenditures
- Identification of relationship of each expenditure to development project
- Evidence of payment
- Lien waivers
- Amount of this payment request
- Total payments received to date

4850-5746-1323, v. 1

Exhibit "K"

Budget

AVERE on Duane 6/27/2019

BUDGET SUMMARY- USES:			
	Total	Unit	% Cost
Land Value	2,710,000	56,458	14.1%
Tap & Impact Fees	448,524	9,344	2.3%
Land Development	1,547,347	32,236	8.0%
Hard Costs	11,519,474	239,989	59.8%
Soft Costs	3,024,094	63,002	15.7%
Total Uses	19,249,439	401,030	100.0%

"BANK LETTERHEAD"

IRREVOCABLE STANDBY LETTER OF CREDIT NO. _____ DATE: _____

BENEFICIARY

VILLAGE OF GLEN ELLYN

Attention: Planning and Development Director

535 Duane Street

Glen Ellyn, IL 60137

APPLICANT / DEVELOPERAMOUNT OF CREDIT: \$ _____
EXPIRY DATE: (2 Years After Issuance)

Ladies and Gentlemen:

We hereby establish our Irrevocable Standby Letter of Credit No. _____ in the favor of the Village of Glen Ellyn, Illinois, an Illinois municipal corporation ("Village"), in the amount of (125% of the Developer's Engineer's Estimate of Construction Costs as approved by the Village Engineer).

This Irrevocable Standby Letter of Credit will be used to secure the construction of certain improvements ("Improvements"), including but not limited to (List improvements such as water distribution system, sanitary sewer system improvements, storm water collection system improvements, erosion control, roadway improvements, sidewalk improvements, street trees, and miscellaneous site improvements).

This Irrevocable Letter of Credit secures the payment by Developer of costs to construct the on and off-site improvements. If the Improvements have not been approved by the Village Engineer, and/or paid in full, then the Village is hereby granted authority to draw the then remaining balance of this Irrevocable Letter of Credit for the purpose of paying, or holding for payment the cost to complete the Improvements, the unpaid cost of completed portions of the improvements and/or to itself complete the Improvements.

This Irrevocable Letter of Credit shall remain in effect for the period of two (2) years from the date hereof, without regard to any default in payment of money owed to us by the Applicant / Developer and without regard to other claims which we may have against the Applicant/Developer.

We hereby engage with Beneficiary, Village of Glen Ellyn, that we shall honor all drafts drawn on (Name of Bank), at sight, under Irrevocable Standby Letter of Credit No. _____, signed by the Village Manager, or his designee, of the Village of Glen Ellyn, bearing the clause "Drawn under (Name of Bank) Irrevocable Letter of Credit No. _____ effective (Date)" accompanied by the following documents:

1. This original Irrevocable Letter of Credit and all amendment(s) thereto (if any).

BENEFICIARY
Village of Glen Ellyn

Page 2

7/2/2019

2. A statement signed by the Village Manager, Village of Glen Ellyn, reading as follows:
"(Name of Applicant) has failed to comply with any one or more of the following as such relates to the (Name of Project):

1. Ordinance _____ approved by the Village of Glen Ellyn approving (Name of Project) and any terms, plans, or conditions referenced therein; and/or
2. Any other applicable Agreement entered into by and between the Village of Glen Ellyn and (Name of Applicant / Developer); and/or
3. The Village of Glen Ellyn Subdivision Regulations, Zoning Ordinance, Engineering Regulations, or any other Codes and Ordinances of the Village.
4. Without regard to specific ordinance requirements, the Improvements have not been satisfactorily completed or carried out in accordance with the schedule approved by the Village, or if no schedule is approved, or even if none is set out, in accordance with a pace necessary to provide needed improvements for the installation of the development undertaken to service completed structures or to serve occupants.
5. No new Letter of Credit or an amendment of the Letter of Credit, containing equivalent terms, has been submitted within sixty (60) days of any event which causes the expiration of this Letter of Credit.

The funds claimed under this Irrevocable Letter of Credit are for the payment of the cost of construction of improvements according to the engineering plans prepared by (Name of Engineering Firm) and dated (Date of Plans), together with any amendments thereto approved by the Village and/or reimbursement to the Village of expenses or other costs."

The amount of this Irrevocable Letter of Credit may be reduced from time to time upon receipt of the Beneficiary's request purportedly signed by the Village Manager or his designee, stating the reduction amount and listing the improvements installed and completed. Reductions are not to occur more than once a month.

Upon receipt of written notice from the Applicant's / Developer's Engineer that all of the Improvements have been completed, accompanied by a written certificate of the Village of Glen Ellyn, Illinois, stating that the Ordinances of the Village of Glen Ellyn and any Plans and Specifications and Agreements have been complied with, the balance then outstanding under this Irrevocable Letter of Credit shall be fully and completely reduced and released, provided, however, that ten percent (10%) of the face amount shall remain in effect for a period of one (1) year

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BENEFICIARY
Village of Glen Ellyn

Page 3

7/2/2019

following said notice of completion to secure the Applicant's / Developer's guarantee of the Improvements, which ten percent (10%) amount may be drawn upon by the Village in the manner recited above. In the event Applicant / Developer, or Developer's contractors, deposit substitute security with the Village of Glen Ellyn to secure all or a portion of said one (1) year guarantee, and provided the Village accepts such substitute security, the remaining balance of this Irrevocable shall be reduced by the amount of such substitute security as designated by the Village. Any amount remaining hereunder at the end of said one (1) year guarantee period for which the Village of Glen Ellyn has not drawn upon in the manner recited above, shall be released and this Irrevocable Letter of Credit thereby terminated. In the event that portions of the public improvements are completed and accepted by the Village of Glen Ellyn at different times resulting in differing one (1) year guarantee periods, this Irrevocable Letter of Credit shall be reduced on a pro-rata basis in accordance with the improvements accepted pursuant to the terms herein provided.

It is a condition of this Irrevocable Letter of Credit that it shall be automatically extended, without amendment, for additional periods of one year from the present and each future expiration date, unless we notify you in writing via Certified Mail, Return Receipt Requested, at least sixty (60) days prior to any given expiry date that we have elected not to renew this Irrevocable Letter of Credit for such additional period of time. If we fail to notify you by Certified Mail, Return Receipt Requested, this Irrevocable Letter of Credit shall automatically be extended for an additional period of one year. We will honor such additional one-year extensions as may be requested by the Village, until the project is completed in accordance with the applicable Ordinances, Codes, and Approved Plans.

Except as otherwise expressly stated herein, this credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision) International Chamber of Commerce, Publication 500.

Very truly yours,

Authorized Signature & Name of Bank

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Exhibit "M"

TRANSFEE ASSUMPTION AGREEMENT

THIS AGREEMENT, made as of this ____ day of _____, 20__, by, between and among Avere on Duane, LLC, an Illinois limited liability company ("**Owner**"); _____, a _____ ("**Transferee**"); and the Village of Glen Ellyn, an Illinois municipal corporation ("**Village**"),

WITNESSETH:

WHEREAS, pursuant to that certain real estate sale contract dated _____, 20__, the Transferee agreed to purchase from the Owner certain real property situated in DuPage County, Illinois and legally described in Exhibit A attached hereto and by this reference incorporated herein and made a part hereof ("**Property**"); and

WHEREAS, following the conveyance of the Property by the Owner, the Transferee will be the legal owner of the Property; and

WHEREAS, as a condition to the conveyance of the Property by the Owner, the Owner and the Village require that the Transferee agree to comply with all the terms, requirements and obligations set forth in that certain Redevelopment Agreement, dated as of _____, 20__, and recorded in the Office of the DuPage County Recorder on _____, 20__, as Document No. _____, by and between the Village and Owner, as amended from time to time ("**Redevelopment Agreement**");

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

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

2. **Assumption of Obligations**. The Transferee, on its behalf and on behalf of its successors, assigns, heirs, executors and administrators, hereby agrees, at its sole cost and expense, to comply with all of the terms, requirements and obligations of the Redevelopment Agreement, including all exhibits and attachments thereto, regardless of whether such terms, requirements and obligations are to be performed and provided by, or are imposed upon, the Owner or the developer of the Property.

3. **Assurances of Financial Ability**. Contemporaneously with the Transferee's execution of this Agreement, the Transferee shall, upon the request of the Village, provide the Village with reasonable assurances of financial ability to meet the obligations assumed hereunder as the Village may require.

4. **Acknowledgement and Release of Transferor.** The Village hereby acknowledges its agreement to the Transferee's assumption of the obligation to comply with the terms, requirements and obligations of the Redevelopment Agreement, including all exhibits and attachments thereto, and the Village hereby releases the Owner from any and all liability for failure to comply with the terms, requirements and obligations of the Redevelopment Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first written above.

ATTEST:

AVERE ON DUANE, LLC, an Illinois
limited liability company

By: _____
Its: _____

By: _____
Its: _____

ATTEST:

VILLAGE OF GLEN ELLYN, an Illinois
municipal corporation

By: _____
Its: _____

By: _____
Its: _____

ATTEST:

TRANSFEREE
Name:
A:

By: _____
Its: _____

By: _____
Its: _____

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS.
 COUNTY OF DuPAGE)

This instrument was acknowledged before me on _____,
 20____, by _____, the President of the **VILLAGE OF GLEN ELLYN**, an
 Illinois municipal corporation, and by _____, the Village Clerk of said
 municipal corporation.

 Signature of Notary

SEAL

My Commission expires:

STATE OF ILLINOIS)
) SS.
 COUNTY OF _____)

The foregoing instrument was acknowledged before me on
 _____ 20____, by _____ the _____ and
 _____ the _____ of **AVERE ON DUANE, LLC**, an Illinois limited
 liability company, as their free and voluntary act in their capacities as officers of said company
 for the uses and purposes herein.

 Signature of Notary

SEAL

My Commission expires:

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

 The foregoing instrument was acknowledged before me on
_____ 20____, by _____ the _____ and
_____ the _____ of _____, a _____, as
their free and voluntary act in their capacities as officers of said company for the uses and
purposes herein.

Signature of Notary

SEAL

My Commission expires:



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 07/08/19 07:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Ordinance
Prepared By: Kelly Purvis

SCHEDULED

ORDINANCE 6706

DOC ID: 4053

Ordinance No. 6706, An Ordinance Granting Approval of a Special Use Permit for a Preliminary and Final Planned Unit Development, a Special Use Permit, a Zoning Map Amendment, a Sign Variation, and the Exterior Appearance of a Multi-Family Residential Development to be Known as Avere on Duane and Located at 427-443 Duane Street and 425 and 431 Melrose Avenue.

Background:

The petitioners are Warren James and Matt Nix of Reva Development Acquisitions, LLC, contract purchasers of the properties located at 427-443 Duane Street and 425 and 431 Melrose Avenue. Reva Development Acquisitions, LLC has submitted a formal application for the Planned Unit Development of the subject properties with a new multi-family residential building featuring 48 luxury apartment units, an underground parking garage and a surface parking lot on the south side of the site. The subject properties are located on the south side of Duane Street between Melrose Avenue and Prospect Avenue with a portion of the site extending southerly along the east side of Melrose Avenue. The total site is comprised of six properties totaling 1.18 acres. A majority of the property is zoned C5B Central Business District, Central Service Subdistrict. The property extending southerly along Melrose Avenue is zoned R4 Residential and R2 Residential.

In order to proceed with the project as proposed the petitioners will need approval of the following:

1. A Special Use Permit for a Planned Unit Development in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.
2. The following deviations from the Glen Ellyn Zoning Code:
 - a. Section 10-4-17-2(E) to allow the construction of a building that will be 68.65 feet in lieu of the permitted height of 60 feet; and
 - b. Section 10-4-17-2(E) to allow the portion of the building over 45 feet to be stepped back 0 feet in lieu of the minimum step back of 15 feet; and
 - c. Section 10-4-17-2(G) to allow 82 parking spaces to be provided for the development in lieu of 92 spaces required; and
 - d. Section 10-4-17-2(D)3(a) to allow a front yard setback along Melrose Avenue to be 17.81 feet in lieu of the required 25 feet; and
 - e. Section 10-4-17-2(D)3(a) to allow a front yard setback along Prospect Avenue to be 8 feet in lieu of the required 25 feet; and

- f. Section 10-4-17-2(D)3(b) to allow a corner side yard setback along Duane Street of 10 feet in lieu of the required 25 feet; and
 - g. Section 10-5-8(I) to allow 3 parking spaces in the garage to be 8 feet 6 inches wide in lieu of the 9 feet width required; and
 - h. Section 10-5-5(C)1 to allow an impervious surface setback along a portion of the southern property line to be 0 feet in lieu of the required 6.17 feet to allow for the construction of a private sidewalk and retaining wall at the property line; and
 - i. Any other deviations necessary to construct the development as depicted on the plans presented and available for public review.
- 3. A Special Use Permit in accordance with Section 10-10-14 of the Zoning Code to allow multi-family dwelling units in the C5B Central Business District.
 - 4. A Zoning Map Amendment in accordance with Section 10-10-13 of the Zoning Code to rezone two of the parcels on the property at 425 Melrose Avenue from R4 to C5B Central Business District, and to rezone one of the parcels on the property at 425 Melrose Avenue from R2 to C5B Central Business District zoning district.
 - 5. A Sign Variation from Section 4-5-11(D) of the Sign Code to allow two (2) residential development signs in lieu of the one (1) sign permitted.
 - 6. The Exterior Appearance of the building (reviewed by staff, with Village Board approval).
 - 7. The Redevelopment Agreement.
 - 8. The consolidation of the lots (reviewed and approved by staff).

Plan Commission Recommendation:

The Plan Commission considered the petitioners' requests for approval of a Preliminary and Final Planned Unit Development Plan with deviations, a Special Use Permit to allow dwelling units in the C5B Central Business District zoning district, a Zoning Map Amendment to rezone the three residentially zoned properties at 425 Melrose Avenue to C5B Central Business District zoning district, and a Sign Variation to allow 2 residential identification signs on the development site, at a public hearing on June 20, 2019. There were 19 total members of the public that spoke at the hearing; 12 were against the development and raised concerns about the height and bulk of the structure and the traffic that would be generated; 4 were in favor of the development and spoke about aging in place and a need for this type of housing in the Village; and 3 members of the public spoke neither for or against the development but had general comments. By a voice vote of 7 "yes" and 0 "no" votes, the Plan Commission recommended that the Village Board approve the requests subject to the following conditions:

- A. Construction of the subject development shall be in substantial conformance with the testimony presented at the June 20, 2019 public hearing before the Plan Commission.

- B. Prior to issuance of a building permit, the petitioners shall pay the Village \$144,347.84 to be dispersed to Village taxing bodies in the following amounts:
1. Glen Ellyn Park District - \$49,529.60
 2. School District 41 - \$28,696.00
 3. School District 87 - \$10,030.40
 4. Fire Company - \$24,000.00
 5. Glen Ellyn Library - \$32,091.84
- C. That prior to the issuance of a building permit, a construction management plan must be prepared, reviewed at a pre-construction meeting and approved by the Police, Fire, Public Works and Community Development Departments.
- D. That prior to the issuance of a building permit the Utility Plan shall be revised to show the roof drains on the northwest portion of the building (north of the parking garage entrance) being connected to the storm sewer at the intersection of Duane Street and Prospect Avenue.
- E. That it is the obligation of the owners of the development to install and maintain the retaining walls on the site in perpetuity.
- F. That it is the obligation of the property owners to install and maintain the loading area on the east side of the Melrose Avenue right-of-way in perpetuity.
- G. That it is the obligation of the owner of the development to install, maintain and replace all landscape materials in accordance with the approved landscape plan.

The Plan Commission Staff Report for the June 20, 2019 meeting has been attached for the Village Board's review.

1 Step PUD Process & Supplemental Documentation:

With the authority granted in Section 10-10-15(A)3 of the Zoning Code, the Community Development Director has opted to allow the simultaneous review of the Preliminary and Final Planned Unit Development Plans for the Avere on Duane development. The Plan Commission did have the ability to overrule this decision but did not elect to do so.

All documentation listed in section 10-10-15(B)1 and (B)2, required to meet the minimum contents to constitute a preliminary plan were provided for the Plan Commission's review. Three items from the list of supporting documentation in Section 10-10-15(B)3 were not provided. Below is an explanation for each omission. The Plan Commission did not request that this supplemental information be provided.

1. Section 10-10-15(B)3(b) - A cost revenue study

“A cost revenue study showing both the immediate and long term effects of the development on schools and municipal services, including a letter signed by the superintendents of affected school districts or other appropriate officials of the districts, and any affected park districts, public library, fire department or other public body, indicating the developer has notified the district or public body of the proposed development and its proposed effect on school enrollment or the services provide by the district or public body.”

In lieu of a cost revenue study, the Village has worked with the other taxing bodies and Municipal Service providers to come up with a formula (generally based upon the type of construction and the number of proposed bedrooms in a development) to mitigate the impact of development. The formula provides a monetary fee or “developer donation” amount to off-set the impact of the project on each of the above mentioned service providers.

Information regarding the perceived impact of the development is outlined in the Redevelopment Agreement (RDA). Also as part of the RDA, the developer is required to provide developer donations to the school district, library, park district, and fire company. Both the RDA and a chart providing developer donation amounts have been attached for the Village Board’s review.

2. Section 10-10-15(B)3(d) - An Environmental Impact Study

“An environmental impact study including air quality and water quality data”

The petitioners submitted a Natural Resource Review from the Illinois Department of Natural Resources (IDNR Report). The IDNR has no record of natural resources in this area that might be affected by development. There are no known environmental conditions on the property that would indicate that there is a need for an additional environmental study.

3. Section 10-10-15(B)3(i) - Covenants, conditions and restrictions

“A proposed draft of covenants, conditions and regulations to assure property maintenance and repair of, and to provide for maintaining adequate personnel to assure security of, all areas and facilities under common ownership, including but not limited to, common areas utilities, designated open areas, recreational facilities and drainage facilities, with provisions for the payment for such maintenance, repairs and security and enforceability thereof, by or on behalf of the Village. The proposed draft shall include, where appropriate, any proposed charter and/or by laws of an association for owners or tenants within the planned unit development and/or a copy of any proposed condominium, townhouse, recreation or easement or other operating documents.”

The petitioners have indicated that the property will be under single ownership and maintained by a management company. Therefore covenants, conditions and restrictions that are typically reviewed with a condominium or townhome development would not be required in this case. The RDA does include language in Section 5(D)(5) that requires that

the development be staffed and managed by a professional management company.

Additionally, all documentation required in Section 10-10-15(D) to constitute a final plan has been provided with the exception of a final version of the covenants, conditions and restrictions (Section 10-10-15(D)2(f)). This document is not required for a development under single ownership.

Exterior Appearance:

The development site consists of 6 properties improved with one vacant single family residence (previously operated as a shelter), 3 single-story commercial buildings, 1 two-story commercial building and a multi-tenant office building. All of the structures will be demolished to make way for the proposed development.

The proposed building is sympathetic to the adjacent library's architectural style which is a modern blended interpretation of Richardsonian and Victorian Architecture. The brick, cast stone and synthetic stucco are high quality, durable materials. The primary colors of the building are earth tones. The building is traditional in style. The pitched/hipped roof design, like the building facades include varied projections to create interest without being overly busy. The soffits and eaves are appropriately scaled to the building. The building is properly articulated with inset balconies. The materials and design character are consistent on all four sides of the building.

Utilitarian elements (such as the transformer and the generator) are being screened, landscape islands are proposed in the surface parking lot and appropriate screening is proposed adjacent to residential properties. Parking is being placed underground and on the south side of the development (not visible from Duane Street). In addition to a wall sign at the entrance of the building, one free-standing sign is proposed, the base of which will match the primary material of the principal structure. The trash enclosures will be hidden inside the parking garage below grade and will not be viewable from adjacent properties or rights of way. All proposed lighting is dark-sky compliant.

Deviations from the Guidelines

The Appearance Review Guidelines discourage the use of exterior insulation and finish systems (EIFS), a synthetic stucco material. The developers are proposing EIFS on parts of the second through fourth floors. In the past, the Village has approved the use of EIFS, as long as it wasn't on the first floor where it would more likely be damaged. The petitioners have included an addendum to the Exterior Appearance Application containing additional information about the EIFS product they are proposing to use which includes a drainage plane and allows moisture to exit the wall cavity without impact to the underlying structure (see attached addendum).

Staff Recommendation for Exterior Appearance:

After reviewing the submitted application and plans for the proposed Exterior Appearance, staff finds the project to be in substantial conformance with the Village's Appearance Review Guidelines. Staff therefore recommends approval of the proposed Exterior Appearance. If approved, the Village Board may wish to consider the following conditions be included in the Ordinance granting the

Exterior Appearance approval:

- A. That the owner of the development replace any damaged or deteriorating portions of the EIFS within 60 days' notice from the Village.

Additional Conditions Recommended by Staff:

In addition to the conditions recommended by the Plan Commission and the conditions recommended by staff for the Exterior Appearance of the building, staff would also suggest the following condition be added:

- A. That the subject development shall be constructed, operated and maintained in compliance with the Redevelopment Agreement between the Village of Glen Ellyn and Avere on Duane, LLC.
- B. That all requirements outlined in the Redevelopment Agreement shall be satisfied prior to the issuance of a building permit.

Public Comment:

Staff has attached all email correspondence from the public that has been received by the Village related to this project up to and including July 1, 2019.

TIF Incentive Request and Redevelopment Agreement:

Last July, the Village Board reviewed a TIF request in conjunction with this proposed development project. In preparation for this Workshop meeting, REVA completed a proforma for the Avere on Duane project which has since been updated. Staff and our consultant Kane McKenna and Associates, KMA, have reviewed REVA's proforma and evaluated their request for incentives. One major concern for the developer is the property tax assessment process and how it appears that the rental market is experiencing a significant increase in their assessed value which translates to higher tax bills. Staff, KMA, and the developer worked through some complicated issues to settle on some business terms that would allow the project to proceed, but limits the Village's risk at the same time. REVA has indicated that a gap exists in part because this is a smaller redevelopment project consisting of only 48 units. In addition, this project has been more challenging due to the costs of assembling the property, capital costs associated with the infrastructure improvements including parking and storm water issues, and an increasingly higher tax assessment process that has led to higher than anticipated projected taxes. But for these TIF incentives, the developer cannot proceed with the project because they are not able to meet a Return on Project Costs of 6% to 7 % in order secure financing. KMA believes this is a legitimate return based on market data. For these reasons, REVA has requested tax incentives to bridge the financial gap for their project and protect themselves against higher than anticipated taxes.

Analysis

Bob Rychlicki, KMA, has reviewed and analyzed REVA's proforma and incentive request. Attached to the RDA agenda item is KMA's report that he will summarize and present to the Village Board. KMA and staff have evaluated four different scenarios:

1. Higher EAV-20% School Costs
2. Higher EAV-40% School Costs

3. Lower EAV-20% School Costs
4. Lower EAV-40% School Costs

The incentives would be performance based, include only the increment being generated by the project, and be paid directly from the TIF District Fund, eliminating any risk to other Village funds. Initially, the Developer requested funds up front and for the life of the TIF, 15 years, but staff negotiated a 10-year performance based incentive, split 90/10 Developer/Village. In addition, the Village would be guaranteed collecting 100% of the available increment generated by the new development for a minimum of 5 years at the end of the TIF, years 2032 to 2036, in addition to at least 10% during the term of the agreement. Furthermore, the Village could receive additional TIF increment if less than 40% of the school funds are not needed to reimburse net new students moving into the development. The basic business terms of this agreement would include:

1. A 90/10% (developer/village) performance-based agreement (pay-as-you-go) generated by available TIF increment for a period of ten years capped at \$1.9M (w discount rate of 6.5%) totaling \$3,121,791 to the Developer or 10 years, whichever happens first. All costs must be TIF eligible.
2. In addition, schools are entitled up to 40% of the increment based on the number of net new students living in the development. The Developer is not anticipating more than 20%, but does have additional exposure. To the extent that there are fewer students living in the development, the Village and the developer will share 50%/50% in this increment. An illustrative example can be found in the RDA.
3. Once the term expires (10 years or 2031), the Village would collect 100% of available increment.
4. There would be a one-time contribution of up to \$200,000 in capital costs (by Village of Glen Ellyn) to reimburse the developers for costs associated with burying electrical lines, parkway trees, street and storm water improvements on Duane Street and Melrose Avenue.
5. The developers would be able to appeal the taxes, but would not be eligible for incentives and refunds in any one year.

Benefits

Given the work done to assemble the property and the fact that this is a significant project in downtown and that this project could be a catalyst for the Central Business District, staff believes the benefits outweigh the negatives. More specifically, the benefits include:

- ☐ Meets Downtown Plan Goals:
 - o New residents supporting businesses and spending in downtown
 - o Increase density in downtown
- ☐ Creates more diverse housing stock
 - o Allows more “age in place” housing options
- ☐ Overall \$20M investment in CBD
 - o Underutilized parcels would be redeveloped
 - o Addresses capital needs, improves storm water issues in that area
 - o Adds to the overall tax base, once TIF expires

- o Limited risk to the Village, since the proposed incentives are performance based
- Development Goals
 - o Quality of design, residential character blends with the area
 - o Costly underground parking included
 - o Developer donations to taxing bodies
- Development Team
 - o Proven development; same successful project constructed elsewhere
 - o Qualified, experienced developer with a proven track record

Costs

Staff had some concerns about the significant incentive being requested for this project, but has structured the RDA in way to limit the risk to the Village. We believe that the request is unique to this project in that the location, size, and timing of other tax appeals has created some extraordinary costs and risk for this developer and future developers proposing mixed use or multi-family development. Lastly, given this location and the challenges with assembling property, this opportunity is somewhat unique and has been a long, arduous process.

Budget Impact (Include Funding Source)

Any incentives agreed to by the Village Board would have no impact on the General Fund and be paid exclusively through a performance based incentive agreement (Redevelopment Agreement) paid from the CBD TIF generated by this project alone. The capital investment will not be paid until the work is complete, and will be paid initially by the Capital Fund to be reimbursed by the TIF Fund over the five years once the project begins to generate revenue. Therefore, Village financial risk and exposure are minimal.

Village Board Action:

The Village Board may approve, approve with conditions or deny the requests for approval of a Preliminary and Final Planned Unit Development Plan, a Special Use Permit, a Zoning Map Amendment, a Sign Variation and the Exterior Appearance. In accordance with the Plan Commission's recommendation and staff's recommendation, two separate Ordinances approving the Redevelopment Agreement and zoning entitlements have been prepared for consideration at the July 8, 2019 Village Board meeting.

Attachments:

- Draft Ordinance - Zoning Entitlements
- Draft Plan Commission Meeting Minutes - June 20, 2019 - Exhibit "A"
- Plan Commission Staff Report
- Location & Zoning Map
- Site Aerial
- Narrative Statement/Cover Letter dated June 12, 2019
- Proof of Ownership

- Disclosures of Interest forms & Affidavits of Authorization forms
- Preliminary PUD Application dated May 2, 2019
- Final PUD Application dated May 2, 2019
- Special Use Permit Application dated May 2, 2019
- Zoning Map Amendment Application dated May 2, 2019
- Sign Variation Application dated June 11, 2019
- Exterior Appearance Application dated January 22, 2019
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- Plat of Consolidation prepared by Haeger Engineering, dated April 26, 2019
- Letter of Authorization for recordation of the Plat, dated May 3, 2019
- Surrounding Conditions Plan prepared by Haeger Engineering, dated January 18, 2019
- Final Engineering Plans, all prepared by Haeger Engineering and dated March 22, 2019 including:
 - o Existing Conditions Site Plan
 - o Demolition Plan, Exhibit "B"
 - o PUD Site Plan, Exhibit "C"
 - o Grading Plan, Exhibit "D"
 - o Cross Sections
 - o Utility Plan, Exhibit "E"
 - o Stormwater Pollution Prevention Plan
 - o Project Detail Plans
 - o Fire Truck Access
 - o Site Distance Analysis
- Landscape Construction Package prepared by The Lakota Group and dated June 11, 2019 including:
 - o Tree Survey - ROW, Sheet L1.0
 - o Hardscape Plan, Sheet L2.0, Exhibit "F"
 - o Hardscape Plan (including Sign Plan), Sheet L2.1, Exhibit "G"
 - o Landscape Plan, Sheet L3.0, Exhibit "H"
 - o Photometric Plan (1 of 2), Sheet L4, Exhibit "I"
 - o Photometric Plan (2 of 2), Sheet L4.1
 - o Planting Schedule and Notes, Sheet L5.0, Exhibit "J"
 - o Site Details (retaining walls, handrail), Sheet L6.0
 - o Site Details (Stairs, Wood Fence, Paver), Sheet L6.1
 - o Site Details (Ornamental Fence, Railing), Sheet L6.2
 - o Site Details (Pergola), Sheet L6.3, Exhibit "K"
 - o Lighting Details, Sheet L6.4 - Sheet L6.6, Group Exhibit "L"
 - o Planting Details, Sheet L6.7
 - o Site Plan Rendering, Sheet L7.0
 - o Aerial Perspectives, Sheet L7.1
- Floor Plans, all prepared by BSB Designs and dated November 28, 2018 including:
 - o Building Plan - Level 0 - Parking Garage, Sheet A1.00, Exhibit "M"

- o Building Plan - Level 1 - Apartments, Sheet A1.01
- o Building Plan - Level 2 - Apartments, Sheet A1.02
- o Building Plan - Level 3 - Apartments, Sheet A1.03
- o Building Plan - Level 4 - Apartments, Sheet A1.04
- Roof Plan, prepared by BSB Designs, dated November 28, 2018, Sheet A1.05
- Example Unit Plan - 1 Bedroom, prepared by BSB Designs, dated November 28, 2018, Sheet A5.02A
- Example Unit Plan - 2 Bedroom, prepared by BSB Designs, dated November 28, 2018, Sheet A5.03A
- Building Elevations, prepared by BSB Designs, dated June 11, 2019, Group Exhibit "N"
- Elevation Finish Schedule, prepared by BSB Designs, dated November 28, 2018, Sheet A2.01 - Sheet A2.02, Group Exhibit "O"
- Renderings, prepared by The Lakota Group
- 3-D Perspectives, Building Roof Form, prepared by BSB Design
- 3-D Perspectives, Roof Conditions, prepared by BSB Design
- Market Study, prepared by Tracy Cross & Associates, Inc., dated September 2018
- Traffic Impact Study, prepared by KLOA, Inc., dated March 25, 2019
- Residential Parking Ratio Exhibit, prepared by KLOA
- IDNR Eco Cat, dated December 5, 2017
- Land Use Opinion Application, dated January 21, 2019
- Construction Schedule
- Chart of Developer Donations
- Building Height Study, prepared by BSB Design, dated March 22, 2019
- Exterior Appearance Review Addendum, dated May 24, 2019
- Public Comment received up to July 1, 2019
- Redevelopment Agreement, Exhibit "P"
- Drainage Analysis, prepared by Haeger Engineering, dated August 16, 2018
- Geotechnical Report, prepared by Testing Service Corporation, dated April 24, 2019

Cc: Staci Springer, Community Development Director
 Rich Daubert, Professional Engineer
 Amy McKenna, Development Civil Engineer
 Bob Minix, Professional Engineer
 Dan Shoenberg, Traffic Engineer
 Warren James, Petitioner
 Matt Nix, Petitioner



Village of Glen Ellyn

Ordinance No. 6706
An Ordinance Granting Approval of a
Special Use Permit for a Preliminary and Final Planned Unit Development, a Special Use
Permit, a Zoning Map Amendment, a Sign Variation, and the Exterior Appearance of a
Multi-Family Residential Development
to be Known as Avere on Duane and
to be Located at
427-443 Duane Street and 425 and 431 Melrose Avenue
Glen Ellyn, IL 60137

Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This _____ Day of _____, 20__.

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 20__.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. 6706

**An Ordinance Granting Approval of a
Special Use Permit for a Preliminary and Final Planned Unit Development, a Special Use
Permit, a Zoning Map Amendment, a Sign Variation, and the Exterior Appearance of a
Multi-Family Residential Development
to be Known as Avere on Duane and
to be Located at
427-443 Duane Street and 425 and 431 Melrose Avenue
Glen Ellyn, IL 60137**

Whereas, Warren James and Matt Nix of Reva Development Acquisitions, LLC, are the contract purchasers of the six properties commonly known as 427-443 Duane Street and 425 and 431 Melrose Avenue; and

Whereas, Reva Development Acquisitions, LLC, has petitioned the President and Board of Trustees of the Village of Glen Ellyn for approval of the following:

- A. A Special Use Permit for a Preliminary & Final Planned Unit Development in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code and the following deviations to the Glen Ellyn Zoning Code:
1. Section 10-4-17-2(E) to allow the construction of a building that will be 68.65 feet in lieu of the permitted height of 60 feet; and
 2. Section 10-4-17-2(E) to allow the portion of the building over 45 feet to be stepped back 0 feet from the front façade(s) in lieu of the minimum step back of 15 feet; and
 3. Section 10-4-17-2(G) to allow 82 parking spaces to be provided for the development in lieu of 92 spaces required; and
 4. Section 10-4-17-2(D)3(a) to allow a front yard setback along Melrose Avenue to be 17.81 feet in lieu of the required 25 feet; and
 5. Section 10-4-17-2(D)3(a) to allow a front yard setback along Prospect Avenue to be 8 feet in lieu of the required 25 feet; and
 6. Section 10-4-17-2(D)3(b) to allow a corner side yard setback along Duane Street

of 10 feet in lieu of the required 25 feet; and

7. Section 10-5-8(I) to allow 3 parking spaces in the garage to be 8 feet 6 inches wide in lieu of the 9 feet width required; and
 8. Section 10-5-5(C)1 to allow an impervious surface setback along a portion of the southern property line to be 0 feet in lieu of the required 6.17 feet to allow for the construction of a private sidewalk and retaining wall at the property line; and
 9. Any other deviations necessary to construct the development as depicted on the plans presented and available for public review.
- B. A Special Use Permit in accordance with Section 10-10-14 of the Zoning Code to allow multi-family dwelling units in the C5B Central Business District.
- C. A Zoning Map Amendment in accordance with Section 10-10-13 of the Zoning Code to rezone two of the parcels on the property at 425 Melrose Avenue from R4 to C5B Central Business District, and to rezone one of the parcels on the property at 425 Melrose Avenue from R2 to C5B Central Business District zoning district.
- D. A Sign Variation from Section 4-5-11(D) of the Sign Code to allow two (2) residential development signs in lieu of the one (1) sign permitted.
- E. Exterior Appearance approval in accordance with the Glen Ellyn Appearance Review Guidelines, Ordinance No. 5508.

all to allow the construction of a multi-family residential development with 48 luxury apartment units, an underground parking garage and a surface parking lot; and

Whereas, the subject property is located at 427-443 Duane Street and 425 and 431 Melrose Avenue, on the south side of Duane Street between Melrose Avenue and Prospect Avenue in the C5B Central Business District, the R4 Residential District and the R2 Residential District and legally described as follows:

443 DUANE STREET

LOTS 9, 10, 11 AND 12 IN BLOCK 3 IN GLENWOOD, BEING C.A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1873 AS DOCUMENT 16688, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-325-005; and

435 DUANE STREET

LOTS 7 AND 8 IN BLOCK 3 IN GLENWOOD, BEING C.A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-325-004; and

431-433 DUANE STREET

LOT 5 AND 6 IN BLOCK 3 IN GLENWOOD, BEING C.A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-325-003; and

427-429 DUANE STREET

LOT 3 AND 4 IN BLOCK 3 IN GLENWOOD, BEING C.A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-325-002; and

431 MELROSE AVENUE

LOTS 1 AND 2 IN BLOCK 3 IN GLENWOOD, BEING C.A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-325-001; and

425 MELROSE AVENUE

LOTS 37, 38, 39, 40 IN BLOCK 3 IN GLENWOOD, BEING C.A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.s: 05-11-325-006, 05-11-325-022, & 05-11-325-023

Whereas, following due and proper publication of notice in The Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on June 20, 2019 at which hearing the petitioners presented evidence and testimony in support of the request for approval of a Special Use Permit for Preliminary and Final Planned Unit Development with zoning deviations, a Special Use to allowing dwelling units in the C5B Central Business District, a Zoning Map Amendment to rezone two (2) of the parcels on the property at 425 Melrose Avenue from R4 to C5B Central Business District zoning district and to rezone one (1) of the parcels on the property at 425 Melrose Avenue from R2 to C5B Central Business District zoning district, and a Sign Variation to allow two (2) residential identification signs, at which hearing, twelve (12) people spoke against the development and raised concerns about the height of the building, traffic generated from the development, the mass of the building; and at which hearing, four (4) people spoke in favor of the development and raised concerns about aging in place and a need for this type of housing in the Village; and at which hearing three (3) people spoke neither for or against the development but had general comments; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings and recommendations and by a vote of seven (7) “yes” and zero (0) “no”, the Plan Commission recommended unanimous approval of the requests with conditions as set forth in the June 20, 2019 minutes of the Plan Commission, a copy of which is attached hereto as Exhibit “A”; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the public hearing of the Plan Commission and have considered the findings and recommendations of the Plan Commission; and

Whereas, staff has performed the review of the application for Exterior Appearance and has determined the proposed Exterior Appearance is in substantial conformance with the Village's Appearance Review Guidelines and recommends approval of the proposed Exterior Appearance; and

Whereas, the President and Board of Trustees have determined that granting a Special Use Permit for a Preliminary and Final Planned Unit Development, a Special Use permit to allow dwelling units in the C5B Zoning District, a Zoning Map Amendment to rezone three (3) parcels on one (1) property within the development site, and a sign variation to allow two (2) residential identification signs is consistent with the goals of the Glen Ellyn Zoning Code and the Glen Ellyn Sign Code and that approving the Exterior Appearance of the proposed development is consistent with the recommendations of the Appearance Review Guidelines and in the best interests of the Village of Glen Ellyn.

Now, therefore, be it ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The Plan Commission meeting minutes, dated June 20, 2019 Exhibit "A" attached hereto, and the findings and recommendations set forth therein and in the preambles above are hereby adopted as the findings of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the public hearing of the Plan Commission.

Section Two: Based upon the findings and recommendations of the Plan Commission for the Special Use for a Preliminary and Final Planned Unit Development with deviations from the Zoning Code, a Special Use Permit to allow dwelling units in the C5B Central Business District, a Zoning Map Amendment to rezone three (3) parcels on one (1) property within the development, and a Sign Variation to allow two (2) residential development signs, and based upon the staff recommendation for the Exterior Appearance approval, as adopted herein, and the findings and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the Special Use for a Preliminary and Final Planned Unit Development with deviations from the Zoning Code, a Special Use Permit to allow dwelling units in the C5B Central Business District, a Zoning Map Amendment to rezone three (3) parcels on one (1) property within the development, a Sign Variation to allow two (2) residential development signs and the Exterior Appearance to allow the construction of a four-story multi-family development to be called Avere on Duane, including 48 apartment units, underground parking and a surface parking lot on the properties commonly known as 427-443 Duane Street and 425 and 431 Melrose Avenue.

Section Three: This grant of approval of the Special Use for Preliminary and Final Planned Unit Development with deviations from the Zoning Code, a Special Use Permit to allow dwelling units in the C5B Central Business District, a Zoning Map Amendment to rezone three (3) parcels on one (1) property within the development, a Sign Variation to allow two (2) residential development signs and the Exterior Appearance is subject to the following conditions:

- A. Construction of the subject development shall be in substantial conformance with the testimony presented at the June 20, 2019 public hearing before the Plan Commission, including the following plans and documents referenced below, all of which are incorporated into this Ordinance as though they were attached hereto:

1. Petitioner's Application Packet, including the following materials:
 - a. Narrative Statement/Cover Letter dated June 12, 2019
 - b. Proof of Ownership
 - c. Disclosures of Interest forms & Affidavits of Authorization forms
 - d. Preliminary PUD Application dated May 2, 2019
 - e. Final PUD Application dated May 2, 2019
 - f. Special Use Permit Application dated May 2, 2019
 - g. Zoning Map Amendment Application dated May 2, 2019
 - h. Sign Variation Application dated June 11, 2019
 - i. Exterior Appearance Application dated January 22, 2019
 - j. Reimbursement of Fees Agreement dated May 2, 2019
 - k. List of Deviations and Clarifications dated June 12, 2019
 - l. Alta Survey prepared by Haeger Engineering, dated December 14, 2018
 - m. Plat of Consolidation prepared by Haeger Engineering, dated April 26, 2019
 - n. Letter of Authorization for recordation of the Plat, dated May 3, 2019
 - o. Surrounding Conditions Plan prepared by Haeger Engineering, dated January 18, 2019
 - p. Final Engineering Plans, all prepared by Haeger Engineering and dated March 22, 2019 including:
 1. Existing Conditions Site Plan
 2. Demolition Plan, Exhibit "B"
 3. PUD Site Plan, Exhibit "C"
 4. Grading Plan, Exhibit "D"
 5. Cross Sections
 6. Utility Plan, Exhibit "E"
 7. Stormwater Pollution Prevention Plan
 8. Project Detail Plans
 9. Fire Truck Access
 10. Site Distance Analysis
 - q. Landscape Construction Package prepared by The Lakota Group and dated June 11, 2019
 1. Tree Survey - ROW, Sheet L1.0
 2. Hardscape Plan, Sheet L2.0, Exhibit "F"
 3. Hardscape Plan (including Sign Plan), Sheet L2.1, Exhibit "G"
 4. Landscape Plan, Sheet L3.0, Exhibit "H"
 5. Photometric Plan (1 of 2), Sheet L4, Exhibit "T"
 6. Photometric Plan (2 of 2), Sheet L4.1
 7. Planting Schedule and Notes, Sheet L5.0, Exhibit "J"
 8. Site Details (retaining walls, handrail), Sheet L6.0
 9. Site Details (Stairs, Wood Fence, Paver), Sheet L6.1
 10. Site Details (Ornamental Fence, Railing), Sheet L6.2
 11. Site Details (Pergola), Sheet L6.3, Exhibit "K"

12. Lighting Details, Sheet L6.4 – Sheet L6.6, Group Exhibit “L”
13. Planting Details, Sheet L6.7
14. Site Plan Rendering, Sheet L7.0
15. Aerial Perspectives, Sheet L7.1
- r. Floor Plans, all prepared by BSB Designs and dated November 28, 2018
 1. Building Plan – Level 0 – Parking Garage, Sheet A1.00, Exhibit “M”
 2. Building Plan – Level 1 – Apartments, Sheet A1.01
 3. Building Plan – Level 2 – Apartments, Sheet A1.02
 4. Building Plan – Level 3 – Apartments, Sheet A1.03
 5. Building Plan – Level 4 – Apartments, Sheet A1.04
- s. Roof Plan, prepared by BSB Designs, dated November 28, 2018, Sheet A1.05
- t. Example Unit Plan – 1 Bedroom, prepared by BSB Designs, dated November 28, 2018, Sheet A5.02A
- u. Example Unit Plan – 2 Bedroom, prepared by BSB Designs, dated November 28, 2018, Sheet A5.03A
- v. Building Elevations, prepared by BSB Designs, dated June 11, 2019, Group Exhibit “N”
- w. Elevation Finish Schedule, prepared by BSB Designs, dated November 28, 2018, Sheet A2.01 – Sheet A2.02, Group Exhibit “O”
- x. Renderings, prepared by The Lakota Group
- y. 3-D Perspectives, Building Roof Form, prepared by BSB Design
- z. 3-D Perspectives, Roof Conditions, prepared by BSB Design
- aa. Market Study, prepared by Tracy Cross & Associates, Inc., dated September 2018
- bb. Traffic Impact Study, prepared by KLOA, Inc., dated March 25, 2019
- cc. Residential Parking Ratio Exhibit, prepared by KLOA
- dd. IDNR Eco Cat, dated December 5, 2017
- ee. Land Use Opinion Application, dated January 21, 2019
- ff. Construction Schedule
- gg. Chart of Developer Donations
- hh. Building Height Study, prepared by BSB Design, dated March 22, 2019
- ii. Exterior Appearance Review Addendum, dated May 24, 2019
- jj. Drainage Analysis, prepared by Haeger Engineering, dated August 16, 2018
- kk. Final Geotechnical Report, prepared by Testing Service Corporation, dated April 24, 2019

and these plans and documents shall be filed with and made part of the permanent records of the Glen Ellyn Community Development Department.

- B. Prior to issuance of a building permit, the petitioners shall pay the Village \$144,347.84 to be

dispersed to Village taxing bodies in the following amounts:

1. Glen Ellyn Park District - \$49,529.60
 2. School District 41 - \$28,696.00
 3. School District 87 - \$10,030.40
 4. Fire Company - \$24,000.00
 5. Glen Ellyn Library - \$32,091.84
- C. That prior to the issuance of a building permit, a construction management plan must be prepared, reviewed at a pre-construction meeting and approved by the Police, Fire, Public Works and Community Development Departments.
- D. That prior to the issuance of a building permit, the Utility Plan shall be revised to show the roof drains on the northwest portion of the building (north of the parking garage entrance) be connected to the storm sewer at the intersection of Duane Street and Prospect Avenue.
- E. That it is the obligation of the owners of the development to install and maintain the retaining walls on the site in perpetuity.
- F. That it is the obligation of the property owners to install and maintain the loading area on the east side of the Melrose Avenue right-of-way in perpetuity.
- G. That it is the obligation of the owner of the development to install, maintain and replace all landscape materials in accordance with the approved landscape plan.
- H. The subject development shall be constructed, operated, and maintained in compliance with the Redevelopment Agreement between the Village of Glen Ellyn and Reva Development Acquisitions, LLC a form of which is attached hereto as Exhibit "P" and which is subject to the final review and approval of the Village Attorney.
- I. That all requirements outlined in the Redevelopment Agreement shall be satisfied prior to the issuance of a building permit.
- J. That the owner of the development replace any damaged or deteriorating portions of the EIFS within 60 days' notice from the Village.

Section Four: The Village Board may, for good cause shown, waive or modify any conditions set forth in this Ordinance without requiring that the matter return for public hearing.

Section Five: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

Section Six: Failure of the owners or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 10-10-18(A) and (B) of the Village of Glen Ellyn Zoning Code.

Section Seven: The Village Clerk is hereby authorized to record this Ordinance with the DuPage County Recorder.

Section Eight: The privileges, obligations, and provisions of each and every section of this Ordinance shall be binding on Reva Development Acquisitions LLC, on any and all of their successors and assigns, and on any and all of the respective successor legal or beneficial owners of all or any portion of the property commonly known as 427-443 Duane Street and 425 and 431 Melrose Avenue, Glen Ellyn, Illinois.

Section Nine: The foregoing recitals are incorporated as though fully set forth in this Section Nine.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this ____ day of _____.

Ayes		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				
Nayes		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				
Absent		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				

Ordinance 6706

Meeting of July 8, 2019

Approved by the Village President of the Village of Glen Ellyn, Illinois this _____ day of _____.

Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the _____ day of _____, 20____.)

ATTACHMENTS:

- 1. Exhibit A - Draft Plan Commission Meeting Minutes, June 20, 2019 (PDF)
- 2. Plan Commission Staff Report (PDF)
- 3. Location & Zoning Map (PDF)
- 4. Site Aerial (PDF)
- 5. Narrative Statement - Cover Letter (PDF)
- 6. Proof of Ownership - All (PDF)
- 7. Disclosures of Interest & Affidavits of Authorization (PDF)
- 8. Preliminary PUD Application (PDF)
- 9. Final PUD Application (PDF)
- 10. Special Use Permit Application (PDF)
- 11. Application for Zoning Map Amendment (PDF)
- 12. Sign Variation Application (PDF)
- 13. Application for Exterior Appearance Review (PDF)
- 14. Application for Lot Consolidation (PDF)
- 15. Reimbursement of Fees Agreement (PDF)
- 16. List of Deviations and Clarifications (PDF)
- 17. Alta Survey (PDF)

Ordinance 6706

Meeting of July 8, 2019

- 18. Plat of Consolidation (PDF)
- 19. Letter of Authorization - Recordation of Plat (PDF)
- 20. Surrounding Conditions Plan (PDF)
- 21. Exhibits B-E - Final Engineering Plans (a-j) (PDF)
- 22. Exhibits F-L - Landscape Construction Package (a-o) (PDF)
- 23. Exhibit M - Floor Plans (a-e) (PDF)
- 24. Roof Plan (PDF)
- 25. Example Unit Plan 1 Bedroom (PDF)
- 26. Example Unit Plan 2 Bedroom (PDF)
- 27. Group Exhibit N - Building Elevations (PDF)
- 28. Group Exhibit O - Elevation Finish Schedule (PDF)
- 29. Renderings (PDF)
- 30. 3D Perspectives, Building Roof Form (PDF)
- 31. 3D Perspectives, Roof Conditions (PDF)
- 32. Market Study (PDF)
- 33. Traffic Impact Study (PDF)
- 34. Residential Parking Ratio Evaluation (PDF)
- 35. IDNR Eco Cat (PDF)
- 36. Land Use Opinion Application (PDF)
- 37. Construction Schedule (PDF)
- 38. Chart of Developer Donations (PDF)
- 39. Building Height Study (PDF)
- 40. Exterior Appearance Review Addendum (PDF)
- 41. Written Public Comment Received up to July 1, 2019 (PDF)
- Reva-Avere on Duane RDA-Final-CLEAN COPY (PDF)
- 43. Drainage Analysis (PDF)
- 44. Geotechnical Report (PDF)

Exhibit "A"

DRAFT MINUTES SPECIAL PLAN COMMISSION MEETING JUNE 20, 2019

Call to Order

The special meeting of the Plan Commission was called to order by Chairperson Mary Loch at 7:00 p.m. Plan Commissioners Lloyd Berry, Angela Fanella, Phillip Hartweg, Tracy Heming Littwin, Mohammed Saeed and Jamie Vondruska were present. Commissioners John Mulherin and David Rodemann were excused. Also present were Community Development Director Staci Springer, Village Planner Kelly Purvis, Village Planner Katie Ashbaugh, Associate Planner Cole Jackson, Planning Intern Laura Kenney, Professional Engineer Rich Daubert, Development Civil Engineer Amy McKenna, Traffic Engineer Dan Schoenberg, Trustee Liaison Bill Enright and Recording Secretary Debbie Solomon.

Public Comment

No general comments on non-agenda items were made by the public at this Plan Commission meeting.

Approval of May 9, 2019 Plan Commission Minutes

Commissioner Heming-Littwin moved, seconded by Commissioner Hartweg, to approve the minutes of the May 9, 2019 Plan Commission minutes. The motion carried unanimously by voice vote.

Approval of May 30, 2019 Special Plan Commission Minutes

Commissioner Heming-Littwin moved, seconded by Commissioner Hartweg, to approve the minutes of the May 30, 2019 Special Plan Commission minutes. The motion carried unanimously by voice vote.

Chairperson Loch explained the procedures and role of the Plan Commission. Chairperson Loch stated this is a one-step project, and the next step would be for the project to go before the Village Board for a vote at a future meeting.

Public Hearing – 427-443 Duane Street & 425-431 Melrose Avenue - Avere on Duane -
Planned Unit Development, Special Use Permit, Zoning Map Amendment, Sign
Variation

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On the agenda was a public hearing to review the proposal for a Planned Unit Development for a multi-family residential building featuring 48 luxury apartment units.

PUBLIC HEARING – 427-443 DUANE STREET & 425-431 MELROSE AVENUE - AVERE ON DUANE - PLANNED UNIT DEVELOPMENT, SPECIAL USE PERMIT, ZONING MAP AMENDMENT, SIGN VARIATION

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING A PROPOSAL FOR A PLANNED UNIT DEVELOPMENT FOR A MULTI-FAMILY RESIDENTIAL BUILDING FEATURING 48 LUXURY APARTMENT UNITS.

Commissioner Heming-Littwin moved, seconded by Commissioner Fanella, to open the public hearing at 7:05 p.m. The motion carried unanimously by voice vote.

Staff Introduction

Sworn in for the Village were Community Development Director Springer, Village Planner Purvis, Professional Engineer Daubert and Traffic Engineer Schoenberg.

Village Planner Purvis showed an overview of the properties and stated this public hearing is regarding a request from petitioners Warren James and Matt Nix of Reva Development Partners, contract purchasers of the properties located at 443, 435, 431-433, 427-429 Duane Street and 425-431 Melrose Avenue, for a Planned Unit Development of the subject properties with a new multi-family residential building featuring 48 luxury apartment units, an underground parking garage and a surface parking lot on the south side of the site.

Village Planner Purvis stated in order to proceed with the project as proposed, the petitioners will need approval of the following:

1. A Special Use Permit for a Planned Unit Development in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.
2. The following deviations from the Glen Ellyn Zoning Code:
 - a. Section 10-4-17-2(E) to allow the construction of a building that will be 68.65 feet in lieu of the permitted height of 60 feet; and
 - b. Section 10-4-17-2(E) to allow the portion of the building over 45 feet to be stepped back 0 feet in lieu of the minimum step back of 15 feet; and

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- c. Section 10-4-17-2(G) to allow 82 parking spaces to be provided for the development in lieu of 92 spaces required; and
 - d. Section 10-4-17-2(D)3(a) to allow a front yard setback along Melrose Avenue to be 17.81 feet in lieu of the required 25 feet; and
 - e. Section 10-4-17-2(D)3(a) to allow a front yard setback along Prospect Avenue to be 8 feet in lieu of the required 25 feet; and
 - f. Section 10-4-17-2(D)3(b) to allow a corner side yard setback along Duane Street of 10 feet in lieu of the required 25 feet; and
 - g. Section 10-5-8(I) to allow 3 parking spaces in the garage to be 8 feet 6 inches wide in lieu of the 9 feet width required; and
 - h. Section 10-5-5(C)1 to allow an impervious surface setback along a portion of the southern property line to be 0 feet in lieu of the required 6.17 feet to allow for the construction of a private sidewalk and retaining wall at the property line; and
 - i. Any other deviations necessary to construct the development as depicted on the plans presented and available for public review.
- 3. A Special Use Permit in accordance with Section 10-10-14 of the Zoning Code to allow multi-family dwelling units in the C5B Central Business District.
 - 4. A Zoning Map Amendment in accordance with Section 10-10-13 of the Zoning Code to rezone two of the parcels on the property at 425 Melrose Avenue from R4 to C5B Central Business District, and to rezone one of the parcels on the property at 425 Melrose Avenue from R2 to C5B Central Business District zoning district.
 - 5. A Sign Variation from Section 4-5-11(D) of the Sign Code to allow two (2) residential development signs in lieu of the one (1) sign permitted.
 - 6. The Exterior Appearance of the building (reviewed by staff, with Village Board approval).
 - 7. The consolidation of the lots (reviewed and approved by staff). Discussions related to the redevelopment agreement and the request for TIF funds will be considered by the Village Board.

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Village Planner Purvis stated notice of the public hearing was published in the June 5, 2019 edition of the Daily Herald and mailed to property owners within 350 feet of the subject property, and a placard was placed at 443 Duane Street and 425 Melrose Avenue on June 5, 2019.

Village Planner Purvis stated the subject properties are located on the south side of Duane Street between Melrose Avenue and Prospect Avenue with a portion of the site extending southerly along the east side of Melrose Avenue, and the total site is comprised of six properties totaling 1.18 acres. Village Planner Purvis stated a majority of the property is zoned C5B Central Business District, Central Service Subdistrict. Village Planner Purvis stated the property extending southerly along Melrose Avenue is zoned R4 Residential and R2 Residential, and the surrounding zoning and land uses are as follows:

Surrounding Land Uses	Zoning
North: Commercial, Glen Ellyn Public Library	C5B
South: Residential, Single Family	R2
East: Commercial	C5B
West: Residential, Multi-Family	R4

Village Planner Purvis showed a rendering of the proposed building and stated the exterior appearance is not under the Plan Commission's purview; however, they will see samples of the building's materials in the petitioners' presentation. Village Planner Purvis stated the exterior appearance will be reviewed by the staff and then the Village Board.

Village Planner Purvis stated the Comprehensive Plan highlights this part of the downtown as an area where replacement of older structures with high-quality townhomes and similar multi-family developments would be appropriate. Village Planner Purvis stated the Downtown Strategic Plan also suggests the site would be appropriate for multi-family development and further encourages that 450 dwelling units be added to the downtown.

Village Planner Purvis stated Reva Development Partners came before the Plan Commission on November 9, 2017 for a pre-application meeting. Village Planner Purvis stated the pre-application meeting was highly publicized, and eight members of the public present at the meeting spoke against the project. Village Planner Purvis stated the Plan Commission was supportive of the project in concept including the proposed height deviation of approximately 8 feet.

Village Planner Purvis stated there are some deviations being requested with this project, including the Building Height, the Building Setbacks, the Impervious Surface Setback, Parking and Parking Stall Width. Village Planner Purvis stated the project will require approval of a height deviation as part of the proposed Planned Unit Development. Village Planner Purvis

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stated a total building height of 55 feet and 4-stories is permitted in the C5B zoning district. Village Planner Purvis stated an additional 5 feet of height, is permitted when at least 75% of the floor area at or below grade is used for parking. Village Planner Purvis stated since the proposed project meets this requirement, the maximum permitted height for the project is 60 feet. Village Planner Purvis stated the Code also requires that any portion of the structure higher than 45 feet be stepped back 15 feet from the front façade(s). Village Planner Purvis stated in this case, the property has two front yards, one along Melrose Avenue and one along Prospect Avenue. Village Planner Purvis stated the building is proposed to be 68 feet 8 ½ inches from the average grade on the site and will be comparable in height to the Glen Ellyn Public Library.

Village Planner Purvis stated there is no step-back proposed for the top floor on the Melrose or Prospect frontages. Village Planner Purvis stated the petitioners have included a building height study and 3-D models which provide some context as to how the development will fit into the existing neighborhood. Village Planner Purvis stated staff would also note that the site is in a low-lying part of the downtown, and the proposed Avere project is 744.1 feet above sea level.

Village Planner Purvis stated the Code requires that lots fronting on two non-intersecting streets meet the front yard setback requirement on both frontages. Village Planner Purvis stated the two front yard setbacks of 25 feet are required from the lot lines adjacent to Melrose Avenue and Prospect Avenue. Village Planner Purvis stated a corner side yard setback of 25 feet is also required from the lot line adjacent to Duane Street. Village Planner Purvis stated the proposed setbacks for the development are 17.81 feet from the lot line along Melrose Avenue, 8 feet from the lot line along Prospect Avenue, and 10 feet from the lot line along Duane Street. Village Planner Purvis stated according to the petitioners, the building has been positioned to maximize parking on the site, provide a long enough driveway to safely access the parking garage, and to minimize the impact of the development on the adjacent single-family homes to the south of the site.

Village Planner Purvis stated the Code requires that an impervious surface setback of 6.17 feet be provided from each lot line. Village Planner Purvis stated the project proposes a walkway from the surface parking lot to the main entrance of the building (on the southeast side of the site) which then leads out to Prospect Avenue. Village Planner Purvis stated due to the positioning of the building and in order to provide an ADA compliant walkway, the walkway is proposed to be constructed adjacent to south the lot line so a deviation is necessary to reduce the impervious surface setback from 6.17 feet to 0 feet along the south property line. Village Planner Purvis stated a screening fence will be provided on the site between where the walkway is proposed and the adjacent property to the south.

Village Planner Purvis stated the proposal includes an underground parking garage with 48 parking spaces that will be numbered and assigned to each unit. Village Planner Purvis stated

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the surface parking lot on the southwest portion of the property provides an additional 34 surface parking spaces for residents and their guests. Village Planner Purvis stated a total parking ratio of 1.7 spaces per unit (82 parking spaces total) is proposed for the development. Village Planner Purvis stated the Village Code requires 1.5 parking spaces for every one-bedroom unit and 2 parking spaces for every unit with two or more bedrooms. Village Planner Purvis stated with 8 one-bedroom units proposed and 40 two-bedroom units proposed, the total required number of parking spaces for this project is 92 or 1.92 spaces per unit. Village Planner Purvis stated Village Staff is comfortable with the proposed parking ratio of 1.7 spaces per unit due to the building's proximity to the train station and based upon planning standards that suggest transit oriented developments require less parking. Village Planner Purvis stated the Village's traffic consultant has reviewed the proposed parking ratio and has suggested that a parking ratio of 1.47-1.54 would be adequate for this development.

Village Planner Purvis stated three parking stalls within the garage are proposed to have a width of 8 feet 6 inches in lieu of the required 9 feet width required by Code. Village Planner Purvis stated due to the location of the stairwells in the garage, the three narrower parking stalls cannot be widened further. Village Planner Purvis stated the Village's traffic consultant has suggested that these three stalls may present some challenges. Staff has suggested that the parking stalls that do not meet the 9 foot Code requirement should be used by compact cars only so parking stalls #4, #21 and #22 require a deviation from the Code.

Village Planner Purvis reviewed additional site details, including vehicular access and circulation, a traffic analysis, stormwater, utility undergrounding, landscaping and screening, lighting, a loading space and refuse and recycling.

Questions from the Plan Commission

Commissioner Saeed asked what the height of the library is. Village Planner Purvis stated the library is about 65 feet in height from the average existing grade.

Petitioners' Presentations

Sworn in for the petitioner were Warren James, Principal with Reva Development Partners, Matt Nix, Principal with Reva Development Partners, Javier Millan with KLOA, Paul Gianni, with BSB Architecture, Kim Lask, Project Manager with Haeger Engineering and Scott Ferris, Principal with Lakota Group.

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Mr. James thanked the Village Staff and the Plan Commissioner for the great guidance that was given while reviewing the plans for this proposed project. Mr. James stated he has been a builder/developer for 32 years, and he has developed many successful communities. Mr. James stated he is attuned to the need for providing this kind of housing, and they want to create an appropriate housing style so the residents of Glen Ellyn can stay in Glen Ellyn. Mr. James stated they are making a long-term commitment to the Village as they are planning to own this development for many years to come. Mr. James showed pictures of the existing developments they have and stated the plan needs to work for the residents and the building and will need to fit into the community.

Mr. James reviewed the existing conditions of the properties in question and stated the grade rises as the properties go to the south which is why the building is measured as high as it is. Mr. James stated they are trying to integrate the building into the land. Mr. James showed a residential site plan and stated there will be an 18-inch landscape wall along the perimeter. Mr. James stated they used the Village's base date from the existing stormwater models to estimate the flood water projections of a 100-year storm event, and they are making changes to the plan to reroute the down spouts. Mr. James showed renderings of the building's elevations and stated the mass of the building is broken down into smaller pieces. Mr. James stated the top of the first floor to the primary eave will be 42 feet. Mr. James reviewed the unit types and building amenities and stated the units will be condo-quality finishes.

Mr. Nix reviewed the market and the benefits of renting for empty-nesters. Mr. Nix stated there has been a shift in a preference to rent. Mr. Nix reviewed the market factors, the benefits of renting and the benefits to the community.

Plan Commission Questions

Commissioner Vondruska stated his flood concern questions were answered and asked if there can be a landscape allowance to provide cushioning to the residence to the south of the property. Mr. James stated they are still having on-going negotiations with this property owner.

Chairperson Loch asked about the grade drop. Mr. James showed a rendering showing building heights and stated from Hillside to Duane, there is a significant grade change of about 20 feet.

Commissioner Fanella asked about the 3 compact parking spaces in the underground parking. Mr. James stated there will be 1 parking space per unit reserved in the underground parking with 2 ADA spaces as well. Mr. James stated they will be renting the spaces so if a resident has a smaller car then they can lease the compact space.

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Commissioner Heming-Littwin asked if some people in the building will not have cars. Mr. James stated this could be conceivable, but they are not planning on it.

Chairperson Loch asked if 20-somethings would find this development interesting. Mr. James stated they are not age-restrictive, and everyone has different reasons for renting. Mr. James stated they designed the building to appeal the most to empty-nesters.

Commissioner Fanella asked if they expected school-aged kids in the building. Mr. James stated there might be infants in the building, but they do not expect school-aged kids.

Public Comment

Tim Brinker, who resides at 421 Hillside Avenue, stated he lives one block from the proposed development. Mr. Brinker stated he is pro-development and would like to see the Village charm kept. Mr. Brinker stated there will be a negative impact on the current residents with a building of this size, and this will set a precedent for more development like this. Mr. Brinker stated there are many deviations requested, including ones for height and green space. Mr. Brinker stated if this project is good for the Village then they need to consider other locations. Mr. Brinker asked the Plan Commission not to go forward with this.

Claudia Schafer, who resides at 410 Melrose Avenue #302, stated the size and scale are not right, and the height of this proposed building is supposedly comparable to the library. Ms. Schafer stated this will be a large rectangular box, and it is too dense for this location. Ms. Schafer stated if the library is a barometer, this sits at the tracks and serves a public interest. Ms. Schafer stated the single-family homes will be in shadow due to this building, and it will not be good for property values. Ms. Schafer stated there will be little to no street parking and wonders why the project would be approved if it does not have the required number of spaces. Ms. Schafer stated the residents are entitled to Zoning Code protections too, and they need responsible growth in the Village. Ms. Schafer stated this project does not deserve to be approved with the current plan as there are too many variances.

Jim Bertholdt, who resides at 674 Essex Road, stated he is an empty-nester which is what this project is fit for. Mr. Bertholdt stated he might be one of this building's first customers. Mr. Bertholdt stated he understands the traffic control because if they moved into this building, they will probably go down to only 1 car and will walk to the downtown area. Mr. Bertholdt stated this building will help to support local business, and he does not think traffic will be a problem.

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Jaimee Klotz-Sadler, who resides at 424 Prospect Avenue, stated she is here representing her aging father and disabled sister who live right by the development. Ms. Klotz-Sadler stated their woodsy backyard will become a parking lot with lights on 24 hours a day, 7 days a week. Ms. Klotz-Sadler stated they have been told by the developers that this will be approved. Ms. Klotz-Sadler stated the petitioners want their home so the workmen can park there. Ms. Klotz-Sadler stated the median price in the neighborhood is over \$400,000, but they were only offered \$249,000 for their property and then \$301,000. Ms. Klotz-Sadler stated if they stay in the home, they would be trapped in a bright, noisy home for the rest of their days.

Adam Carter, who resides at 426 Hillside Avenue, stated he agrees development is important, but they are forcing a square peg into a round hole as this development does not fit the space. Mr. Carter thanked the petitioners for the 3-D models as these showed how out of place this building would be. Mr. Carter stated he has done research on Reva Development, and they have done nice developments where there is space. Mr. Carter stated Reva is attempting a small development, but this still does not fit. Mr. Carter stated this building will be a concrete monolith that will not fit. Mr. Carter stated he has a hard time with the alleged traffic tests. Mr. Carter asked the Plan Commission to not let this project go forward.

Jeff Scribner, who resides at 432 Hillside Avenue, stated he is representing his property and his in-laws' property at 413 Melrose Avenue. Mr. Scribner stated both properties will stare at this building. Mr. Scribner stated he would like to see development at this site, but this is still too big. Mr. Scribner stated he has a hard time believing there will be no traffic problems. Mr. Scribner stated row homes or something 2 stories would be more in scale and more appropriate here. Mr. Scribner stated he does not see how this benefits his family and their property values. Mr. Scribner stated the Plan Commission should reject this request and look for something more appropriate.

Sharon Wussow, who resides at 519 Western Avenue, stated she served for 10 years on the Architectural Review Commission. Ms. Wussow asked if the EIFS was to be used on the first floor because this can damage easily. Mr. James stated it is generally on the second floor and up and showed where the EIFS is proposed on the rendering. Ms. Wussow stated this looks like an attractive building, and there is a demand in the community for this. Ms. Wussow stated her heart does go out to the homeowners near this development.

Daniel Barnett, who resides at 417 Melrose Avenue, stated he is just south of the proposed parking lot, and he is concerned about how long and how noisy construction will be. Mr. Barnett asked the petitioners to be mindful and respectful as all the neighbors will be impacted.

Lawrence Rajeck, who resides at 364 Duane Street, stated he is surprised they are building this development in this space as there are better places down by him. Mr. Rajeck asked what will

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happen to the sewers and the amount of back-ups with this added development as he has water issues often. Mr. Rajeck asked if an impact study on the sewers were done as he is very concerned about this building being built on this site. Mr. Rajeck stated the Village continues to build, and there are still problems with the sewers. Mr. Rajeck stated they need to think about the impact on the sewers and such.

John Micheli, who resides at 546 St. Charles Road, stated he has read that this type of architecture is controversial and is being banned across the country. Mr. Micheli stated many towns are limiting to 3 stories, and these developments are putting problems into every community. Mr. Micheli stated a building like this is not appropriate, and this building will be shoe-horned into a plot of land where it does not fit. Mr. Micheli stated there have been no hardships offered as to why the petitioners need the variances, and this is self-inflicted. Mr. Micheli stated they will not rent all the garage spaces so residents will park outside. Mr. Micheli stated this development is not in the best interest of the community, and more thought should be put into this.

Brian Garofalo, who resides at 355 Center Street, stated he is all for development, but this dense of a property development is not right for this area. Mr. Garofalo stated this building will be too big. Mr. Garofalo stated he finds the traffic study hard to believe as well as that Reva will be long-term partners with the community. Mr. Garofalo stated this development is not in Glen Ellyn's best interest.

Jim Prescott, who resides at 764 Highland Avenue, stated anytime a development comes to town, parking is an issue. Mr. Prescott stated he thinks this development will give 48 families the opportunity to walk to church, walk to the train and walk to a nice dinner. Mr. Prescott stated he is going to be an empty-nester, and he would want one of these units. Mr. Prescott stated he cannot think of a nicer place that will be so close to town.

Arthur Borkowski, who resides at 693 Elm Street, stated he is an empty-nester, and this would be a perfect place. Mr. Borkowski stated he hopes this gets approved as he want to stay in a nice place in Glen Ellyn. Mr. Borkowski stated he knows some residents many not benefit from this development, but 48 families will be affected positively.

Chris Wilson, who resides at 537 Phillips, stated she is a part of the Citizens for Glen Ellyn Preservation, and they should preserve the character and community of Glen Ellyn. Ms. Wilson stated if this building would fit in, it would be great, but it is too tall and too dense. Ms. Wilson stated this building is for the developer and not for the community. Ms. Wilson stated Glen Ellyn's citizens need to fight to keep their community, and they do not need a building of this size.

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Mike Wilson, who resides at 716 Crescent Boulevard, stated the Village's Zoning regulations are a joke as Glen Ellyn gives into everything. Mr. Wilson stated they need to scale back to what the Zoning Code says. Mr. Wilson stated someone will come in, keep to the Zoning Code and can still make a profit from it.

Pete Ladesic, who resides at 615 Scott, stated a development like this is needed in the community, and he thinks the rents are affordable. Mr. Ladesic stated it would be good to have this opportunity for empty-nesters, and this is a well-thought out development. Mr. Ladesic stated they need to seize opportunities like this if they are going to save Glen Ellyn.

Tom Kamm, who resides at 392 Prospect Avenue, asked why they would need 6 variances. Mr. Kamm stated they should get rid of all the Zoning regulations because the Village is just going to give all the variances anyways. Mr. Kamm asked why they have Zoning regulations if they are not going to be listened to. Mr. Kamm asked if the developers would be developing this property without the TIF District.

Christine Fiebig, who resides at 297 Lorraine, stated she is concerned about any development going on as they need to think about spending money on traffic control. Ms. Fiebig stated she lives where Sawyer joins Lorraine, and people are always moving fast down Lorraine. Ms. Fiebig stated any more development down there will affect Main Street and Lorraine.

Commissioner Hartweg moved, seconded by Commissioner Heming-Littwin, to close the public hearing at 9:00 p.m. The motion carried unanimously by voice vote.

Chairperson Loch called for a 5-minute break at 9:00 p.m.

Chairperson Loch reconvened the meeting at 9:08 p.m.

Chairperson Loch stated there were some questions about the traffic study and asked the traffic consultants to share their findings.

Mr. Schoenberg stated they used normal methodology of trip generation which has a large number of statistics. Mr. Schoenberg stated projects are looked at with how many trips are expected based on the size and number of people on the land use. Mr. Schoenberg stated they use nationally accepted statistics to estimate the trip generation. Mr. Schoenberg stated for a 48-unit apartment building, there are 17 morning trips generated and 22 evening trips generated. Mr. Schoenberg stated for retail or office, it would be 15 morning trips and 38 evening trips generated. Mr. Schoenberg stated there will be a reduction in vehicles coming and going based on the national standards.

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Mr. Millan stated for typical morning traffic counts, they survey between 7:00 a.m. and 9:00 a.m. Mr. Millan stated to account for St. Petronille's School, they expanded the afternoon survey from 2:30 p.m. to 6:00 p.m. Mr. Millan stated these traffic standards are used by the government and private entities and have 50 years of data. Mr. Millan stated even though this is an apartment building, they assumed everyone would be driving and not taking the train so they could see the worst-case scenario, and the traffic counts were still reduced.

Commissioner Fanella asked when KLOA did their traffic counts. Mr. Millan stated on Tuesday, August 28, 2018 when St. Petronille's School was back in session for the school year.

Comments from the Plan Commission

Commissioner Hartweg stated this was a thorough presentation. Commissioner Hartweg states he typically hears from residents, "This is a great idea, but not in my backyard." Commissioner Hartweg stated he appreciates the comments as he knows the values could go down, but they also could go up. Commissioner Hartweg stated he feels pretty good overall about the project, and he is not concerned about the traffic or the parking. Commissioner Hartweg stated he is supportive of this project.

Commissioner Vondruska stated the Plan Commission is made up of Glen Ellyn residents appointed to this Commission, and the Plan Commission is an advisory commission. Commissioner Vondruska stated if the Plan Commission votes to not recommend a project, they cannot put conditions on the project. Commissioner Vondruska stated there are always a faction of people who are against projects, and the Plan Commission looks at the project as a whole with the plusses and minuses. Commissioner Vondruska stated Glen Ellyn has a reputation of being a not-developer friendly Village, and there has not been much development. Commissioner Vondruska stated no one on the Plan Commission wants to harm the character of Glen Ellyn, and residential construction is very different than commercial construction. Commissioner Vondruska stated they need to balance the needs of the people who want a place like this and the people who do not want this. Commissioner Vondruska stated the parking spaces are more targeted toward empty-nesters, and a reduction in cars will keep happening. Commissioner Vondruska stated he is not concerned about the parking variances. Commissioner Vondruska stated he hopes the Village and the petitioners can work things out with the resident to the south. Commissioner Vondruska stated this project is pushing boundaries, but it is not a bad project. Commissioner Vondruska stated he is fine with the Staff-recommended conditions.

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Commissioner Berry stated he supports the overall project. Commissioner Berry stated the developer has a proven track record. Commissioner Berry stated he was initially concerned about the roof, but he is fine with this.

Commissioner Saeed thanked the petitioners for coming back with a redesigned project, and he is confident the petitioners will do a good job. Commissioner Saeed stated his previous concerns about the project have been answered, and the deviations are not that great. Commissioner Saeed stated there will not be a big height difference between this project and the library. Commissioner Saeed stated the Comprehensive Plan encouraged development on this site, and this type of building will enhance this area. Commissioner Saeed stated he asks the petitioners to set aside a small percentage of units for seniors and retirees. Commissioner Saeed stated he fully supports the project.

Commissioner Fanella stated she has been debating on this, but she does not think the Village can let perfect get in the way of good. Commissioner Fanella stated she would have liked to have seen the building pulled back a bit, but she is fine with this. Commissioner Fanella stated they need to bring this type of opportunity to the Village. Commissioner Fanella stated she supports all the Staff-recommended conditions. Commissioner Fanella stated she understands some residents do not want this in their backyard, but this will be an improvement from what is there now.

Commissioner Heming-Littwin thanked all the public who came out and the developer as well. Commissioner Heming-Littwin stated the streets of Glen Ellyn are narrow, and the developer is not required to have underground parking, but will have 1 space per unit anyways. Commissioner Heming-Littwin stated more and more people are down to 1 car or no car at all. Commissioner Heming-Littwin stated the community and character of Glen Ellyn are very important, and the community is based on the people who live in the Village and not the buildings that are built. Commissioner Heming-Littwin stated she wants to see Glen Ellyn continue to thrive, and this development is what she believes is the best thing for the Village. Commissioner Heming-Littwin stated she is concerned about what she heard about what is happening with the property to the south and hopes this gets resolved appropriately. Commissioner Heming-Littwin stated she would like to see landscaping on the south side of the parking lot as an additional buffer and not just a fence. Commissioner Heming-Littwin stated the Plan Commission can only address what is being proposed for a property, and they need this kind of housing in Glen Ellyn. Commissioner Heming-Littwin stated she will vote in favor of this.

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Commissioner Heming-Littwin stated she is fine with the sign variation. Chairperson Loch polled the other Plan Commissioners, and all were fine with this sign variation.

Chairperson Loch stated projects like this that come before the Plan Commission are complex. Chairperson Loch stated there are not a lot of deviation requests with this project compared to other projects. Chairperson Loch stated the Plan Commissioners did have some letters from residents in their packet and another on the dais, supporting this project. Chairperson Loch stated underground parking is expensive, but the developers are putting this in. Chairperson Loch stated she understands the setback is close to Duane Street, but this is because if the building was further south, it would affect more single-family homes. Chairperson Loch thanked the neighbors and community members who came to the meeting. Chairperson Loch stated the building fits into the whole general area, and she is in support of this. Chairperson Loch stated no done deal ever comes before the Plan Commission, and the Plan Commission made suggestions on this project over a year ago. Chairperson Loch stated the Plan Commission does not see a packet on a project until right before a Plan Commission meeting.

Commissioner Heming-Littwin moved, seconded by Commission Berry, to recommend approval of a Special Use Permit for the Preliminary and Final Planned Unit Development, a Special Use Permit for a Zoning Map Amendment and a Sign Variation for a proposed multi-family development on the south side of Duane Street between Melrose Avenue and Prospect Avenue.

After conducting a Public Hearing and deliberating on the request of Warren James and Matt Nix of Reva Development Partners, contract purchasers of the properties located at 443, 435, 431-433, 427-429 Duane Street and 425-431 Melrose Avenue, for approval of a Special Use Permit to allow dwelling units in the C5B Central Business District and a Special Use Permit for Preliminary and Final Planned Unit Development of a multi-family development, including 48 luxury apartments, an underground parking garage and a surface lot on the south side of Duane Street between Melrose Avenue and Prospect Avenue, the Plan Commission makes the following findings of fact in regards to the request:

1. The proposed use will be harmonious in accordance with the general objective for within a specific objective of the Comprehensive Plan and the Zoning Code.
2. The Planned Unit Development will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general facility, and that such use will not change the essential character of the area.
3. The proposed Unit will not be hazardous or disturbing to existing or future neighborhood uses of the property.

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4. The proposed Unit will be served adequately by existing public facilities and services, such as highways, street, police, fire protection, drainage, structure, refuse disposal, water, sewers and schools.
5. The proposed use will not create an excessive additional requirement and public cost for public facilities and services and will not be detrimental to the economic welfare of the Village.
6. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of noise, traffic, smoke, fumes, glares and odors.
7. The development will have vehicular approach to the property which shall be designed as not create undo interference to traffic or surrounding public streets or roads.
8. The development will not increase the potential for flood damage to adjacent properties or require additional public expense for flood protection or rescue or relief.
9. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community.

In addition, the Plan Commission makes the following findings in regards to the requested Zoning Map amendment:

1. The identification of the existing use of the property within the general area of affected property.
2. The identification of general classifications of the property within the general area of affected property.
3. The determination as to the suitability of the property in question to the uses permitted under the existing classification under the proposed classification or district.

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4. The tend or development, if any in the general area of the affected property including changes if any, which take place since the date the affected property was placed in its present zoning classification.

In addition, the Plan Commission makes the following findings regarding the Sign Variation:

1. The requested variation complies with the state and the purpose.
2. The practical difficulties or hardships in compliance with the Sign Code is based on a unique circumstance.
3. The variation if granted would have no adverse impact on the existing or desired character of the surrounding area.
4. The variation if granted would not endanger public health or safety.

Therefore, the Plan Commission recommends that the Village Board approve a Special Use to allow residential dwelling units in the C5B Zoning District, Special Use for a Planned Unit Development with deviations for building height, parking ratio, parking stall width, building setbacks and stepbacks and impervious surface, the Zoning Map Amendment and Sign Variation to allow two (2) signs instead of one (1) residential identification sign, all subject to the following conditions:

1. That prior to the issuance of a building permit, the petitioners pay the abovementioned Developer Donations to Village taxing bodies.
2. That the project be constructed in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees.
3. That prior to the issuance of a building permit, a construction management plan must be prepared, reviewed at a pre-construction meeting and approved by the Police, Fire, Public Works and Community Development Departments.
4. That prior to the issuance of a building permit, the Utility Plan shall be revised to show the roof drains on the northwest portion of the building (north of the parking garage entrance) be connected to the storm sewer at the intersection of Duane Street and Prospect Avenue.

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5. That it is the obligation of the owners of the development to install and maintain the retaining walls on the site in perpetuity.
6. That it is the obligation of the property owners to install and maintain the loading area on the east side of the Melrose Avenue right-of-way in perpetuity.
7. That it is the obligation of the owners of the development to install, maintain, and replace all landscape materials in accordance with the approved landscape plan.

Village Planner Purvis asked Commissioner Hemming-Littwin if her motion includes the full findings of fact and standards that were provided to the Plan Commission this evening and were largely based on the petitioners' application packet, and if she would like those findings of fact and standards attached as an exhibit to the Plan Commission minutes. Commissioner Hemming-Littwin affirmed that the motion did include the aforementioned pieces as well. Chairperson Loch stated there was verbiage in the motion as prepared that the Plan Commission would like included, but did not feel the need to read, so it should be attached.

The motion carried with seven (7) yes votes and zero (0) no votes as follows: Plan Commissioners Hemming-Littwin, Berry, Fanella, Hartweg, Saeed and Vondruska and Chairperson Loch voted "yes."

Chairperson Loch stated the Plan Commission is an advisory board, and this project will go before the Village Board for a vote on July 8, 2019.

Trustee's Report

Trustee Enright stated the Village Board is working on the update to the Comprehensive Plan, and there is an Open House on Wednesday, June 26, 2019 from 4:00 p.m. to 7:00 p.m. for the public to give feedback on the 6 Catalyst Sites, 3 in the downtown and 3 on Roosevelt Road.

Chairperson's Report

None

Staff Report

Village Planner Purvis stated there will be a meeting on June 27, 2019 as they will continue the public hearing regarding off-premise signage in the downtown and will also talk about a minor subdivision.

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Other Business

None

Adjournment

Plan Commissioner Hartweg moved, seconded by Plan Commissioner Heming-Littwin, to adjourn the meeting at 9:47 p.m. The motion carried unanimously by voice vote.

Respectfully Submitted,

Debbie Solomon
Recording Secretary

Attached Findings

"MOTION" (DRAFT) TO RECOMMEND APPROVAL OF A SPECIAL USE PERMIT FOR THE PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT, A SPECIAL USE PERMIT, A ZONING MAP AMENDMENT, AND A SIGN VARIATION FOR A PROPOSED MULTI-FAMILY DEVELOPMENT ON THE SOUTH SIDE OF DUANE STREET BETWEEN MELROSE AVENUE AND PROSPECT AVENUE.

After conducting a public hearing and deliberating on the request of Warren James and Matt Nix of Reva Development Partners, contract purchasers of the property located at 427-443 Duane Street and 425-431 Melrose Avenue, for approval of a Special Use Permit to allow dwelling units in the C5B Central Business District and a Special Use Permit for Preliminary and Final Planned Unit Development of a multi-family development including 48 luxury apartments, an underground parking garage and surface parking lot on the south side of Duane Street between Melrose Avenue and Prospect Avenue, the Plan Commission makes the following findings of fact in regard to the requests.

(The below underlined findings have been derived from the petitioners' applications. The Commission may feel free to amend or modify the findings as appropriate).

1. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code, because the Comprehensive Plan highlights this area of the downtown as an "improvement and development site" where replacement of older structures with high-quality townhomes and similar multi-family developments should be promoted. Both the Comprehensive Plan and Downtown Strategic Plan indicate that this location is suitable for multi-family development. The Downtown Strategic Plan includes several references encouraging the type of development proposed on the subject property. Specifically, this development will increase the Village's population within walking distance of the downtown, by increasing the number of dwelling units (and thereby, consumers) in and around the Downtown. The Strategic Plan further emphasizes a need to provide additional dwelling units for different types of households – especially empty-nesters and young professionals. Avere on Duane is designed to fulfill the multi-family housing needs described in the Village's Comprehensive and Strategic Plans.
2. The planned unit development will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area because the proposed design of the building is in keeping with the character of the adjacent library. The proposed building is proximate to larger scale buildings such as the library and St. Petronille Church and is adjacent to an existing multi-family building to the west. The assemblage of property (between Melrose and Prospect) is at the low end of the block as the terrain rises to the south. The intended character of the area as set forth in the Glen Ellyn Strategic Plan is for multi-family residential, consistent with the proposed development. The proposed use of the property is residential, which is more compatible with the neighborhood than the current commercial uses on the site.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the proposed residential use is consistent with the residential uses to the east, south and west of the subject property. The traffic study prepared by KLOA in connection with the proposed development determined that the relatively low traffic generated by the use

will not overburden adjacent streets and that the access to the building off of Melrose is the most appropriate location, avoiding the busier Prospect Avenue and Duane Street.

4. The proposed use will be served adequately by existing public facilities and services such as highways, streets, police, fire protection, drainage structure, refuse disposal, water, sewers and schools because the character of the building and the target market will not place an undue demand on municipal services. The existing storm, sanitary and water services have sufficient capacity to serve the proposed development. The parking lot will be constructed with permeable pavers in order to capture runoff prior to discharge into the existing storm sewer. The building will be equipped with automatic fire sprinklers and an emergency generator for added safety. The anticipated future residents are likely to be adults with few, if any, school aged children. The apartment building will be owned by a single entity and will be professionally managed. The owner of the building will contract for private refuse and recycling, building and grounds maintenance including landscaping and snow removal.
5. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village because the anticipated residents of the proposed building are expected to be "renters by choice" that are seeking an alternative to a traditional single-family home. In keeping with the objectives of the Downtown Strategic Plan, increasing downtown population is critical to attracting and supporting local retailers and restaurants. The target market of Avere on Duane is primarily empty nesters, single professionals and couples that may be moving to the area. The developer's experience with similar developments of this kind have shown low demand on public services and few if any school aged students. In addition, as evidenced by the TIF projections which have been verified by the Village's consultant, the Avere on Duane development will generate significant increment a substantial portion of which will inure to the benefit of the Village. In summary, the proposed development of Avere on Duane will add to the economic vibrancy of the community and will not incur significant demands on public resources or facilities and will result in a positive fiscal impact to the community and its taxing districts.
6. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare and odors because the proposed residential use will not involve uses, activities, processes, material or equipment that would be detrimental to any persons or property or the general welfare and will not produce excessive traffic (as outlined in the traffic study conducted by KLOA), noise smoke, fumes, glare or odors.
7. The development will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads because traffic will be directed to Melrose Avenue to minimize disturbance on Duane Street and Prospect Avenue which are busier roads. The traffic study conducted by KLOA indicates that the traffic generated by the proposed development will be less than the traffic generated by the existing uses on the site. It is also shown that the traffic to be generated can be accommodated by the area roadway system and that the development will provide a sufficient number of parking spaces to accommodate its projected parking demand.
8. The development will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief since the proposed multi-family

building is located at the low end of Melrose and Prospect along Duane Street and is within the Lake Ellyn watershed boundary. The existing structures and associated driveways and parking areas include 0.72 acres of impervious area, or 61% of the total area of the site. The proposed development reduces the impervious lot coverage to 0.58 acres or 49% impervious lot coverage. The proposed plan includes a permeable paver parking lot with underground permeable volume to capture and filter runoff from vehicles prior to discharge to the storm sewer. No additional expense is anticipated for flood protection, rescue or relief. Stormwater will be directed to the storm sewer main on Prospect Avenue, past the low point on Duane street, so it will not contribute to the stormwater issues on Duane.

9. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community because the Illinois Department of Natural Resources conducted a natural resources review and has indicated that there is no record of natural resources on the site. In addition, Section 7 of the Downtown Strategic Plan includes an "Historic Preservation Analysis" in which each of the six structures to be demolished as part of the proposed development are noted to be "non-contributing" structures. In summary, the removal of the structures will not result in the loss or damage of any major natural, scenic or historical structures of significance to the community.

In addition, the Plan Commission makes the following findings in regard to the requested Zoning Map Amendment.

(The below underlined findings have been derived from the petitioners' applications. The Commission may feel free to amend or modify the findings as appropriate).

1. Identification of the existing uses of the property within the general area of the affected property: The property is adjacent to the public library to the north, existing single family to the south, commercial property to the east and existing multi-family residential to the west; it is proximate to St. Petronille Church and downtown Glen Ellyn.
2. Identification of the zoning classification of property within the general area of the affected property: Most of the site (including all the parcels along the Duane Street frontage where the proposed building is to be constructed) is already zoned C5B. The existing single-family home located at Melrose Avenue sits on a lot that is 100 feet by 148 feet. The northerly parcels of that lot are zoned R4 and the southerly 25 foot wide parcel is zoned R2. The zoning classification of the adjacent properties are as follows: to the north C5B Central Business District, to the south is R2 Residential, the east C5B Central Business District and to the west R4 Residential.
3. Determination as to the suitability of the property in question to the uses permitted under the existing classification of district and under the proposed classification or district: As noted, most of the property is already zoned C5B Central Business District, which allows dwelling units/multi-family housing as a Special Use. The request is to change the zoning of 425 Melrose from R4 and R2 Residential to C5B Central Business District to be consistent with the balance of the development site. The proposed use of the portion of the site where 425 Melrose is located would be a parking lot to serve the proposed multi-family use which will be appropriately screened with landscaping and fencing.

4. The trend or development, if any, in the general area of the affected property, including changes, if any, which have taken place since the date the affected property was placed in its present zoning classification or district: The only recent development in the immediate vicinity of the site is the construction of the Glen Ellyn Public Library immediately north of the subject property and a newer construction single family home to the east of the subject property. The height and scale of the Public Library building is similar to the proposed development.
5. The trend or development, if any, as to the proposed uses of property within the general area of the affected property, as represented on the Comprehensive Plan: The 2001 Comprehensive Plan included the call to "promote replacement of older structures with high quality townhomes and similar multi-family development". The more recent 2009 Glen Ellyn Downtown Strategic Plan calls to "redevelop existing multiple-family to new multiple-family with a historically-sensitive development pattern".
6. The length of time the property has been vacant as zoned, considered in the context of the land development and the area surrounding the subject property: Each of the existing homes on Duane and Melrose has long since been repurposed for other uses. The three single story structures have been converted to commercial office space, the two-story home on Duane is a pottery shop and the single-family home on Melrose is now vacant but was most recently used as a family shelter. Only the two-story building at the corner of Prospect and Duane is being used for its original purpose (commercial/office). As evidenced by the Comprehensive Plan and Downtown Strategic Plans, the Village has promoted a change in use for nearly two decades calling for multi-family redevelopment.
7. The extent to which property values are diminished, if at all, by the particular zoning restrictions: The piece of property that is the subject of the rezoning request is zoned R4 and R2 Residential and is proposed to be consolidated into a single parcel with the balance of the development site. The parcels that are the subject of the rezoning are ancillary to the majority of the proposed development site which is already zoned C5B Central Business District. The rezoning request allows for the consolidated parcel to have a single zoning designation consistent with the intent of the Downtown Plan. If the existing rezoning were to preclude the redevelopment of the consolidated parcel it would reduce the value of the subject property. Because this parcel will be developed with surface parking and appropriate buffering and landscaping there would be limited, if any impact on adjoining property values.

In addition, the Plan Commission makes the following findings in regard to the requested Sign Variation.

(The below underlined findings have been derived from the petitioners' applications. The Commission may feel free to amend or modify the findings as appropriate).

1. That the requested variation complies with the Statement of Purpose in Section 4-5-2 of the Sign Code because the additional signage adjacent to the main entrance would allow people to properly identify the building when approaching the entrance. Not being able to have a sign in this location could lead to confusion for those who aren't familiar with the building.
2. That the practical difficulties or hardship in complying with the Sign Code is based on unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographic feature, or other condition, that is peculiar to the subject property or establishment and that the conditions upon which the request is based are not generally applicable to other property within the same zoning district because

the main entrance to the building is on the opposite side of the building (facing south) of where the first sign is to be located at the corner of Duane and Prospect. Having two residential identification signs would allow the property to be identified both from the street and from the parking lot as you approach the entrance to the building.

3. That the variation, if granted, would have no adverse impact on the existing or desired character of the surrounding area because the requested additional sign is consistent with the character of the other signage and the overall design of the building. Its scale, design, and location would reflect positively on the character of the surrounding area. The sign is not free-standing and is comprised of letters placed on a planter wall that will already be in place as part of construction. In addition the total combined amount of signage proposed for the site in the two residential identification signs (23.8 sf) is less than the amount of signage permitted for a single residential identification sign (35 sf).
4. That the variation, if granted, would not endanger the public health, safety, or welfare because the requested additional sign would help people find the building without difficulty and the sign is minimal in size, so as not to create a distraction.
5. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property because the additional sign has no impact on the money generated by the property and is simply to help identify the building at the main entrance as well as from the street. The sign is not free-standing and is minimal in size.
6. That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant because the hardship has to do with the orientation of the building on the site and the particular dimensions of the site. The additional sign will allow the building to have sign visibility on both the north (street side) and south (parking lot) side.
7. That the requested variation is the minimum variation necessary because the Sign Code only allows one residential identification sign in the C5B Zoning District and the request is for the minimum variation of one additional sign for the building. Note also that the combined square footage of the two proposed signs is 23.8 square feet, which is less than the 35 square feet that is permitted on a single sign.
8. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located because without the additional sign it would be difficult for people to identify the building when approaching the main entrance on the south side of the property. Lack of appropriate signage could be confusing to potential residents and may discourage them from renting.

Therefore, the Plan Commission recommends that the Village Board approve a Special Use to allow residential dwelling units in the C5B Zoning District, a Special Use for a Planned Unit Development with deviations for building height, parking ratio, parking stall width, building setbacks and stepback, and impervious surface setback, a Zoning Map Amendment and a Sign Variation to allow two signs instead of one residential identification sign.

All subject to the following conditions:

1. That prior to the issuance of a building permit the petitioners pay the abovementioned Developer Donations to Village taxing bodies.
2. That the project be constructed in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees.
3. That prior to the issuance of a building permit, a construction management plan must be prepared, reviewed at a pre-construction meeting, and approved by the Police, Fire, Public Works and Community Development Departments.
4. That prior to the issuance of a building permit the Utility Plan shall be revised to show the roof drains on the northwest portion of the building (north of the parking garage entrance) be connected to the storm sewer at the intersection of Duane Street and Prospect Avenue.
5. That it is the obligation of the owners of the development to install and maintain the retaining walls on the site in perpetuity.
6. That it is the obligation of the property owners to install and maintain the loading area on the east side of the Melrose Avenue right-of-way in perpetuity.
7. That it is the obligation of the owners of the development to install, maintain, and replace all landscape materials in accordance with the approved landscape plan.

STAFF REPORT

TO: Glen Ellyn Plan Commission
FROM: Kelly Purvis, Planner
DATE: June 14, 2019
FOR: June 20, 2019 - Plan Commission Public Hearing
SUBJECT: 443, 435, 431-433, 427-429 Duane Street and 425-431 Melrose Avenue
Reva Development Partners
Public Hearing to review the proposal for a planned unit development for a multi-family building featuring 48 luxury apartment units

PETITIONER: The petitioners are Warren James and Matt Nix of Reva Development Partners, contract purchasers of the properties located at 443, 435, 431-433, 427-429 Duane Street and 425-431 Melrose Avenue.

REQUEST: Reva Development Partners have submitted a formal application for the Planned Unit Development of the subject properties with a new multi-family residential building featuring 48 luxury apartment units, an underground parking garage and a surface parking lot on the south side of the site. In order to proceed with the project as proposed the petitioners will need approval of the following:

1. A Special Use Permit for a Planned Unit Development in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.
2. The following deviations from the Glen Ellyn Zoning Code:
 - a. Section 10-4-17-2(E) to allow the construction of a building that will be 68.65 feet in lieu of the permitted height of 60 feet; and
 - b. Section 10-4-17-2(E) to allow the portion of the building over 45 feet to be stepped back 0 feet in lieu of the minimum step back of 15 feet; and
 - c. Section 10-4-17-2(G) to allow 82 parking spaces to be provided for the development in lieu of 92 spaces required; and
 - d. Section 10-4-17-2(D)3(a) to allow a front yard setback along Melrose Avenue to be 17.81 feet in lieu of the required 25 feet; and
 - e. Section 10-4-17-2(D)3(a) to allow a front yard setback along Prospect Avenue to be 8 feet in lieu of the required 25 feet; and
 - f. Section 10-4-17-2(D)3(b) to allow a corner side yard setback along Duane Street of 10 feet in lieu of the required 25 feet; and
 - g. Section 10-5-8(I) to allow 3 parking spaces in the garage to be 8

- feet 6 inches wide in lieu of the 9 feet width required; and
- h. Section 10-5-5(C)1 to allow an impervious surface setback along a portion of the southern property line to be 0 feet in lieu of the required 6.17 feet to allow for the construction of a private sidewalk and retaining wall at the property line; and
 - i. Any other deviations necessary to construct the development as depicted on the plans presented and available for public review.
- 3. A Special Use Permit in accordance with Section 10-10-14 of the Zoning Code to allow multi-family dwelling units in the C5B Central Business District.
 - 4. A Zoning Map Amendment in accordance with Section 10-10-13 of the Zoning Code to rezone two of the parcels on the property at 425 Melrose Avenue from R4 to C5B Central Business District, and to rezone one of the parcels on the property at 425 Melrose Avenue from R2 to C5B Central Business District zoning district.
 - 5. A Sign Variation from Section 4-5-11(D) of the Sign Code to allow two (2) residential development signs in lieu of the one (1) sign permitted.
 - 6. The Exterior Appearance of the building (reviewed by staff, with Village Board approval).
 - 7. The consolidation of the lots (reviewed and approved by staff).

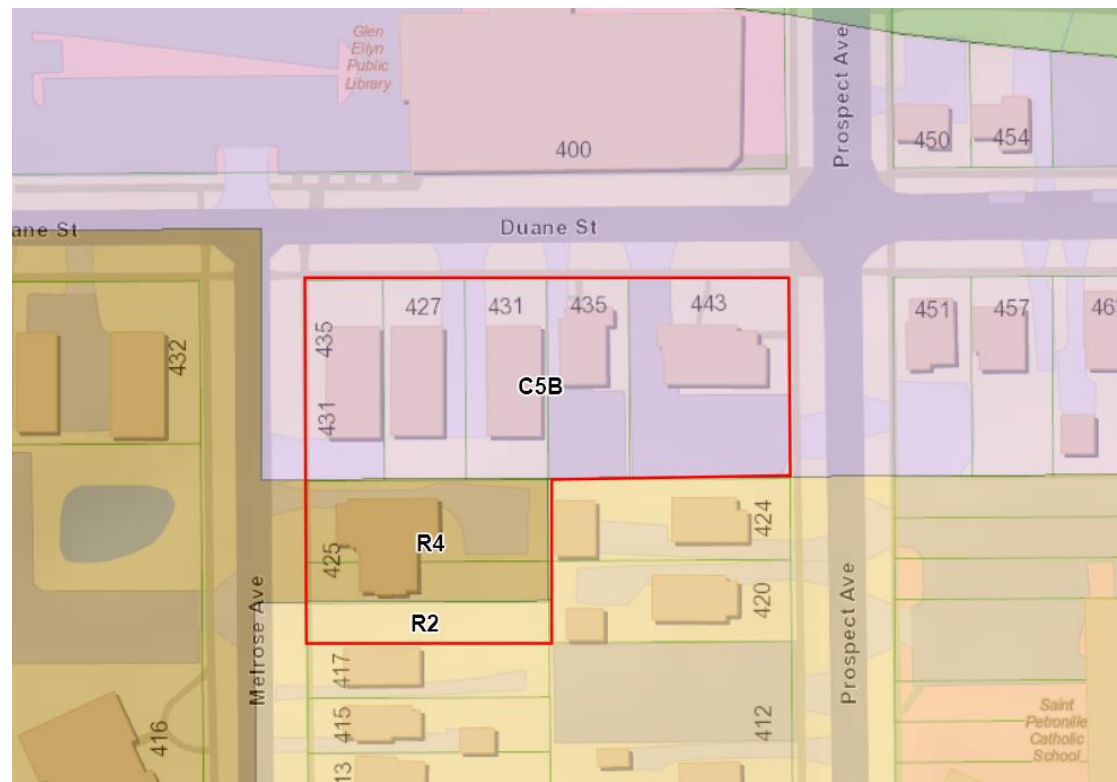
Discussions related to the redevelopment agreement and the request for TIF funds will be considered by the Village Board.

LOCATION: The subject properties are located on the south side of Duane Street between Melrose Avenue and Prospect Avenue with a portion of the site extending southerly along the east side of Melrose Avenue. The total site is comprised of six properties totaling 1.18 acres.

A majority of the property is zoned C5B Central Business District, Central Service Subdistrict. The property extending southerly along Melrose Avenue is zoned R4 Residential and R2 Residential.

The surrounding zoning and land uses are as follows:

<u>Surrounding Land Uses</u>	<u>Zoning</u>
North: Commercial, Glen Ellyn Public Library	C5B
South: Residential, Single Family	R2
East: Commercial	C5B
West: Residential, Multi-Family	R4

**PUBLIC
NOTICE:**

Notice of the public hearing was published in the June 5, 2019 edition of the Daily Herald and mailed to property owners within 350 feet of the subject property, and a placard was placed at 443 Duane Street and 425 Melrose Avenue on June 5, 2019.

**LONG TERM
PLANS:**

The Comprehensive Plan highlights this part of the downtown as an area where replacement of older structures with high-quality townhomes and similar multi-family developments would be appropriate. The Downtown Strategic Plan also suggests the site would be appropriate for multi-family development and further encourages that 450 dwelling units be added to the downtown. Excerpts from the 2001 Comprehensive Plan and the 2009 Downtown Strategic Plan are attached for the Commission's information.

BACKGROUND: Reva Development Partners came before the Plan Commission on November 9, 2017 for a pre-application meeting. The pre-application meeting was highly publicized. Eight members of the public present at the meeting spoke against the project. The Plan Commission was supportive of the project in concept including the proposed height deviation of approximately 8 feet. A copy of the November 9, 2017 Plan Commission meeting is attached.

**PROJECT
SUMMARY:**

Reva Development Partners are proposing a 4-story multi-family development on the subject properties. The project includes 48 luxury apartment units with

underground parking and a surface parking lot on the southwest portion of the site. More information about the project follows.

Residential Unit Mix

The proposed development would have 48 apartment units: 8 one-bedroom, one-bath units (4 with a den and 4 without); 40 two-bedroom, two-bath apartment units (14 with a den, 26 without). Unit sizes would range from 870 square feet to 1,656 square feet with expected rent ranges from \$2,010 to \$3,700 per month. The average apartment would have 1,354 square feet of living area (not including the balcony) with an average rent of \$2.25 per square foot. See the chart below for a full listing of the unit types and expected rents for each unit.



Plan Type	Total Proposed Units	Percent of Total	Bedrooms/Baths	Net Leasable Sq. Ft.		Pro Forma Rents	
				Plan Size (Sq. Ft.)	Total	\$	\$/Sq. Ft.
B / One Bedroom	4	8.3	1 / 1.0	870	3,480	\$2,010	\$2.31
B-2 / One Bedroom+Den	4	8.3	1+Den / 1.0	980	3,920	2,250	2.30
D / Two Bedroom	8	16.7	2 / 2.0	1,340	10,720	3,020	2.25
C-1 / Two Bedroom	18	37.5	2 / 2.0	1,370	24,660	3,080	2.25
C-2 / Two Bedroom+Den	6	12.5	2+Den / 2.0	1,492	8,952	3,320	2.23
E / Two Bedroom+Den	8	16.7	2+Den / 2.0	1,656	13,248	3,700	2.23
Total/Average:	48	100.0	---	1,354	64,980	\$3,045	\$2.25

Source: REVA Development Partners, LLC AVERE on Duane Operating Proforma dated 7/13/2018.

The Market Analysis submitted by the developers (attached) suggests that there is a demand for this type of high-end rental product, specifically for consumers between the ages of 45-64. It is further suggested that the Avere on Duane apartments would be 95% occupied within 9 months of first occupancy. The market study provides additional information about similar projects in the area, vacancy rates, and comparable rents for this kind of development.

Building Amenities

The development would include designer kitchens with high-end finishes, Smart Home technology, in-unit storage, walk-in closets (in master suites), individual balconies and one enclosed parking space per unit. A secured bike storage and repair station, pet spa, mail/package center and community room are also proposed.

DEVIATIONS: Building Height

The project will require approval of a height deviation as part of the proposed Planned Unit Development. A total building height of 55 feet and 4-stories is permitted in the C5B zoning district. An additional 5 feet of height, is permitted when at least 75% of the floor area at or below grade is used for parking. Since the proposed project meets this requirement, the maximum permitted height for the project is 60 feet. The Code also requires that any portion of the structure higher than 45 feet be stepped back 15 feet from the front façade(s). In this case, the property has two front yards, one along Melrose Avenue and one along Prospect Avenue.

The building is proposed to be 68 feet 8 ½ inches from the average grade on the site and will be comparable in height to the Glen Ellyn Public Library. There is no step-back proposed for the top floor on the Melrose or Prospect frontages. The petitioners have included a building height study and 3-D models which provide some context as to how the development will fit into the existing neighborhood. Staff would also note that the site is in a low-lying part of the downtown. For comparison purposes, the approved Apex 400 site is 766.45 feet above sea level and the proposed Avere project is 744.1 feet above sea level. Therefore, this project is 22 feet lower than the Apex 400 building will be due to its low lying elevation in the downtown.

The Comprehensive Plan suggests that the Village should consider a range of factors when determining the height of new downtown buildings including: the height of nearby existing buildings, the pedestrian scale and orientation of downtown, the proximity of new buildings to residential neighborhoods, topography, the economics of downtown development, and sight lines in relation to prominent visual landmarks and historic features. Based upon the elevations, renderings and 3D models submitted, the project is consistent with the height of the adjacent library and less tall than St. Petronille Church to the southeast of the site. The building is residential in character with quality materials, sloped, shingled roofs and arches to mimic the architecture of the library which should blend well with the surrounding area. The low-lying elevation of the site makes this a good location for a project of this size.

Building Setbacks

The Code requires that lots fronting on two non-intersecting streets meet the front yard setback requirement on both frontages. The two front yard setbacks of 25 feet are required from the lot lines adjacent to Melrose Avenue and Prospect Avenue. A corner side yard setback of 25 feet is also required from the lot line adjacent to Duane Street. The proposed setbacks for the development are as follows: 17.81 feet from the lot line along Melrose Avenue, 8 feet from the lot line along Prospect Avenue, and 10 feet from the lot line along Duane Street. According to the petitioners, the building has been positioned to maximize parking on the site, provide a long enough driveway to safely access the parking garage, and to minimize the impact of the development on the adjacent single-family homes to the south of the site.

The proposed front yard setback along Prospect Avenue is consistent with the 10.18 foot setback of the existing structure on the site. The proposed front yard setback along Melrose Avenue is greater than the setback of the existing structure at 13.83 feet from the property line. The current building setbacks along Duane Street are around 30 feet from the property line. For more information regarding the existing conditions on the site, see the attached Alta Survey and the Existing Conditions Site Plan.

Impervious Surface Setback

The Code requires that an impervious surface setback of 6.17 feet be provided from each lot line. The project proposes a walkway from the surface parking lot to the main entrance of the building (on the southeast side of the site) which then leads out to Prospect Avenue. Due to the positioning of the building and in order to provide an ADA compliant walkway, the walkway is proposed to be constructed adjacent to south the lot line. Therefore a deviation is necessary to reduce the impervious surface setback from 6.17 feet to 0 feet along the south property line. Note, a screening fence will be provided on the site between where the walkway is proposed and the adjacent property to the south.

Parking

The proposal includes an underground parking garage with 48 parking spaces that will be numbered and assigned to each unit. The surface parking lot on the southwest portion of the property provides an additional 34 surface parking spaces for residents and their guests. A total parking ratio of 1.7 spaces per unit (82 parking spaces total) is proposed for the development. The Village Code requires 1.5 parking spaces for every one-bedroom unit and 2 parking spaces for every unit with two or more bedrooms. With 8 one-bedroom units proposed and 40 two-bedroom units proposed, the total required number of parking spaces for this project is 92 or 1.92 spaces per unit.

The Village has approved parking ratios as low as 1.29 per unit in the past for projects with studios or a high percentage of one-bedroom units (Apex 400). For further reference, the Crescent Station Condos received approval of a parking ratio of 1.5 parking stalls per unit but had more two-bedroom units than the Apex 400 development. The proposed development includes mostly two bedroom units. Staff is comfortable with the proposed parking ratio of 1.7 spaces per unit due to the building's proximity to the train station and based upon planning standards that suggest transit oriented developments require less parking. The Village's traffic consultant has reviewed the proposed parking ratio and has suggested that a parking ratio of 1.47-1.54 would be adequate for this development. See also, the attached residential parking evaluation provided by KLOA, the developer's traffic consultant.

Parking Stall Width

Three parking stalls within the garage are proposed to have a width of 8 feet 6 inches in lieu of the required 9 feet width required by Code. Due to the location of the stairwells in the garage, the three narrower parking stalls cannot be

widened further. The Village's traffic consultant has suggested that these three stalls may present some challenges. Staff has suggested (and it is noted on the garage floor plan) that the parking stalls that do not meet the 9 foot Code requirement should be used by compact cars only. Parking stalls #4, #21 and #22 require a deviation from the Code.

**ADDITIONAL
SITE DETAILS:**Vehicular Access and Circulation

Two full movement vehicular access drives are proposed for the development. The parking garage is accessed from a full-access driveway on Melrose Avenue approximately 50 feet from the Duane Street right-of-way. The surface parking lot is accessed from a full-access driveway approximately 130 feet south of the parking garage access. Both access points are under stop control for vehicles exiting the development. A warning beacon is proposed at the garage entrance to warn pedestrians of vehicles exiting the garage. The Village's traffic consultant and Village staff believe that access from Melrose Avenue into the development is preferred to any other access point along Prospect or Duane Street. An Autoturn exhibit showing the ability of a firetruck to move through the surface parking lot is attached (in the final engineering plan set).

Traffic Analysis

The traffic counts conducted by KLOA, Inc., on Tuesday, August 28, 2018 indicate that the peak hours for traffic in the general vicinity of the subject site occur between the hours of 7:15 am to 8:15 am, from 2:30 pm to 3:30 pm and from 5:00 pm to 6:00 pm.

The traffic study conducted by KLOA and the review of the project by the Village's traffic engineer both indicate that the traffic generated by the development will be lower than the traffic generated by the existing uses on the site. Vehicular delays at intersections are projected not to change levels of service or to be detectable.

Stormwater

This is a low-lying site that although not in a floodplain, is a known flooding area. The proposed development creates less impervious surface than what is existing on the site. In addition, permeable pavers are being used in the surface parking lot to help with stormwater absorption. Staff would suggest that as a condition of approval, the Utility Plan be revised to show downspouts on $\frac{3}{4}$ of the building directing stormwater to Prospect Avenue, beyond the low point on Duane Street.

Utility Undergrounding

As shown on the attached demolition plan, all overhead utility lines on the site and on the east side of Melrose Avenue from Duane Street to Hillside Avenue would be undergrounded as part of the project.

Landscaping & Screening

The proposed landscaping for the development exceeds the Village's

requirements and provides a mix of deciduous, ornamental and evergreen trees as well as deciduous and evergreen shrubs, perennials and ornamental grasses. Mechanical equipment will be screened and a 6-foot wood screening fence will be provided along property lines adjacent to residential uses.

Lighting

The Sternberg lighting proposed for the site is dark skies compliant with recessed LEDs. The attached photometric plan shows that the measured foot candles will not exceed .5 adjacent to residential properties and will not exceed 3 foot candles elsewhere on the site. Lighting will be installed in the public right-of-way to match the streetlights downtown.

Loading Space

A loading space is proposed on the east side of Melrose Avenue between the garage entrance and the surface parking lot entrance. The loading area will provide a space for delivery, moving and garbage trucks to park that will not interfere with the regular flow of traffic on the roadway or block parking stalls in the surface parking lot.

Refuse & Recycling

Refuse and recycling containers will be stored inside the parking garage and rolled out to the loading area on Melrose Avenue by the waste management provider, where they will be emptied and promptly returned to the parking garage. The petitioners have indicated that the 95 gallon refuse and recycling bins will be emptied several times per week (as needed).

PUD PROCESS & SUPPLEMENTAL DOCUMENTS:

With the authority granted in Section 10-10-15(A)3 of the Zoning Code, the Community Development Director has opted to allow the simultaneous review of the Preliminary and Final Planned Unit Development Plans for the Avere on Duane development. The Plan Commission may overrule this decision and require full compliance with the review procedures in Section 10-10-15, if it deems, in its opinion, it to be necessary for a full understanding of the proposed development and its impact upon surrounding areas and the Village.

All documentation listed in section 10-10-15(B)1 and (B)2, required to meet the minimum contents to constitute a preliminary plan have been provided for the Plan Commission's review. Three items from the list of supporting documentation in Section 10-10-15(B)3 have not been provided. Below is an explanation for each omission. The Plan Commission may request that any of this information be provided.

1. *A cost revenue study showing both the immediate and long term effects of the development on schools and municipal services, including a letter signed by the superintendents of affected school districts or other appropriate officials of the districts, and any affected park districts, public library, fire department or other*

public body, indicating the developer has notified the district or public body of the proposed development and its proposed effect on school enrollment or the services provide by the district or public body.

In lieu of a cost revenue study, the Village has worked with the other taxing bodies and Municipal Service providers to come up with a formula (based upon the type of construction and the number of proposed bedrooms in a development) to mitigate the impact of development. The formula provides a monetary fee or “developer donation” amount to off-set the impact of the project on each of the above mentioned service providers.

Information regarding the perceived impact of the development is outlined in the Redevelopment Agreement (RDA), which is not typically reviewed by the Plan Commission. The RDA will be provided to the Village Board for review prior to consideration of the development. If the Plan Commission would like to review the RDA, staff would be happy to provide that information for this project or future developments.

Information regarding developer donations for this project has been included in the paragraphs that follow.

2. *An Environmental Impact Study*

The petitioners submitted a Natural Resource Review from the Illinois Department of Natural Resources (IDNR Report). The IDNR has no record of natural resources in this area that might be affected by development. There are no known environmental conditions on the property that would indicate that there is a need for an additional environmental study.

3. *Covenants, conditions and restrictions*

The petitioners have indicated that the property will be under single ownership and maintained by a management company. Therefore covenants, conditions and restrictions that are typically reviewed with a condominium or townhome development would not be required in this case.

Additionally, all documentation required in Section 10-10-15(D) to constitute a final plan has been provided with the exception of a final version of the covenants, conditions and restrictions. These are not required for a development under single ownership.

REZONING:

As mentioned above, the majority of the site (5 out of 6 properties) is within the C5B Central Business District. The southernmost property on Melrose Avenue is made up of three separate parcels (under common ownership), with two of the parcels being in the R4 Residential District and one of the parcels being in

the R2 Residential Zoning District. The property is currently improved with one single family residential home. The petitioners are proposing to rezone the residentially zoned property on Melrose Avenue to C5B Central Business District to be consistent with the remainder of the site.

SPECIAL USE: In accordance with Section 10-4-17-2(B) of the Zoning Code, a special use is required for dwelling units in the C5B Zoning District. As is previously mentioned, the downtown plan calls for additional residential units in the downtown. The Comprehensive Plan also recommends that this location, on the periphery of the C5B District would be appropriate for multi-family development. Additionally, the petitioners' attached Special Use application provides evidence that the proposed use would be suitable for the site.

SIGN VARIATION: Signage
The petitioners are proposing one free standing monument sign along Duane Street near the intersection with Prospect Avenue. The sign base will be constructed of the primary material of the building (brick veneer) and will have landscaping around the base of the sign. A wall sign is proposed at the entrance to the building (on the south side of the building). Only one residential identification sign is permitted per development in the C5B zoning district, therefore a variation from the Sign Code is being requested to allow the wall sign at the front entrance to the building.

EXTERIOR APPEARANCE While the Plan Commission will not review the exterior appearance application for this development, staff would like to provide some information regarding the architecture of the building for the benefit of the public. The exterior appearance application will be reviewed by staff for conformance with the exterior appearance guidelines and considered by the Village Board on July 8th.

The building materials consist mostly of cast stone, brick veneer and synthetic stucco (EIFS) in earth tones. The style of the building is sympathetic to the adjacent library's architecture which is a modern blend of Richardsonian Romanesque and Victorian Architecture. The building is traditional in style and the petitioners suggest that the pitched/hipped roof design, like the elevations include varied projection to create interest. The soffits and eaves are appropriately scaled to the building and the building is properly articulated with inset balconies.

DEVELOPER DONATIONS: The developer donations that will be contributed to the other taxing districts by the developer are as follows:

1. Glen Ellyn Park District – \$45,529.60
2. School District 41 – \$28,696.00
3. School District 87 - \$10,030.40

4. Fire Company - \$24,000.00
5. Glen Ellyn Library - \$32,091.84

Staff recommends a condition on the PUD approval that requires the developers to pay these development donations at the time of building permit issuance.

**STREETSCAPE
ELEMENTS:**

This part of the downtown is within the Urban Residential Streetscape Concept (see attached Streetscape Section). These areas, while technically in the downtown, are primarily residential in character and feel. Components of the Streetscape Plan that have been integrated into the development plans for this project are as follows: dark sky compliant lighting is proposed, parkway trees are proposed (and have been reviewed by the Village Forester), screen plantings are proposed to screen parking and utility areas and streetlights to match those in the downtown are proposed.

**CONSTRUCTION
SCHEDULE:**

The petitioners have provided a construction schedule as part of their PUD submittal. They anticipate preparation for the demolition of the buildings on the site to begin in August of 2019, with construction of the building beginning in at the end September, 2019. They anticipate substantial completion of the project by January of 2021.

**ADDITIONAL
NOTICE:**

Staff exceeded the notification requirements outlined in the Zoning Code by sending notice of the public hearing to property owners within 350 feet of the subject site, rather than 250 feet as required by the Zoning Ordinance. In addition, in order to ensure that the public was aware of the consideration of this downtown development, notice of this meeting was shared with the Downtown Alliance, the Chamber of Commerce, through the Village's social media outlets and through the Village's eNews.

**PROJECT
BENEFITS:**

The proposed project aligns with many of the recommendations in the Village's long term plans and could have a number of potential benefits, including:

1. A total of 48 new apartment units would be added to the downtown, the new residents of which would support existing downtown businesses and bring new life and vitality to the area. The Downtown Plan recommends that the Village add a minimum of 450 new residential units in the downtown.
2. The project would include the redevelopment of a number of currently underutilized sites in the downtown.
3. It would provide high-quality, luxury housing options that are not currently available in the Village that could allow existing residents to age in place.
4. It would be a new development meeting the current building code

requirements of the Village.

5. It would provide a transit oriented development option, which has shown to be in high demand and has been a successful trend in other suburban downtowns.

**COMMISSION
ACTION:**

The Plan Commission should consider the petitioners' requests for approval of the Preliminary and Final Planned Unit Development Plans with Deviations, a Special Use to allow residential units in the C5B District, a Zoning Map Amendment to rezone 425 Melrose Avenue to be consistent with the rest of the site, and a sign variation to allow two signs on the property instead of one, and make a recommendation to the Village Board for approval, approval with conditions, or denial.

Staff would recommend the Plan Commission consider the following conditions of approval:

1. That prior to the issuance of a building permit the petitioners pay the abovementioned Developer Donations to Village taxing bodies.
2. That the project be constructed in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees.
3. That prior to the issuance of a building permit, a construction management plan must be prepared, reviewed at a pre-construction meeting, and approved by the Police, Fire, Public Works and Community Development Departments.
4. That prior to the issuance of a building permit the Utility Plan shall be revised to show the roof drains on the northwest portion of the building (north of the parking garage entrance) be connected to the storm sewer at the intersection of Duane Street and Prospect Avenue.
5. That it is the obligation of the owners of the development to install and maintain the retaining walls on the site in perpetuity.
6. That it is the obligation of the property owners to install and maintain the loading area on the east side of the Melrose Avenue right-of-way in perpetuity.
7. That it is the obligation of the owners of the development to install, maintain, and replace all landscape materials in accordance with the approved landscape plan.

ATTACHMENTS:

- Aerial Photo
- Zoning Map
- Notice of Public Hearing
- Mailing Labels for Public Hearing Notice
- Location Map for Notification
- Certificate of Publication
- Excerpts from 2001 Comprehensive Plan

- Excerpts from the 2009 Downtown Strategic Plan
- Section from the 2013 Streetscape Plan
- Pre-application Meeting Minutes from November 9, 2017
- Petitioners Application for Preliminary & Final PUD Approval
- Petitioners' Application for a Special Use
- Petitioner's Application for a Zoning Map Amendment
- Petitioner's Application for a Sign Variation
- Petitioner's Application for Exterior Appearance Approval
- Addendum to the Application for Exterior Appearance Approval
- Petitioners' Application for Lot Consolidation
- Petitioners' Packet of Supporting Documents:
 1. Narrative Statement – Cover Letter
 2. Proof of Ownership
 3. Disclosures of Interest & Affidavits of Authorization
 4. Reimbursement of Fees Agreement
 5. List of Deviations
 6. Alta Survey
 7. Plat of Consolidation
 8. Letter, allowing recordation of the Plat
 9. Surrounding Conditions Plan
 10. Final Engineering Plans
 - a. Existing Conditions Site Plan
 - b. Demolition Plan
 - c. PUD Site Plan
 - d. Grading Plan
 - e. Cross Sections
 - f. Utility Plan
 - g. Stormwater Pollution Prevention Plan
 - h. SWPPP Notes and Details
 - i. Typical Details
 - j. Fire Truck Access Exhibit
 - k. Sight Distance Analysis
 11. Landscape Construction Package
 - a. Tree Survey
 - b. Hardscape Plans
 - c. Hardscape Plan & Sign Plan
 - d. Landscape Plan
 - e. Photometric Plans (2)
 - f. Planting Schedule/Notes
 - g. Site Details
 - h. Lighting Details (Cutsheets)(3)
 - i. Landscape Details
 - j. Site Plan Rendering
 - k. Aerial Perspectives (3D Models)
 12. Floor Plans – Garage level through floor 4
 13. Roof Plan
 14. Example Unit Plan 1 BR

15. Example Unit Plan 2 BR
16. Building Elevations
17. Elevation Finish Schedule
18. Renderings
19. Building Roof Form Perspectives
20. Market Study
21. Traffic Impact Study
22. Residential Parking Ratio Evaluation, KLOA
23. IDNR Report
24. Geotechnical Report
25. Drainage Analysis
26. Land Use Opinion Application
27. Construction Schedule
28. Chart of Developer Donations
29. Public Comment (received prior to packet upload)

Cc: Staci Springer, Community Development Director
Rich Daubert, Professional Engineer
Amy McKenna, Development Civil Engineer
Bob Minix, Professional Engineer
Dan Shoenberg, Traffic Engineer
Warren James, Petitioner
Matt Nix, Petitioner



AVERE on Duane - Zoning Map



Map created on November 3, 2017.

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Zoning

	CC - Community College
	C2 - Community Commercial
	C3 - Service Commercial
	C4 - Office District
	C5A - CBD Retail Core
	C5B - CBD Service
	C6 - Commercial/Multi-use
	CR - Conservation Recreation
	RE - Residential Estate
	R0 - Single Family Residential
	R1 - Single Family Residential
	R2 - Single Family Residential
	R2B - Single Family Residential
	R3 - Multi-family Residential
	R4 - Multi-family Residential
	R5 - Planned Residential
	U - Unincorporated



AVERE on Duane - Aerial Photo



Map created on November 3, 2017.

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June 12, 2019

Ms. Staci Springer, AICP
Planning and Development Director
VILLAGE OF GLEN ELLYN
535 Duane St.
Glen Ellyn, IL 60137

Re: AVERE on Duane Residential Redevelopment Application- Final Submittal

Dear Ms. Springer,

REVA Development Partners is pleased to re-submit plans for AVERE on Duane, a luxury multifamily development to be located on approximately 1.18 acres at 427-443 Duane St. and 425-435 Melrose Ave.

The Property:

The Property is an assemblage of eight individual land parcels along the Southeast corner of Duane St and Melrose Ave totaling approximately 1.18 acres. The parcels include six structures and surface parking for the various small businesses. The property is bordered by the Glen Public Library on the North and is four blocks from the Glen Ellyn Metra stop. The five parcels along Duane St are currently zoned C5B, and the three parcels along Melrose Ave are currently zoned R4 and R2. The C5B zoning currently allows for multifamily development, and the parcels zoned R4 and R2 are where the proposed surface parking will be located.

The Plan:

The plan is to construct a four-story, 48-unit luxury rental apartment building with underground parking garage and additional surface parking. This transit-oriented development includes 1 bedroom, 1 bedroom+den, 2 bedroom and 2 bedroom+den apartment homes ranging in size from approximately 868 sq.ft. to 1,615 sq.ft. The flats will be accessible via elevators and residents may access their home directly from common area. The underground parking garage, accessed from Melrose Ave., will have 48 parking spaces, with an additional 34 surface parking spaces for residents and guests, providing a total of 1.7 parking spaces per unit. The building includes a community room on the second floor over the lobby providing a gathering place including media and coffee/wet bar. The primary pedestrian entrance to the building is on the south side, adjacent to the surface parking lot with a pedestrian path leading east to Prospect, within easy walkable distance to Glen Ellyn stores, restaurants, and Metra station just a few blocks away.

The proposed architecture and unit mix is designed to meet the needs of affluent suburban markets like Glen Ellyn with larger than traditional apartments (1,332 sq.ft. average size) to appeal to a wide range of residents, including empty nesters, young professionals, relocating families and corporate employees. This "purpose built" luxury rental community will feature professional management and desirable amenities such as a package



concierge system, pet wash/grooming area, underground parking, smart home technology, and private storage spaces.

Detailed architectural and site plans are included in the submittal along with a series of images included in the landscape plan set that illustrates community context through computer generated 3D imagery depicting the proposed structure within the surrounding community.

Our intent is to construct a building with timeless architectural character and curb appeal. We endeavor to achieve our goal through good design and a mix of quality, low maintenance materials. The apartments will feature contemporary open floor plans, condominium quality interior finishes, state of the art technology and a variety of “green” features promoting healthy resident lifestyle.

Construction Information:

4 Stories of Residential (R-2) over 1 Story of Parking Garage (S-2)

R-2 occupancy will be Type V-A construction with an NFPA 13 R sprinkler system.

S-2 occupancy will be Type I-A construction with an NFPA 13 sprinkler system.

R-2 & S-2 occupancies will be separated with a 3 hour fire rated non-combustible floor/ceiling assembly.

S-2 bearing walls will be 3 hour fire rated assemblies, non-combustible

R-2 floor/ceilings & roof ceiling will be 1 hour fire rated assemblies, combustible

R-2 bearing walls, unit demising walls and corridor/unit walls will be 1 hour fire rated assemblies, combustible

Exit stair tower walls will be 2 hour fire rated assemblies, combustible

TIF Support

In keeping with our prior submittals, due the cost of the land assemblage and attendant demolition and redevelopment expenses, the project is economically viable only with TIF support as previously outlined.

Planned Development:

The proposal for a planned development which includes certain deviations from the underlying zoning and further clarifications of codes as outlined in greater detail in the submittal.

Development Team:

The principals of REVA are industry veterans with more than thirty years of residential development experience building luxury for-sale single-family and rental multi-family housing in highly discerning communities including Deerfield, Glenview, Lake Forest, Lake Bluff, Wilmette, Winnetka, Northfield, Hinsdale and Burr Ridge and other Chicago area communities. The team of consultants which includes BSB Design (Architects), Lakota Group (Land planner & Landscape Architect), and Kinzie Builders (General Contractor) have a similar track record supporting the highest level of quality in their commercial, retail and residential developments. The team proposes to continue its collaboration with the AVERE on Duane residential project with the intent to create value while fulfilling a need within the community.



We have submitted the following documents for review:

PLANS:

1. ALTA Survey
2. Surrounding Conditions Plan
3. Engineering Plans
4. PUD Site Plan
5. Turning exhibits
6. Consolidation Plat
7. Landscape & Hardscape Plans
8. Sign Plan
9. Photometric Plan
10. Light fixture cut sheets
11. 3-D models
12. Building Plans
13. Building Elevations/Renderings

DOCUMENTS:

14. Cover letter & Narrative
15. Ownership Matrix
16. List of Deviations and Clarifications
 - a. Roof Height Illustration
 - b. Roof Form Perspectives
 - c. Building Height Study
 - d. Building Section Study
17. Construction Schedule
18. Market Study
19. Traffic Study
20. Kane DuPage Land Use Opinion
21. Endangered Species Report (IDNR)
22. Geotech Report
23. Drainage Analysis
24. Sign Variation Application
25. Special Use Permit Application
26. Zoning Map Amendment Application
27. Exterior Appearance Application
28. Lot Consolidation Application
29. PUD – Preliminary and Final Application
30. Proof of Ownership
31. Disclosure of Interest and Affidavits of Authorization
32. Reimbursement of Fees Agreement



REVA
DEVELOPMENT
PARTNERS LLC

We look forward to presenting our plans to the Plan Commission and Board of Trustees.

Sincerely,

REVA DEVELOPMENT ACQUISITIONS, LLC

By: REVA Development Partners, LLC

By: Warren A. James, Manager

ALTA COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY

Commitment Number:

18LK6128237WC**NOTICE**

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

President

Attest:

Secretary



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ALTA Commitment for Title Insurance (08/01/2016)

Page 1

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 IL-CT-FWET-01080.225405-SPS-1-18-18LK6128237WC


CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 18LK6128237WC

Transaction Identification Data for reference only:

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Company, LLC 5 Westbrook Corporate Center, Suite 100 Westchester, IL 60154 Main Phone: (708)409-9039 Email: ctwestchester@ctt.com	Chicago Title and Trust Company 5 Westbrook Corporate Center, Suite 100 Westchester, IL 60154 Main Phone: (708)409-9039 Main Fax: (708)409-9914

Issued By: Lanphier & Kowalkowski, Ltd.
568 S. Spring Rd., Suite B
Elmhurst, IL 60126

Order Number: 18LK6128237WC

Property Ref.: 443 Duane St, Glen Ellyn, IL 60137

SCHEDULE A

1. Commitment Date: February 2, 2018
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2006
Proposed Insured: Reva Development Acquisitions, LLC
Proposed Policy Amount: \$755,000.00
3. The estate or interest in the Land described or referred to in this Commitment is:
Fee Simple
4. The Title is, at the Commitment Date, vested in:
[James W. Tuinenga and Janet E. Tuinenga, husband and wife, as joint tenants](#)
5. The Land is described as follows:

LOTS 9, 10, 11 AND 12 IN BLOCK 3 IN GLENWOOD, BEING C. A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS DOCUMENT 16688, IN DUPAGE COUNTY, ILLINOIS.

END OF SCHEDULE A

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ALTA Commitment for Title Insurance (08/01/2016)



CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 18LK6128237WC

SCHEDULE B, PART I REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
6. Be advised that the "good funds" of the title insurance act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact your local Chicago Title office regarding the application of this new law to your transaction.
7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
8. **The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.**

END OF SCHEDULE B, PART I

Title Insurance Agent:

Lanphier & Kowalkowski, Ltd.
568 S. Spring Rd., Suite B
Elmhurst, IL 60126
Phone: (630)832-7759
Fax: (630)832-7868

Authorized Signatory

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SCHEDULE B, PART II EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. **General Exceptions**
2. **Rights or claims of parties in possession not shown by Public Records.**
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**
4. **Easements, or claims of easements, not shown by the Public Records.**
5. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
6. **Taxes or special assessments which are not shown as existing liens by the Public Records.**
7. **We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.**
8. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

A 9. Taxes for the years 2017 and 2018.

Taxes for the years 2017 and 2018 are not yet due or payable.

Permanent Tax No.: [05-11-325-005](#)

Note: Taxes for the year 2016 amounting to \$17,023.34 are paid of record.

B 10. Mortgage dated December 6, 2007 and recorded December 17, 2007 as Document No. [R2007-220715](#) made by James W. Tuinega and Janet E. Tuinega, to Community Bank-Wheaton/Glen Ellyn to secure an indebtedness in the amount of \$250,000.00.

Modification agreement recorded as document [R2012-103606](#)

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SCHEDULE B, PART II EXCEPTIONS

(continued)

Modification agreement recorded as document [R2017-070972](#)

- C 11. Assignment of Rents recorded December 17, 2007 as Document No. [R2007-220716](#) made by James W. Tuinenga and Janet E. Tuinenga, to Community Bank-Wheaton/Glen Ellyn.

Modification agreement recorded as document [R2017-070972](#)

- D 12. A financing statement as follows: Tem, Inc., debtor, Gen Enterprises, Inc., secured party, recorded on February 28, 2014 as Document No. [R2014-016717](#)

- F 13. Information should be furnished establishing whether any written agreement has been entered into by and between any party and a broker for the purposes of buying, selling, leasing or otherwise conveying any interest in the Land described herein. If such an agreement has been entered into, satisfactory evidence should be furnished establishing that the compensation agreed upon in such agreement has been paid and the broker's lien, or right to a lien, for such amount has been extinguished. In the event said evidence is not furnished, our policy(ies), when issued, will be subject to the following exception:

Any lien, or right to a lien, imposed by law under the provisions of the Commercial Real Estate Broker Lien Act for compensation agreed upon by a broker and the broker's client or customer under the terms of a written agreement entered into for the purposes of buying, selling, leasing, or otherwise conveying any interest in the Land described in Schedule A.

- E 14. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: Reva Development Acquisitions, LLC

a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.

b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps.

c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.

d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 18LK6128237WC

SCHEDULE B, PART II
EXCEPTIONS
 (continued)

- G 15. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
- H 16. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.
- J 17. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as document [R96-207128](#) and re-recorded as document [R97-014858](#), and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
- M 18. The land lies within the boundaries of a special service area #6 as disclosed by ordinance recorded as recording no. [R2009-193864](#), and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
- K 19. Environmental notice of leaking underground storage tank recorded November 5, 2007 as document [R2007-199612](#) by the Illinois environmental protection agency.

(for further particulars, see record.)
- L 20. Public utility easement on the south line of the land as disclosed by poles on said land.
- N 21. Note for additional information: the DuPage County Recorder requires that any documents presented for recording contain the following information:
- A. The name and address of the party who prepared the document;
 - B. The name and address of the party to whom the document should be mailed after recording;
 - C. All permanent real estate tax index numbers of any property legally described in the document;
 - D. The address of any property legally described in the document;
 - E. All deeds should contain the address of the grantee and should also note the name and address of the party to whom the tax bills should be sent.
 - F. Any deeds conveying unsubdivided land, or, portions of subdivided and, may need to be accompanied by a properly executed "plat act affidavit."

In addition, please note that the municipalities of Addison, Aurora, Bartlett, Bolingbrook, Carol Stream, Elk Grove Village, Elmhurst, Glendale Heights, Glen Ellyn, Hanover Park, Naperville, Schaumburg, West Chicago, Wheaton, and Woodridge have enacted transfer tax ordinances. To record a conveyance of

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**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

land located in these municipalities, the requirements of the transfer tax ordinances must be met. A conveyance of property in these cities may need to have the appropriate transfer tax stamps affixed before it can be recorded.

Furthermore, all deeds and mortgages should include the current marital status of all individual parties, where appropriate. A spouse of an individual grantor or mortgagor may have to sign the deed or mortgage in order to release any applicable homestead interest

This exception will not appear on the policy when issued.

O 22. For residential property only:

A provision for inflation coverage will be added to the owner's policy. This enhancement can automatically increase the amount of the owner's policy. For additional information, please contact your local underwriter

P 23. All endorsement requests should be made prior to closing to allow ample time for the company to examine required documentation.

(This note will be waived for policy).

END OF SCHEDULE B, PART II

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ALTA Commitment for Title Insurance (08/01/2016)



CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 18LK6128237WC

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

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CHICAGO TITLE INSURANCE COMPANY**COMMITMENT NO. 18LK6128237WC**

(continued)

- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars (\$2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

END OF CONDITIONS**1031 EXCHANGE SERVICES**

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2169.

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Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:

<http://www.fbi.gov>

Internet Crime Complain Center:

<http://www.ic3.gov>

**FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE
Revised May 1, 2018**

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF", "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

Browsing Information. FNF may automatically collect the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or mobile device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

How Personal Information is Collected

We may collect Personal Information about you from:

- information we receive from you on applications or other forms;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

How Browsing Information is Collected

If you visit or use an FNF Website, Browsing Information may be collected during your visit. Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to other websites. FNF is not responsible for the privacy practices or the content of any of those other websites. We advise you to read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and third parties' products and services, jointly or independently.

When Information Is Disclosed

We may make disclosures of your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Please see "**Choices With Your Information**" to learn the disclosures you can restrict.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to guard your Personal Information. We limit access to nonpublic personal information about you to employees who need to know that information to do their job. When we provide Personal Information to others as discussed in this Privacy Notice, we expect that they process such information in compliance with our Privacy Notice and in compliance with applicable privacy laws.

Choices With Your Information

If you do not want FNF to share your information with our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about you creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are meant for adults and are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except (1) as required or authorized by contract with the mortgage loan servicer or lender, or (2) as required by law or in the good-faith belief that such disclosure is necessary to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The revised Privacy Notice, showing the new revision date, will be posted on the FNF Website. Each time you provide information to us following any amendment of this Privacy Notice, your provision of information to us will signify your assent to and acceptance of the terms of the revised Privacy Notice for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests via email to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

ALTA COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY

Commitment Number:

18004233LFE**NOTICE**

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

President

Attest:

Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance (08/01/2016)

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CHICAGO TITLE INSURANCE COMPANY**COMMITMENT NO. 18004233LFE****Transaction Identification Data for reference only:**

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Company, LLC 10 South LaSalle Street, Suite 2930 Chicago, IL 60603 Main Phone: 312-223-2809 Email: loopcommercial@ctt.com	Chicago Title and Trust Company 10 South LaSalle Street, Suite 2930 Chicago, IL 60603 Main Phone: (312)223-2801 Main Fax: 312-223-2920

Issued By: Chicago Title Company, LLC
10 South LaSalle Street, Suite 2930
Chicago, IL 60603

Order Number: 18004233LFE

Property Ref.: 435 Duane St, Glen Ellyn, IL 60137

SCHEDULE A

1. Commitment Date: February 16, 2018
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2006
Proposed Insured: Reva Development Acquisitions, LLC
Proposed Policy Amount: \$425,000.00
3. The estate or interest in the Land described or referred to in this Commitment is:
Fee Simple
4. Title to the estate or interest in the Land is at the Commitment Date vested in:
[Duane Street, LLC, a Colorado Limited Liability Company](#)
5. The Land is described as follows:

LOTS 7 AND 8 IN BLOCK 3 IN GLENWOOD, BEING C. A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS DOCUMENT 16688, IN DUPAGE COUNTY, ILLINOIS.

END OF SCHEDULE A

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ALTA Commitment for Title Insurance (08/01/2016)



SCHEDULE B, PART I REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
6. Be advised that the "good funds" of the title insurance act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact your local Chicago Title office regarding the application of this new law to your transaction.
7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
8. **The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.**

END OF SCHEDULE B, PART I

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ALTA Commitment for Title Insurance (08/01/2016)



SCHEDULE B, PART II EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. **General Exceptions**
2. **Rights or claims of parties in possession not shown by Public Records.**
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**
4. **Easements, or claims of easements, not shown by the Public Records.**
5. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
6. **Taxes or special assessments which are not shown as existing liens by the Public Records.**
7. **We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.**
8. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

A 9. Taxes for the years 2017 and 2018.

Taxes for the years 2017 and 2018 are not yet due or payable.

Permanent Tax No.: [05-11-325-004-0000](#)

Note: Taxes for the year 2016 amounting to \$7,263.26 are paid of record.

B 10. Please be advised that our search did not disclose any open mortgages of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

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SCHEDULE B, PART II EXCEPTIONS

(continued)

- C 11. Municipal Real Estate Transfer Tax Stamps (or proof of exemption) must accompany any conveyance and certain other transfers or property located in Glen Ellyn. Please contact said municipality prior to closing for its specific requirements, which may include the payment of fees, an inspection or other approvals.
- D 12. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: Duane Street LLC

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

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ALTA Commitment for Title Insurance (08/01/2016)



**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

- E 13. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: Reva Development Acquisitions, LLC

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

- F 14. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as recording no. [R2009-193864](#), and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.

- G 15. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

- H 16. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.

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**SCHEDULE B, PART II
EXCEPTIONS**

(continued)

- I 17. Information should be furnished establishing whether any written agreement has been entered into by and between any party and a broker for the purposes of buying, selling, leasing or otherwise conveying any interest in the Land described herein. If such an agreement has been entered into, satisfactory evidence should be furnished establishing that the compensation agreed upon in such agreement has been paid and the broker's lien, or right to a lien, for such amount has been extinguished. In the event said evidence is not furnished, our policy(ies), when issued, will be subject to the following exception:
- Any lien, or right to a lien, imposed by law under the provisions of the Commercial Real Estate Broker Lien Act for compensation agreed upon by a broker and the broker's client or customer under the terms of a written agreement entered into for the purposes of buying, selling, leasing, or otherwise conveying any interest in the Land described in Schedule A.
- J 18. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as documents [R1999-186944](#), [R1999-261538](#), [R2000-021154](#), and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.

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ALTA Commitment for Title Insurance (08/01/2016)



SCHEDULE B, PART II EXCEPTIONS

(continued)

- K 19. Note for additional information: the DuPage County Recorder requires that any documents presented for recording contain the following information:
- A. The name and address of the party who prepared the document;
 - B. The name and address of the party to whom the document should be mailed after recording;
 - C. All permanent real estate tax index numbers of any property legally described in the document;
 - D. The address of any property legally described in the document;
 - E. All deeds should contain the address of the grantee and should also note the name and address of the party to whom the tax bills should be sent.
 - F. Any deeds conveying unsubdivided land, or, portions of subdivided and, may need to be accompanied by a properly executed "plat act affidavit."

In addition, please note that the municipalities of Addison, Aurora, Bartlett, Bolingbrook, Carol Stream, Elk Grove Village, Elmhurst, Glendale Heights, Glen Ellyn, Hanover Park, Naperville, Schaumburg, West Chicago, Wheaton, and Woodridge have enacted transfer tax ordinances. To record a conveyance of land located in these municipalities, the requirements of the transfer tax ordinances must be met. A conveyance of property in these cities may need to have the appropriate transfer tax stamps affixed before it can be recorded.

Furthermore, all deeds and mortgages should include the current marital status of all individual parties, where appropriate. A spouse of an individual grantor or mortgagor may have to sign the deed or mortgage in order to release any applicable homestead interest

This exception will not appear on the policy when issued.

- L 20. All endorsement requests should be made prior to closing to allow ample time for the company to examine required documentation.
(This note will be waived for policy).

END OF SCHEDULE B, PART II

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 18004233LFE

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

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CHICAGO TITLE INSURANCE COMPANY**COMMITMENT NO. 18004233LFE**

(continued)

- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars (\$2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

END OF CONDITIONS**1031 EXCHANGE SERVICES**

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2169.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:

<http://www.fbi.gov>

Internet Crime Complain Center:

<http://www.ic3.gov>

**FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE**

Effective: May 1, 2015; Last Updated: March 1, 2017

At Fidelity National Financial, Inc., we respect and believe it is important to protect the privacy of consumers and our customers. This Privacy Notice explains how we collect, use, and protect any information that we collect from you, when and to whom we disclose such information, and the choices you have about the use of that information. A summary of the Privacy Notice is below, and we encourage you to review the entirety of the Privacy Notice following this summary. You can opt-out of certain disclosures by following our opt-out procedure set forth at the end of this Privacy Notice.

<u>Types of Information Collected.</u> You may provide us with certain personal information about you, like your contact information, address demographic information, social security number (SSN), driver's license, passport, other government ID numbers and/or financial information. We may also receive browsing information from your Internet browser, computer and/or mobile device if you visit or use our websites or applications.	<u>How Information is Collected.</u> We may collect personal information from you via applications, forms, and correspondence we receive from you and others related to our transactions with you. When you visit our websites from your computer or mobile device, we automatically collect and store certain information available to us through your Internet browser or computer equipment to optimize your website experience.
<u>Use of Collected Information.</u> We request and use your personal information to provide products and services to you, to improve our products and services, and to communicate with you about these products and services. We may also share your contact information with our affiliates for marketing purposes.	<u>When Information Is Disclosed.</u> We may disclose your information to our affiliates and/or nonaffiliated parties providing services for you or us, to law enforcement agencies or governmental authorities, as required by law, and to parties whose interest in title must be determined.
<u>Choices With Your Information.</u> Your decision to submit information to us is entirely up to you. You can opt-out of certain disclosure or use of your information or choose to not provide any personal information to us.	<u>Information From Children.</u> We do not knowingly collect information from children who are under the age of 13, and our website is not intended to attract children.
<u>Privacy Outside the Website.</u> We are not responsible for the privacy practices of third parties, even if our website links to those parties' websites.	<u>International Users.</u> By providing us with your information, you consent to its transfer, processing and storage outside of your country of residence, as well as the fact that we will handle such information consistent with this Privacy Notice.
<u>The California Online Privacy Protection Act.</u> Some FNF companies provide services to mortgage loan servicers and, in some cases, their websites collect information on behalf of mortgage loan servicers. The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through those websites.	
<u>Your Consent To This Privacy Notice.</u> By submitting information to us or by using our website, you are accepting and agreeing to the terms of this Privacy Notice.	<u>Access and Correction; Contact Us.</u> If you desire to contact us regarding this notice or your information, please contact us at privacy@fnf.com or as directed at the end of this Privacy Notice.

**FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE****Effective: May 1, 2015; Last Updated: March 1, 2017**

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing title insurance, real estate- and loan-related services (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. We will take reasonable steps to ensure that your Personal Information and Browsing Information will only be used in compliance with this Privacy Notice and applicable laws. This Privacy Notice is only in effect for Personal Information and Browsing Information collected and/or owned by or on behalf of FNF, including Personal Information and Browsing Information collected through any FNF website, online service or application (collectively, the "Website").

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- social security number (SSN), driver's license, passport, and other government ID numbers;
- financial account information; and
- other personal information needed from you to provide title insurance, real estate- and loan-related services to you.

Browsing Information. FNF may collect the following categories of Browsing Information:

- Internet Protocol (or IP) address or device ID/UDID, protocol and sequence information;
- browser language and type;
- domain name system requests;
- browsing history, such as time spent at a domain, time and date of your visit and number of clicks;
- http headers, application client and server banners; and
- operating system and fingerprinting data.

How Information is Collected

In the course of our business, we may collect *Personal Information* about you from the following sources:

- applications or other forms we receive from you or your authorized representative;
- the correspondence you and others send to us;
- information we receive through the Website;
- information about your transactions with, or services performed by, us, our affiliates or nonaffiliated third parties; and
- information from consumer or other reporting agencies and public records maintained by governmental entities that we obtain directly from those entities, our affiliates or others.

If you visit or use our Website, we may collect *Browsing Information* from you as follows:

- **Browser Log Files.** Our servers automatically log each visitor to the Website and collect and record certain browsing information about each visitor. The Browsing Information includes generic information and reveals nothing personal about the user.
- **Cookies.** When you visit our Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. When you visit a website again, the cookie allows the website to recognize your computer. Cookies may store user preferences and other information. You can choose whether or not to accept cookies by changing your Internet browser settings, which may impair or limit some functionality of the Website.

Use of Collected Information

Information collected by FNF is used for three main purposes:

- To provide products and services to you or any affiliate or third party who is obtaining services on your behalf or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you and to inform you about our, our affiliates' and third parties' products and services, jointly or independently.

When Information Is Disclosed

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) and Browsing Information to various individuals and companies, as permitted by law, without

obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Please see the section "Choices With Your Personal Information" to learn how to limit the discretionary disclosure of your Personal Information and Browsing Information.

Disclosures of your Personal Information may be made to the following categories of affiliates and nonaffiliated third parties:

- to third parties to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to our affiliate financial service providers for their use to market their products or services to you;
- to nonaffiliated third party service providers who provide or perform services on our behalf and use the disclosed information only in connection with such services;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to market financial products or services to you;
- to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoena or court order;
- to lenders, lien holders, judgment creditors, or other parties claiming an interest in title whose claim or interest must be determined, settled, paid, or released prior to closing; and
- other third parties for whom you have given us written authorization to disclose your Personal Information.

We may disclose Personal Information and/or Browsing Information when required by law or in the good-faith belief that such disclosure is necessary to:

- comply with a legal process or applicable laws;
- enforce this Privacy Notice;
- investigate or respond to claims that any material, document, image, graphic, logo, design, audio, video or any other information provided by you violates the rights of a third party; or
- protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep your Personal Information secure. When we provide Personal Information to our affiliates or third party service providers as discussed in this Privacy Notice, we expect that these parties process such information in compliance with our Privacy Notice or in a manner that is in compliance with applicable privacy laws. The use of your information by a business partner may be subject to that party's own Privacy Notice. Unless permitted by law, we do not disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors. You expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings. We cannot and will not be responsible for any breach of security by a third party or for any actions of any third party that receives any of the information that is disclosed to us.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you. The uses of your Personal Information and/or Browsing Information that, by law, you cannot limit, include:

- for our everyday business purposes – to process your transactions, maintain your account(s), to respond to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders, or report to credit bureaus;
- for our own marketing purposes;
- for joint marketing with financial companies; and
- for our affiliates' everyday business purposes – information about your transactions and experiences.

You may choose to prevent FNF from disclosing or using your Personal Information and/or Browsing Information under the following circumstances ("opt-out"):

- for our affiliates' everyday business purposes – information about your creditworthiness; and
- for our affiliates to market to you.

To the extent permitted above, you may opt-out of disclosure or use of your Personal Information and Browsing Information by notifying us by one of the methods at the end of this Privacy Notice. We do not share your personal information with non-affiliates for their direct marketing purposes.

For California Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by California law. Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by Vermont law, such as to process your transactions or to maintain your account. In addition, we will not share information about your creditworthiness with our affiliates except with your authorization. For joint marketing in Vermont, we will only disclose your name, contact information and information about your transactions.

Information From Children

The Website is meant for adults and is not intended or designed to attract children under the age of thirteen (13). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian. By using the Website, you affirm that you are over the age of 13 and will abide by the terms of this Privacy Notice.

Privacy Outside the Website

The Website may contain links to other websites. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States or are a citizen of the European Union, please note that we may transfer your Personal Information and/or Browsing Information outside of your country of residence or the European Union for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection and transfer of such information in accordance with this Privacy Notice.

The California Online Privacy Protection Act

For some FNF websites, such as the Customer CareNet ("CCN"), FNF is acting as a third party service provider to a mortgage loan servicer. In those instances, we may collect certain information on behalf of that mortgage loan servicer via the website. The information which we may collect on behalf of the mortgage loan servicer is as follows:

- first and last name;
- property address;
- user name and password;
- loan number;
- social security number - masked upon entry;
- email address;
- three security questions and answers; and
- IP address.

The information you submit through the website is then transferred to your mortgage loan servicer by way of CCN.

The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through this website. For example, if you believe that your payment or user information is incorrect, you must contact your mortgage loan servicer.

CCN does not share consumer information with third parties, other than (1) those with which the mortgage loan servicer has contracted to interface with the CCN application, or (2) law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders. All sections of this Privacy Notice apply to your interaction with CCN, except for the sections titled "Choices with Your Information"

and "Access and Correction." If you have questions regarding the choices you have with regard to your personal information or how to access or correct your personal information, you should contact your mortgage loan servicer.

Your Consent To This Privacy Notice

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information by us in compliance with this Privacy Notice. Amendments to the Privacy Notice will be posted on the Website. Each time you provide information to us, or we receive information about you, following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing with our affiliates for their marketing purposes, please send your requests to privacy@fnf.com or by mail or phone to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
(888) 934-3354

ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:

CHICAGO TITLE
INSURANCE COMPANY

Commitment Number:

CCHI1803470LD**NOTICE**

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

President

Attest:

Secretary

Countersigned By:

Authorized Officer or Agent



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ALTA Commitment for Title Insurance (08/01/2016)

Page 1

Printed: 12.06.18 @ 10:54 AM
IL-CT-FA83-02100.231406-SPS-1-18-CCHI1803470LD

CHICAGO TITLE INSURANCE COMPANY**COMMITMENT NO. CCHI1803470LD****Transaction Identification Data for reference only:**

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Insurance Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Email: chicagocommercial@ctt.com	Chicago Title and Trust Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Main Fax: (312)223-3018

Order Number: CCHI1803470LD**Property Ref.:** 431-435 Melrose Avenue, Glen Ellyn, IL 60137**SCHEDULE A**

1. Commitment Date: November 27, 2018
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2006
Proposed Insured: REVA Development Acquisitions, LLC
Proposed Policy Amount: \$280,000.00
 - (b) ALTA Loan Policy 2006
Proposed Insured: Lender with a contractual obligation under a loan agreement with the Proposed Insured for an Owner's Policy
Proposed Policy Amount: \$10,000.00
3. The estate or interest in the Land described or referred to in this Commitment is:
Fee Simple
4. The Title is, at the Commitment Date, vested in:
William L. White and Robb A. Sackett, each to an undivided 1/2 interest
5. The Land is described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

Lots 1 and 2 in Block 3 in Glenwood, being C.A. Phillips Subdivision of part of Section 10 and part of Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded August 22, 1873 as document 16688, in DuPage County, Illinois.

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. CCHI1803470LD

SCHEDULE B, PART I REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
6. Be advised that the "good funds" of the title insurance act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact your local Chicago Title office regarding the application of this new law to your transaction.
7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
8. **The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.**

END OF SCHEDULE B, PART I

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. CCHI1803470LD

SCHEDULE B, PART II EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

General Exceptions

1. **Rights or claims of parties in possession not shown by Public Records.**
2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**
3. **Easements, or claims of easements, not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**
6. **We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically**
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

- A 8. Taxes for the year 2018.

Taxes for the year 2018 are not yet due or payable.

Permanent tax no. 05-11-325-001.

Taxes for the year 2017 in the amount of \$7,558.34 are marked paid.

- B 9. Mortgage dated February 26, 1999 and recorded March 3, 1999 as Document No. R99-053229 made by William White and Robb A. Sackett to Firststar Bank Illinois to secure an indebtedness in the amount of \$332,000.00.

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SCHEDULE B, PART II EXCEPTIONS

(continued)

- C 10. Commercial Open-End Mortgage and Assignment of Leases and Rents dated August 22, 2013 and recorded August 27, 2013 as document R2013-123944 made by Robb A. Sackett and Mary B. Sackett, and William L. White and Barbara B. White, to Central Bank & Trust Co. to secure a note for \$406,800.00.
- Purported Release recorded May 30, 2018 as document R2018-047390. Due to the fact that there is no new Mortgage of record we should be furnished with further confirmation that said Mortgage is paid in full.
- Also
- Our searches appear to indicate that the subject land is not presently encumbered by a new Mortgage. This must be substantiated by a sworn statement from the party in title, and this commitment is subject to such further exceptions as may then be deemed necessary.
- D 11. If work has been performed on the Land within the last six months which may subject the Land to liens under the mechanics lien laws, the Company should be furnished satisfactory evidence that those who have performed such work have been fully paid and have waived their rights to a lien. If evidence is not provided or is unsatisfactory, this commitment/policy will be subject to the following exception:
- Any lien, or right to a lien, for services, labor or material, heretofore or hereafter furnished, imposed by law, and not shown by the Public Records.
- The Company reserves the right to add additional items or make further requirements after review of the requested documentation.
- E 12. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
- F 13. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.
- G 14. Municipal Real Estate Transfer Tax Stamps (or proof of exemption) must accompany any conveyance and certain other transfers or property located in Glen Ellyn. Please contact said municipality prior to closing for its specific requirements, which may include the payment of fees, an inspection or other approvals.
- M 15. If applicable, the spouse or civil union partner of the party in title should join in the conveyance or mortgage for the purpose of releasing homestead.
- N 16. The Company will require the following documents for review prior to the issuance of any title insurance

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SCHEDULE B, PART II EXCEPTIONS

(continued)

predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: REVA Development Acquisitions, LLC

a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.

b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.

c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.

d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

Affects the proposed buyer herein.

H 17. Right, title and interest of HBC Insurance Agency Inc. under an rerecorded contract to purchase the Land, and rights of all parties claiming thereunder.

L 18. To assist in our analysis of the name search, the Company should be furnished prior to closing an Information Statement signed by: William White

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

I 19. The Land lies within the boundaries of a Special Service Area as disclosed by ordinance recorded as document R96-207128, re-recorded as document R97-014858 and ordinance recorded December 27, 1996 as document R96-207173 and ordinance recorded December 21, 1999 as document R1999-261538 and ordinance recorded February 11, 2000 as document R2000-021154, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.

J 20. The Land lies within the boundaries of a Special Service Area as disclosed by ordinance recorded as document R2009-193864, and is subject to additional taxes under the terms of said ordinance and

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**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

subsequent related ordinances.

- O 21. All endorsement requests should be made prior to closing to allow ample time for the company to examine required documentation.

(This note will be waived for policy).

- K 22. A. Note for additional information: the DuPage County Recorder requires that any documents presented for recording contain the following information:

The name and address of the party who prepared the document;

The name and address of the party to whom the document should be mailed after recording;

All permanent real estate tax index numbers of any property legally described in the document;

The address of any property legally described in the document;

All deeds should contain the address of the grantee and should also note the name and address of the party to whom the tax bills should be sent.

Any deeds conveying unsubdivided land, or, portions of subdivided and, may need to be accompanied by a properly executed "plat act affidavit."

In addition, please note that the municipalities of Addison, Aurora, Bartlett, Bolingbrook, Carol Stream, Elk Grove Village, Elmhurst, Glendale Heights, Glen Ellyn, Hanover Park, Naperville, Schaumburg, West Chicago, Wheaton, and Woodridge have enacted transfer tax ordinances. To record a conveyance of land located in these municipalities, the requirements of the transfer tax ordinances must be met. A conveyance of property in these cities may need to have the appropriate transfer tax stamps affixed before it can be recorded.

Furthermore, all deeds and mortgages should include the current marital status of all individual parties, where appropriate. A spouse of an individual grantor or mortgagor may have to sign the deed or mortgage in order to release any applicable homestead interest

This exception will not appear on the policy when issued.

END OF SCHEDULE B, PART II

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. CCHI1803470LD

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

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CHICAGO TITLE INSURANCE COMPANY**COMMITMENT NO. CCHI1803470LD**

(continued)

- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars (\$2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

END OF CONDITIONS**1031 EXCHANGE SERVICES**

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2169.

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ALTA COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY

Commitment Number:

18GNW624002WH**NOTICE**

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

President

Attest:

Secretary



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ALTA Commitment for Title Insurance (08/01/2016)

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 IL-CT-FWET-01080.225034-SPS-1-18-18GNW624002WH


CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 18GNW624002WH

Transaction Identification Data for reference only:

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Company, LLC 2441 Warrenville Rd, Suite 100 Lisle, IL 60532 Main Phone: (630)871-3500 Email: ctwheaton@ctt.com	Chicago Title and Trust Company 2441 Warrenville Rd, Suite 100 Lisle, IL 60532 Main Phone: (630)871-3500 Main Fax: (630)871-3588

Issued By: Steven K. Norgaard, P.C.
493 Duane St. # 400
Glen Ellyn, IL 60137

Order Number: 18GNW624002WH

Property Ref.: 427 Duane St, Glen Ellyn, IL 60137-4528

SCHEDULE A

1. Commitment Date: November 29, 2018
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2006
Proposed Insured: REVA Development Acquisitions, LLC
Proposed Policy Amount: \$300,000.00
3. The estate or interest in the Land described or referred to in this Commitment is:
Fee Simple
4. The Title is, at the Commitment Date, vested in:
[427-429 Duane LLC, an Illinois limited liability company](#)
5. The Land is described as follows:

LOTS 3 AND 4 IN BLOCK 3 IN GLENWOOD, BEING C. A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS DOCUMENT [16688](#), IN DUPAGE COUNTY, ILLINOIS.

END OF SCHEDULE A

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 18GNW624002WH

SCHEDULE B, PART I REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
6. **The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.**
7. Be advised that the "good funds" of the title insurance act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact your local Chicago Title office regarding the application of this new law to your transaction.
8. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
9. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.

END OF SCHEDULE B, PART I

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 18GNW624002WH

**SCHEDULE B, PART I
REQUIREMENTS**
(continued)**Title Insurance Agent:**

Steven K. Norgaard, P.C.
493 Duane St. # 400
Glen Ellyn, IL 60137
Phone: (630)545-1005
Fax: (630)545-1051

Authorized Signatory

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ALTA Commitment for Title Insurance (08/01/2016)



CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 18GNW624002WH

SCHEDULE B, PART II EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

General Exceptions

1. **Rights or claims of parties in possession not shown by Public Records.**
2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**
3. **Easements, or claims of easements, not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**
6. **We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.**
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
- C 8. Taxes for the year 2018.

Taxes for the year 2018 are not yet due or payable.

Permanent Tax No.: [05-11-325-002-0000](#)

Note: Taxes for the year 2017 amounting to \$7,913.04 are paid of record.
- G 9. Please be advised that our search did not disclose any open mortgages of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
- A 10. The Company will require the following documents for review prior to the issuance of any title insurance

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 18GNW624002WH

**SCHEDULE B, PART II
EXCEPTIONS**

(continued)

predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: 427-429 Duane LLC

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

- B 11. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: REVA Development Acquisitions, LLC

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

- D 12. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by,

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 18GNW624002WH

SCHEDULE B, PART II
EXCEPTIONS
 (continued)

through or under the lessees.

- E 13. Municipal Real Estate Transfer Tax Stamps (or proof of exemption) must accompany any conveyance and certain other transfers or property located in Glen Ellyn. Please contact said municipality prior to closing for its specific requirements, which may include the payment of fees, an inspection or other approvals.
- H 14. The land lies within the boundaries of a Special Service Area as disclosed by ordinance recorded as recording No. [R1999-186944](#), and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
- J 15. The land lies within the boundaries of a Special Service Area as disclosed by ordinance recorded as recording No. [R2009-193864](#), and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
- K 16. Hazardous Substances Certificate and Indemnity Agreement recorded March 16, 2005 as Document Number [R2005-052890](#).
- I 17. Party sidewalk located on the Land and the property to the east and adjoining as disclosed by Morris Engineering, Inc's December 18, 2018 Survey, Job No. 18-12-0173.
- L 18. Party Driveway located on the Land and the property to the east and adjoining as disclosed by Morris Engineering, Inc's December 18, 2018 Survey, Job No. 18-12-0173.
- F 19. All endorsement requests should be made prior to closing to allow ample time for the company to examine required documentation.

(This note will be waived for policy)

END OF SCHEDULE B, PART II

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 18GNW624002WH

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 18GNW624002WH

(continued)

- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars (\$2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

END OF CONDITIONS**1031 EXCHANGE SERVICES**

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2169.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:

CHICAGO TITLE
INSURANCE COMPANY

Commitment Number:

CCHI1803522LD**NOTICE**

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

President

Attest:

Secretary

Countersigned By:

Authorized Officer or Agent



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ALTA Commitment for Title Insurance (08/01/2016)

Page 1

Printed: 12.12.18 @ 11:09 AM
IL-CT-FA83-02100.231406-SPS-1-18-CCHI1803522LD

CHICAGO TITLE INSURANCE COMPANY**COMMITMENT NO. CCHI1803522LD****Transaction Identification Data for reference only:**

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Insurance Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Email: chicagocommercial@ctt.com	Chicago Title and Trust Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Main Fax: (312)223-3018

Order Number: CCHI1803522LD**Property Ref.:** 431-433 Duane Street, Glen Ellyn, IL 60137**SCHEDULE A**

1. Commitment Date: November 28, 2018
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2006
Proposed Insured: REVA Development Acquisitions, LLC
Proposed Policy Amount: \$300,000.00
 - (b) ALTA Loan Policy 2006
Proposed Insured: Lender with a contractual obligation under a loan agreement with the Proposed Insured for an Owner's Policy
Proposed Policy Amount: \$10,000.00
3. The estate or interest in the Land described or referred to in this Commitment is:
Fee Simple
4. The Title is, at the Commitment Date, vested in:
Beja Emanuel, L.L.C., subject to disposition of the requirement noted at exception reference letter G
5. The Land is described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

Lots 5 and 6 in Block 3 in Glenwood, being C.A. Phillips Subdivision of part of Section 10 and part of Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded August 22, 1873 as Document 16688, in DuPage County, Illinois.

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. CCHI1803522LD

SCHEDULE B, PART I REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
6. Be advised that the "good funds" of the title insurance act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact your local Chicago Title office regarding the application of this new law to your transaction.
7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
8. **The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.**

END OF SCHEDULE B, PART I

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. CCHI1803522LD

SCHEDULE B, PART II EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

General Exceptions

1. **Rights or claims of parties in possession not shown by Public Records.**
2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**
3. **Easements, or claims of easements, not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**
6. **We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically**
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
- C 8. Taxes for the year 2018.

Taxes for the year 2018 are not yet due or payable.

Permanent tax no. 05-11-325-003.

Taxes for the year 2017 in the amount of \$7,912.25 are marked paid.
- H 9. Mortgage dated February 18, 1997 and recorded March 4, 1997 as document R97-030334 made by Richard Sieple and Betty B. Sieple to Oxford Bank & Trust to secure a note in the amount of \$200,000.00.

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. CCHI1803522LD

SCHEDULE B, PART II EXCEPTIONS

(continued)

This exception will be waived with either a recordable release from the mortgagee or trustee, a Hold Harmless Letter from an acceptable title company, or our payout pursuant to a current payoff letter from the mortgagee or current note holder. In addition, if the mortgage or trust deed is held by a non-institutional lender, the original note and mortgage or trust deed also must be submitted for retention by the Company.

- I 10. Assignment of Rents recorded March 4, 1997 as document R97-030335 made by Richard Sieple and Betty B. Sieple to Oxford Bank & Trust.

- J 11. Note: Our searches appear to indicate that the subject land is not presently encumbered by a recorded mortgage executed by the party in title herein. This must be substantiated by a sworn statement from the party in title, and this commitment is subject to such further exceptions as may then be deemed necessary.

- A 12. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

- B 13. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.

- D 14. Municipal Real Estate Transfer Tax Stamps (or proof of exemption) must accompany any conveyance and certain other transfers or property located in the Village of Glen Ellyn. Please contact said municipality prior to closing for its specific requirements, which may include the payment of fees, an inspection or other approvals.

- E 15. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

 Limited Liability Company: Beja Emanuel, L.L.C.

 a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.

 b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.

 c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.

 d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

 e. If less than all members, or managers, as appropriate, will be executing the closing documents,

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SCHEDULE B, PART II EXCEPTIONS

(continued)

furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

- F 16. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: REVA Development Acquisitions, LLC

a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.

b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.

c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.

d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

Affects the proposed buyer herein.

- G 17. Our title finding is for convenience only and is based on the assumption the company will be furnished with satisfactory documentation supporting the validity of the quit claim deed from Roland J. Emanuel, Todd R. Beja and Jack R. Field to Beja Emanuel, L.L.C. recorded March 24, 2010 as document R2010-038757 and is subject to our receipt and review of the documentations requested herein.

- K 18. The Land lies within the boundaries of a Special Service Area as disclosed by ordinance recorded as document R96-207128 and re-recorded as document R97-014858 and ordinance recorded December 27, 1996 as document R96-207173 and ordinance recorded December 21, 1999 as document R1999-261538 and ordinance recorded February 11, 2000 as document R2000-021154, and is subject to additional taxes under the terms of said ordinance and subsequent relating ordinances.

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**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

- L 19. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as document R2009-193864, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.

Note: a full payment letter must be presented in conjunction with any deed to be recorded.

- N 20. All endorsement requests should be made prior to closing to allow ample time for the company to examine required documentation.

(This note will be waived for policy).

- M 21. A. Note for additional information: the DuPage County Recorder requires that any documents presented for recording contain the following information:

The name and address of the party who prepared the document;

The name and address of the party to whom the document should be mailed after recording;

All permanent real estate tax index numbers of any property legally described in the document;

The address of any property legally described in the document;

All deeds should contain the address of the grantee and should also note the name and address of the party to whom the tax bills should be sent.

Any deeds conveying unsubdivided land, or, portions of subdivided and, may need to be accompanied by a properly executed "plat act affidavit."

In addition, please note that the certain municipalities located in the County have enacted transfer tax ordinances. To record a conveyance of land located in these municipalities, the requirements of the transfer tax ordinances must be met. A conveyance of property in these cities may need to have the appropriate transfer tax stamps affixed before it can be recorded.

This exception will not appear on the policy when issued.

END OF SCHEDULE B, PART II

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. CCHI1803522LD

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

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CHICAGO TITLE INSURANCE COMPANY**COMMITMENT NO. CCHI1803522LD**

(continued)

- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars (\$2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

END OF CONDITIONS**1031 EXCHANGE SERVICES**

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2169.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:

CHICAGO TITLE
INSURANCE COMPANY

Commitment Number:

CCHI1803472LD**NOTICE**

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

President

Attest:

Secretary

Countersigned By:

Authorized Officer or Agent



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ALTA Commitment for Title Insurance (08/01/2016)

Page 1

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IL-CT-FA83-02100.231406-SPS-1-18-CCHI1803472LD

CHICAGO TITLE INSURANCE COMPANY**COMMITMENT NO. CCHI1803472LD****Transaction Identification Data for reference only:**

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Insurance Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Email: chicagocommercial@ctt.com	Chicago Title and Trust Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Main Fax: (312)223-3018

Order Number: CCHI1803472LD**Property Ref.:** 425 Melrose Avenue, Glen Ellyn, IL 60137**SCHEDULE A**

1. Commitment Date: November 30, 2018
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2006
Proposed Insured: REVA Development Acquisitions, LLC
Proposed Policy Amount: \$640,000.00
 - (b) ALTA Loan Policy 2006
Proposed Insured: Lender with a contractual obligation under a loan agreement with the Proposed Insured for an Owner's Policy
Proposed Policy Amount: \$10,000.00
3. The estate or interest in the Land described or referred to in this Commitment is:
Fee Simple
4. The Title is, at the Commitment Date, vested in:
425 Melrose, LLC
5. The Land is described as follows:
LOTS 37, 38, 39, 40 IN BLOCK 3 IN GLENWOOD, BEING C.A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS DOCUMENT 16688, IN DUPAGE COUNTY, ILLINOIS.

END OF SCHEDULE A

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. CCHI1803472LD

SCHEDULE B, PART I REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
6. Be advised that the "good funds" of the title insurance act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact your local Chicago Title office regarding the application of this new law to your transaction.
7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
8. **The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.**

END OF SCHEDULE B, PART I

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. CCHI1803472LD

SCHEDULE B, PART II EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

General Exceptions

1. **Rights or claims of parties in possession not shown by Public Records.**
2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**
3. **Easements, or claims of easements, not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**
6. **We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically**
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
- C 8. Note for additional information: the County Recorder requires that any documents presented for recording contain the following information:
 - A. The name and address of the party who prepared the document;
 - B. The name and address of the party to whom the document should be mailed after recording;
 - C. All permanent real estate tax index numbers of any property legally described in the document;
 - D. The address of any property legally described in the document;
 - E. All deeds should contain the address of the grantee and should also note the name and address of the party to whom the tax bills should be sent.
 - F. Any deeds conveying unsubdivided land, or, portions of subdivided and, may need to be accompanied by a properly executed "plat act affidavit."

In addition, please note that the certain municipalities located in the County have enacted transfer tax ordinances. To record a conveyance of land located in these municipalities, the requirements of the transfer tax ordinances must be met. A conveyance of property in these cities may need to have the

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ALTA Commitment for Title Insurance (08/01/2016)



**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

appropriate transfer tax stamps affixed before it can be recorded.

This exception will not appear on the policy when issued.

D 9. Taxes for the years 2018 and 2019.

Taxes for the years 2018 and 2019 are not yet due or payable.

Permanent Tax No.: 05-11-325-006

(Affects Lots 39 and 40)

Note: Taxes for the year 2017 are marked exempt on the Collector's books.

H a. The General Taxes as shown below are marked exempt on the Collector's Warrants. Unless satisfactory evidence is submitted to substantiate said exemption, our policy, if and when issued, will be subject to said taxes.

Tax Number: 05-11-325-006

E 10. Taxes for the years 2018 and 2019.

Taxes for the years 2018 and 2019 are not yet due or payable.

Permanent Tax No.: 05-11-325-022

(Affects Lot 38)

Note: Taxes for the year 2017 are marked exempt on the Collector's books.

I a. The General Taxes as shown below are marked exempt on the Collector's Warrants. Unless satisfactory evidence is submitted to substantiate said exemption, our policy, if and when issued, will be subject to said taxes.

Tax Number: 05-11-325-022

F 11. Taxes for the years 2018 and 2019.

Taxes for the years 2018 and 2019 are not yet due or payable.

Permanent Tax No.: 05-11-325-023

(Affects Lot 37)

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. CCHI1803472LD

SCHEDULE B, PART II EXCEPTIONS

(continued)

Note: Taxes for the year 2017 are marked exempt on the Collector's books.

- J a. The General Taxes as shown below are marked exempt on the Collector's Warrants. Unless satisfactory evidence is submitted to substantiate said exemption, our policy, if and when issued, will be subject to said taxes.

Tax Number: 05-11-325-023

- B 12. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

- A 13. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.

- G 14. Municipal Real Estate Transfer Tax Stamps (or proof of exemption) must accompany any conveyance and certain other transfers or property located in Glen Ellyn. Please contact said municipality prior to closing for its specific requirements, which may include the payment of fees, an inspection or other approvals.

- K 15. Our title-finding is for convenience only and is based on the assumption The Company will be furnished with satisfactory documentation supporting the validity of the Quit Claim Deed from IRA Services Trust Company CFBO Robb Sackett IRA753452 under Tax ID 26-2627205 - 50% and Roland Emanuel 50% to 425 Melrose, LLC recorded May 23, 2018 as document number R2018-045587 and is subject to our receipt and review of the documentation requested herein.

- L a. The Company will require the following documents for review authorizing the conveyance by the corporation named below:

Name of Corporation: IRA Services Trust Company CFBO Robb Sackett IRA753452 under Tax ID 26-2627205

(a) A Copy of the corporation By-laws and Articles of Incorporation

(b) An original or certified copy of a resolution authorizing the transaction contemplated herein

(c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent

(d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. CCHI1803472LD

SCHEDULE B, PART II EXCEPTIONS

(continued)

- M 16. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: 425 Melrose LLC

a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.

b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.

c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.

d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

- N 17. Note for information (Endorsement Requests):

All endorsement requests should be made prior to closing to allow ample time for the company to examine required documentation.

Note: before any endorsements can be approved, we should be informed as to the land use and as to what type of structure is on the land.

(This note will be waived for policy)

- O 18. Informational Note:

To schedule any closings in the Chicago Commercial Center, please call (312)223-2707.

END OF SCHEDULE B, PART II

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ALTA Commitment for Title Insurance (08/01/2016)



CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. CCHI1803472LD

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

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CHICAGO TITLE INSURANCE COMPANY**COMMITMENT NO. CCHI1803472LD**

(continued)

- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars (\$2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

END OF CONDITIONS**1031 EXCHANGE SERVICES**

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2169.

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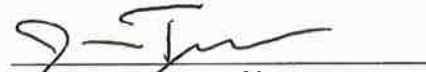
AFFIDAVIT OF AUTHORIZATION

I, James Tuinega owner of the property described as

443 Duane St., Glen Ellyn, IL 60137
PIN: 05-11-325-005

verify that REVA Development Partners

is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals, and/or Village Board of Trustees. Owner acknowledges that any notice given applicant is actual notice to owner.


Owner Signature

Subscribed and sworn to before me this

28th day of December, 2018


Notary Public



CLEAR PAGE

AFFIDAVIT OF AUTHORIZATION

I, **Janet Tuinenga** owner of the property described as

443 Duane St., Glen Ellyn, IL 60137
PIN: 05-11-325-005

verify that **REVA Development Partners**

is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals, and/or Village Board of Trustees. Owner acknowledges that any notice given applicant is actual notice to owner.

Janet Tuinenga
Owner Signature

Subscribed and sworn to before me this

1st day of MAY, 2019

Deanne Prochnow
Notary Public



OWNERSHIP BY A CORPORATION

CLEAR PAGE

Date: 1/22/19Address: 435 Duane St., Glen Ellyn, IL

Legal Description:

--

LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST
OWNED IN EXCESS OF 5% OF STOCK)

Name: <u>Doug Funk</u>	Address: <u>906 North Path</u>	% <u>100</u>
Name: _____	Address: <u>Wharton. St.</u>	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
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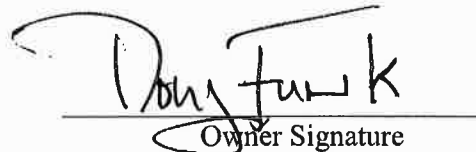
AFFIDAVIT OF AUTHORIZATION

I, Doug Funk owner of the property described as

435 Duane St., Glen Ellyn, IL 60137
PIN: 05-11-325-004

verify that REVA Development Partners

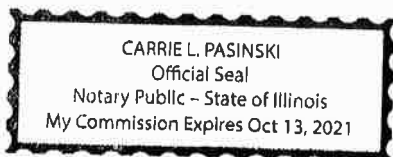
is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals, and/or Village Board of Trustees. Owner acknowledges that any notice given applicant is actual notice to owner.


Owner Signature

Subscribed and sworn to before me this

28th day of December, 2018
Carrie L Pasinski

Notary Public



OWNERSHIP BY A CORPORATION

CLEAR PAGE

Date: 4/18/19Address: 431-433 Duane St, Glen Ellyn, IL

Legal Description:

Lots 5 and 6 in Block 3 in Glenwood, being C.A. Phillips Subdivision of part of Section 10 and part of Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded August 22, 1873 as Document 16688, in DuPage County, Illinois

LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST

OWNED IN EXCESS OF 5% OF STOCK)

Name: Roland Emanuel Address: 433 Duane Street GE % 51Name: Todd Beja Address: 433 Duane Street GE % 49

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

CLEAR PAGE

AFFIDAVIT OF AUTHORIZATION

I, **Roland Emanuel** owner of the property described as

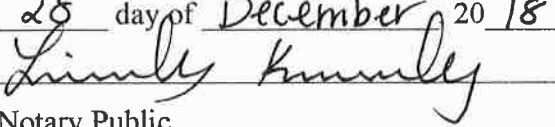
431-433 Duane St., Glen Ellyn, IL 60137
PIN: 05-11-325-003

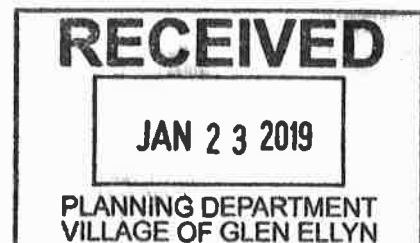
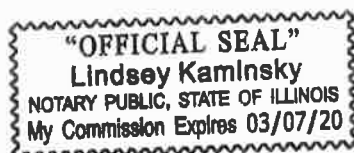
verify that **REVA Development Partners**

is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals, and/or Village Board of Trustees. Owner acknowledges that any notice given applicant is actual notice to owner.


Owner Signature

Subscribed and sworn to before me this

28 day of December 20 18

Notary Public



CLEAR PAGE

AFFIDAVIT OF AUTHORIZATION

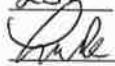
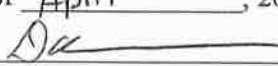
I, **Todd Beja** owner of the property described as**431-433 Duane St., Glen Ellyn, IL 60137**
PIN: 05-11-325-003verify that **REVA Development Partners**

is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals, and/or Village Board of Trustees. Owner acknowledges that any notice given applicant is actual notice to owner.



Owner Signature

Subscribed and sworn to before me this

25th day of April, 2019
 

Notary Public



Date: 1/22/2019

CLEAR PAGE

AFFIDAVIT OF AUTHORIZATION

I, 427-429 Duane LLC owner of the property described as

427-429 Duane St., Glen Ellyn, IL 60137
PIN: 05-11-325-002

verify that REVA Development Partners

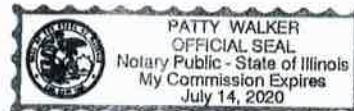
is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals, and/or Village Board of Trustees. Owner acknowledges that any notice given applicant is actual notice to owner.

427-429 Duane, LLC
By: Ryan Saul
Ryan Saul, Manager

Subscribed and sworn to before me this

22nd day of January, 2019
Patty Walker

Notary Public



AFFIDAVIT OF AUTHORIZATION

I, Grant Kief, member of 427-429 Duane, LLC owner of the property described as:

427-429 Duane St., Glen Ellyn, IL 60137 (PIN: 05-11-325-002)

verify that REVA Development Partners

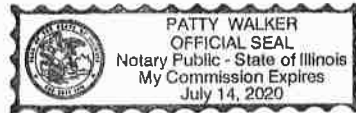
is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals, and/or Village Board of Trustees. Owner acknowledges that any notice given applicant is actual notice to owner.


OWNER SIGNATURE

Subscribed and sworn to before me this

5th day of June, 2019
Patty Walker

Notary Public



CLEAR PAGE

AFFIDAVIT OF AUTHORIZATION

I, **William White** _____ owner of the property described as

431-435 Melrose Ave., Glen Ellyn, IL 60137
PIN: 05-11-325-001

verify that **REVA Development Partners** _____

is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals, and/or Village Board of Trustees. Owner acknowledges that any notice given applicant is actual notice to owner.



Owner Signature

Subscribed and sworn to before me this

24th day of April, 2019
Gayle S Drew

Notary Public



CLEAR PAGE

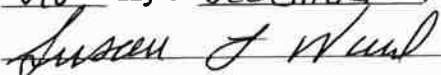
AFFIDAVIT OF AUTHORIZATION

I, **Robb Sackett** _____ owner of the property described as**431-435 Melrose Ave., Glen Ellyn, IL 60137**
PIN: 05-11-325-001verify that **REVA Development Partners** _____

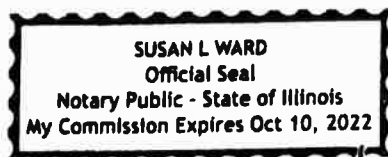
is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals, and/or Village Board of Trustees. Owner acknowledges that any notice given applicant is actual notice to owner.


Owner Signature

Subscribed and sworn to before me this

26th day of December, 2018


Notary Public



OWNERSHIP BY A CORPORATION

CLEAR PAGE

January 22, 2019

Date: _____

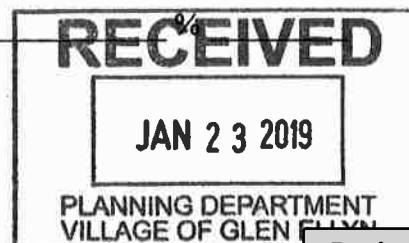
Address: **425 Melrose Ave, Glen Ellyn, IL**

Legal Description:

**LOTS 37, 38, 39, 40 IN BLOCK 3 IN GLENWOOD, BEING C.A. PHILLIPS
SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP
39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS
DOCUMENT 16688, IN DUPAGE COUNTY, ILLINOIS.**

LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST
OWNED IN EXCESS OF 5% OF STOCK)

Name: Roland Emanuel	Address: 708 Essex Ct, Glen Ellyn	% 50
Name: Robb Sackett	Address: 977 Waverly Rd., Glen Ellyn	% 50
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
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Name: _____	Address: _____	% _____
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Name: _____	Address: _____	% _____



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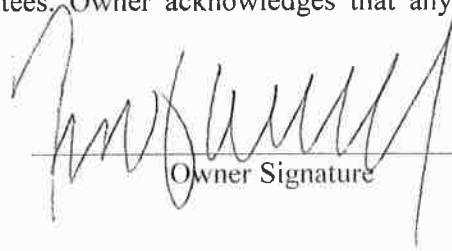
AFFIDAVIT OF AUTHORIZATION

I, **Roland Emanuel** owner of the property described as

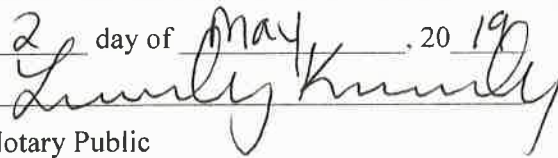
425 Melrose Ave., Glen Ellyn, IL 60137
PIN: 05-11-325-006, 05-11-325-022, 05-11-325-023

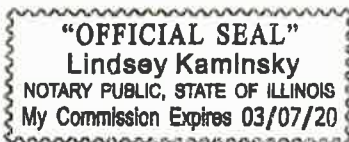
verify that **REVA Development Partners**

is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals, and/or Village Board of Trustees. Owner acknowledges that any notice given applicant is actual notice to owner.


Owner Signature

Subscribed and sworn to before me this

2 day of May, 2019

Notary Public



RECEIVED

JUN 03 2019

VILLAGE OF GLEN ELLYN

CLEAR PAGE

AFFIDAVIT OF AUTHORIZATION

I, **Robb Sackett** owner of the property described as

425 Melrose Ave., Glen Ellyn, IL 60137
PIN: 05-11-325-006, 05-11-325-022, 05-11-325-023

verify that **REVA Development Partners**

is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals, and/or Village Board of Trustees. Owner acknowledges that any notice given applicant is actual notice to owner.


Owner Signature

Subscribed and sworn to before me this

28th day of December, 2018
Susan L Ward

Notary Public



**APPLICATION FOR APPROVAL OF
PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN**

CLEAR PAGE

The undersigned petitions the President and Village Board of Trustees of the Village of Glen Ellyn, Illinois, to consider this Application for approval of a Preliminary Planned Unit Development Plan (PUD), as described below.

Date Filed: May 2, 2019 Application No. _____

Type of PUD: Residential
(Residential, Commercial, Other)

Name of Applicant: REVA Development Acquisitions, LLC

Address of Applicant: 116 W. Illinois St., FL7

Business Phone: 312-320-6712 (Mobile): 847-417-8915

Email: warren.james@revadevelopment.com (Fax): _____

Property Interest of Applicant: Contract Purchaser
(Owner, Owner Representative, Contract Purchaser, etc.)

Name of Owner(s): See attached ownership exhibit

Address: See attached ownership exhibit

Legal Description of Property:

See attached ownership exhibit

Zoning Classification: C5B/R4/R2 Property Size/Area: 1.18 acres

Present Use: Commercial Office/Pottery Studio/vacant residential

Requested Use/Construction:

48 Unit multi-family residential development with underground and surface parking.

Estimated Date to Start Construction: August 5, 2019

NARRATIVE STATEMENT

Narrative Statement evaluating the economic effects of adjoining property, the effect of such elements as noise, glare, odor, fumes, and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the requirements of paragraph (E) of Section 10-10-14 of the Zoning Code:

The proposed apartment building is similar in scale and architectural character to the adjacent public library, including a combination of brick and synthetic stucco, pitched roof. The proposed apartment replaces three ranch style homes, two, 2-story single family homes and a 2-story commercial building. The existing single-family homes have been converted to commercial uses and are functionally obsolete. The proposed residential use is compatible with the adjacent residential uses to the south and the physical qualities of the proposed structure are sympathetic to the public library to the north. Vehicle access to the building is planned from Melrose, mitigating potential traffic issues on Prospect or Duane. The proposed building is consistent with the comprehensive plan which calls for additional multi-family housing. Off-street parking is provided to the south of the proposed structure.

1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this Zoning Code:

The proposed plan is harmonious with the comprehensive plan and zoning ordinance. Specifically, it provides multi-family housing within the Glen Ellyn Downtown in keeping with the Glen Ellyn Downtown Strategic Plan (hereinafter referred to as "The Plan")

The Plan, adopted in 2009, includes several references encouraging the type of development proposed on the subject property. The Plan notes that *"there is a lack of residential units in the Downtown for smaller-sized to provide Glen Ellyn residents the opportunity to live near their workplaces."* Thus, in the list of Objectives included in The Plan, number 2 states: *"Increase the Village's population within walking distance of the Downtown, by increasing the number of dwelling units (and thereby, consumers) in an around the Downtown."* (Page 8.2) Furthermore, the property on which the apartment building is proposed is included in the downtown plan, designated for future use as *"Multiple Family Residential"*

The Plan notes that *"Elements such as surface parking lots and one-story buildings don't provide the intensity that is needed to create a successful Downtown and TOD district."* The Plan goes on to state *"Adding housing Downtown is especially important given the surrounding area is substantially built-out and population growth is likely to be limited. The creation of multi-family housing will serve the needs of empty nesters and younger-aged, smaller-size households."* The three single story ranch structures on Duane are specifically noted as item "O." on the list of sites identified for potential to be *"redeveloped, repurposed, and/or reinvigorated."*

The Plan also includes a section titled “Strategies and Measures.” The Plan sets forth a specific measure to *“Construct a minimum of 450 new dwelling units in the Downtown.”* (Village of Glen Ellyn Downtown Strategic Plan – Page 8.3 of 8)

The Plan recognizes that *“The Zoning Code needs to be updated to reflect the recommendations in the Market Analysis and minimize the perceived burden of government-imposed obstacles in the Downtown business and development review process.”* (Village of Glen Ellyn Downtown Strategic Plan – Page 8.4)

The Plan reads *“Provide additional dwelling units for different types of households – especially empty-nesters (couples who no longer need a big house but want to remain in Glen Ellyn) and young professionals (individuals and couples who want to live in Glen Ellyn but don’t need or want a house at this stage in their lives). There is a demand for Downtown residential living for people who want to enjoy the benefits of the Downtown including its charm, convenience, and the cluster of services available within a comfortable walk from home.”* (Village of Glen Ellyn Downtown Strategic Plan – Page 8.6)

AVERE on Duane is specifically designed to fulfill the multi-family housing needs described in The Plan.

2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area:

The proposed design of the building is in keeping with the character and scale of the adjacent library. The proposed building is proximate to larger scale buildings such as the library and St. Petronille Church and is adjacent to existing multi-family buildings to the west. The assemblage of property (between Melrose and Prospect) is at the low end of the block as the terrain rises to the south. The first-floor elevation of the proposed apartment building is below the first-floor elevation of the adjacent single family home to the south on Prospect. The intended character of the area as set forth in the Glen Ellyn Strategic Plan is for multi-family residential consistent with the proposed development. The existing zoning of the five parcels along Duane upon which the proposed building would be located is C5B. The existing single-family home on Melrose included in the assemblage is on a parcel straddling both the R4 and R2 zoning districts. The actual use of the parcel on Melrose is the surface parking area for residents and guests of AVERE on Duane.

The use of the property is residential, which is consistent with uses to the south. In fact, the proposed residential use is more harmonious with the adjacent residential uses to the south and west than are the existing commercial uses.

3. Will not be hazardous or disturbing to existing or future neighborhood uses:

The proposed residential use is consistent with the residential uses to the east, south and west of the subject property. The Traffic Study prepared by KLOA in connection with the proposed development determined that the relatively low traffic generated by the use will not overburden adjacent streets and that the access to the building off Melrose is the most

appropriate location, avoiding the busier Prospect Avenue and Duane Street. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses.

4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services:

The public facilities and services are sufficient to serve the proposed use. The character of the building and the targeted market will not place an undue demand on municipal services. The existing storm, sanitary and water services have sufficient capacity to serve the proposed development. The parking lot will be constructed with permeable pavers in order to capture runoff prior to discharge into the existing storm sewer. The building will be served by two elevators and equipped with automatic fire sprinklers and emergency generator for added safety. The anticipated future residents are most likely to be adults with few if any school aged children. The apartment building will be owned by a single entity and will be professionally managed. The owner of the building will contract for private refuse and recycling, building and grounds maintenance including landscaping and snow removal. The building will be equipped with a single gas meter and a single water meter which will be sub-metered inside the unit with each tenant paying their respective share. The owner of the building will be responsible for paying for the master metered utilities.

5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village:

We anticipate the residents of the proposed building to be “renters by choice” that are seeking an alternative to a traditional single-family home. In keeping with the objectives set forth in The Plan, increasing downtown population is critical to attracting and supporting local retailers and restaurants. The target market of AVERE on Duane is primarily empty nesters, single professionals and couples that may be moving to the area or perhaps even the existing homeowner undertaking renovations or new home construction. Experience with similarly situated buildings indicates low demand on public services and few if any school aged students. For instance, at Deer Park Crossing in Deer Park, Illinois, a similar podium style apartment building(s) with 145 occupied units, presently has only three (3) school aged students living in the podium style apartment buildings.

As set forth in the Glen Ellyn Downtown Strategic Plan, “Due to the complexity and diversity of issues typically involved in redevelopment projects, (environmental, transportation, infrastructure, land acquisition and assembly, building demolition and/or rehabilitation, and business recruitment), a municipality needs a number of resources to help address the varying aspects of a redevelopment project. Municipalities across the country have demonstrated that locally-controlled economic development tools are critical components to the redevelopment process. Local funding sources such as Tax Increment Financing (TIF), Special Service Areas (SSAs), property tax abatements, and land acquisitions and/or write-downs, empower municipalities to guide redevelopment and provide timely assistance, which is critical to

making today's development projects a reality." (Page 10.32). The five parcels underlying the proposed apartment building are within the existing downtown TIF district and the economic viability of the project is dependent upon receiving TIF funding in substantial conformance with the outline agreed to between Village of Glen Ellyn and the Developer in June of 2018. As evidenced by the TIF projections and verified by the Village's consultant, the AVERE on Duane development will generate significant increment a substantial portion of which will inure to the benefit of the Village.

In summary, the proposed development of AVERE on Duane will add to the economic vibrancy of the community and will not incur significant demands on public resources or facilities and will result in a positive fiscal impact to the community and its taxing districts.

6. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors:

The proposed residential use will not involve uses, activities, processes, material or equipment that would be detrimental to any persons or property or the general welfare and will not produce excessive traffic, noise, smoke, fumes, glare of odors.

7. Will have vehicular approaches to the property which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads:

The vehicular traffic will be directed to Melrose this minimizing the impact on Prospect or Duane. Melrose is a short street that serves existing multi-family and single-family residences. The findings of the Traffic Study prepared by KLOA include the following conclusions:

- **The traffic that will be generated by the proposed development will be low and will be reduced due to its proximity to public transportation.**
- **The traffic that will be generated by the proposed development can be accommodated by the area roadway system.**
- **Providing access to the proposed AVERE on Duane Development off Melrose Avenue will be adequate in accommodating the traffic projected to be generated by the proposed development.**
- **The proposed apartment development will provide a sufficient number of parking spaces to accommodate its projected parking demand.**

Additional detailed findings are contained in the traffic study prepared by KLOA and corroborated by the Village's traffic consultant, James J. Benes. (See referenced reports and letters)

In addition to the 48 underground parking spaces (1 per unit) there are 34 surface parking spaces and a loading zone proposed in the Melrose right of way, between the entrance to the parking area and the garage. Presently, parking is permitted on the East side of Melrose for

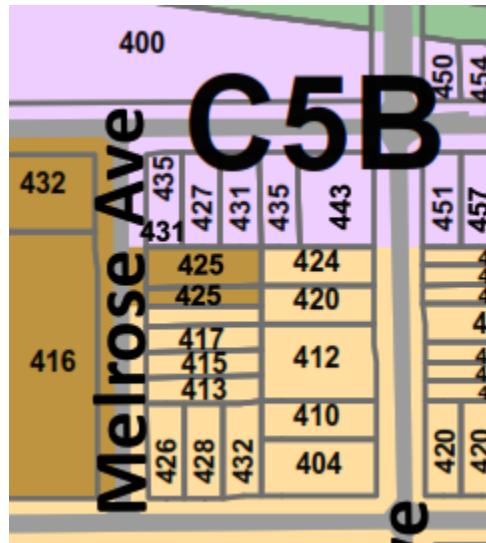
Discuss the Requested Zone Change with Respect to Each of the Following:

1. Identification of the existing uses of property within the general area of the affected property:

The property is adjacent to the public library to the North, existing single family to the east and south and existing multi-family residential to the West; and is proximate to St. Petronille church and downtown Glen Ellyn.

2. Identification of the zoning classification of property within the general area of the affected property:

Most of the site (including all the parcels along Duane Avenue where the proposed building is sited) is already zoned C5B. The existing single-family home located at 425 Melrose Avenue sits on a lot that is 100' x 148'. The northerly parcels are zoned R4 and the southerly 25' wide parcel is zoned R2. The zoning classification of the adjacent properties are as follows: to the north C5B, to the south is R2, to the east R2 and to the west R4.



3. Determination as to the suitability of the property in question to the uses permitted under the existing classification or district and under the proposed classification or district:

As noted above, most of the subject property is already zoned C5B which allows multi-family housing as a Special Use. The request is to change the zoning of 425 Melrose from R4 and R2 to C5B to be consistent with the balance of the property. The proposed use of the property at 425 Melrose is a parking lot to serve the proposed multi-family use which will be appropriately buffered as depicted on the proposed landscape plan.

4. The trend of development, if any, in the general area of the affected property, including changes, if any, which have taken place since the date the affected property was placed in its present zoning classification or district:

I (We) certify that all of the statements and documents submitted as part of this application are true to the best of my (our) knowledge and belief.

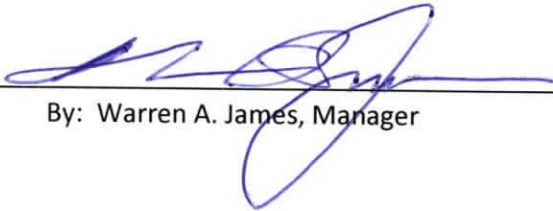
I (We) consent to entry in or upon the premises described in this application by any authorized official of the Village of Glen Ellyn for the purpose of inspection.

I (We) consent to pay the Village of Glen Ellyn all costs incurred for transcribing the public hearing on this application.

Signed on the 2nd day of May, 2019

REVA DEVELOPMENT ACQUISITIONS, LLC

By: REVA Development Partners, LLC, its manager

A handwritten signature in blue ink, appearing to read 'Warren A. James', is written over a horizontal line. The signature is stylized with a large loop at the end.

By: Warren A. James, Manager

**APPLICATION FOR APPROVAL OF
FINAL PLANNED UNIT DEVELOPMENT PLAN**

CLEAR PAGE

Date filed: 05/02/19 Application No. _____Common Name of PUD: AVERE on DuaneType of PUD: Residential

(Residential, Commercial, Other)

Name of Applicant: REVA Development Acquisitions, LLCAddress of Applicant: 116 W. Illinois St., FL7, Chicago, IL 60654Business Phone: 312-320-6712 (Mobile): 847-417-8915Email: warren.james@revadevelopment.com (Fax): _____Property Interest of Applicant: Contract Purchaser

(Owner, Owner Representative, Contract Purchaser, etc.)

Name of Owner(s): See attached ownership exhibitAddress: See attached exhibit

Legal Description of Property:

See Attached ExhibitZoning Classification: C5B/R4/R2 Property Size/Area: 1.18 acres

Requested Use/Construction:

48 unit multi-family residential apartment building with 48 underground spaces and 34 surface parking spaces.

Date of Preliminary PUD Plan Approval: _____

Estimated Date to Start Construction: 08/05/19MAY 2, 2019
Date
Signature of Applicant
REVA DEVELOPMENT PARTNERS, LLC
MANAGER
REVA DEVELOPMENT ACQUISITIONS, LLC

APPLICATION FOR SPECIAL USE PERMIT

CLEAR PAGE

The undersigned petitions the President and Village Board of Trustees of the Village of Glen Ellyn, Illinois, to consider the Special Use described in this application.

Date Filed: **05/02/19** Application No: _____

Name of Applicant: **REVA Development Acquisitions, LLC**

Address of Applicant: **116 W. Illinois St. FL7, Chicago, IL 60654**

Business Phone: **312-320-6712** Fax: _____

Home Phone: _____ Mobile Phone: **847-417-8915**

Email: **matt.nix@revadevelopment.com warren.james@revadevelopment.com**

Property Interest of Applicant: **Contract Purchaser**

(Owner, Contract Purchaser, Owner Representative)

Name of Owner: **See attached ownership exhibit**

Address of Owner: _____

Business Phone: _____ Fax: _____

Home Phone: _____ Mobile Phone: _____

Email: _____

Property Address: **See attached ownership exhibit**

Legal Description of Property:

See attached ownership exhibit

Permanent Index No. (PIN): **see attached** Zoning: **C5B/R4/R2**

Lot Dimensions: **irregular, see survey** Lot Area: **1.18 acres**

Present Use:

Commercial Office/Pottery Studio/Vacant Residential

Requested Use/Construction:

48-Unit multi-family residential apartment building with underground and surface parking

Estimated Date to Begin New Use/Construction: **August 5, 2019**

Names, Addresses, and Phone Numbers of Experts:

Architect: **BSB DESIGN, Paul Gianni**
 220 North Smith St., Suite 210
 Palatine, IL 60067
 847-705-2200

Engineer: **HAEGER ENGINEERING, Kim Lask**
 100 East State Parkway
 Schaumburg, IL 60173
 847-394-6600

Landscape
Architect: **THE LAKOTA GROUP, Scott Freres**
 116 W. Illinois St., FL7
 Chicago, IL 60654
 312-467-5445

Traffic
Consultant **KENIG, LINDGREN, O’HARA, ABBOONA, INC. (KLOA), Luay Aboona**
 9575 West Higgins Road, Suite 400
 Rosemont, IL 60018
 847-518-9990

AVERE on Duane- Property Ownership Exhibit

Contact Name	Ownership Entity	Street Address, Glen Ellyn, IL 60137	PIN	Owner's Email	Area (Sq.Ft.)	Lot Frontage	Present Zoning	Legal Description
Jim Tuinega	TUINEGA, JAMES & JANET	443 Duane St.	0511325005	jimt@tem-inc.com	12,030	98 ft. on Duane; 122.75 on Prospect	C5B	LOTS 9, 10, 11 AND 12 IN BLOCK 3 IN GLENWOOD, BEING C. A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS DOCUMENT 16688, IN DUPAGE COUNTY, ILLINOIS
Doug Funk	Duane Street, LLC	435 Duane St.	0511325004	dfunk@spenglerhomes.com	6,138	50 ft.	C5B	LOTS 7 AND 8 IN BLOCK 3 IN GLENWOOD, BEING C. A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS DOCUMENT 16688, IN DUPAGE COUNTY, ILLINOIS.
Roland Emanuel	BEJA EMANUEL LLC	431-433 Duane St.	0511325003	ROLOBOYS@aol.com	6,138	50 ft.	C5B	Lots 5 and 6 in Block 3 in Glenwood, being C.A. Phillips Subdivision of part of Section 10 and part of Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded August 22, 1873 as Document 16688, in DuPage County, Illinois
Grant Kief	427-429 Duane LLC	427-429 Duane St.	0511325002	kief@slibinc.com	6,138	50 ft.	C5B	LOTS 3 AND 4 IN BLOCK 3 IN GLENWOOD, BEING C. A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS DOCUMENT 16688, IN DUPAGE COUNTY, ILLINOIS.
Robb Sackett	WHITE, WM L & ROBB SACKETT	431 Melrose Ave	0511325001	robbsackett1@gmail.com	6,128	48 ft. on Duane; 122.75 ft. on Melrose	C5B	Lots 1 and 2 in Block 3 in Glenwood, being C.A. Phillips Subdivision of part of Section 10 and part of Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded August 22, 1873 as document 16688, in DuPage County, Illinois.
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Total/Summary					51,370			

NARRATIVE STATEMENT

Narrative Statement evaluating the economic effects of adjoining property, the effect of such elements as noise, glare, odor, fumes, and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the requirements of paragraph (E) of Section 10-10-14 of the Zoning Code:

The proposed apartment building is similar in scale and architectural character to the adjacent public library, including a combination of brick and synthetic stucco, pitched roof. The proposed apartment replaces three ranch style homes, two, 2-story single family homes and a 2-story commercial building. The existing single-family homes have been converted to commercial uses and are functionally obsolete. The proposed residential use is compatible with the adjacent residential uses to the south and the physical qualities of the proposed structure are sympathetic to the public library to the north. Vehicle access to the building is planned from Melrose, mitigating potential traffic issues on Prospect or Duane. The proposed building is consistent with the comprehensive plan which calls for additional multi-family housing. Off-street parking is provided to the south of the proposed structure.

1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this Zoning Code:

The proposed plan is harmonious with the comprehensive plan and zoning ordinance. Specifically, it provides multi-family housing within the Glen Ellyn Downtown in keeping with the Glen Ellyn Downtown Strategic Plan (hereinafter referred to as "The Plan")

The Plan, adopted in 2009, includes several references encouraging the type of development proposed on the subject property. The Plan notes that *"there is a lack of residential units in the Downtown for smaller-sized to provide Glen Ellyn residents the opportunity to live near their workplaces."* Thus, in the list of Objectives included in The Plan, number 2 states: *"Increase the Village's population within walking distance of the Downtown, by increasing the number of dwelling units (and thereby, consumers) in an around the Downtown."* (Page 8.2) Furthermore, the property on which the apartment building is proposed is included in the downtown plan, designated for future use as *"Multiple Family Residential"*

The Plan notes that *"Elements such as surface parking lots and one-story buildings don't provide the intensity that is needed to create a successful Downtown and TOD district."* The Plan goes on to state *"Adding housing Downtown is especially important given the surrounding area is substantially built-out and population growth is likely to be limited. The creation of multi-family housing will serve the needs of empty nesters and younger-aged, smaller-size households."* The three single story ranch structures on Duane are specifically noted as item "O." on the list of sites identified for potential to be *"redeveloped, repurposed, and/or reinvigorated."*

The Plan also includes a section titled “Strategies and Measures.” The Plan sets forth a specific measure to *“Construct a minimum of 450 new dwelling units in the Downtown.”* (Village of Glen Ellyn Downtown Strategic Plan – Page 8.3 of 8)

The Plan recognizes that *“The Zoning Code needs to be updated to reflect the recommendations in the Market Analysis and minimize the perceived burden of government-imposed obstacles in the Downtown business and development review process.”* (Village of Glen Ellyn Downtown Strategic Plan – Page 8.4)

The Plan reads *“Provide additional dwelling units for different types of households – especially empty-nesters (couples who no longer need a big house but want to remain in Glen Ellyn) and young professionals (individuals and couples who want to live in Glen Ellyn but don’t need or want a house at this stage in their lives). There is a demand for Downtown residential living for people who want to enjoy the benefits of the Downtown including its charm, convenience, and the cluster of services available within a comfortable walk from home.”* (Village of Glen Ellyn Downtown Strategic Plan – Page 8.6)

AVERE on Duane is specifically designed to fulfill the multi-family housing needs described in The Plan.

2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area:

The proposed design of the building is in keeping with the character and scale of the adjacent library. The proposed building is proximate to larger scale buildings such as the library and St. Petronille Church and is adjacent to existing multi-family buildings to the west. The assemblage of property (between Melrose and Prospect) is at the low end of the block as the terrain rises to the south. The first-floor elevation of the proposed apartment building is below the first-floor elevation of the adjacent single family home to the south on Prospect. The intended character of the area as set forth in the Glen Ellyn Strategic Plan is for multi-family residential consistent with the proposed development. The existing zoning of the five parcels along Duane upon which the proposed building would be located is C5B. The existing single-family home on Melrose included in the assemblage is on a parcel straddling both the R4 and R2 zoning districts. The actual use of the parcel on Melrose is the surface parking area for residents and guests of AVERE on Duane.

The use of the property is residential, which is consistent with uses to the south. In fact, the proposed residential use is more harmonious with the adjacent residential uses to the south and west than are the existing commercial uses.

3. Will not be hazardous or disturbing to existing or future neighborhood uses:

The proposed residential use is consistent with the residential uses to the east, south and west of the subject property. The Traffic Study prepared by KLOA in connection with the proposed development determined that the relatively low traffic generated by the use will not overburden adjacent streets and that the access to the building off Melrose is the most

appropriate location, avoiding the busier Prospect Avenue and Duane Street. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses.

4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services:

The public facilities and services are sufficient to serve the proposed use. The character of the building and the targeted market will not place an undue demand on municipal services. The existing storm, sanitary and water services have sufficient capacity to serve the proposed development. The parking lot will be constructed with permeable pavers in order to capture runoff prior to discharge into the existing storm sewer. The building will be served by two elevators and equipped with automatic fire sprinklers and emergency generator for added safety. The anticipated future residents are most likely to be adults with few if any school aged children. The apartment building will be owned by a single entity and will be professionally managed. The owner of the building will contract for private refuse and recycling, building and grounds maintenance including landscaping and snow removal. The building will be equipped with a single gas meter and a single water meter which will be sub-metered inside the unit with each tenant paying their respective share. The owner of the building will be responsible for paying for the master metered utilities.

5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village:

We anticipate the residents of the proposed building to be “renters by choice” that are seeking an alternative to a traditional single-family home. In keeping with the objectives set forth in The Plan, increasing downtown population is critical to attracting and supporting local retailers and restaurants. The target market of AVERE on Duane is primarily empty nesters, single professionals and couples that may be moving to the area or perhaps even the existing homeowner undertaking renovations or new home construction. Experience with similarly situated buildings indicates low demand on public services and few if any school aged students. For instance, at Deer Park Crossing in Deer Park, Illinois, a similar podium style apartment building(s) with 145 occupied units, presently has only three (3) school aged students living in the podium style apartment buildings.

As set forth in the Glen Ellyn Downtown Strategic Plan, “Due to the complexity and diversity of issues typically involved in redevelopment projects, (environmental, transportation, infrastructure, land acquisition and assembly, building demolition and/or rehabilitation, and business recruitment), a municipality needs a number of resources to help address the varying aspects of a redevelopment project. Municipalities across the country have demonstrated that locally-controlled economic development tools are critical components to the redevelopment process. Local funding sources such as Tax Increment Financing (TIF), Special Service Areas (SSAs), property tax abatements, and land acquisitions and/or write-downs, empower municipalities to guide redevelopment and provide timely assistance, which is critical to

making today's development projects a reality." (Page 10.32). The five parcels underlying the proposed apartment building are within the existing downtown TIF district and the economic viability of the project is dependent upon receiving TIF funding in substantial conformance with the outline agreed to between Village of Glen Ellyn and the Developer in June of 2018. As evidenced by the TIF projections and verified by the Village's consultant, the AVERE on Duane development will generate significant increment a substantial portion of which will inure to the benefit of the Village.

In summary, the proposed development of AVERE on Duane will add to the economic vibrancy of the community and will not incur significant demands on public resources or facilities and will result in a positive fiscal impact to the community and its taxing districts.

6. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors:

The proposed residential use will not involve uses, activities, processes, material or equipment that would be detrimental to any persons or property or the general welfare and will not produce excessive traffic, noise, smoke, fumes, glare of odors.

7. Will have vehicular approaches to the property which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads:

The vehicular traffic will be directed to Melrose this minimizing the impact on Prospect or Duane. Melrose is a short street that serves existing multi-family and single-family residences. The findings of the Traffic Study prepared by KLOA include the following conclusions:

- **The traffic that will be generated by the proposed development will be low and will be reduced due to its proximity to public transportation.**
- **The traffic that will be generated by the proposed development can be accommodated by the area roadway system.**
- **Providing access to the proposed AVERE on Duane Development off Melrose Avenue will be adequate in accommodating the traffic projected to be generated by the proposed development.**
- **The proposed apartment development will provide a sufficient number of parking spaces to accommodate its projected parking demand.**

Additional detailed findings are contained in the traffic study prepared by KLOA and corroborated by the Village's traffic consultant, James J. Benes. (See referenced reports and letters)

In addition to the 48 underground parking spaces (1 per unit) there are 34 surface parking spaces and a loading zone proposed in the Melrose right of way, between the entrance to the parking area and the garage. Presently, parking is permitted on the East side of Melrose for

up to 4 hours. As proposed, parking will not be permitted on the east side of Melrose between the entrances to the parking lot and the garage. Instead the pavement will be widened to create a loading zone so that delivery trucks, garbage pickup and moving trucks will not block vehicle movements along Melrose.

The Traffic Consultant opined, and the Developer's experience indicates that the parking ratio of 1.7 parking spaces per unit will adequately serve the residents, especially given the proximity to the train and downtown. In addition to the private parking on site, the 247 car Duane-Lorraine off-street public parking lot is just west of the subject property. While we do not expect residents to use the lot during the day when it is typically occupied by commuters, it does provide the option of additional public off-street parking during weekends and holidays.

8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief:

The proposed multi-family building is located at the low end of Melrose and Prospect along Duane Street and is within the Lake Ellyn watershed boundary. The existing structures and associated driveways and parking areas include 0.72 acres of impervious area, or 61% of the total area. The proposed development reduces the impervious lot coverage to 0.58 acres or 49% impervious lot coverage. The proposed plan includes a permeable paver parking lot with underground permeable volume to capture and filter runoff from vehicles prior to discharge to the storm sewer. No additional expense is anticipated for flood protection, rescue or relief.

9. Will not result in destruction, loss or damage of natural, scenic or historical features of major importance to the community:

Section 7 of The Downtown Strategic Plan includes an "Historic Preservation Analysis." In the study, BauerLatoza Studio evaluated the existing structures within the Glen Ellyn Downtown and categorized them as "Outstanding" historic structures, "Notable" historic structures, "Contributing" historic structures and "Non-contributing" structures. Figure 22 on page 7.15 identifies each of the six structures to be demolished as part of the proposed development to be "Non-contributing" structures, meaning that the existing buildings *do not contribute* to the historic character of Downtown Glen Ellyn. The existing structures are economically and functionally obsolete and will not result in the loss or damage of any major natural, scenic or historical significance to the community.

I (We) certify that all of the statements and documents submitted as part of this application are true to the best of my (our) knowledge and belief.

I (We) consent to entry in or upon the premises described in this application by any authorized official of the Village of Glen Ellyn for the purpose of inspection.

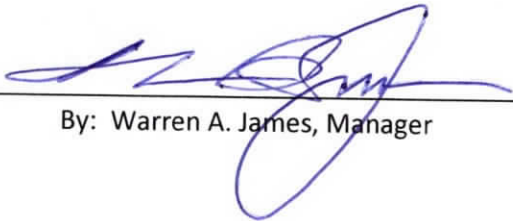
I (We) consent to pay the Village of Glen Ellyn all costs incurred for transcribing the public hearing on this application.

I (We) understand that no final action shall be taken by the Village Board subsequent to the public hearing until and upon payment of transcribing fees.

Signed on the 2nd day of May, 2019

REVA DEVELOPMENT ACQUISITIONS, LLC

By: REVA Development Partners, LLC, its manager



By: Warren A. James, Manager

APPLICATION FOR ZONING MAP AMENDMENT

CLEAR PAGE

You may attach separate sheets as needed to answer any of the following questions.

The undersigned petitions the President and Village Board of Trustees of the Village of Glen Ellyn, Illinois, to consider the Zoning Map Amendment described in this application.

Date Filed: **05/02/19** Application No: _____

Name of Applicant: **REVA Development Acquisitions, LLC**

Address of Applicant: **116 W. Illinois St. FL7
Chicago, IL 60654
Attention: Matt Nix / Warren James**

Business Phone No.: **312-320-6712** Home Phone No.: _____

Mobile Phone No.: **847-417-8915** Fax No.: _____

Property Interest of Applicant: **Contract Purchaser**

(Owner, Contract Purchaser, Owner Representative)

Name of Property Owner: **See attached ownership exhibit**

Address of Owner: **See attached ownership exhibit**

Phone No. (Business): **See attached** (Home): _____

Mobile Phone No.: _____ Fax No.: _____

Address of Property: **Duane Street between Melrose & Prospect**

Legal Description of Property:

See attached ownership exhibit for details

CLEAR PAGE

Lot Frontage: **541.50 ft. total frontage** Lot Area: **1.18 acres**

Present Use: **Two story single family home (vacant) on Melrose Ave.;**
Three single-story residential buildings converted to commercial office use on Duane St.;
Two story single family home converted to pottery studio on Duane St.
Two story commercial office building on corner of Duane and Prospect.

Requested Zoning: **C5B (all property on Duane is already zoned C5B, only lot on Melrose to be rezoned)**

Requested Use/Construction: **48-unit multi-family apartment building with underground parking and surface parking lot.**

Estimated Date to Begin New Use/Construction: **August 5, 2019**

Name(s), Address(es), and Phone No(s). of Experts (architects, engineers, etc.):

Architect: BSB Design, Paul Gianni
220 N. Smith Street, Palatine, IL 60067 847-705-2200

Engineer: Haeger Engineering, Kimberly Lask
100 E. State Parkway, Schaumburg, IL 60173 847-394-6600

Landplanner/Landscape Architect: The Lakota Group, Scott Freres
116 W. Illinois St., FL7, Chicago, IL 60654 312-467-5445

Traffic Engineer: Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA), Luay Aboona
9575 W. Higgins Road. Suite 400, Rosemont, IL 60018 847-518-9900

Market Analysis: Tracy Cross & Associates, Eric Doersching
1920 N. THoreau Dr., Suite 150, Schaumburg, IL 60173-4174 847-925-5400

AVERE on Duane- Property Ownership Exhibit

Contact Name	Ownership Entity	Street Address, Glen Ellyn, IL 60137	PIN	Owner's Email	Area (Sq.Ft.)	Lot Frontage	Present Zoning	Legal Description
Jim Tuinega	TUINEGA, JAMES & JANET	443 Duane St.	0511325005	jimt@tem-inc.com	12,030	98 ft. on Duane; 122.75 on Prospect	C5B	LOTS 9, 10, 11 AND 12 IN BLOCK 3 IN GLENWOOD, BEING C. A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS DOCUMENT 16688, IN DUPAGE COUNTY, ILLINOIS
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- **The proposed apartment development will provide a sufficient number of parking spaces to accommodate its projected parking demand.**

Additional detailed findings are contained in the traffic study prepared by KLOA and corroborated by the Village's traffic consultant, James J. Benes. (See referenced reports and letters)

In addition to the 48 underground parking spaces (1 per unit) there are 34 surface parking spaces and a loading zone proposed in the Melrose right of way, between the entrance to the parking area and the garage. Presently, parking is permitted on the East side of Melrose for

up to 4 hours. As proposed, parking will not be permitted on the east side of Melrose between the entrances to the parking lot and the garage. Instead the pavement will be widened to create a loading zone so that delivery trucks, garbage pickup and moving trucks will not block vehicle movements along Melrose.

The Traffic Consultant opined, and the Developer's experience indicates that the parking ratio of 1.7 parking spaces per unit will adequately serve the residents, especially given the proximity to the train and downtown. In addition to the private parking on site, the 247 car Duane-Lorraine off-street public parking lot is just west of the subject property. While we do not expect residents to use the lot during the day when it is typically occupied by commuters, it does provide the option of additional public off-street parking during weekends and holidays.

8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief:

The proposed multi-family building is located at the low end of Melrose and Prospect along Duane Street and is within the Lake Ellyn watershed boundary. The existing structures and associated driveways and parking areas include 0.72 acres of impervious area, or 61% of the total area. The proposed development reduces the impervious lot coverage to 0.58 acres or 49% impervious lot coverage. The proposed plan includes a permeable paver parking lot with underground permeable volume to capture and filter runoff from vehicles prior to discharge to the storm sewer. No additional expense is anticipated for flood protection, rescue or relief.

9. Will not result in destruction, loss or damage of natural, scenic or historical features of major importance to the community:

Section 7 of The Downtown Strategic Plan includes an "Historic Preservation Analysis." In the study, BauerLatoza Studio evaluated the existing structures within the Glen Ellyn Downtown and categorized them as "Outstanding" historic structures, "Notable" historic structures, "Contributing" historic structures and "Non-contributing" structures. Figure 22 on page 7.15 identifies each of the six structures to be demolished as part of the proposed development to be "Non-contributing" structures, meaning that the existing buildings *do not contribute* to the historic character of Downtown Glen Ellyn. The existing structures are economically and functionally obsolete and will not result in the loss or damage of any major natural, scenic or historical significance to the community.

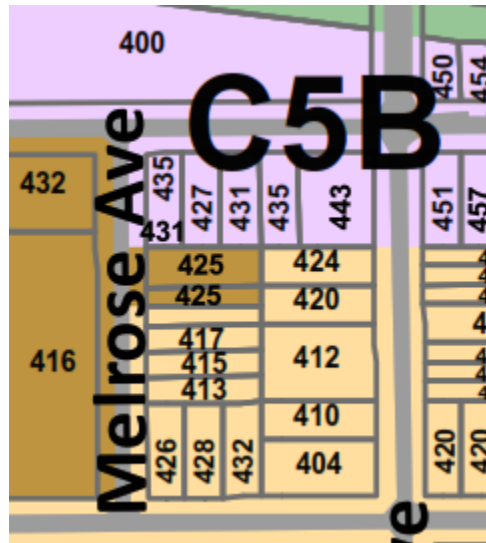
Discuss the Requested Zone Change with Respect to Each of the Following:

1. Identification of the existing uses of property within the general area of the affected property:

The property is adjacent to the public library to the North, existing single family to the east and south and existing multi-family residential to the West; and is proximate to St. Petronille church and downtown Glen Ellyn.

2. Identification of the zoning classification of property within the general area of the affected property:

Most of the site (including all the parcels along Duane Avenue where the proposed building is sited) is already zoned C5B. The existing single-family home located at 425 Melrose Avenue sits on a lot that is 100' x 148'. The northerly parcels are zoned R4 and the southerly 25' wide parcel is zoned R2. The zoning classification of the adjacent properties are as follows: to the north C5B, to the south is R2, to the east R2 and to the west R4.



3. Determination as to the suitability of the property in question to the uses permitted under the existing classification or district and under the proposed classification or district:

As noted above, most of the subject property is already zoned C5B which allows multi-family housing as a Special Use. The request is to change the zoning of 425 Melrose from R4 and R2 to C5B to be consistent with the balance of the property. The proposed use of the property at 425 Melrose is a parking lot to serve the proposed multi-family use which will be appropriately buffered as depicted on the proposed landscape plan.

4. The trend of development, if any, in the general area of the affected property, including changes, if any, which have taken place since the date the affected property was placed in its present zoning classification or district:

The only recent development in the immediate vicinity of the site is the construction of the Glen Ellyn Public Library immediately north of the subject property and a newer construction single family home to the east of the subject property. The height and scale of the Public Library building is similar to the proposed development.

5. The trend of development, if any, as to the proposed uses of property within the general area of the affected property, as represented on the Comprehensive Plan:

The 2001 Comprehensive Plan included the call to “promote replacement of older structures with high quality townhomes and similar multi-family development.” The more recent 2009 Glen Ellyn Downtown Strategic Plan calls to “redevelop existing multiple-family to new multiple-family with a historically-sensitive development pattern.”

6. The length of time the property has been vacant as zoned, considered in the context of the land development and the area surrounding the subject property:

Each of the existing homes on Duane and Melrose has long since been repurposed for other uses. The three single story structures have been converted to commercial office space, the two-story home on Duane is a pottery shop and the single-family home on Melrose is now vacant but was most recently used as a family shelter. Only the two-story building at the corner of Prospect and Duane is being used for its original purpose (commercial/office). As evidenced by the 2001 and 2009 comprehensive plans, the Village has promoted a change in use for nearly two decades calling for multi-family redevelopment.

7. The extent to which property values are diminished, if at all, by the particular zoning restrictions:

The property that is the subject of the rezoning request is zoned R4 and R2 and is proposed to be consolidated into a single parcel with the balance of the development site. The parcels that are the subject of rezoning are ancillary to the majority of the proposed development site which is already zoned C5B. The rezoning request allows for the consolidated parcel to have a single zoning designation consistent with the intent of the Downtown Plan. If the existing rezoning were to preclude the redevelopment of the consolidated parcel it would reduce the value of the subject property. Because this parcel will be developed with surface parking and landscaping there would be limited impact on the adjoining property values.

I (We) certify that all of the statements and documents submitted as part of this application are true to the best of my (our) knowledge and belief.

I (We) consent to entry in or upon the premises described in this application by any authorized official of the Village of Glen Ellyn for the purpose of inspection.

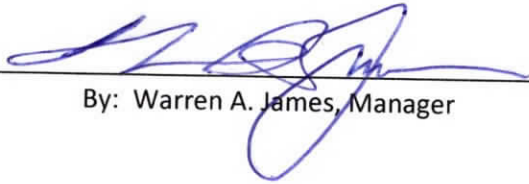
I (We) consent to pay the Village of Glen Ellyn all costs incurred for transcribing the public hearing on this application.

I (We) understand that no final action shall be taken by the Village Board subsequent to the public hearing until and upon payment of transcribing fees.

Signed on the 2nd day of May, 2019

REVA DEVELOPMENT ACQUISITIONS, LLC

By: REVA Development Partners, LLC, its manager



By: Warren A. James, Manager

VILLAGE OF GLEN ELLYN
535 Duane Street
Glen Ellyn, Illinois 60137
(630) 547-5250

APPLICATION FOR SIGN VARIATION

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village Planning and Development Department.

You may attach separate sheets as needed to answer any of the following questions.

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Sign Code, as described in this application.

I. APPLICANT INFORMATION

Name: REVA Development Partners (Matt Nix)

Address: 116 W Illinois St., FL7, Chicago, IL 60654

Phone No.: 312-320-6712 Fax No.: _____

E-mail: Matt.Nix@revadevelopment.com

Ownership Interest in the Property in Question: Property under contract

Name and address of the legal owner of the property (if other than the applicant):

See attached ownership spreadsheet

II. PROPERTY INFORMATION

Common address: See attached ownership spreadsheet

Permanent tax index number: _____ Zoning classification: _____

Present use: _____

III. INFORMATION REGARDING THE VARIATION(S) REQUESTED

List of the variation(s) requested, including identification of the Sign Code provisions from which the variation is sought:

~~There is one site identification sign located on Duane near the intersection with~~
~~Prospect that identifies the name of the building "AVERE on Duane". We are~~
~~requesting relief from the underlying ordinance (Code Section 4-5-11(D)) to allow~~
~~1 free-standing and 1 wall sign on the property for a total of two signs in lieu of 1~~
~~permitted residential development identification sign. The additional wall sign would~~
~~be constructed via the installation of letters on the planter wall adjacent to the~~
~~main entrance off Melrose that will also read "AVERE on Duane."~~ The details of the
 signs as proposed are on sheet L2.1 from Lakota Group.

IV. EVIDENCE RELATING TO SIGN CODE STANDARDS FOR A VARIATION

The following items are intended to elicit information to support conclusions by the Plan Commission and the Village Board that the required findings/standards for a variation have been established and met. Therefore, please complete these items carefully.

Please note that a showing that granting the requested variation would be more profitable to the applicant or that the sign would be more valuable is not grounds for granting approval for a variation (Section 4-5-17(G)3(c) of the Sign Code).

A. Standards Applicable to All Variations Requested

1. Indicate how you believe the requested variation(s) complies with the Statement of Purpose in Section 4-5-2 of the Sign Code (attached):

~~The requested variation complies with the Statement of Purpose~~
~~in Section 4-5-2 because the additional signage adjacent to the main~~
~~entrance would allow people to properly identify the building when~~
~~approaching the entrance. Not being able to have a sign in this~~
~~location could lead to confusion for those who aren't familiar~~
~~with the building.~~

2. Provide evidence that the practical difficulties or hardship in complying with the Sign Code is based on unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographic feature, or other condition, that is peculiar to the subject property or establishment. Also share how the conditions upon which the request is based are not generally applicable to other property within the same zoning district:

~~The practical difficulty in complying with the Sign Code by limiting the building to only having one sign is that the main entrance to the building is on the opposite side (facing south) of where the first sign is to be located at the corner of Duane and Prospect. Having two signs would allow the property to be identified both from the street and from the parking lot as you approach the entrance.~~

3. Provide evidence that the variation(s), if granted, would have no adverse impact on property values in the surrounding area or be injurious to other property or improvements in the neighborhood in which the property is located:

~~The additional sign would have no adverse impact on the surrounding property. It is of reasonable size, is attractively designed, and is located in an area that would not effect the surrounding properties or neighborhood in a negative way. The sign is not free-standing and is comprised of letters placed on a planter wall that will already be in place as part of construction.~~

4. Provide evidence that the variation(s), if granted, would have no adverse impact on the existing or desired character of the surrounding area:

~~The requested additional sign is consistent with the character of the other signage and overall design of the building. Its scale, design, and location would reflect positively on the character of the surrounding area. The sign is not free-standing and is comprised of letters placed on a planter wall that will already be in place as part of construction.~~

5. Provide evidence that the variation(s), if granted, would not endanger the public health, safety, or welfare:

The requested additional sign would not have any adverse effect on public health, safety, or welfare. The additional sign would help people find the building without difficulty or confusion.

- B. For the purpose of supplementing the above standards, the PC, in making its recommendation that there are practical difficulties or particular hardships, may also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

1. Provide evidence that the purpose of the variation(s) is not based exclusively upon a desire to make more money out of the property:

The requested additional sign has no impact on the money generated by the property and is simply to help identify the building at the main entrance. The sign is not free-standing and is comprised of letters placed on a planter wall that will already be in place as part of construction.

2. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant:

The particular hardship has to do with the orientation of the building on the site and the particular dimensions of the site. The additional sign will allow the building to have sign visibility on both the north (street-side) and south (parking lot) side.

3. Provide evidence that the requested variation(s) is/are the minimum variation(s) necessary.

The ordinance only allows one sign, and we are requesting
the minimum variation of one additional sign for the building.

4. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located:

Without the additional sign it would be difficult for people to
identify the building when approaching the main entrance on
the south side. Lack of appropriate signage could be confusing
to potential residents and may detract them from renting.

Please add any additional comments which you believe may assist the PC in reviewing this application:

The combined square footage of the two proposed signs is 23.8 square feet, which is
less than the 35 square feet that is permitted on a single sign.

VIII. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

I (We) certify that all of the statements and documents submitted as part of this application are true and complete to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in the application by any authorized official of the Village of Glen Ellyn.

I (We) certify that I (we) have carefully reviewed the Glen Ellyn Sign Variation Request Package and applicable provisions of the Glen Ellyn Sign Code.

I (We) understand that this application will not be submitted to the Review Boards and Commissions until all items on the attached list are reviewed by Village staff.

<u>6/11/19</u>	<u>Math Nix</u>	<u></u>
Date	Print Name	Signature of Applicant

_____	_____	_____
Date	Print Name	Signature of Applicant

_____	_____	_____
Date	Print Name	Signature of Applicant

SIGNAGE WORKSHEET

**List all proposed new, and existing signs to remain, on the establishment,
building and property for the specific type of facility**

FACILITY TYPES:

- ☐ **NONRESIDENTIAL ESTABLISHMENT** (For one establishment in one building on one property)
☐ **NONRESIDENTIAL ESTABLISHMENT** (For one establishment if more than one establishment is in the building or on the property)
☐ **MULTI-TENANT DEVELOPMENT** (For a development with more than two establishments on one property)
☐ **OFFICE COMPLEX** (For a development with more than one business office on one property)
☒ **RESIDENTIAL DEVELOPMENT** (For a development with more than twenty dwelling units on one property)
☐ **MULTI-FAMILY DWELLING** (For a development with more than three dwelling units on one property)
☐ **PARK OR PUBLIC RECREATION FACILITY**
☐ **OTHER FACILITY - DESCRIBE:** _____

SIGN TYPES: (*Please specify one of the following sign types)

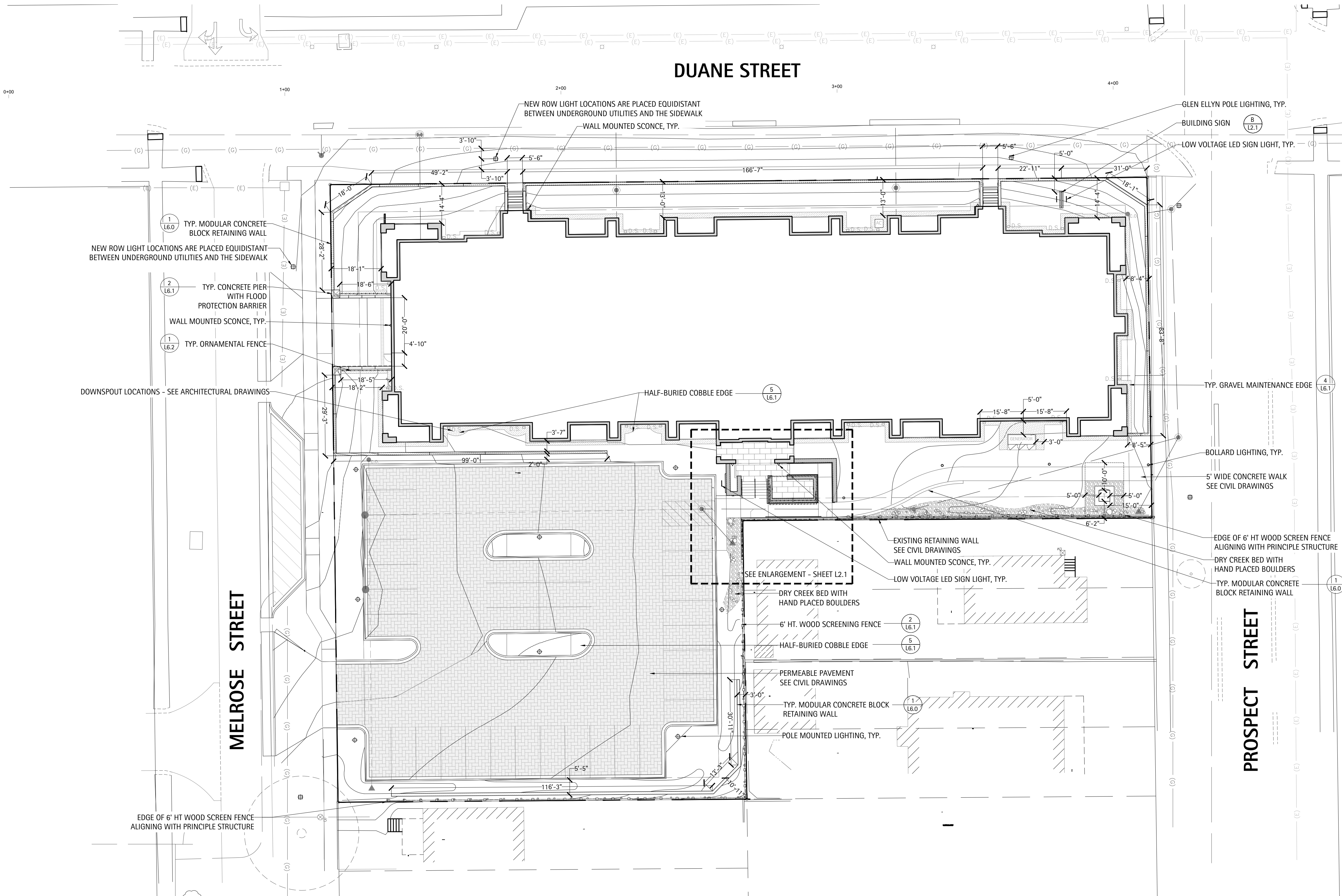
Awning, Breezeway, Common Program, Drive-thru Canopy, Freestanding, Indexing, Marquee, Menu Board, Message Board, Nameplate, Off-premises, Office Directory, Order Confirmation, Political Campaign, Portable, Private Parking Lot, Traffic Directional, Wall, Video Display, and Window Sign. (Sign Definitions Section 4-5-3)

Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
1	X		Freestanding	6' x 2'6"	15 sq ft	top is 5'11" from ground
Words/Symbols: AVERE ON DUANE						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
2	X		Wall-mounted	4'8" x 1'10"	8.8 sq ft	top is 3'8" from ground
Words/Symbols: AVERE ON DUANE						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
3						
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
4						
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
5						
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
6						
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
7						
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
8						
Words/Symbols:						

AVERE on Duane- Ownership Matrix

Contact Name	Ownership Entity	Address	PIN	Owner's Email	SF	Acreage	Present Use	Legal Description
Jim Tuinega	TUINEGA, JAMES & JANET	443 Duane St., Glen Ellyn, IL 60137	0511325005	jimt@tem-inc.com	12,029.50	0.28	CSB	LOTS 9, 10, 11 AND 12 IN BLOCK 3 IN GLENWOOD, BEING C. A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS DOCUMENT 16688, IN DUPAGE COUNTY, ILLINOIS
Doug Funk	Duane Street, LLC	435 Duane St., Glen Ellyn, IL 60137	0511325004	dfunk@spenglerhomes.com	6,137.50	0.14	CSB	LOTS 7 AND 8 IN BLOCK 3 IN GLENWOOD, BEING C. A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS DOCUMENT 16688, IN DUPAGE COUNTY, ILLINOIS.
Roland Emanuel	BEJA EMANUEL LLC	431-433 Duane St., Glen Ellyn, IL 60137	0511325003	ROLOBOYS@aol.com	6,137.50	0.14	CSB	Lots 5 and 6 in Block 3 in Glenwood, being C.A. Phillips Subdivision of part of Section 10 and part of Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded August 22, 1873 as Document 16688, in DuPage County, Illinois
Grant Kief	427-429 Duane LLC	427-429 Duane St., Glen Ellyn, IL 60137	0511325002	kief@slibinc.com	6,137.50	0.14	CSB	LOTS 3 AND 4 IN BLOCK 3 IN GLENWOOD, BEING C. A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS DOCUMENT 16688, IN DUPAGE COUNTY, ILLINOIS.
Robb Sackett	WHITE, WM L & ROBB SACKETT	431 Melrose Ave, Glen Ellyn, IL 60137	0511325001	robsackett1@gmail.com	5,892.00	0.14	CSB	Lots 1 and 2 in Block 3 in Glenwood, being C.A. Phillips Subdivision of part of Section 10 and part of Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded August 22, 1873 as document 16688, in DuPage County, Illinois.
Robb Sackett	425 MELROSE LLC	425 Melrose Ave, Glen Ellyn, IL 60137	0511325006 0511325022 0511325023	robsackett1@gmail.com	14,800.00	0.34	R4/R2	LOTS 37, 38, 39, 40 IN BLOCK 3 IN GLENWOOD, BEING C.A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS DOCUMENT 16688, IN DUPAGE COUNTY, ILLINOIS.
Total/Summary					51,134.00	1.18		

H:\Lakota_files\Projects\2017\17046-REVA Duane St_Glen Ellyn\07 Graphics\03 DD CD\17046_CD_Site Plan.dwg



LEGEND

- Existing Tree to Remain
- Shade Tree, Typical. See Detail 1, Sheet L6.7
- Ornamental Tree, Typical. See Detail 3, Sheet L6.7
- Evergreen Tree, Typical. See Detail 2, Sheet L6.7
- Shrub, Typical. See Detail 4, Sheet L6.7
- Ornamental Grass, Typical. See Detail 5, Sheet L6.7
- Perennials and Groundcover, Typical. See Detail 5, Sheet L6.7
- Sod - Restore sod in the ROW
- Pole Mounted Lighting, See Detail 1, Sheet L6.4
- Bollard Path Light, See Detail 2, Sheet L6.4
- Wall Mounted Sconce, See Detail 3-4, Sheet L6.4
- Glen Ellyn Pole Lighting, See Detail 1, Sheet L6.5
- Under Copping Light, See Detail 2, Sheet L6.5
- Low Voltage LED Sign Light, See Detail 2, Sheet L6.6
- Landscape Uplight, See Detail 3, Sheet L6.6
- Tivoli Light, See Detail 3, Sheet L6.5
- To be attached to the inside beam. Provide clearance of 7.5' ht minimum.

NOTE:
The Lakota Group recognizes the Village's 2013 Downtown Streetscape and Parkway Plan and the project's location is in the Residential Fringe area and believe our plan will accommodate future improvements.

THE LAKOTA GROUP.

116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445
f 312.467.5484
thelakotagroup.com

PREPARED FOR
REVA
DEVELOPMENT
PARTNERS LLC
116 W. ILLINOIS ST.
CHICAGO, ILLINOIS 60654

PROJECT
AVERE on
Duane
427 Duane St.
Glen Ellyn, Illinois 60137

CONSULTANTS
Civil Engineer
Haeger Engineering
Schaumburg, Illinois
T 847.394.6600

Architect
BSB Design, Inc.
Palatine, Illinois
T 847.705.2200

NOT FOR CONSTRUCTION

It's smart. It's free. It's the law.
Call before you dig.
811

ISSUED
June 11, 2019
REVISIONS

No	Date	Issue
01	20190325	PUD Submittal
02	20190429	AOD Submittal
03	20190531	AOD Submittal
04	20190611	AOD Submittal

CHECKED BY
SF

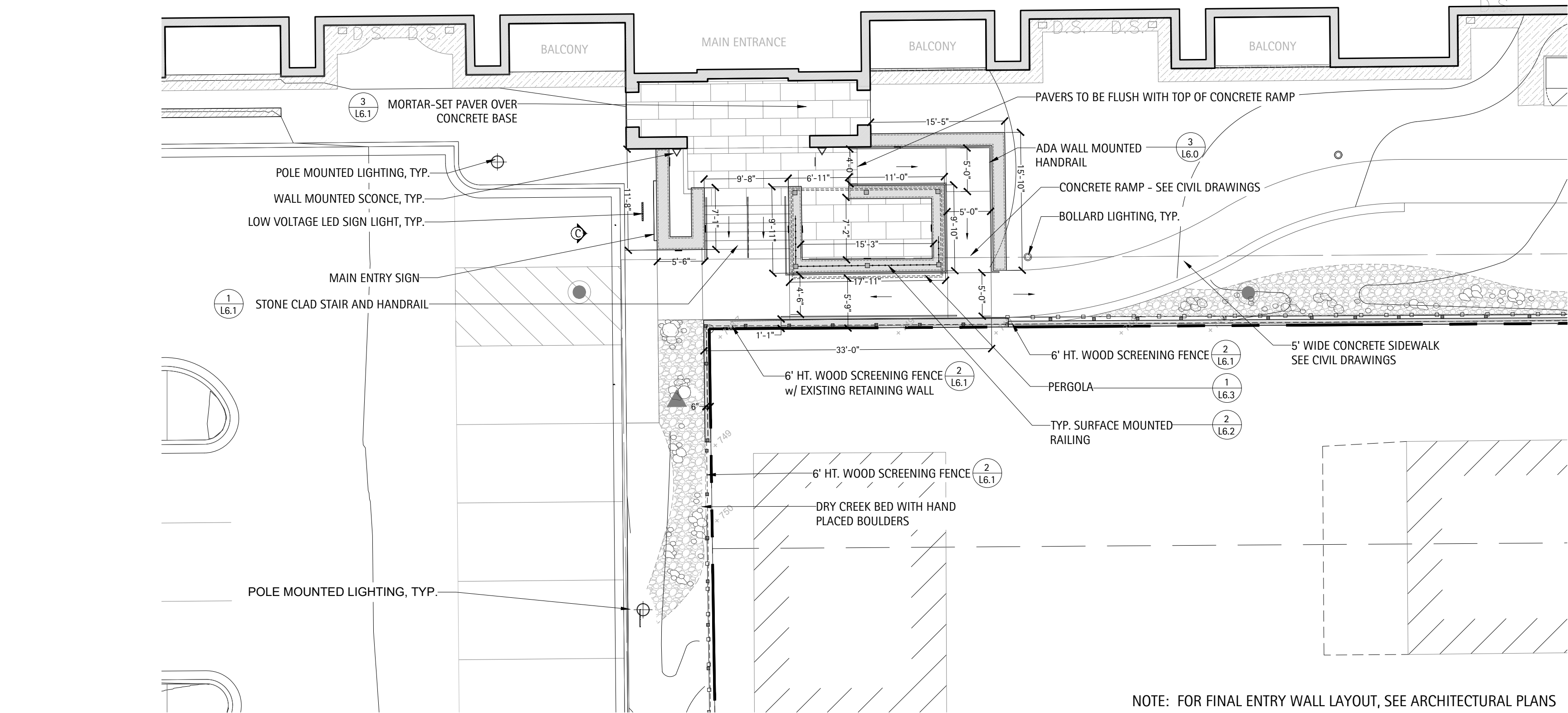
DRAWN BY
JA

SHEET TITLE
HARDSCAPE
PLAN

SCALE IN FEET
1" = 20'

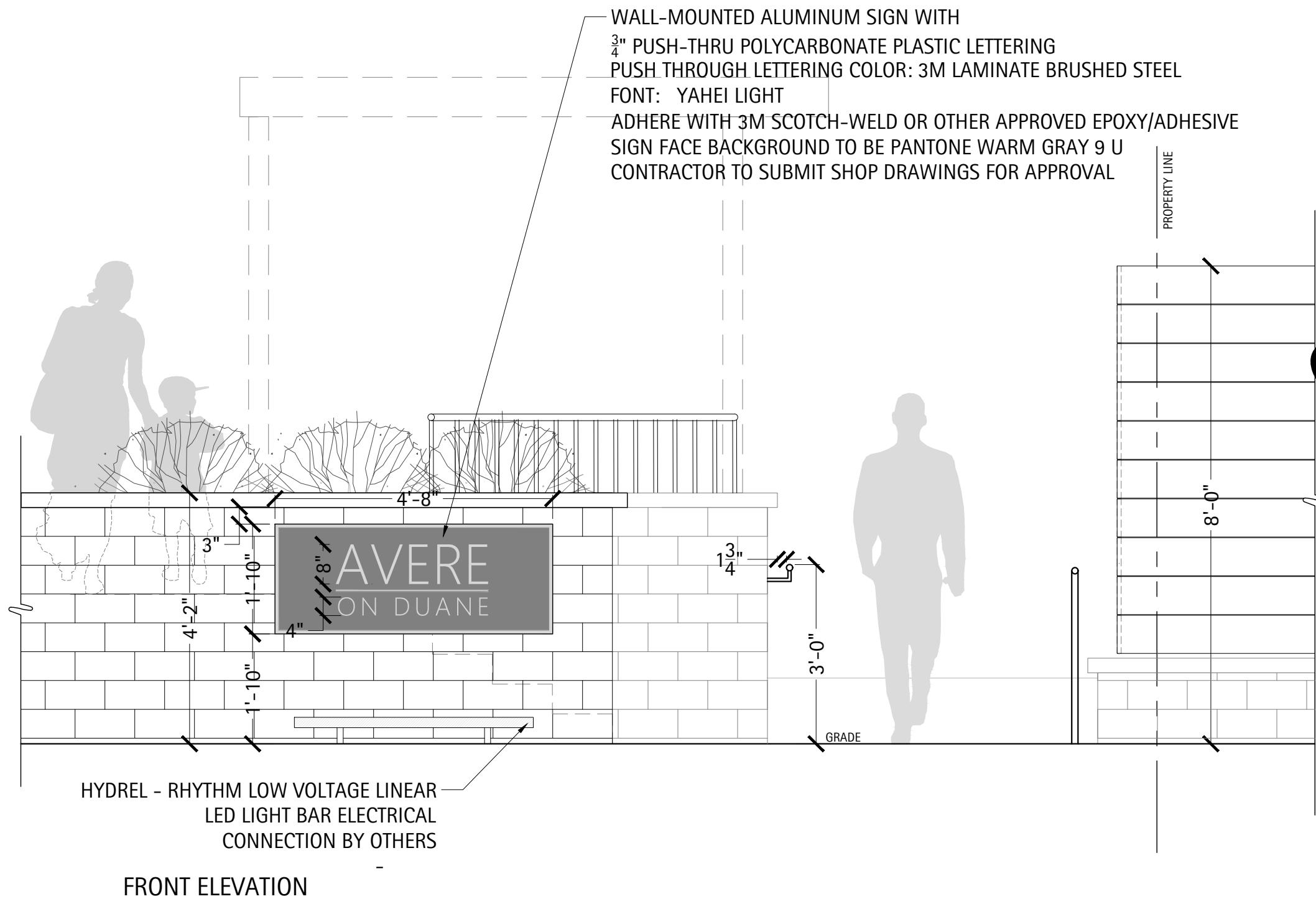
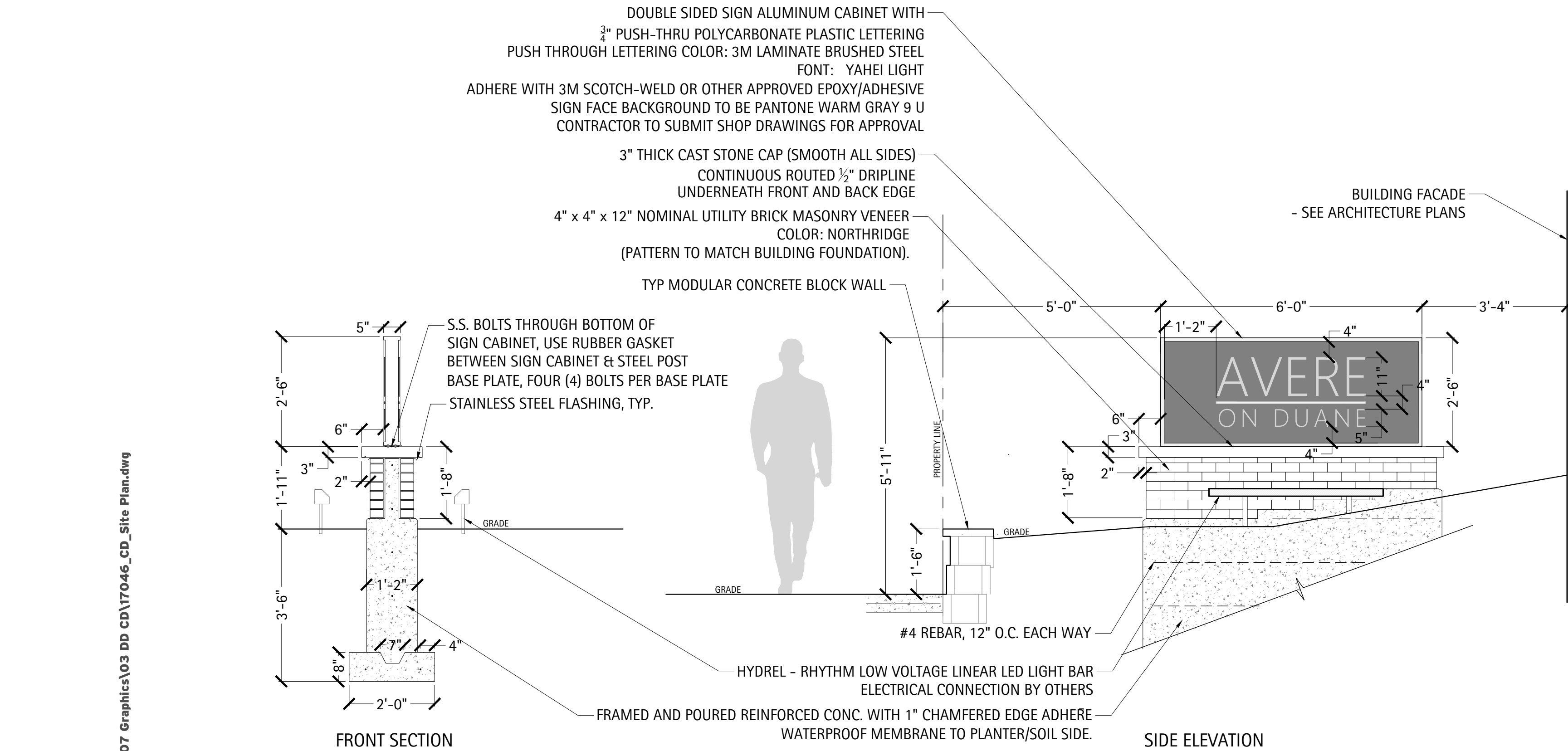
NORTH

SHEET NUMBER
L2.0
© 2019 The Lakota Group



A Front Entrance Enlargement

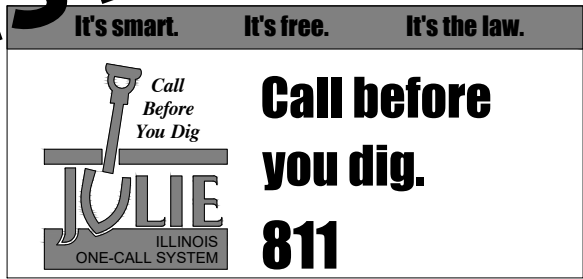
Scale: 1" = 10'-0"



C Main Entry Sign

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

NOT FOR CONSTRUCTION



ISSUED
June 11, 2019
REVISIONS

No	Date	Issue
01	20190325	PUD Submittal
02	20190429	AOD Submittal
03	20190531	AOD Submittal
04	20190611	AOD Submittal

CHECKED BY
SF

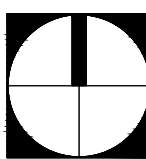
DRAWN BY
JA

SHEET TITLE

HARDSCAPE PLAN

SCALE IN FEET

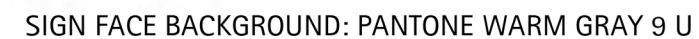
NORTH



SHEET NUMBER

L2.1

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EXTERIOR APPEARANCE REVIEW APPLICATION

Please complete and return this form to the Planning and Development Department, 535 Duane St.,
Glen Ellyn, IL 60137. If you have questions, please phone: 630.547.5250

I. APPLICATION INFORMATION:

CLEAR PAGE

A. Date Filed: 01/22/19 B: Application No. _____

C. Project Name: AVERE on Duane

D. Project Description:

Four story luxury apartment building with 48 units over underground parking, with an average unit size in excess of 1300 sq.ft. located on 1.18 acres on Duane Street, between Prospect and Melrose Ave.

E. Address of Property: 427-443 Duane Street & 425-435 Melrose Ave.

F. Permanent Index No.: See Attached G. Zoning: C5B/R4/R2

H. Name of Applicant: REVA Development Partners, LLC

I. Address of Applicant: 116 W Illinois St., FL7, Chicago, IL 60654

J. Phone No. (Business): 312-464-8800 (Home) _____

K. (Mobile) 312-320-6712 (Other) _____

L. Fax No.: _____

M. E-mail Address of Applicant: matt.nix@revadevelopment.com

N. Name of Property Owner: See Attached

O. Address of Property Owner: assemblage; see attached list

P. Phone No. (Business): _____ (Home) _____

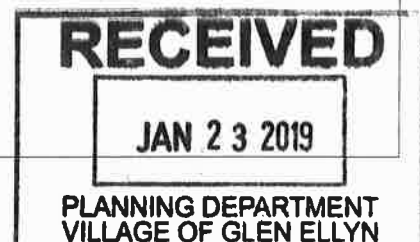
Q. E-Mail Address of Property Owner: _____

II. CONFORMANCE WITH APPEARANCE REVIEW GUIDELINES:

(You may attach separate sheets as needed to answer any of the following questions)

R. Please explain why the proposed architectural style was chosen.

The character of the proposed apartment building is complimentary to the adjacent library and in keeping with the traditional architecture found in Glen Ellyn. The composition of the elevations, fenestration, materials and colors are intended to stand the test of time.



CLEAR PAGE

S. Provide information about the architectural style and exterior materials of the buildings in the surrounding area:

The buildings in the immediate vicinity include an eclectic mix of architectural styles, including Colonial, Farmhouse, American Foursquare and Queen Anne Revival styles clad in siding, brick, asphalt roof shingles. Older stock apartment buildings to the West are characterized by French inspired mansard shingle roofs with brick facades and minimal fenestration. The Library directly across the street is a modern blended interpretation of Richardsonian Romanesque and Victorian Architecture.

T. Please explain how the project complies with the Appearance Review Guidelines:

The proposed structure is sympathetic to the adjacent library. The brick, cast stone and synthetic stucco are high quality, durable materials. Primary colors are earth tones. The building is traditional in style; elevations and fenestration are timeless. The pitched/hipped roof design, like the elevations include varied projections to create interest and without being overly busy. The soffits and eaves are appropriately scaled to the building. The building is properly articulated with inset balconies.

U. Please explain why any deviations from the Appearance Review Guidelines are proposed:

The use of synthetic stucco with proper drainage panels is compatible with the brick and stucco. Current design and construction specifications for synthetic stucco systems address problems commonly associated with legacy systems and flawed installation practices.

Signature: Date: 1/22/19

Application for Approval of a Land Transfer, Lot Consolidation, or Two-Lot Subdivision

**I. APPLICATION INFORMATION:**Date Filed: **05/02/19**

CLEAR PAGE

Request: (Please Check):

Land Transfer ☐ Lot Consolidation ☒ Two- Lot Subdivision ☐Project Name: **AVERE on Duane**Address of Property: **427-443 Duane St. & 425-435 Melrose Ave.**Permanent Index No.: **See attached** Zoning: **C5B/R4/R2**Name of Applicant: **REVA Development Acquisitions, LLC**Address of Applicant: **116 W. Illinois St., FL7, Chicago, IL 60654**Business Phone No.: **312-320-6712** Home Phone No.: _____Mobile No.: **847-417-8915** Fax No.: _____E-mail Address: **warren.james@revadevelopment.com**Name of Property Owner: **See attached ownership exhibit**

Address of Property Owner: _____

Business Phone No.: _____ Home Phone No.: _____

Mobile No.: _____ Fax No.: _____

E-Mail Address of Property Owner: _____

Applicant Signature:  Date: **MAY 2, 2019**

**WARREN A. JAMES, MANAGER OF
REVA DEVELOPMENT PARTNERS, LLC, MANAGER OF
REVA DEVELOPMENT ACQUISITIONS, LLC**

Land Transfer, Lot Consolidation, or Two-Lot Subdivision Application Packet FILLABLE 081717 lg.docx

AVERE on Duane- Property Ownership Exhibit

Contact Name	Ownership Entity	Street Address, Glen Ellyn, IL 60137	PIN	Owner's Email	Area (Sq. Ft.)	Lot Frontage	Present Zoning	Legal Description
Jim Tuinega	TUINEGA, JAMES & JANET	443 Duane St.	0511325005	jimt@tem-inc.com	12,030	98 ft. on Duane; 122.75 on Prospect	CSB	LOTS 9, 10, 11 AND 12 IN BLOCK 3 IN GLENWOOD, BEING C. A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS DOCUMENT 16688, IN DUPAGE COUNTY, ILLINOIS
Doug Funk	Duane Street, LLC	435 Duane St.	0511325004	dfunk@spenglerhomes.com	6,138	50 ft.	CSB	LOTS 7 AND 8 IN BLOCK 3 IN GLENWOOD, BEING C. A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS DOCUMENT 16688, IN DUPAGE COUNTY, ILLINOIS
Roland Emanuel	BEJA EMANUEL LLC	431-433 Duane St.	0511325003	ROLOBOYS@aol.com	6,138	50 ft.	CSB	LOTS 5 and 6 in Block 3 in Glenwood, being C. A. Phillips Subdivision of part of Section 10 and part of Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded August 22, 1873 as Document 16688, in DuPage County, Illinois
Grant Kief	427-429 Duane LLC	427-429 Duane St.	0511325002	kief@slbinc.com	6,138	50 ft.	CSB	LOTS 3 AND 4 IN BLOCK 3 IN GLENWOOD, BEING C. A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS DOCUMENT 16688, IN DUPAGE COUNTY, ILLINOIS
Robb Sackett	WHITE, WML & ROBB SACKETT	431 Melrose Ave	0511325001	robbasackett1@gmail.com	6,128	48 ft. on Duane; 122.75 ft. on Melrose	CSB	LOTS 1 and 2 in Block 3 in Glenwood, being C. A. Phillips Subdivision of part of Section 10 and part of Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded August 22, 1873 as document 16688, in DuPage County, Illinois.
Robb Sackett	425 MELROSE LLC	425 Melrose Ave	0511325006 0511325022 0511325023	robbasackett1@gmail.com	14,800	100 ft.	R4/R2	LOTS 37, 38, 39, 40 IN BLOCK 3 IN GLENWOOD, BEING C. A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS DOCUMENT 16688, IN DUPAGE COUNTY, ILLINOIS.
Total/Summary					51,370			

REIMBURSEMENT OF FEES AGREEMENT

CLEAR PAGE

Village of Glen Ellyn Acct: # _____

Initial Deposit Amount: _____

- I. DESCRIPTION OF PROJECT: **AVERE on Duane Multi-family Residential**
- II. OWNER:
- A. Owner of Property: **See attached ownership exhibit**
- B. Owner's Address: _____
- C. Owner's Home Phone Number: _____ Fax: _____
- D. Owner's Work Phone Number: _____
- E. Owner's E-mail: _____
- F. If Owner is a Land Trust or Corporation, the attached disclosures of interest should be filled out.
- III. PERSON MAKING REQUEST (Petitioner):
- A. Name of Petitioner: **REVA Development Acquisitions, LLC**
- B. Petitioner's Address: **116 W. Illinois St, FL7, Chicago, IL 60654**
- C. Petitioner's Home Phone Number: _____
- D. Petitioner's Work Number: **312-320-6712 / 847-417-8915**
- E. Petitioner's E-mail: **warren.james@revadevelopment.com**
- IV. LOCATION OF PROPERTY:
- A. General Location of Property: **Duane St., between Prospect & Melrose**
- B. Acreage of Parcel: **1.18 acres**
- C. Permanent Index Number(s): **see attached ownership exhibit**
- D. Legal Description (Please attach)
- V. REIMBURSEMENT OF FEES:

The Ordinances of the Village require the owners of property, or individuals seeking to utilize property, to receive approval by ordinance or the issuance of a permit to undertake various uses or improvements of property in the Village. These uses can include requests for textual or map changes in the Zoning Ordinance, applications for building permits, requests for zoning relief and other similar requests. The Village has established a fee schedule for the anticipated use of staff time in processing such petitions or applications. In many cases, however the Village cannot reasonably evaluate the validity or compliance of the petition

or application with the Ordinances of the Village without the use of reports from various consultants. In some cases, the application or petition requires among other things, public hearings and associated public notice costs, preparation of minutes or transcripts from the public hearing or meeting, recording costs of Ordinances and the preparation of reports by consultants whose services require the payment of out-of-pocket expenses by the Village. These expenses would not have been incurred but for the petition or application. The Village does not intend to seek to make a profit on its utilization of such consultants, but requires that the applicant, or the person receiving benefit, shall be obligated to reimburse the out-of-pocket expenses incurred by the Village. The Village shall seek to employ consultants who shall charge rates consistent with those paid by private parties who seek similar consulting services. The Village intends, through this Agreement, to cause the payment of out-of-pocket expenses and to require the creation of an escrow fund to guarantee that the petition or application will not result in the citizens of the Village being required to pay for costs incurred at the request of the owner or applicant.

This document shall constitute a contract when an application is made for a license, permit, request for zoning relief or other approval involving the use of real property. Should the Village, in its sole and exclusive discretion, determine that it is necessary or desirable for the Village to obtain professional services, including, but not limited to, attorneys, engineers, planners, architects, surveyors, court reporters, traffic, drainage or other consultants, including full and/or part time site inspection services during the actual construction of any required improvements, and/or to incur costs related to any required notices or recordations, in connection with any application or petition filed by the petitioner then the petitioner and owner shall be jointly and severally liable for the payment of such professional fees and costs, as shall actually be incurred by the Village. The Planning and Development Director is hereby authorized to assign the above described services to the Village staff or to consultants, as the Director deems appropriate and without prior notification to the petitioner.

Any application or petition to be reviewed by the Planning and Development Department or by the Plan Commission shall require the petitioner to establish an escrow account with the Village in an amount determined by the Planning and Development Director to reimburse the Village for all out of pocket costs associated with the request. These out of pocket costs will cover such things as services provided by the Village's consulting engineer, consulting attorney, consulting planner, traffic consultant, wetland consultant, landscape consultant, architectural consultant, appraiser and transcriber, among others, as well as reproduction costs, public hearing notice costs, recording costs, etc. Along with the application the petitioner shall also submit a signed copy of this agreement thereby acknowledging and agreeing to reimburse the Village for all out of pocket costs associated with the application or petition.

This agreement shall be accompanied by an initial deposit in an amount to be determined by the Director of Planning and Development but shall be no less than \$500. The Village will provide an itemized list of Village expenses incurred related to any charge to the escrow account, and the petitioner shall deposit funds to reimburse the Village for those expenses upon notice from the Village that the deposit has dropped below \$300. If the expenses are not reimbursed, then reviews meetings and permits associated with out of pocket costs will cease, and the request will not be moved forward through the review process. At the completion of the review process, and development of the project, if appropriate, any remaining balance from the deposit will be returned to the petitioner, without interest, after all expenses have been paid.

The Village shall deduct the incurred expenditures and costs from the funds deposited. If the remaining deposit balance falls below \$300.00, the petitioner, upon notice by the Village, shall be required to replenish the deposit to its initial amount. The Village shall mail the petitioner regular invoices for the

fees and costs incurred. The petitioner shall replenish the deposit amount within thirty (30) days of issuance of each such invoice directing replenishment of the deposit.

A petitioner who withdraws his or her petition may apply in writing to the Planning and Development Director for a refund of his or her remaining escrow balance. The Planning and Development Director may, at his or her discretion, approve such refund less any actual fees and costs, which the Village has already paid or incurred relative to the application.

Upon the failure of the petitioner or owner to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on the application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, reviews of any plans or applications, the granting of any relief or approvals, issuance of any permits or occupancies, performance of inspections and the execution or recording of any documents, until all such outstanding fees are paid in full and/or the initial deposit is restored to its full amount. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, apply any or all of the initial deposit to the outstanding balance due.

The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

Any remaining balance of any funds deposited pursuant to this Agreement shall be refunded at such time as the completion of Village deliberation on the petition or application, recordation of all necessary documents associated with the petition or application, issuance of a building permit, approval of a final inspection, or issuance of a final certificate of occupancy upon the real property in question whichever occurs later.

BY SIGNING BELOW, THE PETITIONER AND OWNER ACKNOWLEDGE THAT EACH OF THEM HAS READ THE FOREGOING PARAGRAPHS AND EACH OF THEM FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, EACH SIGNATORY WARRANTS THAT HE/SHE/IT POSSESSES FULL AUTHORITY TO SO SIGN.

THE PETITIONER AND OWNER AGREE THAT PETITIONER AND OWNER SHALL BE JOINTLY AND SEVERALLY LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF GLEN ELLYN, AND THE OBLIGATIONS FOR PAYMENT RELATING TO THE FILING OF PETITION OR APPLICATION, AS SET FORTH HEREIN.


 WARREN A. MANNER, MANAGER
 REVA DEVELOPMENT PARTNERS, LLC
 MANAGER OF
 REVA DEVELOPMENT ACQUISITION, LLC

Owner Signature

Date: MAY 2, 2019

Village of Glen Ellyn

By: _____
 Planning and Development Director

Date: _____



Date: June 12, 2019

To: Ms. Staci Springer, AICP
Planning and Development Director
VILLAGE OF GLEN ELLYN

From: Warren James
REVA Development Acquisitions, LLC

Re: AVERE on Duane Residential Redevelopment
List of deviations and explanation for requested relief

REVA Development Partners is pleased to submit plans for AVERE on Duane, a luxury multifamily development to be located on approximately 1.18 acres at 427-443 Duane St. and 425-435 Melrose Ave. In keeping with our proposal, we would like to call your attention to the following proposed deviations followed by explanations and justifications for the requested relief.

Deviations from the Code:

Building Height: Deviation from section 10-4-17-2(E)- The underlying zoning code prescribes a maximum building height of 60 feet (55 ft + 5 ft bonus due to minimum of 75% parking at lowest level below grade) The proposed actual building height is 68.65' as measured from the average existing grade (Highest Ridge Height at +812.5' – Average Existing Grade at +744.1' = 68.65' total height)

Building Face Setback: Deviation from section 10-4-17-2(E)- The underlying zoning code prescribes a step back of 15' at the 45' height level. The building as designed does not comply because there is no step-back. The height to the main roof eave is 51.7' as measured from the average existing grade.

Parking Ratio: Deviation from section 10-4-17-2(G)8- The proposed plan includes 48 underground and 34 surface parking space for a total of 82 spaces or a ratio of 1.7 spaces per unit, 10 spaces less than the code prescribed 92 spaces.

Front and Side Yard Setbacks: Deviation from section 10-4-17-2(D)3(a) & 10-4-17-2(D)3(b) - The proposed plan incorporates varying setbacks less than the prescribed 25' setback from each yard. The request is that the setbacks be approved as requested based on the proposed plan.

Impervious Surface Setback: Deviation from section 10-5-5(C)1- Relief from the underlying zoning is requested to allow the ADA/Fair Housing required access ramp to the main entrance to be closer the property line than is allowed by the underlying code.



Parking Space Width: Deviation from section 10-5-8(I)- The proposed plan includes three parking spaces that are less than the required 9' width.

Justification for Deviations:

The justification for the requested deviations and code clarifications are as follows.

Building Height:

The first attachment illustrates the building roof form as proposed along with a similar rendering that shows that portion of the roof that exceeds the 60' foot height limit as defined by the applicable code. As illustrated in the exhibit, a small percentage of the total roof area exceeds the maximum building height. By its nature, the peak height of a hip roof condition is located toward the center of the building, reducing the apparent height of the building as views from the street. The circumstances that exacerbate the roof height calculations are described in more detail below.

- 1) The existing site conditions include low lying Duane Avenue, which while not technically in a flood prone area, has been known to inundate during periods of intense rainfall. The civil engineer prepared a drainage study which set the elevation of the lowest opening to the foundation (the driveway leading to the underground parking). Then using sound engineering practices in consultation with the Village staff, the engineer established the height of the garage floor which set the overall height of the building relative to the existing grade.
- 2) The Village prescribed measurement of the overall building height is based on the "average existing grade" of the site. It must be noted that the existing buildings are much lower than either the library to the north or the single-family homes to the south. In fact, there are retaining walls along the south property line due to the much higher grade to the south. The "average existing grade" is thus substantially lower than the grade of the existing homes to the south which results in a higher building height than what otherwise would be calculated using the average grade of the proposed site. It should also be noted that because of the terrain rising to the south the first-floor elevation of the proposed apartment building (753.65) is lower than the first-floor elevation of the existing single-family home to the south (754.6).
- 3) Due to the aforementioned topographical issues, the overall building height (as measured per the code) is higher than allowed in the underlying zoning, but the height of the south elevation of the proposed building is substantially lower than the north side overall due to the upward slope of the natural grade. See the attached Building Height Study prepared by BSB that illustrates height relationship to adjacent structures and grades.



- 4) The roof form (hip roof) was selected as the most aesthetically appropriate for the neighborhood, even though the resulting peak elevation is higher than a flat roof. As depicted in the attached Building Roof Form Study, we evaluated a flat roof with parapet which meets the building height requirement of 60' but found it to be less attractive than the hip roof form. The height of parapet walls associated with the flat roof is higher than the eave height of the hip roof thus the building with a flat roof would appear taller as viewed from the adjacent public walkways.

Building Step back

- 5) The underlying code requires a building step back at 45 feet, which would typically be above the fourth floor. The primary eave height of the proposed building is 42 feet above the first-floor elevation which would comply, but for the sloping grade across the site and the fact the datum used is to measure per the code is the "average existing grade." When measured from the average existing grade, the main eave height is 51.2' (See attached excerpt from the architectural plans). Even this measurement exaggerates the apparent height of the eaves since the final grade of the building will be higher than the average existing grade. In addition to the grading issues, that skew the measurement of the eave height, the architectural style of the building places uses varying step backs in the vertical planes so as not to create long uninterrupted horizontal planes. By so doing, the building has a more varied roof form and integrates the balconies into the varying vertical planes of the elevations. While we acknowledge the design intent of the step back, we maintain that the minimal exceedance coupled with the mitigating factor of low average existing grade, sloping terrain and appropriate variation in building façade supports the request for relief.

Parking Ratio

- 6) The underlying code requires 92 parking spaces compared to 82 parking spaces as shown on the plans. The project is considered a Transit-Oriented Development ("TOD") due to its proximity to the Glen Ellyn Metra station, so it doesn't need as many parking spaces as a non-TOD development would. As noted in the KLOA Traffic Impact Study, "The proposed apartment development will provide a sufficient number of parking spaces to accommodate its projected parking demand." The proposed parking supply at 1.71 spaces per unit exceeds the Institute of Transportation Engineers requirements and is higher than the 1.4 spaces per unit at similar sites.

Front and Side Yard Setbacks

- 7) The physical geometry of the building is dictated by the underground parking requirements and thus the relationship of the building to the overall site. With 48 units and 48 underground parking spaces, we believe we are properly positioned to meet market demand. Given the fixed parameters of parking space width, drive aisle width, required exit stairwells and elevator lobby, the foundation dimensions drive the overall building length and depth. With public ROW to the North, East and West, and the precedent of the library to the south, we positioned the building on the site to maximize the separation



from the single family homes to the South and while providing adequate driveway length on the west side to transition the grade to the underground parking area.

Impervious Surface Setback

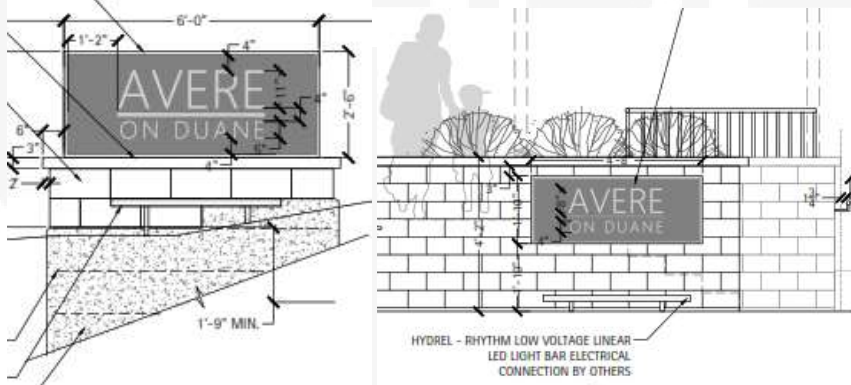
- 8) The position of the main entrance and the need to provide an accessible route create the circumstance requiring relief from the impervious surface setback. With solid fence screening to the south and appropriate drainage the impervious surface will not negatively impact the adjacent home.

Parking Space Width

- 9) The parking lot has been designed to accommodate as many spaces as physically possible. The interior spaces adjacent to the stairwell (spaces 4, 21, and 22) are slightly less than the required 9' width but were widened as much as possible. These spaces will be designated for compact cars only to accommodate the narrower width.

Additional Sign Request

- 10) There is one site identification sign located on Duane near the intersection with Prospect that identifies the name of the building "AVERE on Duane". We are requesting relief from the underlying ordinance to permit the installation of letters on the planter wall adjacent to the main entrance off Melrose that also read "AVERE on Duane." The details of the signs as proposed are on sheet L2.1 from Lakota Group.



We look forward to presenting our plans and providing further explanation or the requested relief before the Plan Commission and Board of Trustees.

Attachments:

Roof Height Illustration
 Roof Form Perspectives
 Building Height Study
 Building Section Study



REVA
DEVELOPMENT
PARTNERS LLC



ROOF CONDITION MEETING
60 FT HEIGHT FROM AVERAGE EXISTING GRADE



PROPOSED ROOF CONDITION

3-D PERSPECTIVES



REVA
DEVELOPMENT
PARTNERS LLC

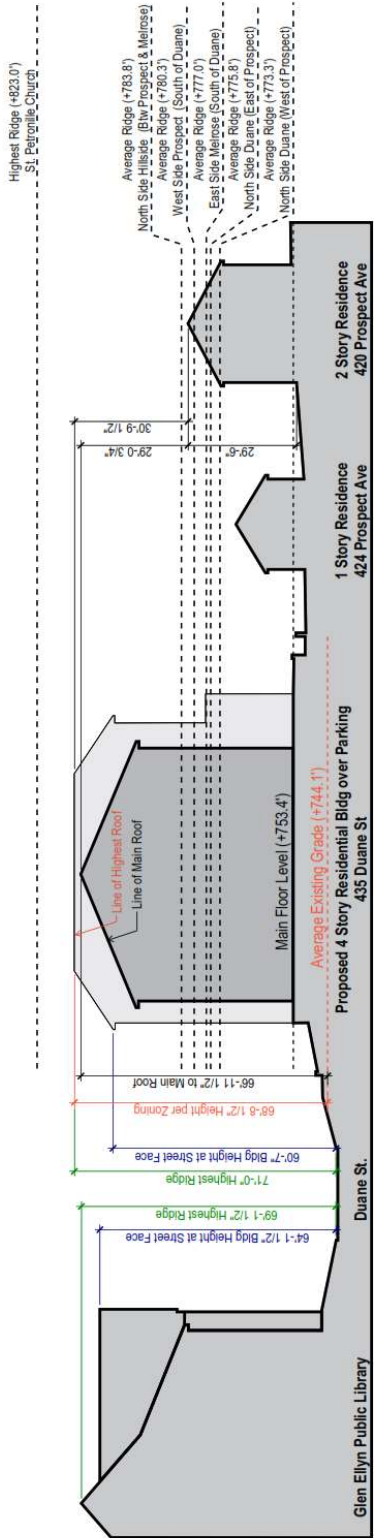
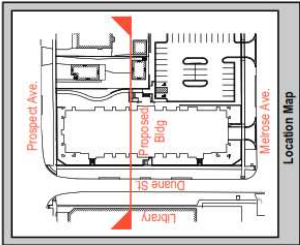


PARAPET CONDITION



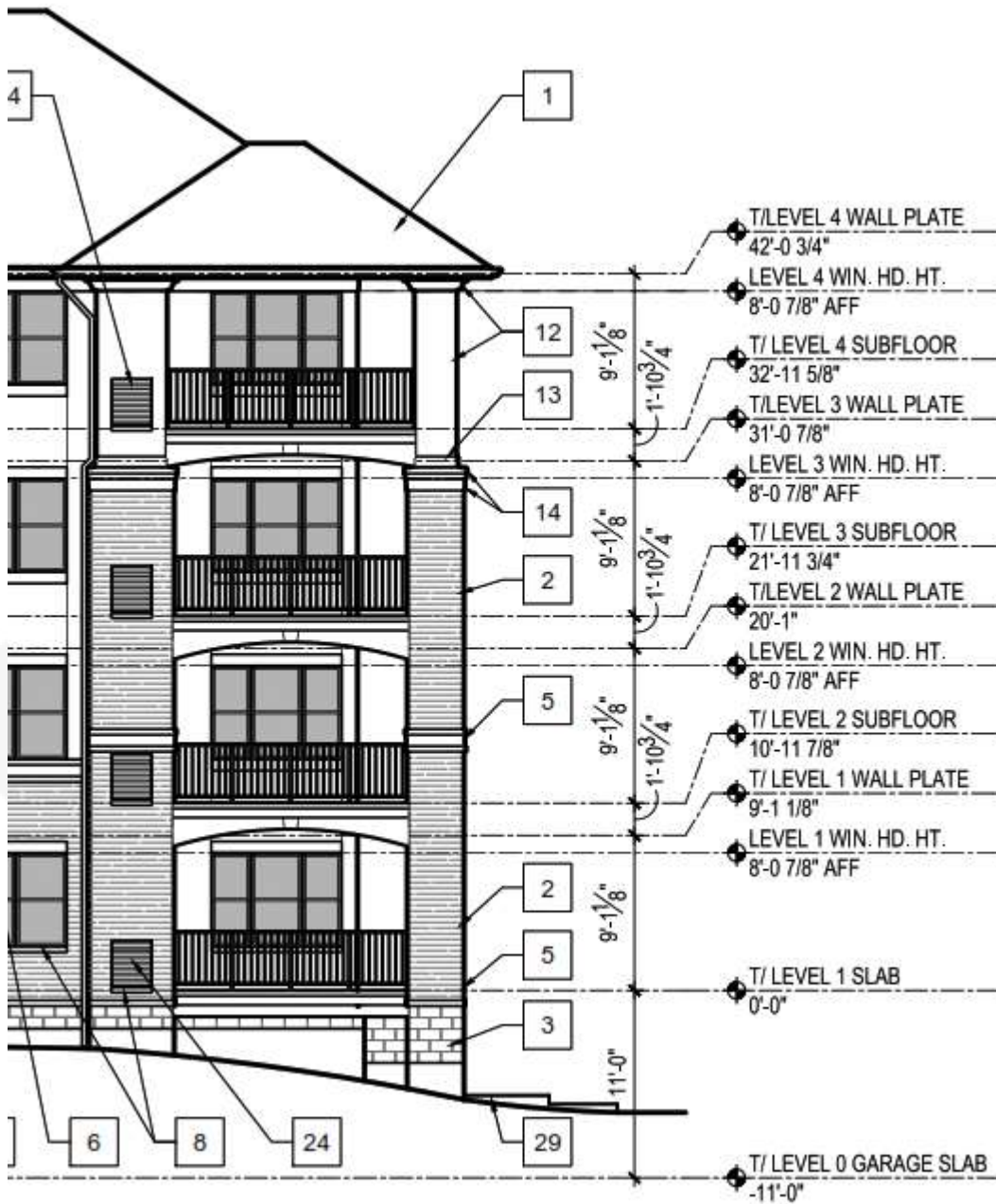
HIP ROOF CONDITION

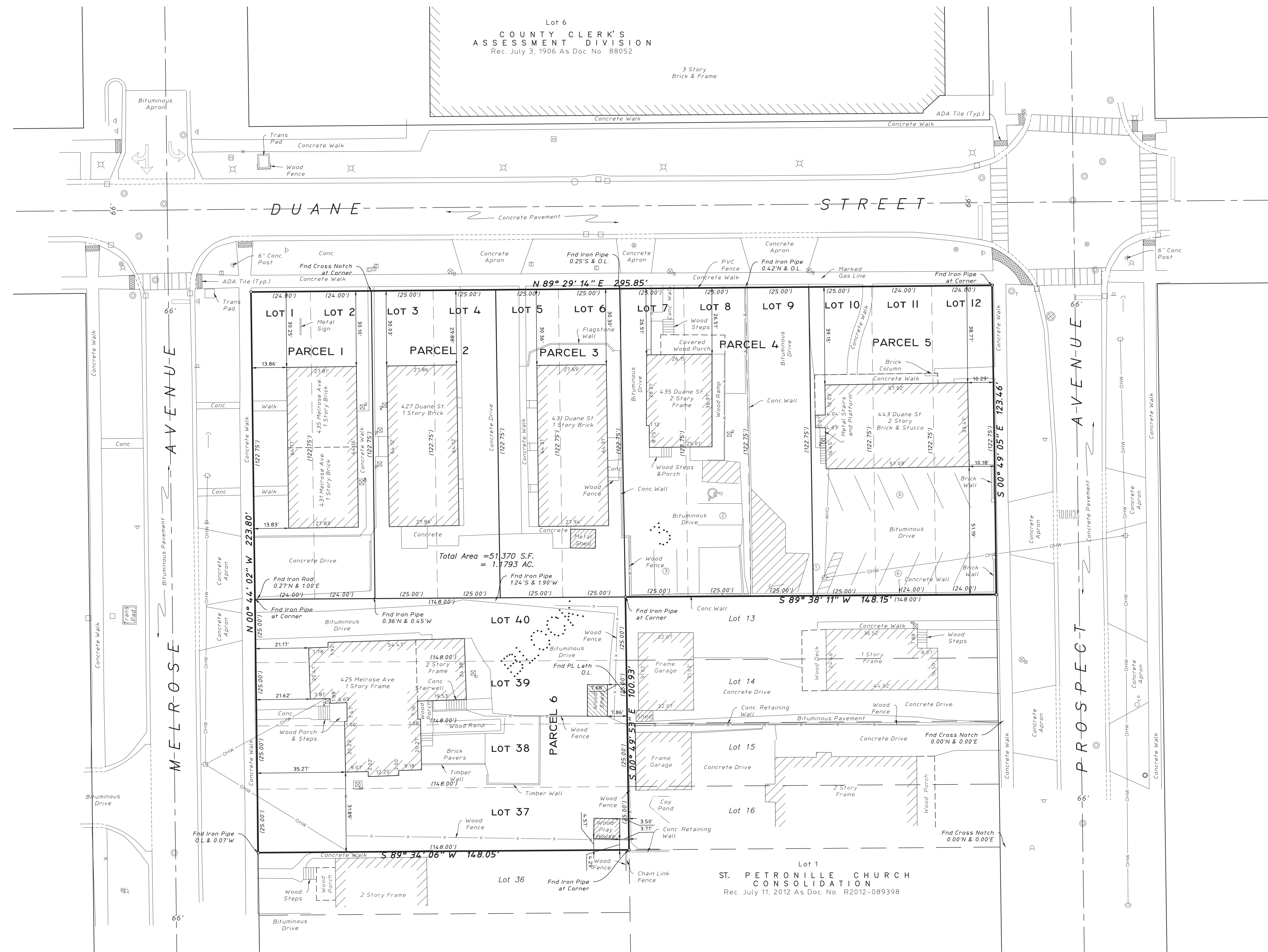
3-D PERSPECTIVES





REVA
DEVELOPMENT
PARTNERS LLC





LOTS 37, 38, 39, AND 40 IN BLOCK 3 IN GLENWOOD, BEING C. A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688, IN DUPAGE COUNTY, ILLINOIS.

1. The basis of bearing shown hereon is based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
2. Underground utilities are not shown hereon.
3. Based on information provided on the Flood Insurance Rate Map Community – Panel No. 170430503H dated December 16, 2004 produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described hereon is located in a flood hazard area, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain".
4. In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. CCHI1803470LD with an Effective Date of November 27, 2018. (Parcel 1)

With respect to **Schedule B** of said commitment

- Exception 1** – Special Services Area Ordinance – Doc No. R1996-207128, R1997-014858 & R1996-207173, R1999-261538, & R2000-021154 – The subject property is located within the land described therein, however there are no other items to plot.
- Exception 3** – Special Services Area Ordinance – Doc. No. R2009-193864 – The subject property is located within the land described therein, however there are no other items to plot.
5. In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. 18GNW2624002VH with an Effective Date of November 29, 2018. (Parcel 2)

With respect to **Schedule B** of said commitment

- Exception I** – Special Services Area Ordinance – Doc No. R1999-186944 – The subject property is located within the land described herein, however there are no other items to plot.
- Exception J** – Special Services Area Ordinance – Doc No. R2009-193864 – The subject property is located within the land described herein, however there are no other items to plot.
- Exception K** – Hazardous Substances Certificate and Indemnity Agreement – Doc. No. R2009-02890 – The subject property is located within the land described herein, however there are no other items to plot.
6. In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. CCHIT1803522LD with an Effective Date of November 28, 2018. (Parcel 3)

With respect to **Schedule B** of said commitment

- Exception 1** – L – Special Services Area Ordinance – Doc No. R1996-207128, R1997-014858, R1996-207173, R1996-261536, & R2000-021154 – The subject property is located within the land described therein, however there are no other items to plot.
- Exception 1** – L – Special Services Area Ordinance – Doc. No. R2009-193864 – The subject property is located within the land described therein, however there are no other items to plot.
7. In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. 18004233LF with an Effective Date of February 16, 2018. (Parcel 4)

With respect to **Schedule B** of said commitment

- Exception F** – Special Services Area Ordinance – Doc. No. R2009-193864 – The subject property is located within the land described therein, however there are no other items to plot.
8. In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. 18LK6128237WC with an Effective Date of February 2, 2018. (Parcel 5)

With respect to **Schedule B** of said commitment

- Exception J** – Special Services Area Ordinance – Doc No. R1996-207128 & R1997-014585 – The subject property is located within the land described therein, however there are no other items to plot.
- Exception M** – Special Services Area Ordinance – Doc. No. R2009-193864 – The subject property is located within the land described therein, however there are no other items to plot.
- Exception K** – Environmental Notice – Doc No. R2007-199612 – The subject property is the land described therein, however there are no other items to plot.
9. In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. CCH1803472LD with an Effective Date of November 30, 2018. (Parcel 6)

To: REVA Development Acquisitions, LLC;
William L. White and Robb A. Sackett, each to an undivided 1/2 interest;
427-429 Duane LLC;
Beja Emanuel, L.L.C., subject to disposition of the requirement noted at exception
reference letter G;
Duane Street, LLC, a Colorado Limited Liability Company;
James W. Tuinenga and Janet E. Tuinenga, husband and wife, as joint tenants;
425 Melrose, LLC, and
Quartz Title Insurance Company its successors and/or assigns,

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 7a, and 8 of Table A thereof. The field work was completed on December 18, 2017.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Schaumburg, Illinois _____ December 14, 2018
By: _____
Illinois Professional Land Surveyor No. 3695



EXPIRES 11-30-20

Ordered By: REVA
Order No.: 17189

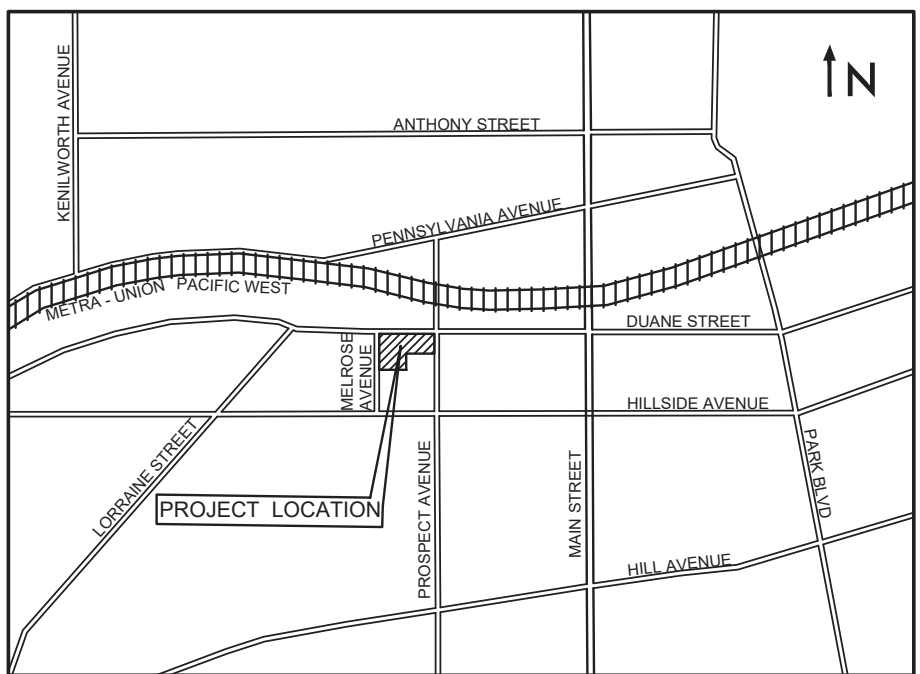
Manhole
Catch Basin
Inlet
Clean Out
Fire Hydrant
Valve Vault
Valve Box
B-Box
Sprinkler
Light Pole
Hand Hole
Fence
Pipe Bollard
Sign
Overhead U
Electric Mete

Guy Wire
Utility Pole
Telephone Pedestal
Cable TV Pedestal

Handicapped Parking Stall

Number of Parking Stalls
Curb & Gutter
Depressed Curb
Retaining Wall
Deciduous Tree

Coniferous Tree
Record
On Line



VICINITY MAP
NOT TO SCALE

P.I.N. No. 05-II-325-001
05-II-325-002
05-II-325-003
05-II-325-004
05-II-325-005
05-II-325-006
05-II-325-007
05-II-325-008
05-II-325-009
05-II-325-010

MAIL PLAT TO:

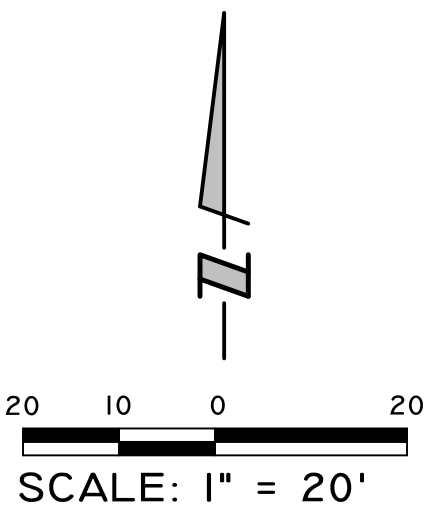
HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

AVERE ON DUANE SUBDIVISION

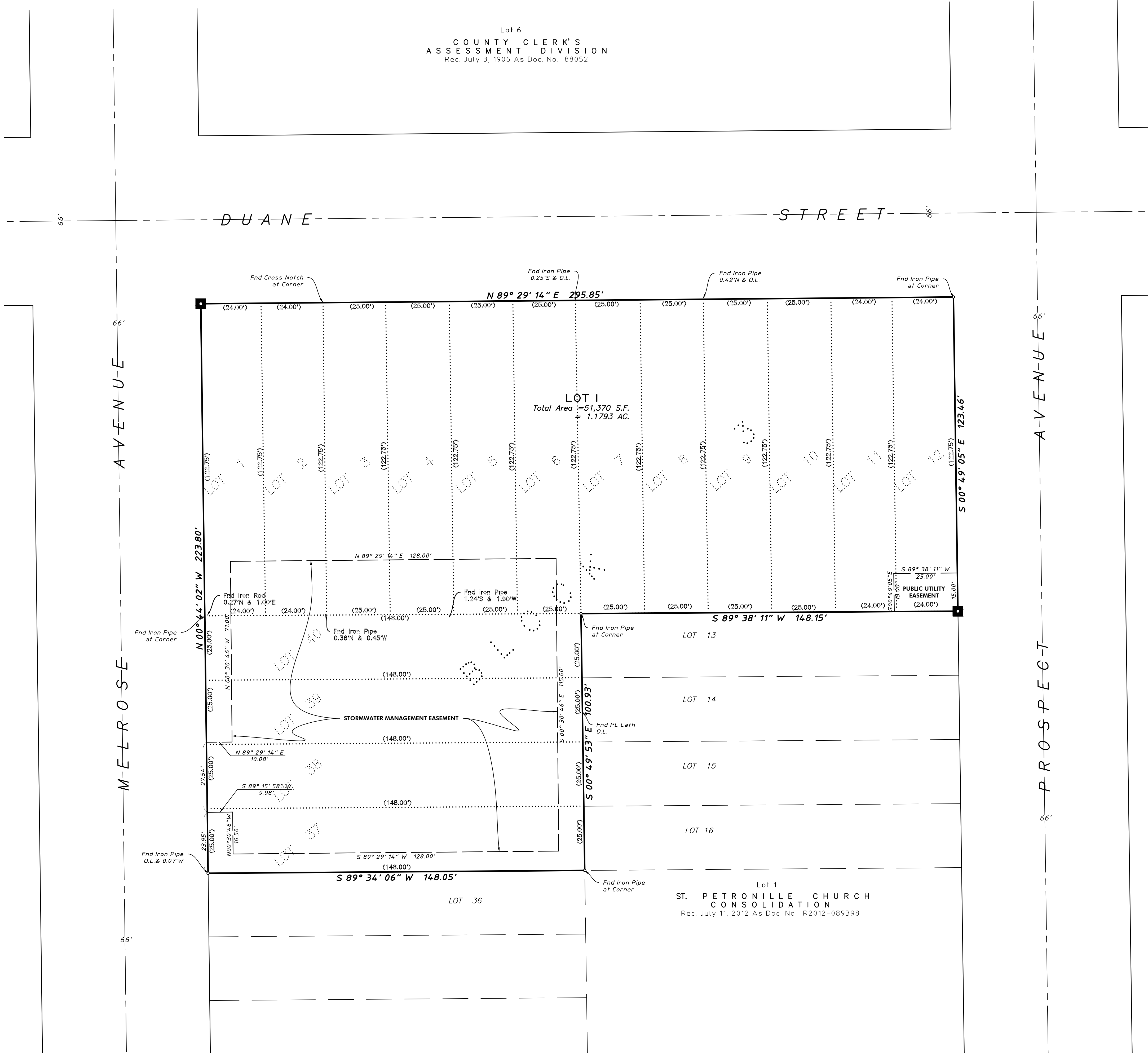
OF

BEING A SUBDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 37, 38, 39, AND 40 IN
BLOCK 3 IN GLENWOOD, BEING C. A. PHILLIPS SUBDIVISION OF PART OF SECTION 10
AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22,
1873 AS DOCUMENT NUMBER 16688, IN DUPAGE COUNTY, ILLINOIS.

SHEET 1 OF 2



Lot 6
COUNTY CLERK'S
ASSESSMENT DIVISION
Rec. July 3, 1906 As Doc. No. 88052



Surveyor's Notes:

- Field work was completed on December 18, 2017.
- The basis of bearing shown hereon are based on NAD 83(2012) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.

LOT 1

LEGEND

Underlying Subdivision Lot No. ————
New Subdivision Lot No.
Concrete Monument Set ()
Property Corner B.S.L.
Subdivision Boundary Line O.L.

Road Center Line
Underlying Lot Lines
New Easement Lines
Record
Building Setback Line
On Line

PREPARED FOR:

SEND NEW TAX BILL TO:

SUBMITTED BY AND RETURN TO:

VILLAGE OF GLEN ELLYN
535 DUANE STREET
GLEN ELLYN, IL 60137

HAEGER ENGINEERING
consulting engineers land surveyors

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

AVERE ON DUANE SUBDIVISION

OF

BEING A SUBDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 37, 38, 39, AND 40 IN BLOCK 3 IN GLENWOOD, BEING C. A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688, IN DUPAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND DESCRIBED HEREON AS:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 37, 38, 39, AND 40 IN BLOCK 3 IN GLENWOOD, BEING C. A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688, IN DUPAGE COUNTY, ILLINOIS.

AND THAT HE CAUSED THE SAME TO SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

I HEREBY DEDICATE FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS, AND FACILITIES; AND I HEREBY ALSO RESERVE FOR THAT COMPANY OR COMPANIES WHICH HAVE BEEN GRANTED BY THE VILLAGE OR OTHER ENTITIES WITH THE POWER TO DO SO, FRANCHISES WITHIN THE VILLAGE FOR UTILITY SERVICES, INCLUDING NATURAL GAS, ELECTRICITY, TELEPHONE, WATER, SEWER, CABLE AND OTHER SIMILAR ENTITIES THE EASEMENT PROVISIONS, WHICH ARE STATED ON THEIR STANDARD FORM, WHICH IS ATTACHED HERETO.

THIS IS TO CERTIFY, AS OWNER OF THE PROPERTY DESCRIBED HEREIN AND LEGALLY DESCRIBED ON THE PLAT, THAT I HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PROPERTY LIES WHOLLY WITHIN HIGH SCHOOL DISTRICT 87 AND ELEMENTARY SCHOOL DISTRICT 41.

(ADDRESS)

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

SIGNED: _____
OWNER

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20____.

SIGNED: _____
NOTARY PUBLIC

COMMISSION EXPIRES: _____ (SEAL)

MORTGAGEE'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

_____, AS MORTGAGEE UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED _____, A.D., 20____, AND RECORDED IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS ON THE _____ DAY OF _____, A.D., 20____, AS DOCUMENT NO. _____ HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20____.

SIGNED: _____
NOTARY PUBLIC

COMMISSION EXPIRES: _____ (SEAL)

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, COUNTY CLERK OF DUPAGE COUNTY, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES, AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. GIVEN UNDER MY HAND AND SEAL AT DUPAGE COUNTY ILLINOIS.

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

SIGNED: _____
COUNTY CLERK

VILLAGE ENGINEER'S CERTIFICATE AS TO STREETS, DOMESTIC WATER, AND SANITARY SEWER SYSTEMS

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF GLEN ELLYN, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT ALL MATTERS PERTAINING TO THE PLAT REQUIREMENTS AS PRESCRIBED IN THE REGULATIONS GOVERNING PLATS ADOPTED BY THE VILLAGE BOARD OF GLEN ELLYN, ILLINOIS, INsofar AS THEY PERTAIN TO THE SUBJECT PLAT, HAVE BEEN COMPLIED WITH. I FURTHER CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE REQUIRED PERFORMANCE SECURITY IS POSTED FOR THE COMPLETION OF THE IMPROVEMENTS COVERING SANITARY SEWERAGE SYSTEM AND DOMESTIC WATER SUPPLY AND TRANSMISSION SYSTEM UNDER JURISDICTION OF THE VILLAGE OF GLEN ELLYN, BASED ON ENGINEER'S PLANS ANS SPECIFICATIONS PREPARED BY A LICENSED ENGINEER AND APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION. EXCEPT: _____ I FURTHER CERTIFY THAT THE STREET NAMES HAVE BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE VILLAGE OF GLEN ELLYN REGULATIONS.

DATED AT GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, _____ DAY OF _____, A.D., 20____.

SIGNED: _____
VILLAGE ENGINEER

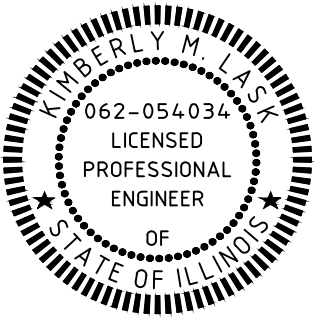
SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE DIVERSION AND DETENTION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WITHIN THE RIGHTS OF THE SUBDIVIDER AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON ADJACENT LAND OWNERS' PROPERTY IN SUCH CONCENTRATION AS MAY CAUSE DAMAGE BY EROSION OR SEDIMENTATION TO SUCH PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

BY: _____ DATED _____
OWNER

BY: _____ DATED _____
ILLINOIS PROFESSIONAL ENGINEER NO. _____



EXPIRES 11-30-19

UTILITY EASEMENT PROVISIONS

AN EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION WITH ELECTRICAL AND COMMUNICATIONS SERVICES, GAS, STORM WATER DRAINAGE AND SANITARY SEWERS IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY, THE "GRANTEE",

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, PIPES, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS, NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) PROVISIONS

THE OWNER, AS DESCRIBED IN THE OWNER'S CERTIFICATE, AND ITS SUCCESSORS AND ASSIGNS (THE "OWNER"), OF THE LANDS AS PRESCRIBED BY THIS PLAT DOES HEREBY AGREE TO INSTALL, CONSTRUCT, RECONSTRUCT, REPLACE, REPAIR, OPERATE AND PROVIDE LONG TERM MAINTENANCE (THE "MAINTENANCE OBLIGATIONS") FOR ALL STORMWATER MANAGEMENT FACILITIES AND AREAS, DESCRIBED HEREIN AND HEREON IDENTIFIED AS "STORMWATER MANAGEMENT EASEMENT" OR "S.W.M.E.", WITHIN THE PLATTED LAND, INCLUDING BUT NOT LIMITED TO DETENTION PONDS, WETLANDS, FLOOD PLAINS, SPECIAL MANAGEMENT AREAS, STORM SEWERS, DRAINAGE DITCHES AND SWALES, AS OUTLINED IN THE STORMWATER REPORT AND IN ACCORDANCE WITH THE VILLAGE OF GLEN ELLYN'S ORDINANCES AND THE FINAL ENGINEERING PLANS APPROVED BY THE VILLAGE OF GLEN ELLYN. NO CHANGE TO THE GRADE, TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE STORMWATER MANAGEMENT EASEMENT AREAS SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE. THE OWNER DOES HEREBY RESERVE FOR AND GRANT TO THE VILLAGE OF GLEN ELLYN, A PERMANENT EASEMENT TO ENTER UPON THE PREMISES AND THE STORMWATER MANAGEMENT EASEMENT AREAS WITH SUCH EQUIPMENT AND PERSONNEL AS MAY BE DEEMED NECESSARY FOR THE PURPOSES OF PERFORMING AFOREMENTIONED MAINTENANCE OBLIGATIONS. SHOULD THE OWNER FAIL TO PROVIDE OR PERFORM SUCH MAINTENANCE OBLIGATIONS, THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PREMISES WITH SUCH EQUIPMENT AND PERSONNEL AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN SAID STORMWATER MANAGEMENT EASEMENT AREAS. IF THE OWNER FAILS TO PERFORM ITS MAINTENANCE OBLIGATIONS WITH RESPECT TO SAID FACILITIES, AND AFTER THIRTY (30) DAYS OF RECEIPT OF WRITTEN NOTICE FROM THE VILLAGE OF SAID FAILURE THE OWNER FAILS TO MAKE THE REQUIRED REPAIRS, THE VILLAGE HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAKE THE REQUIRED REPAIRS AND TO SEEK REIMBURSEMENT FROM THE OWNER, AND/OR TO FILE A LIEN ON THE PROPERTY FOR THE COSTS INCURRED BY THE VILLAGE IN CONNECTION WITH PERFORMING THE REPAIRS OR MAINTENANCE. IN AN EMERGENCY SITUATION, THE VILLAGE IS NOT REQUIRED TO PROVIDE NOTICE TO THE OWNER PRIOR TO MAKING THE REQUIRED REPAIRS OR PERFORMING THE NECESSARY MAINTENANCE. NO OBSTRUCTION OR STRUCTURE SHALL BE ERECTED OR LOCATED, NOR SHALL ANY TREES BE PLANTED, OVER SAID EASEMENT AREAS, NOR SHALL ANY OTHER ACTIVITIES BE UNDERTAKEN THAT UNREASONABLY INTERFERE WITH THE VILLAGE'S INTENDED USE THEREOF, BUT THE SAME MAY BE USED FOR LANDSCAPING, FENCING, PARKING OR OTHER PURPOSES IF APPROVED IN WRITING BY THE VILLAGE OF GLEN ELLYN AND IF SUCH USE DOES NOT THEN OR LATER INTERFERE WITH THE AFOREMENTIONED PURPOSES.

THE GRANTED EASEMENT RIGHTS TO THE VILLAGE SHALL PROVIDE THE RIGHT TO THE VILLAGE TO REMOVE ANY FENCES, BUILDINGS OR STRUCTURES, AND TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, BUSHES, ROOTS OR OTHER PLANTINGS THAT INTERFERE WITH THE OPERATION OR ACCESS TO SUCH STORMWATER MANAGEMENT FACILITIES IN, ON, UPON, ACROSS, UNDER OR THROUGH ANY DRAINAGE EASEMENT, OUTLOT OR STORMWATER MANAGEMENT EASEMENT SHOWN WITHIN THIS PLAT. THE VILLAGE SHALL NOT BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY SUCH BUILDINGS, STRUCTURES, IMPROVEMENTS, TURF, FENCES, TREES, GARDENS, SHRUBS OR LANDSCAPING REMOVED OR DAMAGED DURING THE EXERCISE OF THE HEREIN GIVEN RIGHTS. REPLACEMENT AND/OR REPAIR OF SAID ITEMS SHALL BE THE RESPONSIBILITY OF THE THEN PROPERTY OWNER.

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS INSTRUMENT NO. _____, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS,

ON THE _____ DAY OF _____, A.D., 20____ AT _____ O'CLOCK ____ M.

RECORDER OF DEEDS

PLANNING AND DEVELOPMENT DIRECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, DIRECTOR OF PLANNING AND DEVELOPMENT FOR THE VILLAGE OF GLEN ELLYN DO HEREBY CERTIFICATE THAT THIS PLAT CONFORMS TO THE REQUIREMENTS IN SECTION 308 OF THE VILLAGE OF GLEN ELLYN SUBDIVISION REGULATIONS CODE.

DATED AT GLEN ELLYN, IL, THE ____ DAY OF _____, A.D., 20____.

DIRECTOR OF PLANNING AND DEVELOPMENT

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

SCHAUMBURG, ILLINOIS _____

JEFFREY W. GLUNT
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3695
MY LICENSE EXPIRES NOVEMBER 30, 2020 AND IS RENEWABLE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, JEFFREY GLUNT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 37, 38, 39, AND 40 IN BLOCK 3 IN GLENWOOD, BEING C. A. PHILLIPS SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688, IN DUPAGE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, IRON PIPES AT ALL INTERIOR LOT CORNERS AND POINTS OF CHANGE IN ALIGNMENT WILL BE SET, AS REQUIRED BY THE PLAT ACT (765 ILCS 205/0.01 ET SEQ.) I FURTHER CERTIFY THAT ALL EXTERIOR CORNERS OF THE SUBDIVISION HAVE BEEN MONUMENTED PRIOR TO RECORDATION OF THE SUBDIVISION PLAT AND THAT CONCRETE MONUMENTS HAVE BEEN SET AS REQUIRED.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP COMMUNITY -- PANEL NO. 17043C0503H DATED DECEMBER 16, 2004 PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DUPAGE COUNTY, ILLINOIS, THE PROPERTY SHOWN AND DESCRIBED HEREON IS LOCATED WITHIN ZONE X, WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

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

SCHAUMBURG, ILLINOIS _____ APRIL 26, 2019

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695



EXPIRES 11-30-20

Originally Prepared: 12/14/18 Project No. 17-189

HAEGER ENGINEERING
consulting engineers • land surveyors

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

Ordered By: REVA Development
Order No.: 17-189

2
1
No.

04/26/2019
03/07/2019
Date

Stormwater Management and Public Utility Easement Added
Review Comments from the Village Received 03/07/2019
Revision

LETTER OF AUTHORIZATION

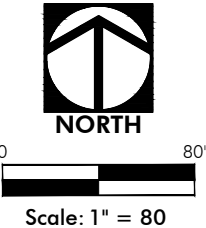
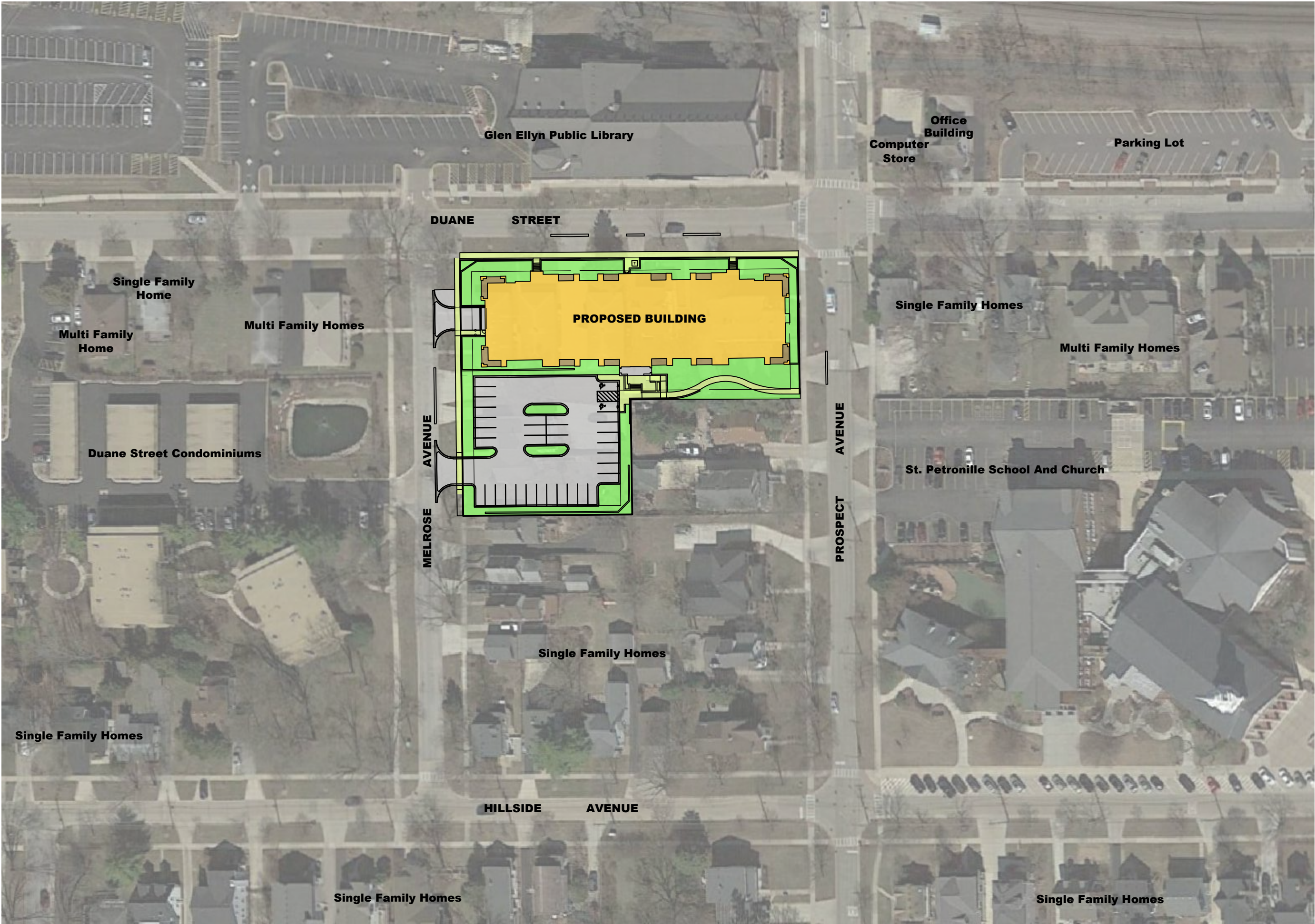
CLEAR PAGE

I, **Jeffrey W. Glunt PLS 035-3695**, Registered
Land Surveyor with the State of Illinois, hereby authorize a representative from the Village of
Glen Ellyn to record the plat(s) or plan(s) prepared by me for:

**AVERE ON DUANE SUBDIVISION
BEING A SUBDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 37, 38, 39, AND 40
IN BLOCK 3 IN GLENWOOD, BEING C. A. PHILLIPS SUBDIVISION OF PART
OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10,
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF, RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688, IN
DUPAGE COUNTY, ILLINOIS.**


Signature

05/03/2019
Date



HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

**SURROUNDING
CONDITIONS PLAN**
**AVERE ON DUANE
SITE IMPROVEMENT PLANS**
GLEN ELLYN, ILLINOIS

Project Manager: KML
Engineer: KML
Date: 01-18-2019
Project No. 17189
Sheet

AVERE ON DUANE DUANE AND PROSPECT SITE IMPROVEMENT PLANS

SECTION 11 TOWNSHIP 39 NORTH RANGE 10 EAST
GLEN ELLYN, ILLINOIS
DuPAGE COUNTY

DEVELOPER / OWNER:
REVA Development Partners, LLC
116 W. Illinois Street, Floor 7
Chicago, IL 60654
Tel: 312-464-8800

PREPARED BY:
Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 E. State Parkway
Schaumburg, IL 60173
Tel: 847-394-6600
Fax: 847-394-6608
www.haegerengineering.com

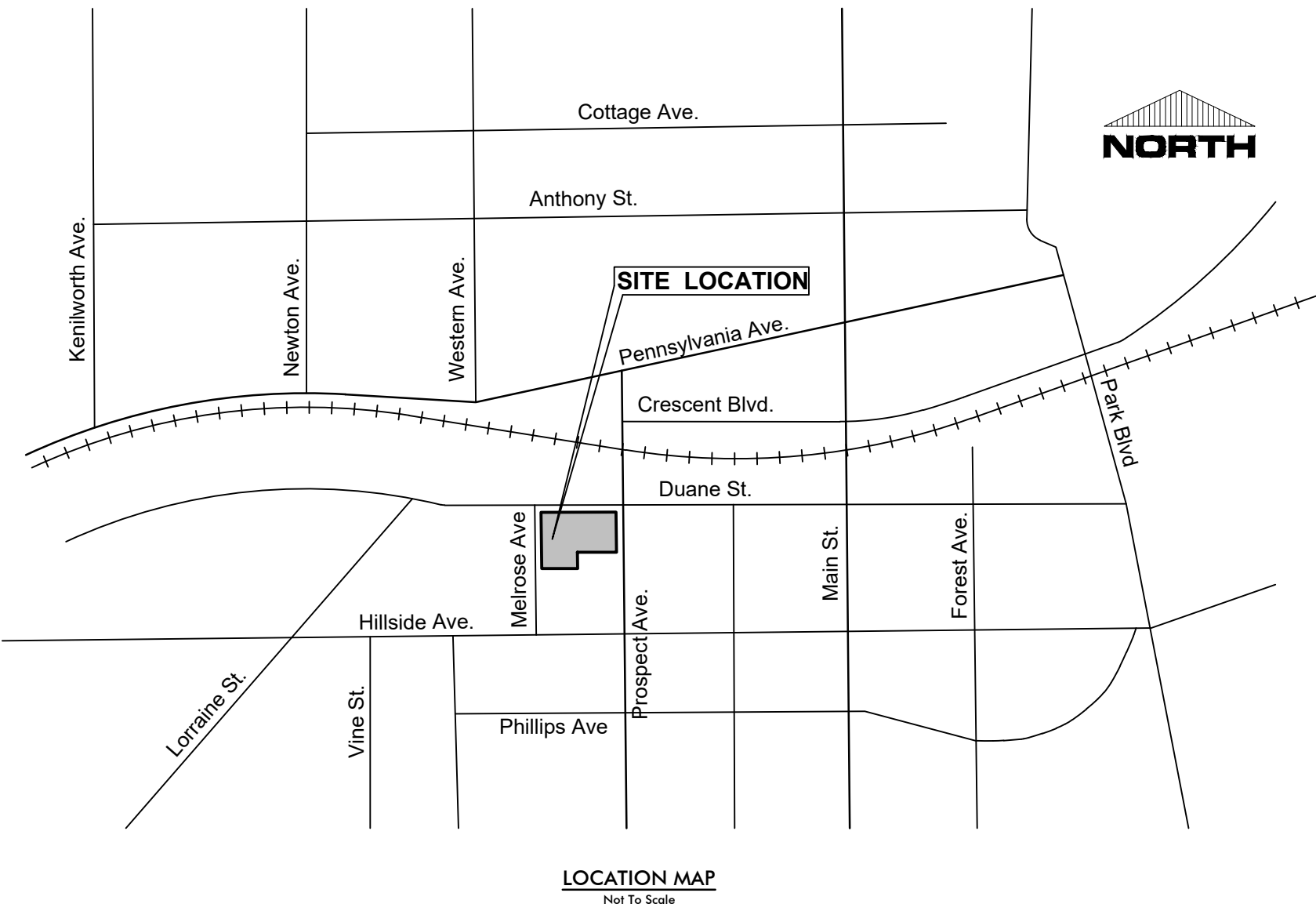
VILLAGE:
Village of Glen Ellyn
355 Duane Street
Glen Ellyn, IL 60137
Tel: 630-469-5000
Fax: 630-469-8849

BENCHMARKS:

Site Benchmark:

GP # 4094 (See Survey)
Description: Bolt on Hydrant
Elevation: 745.96 NAVD 88 (Geoid 12A)

CP # 603 (See Survey)
Description: Cross Notch in Sidewalk
Elevation: 745.02 NAVD 88 (Geoid 12A)



INDEX TO SHEETS	
NO.	DESCRIPTION
C1.0	COVER SHEET
C2.0	GENERAL NOTES AND SPECIFICATIONS
C2.1	GENERAL NOTES AND SPECIFICATIONS
C3.0	EXISTING CONDITIONS SITE PLAN
C4.0	DEMOLITION PLAN
C5.0	PUD SITE PLAN
C6.0	GRADING PLAN
C6.1	CROSS SECTIONS
C7.0	UTILITY PLAN
C8.0	STORMWATER POLLUTION PREVENTION PLAN
C8.1	SWPPP NOTES AND DETAILS
C9.0	TYPICAL DETAILS
C9.1	TYPICAL DETAILS
C9.2	TYPICAL DETAILS
EX1.0	FIRE TRUCK ACCESS EXHIBIT
EX2.0	SIGHT DISTANCE ANALYSIS

Existing Symbol	LEGEND	Proposed Symbol
	Description	
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Headwall	
	Area Drain	
	Sanitary Sewer Manhole	
	Clean Out	
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Combined Sewer	
	Force Main	
	Water Main	
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Well Head	
	Light Pole	
	Light Pole With Mast Arm	
	Traffic Signal	
	Traffic Signal With Mast Arm	
	Hand Hole	
	Fence	
	Guardrail	
	Pipe Bollard	
	Sign	
	Gas Valve	
	Gas Line	
	Electric Line	
	Overhead Utility Line	
	Fiber Optic Line	
	Electrical Pedestal	
	Electric Manhole	
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Telephone Line	
	Cable TV Line	
	Cable TV Pedestal	
	Flagpole	
	Mailbox	
	Handicapped Parking Stall	
	Number of Parking Stalls	
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
	Curb Elevation and Gutter/Pavement Elevation	
	Pavement Elevation	
	Sidewalk Elevation	
	Ground Elevation	
	Top of Wall Elevation	
	Bottom of Wall Elevation	
	Open Lid Frame & Grate	
	Closed Lid Frame & Lid	
	Swale	
	Hardscape Flow	
	Softscape Flow	
	Contour Line	
	Wetland	
	Wetland Buffer	
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
	Soil Boring	
	Over Land Flow Route	



Know what's **below.**
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

No.	Date	Revision
4	06-12-2019	Village Review
3	05-31-2019	Village Review
2	05-03-2019	Client Review
1	04-29-2019	Village Review

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Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

COVER SHEET
AVERE ON DUANE
SITE IMPROVEMENT PLANS
GLEN ELLYN, ILLINOIS

Project Manager: K M L
Engineer: K M L
Date: 03-22-2019
Project No. 17189
Sheet **C1.0** / C9

1. Definition of Terms:

- and all services or facilities owned or operated by them within the limits or general vicinity of the proposed improvements. Further, at the direction of the Owner and Utility Companies the Contractor shall coordinate the location and install PVC sleeves as necessary under the proposed pavement, and coordinate the location and installation of manholes to run the sewer lines. Before doing any work which will damage, disturb or leave unsupported, or unprotected any utility lines or related appearances encountered, the Contractor shall notify the respective Owner thereof, who will make all arrangements for relocating, adjusting, bracing, or otherwise maintaining or abandoning service on lines that fall within the limits of the proposed construction without cost to the Contractor, including the removal of all cables, manholes and other related appearances which the Owner deems necessary. After the necessary arrangements have been made, the Contractor will proceed with the work as directed by the Engineer. All utility lines and related appearances which are abandoned shall be removed if necessary and legally disposed of legally off-site by the Contractor.
- No extra compensation will be allowed by the Contractor for any expense incurred for complying with all of these aforementioned utility coordination and cooperation requirements, or because of delays, or incurrence of costs by the Contractor in order to coordinate with the utility companies to relocate, relocate, reconstruct or abandon their services. The responsibility for prompt and timely removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on this improvement is not delayed because of the necessary changes in the existing utilities, public or private, shall rest with the Contractor.
- Prior to commencing work, the Contractor is to field check and verify all critical locations, elevations, materials, sizes, dimensions, and conditions affecting the work, and notify the Engineer immediately if there are any suspected discrepancies. No work shall be performed until the suspected discrepancy has been resolved. The Contractor shall also call to the attention of the Engineer any errors or omissions in the Plans, Specifications, or other documents and any changes are established by the Surveyor, and shall not proceed with the work until any lines and grades which are to be believed to be in error have been verified or corrected by the Engineer.
- The Contractor shall maintain positive drainage at all times during construction. Construction shall not block off-site drainage and the flow from any drainage ways, field tiles, storm sewers or similar draining off-site properties. All on-site existing field tiles, storm sewers, drainage ways or similar structures shall be maintained in good condition and shall be replaced, repaired, braced, or otherwise improved to such condition or better, properly re-routed, and/or connected to the proposed stormwater drainage system. If this can't be accomplished then the field tile should be repaired or re-routed with new pipe of similar diameter to the original line and put back in service. The Contractor shall notify the Engineer if any such field tiles are encountered. Whenever during any construction activities any loose material is deposited on or adjacent to any drainage ditch or other drainage facility, such that the natural flow of water is obstructed, this material shall be removed by the responsible party.
- Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit LR10 from the Florida Department of Environmental Protection (FDEP) and the local water control district. The Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable erosion and sediment control measures. The Contractor shall be required to install at least one every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
- No construction activities, disturbance or fill shall occur within the limits of natural resources such as wetlands, floodplains, creeks, streams, ponds, lakes, basins, reservoirs, etc. or their respective buffers or riparian areas. If the Contractor determines that the work is to be performed in or adjacent to such areas, the Contractor shall take sufficient precautions to protect these natural resources that are to remain, whether on-site or on adjacent property, to protect them from sediment, fuels, oils, bitumens, calcium chloride, or other harmful materials that may be a detriment. The Contractor shall conduct and schedule their Construction so as to avoid siting, or other disturbance or impact to these natural resource areas. The Contractor shall be responsible for obtaining all necessary permits for natural resource areas, or areas that have been designated to be protected or as essential habitat for State or Federal listed endangered or threatened species, or Prairie or Savannah areas where the Owner has made commitments for protection of these areas. Also, if previously unidentified natural resource areas, prairies, savannahs, or areas or locations suspected of containing protected species are identified during the course of construction, the Contractor shall not proceed with any work until approved by the Owner or applicable Jurisdictional Agency. If the Owner, Engineer, or applicable Jurisdictional Agency determines that additional measures are necessary to prevent or mitigate project effects on natural resource areas, prairies, savannahs, protected species, or essential habitat the Contractor shall cooperate in accomplishing these measures.
- The Contractor shall be responsible for notifying to the project boundaries, work areas, or easements specified. No work shall be performed on adjacent private property or outside the project work areas without the written permission of each respective Owner. The Contractor shall be liable for damage caused to existing or newly installed improvements as well as any damage on adjacent property or areas outside designated work areas, provided damage is a result of Contractor action, or lack of proper care.
- The Contractor is responsible for returning all areas affected by equipment, materials and/or laborers to pre-construction condition or better. All existing utilities or improvements, including but not limited to pavements, curbs, drives, trees, and parkways damaged or removed during construction shall be promptly restored to their respective original pre-construction condition or better. The Contractor is also responsible for protecting all newly constructed work from damage until the project has been accepted by the Owner. The Contractor shall be responsible for the restoration of the work areas. Clean-up and final restoration shall be performed immediately upon completion of each phase of the work or when directed to do so by the Owner, so that these areas will be restored as nearly as possible to their original pre-construction condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, landscaping, fences, and other improvements. The Contractor shall be responsible for the removal of any debris which results from their construction operations at no additional expense to the Owner.
- All proposed grades shown on the Plans shall be considered to be finished grade surface elevations unless otherwise noted.
- The Contractor shall be responsible for providing the Contractor and shall be included in the Contract Price unless otherwise agreed upon in writing with the Owner prior to the start of Construction.
- All Construction means and methods, techniques, procedures, scheduling, sequencing, and job site safety is the sole responsibility of the Contractor.
- The Contractor shall observe and comply with all the Occupational Safety and Health Administration (OSHA) standards, rules and regulations, as well as any other applicable local, state and federal safety requirements.
- All trenching, shoring, bracing and construction work performed shall be in accordance with the Occupational Safety and Health Administration (OSHA) standards.
- The Contractor shall take whatever steps necessary to protect the public from open trenches, excavations, and other site obstructions or hazards. No trenches, excavations or holes in the ground shall be left open over a holiday, weekend, or after 3 p.m. on the day preceding a holiday or weekend.
- During Construction the Contractor and their Sub-Contractors shall keep the premises clean by removing all rubbish, debris, waste material and other accumulations as necessary. The Contractor shall clean the premises to the satisfaction of the Village/City and Owner.
- The Contractor shall be responsible for providing and equipping the project with street sweepers and end loaders available on-site at all times when equipment or vehicles are using existing public or private roads and/or pavement. The Contractor shall immediately remove any sediment or debris including but not limited to dirt, mud, clay, sediment, concrete, gravel, sand, stones, plant material, refuse, garbage, oil, grease, etc. deposited on any roadway, street, walk, alley or other pavement by any equipment, vehicle or personnel associated with this project. This work shall be considered incidental to the Contractor's work.
- The Contractor shall at all times maintain proper dust control at the site and shall have a watering truck readily available during all working hours. The Contractor shall water the entire site whenever the site conditions become unhealthy due to blowing soil or dust. The site shall be watered as many times per day as necessary to control the dust during the construction period. The Contractor shall provide a non-emergency use pump shall not be obtained from any fire hydrant, unless the fire hydrant is metered with a proper backflow preventer in accordance with Village/City or Jurisdictional Agency requirements. The cost to furnish dust control shall be incidental to the cost of Construction.
- Trees not marked for removal shall be protected as necessary by the Contractor. In the event that a tree is marked for removal by the Contractor during the construction period, the Contractor shall remove the tree or trees in accordance with Village/City requirements. If the Village/City does not have specific tree replacement requirements, the damaged existing or newly planted tree shall be replaced in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications. The Contractor shall ensure that they are familiar with the applicable tree preservation requirements and shall be held responsible for the replacement of all damaged trees not designed for removal, and any trees that are damaged or removed by the Contractor.
- Where overhanging branches, limbs, or roots interfere with the required construction activities, said branches, limbs, or roots shall be trimmed or pruned as necessary in accordance with Section 201 of the IDOT Standard Specifications. This work shall be performed under the supervision of an approved arborist or landscape architect.
- The Contractor shall be responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices, in accordance with the Plans, applicable IDOT Standard Specifications and the MUTCD Standards to inform and protect the public during all phases of construction. The Contractor shall provide all signage, barricades, devices, equipment, personnel, etc. necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to be detoured. The Contractor shall be responsible for the traffic control and safety of the project. Portions of the work. Roadways shall remain open to a degree satisfactory to the Owner or applicable Jurisdictional Agency which at their discretion may require the Contractor to furnish traffic control under these or other circumstances where in their opinion it is necessary for the protection of life and property. Emergency vehicle access along with access to fire hydrants shall be maintained at all times. Funding is authorized by the Owner, all existing access points shall be maintained at all times by the Contractor.
- Where noted in the Plans, the Contractor shall have Shop Drawings and any other required supporting documentation or calculations prepared and submitted for review and approval prior to any fabrication,

DEMOLITION AND CLEARING

- ## EARTHWORK AND GRADING

- ## SEWER AND WATER MAIN GENERAL NOTES

- SANITARY SEWER**

- draining rings and frames shall be securely sealed to one another using a resilient, flexible non-hardening bituminous mastix or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall also install an excess mastix or butyl sealant under the bottom flange with mortar.
- External chimney seals shall be provided on all sanitary manholes and all sanitary manholes shall be watertight.
- Sanitary manhole frames and lids shall be Neenah R-1713 with Type B, self-sealing, watertight lids with concealed pick holes or approved equal, unless noted otherwise in the Plans. Sanitary manhole frames and lids shall be cast in place concrete and shall be located directly below the manhole frame. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly on all sides of the manhole frame. The manhole frame shall be constructed so that the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
- An external drop manhole structure in accordance with Plans or other Jurisdictional Agency requirements shall be provided where the difference between inverts is greater than or equal to two (2) feet.
- The minimum cover over sanitary sewer lines and services shall be three (3) feet.
- The minimum sanitary service line size shall be 8-inch diameter pipe at a 1.0% minimum slope. All services stops shall be capped with a watertight plug until connection is made to the manhole. The plug shall be properly secured to withstand the required test pressures.
- Sanitary sewer service lines shall be installed in accordance with the Plans. The minimum service line depth is greater than twelve (12) feet or in locations indicated on the Plans.
- Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
- All floor drains shall discharge into the sanitary sewer.
- Excavation and backfilling, if applicable shall be provided in accordance with the Jurisdictional Agency requirements at the locations shown on Plans. Contractor shall submit shop drawings for review and approval prior to ordering or fabricating the grease trap.
- Sanitary sewers and related appurtenances shall be tested and televised in accordance with the following:
- a. All sanitary sewers shall be tested for acceptability by either an air test, infiltration of water test, or exfiltration of water test or a combination thereof in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive. The maximum allowable rate of infiltration or exfiltration shall not exceed 200 gallons per inch diameter of pipe per mile per day.
 - b. All sanitary pipe, sanitary sewers shall be defection tested in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive. Deflection shall not exceed the manufacturer's recommended deflection limits or a maximum of 5% of the internal diameter of the pipe, whichever is more stringent.
 - c. All sanitary pipe shall be tested for watertightness using a leakage test in accordance with ASTM C969 - Standard Test Procedure for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines" or ASTM C1244 - "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test Prior to Backfill".
 - d. The Contractor shall televise all newly constructed sanitary sewers in accordance with applicable Jurisdictional Agency requirements to the completion of the project for final acceptance. A copy of the inspection video shall be provided to the applicable Jurisdictional Agency and the Engineer for review.

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STORM SEWER

- Refer to Sewer and Water Main General Notes for additional requirements.
- Storm Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
 - Reinforced Concrete Pipe (RCP) conforming to ASTM C76 with O-Ring gasket joints conforming to ASTM C443. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
 - Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3312 and ASTM D3350.
 - High Density Polyethylene (HDPE) Pipe with smooth wall interior conforming to ASTM D3350 with joints conforming to ASTM D3212 and ASTM D3350.
 - Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
- Where water main quality pipe and joints are required to meet the water main protection requirements the storm sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
 - Reinforced Concrete Pipe (RCP) conforming to ASTM C361 with O-Ring gasket joints conforming to ASTM C443 and C361. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
 - Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
 - High Density Polyethylene (HDPE) pressure pipe with smooth wall interior and joints conforming to AWWA C-506.
 - Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
- Non-circular reinforced concrete pipe shall be constructed from one or more of the following materials as specified on the Plans:
 - Reinforced Concrete Arch Pipe in accordance with ASTM C506 and AASHTO M206.
 - Reinforced Concrete Elliptical Pipe in accordance with ASTM C507 and AASHTO M207.
 - Reinforced Concrete Box Culvert Sections in accordance with ASTM C1433.
- All storm structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478. If the structure diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches and defined channel invert flow line shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Storm manholes and catch basins shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Catch Basins shall have the sump depth as specified in the Plans. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.
- Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on-center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
- Open lid storm structures are designated with "Gr" on the Plans and closed lid storm structures are designated with "Rim" on the Plans.
- Closed lid storm structures frames and lids shall be Neenah R-1713 with Type B lid, or approved equal, unless noted otherwise in the Plans. Closed lid storm lids shall be imprinted with the word "STORM" cast into the lid.
- Open lid storm structures frames and lids shall be Neenah R-2504-D, or approved equal, unless noted otherwise in the Plans.
- Yard area drain structures shall be Nyloplast inline drains or drain basin structures, or approved equal, unless noted otherwise in the Plans.
- Concrete flared end sections shall be precast reinforced concrete with an end block cast separate to anchor flared end section in place in accordance with IDOT Standard 542301 for circular concrete pipe and IDOT Standard 542306 for elliptical concrete pipe. Grating for flared end sections shall be in accordance with IDOT Standard 542311 and shall be provided at all flared end sections twelve (12) inches or greater.
- Rip-Rap with filter fabric in accordance with Section 281 of the IDOT Standard Specifications shall be provided at locations shown on the Plans.
- Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
- All downspouts, footing drains, and outside storm drains shall discharge to the storm sewer or discharge at grade. No stormwater shall be discharged into the sanitary sewer system.
- Perforated pipe underdrains shall be corrugated flexible HDPE pipe conforming to AASHTO M252 or M294, perforated polyethylene pipe of diameter specified on the Plans with a smooth interior and wrapped in a soil filter fabric sock supplied and installed by the Contractor.
- Elevations of structures located in curb and gutter are flow line elevations.
- Elevations of flared end sections are provided at the extreme outer end of the flared end section.

WATER MAIN

- Refer to Sewer and Water Main General Notes for additional requirements.
- Water Main Pipe shall be constructed from one or more of the following materials as specified on the Plans:
 - Ductile Iron Pipe (DIP), Class 52 conforming to ANSI A21.51 and AWWA C151 with a 150 psi working pressure, with push-on double sealing rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
 - All ductile iron or cast iron pipe, fittings, valves, and hydrants shall receive an 8-mil polyethylene encasement in accordance with AWWA C105, Encasement shall be U.S. Pipe V-Bio Enhanced Polywrap or an approved equal. The encasement material shall be an eight (8) mil thick polyethylene tube designed for water main application and in the size recommended by the manufacturer for the size of force main or water main installed. The casing shall be lapped 12 inches and held in place with polyethylene adhesive tape. Repair any rips, punctures, or other damage to the polyethylene with tape or cutting open a short length of tube, wrapping it around the pipe and securing with tape. Wrap valves, tees, crosses, and special fittings with a flat sheet obtained by splitting open a length of polyethylene tube. Pass the sheet under the valve of fitting and bringing it up around the body. Join the seams by bringing the edges together, folding over twice and securing with tape. The pipe shall be adequately supported by a 12-in. lap with the tubing. The backfill material shall be free of rocks and debris which may damage the polyethylene. Installation of DIP and fittings shall be in accordance with AWWA C600.
 - Polyvinyl Chloride (PVC) Pipe, SDR 18 conforming to AWWA C900 (4"-12" diameters) and AWWA C905 (14"-48" diameters) with a pressure rating of 235 conforming to ASTM D2241 and joints in accordance with ASTM D3139 with elastomeric seals in accordance with ASTM F477. Installation of PVC pipe and fittings shall be in accordance with AWWA C905.
 - High Density Polyethylene (HDPE) pressure pipe and fittings for water main in accordance with AWWA C906, DR 11, 160 psi, with ductile iron pipe outside dimension.
- Ductile iron fittings or cast iron fittings shall conform to ANSI A21.10 and AWWA C111; and compact ductile iron fittings shall conform to ANSI A21.53 and AWWA C153.
- All water structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If structure diameter is not specified in the Plans the required structure diameter shall be determined by size of pipes and appurtenances that need to be located within said structure. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Water structures shall have concentric cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar. All water structures shall be watertight.
- Valve vaults shall have minimum inside diameter of forty-eight (48) inches for eight (8) inch diameter and smaller valves, and have a minimum inside diameter of sixty (60) inches for ten (10) inch and larger valves.
- Water services 2 ½ inches in diameter and smaller shall be Type K Copper for underground services conforming to ASTM B88 and ASTM B251. Larger diameter water services shall be of same pipe and

- joint materials as the mainline water main or as noted on the Plans.
- The minimum cover from finished grade to the top of the water main and water services shall be 5.5 feet.
- Water main fittings (i.e., bends, elbows, tees, reducers, etc.) may not be specifically referenced on the Plans and are to be considered incidental and included in the linear footage cost of the watermain.
- The standards for maximum deflection at pipe joints and laying radius for the various pipe types and the lengths shall be per the following:
 - Ductile Iron Pipe (DIP) - AWWA C600.
 - Polyvinyl Chloride (PVC) Pipe - AWWA C900.
 - High Density Polyethylene (HDPE) - Per Manufacturer's requirements.
- Thrust blocking shall be installed on water mains at all tees, elbows, plugs, and bends 11 ½ degrees or greater etc. per the "Standard Specifications for Water and Sewer Construction", latest edition. Thrust blocking shall be poured in place in Portland Cement.
- All bends greater than 10 degrees, hydrants, tees, and fittings shall be mechanical joint with Mega-Lug retaining glands or Field Lok gasket in casings, between fittings and at grade changes.
- All bolts and nuts shall be stainless steel.
- A tracer wire shall be installed on all non-metallic water mains. The wire shall be continuous from valve vault to valve vault.
- Frame and lids for water structures shall be Neenah R-1713 or approved equal and lids shall be imprinted with the word "WATER" cast into the lid.
- All water valves, fire hydrants, b-boxes, corporation stops, curb stops, ground key stops, service boxes, tapping sleeves, and other water main related appurtenances shall conform to Village/City or applicable Jurisdictional Agency Requirements and shall furnish and install the same. Contractor shall verify exact model, style, type, and manufacturer required prior to ordering. All fire hydrants shall be painted in accordance with the applicable Jurisdictional Agency requirements.
- Valves shall be non-rising stem type and shall close by turning clockwise. All valves shall be resilient wedge gate or ball valves, except that butterfly valves shall be installed on all water mains 16" diameter and larger, conforming to AWWA C500 with a minimum rated working pressure of 200 psi and in accordance with applicable Jurisdictional Agency requirements. Specialty valves and fittings such as cut-in-valves, tapping sleeves and valves, pressure reducing valves, insertion valves, and air release valves shall conform to the requirements of the applicable Jurisdictional Agency requirements and shall be installed at locations indicated on the Plans.
- When making connections to existing water mains requires a shutdown that requires an interruption in service, the Contractor shall contact the Owner of the water main and they shall mutually agree upon a date and a time for connections which will allow ample time to perform the work required in order to make the required connection. Notifications of all users to be affected by the interruption shall be provided a minimum of twenty-four (24) hours prior to the service interruption. All water mains opened to atmosphere must be disinfected prior to returning the water main to service.
- Water Main and related appurtenances shall be tested in accordance with the following:
 - All water mains shall be tested by means of a pressure test and leakage test, in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition, AWWA C600, and in accordance with applicable Jurisdictional Agency requirements.
 - All water structures (i.e., valve vaults) shall be subject to a leakage test in accordance with IEPA guidelines and Jurisdictional Agency requirements.
- After completion of the water main testing, the water mains and related appurtenances shall be flushed clean and disinfected (chlorinated) in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and in accordance with applicable Jurisdictional Agency requirements.

WATER MAIN PROTECTION REQUIREMENTS

Water mains, water services and related appurtenances shall be protected from any existing or proposed drains, sanitary sewers, storm sewers, combined sewer force mains, and sewer service laterals. The previously mentioned items shall collectively be referred to as "sewer(s)" for the remainder of this section. Horizontal and vertical separation requirements between water mains and sewers as well as other water main protection requirements shall be in accordance with "Standard Specifications for Water and Sewer Construction in Illinois", latest edition and per the following:

- Horizontal Separation:
 - Whenever possible, an existing or proposed water main must be at least ten (10) feet horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service.
 - Should local conditions exist which would prevent a lateral separation of ten (10) feet, an existing or proposed water main may be closer than ten (10) feet to a sewer provided that the water main invert is at least eighteen (18) inches above the crown of the sewer, and is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.
 - If it is impossible to obtain proper horizontal and vertical separation as described in Items 1a and 1b above, both the water main and sewer must be constructed of pipe and joint material that conforms to water main quality pipe and joint standards, and be pressure tested to the maximum expected surcharge head to assure water tightness before backfilling.
- Vertical Separation:
 - Whenever water mains cross sewers, the water main shall be laid at such an elevation that the invert of the water main is at least eighteen (18) inches above the crown of the sewer. This vertical separation shall be maintained for that portion of the water main located within ten (10) feet horizontally of any sewer crossing. This must be measured as the perpendicular distance from the water main to the sewer. A length of water main pipe shall be centered over the sewer to be crossed with joints placed equidistant from the sewer.
 - Where conditions exist that the minimum vertical separation set forth in Item 2a above cannot be maintained, or it is necessary for the water main to pass under a sewer, one of the following two measures must be taken:
 - The water main shall be installed within a PVC casing pipe that conforms to water main quality pipe and joint standards and the casing pipe shall extend on each side of the crossing until the normal distance from the water main to the sewer is at least ten (10) feet.
 - The involved sewer shall be constructed of pipe and joint material which would conform to water main quality pipe and joint standards until the normal distance on either side of the crossing from the water main to the sewer is at least ten (10) feet.
 - In making such crossings, a length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer. Where a water main must cross under a sewer, a vertical separation of eighteen (18) inches between the invert of the sewer and the crown of the water main shall be maintained, along with means to support the sewer to prevent their settling and breaking the water main.
- The horizontal and vertical separation between water service lines and sewers or related service lines should be the same as for water mains, as detailed above, except that when minimum horizontal and vertical separation cannot be maintained, water main quality pipe and joints as described under Vertical Separation above, may be used for sewer or related service lines.
- Water mains or services shall not be allowed to pass through or come into contact with sewer structures.
- Water mains shall be separated from septic tanks, disposal fields, seepage beds, and sewage lift stations by a minimum of twenty-five (25) feet.
- Water mains shall be separated from sanitary sewer force mains by a minimum of at least ten (10) feet horizontally and there shall be an eighteen (18) inch vertical separation at crossings.
- The Contractor shall protect water mains and service lines from the entrance of hydrocarbons through diffusion through any material used in the construction of the line.
- Casing pipe shall be installed in locations and of material specified on the Plans or where necessary to meet the water main protection requirements. The carrier pipe shall be securely blocked and banded with appropriately spaced spacers and sanitary and storm sewers shall maintain the specified gradient. Upon installing the carrier pipe the voids between the casing and carrier pipe shall be filled with sand, pea gravel or flowable fill and the ends shall be sealed.

PAVEMENT, CURB & GUTTER, AND WALKS

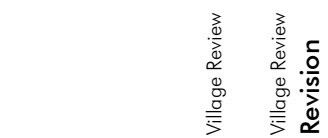
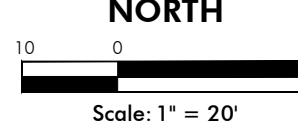
- All work under this Section shall be performed in accordance the IDOT Standard Specifications or as specified in the Plans.
- Concrete curb or curb and gutter shall be constructed in accordance with the Plans and Section 606 of the IDOT Standard Specifications. A ½" pre-molded fiber filler shall be used in the concrete. A ½" (#4) epoxy coated smooth round dowel bars with greased end caps, centered on joint, shall be provided at expansion joints. Expansion joints shall be provided at a maximum of sixty (60) foot intervals and at all points of curvature and tangency, curb returns, five (5) feet either side of edge of structures, and at the end of each pour. Construction joints shall be provided at maximum twenty (20) foot intervals.
- Where proposed curb or curb and gutter connects to an existing curb or curb and gutter, the existing curb or curb and gutter shall be saw-cut and then two 18" long x ½" (#4) epoxy coated smooth round dowel bars with greased end caps shall be drilled and installed nine (9) inches into the existing and proposed curb. Bars shall be installed in a location similar to that of the expansion joint in the curb or curb and gutter as applicable.
- All curb and gutter constructed over a utility trench shall be reinforced with two (2) #4 epoxy coated reinforcing bars for a length of ten (10) feet centered over the trench or as shown on the plans.
- Reversed pitched curb and gutter shall be installed in areas where pavement slopes away from the curb.
- Sidewalks and walks shall be constructed in accordance with the Plans and Section 424 of the IDOT Standard Specifications. Concrete sidewalks and walks shall be thickened to a minimum of 6" at all driveways. All sidewalks and walks shall be IDOT Portland Cement Concrete, Class SI, on compacted aggregate base course as shown on the Plans. Scored contraction joints shall be provided at five (5) foot intervals or as specified in the Plans. Expansion joints consisting of a ½" pre-molded fiber joint filler shall be provided at maximum fifty (50) foot intervals, and adjacent to concrete curbs, drives, foundations, ramps, etc. as well as when crossing existing concrete walls.
- Sidewalks and walks constructed over a utility trench shall be reinforced with three (3) #4 round epoxy coated reinforcing bars for a length of ten (10) feet centered over the utility trench or as shown on the plans.
- Curb ramps accessible to the disabled with raised truncated dome detectable warning surface of standard brick red color or other contrasting color shall be provided at locations where sidewalks meets curb and at other locations shown on the Plans in accordance with the Illinois Accessibility Code (IAC), latest edition and IDOT Standard 424001, latest revision.
- Curing and protection of all exposed concrete surfaces shall be in accordance with the IDOT Standard

- Specifications. No "honey-combing" or other similar failures of the concrete surfaces will be accepted.
- Aggregate base course shall be in accordance with the Plans and Section 351 of the IDOT Standard Specifications. Aggregate base course material shall be CA-6, Type B, 100% crushed gravel conforming to Section 1004 of the IDOT Standard Specifications.
- Bituminous binder and surface courses shall be Hot Mix Asphalt (HMA) of type and compacted thickness as specified in the Plans and shall be constructed in accordance with Section 406 of the IDOT Standard Specifications. The surface course shall be made with virgin materials; no recycled material shall be allowed unless specifically specified otherwise on the Plans.
- The Contractor shall saw-cut the exposed edges of all existing pavement adjacent to any proposed pavement, apron, sidewalk, curb and gutter or similar to provide a smooth, clean edge that is free of loose material. A proper transition butt joint and/or taper shall also be provided as necessary. Refer to butt joint detail for additional information.
- The testing of the subgrade, aggregate base course, bituminous aggregate material, binder course, surface course, and concrete work shall be required and be performed in accordance with the IDOT Standard Specifications and requirements of the applicable Jurisdictional Agency. A qualified testing firm shall be employed to perform the required tests, ensure quality and conformance, and provide the results to the Engineer, Owner, and Jurisdictional Agency. The Contractor shall provide the Owner with a construction schedule and shall coordinate all required testing with the testing firm.
- Prior to the commencement of any paving activities, a proof-roll must be performed by the Contractor and approved by the Village/City or applicable Jurisdictional Agency, and the Owner. All areas not passing the proof-roll shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner. Any remediate areas shall be re-tested.
- Prior to installation of the aggregate base course:
 - The subgrade shall be prepared in accordance with Section 301 of the IDOT Standard Specifications.
 - The Contractor shall be responsible for all subgrade compaction and preparation to within 0.1-ft of the proposed subgrade elevation. Subgrade shall be compacted to a minimum 95% of the modified proctor density in accordance with ASTM D1557.
 - Sub-grade shall pass a proof-roll and any unsuitable areas in the subgrade shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner.
- Prior to the installation of the binder course:
 - The aggregate base course shall be prepared in accordance with Section 351 of the IDOT Standard Specifications.
 - The binder course shall be placed only when the temperature in the shade is at least 40° F and the forecast is for rising temperatures.
- Prior to the installation of the surface course:
 - The Contractor shall patch and repair all damaged and failed areas in the binder course to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
 - The Contractor shall repair all damaged curb and gutter or other concrete pavement to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
 - Structures within pavement shall be adjusted to final surface grade.
 - The Contractor shall clean and prime the binder course at a rate of 0.05 gallons per square yard prior to the placement of the surface course.
 - The surface course shall be placed only when the air temperature in the shade is at least 45° F and the forecast is for rising temperatures.
- Pavement marking/stripping:
 - All Pavement markings shall be in accordance with Section 780 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size and color specified on the Plans.
 - Pavement marking on freeways shall be placed with truck-mounted equipment. Markings on roads other than freeways may be placed with either truck-mounted or hand-operated equipment.
 - Before applying the pavement marking material, the pavement shall be clean, dry, and free of debris or any other material that would reduce the adhesion of the markings on the pavement.
 - Pavement markings shall be applied in accordance with the manufacturer's recommended instructions.
 - Pavement markings shall be uniform and have clean, straight edges.
 - Pavement marking words and symbols shall conform closely to the dimensions and spacing specified in the MUTCD, IDOT Standard Details, and the Plans.
 - Deviations from the required dimensions and spacing or other departures from reasonable standards of professionalism will be cause for rejection by the Engineer.
- Handicapped stalls shall be striped and signed in accordance with the Illinois Accessibility Code (IAC), latest edition and any other applicable ADA guidelines. Handicapped stalls shall be a minimum of sixteen (16) feet wide and signage shall be affixed to a post permanently mounted in the ground or wall and located in the center of the space no further than five (5) feet from the front of the accessible space. The minimum height to the bottom of the fine sign shall be four (4) feet. Handicapped stall edges shall be yellow color.
- All signs shall be in accordance with Section 720 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size, and color specified on the Plans.
- Raised reflective pavement markers shall be in accordance with Section 781 of the IDOT Standard Specifications and be recessed into the pavement as required by the applicable Jurisdictional Agency.
- Pavement marking and marker removal shall be in accordance with Section 783 of the IDOT Standard Specifications.
- All pavements, curb, curb and gutters, walks, etc. shall be cleaned to the satisfaction of the Village/City or applicable Jurisdictional Agency, Owner, and Engineer as necessary during construction and at the end of the project prior to the final acceptance.

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

- All soil erosion and sedimentation control (SESC) measures shall be installed and properly maintained in accordance with the Illinois Environmental Protection Agency's (IEPA) "Illinois Urban Manual", latest edition and Illinois Department of Transportation and Standards for Urban Soil Erosion and Sedimentation Control", latest edition, and shall be followed as directed by the Village/City and Engineer. In addition, on sites that will ultimately result in the disturbance of one (1) acre or more the provisions outlined in the General National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10, latest edition, shall also be followed.
- Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Act (SWPPP) including but not limited to the installation, maintenance, as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
- All erosion control measures are to be installed prior to any demolition, earth moving activities or other disturbance.
- Soil Erosion Control measures shall include the provision of an erosion control fence as required along the area of disturbance, a stabilized construction entrance, and sediment traps or other inlet protection method at each inlet or catch basin.
- Contractor to establish a temporary stabilized construction entrance as well as install all perimeter silt fence prior to the start of any clearing or grading activities.
- Temporary gravel stabilized construction entrance shall be maintained, adjusted, and/or relocated as necessary to prevent mud and other debris from being tracked onto adjacent public roadways. Any mud or other debris being tracked onto a public road shall be properly removed as soon as practical, but before the end of each working day.
- After the start of mass grading and before all storm water conveyance improvements are in place and functional, all on-site storm water shall be temporarily diverted into the detention basin or a properly constructed temporary sedimentation basin or collection device, as per local requirements, so as to prevent erosion and sedimentation from moving onto adjacent property.
- Disturbed areas shall be stabilized by seeding within seven (7) calendar days of the completion of disturbance. If construction activity on a portion of the site is to resume within fourteen (14) calendar days of the end of the last disturbance, then stabilization measures do not have to be initiated on that portion of the site by the 7th day after the completion of said disturbance. Areas with slopes 3H:1V or greater shall be stabilized with erosion control blankets or mats in addition to seeding.
- The Contractor shall provide adequate planning and supervision during the project construction period for implementing construction methods, processes and cleanup procedures necessary to prevent water pollution and control erosion.
- No sediment or debris shall be allowed to enter the existing storm sewer system or flow off-site.
- All temporary erosion and sedimentation control measures shall be maintained, adjusted, repaired and/or replaced as necessary to ensure effective performance. If required, a designated erosion control inspector shall inspect all measures every seven (7) calendar days, or within twenty-four (24) hours of a 0.5-inch rain event or equivalent snowfall, and report where items are in non-compliance. Otherwise, the Contractor shall be responsible for the inspection as well as maintenance of all measures and shall be subject to the terms of Federal, State, and local requirements.
- All temporary erosion and sedimentation control measures are to remain in place and be functioning until final stabilization. After final stabilization, the Contractor is to remove and properly dispose of all erosion and sedimentation measures according to Jurisdictional Agency requirements within thirty (30) days. All disturbed areas or trapped sediment that accumulates from said measures shall be permanently stabilized.
- Topsoil stockpiles shall not be located in flood prone areas or buffers protecting wetlands, or waters of

- the United States or County. Stockpiles shall be protected from erosion by installing silt fence around the perimeter of the stockpile(s). Stockpiles shall be seeded within seven (7) calendar days of completion.
- If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through an effective sediment control measure (i.e., sediment Trap, sediment Basin, or other appropriate measure).
- All storm sewers, drainage structures, catch basin sumps and/or retention/detention/sedimentation basins provided within this project are to be cleaned at the end of construction and prior to final acceptance. Cleaning may also be required during the course of construction if it is determined that the structures are not properly functioning and their performance is impaired.
- Storm water conveyance swales, channels, streams or similar, if disturbed, are to be stabilized within 48 hours after the end of active disturbance.
- All concrete work shall be finished with a broom finish unless specified otherwise on the Plans.
- The Contractor shall inspect catch basins and clean out if necessary. The contractor shall use silt/erosion control fence staked in place to prevent siltation of all drainage structures.
- The Contractor shall water the site, as required during dry weather to control dust.
- Erosion Control Maintenance and Replacement Notes:
 - Silt fences are to be cleaned as required during the course of the construction of the project or if the Engineer determines that they are not properly functioning and their performance is impaired.
 - Sediment traps and basins shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
 - Should the fabric decomposed or become ineffective prior to the end of the expected life and the barrier still be necessary, the fabric shall be replaced promptly.
 - Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.
 - Mud or dust which is deposited on adjacent roadways shall be removed at the end of each day.
- The sediment and erosion control measures indicated on the plans are the minimum requirements. Additional measures may be required, as directed by the Engineer or Jurisdictional Agency.
- The Contractor shall assume responsibility for maintenance of all soil erosion and sedimentation control measures during and after construction. However, the Contractor shall not transfer these improvements for the purpose of maintenance until they have completed with the above and until they have received final inspection and approval from the Jurisdictional Agency or designated erosion control inspector and a Notice of Termination has been filed (NOT).
- The work shall generally follow the following typical Construction Sequencing:
 - Installation of them soil erosion and sediment control (SE/SC) measures:
 - Selective vegetation removal for silt fence installation
 - Silt fence installation
 - Construction fencing around areas not to be disturbed
 - Stabilized construction entrance
 - Install tree protection fencing and tree removal where necessary (clear & grub)
 - Construct sediment trapping devices (sediment traps, basins, etc.)
 - Construct detention facilities and outlet control structure with restrictor.
 - Strip and stockpile topsoil and mass grade the site
 - Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
 - Install sanitary sewer, storm sewer, watermain and associated inlet & outlet protection
 - Permanently stabilize detention basins with seed and erosion control blanket
 - Temporarily stabilize all areas including lots that have reached temporary grade
 - Install roadways, parking areas, etc.
 - Provide final grade and permanently stabilize all outlot areas with topsoil and seed
 - Install structures and grade individual lots
 - Permanently stabilize site with topsoil and seed
 - Remove all temporary SE/SC measures after the site is stabilized with vegetation



EXISTING CONDITIONS SITE PLAN

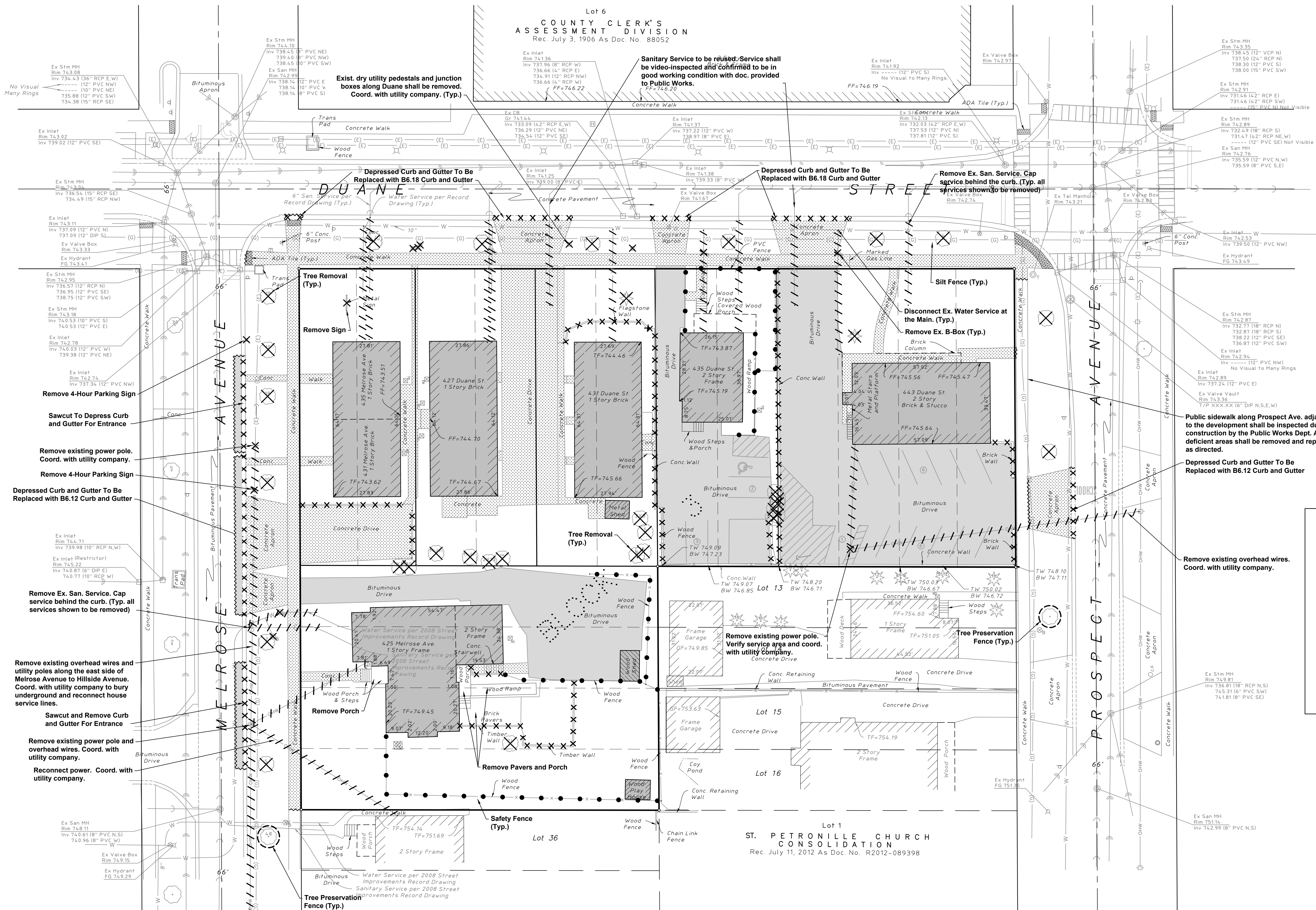
**AVERE ON DUANE
SITE IMPROVEMENT PLANS**
GLEN ELLYN, ILLINOIS

Packet Pg. 393

Exhibit "B"



Scale: 1" = 20'



DEMOLITION LEGEND

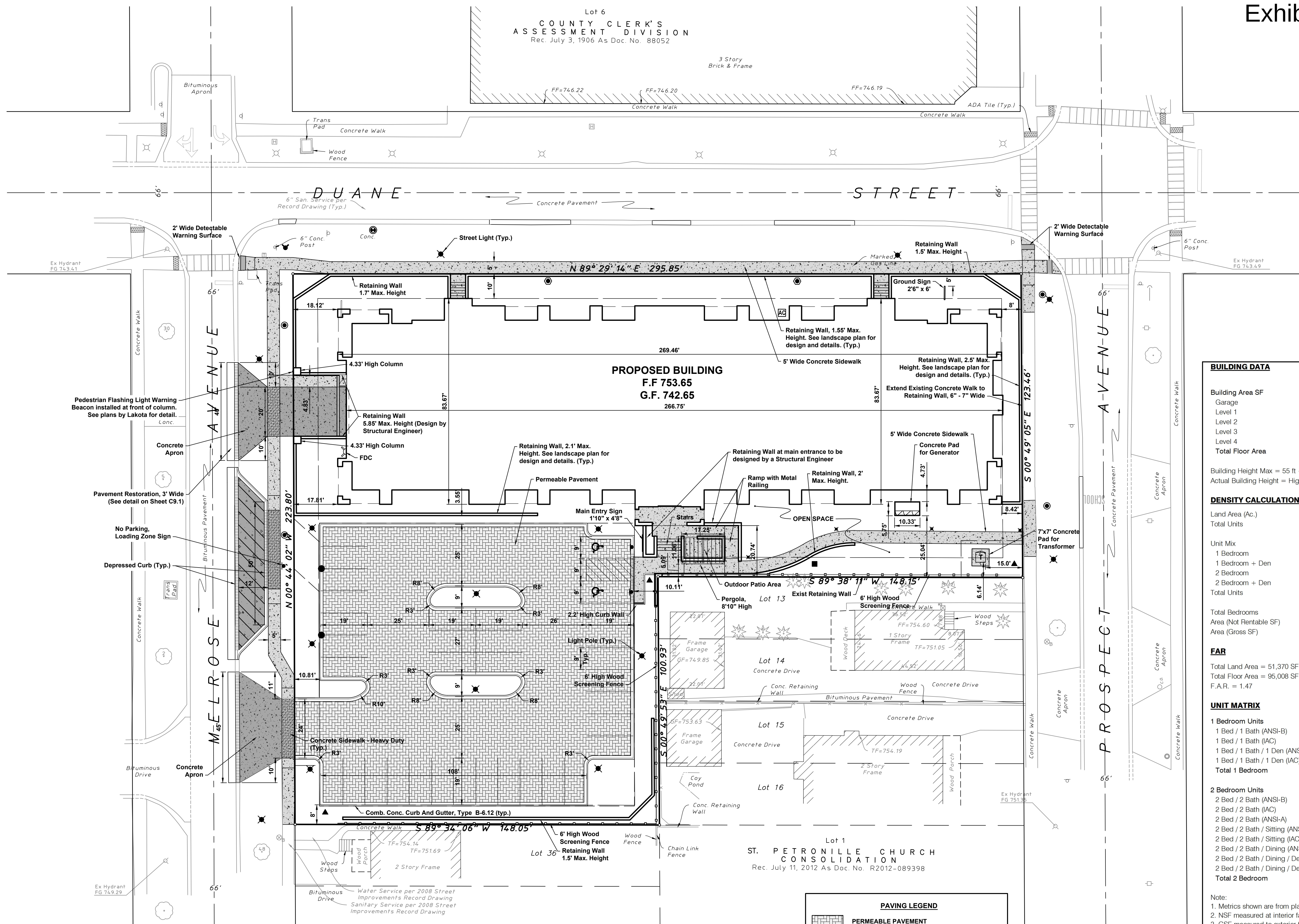
	BUILDING REMOVAL
	PAVEMENT REMOVAL
	CONCRETE REMOVAL
	UTILITY REMOVAL
	ABANDON UTILITY
	CURB / WALL REMOVAL
	FENCE REMOVAL
	MISCELLANEOUS REMOVAL
	SAW CUT
	TREE REMOVAL
	TREE PROTECTION

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DEMOLITION PLAN
AVERE ON DUANE
SITE IMPROVEMENT PLANS
GLEN ELYN, ILLINOIS

Project Manager: K M L
Engineer: K M L
Date: 03-22-2019
Project No. 17189
Sheet **C4.0**

Exhibit "C"



SITE DATA

Lot / Parcel Area	1.18 Ac.
Proposed Open Space	0.34 Ac. (29%)
Yard Summary	
Front (Prospect Avenue)	8' Min.
Front (Melrose Avenue)	17.5' Min.
Corner Side (Duane Street)	10' Min.
Interior Side	20' Min.
Land Coverage	
Existing Conditions	
Impervious Area	0.72 Ac.
Pervious Area	0.46 Ac.
Proposed Conditions	
Impervious Area	0.58 Ac.
Pervious Area	0.31 Ac.
Permeable Paver Area	0.29 Ac.

PARKING SUMMARY

Interior Parking	
Standard Stalls	46
Accessible Stalls	2
Exterior Parking	
Regular Stalls	32
Handicapped Stalls	2
TOTAL PARKING STALLS	82

BUILDING DATA

Building Area SF	Residential Area	Common Area	Total Floor Area
Garage	---	---	19,389
Level 1	15,680	3,421	19,101
Level 2	15,900	3,193	19,093
Level 3	16,188	2,548	18,736
Level 4	16,188	2,501	18,689
Total Floor Area			95,008

Building Height Max = 55 ft + 5 ft (min. 75% parking at lowest level) = 60 ft above average grade
Actual Building Height = Highest ridge + 812.5 - 744.1 (Ave Exist Grade) = 68.65 ft total height

DENSITY CALCULATIONS

Land Area (Ac.)	1.179
Total Units	48
Unit Mix	Units / Acre Units / Unit
1 Bedroom	4 3 0.08
1 Bedroom + Den	4 3 0.08
2 Bedroom	26 22 0.54
2 Bedroom + Den	14 12 0.29
Total Units	48 41 1.00

Total Bedrooms	88	75	2
Area (Not Rentable SF)	60,188	51,037	1,254
Area (Gross SF)	75,619	64,122	1,575

FAR

Total Land Area = 51,370 SF
Total Floor Area = 95,008 SF
F.A.R. = 1.47

UNIT MATRIX

1 Bedroom Units	Units	NSF (SF)	GSF (SF)	Total NSF	Total GSF
1 Bed / 1 Bath (ANSI-B)	3	809	868	2,427	2,604
1 Bed / 1 Bath (IAC)	1	809	868	809	868
1 Bed / 1 Bath / 1 Den (ANSI-B)	3	938	1,012	2,814	3,036
1 Bed / 1 Bath / 1 Den (IAC)	1	938	1,012	938	1,012
Total 1 Bedroom	8			6,988	7,520
2 Bedroom Units	Units	NSF (SF)	GSF (SF)	Total NSF	Total GSF
2 Bed / 2 Bath (ANSI-B)	13	1,281	1,360	16,653	17,680
2 Bed / 2 Bath (IAC)	4	1,281	1,360	5,124	5,440
2 Bed / 2 Bath (ANSI-A)	1	1,281	1,360	1,281	1,360
2 Bed / 2 Bath / Sitting (ANSI-B)	5	1,381	1,470	6,905	7,350
2 Bed / 2 Bath / Sitting (IAC)	1	1,381	1,470	1,381	1,470
2 Bed / 2 Bath / Dining (ANSI-B)	8	1,205	1,277	9,640	10,216
2 Bed / 2 Bath / Dining / Den (ANSI-B)	6	1,527	1,615	9,162	9,690
2 Bed / 2 Bath / Dining / Den (IAC)	2	1,527	1,615	3,054	3,230
Total 2 Bedroom	40			53,200	56,436

Notes:
1. Metrics shown are from plans by BSB Design plans.
2. NSF measured at interior face of gyp board at perimeter of unit.
3. GSF measured to exterior face of stud at exterior and corridor walls and to center of demising walls.

NOTES:

- All dimensions are to back of curb, face of wall and face of building unless otherwise noted.
- Refer to Plat of Subdivision for additional lot information.



Scale: 1" = 20'

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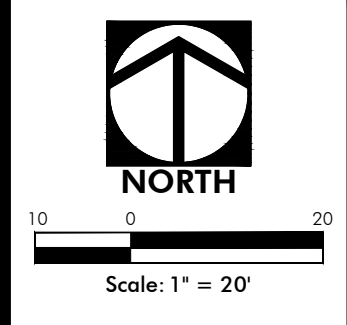
PUD SITE PLAN

AVERE ON DUANE
SITE IMPROVEMENT PLANS
GLEN ELYN, ILLINOIS

Project Manager: K M L
Engineer: K M L
Date: 03-22-2019
Project No. 17189
Sheet **C5.0**

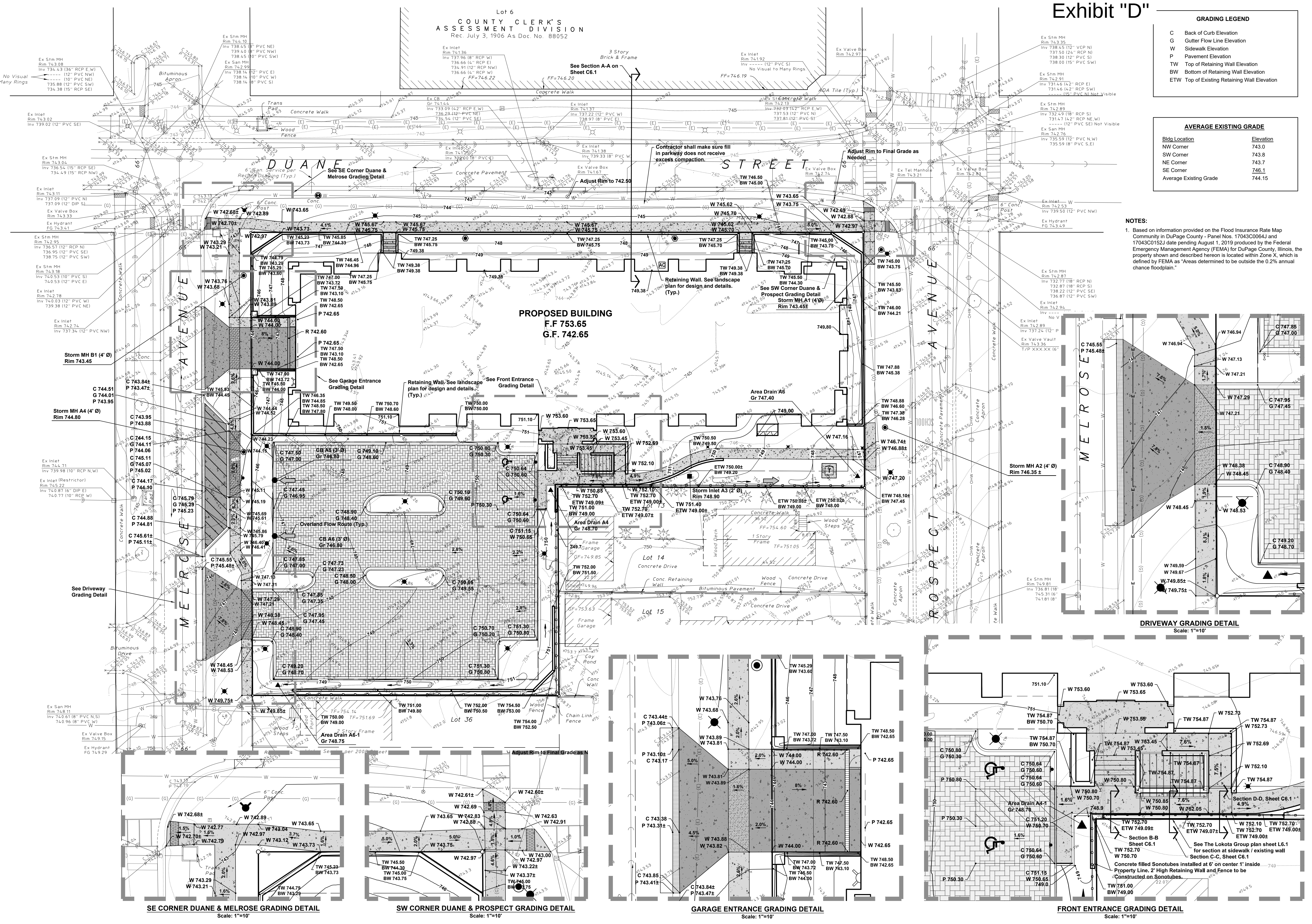
Exhibit "D"

GRADING LEGEND	
C	Back of Curb Elevation
G	Gutter Flow Line Elevation
W	Sidewalk Elevation
P	Pavement Elevation
TW	Top of Retaining Wall Elevation
BW	Bottom of Retaining Wall Elevation
ETW	Top of Existing Retaining Wall Elevation



AVERAGE EXISTING GRADE	
Bldg Location	Elevation
NW Corner	743.0
SW Corner	743.8
NE Corner	743.7
SE Corner	746.1
Average Existing Grade	744.15

NOTES:
1. Based on information provided on the Flood Insurance Rate Map Community in DuPage County - Panel Nos. 17043C006J and 17043C0152J date pending August 1, 2019 produced by the Federal Emergency Management Agency (FEMA) for DuPage County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain."



SE CORNER DUANE & MELROSE GRADING DETAIL
Scale: 1"=10'

SW CORNER DUANE & PROSPECT GRADING DETAIL
Scale: 1"=10'

GARAGE ENTRANCE GRADING DETAIL
Scale: 1"=10'

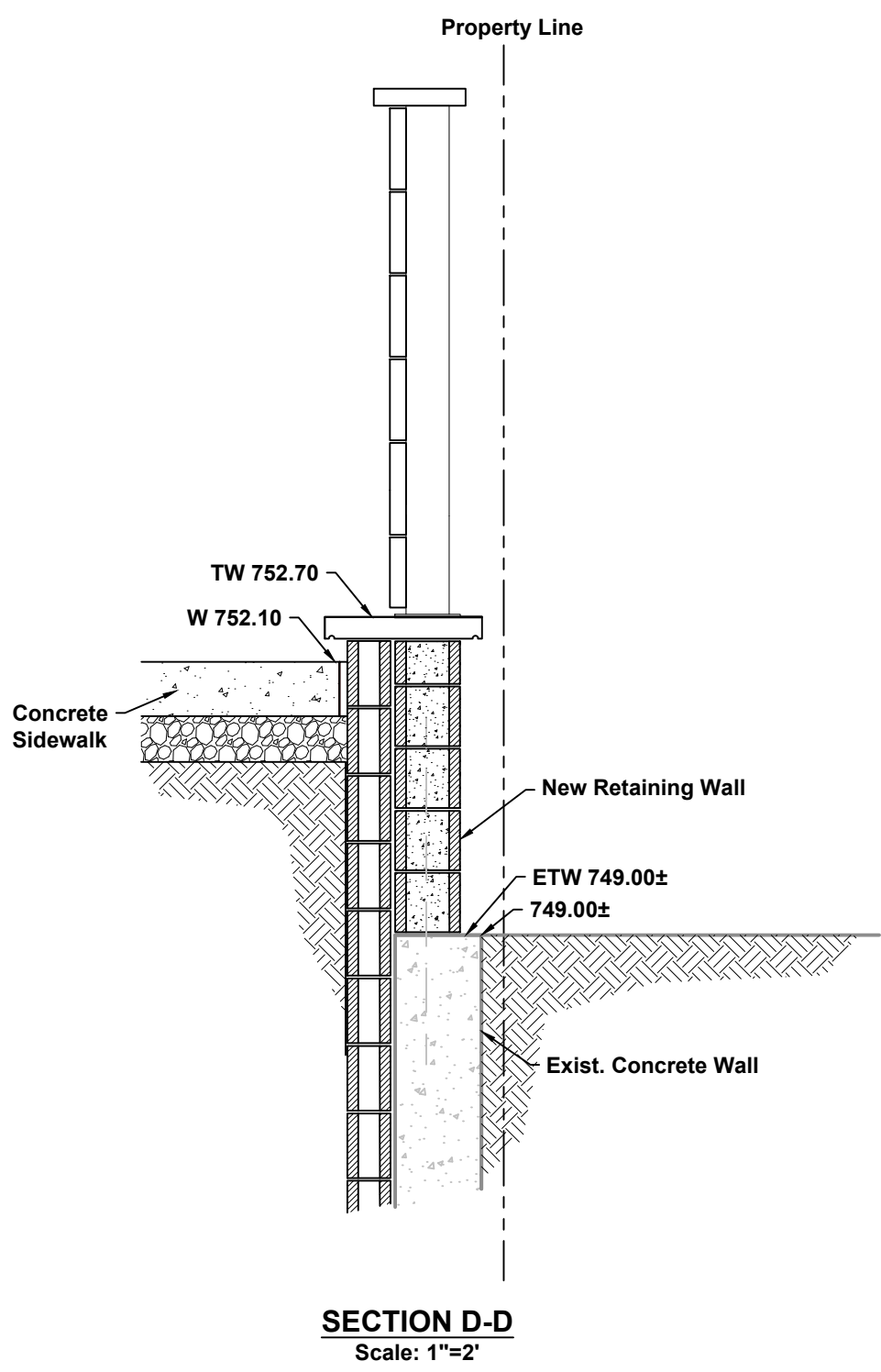
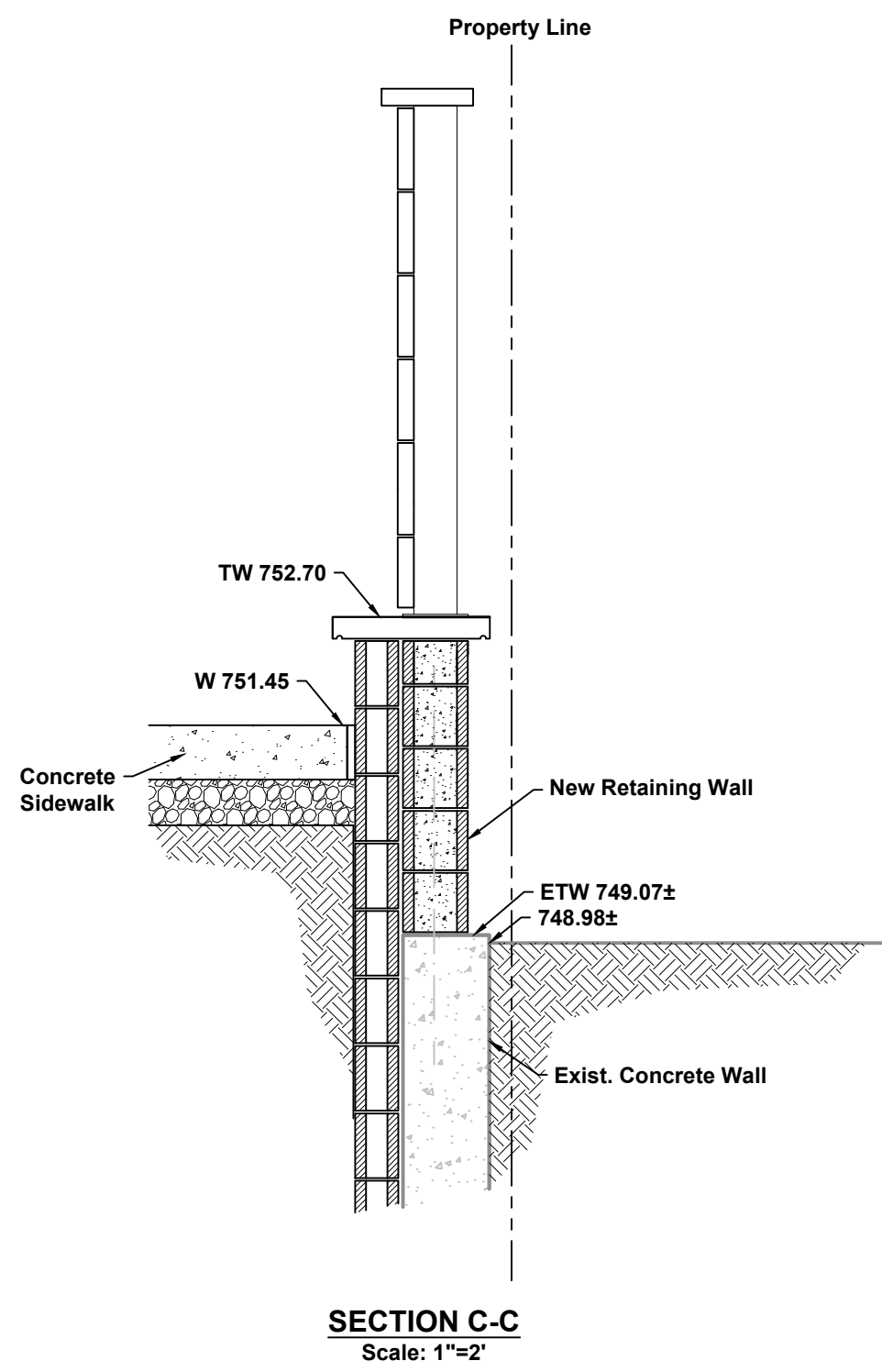
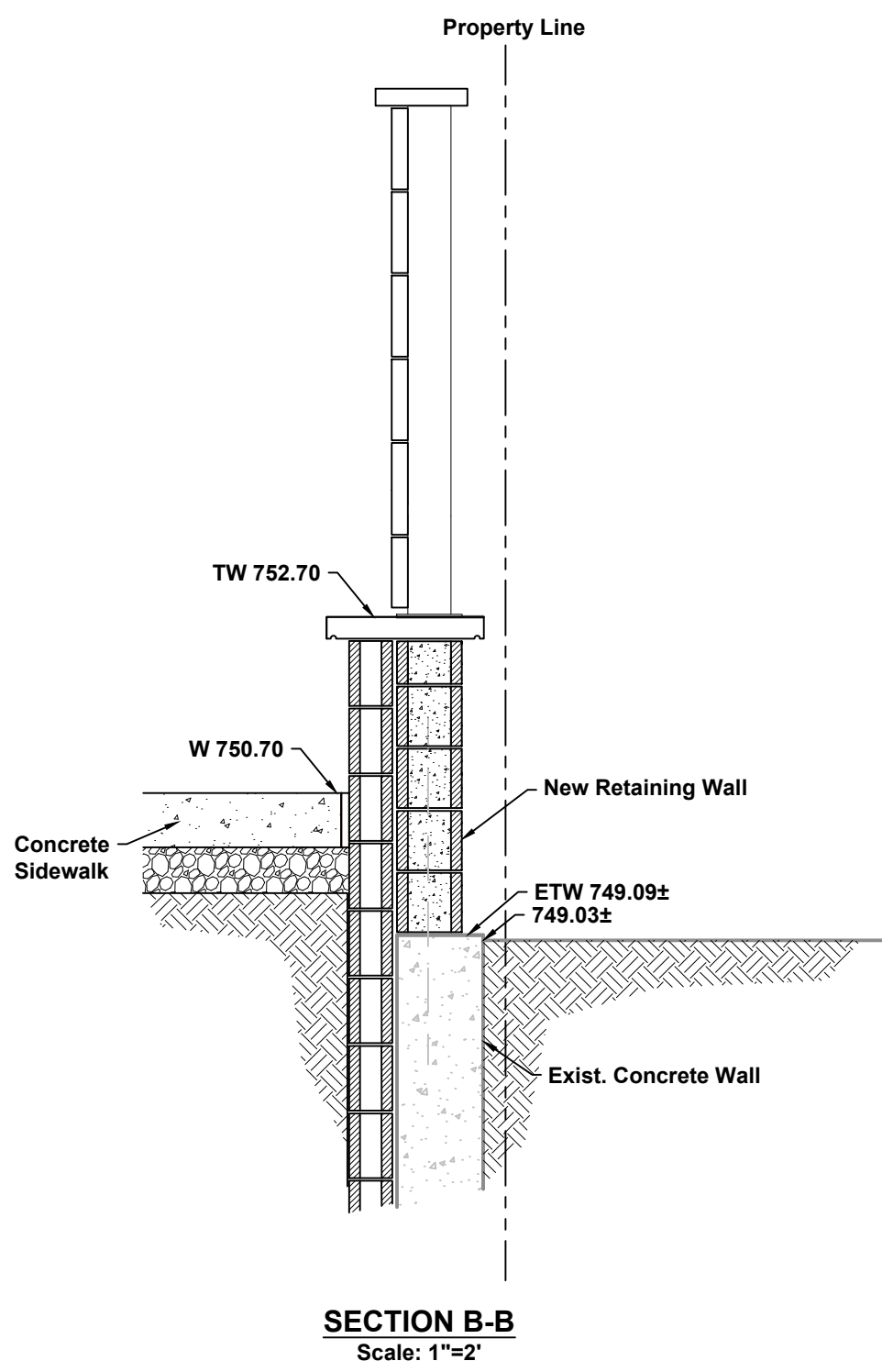
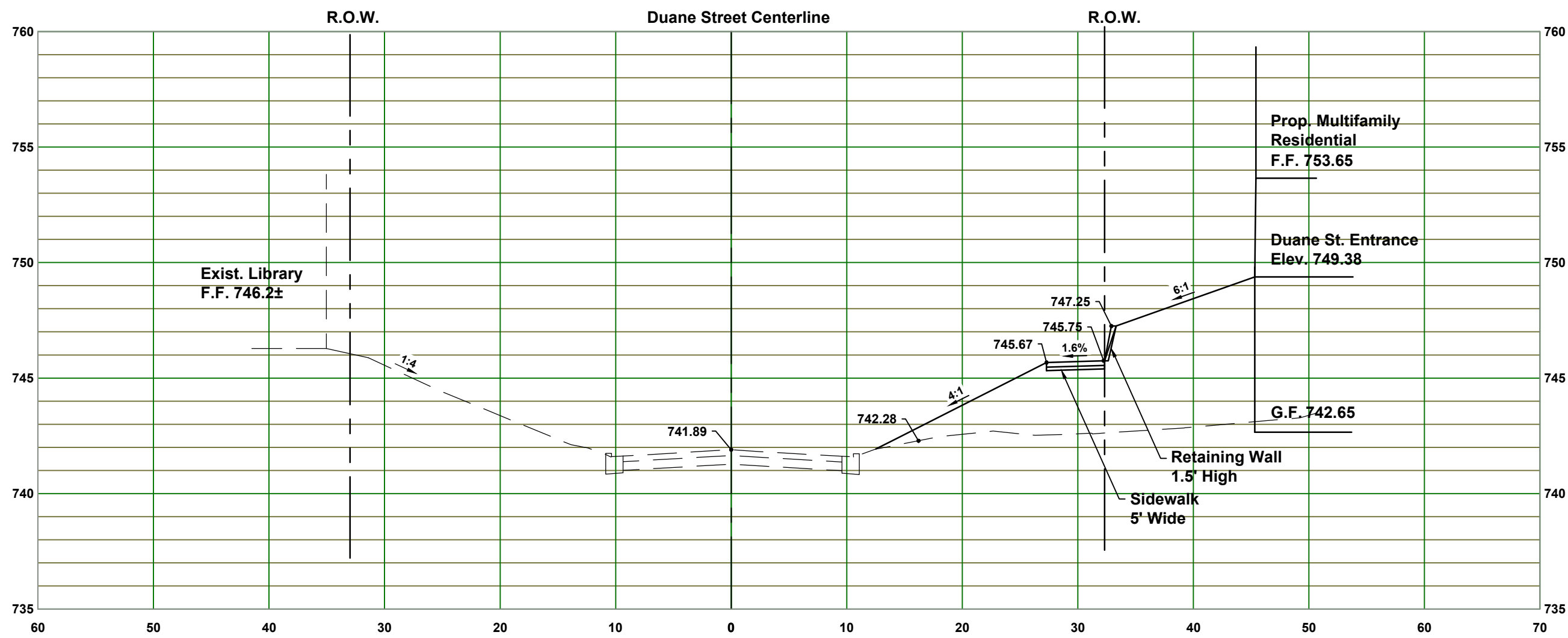
FRONT ENTRANCE GRADING DETAIL
Scale: 1"=10'

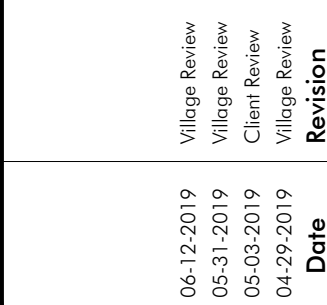
DRIVEWAY GRADING DETAIL
Scale: 1"=10'

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GRADING PLAN
AVERE ON DUANE
SITE IMPROVEMENT PLANS
GLEN ELYN, ILLINOIS

Project Manager: KML
Engineer: KML
Date: 03-22-2019
Project No. 17189
Sheet **C6.0**



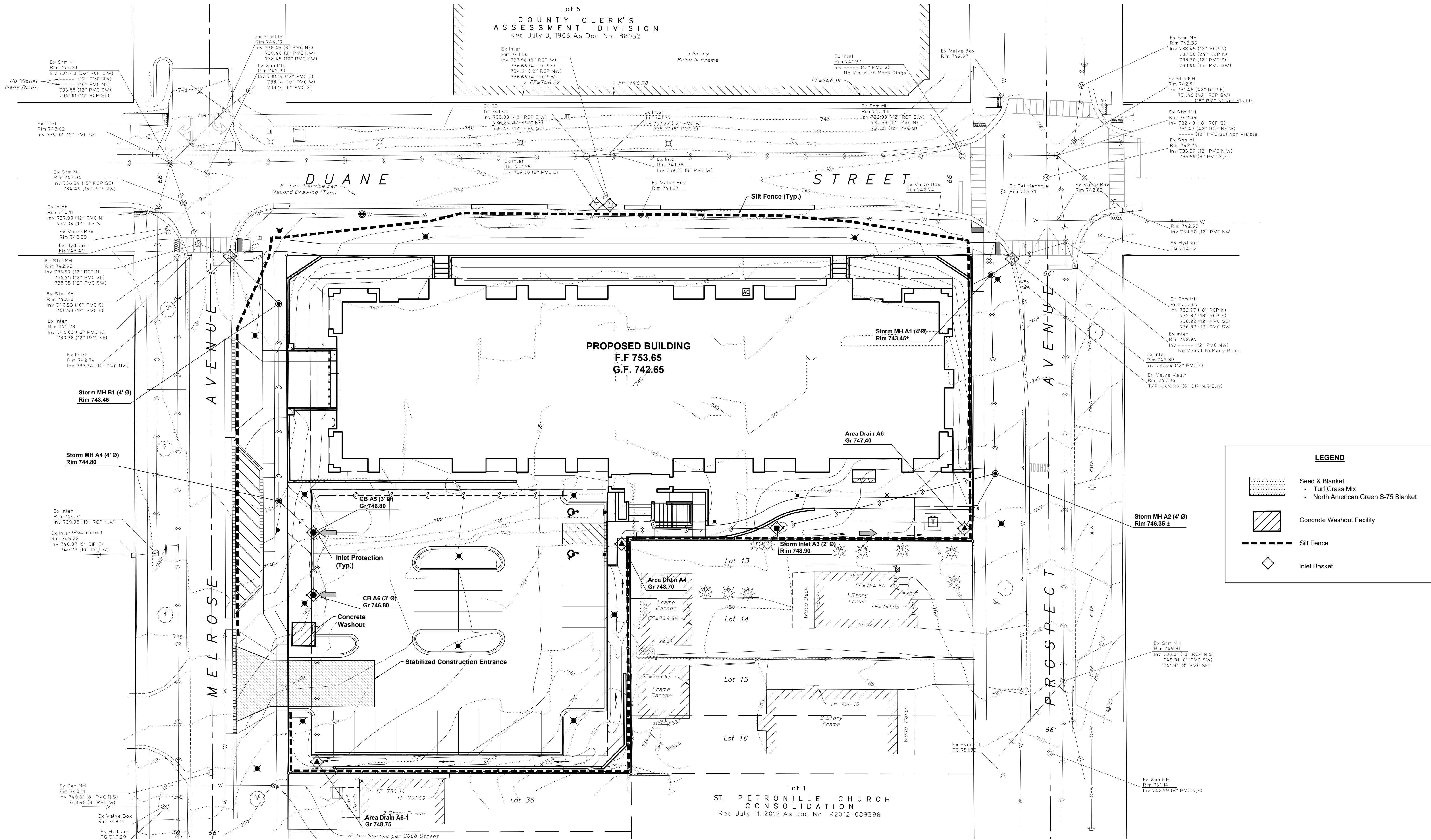


UTILITY PLAN

AVERE ON DUANE SITE IMPROVEMENT PLANS

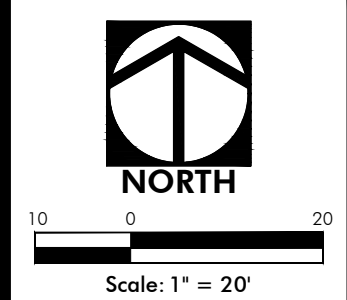
GLEN ELLYN, ILLINOIS

Packet Pg. 398



LEGEND

- Seed & Blanket
 - Turf Grass Mix
 - North American Green S-75 Blanket
- Concrete Washout Facility
- Silt Fence
- Inlet Basket



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No.	Date	Revision
4	06-12-2019	Village Review
3	05-31-2019	Village Review
2	05-03-2019	Client Review
1	04-29-2019	Village Review

STORMWATER POLLUTION PREVENTION PLAN

AVERE ON DUANE

SITE IMPROVEMENT PLANS

GLEN ELYN, ILLINOIS

Project Manager: K M L
Engineer: K M L
Date: 03-22-2019
Project No. 17189
Sheet **C8.0**

Stormwater Pollution Prevention Plan

This plan has been prepared to comply with the provisions of the NPDES Permit Number ILR10AL46, issued by the Illinois Environmental Protection Agency for storm water discharges from Construction Site Activities.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Owner's Name	Signature
Title	Date
Name of Firm/Company	

I. Site Description:

A. The following is a description of the project location:

The project is located at the southwest corner of Duane Street and Prospect Avenue in Glen Ellyn, IL, in Section 11, Township 39 North, Range 10 East all in DuPage County, Illinois.

B. The following is a description of the construction activity which is the subject of this plan:

Redevelopment of the entire site to accommodate a multi-family development with drive aisles, parking, and related improvements to utilities including storm sewer, sanitary sewer, and water main.

C. The following is a description of the intended sequence of major activities which will disturb soils for major portions of the construction site, such as grubbing, excavation and grading:

Exact phasing and sequencing has yet to be determined. Generally, trees will be removed as required, and then clearing and grubbing will occur. Next, mass grading will commence for the building pad and parking areas. Then the underground utilities will be constructed. Finally, the buildings, parking lots, etc. will be constructed, followed by the installation of landscaping.

D. The total area of the construction site is estimated to be approximately ± 1.18 acres.

E. The following is a description of potentially erosive areas associated with this project:

Areas with side slopes exceeding 3:1 slopes. Although slopes in excess of 3:1 are not proposed, the Contractor shall monitor the slopes and provide stabilization and/or protection as necessary.

F. The following is a description of soil disturbing activities, their locations, and their erosive factors (e.g. steepness of slopes, length of slopes, etc):

The soil disturbing activities consist of grading and general infrastructure improvements over the entire site. The Contractor shall be responsible for maintaining all disturbances within the site, and shall protect all off-site areas as needed.

G. See the erosion control plans and/or drainage plans for this contract for information regarding drainage patterns, appropriate slopes anticipated before and after major grading activities, locations where vehicles enter or exit the site and controls to prevent offsite sediment tracking (to be added after contractor identifies locations), areas of soil disturbance, the location of major structural and non-structural controls identified in the plan, the location of areas where stabilization practices are expected to occur, surface waters (including wetlands) and locations where storm water is discharged to surface water including wetlands.

H. The following pollutants of concern will be associated with this construction project:

Soil sediment and dust, and construction of bituminous pavement.

II. Controls:

This section of the plan addresses the controls that will be implemented for each of the major construction activities described in I.C. above and for all use areas, borrow sites, and waste sites. For each measure discussed, the contractor will be responsible for its implementation as indicated. The contractor shall provide to the resident engineer a plan for the implementation of the measures indicated. The contractor, and subcontractors, will notify the resident engineer of any proposed changes, maintenance, or modifications to keep construction activities compliant with the permit. Each such contractor has signed the required certification on forms which are attached to, and are a part of, this plan:

A.Erosion and Sediment Controls

1. **Stabilized Practices:** Provided below is a description of interim and permanent stabilization practices, including site specific scheduling of the implementation of the practices. Site plans will ensure that existing vegetation is preserved where attainable and disturbed portions of the site will be stabilized. Stabilization practices may include but are not limited to: temporary seeding, permanent seeding, mulching, geotextiles, sodding, vegetative buffer strips, protection of trees, preservation of mature vegetation, and other appropriate measures. Except as provided below in II(A)(1)(a) and II(A)(3), stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity in that portion of the site has temporarily or permanently ceases on all disturbed portions of the site where construction will not occur for a period of 14 or more calendar days.

a. Where the initiation of stabilization measures by the 7th day after construction activity temporarily or permanently ceases is precluded by snow cover, stabilization measures shall be initiated as soon as practicable thereafter.

The following Stabilization Practices will be used for this project: Temporary blanket & seeding, permanent seeding as shown on the Plans.

Describe how the Stabilization Practices listed above will be utilized: Seed & blanket.

See Storm Water Pollution Prevention (SWPP) Plan. SWPP Plan shall be modified as necessary by the Contractor during construction to prevent sediment from leaving the site or entering the offsite storm sewer.

2. **Structural Practices:** Provided below is a description of structural practices that will be implemented, to the degree attainable, to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Such practices may include but are not limited to: perimeter erosion barrier, earth dikes, drainage swales, sediment traps, ditch checks, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, and temporary or permanent sediment basins. The installation of these devices may be subject to Section 404 of the Clean Water Act.

The following Structural Practices will be used for this project: Perimeter erosion control (silt) fence.

Describe how the Structural Practices listed above will be utilized:

See Storm Water Pollution Prevention (SWPP) Plan. SWPP Plan shall be modified as necessary by the Contractor during construction to prevent sediment from leaving the site or entering the offsite wetland.

3. **Storm Water Management:** Provided below is a description of measures that will be installed during the construction process to control pollutants in storm water discharges that will occur after construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

a. Such practices may include but are not limited to: storm water detention structures (including wet ponds), storm water retention structures, flow attenuation by use of open vegetated swales and natural depressions, infiltration of runoff on site, and sequential systems (which combine several practices).

The practices selected for implementation were determined on the basis of the technical guidance in Section 59-8 (Erosion and Sediment Control) in Chapter 59 (Landscape Design and Erosion Control) of the Illinois Department of Transportation Bureau of Design and Environment Manual. If practices other than those discussed in Section 59-8 are selected for implementation or if practices are applied to situations different from those covered in Section 59-8, the technical basis for such decisions will be explained below.

b. Velocity dissipation devices will be placed at discharge locations and along the length of any

outfall channel as necessary to provide a non-erosive velocity flow from the structure to a water course so that the natural physical and biological characteristics and functions are maintained and protected (e.g. maintenance of hydrologic conditions such as the hydroperiod and hydrodynamics present prior to the initiation of construction activities).

Description of Storm Water Management Controls: Installation of a storm sewer system. All inlets will be protected with silt baskets.

4. Other Controls:

a. Vehicle Entrances and Exits - Stabilized construction entrances and exits must be constructed to prevent tracking of sediments onto roadways.

The contractor will provide the resident engineer with a written plan identifying the location of stabilized entrances and exits and the procedures (s)he will use to construct and maintain them.

b. Material Delivery, Storage, and Use - The following BMPs shall be implemented to help prevent discharges of construction materials during delivery, storage, and use:

- All products delivered to the project site must be properly labeled.
- Water tight shipping containers and/or semi trailers shall be used to store hand tools, small parts, and most construction materials that can be carried by hand, such as paint cans, solvents, and grease.
- A storage/containment facility should be chosen for larger items such as drums and items shipped or stored on pallets. Such material is to be covered by a tin roof or large sheets of plastic to prevent precipitation from coming in contact with the products being stored.
- Large items such as light stands, framing materials and lumber shall be stored in the open in a general storage area. Such material shall be elevated with wood blocks to minimize contact with storm water runoff.
- Spill clean-up materials, material safety data sheets, an inventory of materials, and emergency contact numbers shall be maintained and stored in one designated area and each Contractor is to inform his/her employees and the resident engineer of this location.

c. Stockpile Management - BMPs shall be implemented to reduce or eliminate pollution of storm water from stockpiles of soil and paving materials such as but not limited to portland cement concrete rubble, asphalt concrete, asphalt concrete rubble, aggregate base, aggregate sub base, and pre-mixed aggregate. The following BMPs may be considered:

- Perimeter Erosion Barrier
- Temporary Seeding
- Temporary Mulch
- Plastic Covers
- Soil Binders
- Storm Drain Inlet Protection

The contractor will provide the resident engineer with a written plan of the procedures (s)he will use on the project and how they will be maintained.

d. Waste Disposal. No materials, including building materials, shall be discharged into Waters of the State, except as authorized by a Section 404 permit.

e. The provisions of this plan shall ensure and demonstrate compliance with applicable State and/or local waste disposal, sanitary sewer or septic system regulations.

f. The contractor shall provide a written and graphic plan to the resident engineer identifying where each of the above areas will be located and how they are to be managed.

5. Approved State or Local Laws

The management practices, controls and provisions contained in this plan will be in accordance with IDOT specifications, which are at least as protective as the requirements contained in the Illinois Environmental Protection Agency's Illinois Urban Manual, 1995. Procedures and requirements specified in applicable sediment and erosion site plans or storm water management plans approved by local officials shall be described or incorporated by reference in the space provided below. Requirements specified in sediment and erosion site plans, site permits, storm water management site plans or site permits approved by local officials that are applicable to protecting surface water resources are, upon submittal of an NOI, to be authorized to discharge under permit ILR10 incorporated by reference and are enforceable under this permit even if they are not specifically included in the plan.

Description of procedures and requirements specified in applicable sediment and erosion site plans or storm water management plans approved by local officials:

See Storm Water Pollution Prevention (SWPP) Plan. SWPP Plan shall be modified as necessary by the Contractor during construction to prevent sediment from leaving the site or entering the offsite storm sewer.

III.Maintenance:

The following is a description of procedures that will be used to maintain, in good and effective operating conditions, the vegetation, erosion and sediment control measures and other protective measures identified in this plan. The resident engineer will provide maintenance guides to the contractor for the practices associated with this project.

All disturbed areas shall be graded to keep runoff and sediment on-site to the greatest extent possible. Site shall be graded in such a manner to direct runoff to storm structures with catch-all inlet protection. Contractor shall maintain, replace, clean, and add additional measures as needed during the progression of construction to prevent sediment, debris, etc from leaving the site.

IV. Inspections:

Qualified personnel shall inspect disturbed areas of the construction site which have not yet been finally stabilized, structural control measures, and locations where vehicles and equipment enter and exit the site. Such inspections shall be conducted at least once every seven (7) calendar days and within 24 hours of the end of a storm that is 0.5 inches or greater or equivalent snowfall.

A. Disturbed areas, use areas (storage of materials, stockpiles, machine maintenance, fueling, etc.), borrow sites, and waste sites shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the plan shall be observed to ensure that they are operating correctly. Discharge locations or points that are accessible, shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit the site shall be inspected for evidence of off site sediment tracking.

B. Based on the results of the inspection, the description of potential pollutant sources identified in section I above and pollution prevention measures identified in section II above shall be revised as appropriate as soon as practicable after such inspection. Any changes to this plan resulting from the required inspections shall be implemented within ½ hour to 1 week based on the urgency of the situation. The resident engineer will notify the contractor of the time required to implement such actions through the weekly inspection report.

C. A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of this storm water pollution prevention plan, and actions taken in accordance with section IV(B) shall be made and retained as part of the plan for at least three (3) years after the date of the inspection. The report shall be signed in accordance with Part VI. G of the general permit.

D. If any violation of the provisions of this plan is identified during the conduct of the construction work covered by this plan, the resident engineer shall notify the appropriate EPA Field Operations Section office by email at: epa.swnoncomp@illinois.gov, telephone or fax within 24 hours of the incident. The resident Engineer shall then complete and submit an "Incidence of Noncompliance" (ION) report for the identified violation within 5 days of the incident. The resident engineer shall use forms provided by the Illinois Environmental Protection Agency and shall include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact which may have resulted from the noncompliance. All reports of noncompliance shall be signed by a responsible authority in accordance with Part VI. G of the general permit.

The Incidence of Non-Compliance shall be mailed to the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Attn: Compliance Assurance Section
1021 North Grand East
Post Office Box 19276
Springfield, Illinois 62794-9276

V.Non-Storm Water Discharges:

Except for flows from fire fighting activities, sources of non-storm water that is combined with storm water discharges associated with the industrial activity addressed in this plan must be described below. Appropriate pollution prevention measures, as described below, will be implemented for the non-storm water component(s) of the discharge.

A. Spill Prevention and Control - BMPs shall be implemented to contain and clean-up spills and prevent

material discharges to the storm drain system. The contractor shall produce a written plan stating how his/her company will prevent, report, and clean up spills and provide a copy to all of his/her employees and the resident engineer. The contractor shall notify all of his/her employees on the proper protocol for reporting spills. The contractor shall notify the resident engineer of any spills immediately.

B. Concrete Residuals and Washout Wastes - The following BMPs shall be implemented to control residual concrete, concrete sediments, and rinse water:

- Temporary Concrete Washout Facilities shall be constructed for rinsing out concrete trucks. Signs shall be installed directing concrete truck drivers where designated washout facilities are located.
- The contractor shall have the location of temporary concrete washout facilities approved by the resident engineer.
- All temporary concrete washout facilities are to be inspected by the contractor after each use and all spills must be reported to the resident engineer and cleaned up immediately.
- Concrete waste solids/liquids shall be disposed of properly.

C. Litter Management - A proper number of dumpsters shall be provided on site to handle debris and litter associated with the project. The Contractor is responsible for ensuring his/her employees place all litter including marking paint cans, soda cans, food wrappers, wood lathe, marking ribbon, construction string, and all other construction related litter in the proper dumpsters.

D. Vehicle and Equipment Cleaning - Vehicles and equipment are to be cleaned in designated areas only, preferably off site.

E. Vehicle and Equipment Fueling - A variety of BMPs can be implemented during fueling of vehicles and equipment to prevent pollution. The contractor shall inform the resident engineer as to which BMPs will be used on the project. The contractor shall inform the resident engineer how (s)he will be informing his/her employees of these BMPs (i.e. signs, training, etc.). Below are a few examples of these BMPs:

- Containment
- Spill Prevention and Control
- Use of Drip Pans and Absorbents
- Automatic Shut-Off Nozzles
- Topping Off Restrictions
- Leak Inspection and Repair

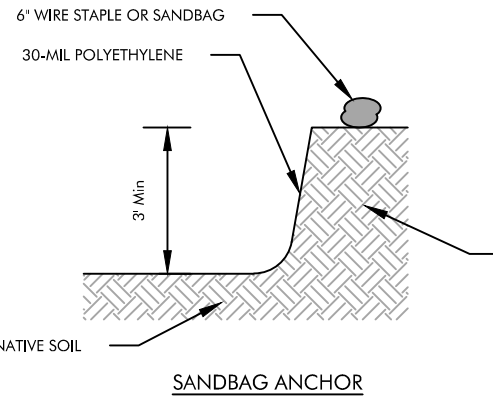
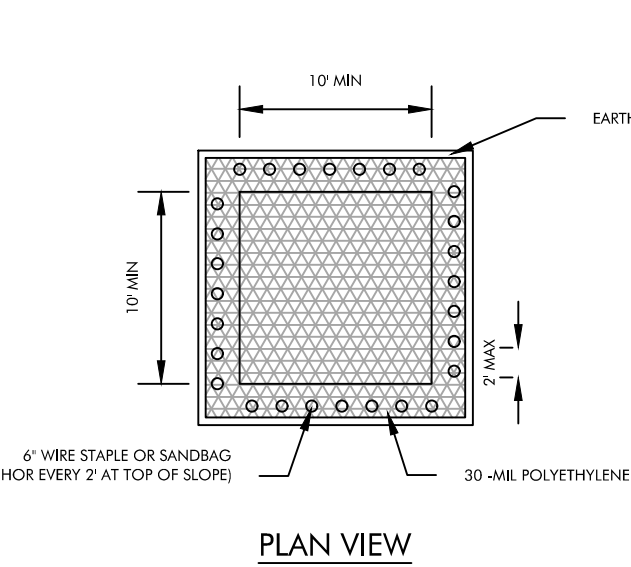
F. Vehicle and Equipment Maintenance - On site maintenance must be performed in accordance with all environmental laws such as proper storage and no dumping of old engine oil or other fluids on site.

VI. Failure to Comply:

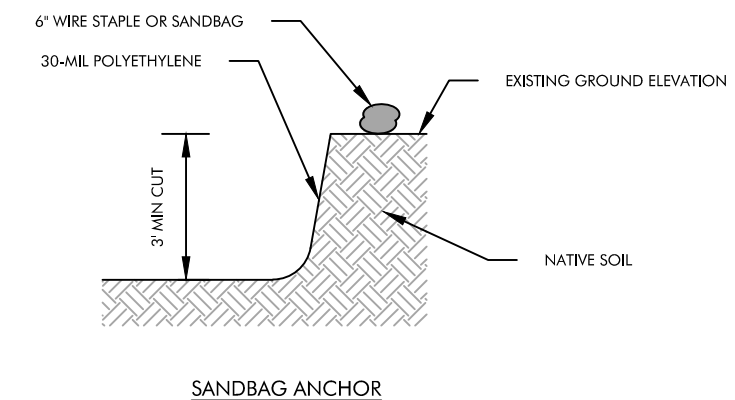
Failure to comply with any provisions of this Storm Water Pollution Prevention Plan will result in the implementation of an Erosion and Sediment Control Deficiency Deduction according the contractor and/or penalties under the NPDES permit which could be passed onto the contractor.

VILLAGE OF GLEN ELLYN EROSION CONTROL NOTES

- Sediment and erosion control devices shall be functional before land is otherwise disturbed on the site.
- Vehicular access to the site shall be restricted to a gravel drive. Said gravel drive shall be installed before any construction begins above the top of foundation.
- Any soil, mud, or debris that is washed, tracked, or deposited onto the street shall be removed before the end of each workday.
- The surface of stripped areas shall be permanently or temporarily protected from soil erosion within 15 days after final grade is reached. Stripped areas not at final grade that will remain undisturbed for more than 15 days after initial disturbance shall be protected from erosion.
- If a stockpile is to remain in place for more than three days, then sediment and erosion control shall be provided for such stockpile.
- Storm sewer inlets shall be protected with sediment trapping or filter control devices during construction.
- Water pumped or otherwise discharged from the site during construction dewatering shall be filtered.

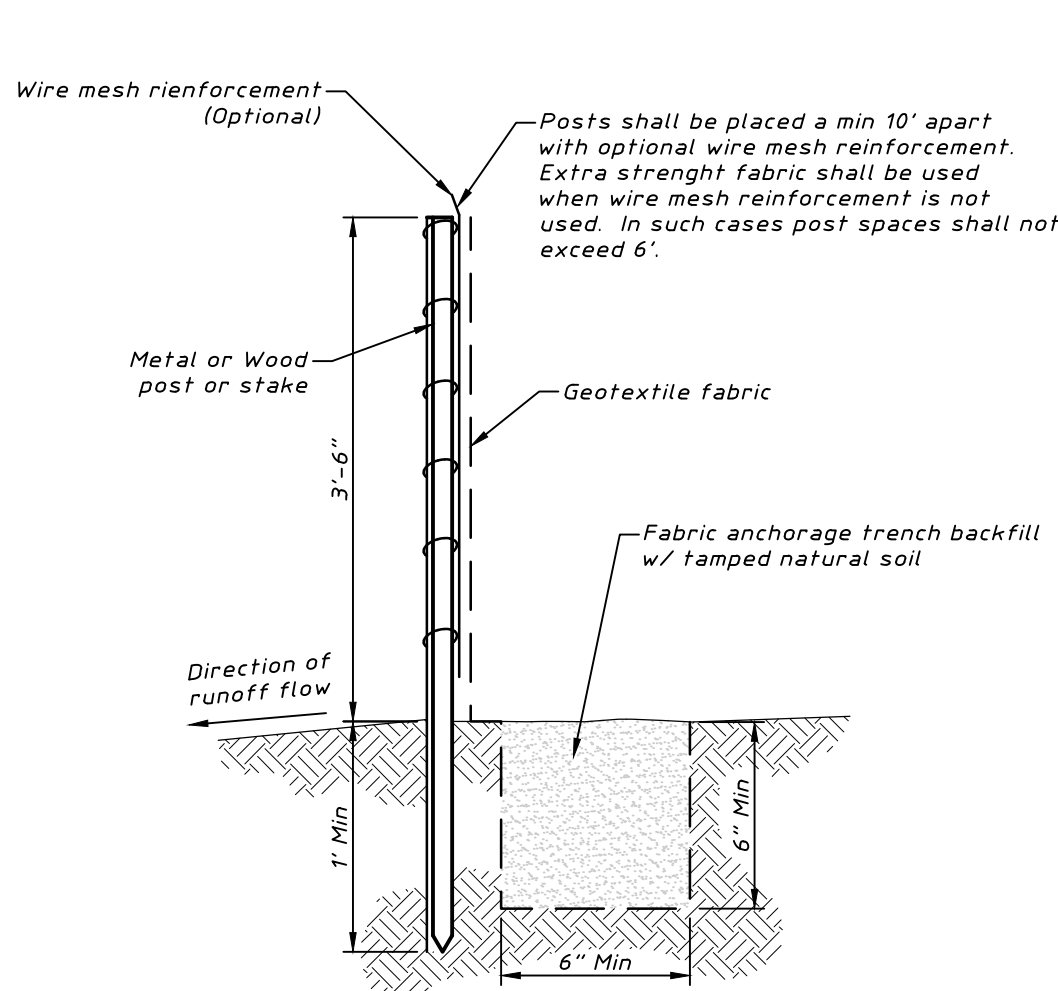


EARTHEN BERM ANCHOR SECTIONS

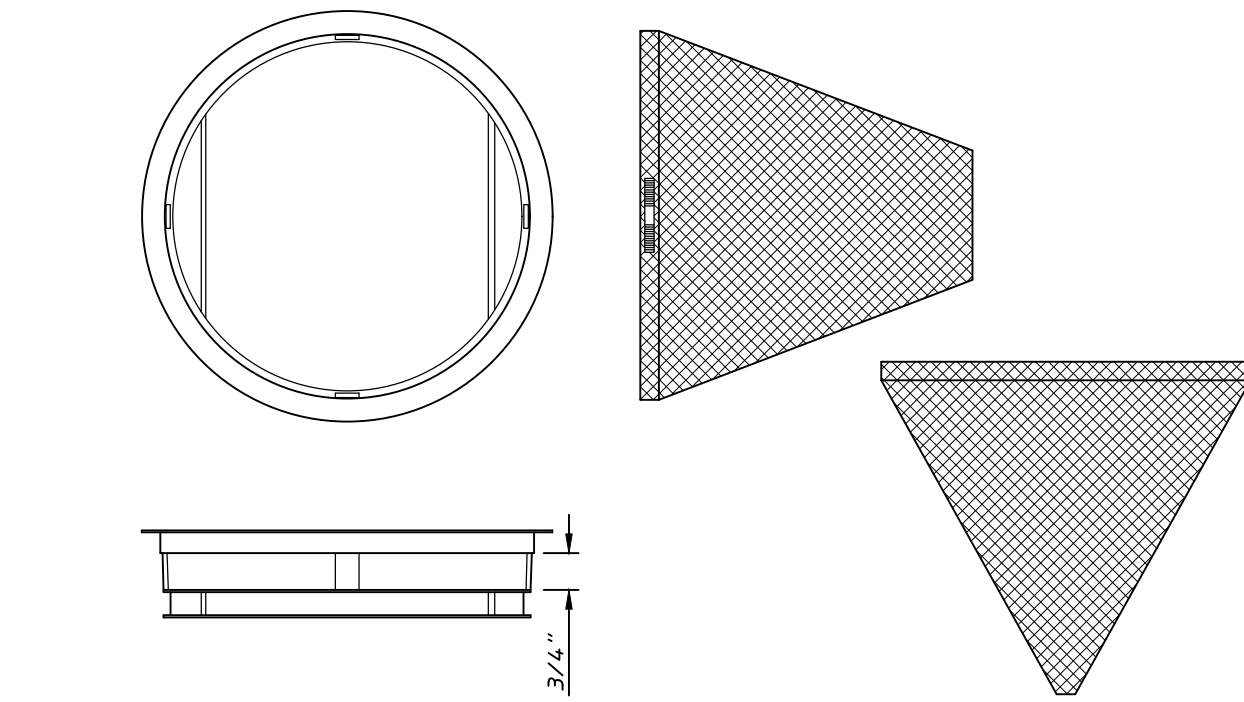


SUBGRADE ANCHOR SECTIONS

CONCRETE WASHOUT - EARTHEN



SILT FENCE

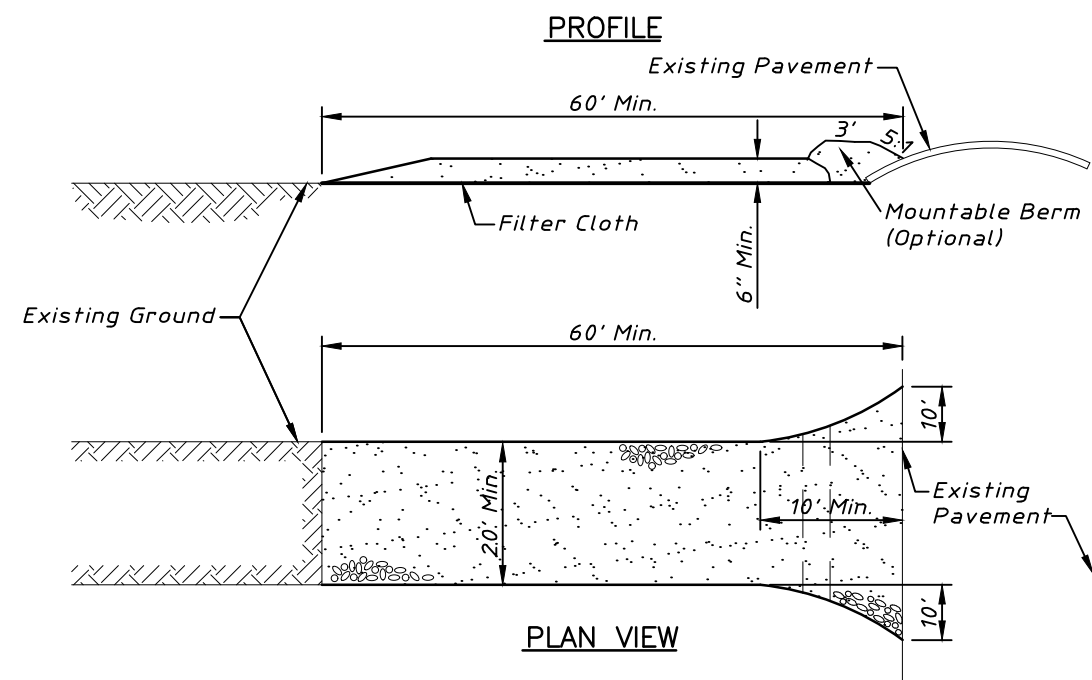


GENERAL NOTES:

FRAME: Top flange fabricated from 1-1/4"x1-1/4"x1/8" angle. Base rim fabricated from 1-1/2"x1/2"x1/8" channel. Handles and suspension brackets fabricated from 1-1/4"x1/4" flat stock. All domestic steel conforming to ASTM-A36.

SEDIMENT BAG: Bag fabricated from 4 oz./sq.yd. non-woven polypropylene geotextile reinforced with polyester mesh. Bag secured to base rim with a stainless steel strap and lock. All storm structures must have either a curb silt basket catch-all or an inlet silt basket catch-all inserted prior to construction.

INLET SILT BASKET CATCH-ALL

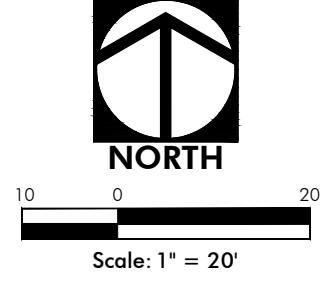


CONSTRUCTION SPECIFICATIONS:

- Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
- Length - As required, but not less than 120 feet (except on a single residence lot where a 30 foot minimum length would apply).
- Thickness - Not less than six (6) inches.
- Width - Twenty-four (24) feet minimum, but not less than the full width at points where ingress or egress occurs.
- Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
- Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
- Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanup of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
- Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
- Periodic inspection and needed maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE

Owner/Contractor Certification Statement	
This certification statement is part of the Storm Water Pollution Prevention Plan for AVERE on Duane, in accordance with General NPDES Permit No. ILRXXXXX issued by the Illinois Environmental Protection Agency.	
I certify under penalty of law that I understand the terms of the general National Pollutant Discharge Elimination System (NPDES) permit (ILR 10) that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.	
In addition, I have read and understand all of the information and requirements stated in the Storm Water Pollution Prevention Plan for the above mentioned project. I have provided all documentation required to be in compliance with the ILR10 and Storm Water Pollution Prevention Plan and will provide timely updates to these documents as necessary.	
Name	Signature
Title	Date
Name of Firm/Company	Telephone
Address	City/State/Zip
The Owner, and All Contractor's and Sub-Contractor's performing work on this site are required to sign the above illustrated Certification Statement. The signed Certifications shall be maintained on the site with the SWPPP.	



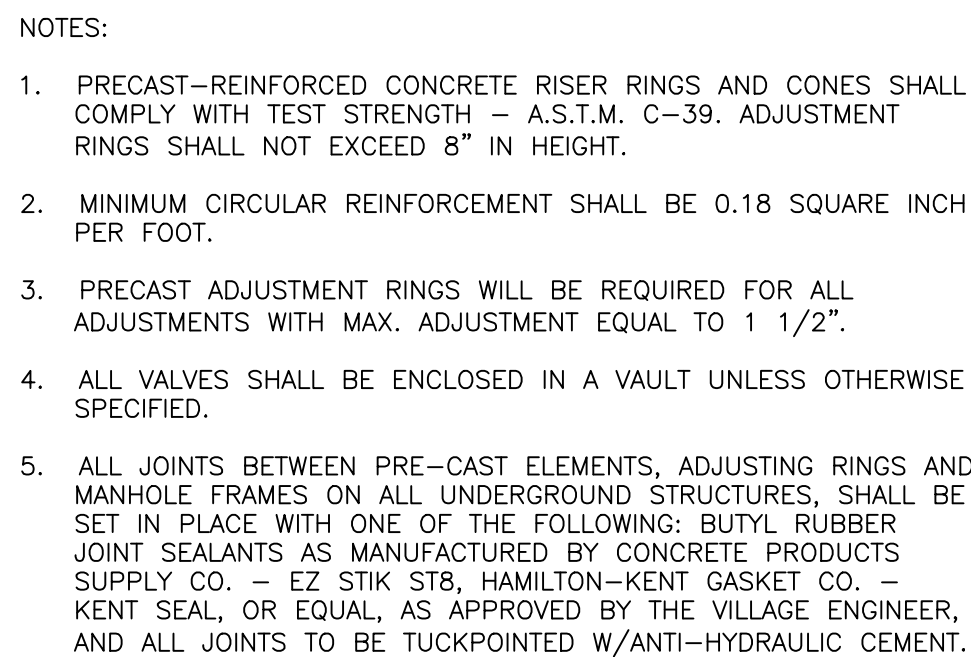
Village Review	06-12-2019	1
Village Review	05-31-2019	2
Client Review	05-03-2019	3
Village Review	04-29-2019	4

Revision	Date	No.
		1
		2
		3
		4

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SWPPP NOTES AND DETAILS
AVERE ON DUANE
SITE IMPROVEMENT PLANS
GLEN ELLYN, ILLINOIS

Project Manager: K M L
Engineer: K M L
Date: 03-22-2019
Project No. 17189
Sheet **C8.1** / C9



NOT TO SCALE



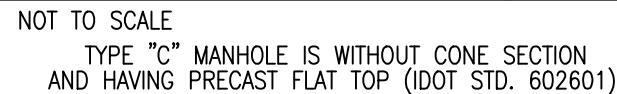
TRENCH BACKFILL IS INCLUDED IN THE COST OF THE PIPE BEING REPLACED.

ALL TRENCHES SHALL BE SAWCUT AND THE COST SHALL BE INCLUDED IN THE COST OF THE PIPE.

REMOVE ONLY SUFFICIENT PAVEMENT TO PERFORM PIPE INSTALLATION AND
COORDINATE WITH ENGINEER.

NOT TO SCALE

- NOTES: NOT TO SCALE
1. PRECAST-REINFORCED CONCRETE RISE RINGS AND CONES SHALL COMPLY WITH TEST SPECIFICATION A-3141, C-713. ADJUSTING RINGS SHALL NOT EXCEED 8" IN HEIGHT.
 2. MINIMUM WALL THICKNESS SHALL BE 5" & MINIMUM CIRCULAR REINFORCEMENT SHALL BE 0.18 SQUARE INCH PER FOOT.
 3. THE BOTTOM MAY BE EITHER PRECAST WITH INVERTS AS INTEGRAL PART OR CAST IN PLACE WITH CLASS "SI" CONCRETE.
 4. MANHOLE WALL THICKNESS "T" SHALL BE AS SHOWN IN THE LIST BELOW.
 5. ALL STEPS SHALL BE CAST IRON AND CONFORM WITH NEENAH STANDARDS R-1981-1 OR APPROVED EQUAL.
 6. ALL JOINTS BETWEEN PRE-CAST ELEMENTS, ADJUSTING RINGS AND MANHOLE FRAMES ON A UNDERGROUND STRUCTURES, SHALL BE SET IN PLACE WITH TWO ROWS OF ONE OF THE FOL BUTYL RUBBER JOINT SEALANTS: CONCRETE PRODUCTS SUPPLY CO. - EZ STIK 518, HAMILTON - KENT SEALANT, APPROVED BY VILLAGE ENGINEERS, AND ALL JOINTS TO BE TIGHTPOINTED WITH HYDRAULIC CEMENT.
 7. SEE CONSTRUCTION PLANS FOR ACTUAL TYPE OF CASTING SPECIFIED.



NOTES:

1. THE ABOVE TABLE IS BASED ON 2,000 PSF SOIL BEARING AGAINST THE UNDISTURBED TRENCH WALL AND ARE TO REPRESENT THE MINIMUM VERTICAL AREA OF THE THRUST BLOCK PERPENDICULAR TO THE FITTING INCLUDING THE ANGLE OF THE FITTING.
2. THRUST BLOCKS TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT BENDS, TEES, CAPS, VALVES, HYDRANTS AND AT POINTS SPECIFIED SHALL BE CLASS "SI" CONCRETE. A MIN. OF 12" THICK, PLACED BETWEEN SOLID GROUND AND FITTING, AND SHALL BE ANCHORED IN SUCH A MANNER THAT PIPE AND FITTING WILL BE ACCESSIBLE FOR REPAIRS. THRUST BLOCK SHALL BE PLACED AT BENDS OF 11 1/4" OR MORE. RETAINER GLANDS MAY BE USED IN PLACE OF THRUST BLOCKS. THE COST OF THRUST BLOCKS OR RETAINER GLANDS SHALL BE INCLUDED IN THE COST OF THE FITTING.
3. PROVIDE POLYETHYLENE ENCASEMENT THROUGHOUT THE ENTIRE LENGTH OF THE WATERMAIN.

- NOTES:

1. PRECAST-REINFORCED CONCRETE RISER RINGS AND CONES SHALL COMPLY WITH TEST STRENGTH - A.S.T.M. C-39. ADJUSTMENT RINGS SHALL NOT EXCEED 8" IN HEIGHT.
2. MINIMUM WALL THICKNESS SHALL BE 5" AND MINIMUM CIRCULAR REINFORCEMENT SHALL BE 0.19 SQUARE INCH PER FOOT.
3. THE BOTTOM MAY BE EITHER PRECAST WITH INVERTS AS INTEGRAL PART OR CAST IN PLACE WITH CLASS "SI" CONCRETE.
4. MANHOLE WALL THICKNESS "T" SHALL BE AS SHOWN IN THE LIST BELOW.
5. ALL STEPS SHALL BE CAST IRON AND CONFORM WITH NENAH STANDARDS R-1981-1 OR APPROVED EQUAL.
6. ALL JOINTS BETWEEN PRE-CAST ELEMENTS, ADJUSTING RINGS AND MANHOLE FRAMES ON ALL UNDERGROUND STRUCTURES, SHALL BE SET IN PLACE WITH ONE OF THE FOLLOWING BUTYL RUBBER JOINT SEALANT OR A MINIMUM CROSS SECTIONAL AREA OF 1.25 SQ. IN.; CONCRETE PRODUCTS SUPPLY CO. - EZ STIK STB, HAMILTON - KENT GASKET CO. - KENT SEAL, OR EQUAL, AS APPROVED BY VILLAGE. ALL JOINTS SHALL BE TUCKPOINTED WITH HYDRAULIC CEMENT.
7. ALL SANITARY SEWER MANHOLE SHALL BE CONSTRUCTED WITH FLEXIBLE MANHOLE COUPLINGS, AS MANUFACTURED BY ALOK PRODUCTS INC. (ALOK MANHOLE CONNECTOR), PRESS-SEAL GASKET CORPORATION (PRESS WEDGE II) OR EQUAL, AS APPROVED BY VILLAGE ENGINEER. ALL MATERIALS SHALL COMPLY WITH, AND INSTALLATION PROCEDURES SHALL FOLLOW THOSE SPECIFIED BY THE MANUFACTURER OR APPROVED EQUAL.
8. AN EXTERIOR JOINT COLLAR SHALL BE INSTALLED AT ALL JOINTS BETWEEN SANITARY MANHOLE ELEMENTS. JOINT COLLARS WILL NOT BE REQUIRED FOR ADJUSTING RINGS. THE JOINT COLLAR SHALL BE MACWRAP EXTERIOR JOINT SEALER AS MANUFACTURED BY MAR-MAC MANUFACTURING COMPANY OR AN APPROVED EQUAL. THE COLLAR SHALL CONSIST OF 2" RAND NINE INCH (9") WIDE, MASTIC COLLARS REQUIRING THE USE OF A PRIMER WILL NOT BE ACCEPTED.
9. COST FOR CHIMNEY SEAL SHALL BE INCIDENTAL TO THE CONTRACT PRICE OF SANITARY MANHOLE.

EJIW 1022-2 OR NEENAH R-1772-A
WITH SELF-SEALING HEAVY DUTY
SOLID COVER



3. MINIMUM WALL THICKNESS SHALL BE 3" AND MINIMUM CIRCULAR REINFORCEMENT SHALL BE 0.18 SQUARE INCH PER FOOT.
4. THE BOTTOM MAY BE EITHER PRECAST WITH INVERTS AS INTEGRAL PART OR CAST IN PLACE WITH CLASS "SI" CONCRETE.
5. ALL JOINTS BETWEEN PRE-CAST ELEMENTS, ADJUSTING RINGS, AND FRAMES ON ALL UNDERGROUND STRUCTURES, SHALL BE SET IN PLACE WITH TWO ROWS OF ONE OF THE FOLLOWING BUTYL RUBBER JOINT SEALANTS: CONCRETE PRODUCTS SUPPLY CO. - EZ STIK 518, HAMILTON - KENT GASKET CO. - KENT SEAL, OR EQUAL, AS APPROVED BY THE VEHICLE ENGINEERS, AND ALL JOINTS TO BE TUCKPOINTED WITH HYDRAULIC CEMENT.
6. DRAINAGE STRUCTURES LOCATED IN REAR OR SIDE YARD AREAS SHALL BE INSTALLED WITH 2-8 INCH OR 3-4 INCH ADJUSTING RINGS. THIS WILL PROVIDE FOR A FUTURE MAXIMUM ADJUSTMENT OF 12 INCHES.
7. CASTING FOR SOME SLOPE CONDITIONS, USE ELMH V-4010-2 (NEEDHAM R-3065-2) OR APPROVED EQUAL.
8. SEE CONSTRUCTION PLANS FOR ACTUAL TYPE OF CASTING SPECIFIED.

NOT TO SCALE

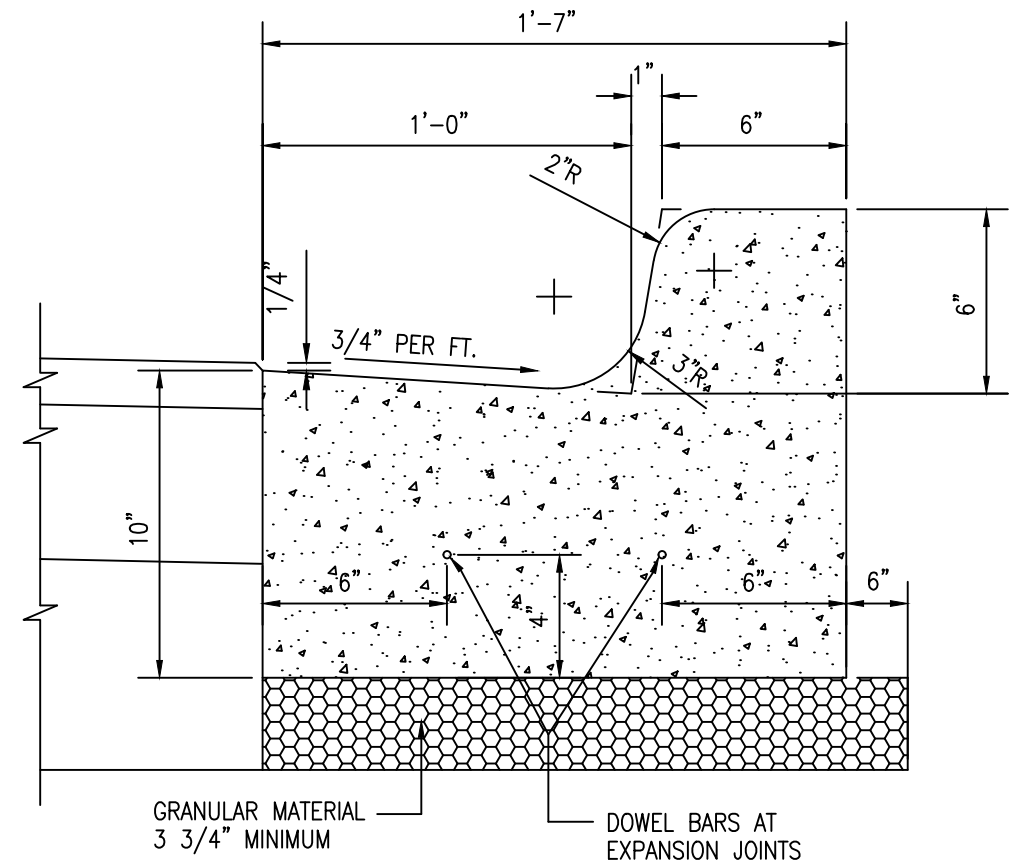


The diagram illustrates a cross-section of a roadway. At the top, a hatched area represents the road surface. Below it is a concrete curb and gutter. A label points to this area: "Curb & Gutter (See Detail)". To the right, a label points to the overall roadway structure: "Typical Roadway Section (See Details)". Below the curb, a 6-inch diameter pipe underdrain is shown, labeled "6\" Dia Pipe Underdrain". The underdrain is surrounded by a layer of material, likely gravel or crushed stone. Dimensions are provided: a vertical dimension of 12" for the depth of the underdrain, and a horizontal dimension of 3" for the width of the underdrain opening. A horizontal dimension of 12" is also shown, likely representing the width of the gutter or the distance from the curb face to the center of the underdrain.

NOTE:
Underdrains shall outlet into the catch
basins or as directed by the engineer.

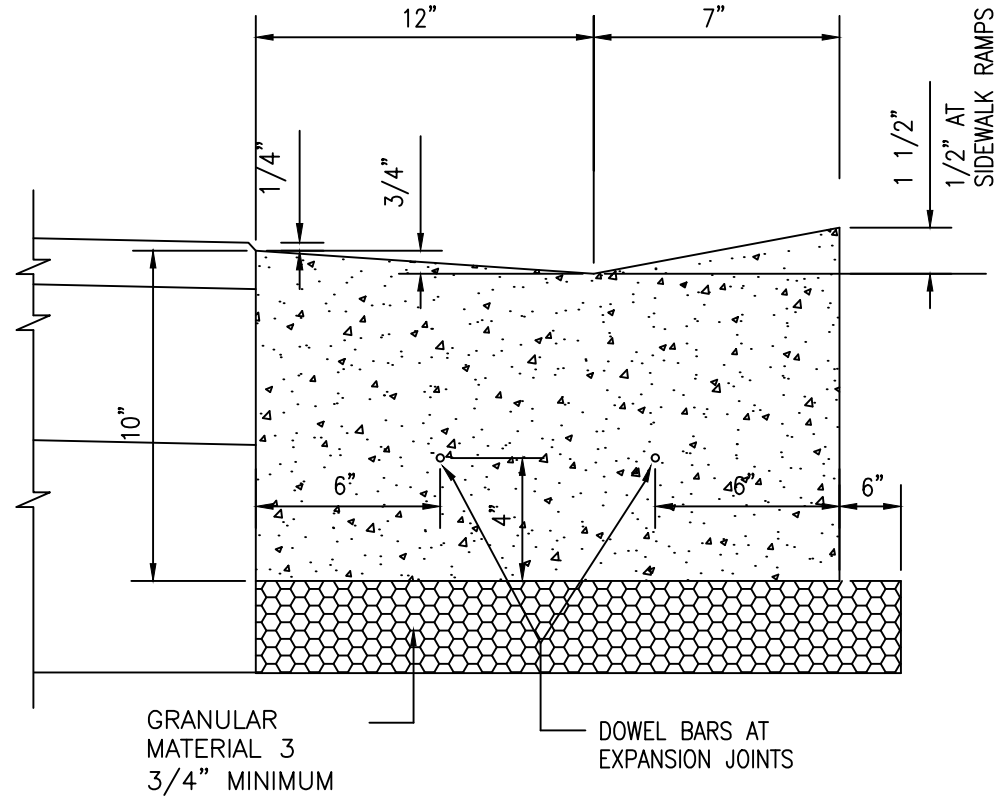
- NOTES:
1. DUCTILE IRON CASTING SHALL BE GRADE 60-40-18 AND SHALL BE TESTED IN ACCORDANCE WITH FEDERAL SPECIFICATIONS.
 2. ALL FRAMES AND LIDS SHALL BE MACHINED.
 3. THE MANHOLE LIDS SHALL HAVE RAISED LETTERS AS SHOWN.
 4. ALTERNATIVE TO DUCTILE IRON LID, GRAY IRON LID MAY BE USED.
 5. FRAME AND LID TO BE EJW-1022-2 OR 2NEENAH R-1772-A
 6. CLOSED LID SHALL HAVE A CONCEALED PICK HOLE.
 7. SANITARY MANHOLE LID SHALL BE "SELF-SEALING".
 8. WATER VALVE VAULT LIDS SHALL BE IMPRINTED WITH THE DESIGNATION "DUMP OF GLEN ELLYN WATER". OPEN LID STRUCTURES SHALL HAVE "VILLAGE NO WASTE" AND "DRAINS TO RIVER" CAST INTO THE FRAME.

NOT TO SCALE



- NOTE:
1. INSTALL 2-10' #5 REINFORCING BARS, CENTERED ON ALL TRENCH CROSSINGS.
 2. IF REQUIRED, CASTING SHALL BE EJW 7000 W/ TYPE T1 BACK & TYPE M1 GRATE OR NEENAH R-3275.
 3. CURB REPLACEMENT ADJACENT TO CONCRETE PAVEMENT (DUANE AND PROSPECT) SHALL BE TIED INTO THE EXISTING ROADWAY PAVEMENT USING #6 X 30" EPOXY COATED TIE BARS AT 36" ON CENTER, EPOXIED INTO PLACE.

B-6.12
CURB & GUTTER
NOT TO SCALE

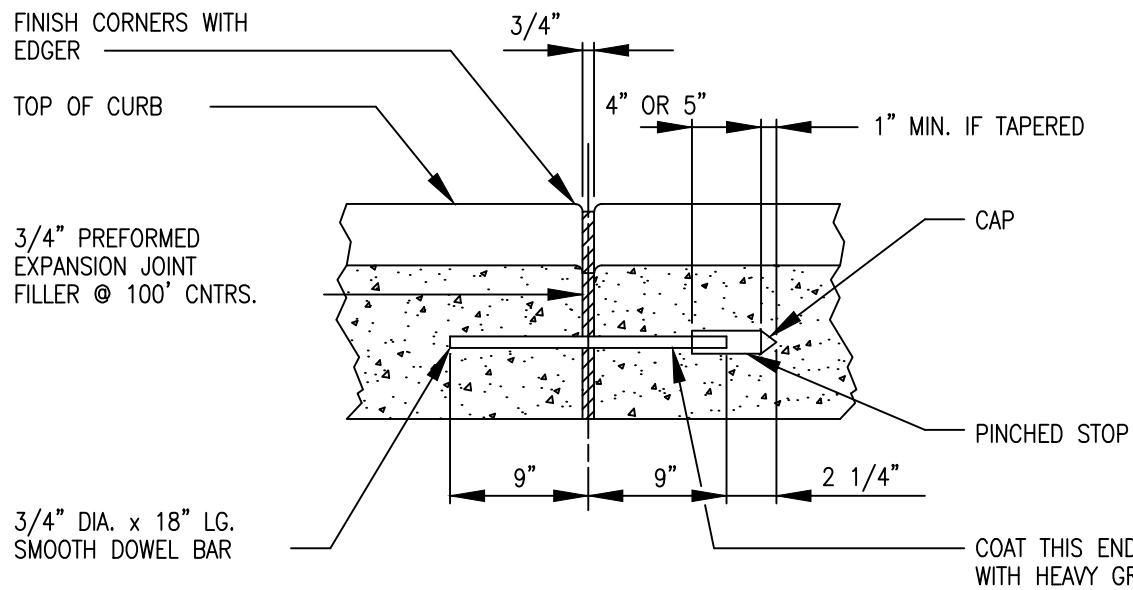


- NOTE:
1. INSTALL 2-10' #5 REINFORCING BARS, CENTERED ON ALL TRENCH CROSSINGS.
 2. IF REQUIRED, CASTING SHALL BE EJW 7000 W/ TYPE M3 FLAT GRATE OR APPROVED EQUAL.
 3. CURB REPLACEMENT ADJACENT TO CONCRETE PAVEMENT (DUANE AND PROSPECT) SHALL BE TIED INTO THE EXISTING ROADWAY PAVEMENT USING #6 X 30" EPOXY COATED TIE BARS AT 36" ON CENTER, EPOXIED INTO PLACE.

DEPRESSED CURB
NOT TO SCALE

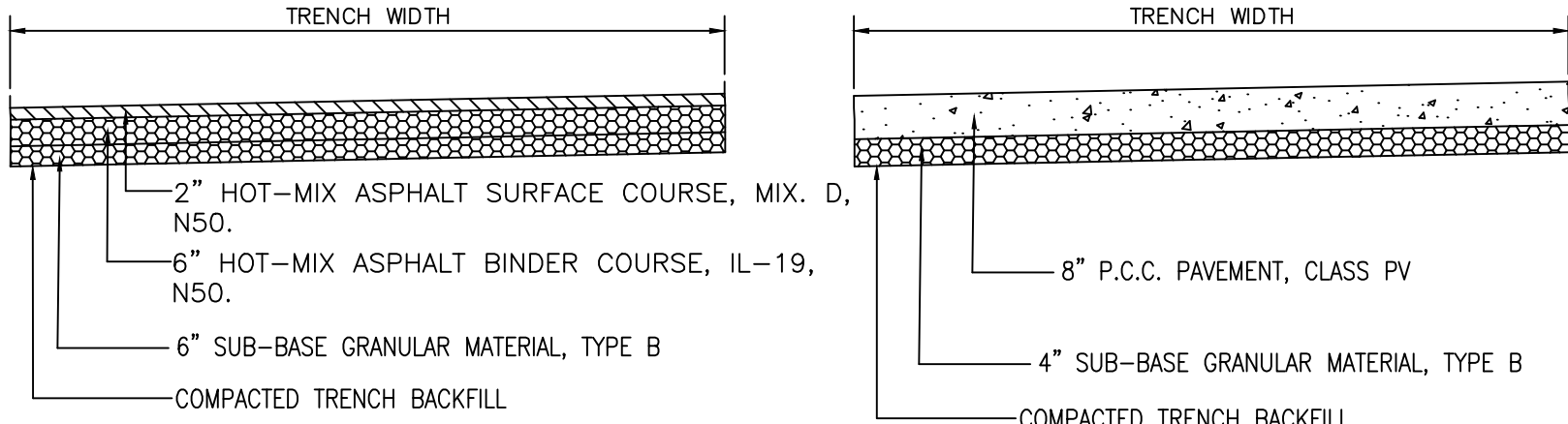
MIX REQUIREMENT TABLE

ITEM	AC TYPE	VOIDS
HMA SURFACE - MIX D	PG 64-22	4% @ 50 Gyration
HMA BINDER - IL-19	PG 58-22	4% @ 50 Gyration



ALL EXPANSION JOINTS SHALL BE PROVIDED WITH A 3/4" DIA. x 18" LONG COATED SMOOTH DOWEL BAR CONFORMING TO ARTICLE 710.14B OF THE STANDARD SPECIFICATIONS. THE DOWEL BAR SHALL BE FITTED WITH A CAP HAVING A PINCHED STOP THAT WILL PROVIDE 1" OF EXPANSION. JOINTS SHALL CONSTRUCTED AT 100 FT. INTERVALS, AT ALL POINTS OF TANGENCY AND AT THE END OF EACH DAY'S POUR. SAWED JOINTS SHALL BE PROVIDED AT 25 FT. INTERVALS.

P.C.C. CURB & GUTTER
EXPANSION JOINT DETAIL
NOT TO SCALE

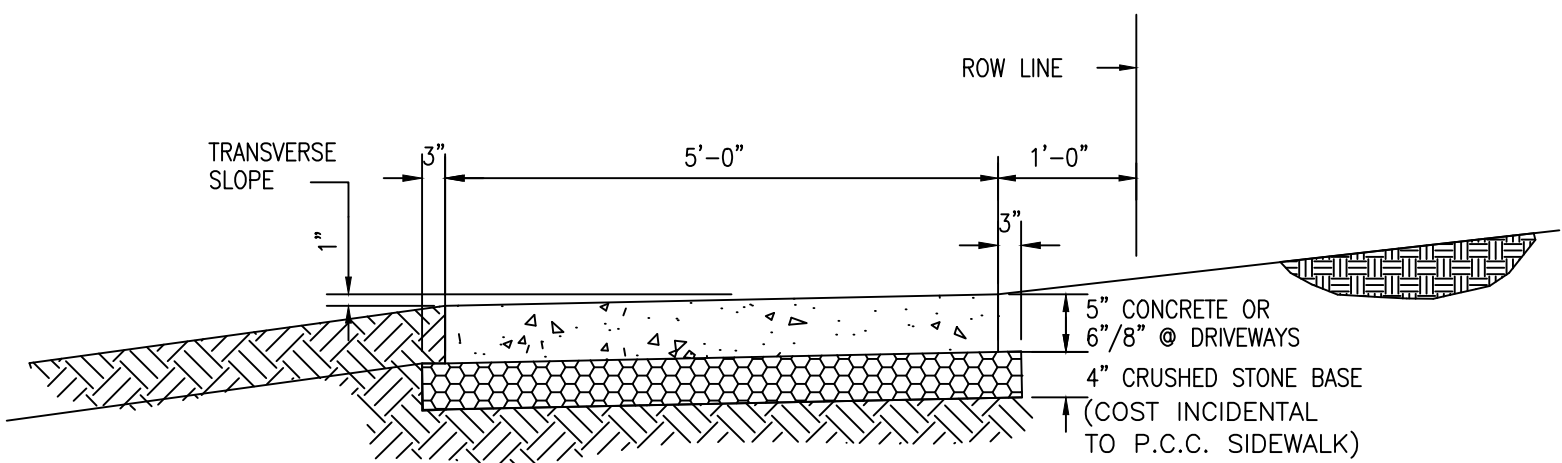


BITUMINOUS PAVEMENT

P.C.C. PAVEMENT

- NOTE: INSTALL TRENCH BACKFILL UP TO THE EXISTING PAVEMENT SURFACE ELEVATION UNTIL THE INSTALLATION OF THE HMA SURFACE COURSES OR PCC PAVEMENT. REMOVE EXCESS BACKFILL PRIOR TO PAVING OPERATIONS. COST OF TRENCH BACKFILL IS CONSIDERED INCIDENTAL TO THE PIPE PAY ITEM.

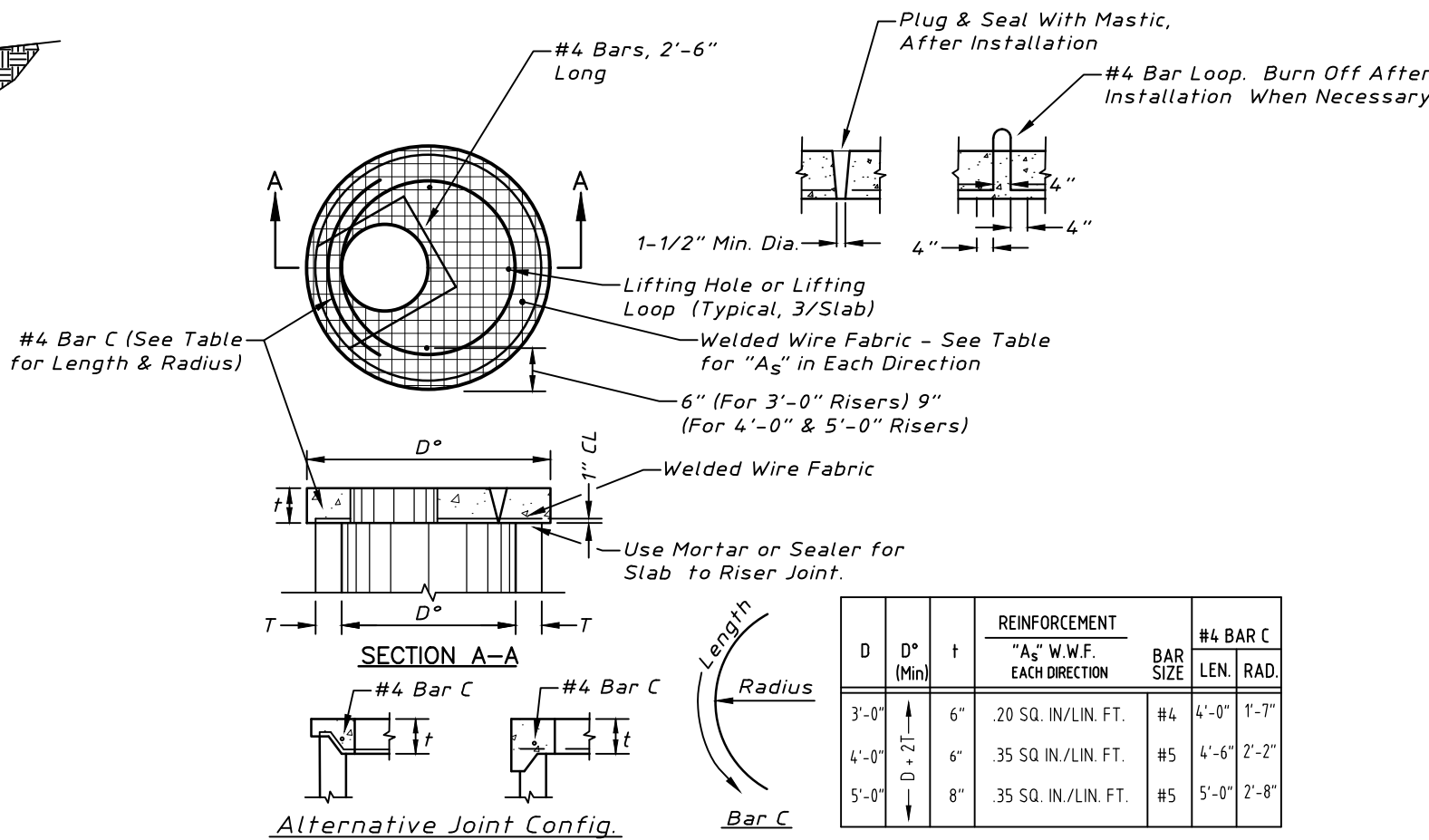
TYPICAL PAVEMENT RESTORATION
NOT TO SCALE



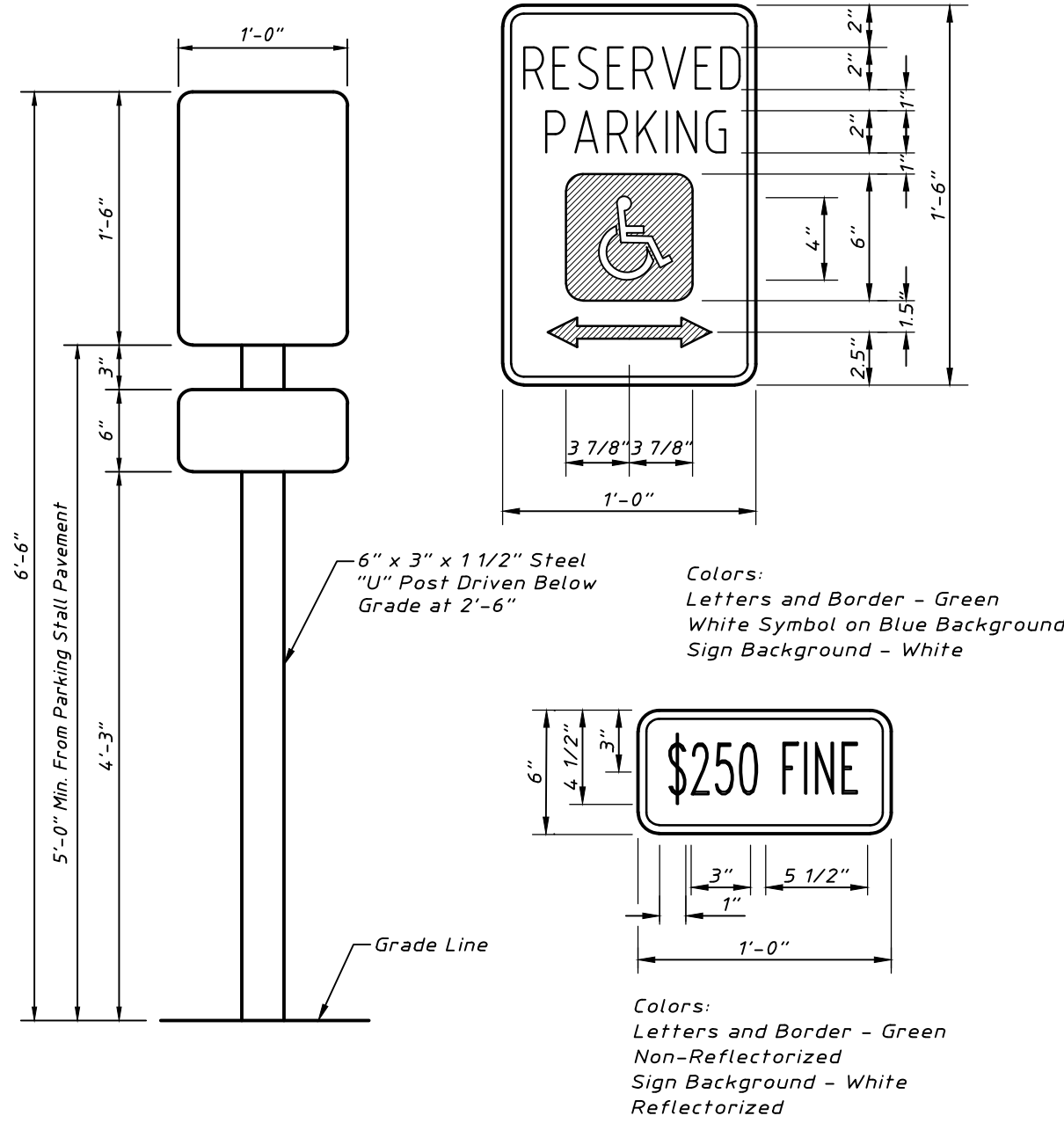
NOTES:

1. THE CONCRETE SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 424 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. THE CONCRETE SHALL CONFORM TO SECTION 1020 AND SHALL BE A CLASS 31 AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT 14 DAYS.
3. THE SIDEWALK PORTION OF THE RESIDENTIAL DRIVEWAY SHALL BE 6-INCHES THICK OR 8-INCHES FOR COMMERCIAL DRIVEWAY AND SHALL BE REINFORCED WITH FIBER MESH ADDITIVE. SEE P.C.C. SIDEWALK SPECIAL PROVISION FOR SYNTHETIC FIBER SPECIFICATIONS.
4. PLACEMENT WILL NOT BE PERMITTED UNLESS THE TEMPERATURE IS 28°F AND RISERS NO CHLORIDE ADDITIVE WILL BE PERMITTED IN THE CONCRETE.
5. SIDEWALK AT INTERSECTIONS SHALL BE DEPRESSED AND TEXTURED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE MAXIMUM ALLOWABLE SLOPE IS 1:20.
6. CONTROL JOINTS SHALL BE INSTALLED AT 5 FOOT CENTERS.
7. PREMOULDED FIBER EXPANSION JOINTS SHALL BE INSTALLED AT 100 FOOT CENTERS MAXIMUM OR WHERE THE SIDEWALK ABUTTS CURB OR OTHER SIDEWALK, OR AT THE END OF EACH POUR.
8. THE SIDEWALK SHALL HAVE A BROOM FINISH.

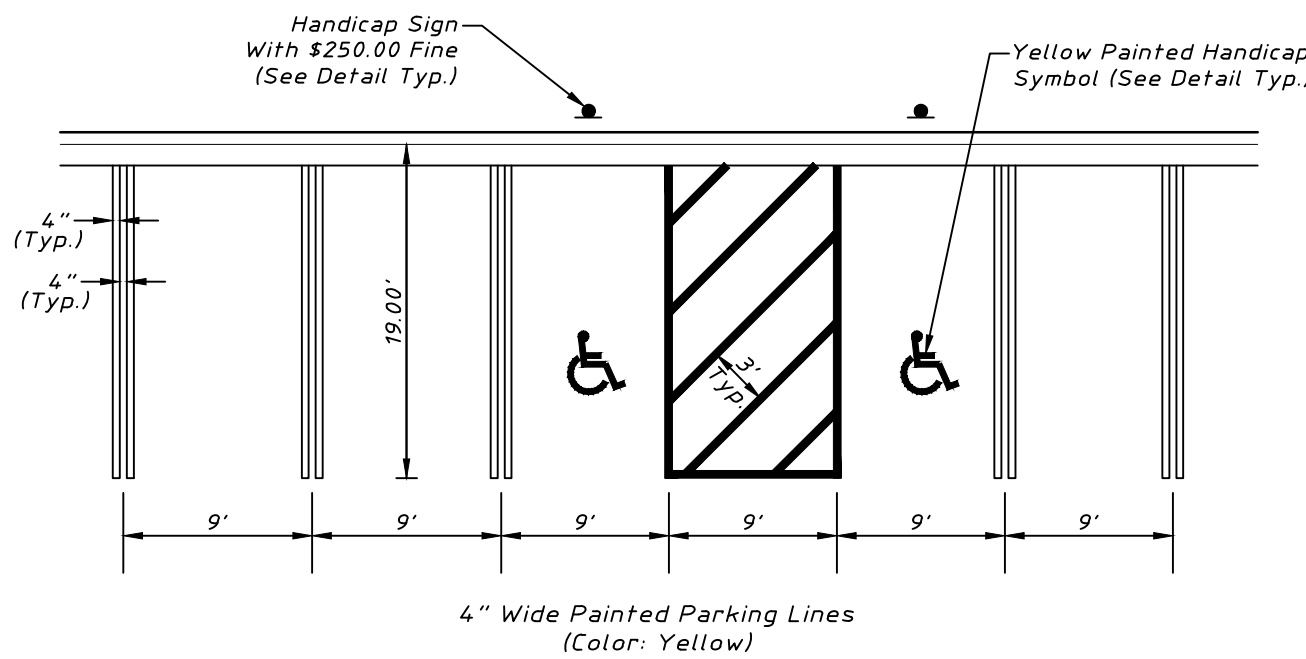
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



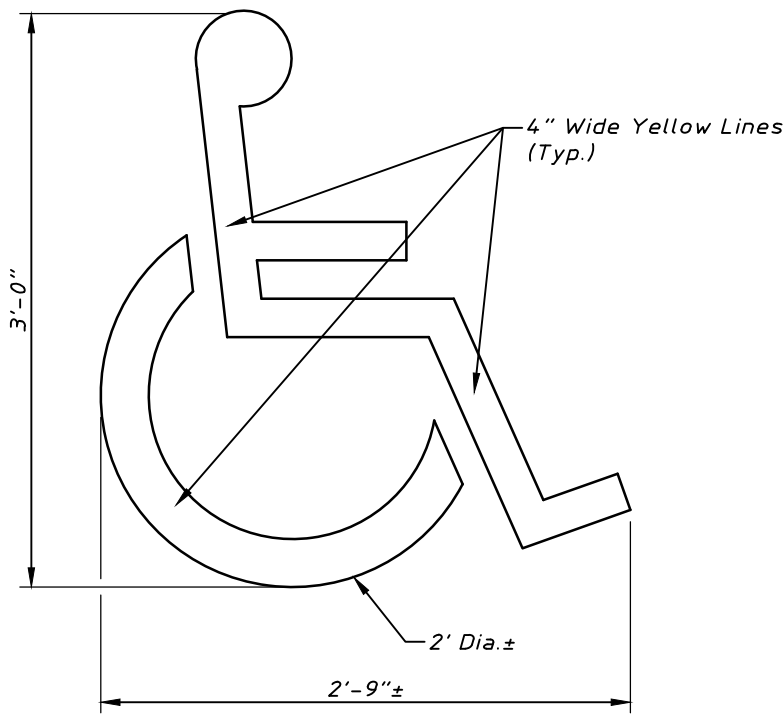
PRECAST REINF. CONC. FLAT SLAB TOP



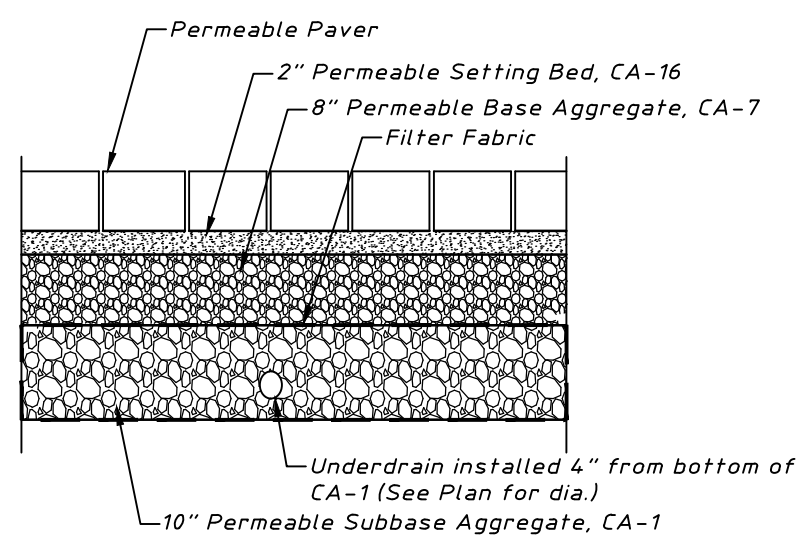
HANDICAP PARKING SIGN



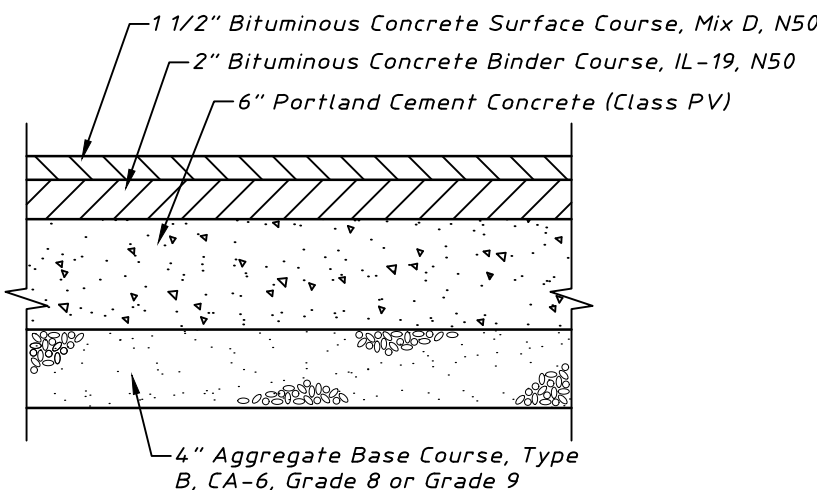
PARKING DETAIL



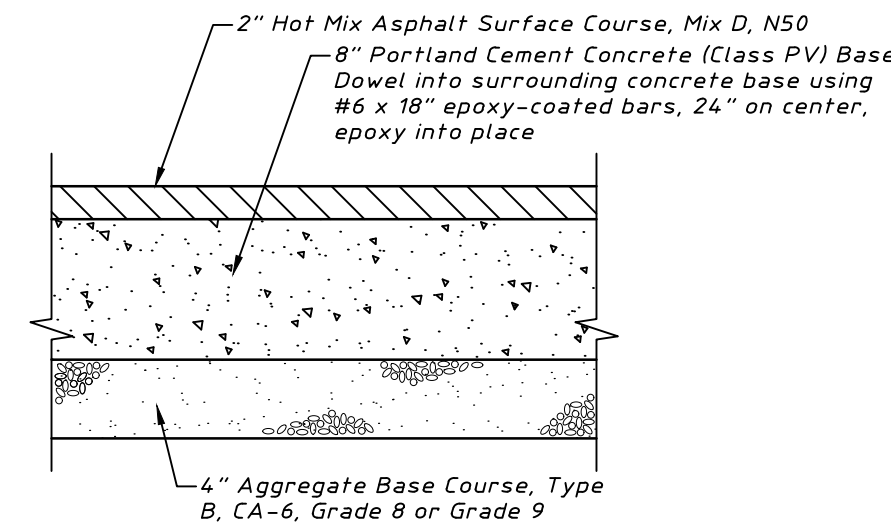
HANDICAPPED PARKING STALL



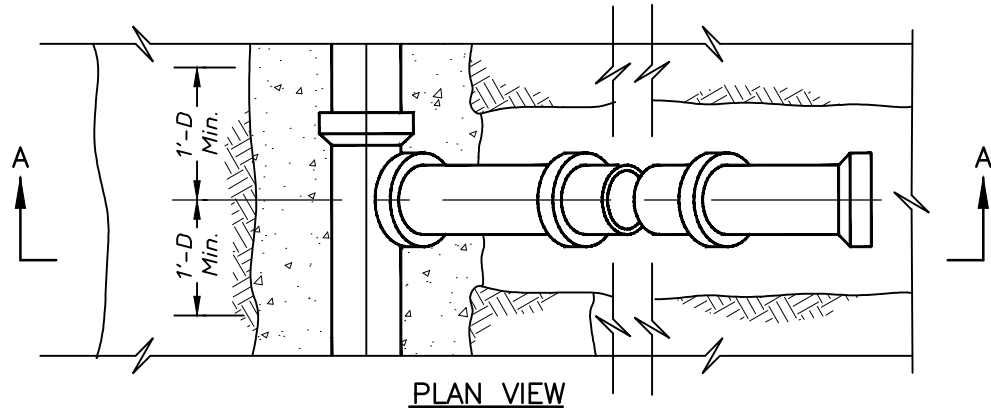
PERMEABLE PAVEMENT
SECTION



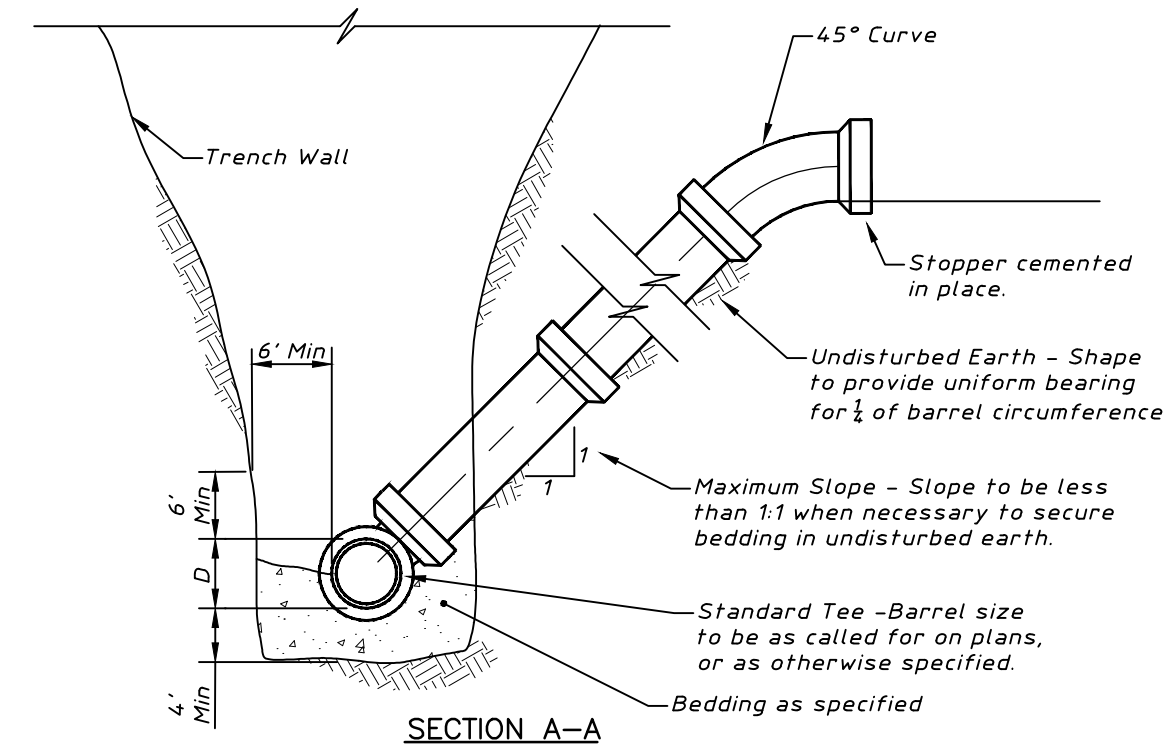
MELROSE AVENUE
PAVEMENT RESTORATION
SECTION



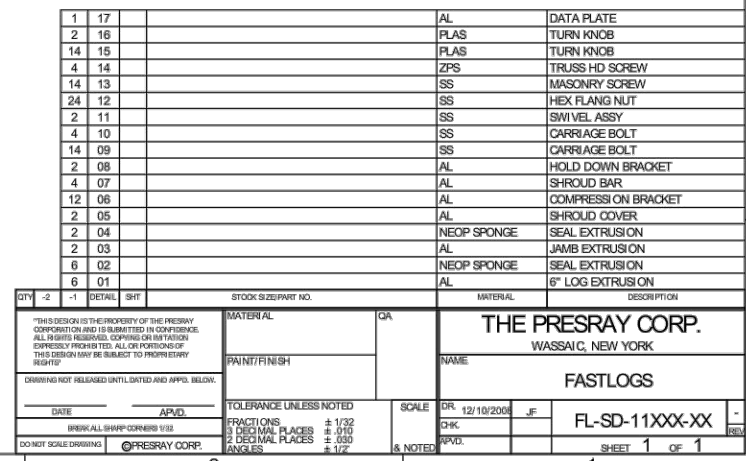
TYPICAL PAVEMENT PATCH
SECTION

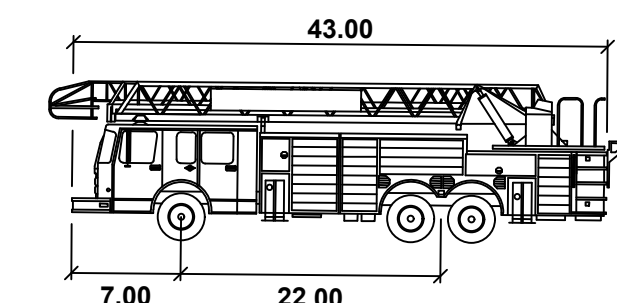
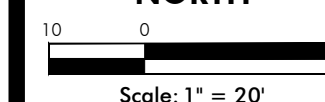


PLAN VIEW



TYPICAL RISER DETAIL





	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

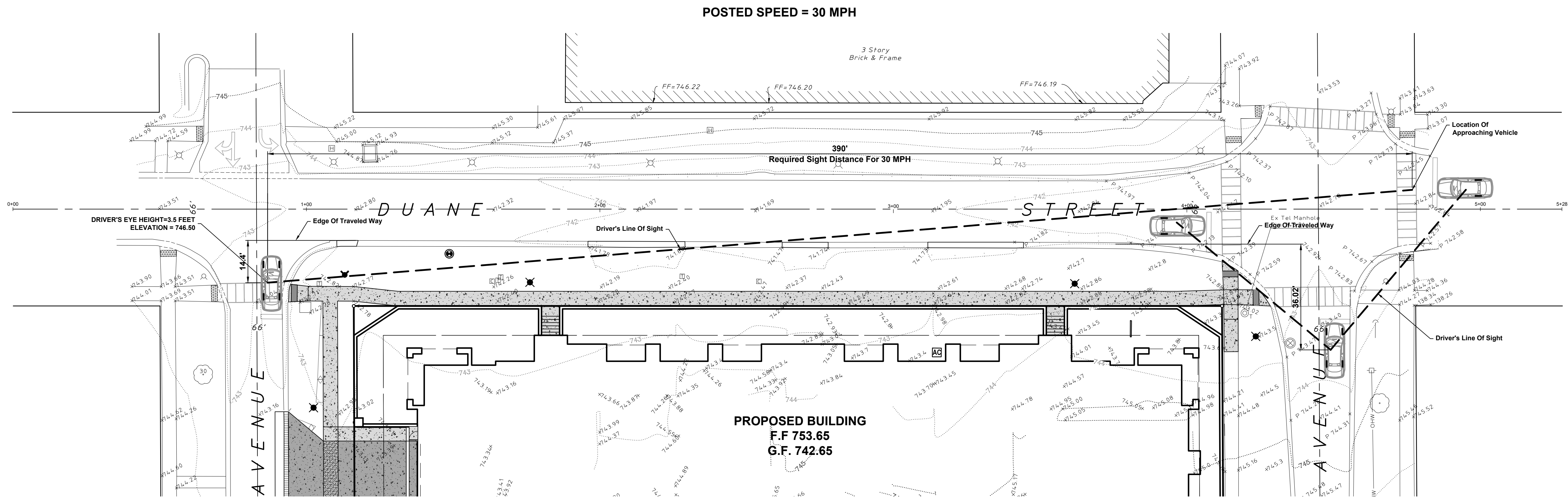
Date	Revision
5-12-2019	Village Review
5-31-2019	Village Review
5-03-2019	Client Review
4-29-2019	Village Review

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consulting engineers • land surveyors
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Illinois Professional Design Firm License No. 184-003132
www.haengerengineering.com

FIRE TRUCK ACCESS EXHIBIT

**AVERE ON DUANE
SITE IMPROVEMENT PLANS**
GLEN ELLYN, ILLINOIS

Project Manager: K M L
Engineer: K M L
Date: 03-22-2019
Project No. 17189
Sheet **EX1.0** / C9



AVERE on DUANE

Glen Ellyn, Illinois

PROJECT NUMBER 17046
Landscape Construction Package

AOD Submittal
June 11, 2019

AOD Submittal
May 31, 2019

AOD Submittal
April 28, 2019

PUD Submittal
March 25, 2019

Prepared for:



116 West Illinois Street, 7th Floor
Chicago, Illinois 60654
p 312.464.8800
www.revadevelopment.com

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Prepared by:



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1304 N. Plum Grove Road
Shauburg, Illinois 60173
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www.haegerengineering.com



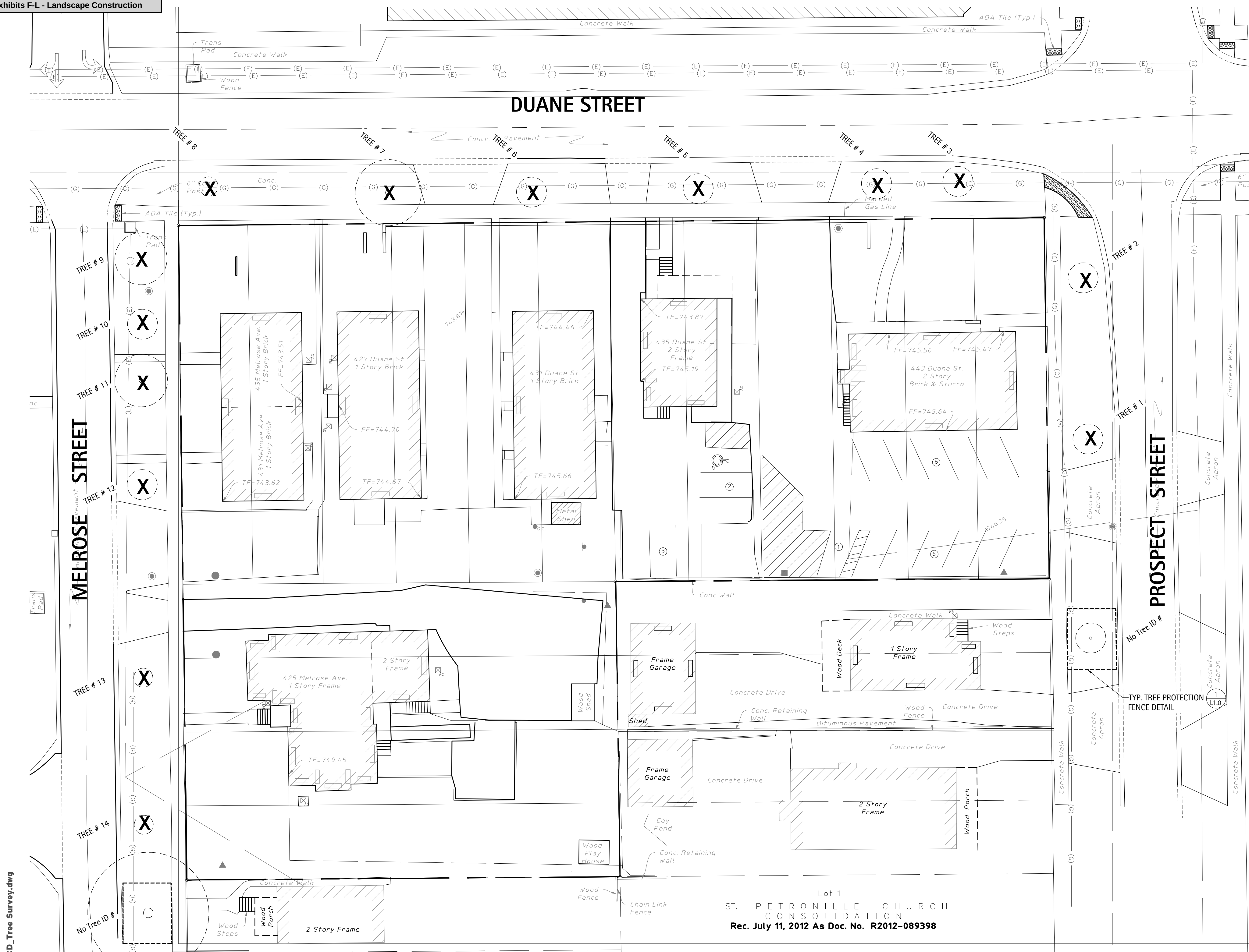
1540 E. Dundee Road, Suite 310
Palatine, Illinois 60074
p 847.705.2200
www.bsbdesign.com

Sheet Legend

- L-1.0 Tree Survey - ROW**
- L-2.0 Hardscape Plan**
- L-2.1 Hardscape Plan**
- L-3.0 Landscape Plan**
- L-4.0 Photometric Plan**
- L-4.1 Photometric Plan**
- L-5.0 Planting Schedule/Notes**
- L-6.0 Site Details**
- L-6.1 Site Details**
- L-6.2 Site Details**
- L-6.3 Site Details**
- L-6.4 Site Details**
- L-6.5 Site Details**
- L-6.6 Site Details**
- L-6.7 Landscape Details**
- L-7.0 Site Plan Rendering**
- L-7.1 Aerial Perspectives**

Site Location





LEGEND

- Existing Tree to Remain
- Existing Tree to be Removed
- Tree Protection Fence

THE LAKOTA GROUP.

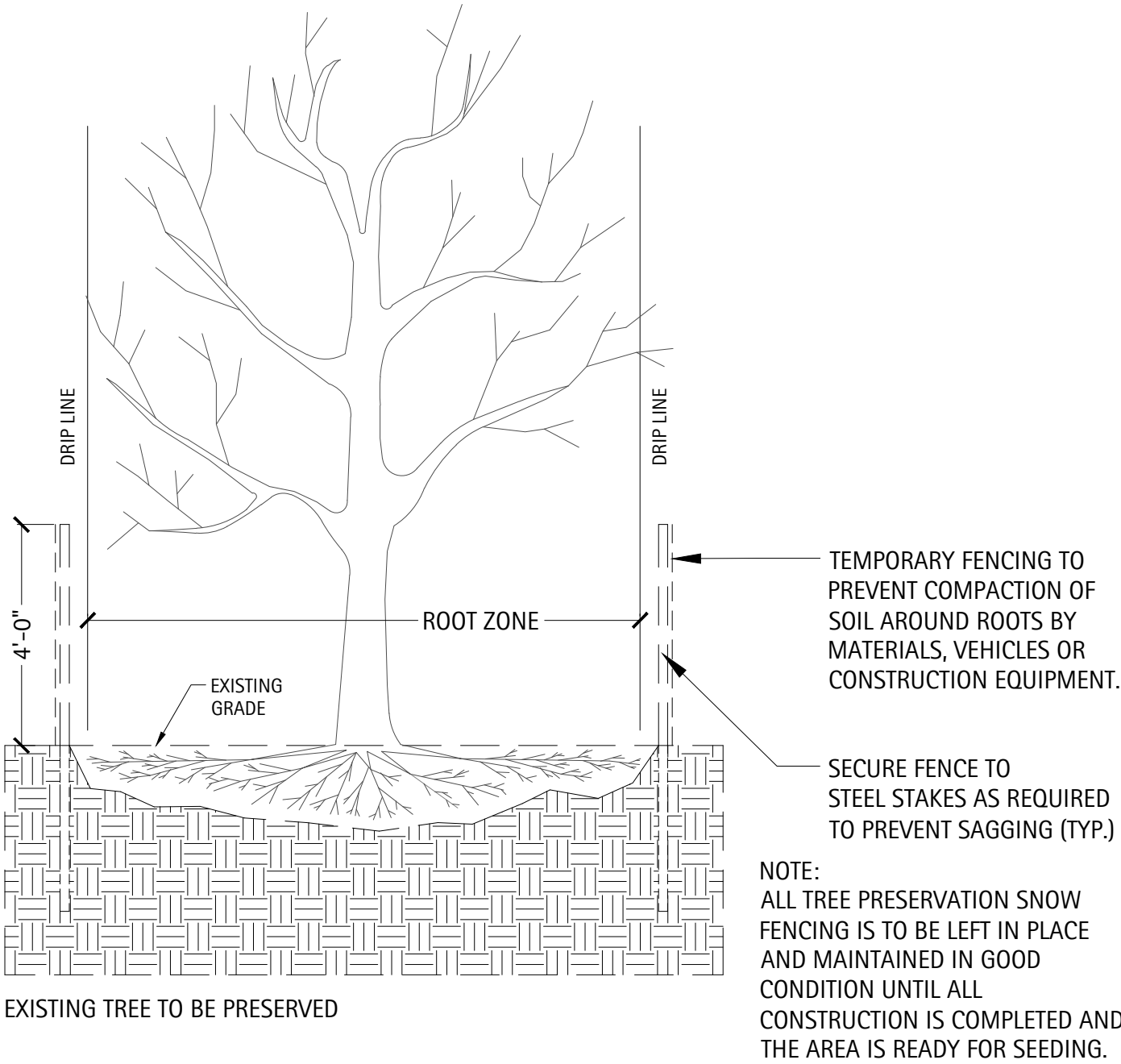
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PROJECT
**AVERE on
Duane**
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Glen Ellyn, Illinois 60137

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Architect
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1 Typical Tree Protection Detail
Scale: NTS

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03	20190531	AOD Submittal
04	20190611	AOD Submittal

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JA

SHEET TITLE
**TREE SURVEY
- ROW**

SCALE IN FEET
1" = 20'

NORTH

SHEET NUMBER
L1.0

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TREE ACTION PLAN													
Project Address: 427 Duane Avenue													
Contact Name: Warren James Telephone No. (312) 464-8800 Fax No. NA													
Tree No.	Tree Description			Classification						Action			
	Species	Condition	D.B.H.* Diameter at Breast Height	Public Tree	Private Tree	Adjacent Property Tree	Border Tree	Impacted Tree	Protected Tree	Significant Tree	Remove	Root Prune	Fertilize
1	104622 Triumph Elm	Excellent	3	X				X			X		
2	102471 - Kentucky Coffeetree	Excellent	2	X				X			X		
3	23831 - Princeton Serenity Ginkgo	Average	4	X				X			X		
4	25387 - Autumn Gold Ginkgo	Fair	4	X				X			X		
5	2705 - Ginkgo	Excellent	12	X				X			X		
6	No Tree ID # - Crabapple	Fair	8	X				X			X		
7	2702 - Honeylocust	Good	26	X				X			X		
8	104298 - Greenspire Littleleaf Linden	Excellent	2	X				X			X		
9	9901 - Norway Maple	Fair	19	X				X			X		
10	9902 - Ginkgo	Excellent	10	X				X			X		
11	9903 - Ginkgo	Good	18	X				X			X		
12	22928 - Pacific Sunset Purpleblow Maple	Average	11	X				X			X		
13	104451 - Royal Raindrops Crabapple	Excellent	2	X				X			X		
14	25805 - Paperbark Maple	Excellent	4	X				X			X		

* The diameter of the trunk of the tree measured in inches at a point 4.5 feet above ground line.

Prepared by: The Lakota Group ISA Certification No. Tree ID # and species were provided by the Village of Glen Ellyn

X:\PlanDev\BUILDING\FORMS\COUNTER FORMS\Tree Preservation Application Packet 122214\03 Tree Action Plan 122214.docx

Exhibit "F"

LEGEND

- Existing Tree to Remain
- Shade Tree, Typical. See Detail 1, Sheet L6.7
- Ornamental Tree, Typical. See Detail 3, Sheet L6.7
- Evergreen Tree, Typical. See Detail 2, Sheet L6.7
- Shrub, Typical. See Detail 4, Sheet L6.7
- Ornamental Grass, Typical. See Detail 5, Sheet L6.7
- Perennials and Groundcover, Typical. See Detail 5, Sheet L6.7
- Sod - Restore sod in the ROW
- Pole Mounted Lighting, See Detail 1, Sheet L6.4
- Bollard Path Light, See Detail 2, Sheet L6.4
- Wall Mounted Sconce, See Detail 3-4, Sheet L6.4
- Glen Ellyn Pole Lighting, See Detail 1, Sheet L6.5
- Under Coping Light, See Detail 2, Sheet L6.5
- Low Voltage LED Sign Light, See Detail 2, Sheet L6.6
- Landscape Uplight, See Detail 3, Sheet L6.6
- Tivoli Light, See Detail 3, Sheet L6.5
- To be attached to the inside beam. Provide clearance of 7.5' ht minimum.

NOTE:
The Lakota Group recognizes the Village's 2013 Downtown Streetscape and Parkway Plan and the project's location is in the Residential Fringe area and believe our plan will accommodate future improvements.

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116 W. ILLINOIS ST.
CHICAGO, ILLINOIS 60654

PROJECT
**AVERE on
Duane**
427 Duane St.
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Architect
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04	20190611	AOD Submittal

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JA

SHEET TITLE
**HARDSCAPE
PLAN**

SCALE IN FEET
1" = 20'

NORTH

SHEET NUMBER
L2.0
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DUANE STREET

PROSPECT STREET

MELROSE STREET

NEW ROW LIGHT LOCATIONS ARE PLACED EQUIDISTANT BETWEEN UNDERGROUND UTILITIES AND THE SIDEWALK

WALL MOUNTED SCONCE, TYP.

GLEN ELLYN POLE LIGHTING, TYP.

BUILDING SIGN

LOW VOLTAGE LED SIGN LIGHT, TYP.

1
L6.0
TYP. MODULAR CONCRETE BLOCK RETAINING WALL

NEW ROW LIGHT LOCATIONS ARE PLACED EQUIDISTANT BETWEEN UNDERGROUND UTILITIES AND THE SIDEWALK

2
L6.1
TYP. CONCRETE PIER WITH FLOOD PROTECTION BARRIER

WALL MOUNTED SCONCE, TYP.

1
L6.2
TYP. ORNAMENTAL FENCE

DOWNSPOUT LOCATIONS - SEE ARCHITECTURAL DRAWINGS

HALF-BURIED COBBLE EDGE

4
L6.1
TYP. GRAVEL MAINTENANCE EDGE

BOLLARD LIGHTING, TYP.

5' WIDE CONCRETE WALK
SEE CIVIL DRAWINGS

EXISTING RETAINING WALL
SEE CIVIL DRAWINGS

WALL MOUNTED SCONCE, TYP.

LOW VOLTAGE LED SIGN LIGHT, TYP.

SEE ENLARGEMENT - SHEET L2.1

DRY CREEK BED WITH HAND PLACED BOULDERS

6' HT. WOOD SCREENING FENCE

HALF-BURIED COBBLE EDGE

PERMEABLE PAVEMENT
SEE CIVIL DRAWINGS

TYP. MODULAR CONCRETE BLOCK RETAINING WALL

POLE MOUNTED LIGHTING, TYP.

EDGE OF 6' HT WOOD SCREEN FENCE
ALIGNING WITH PRINCIPLE STRUCTURE

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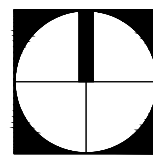
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SHEET TITLE

HARDSCAPE PLAN

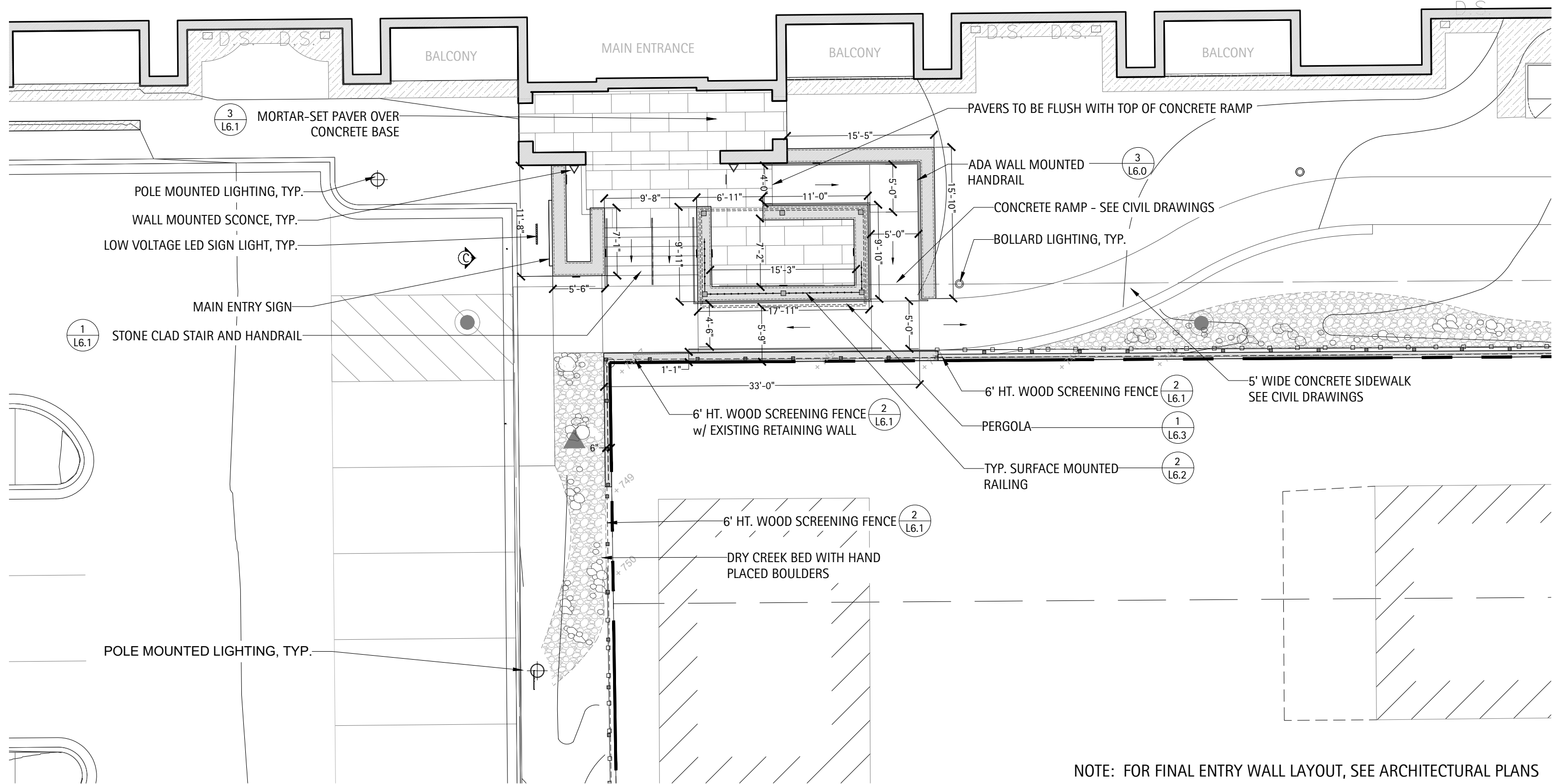
SCALE IN FEET

NORTH **SHEET NUMBER**



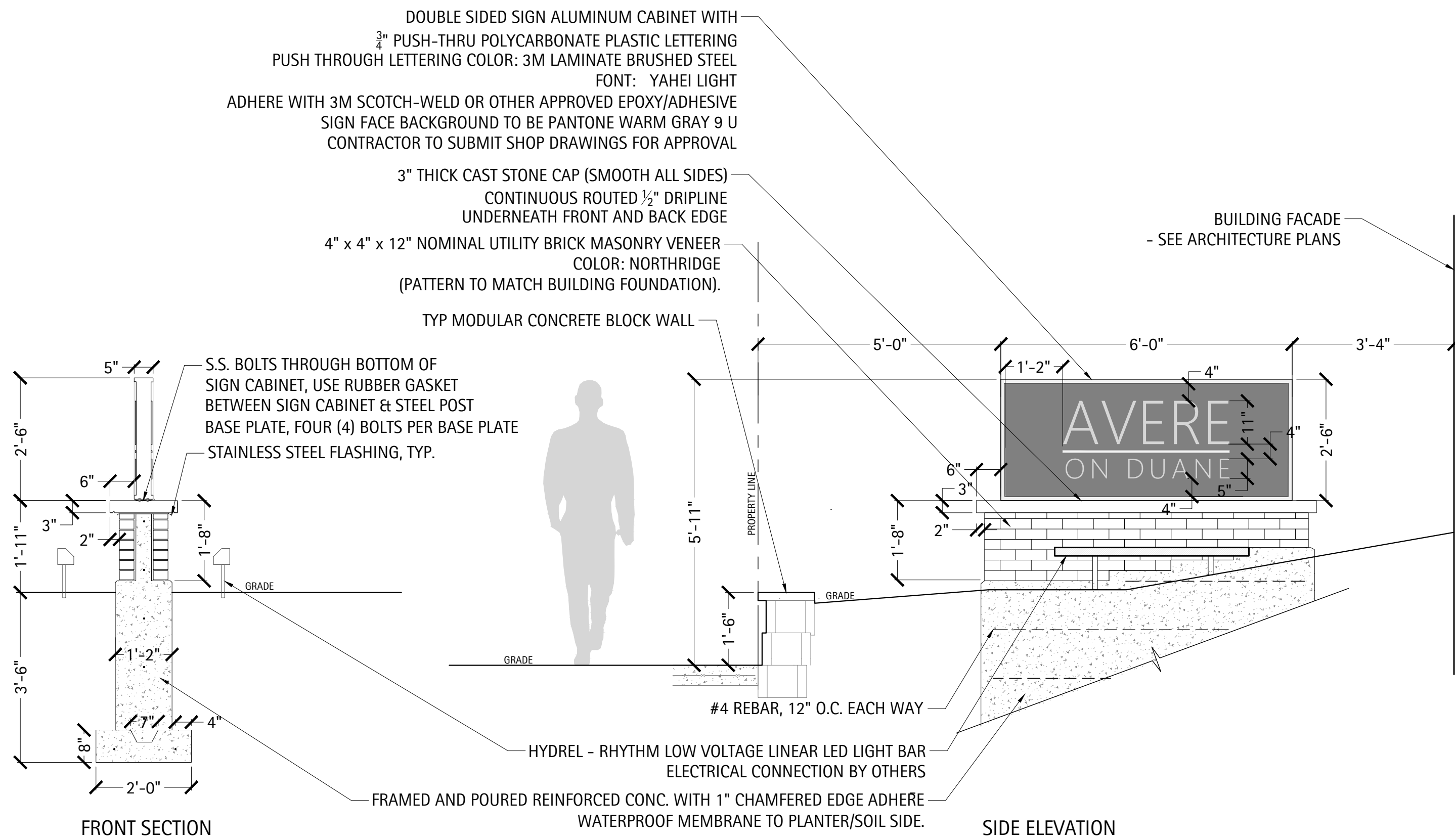
L2.1
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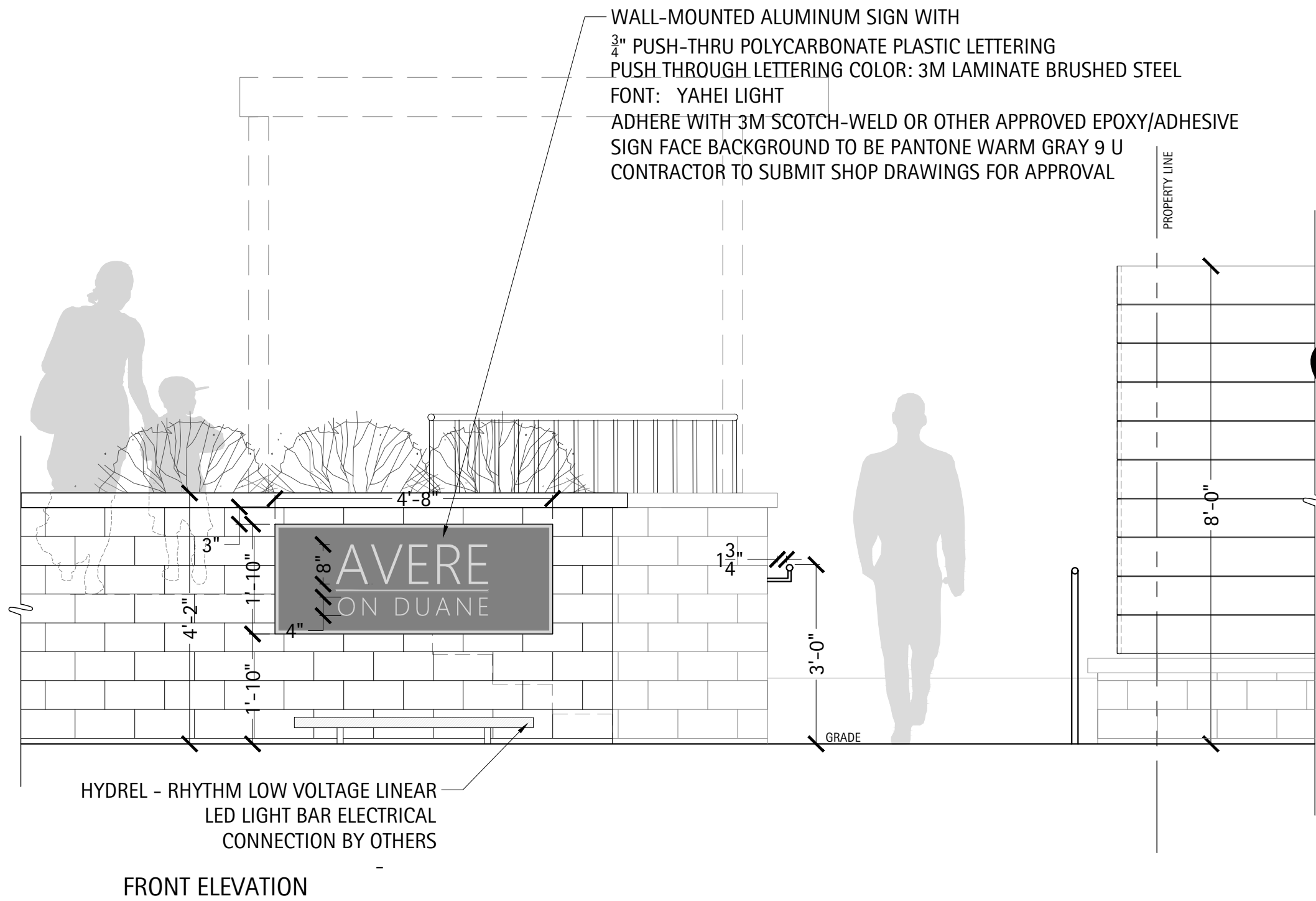
Front Entrance Enlargement

Scale: 1" = 10'-0"



Building Sign

Scale: $1/2" = 1'-0"$



② Main Entry Sign

Scale: $1/2" = 1'-0"$



LETTERING: 3M LAMINATE BRUSHED STEEL



PANTONE
Lab 55.76, 3.03, 5.18
sRGB 141, 132, 125
HTML #8D847D

SIGN FACE BACKGROUND: PANTONE WARM GRAY 9 U



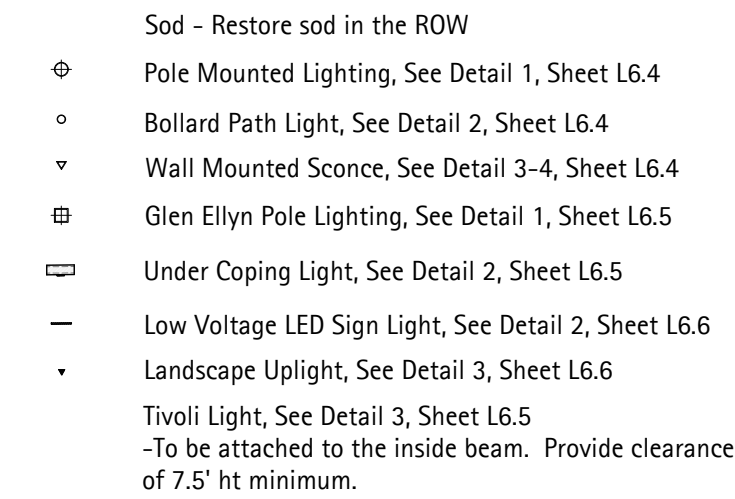
LETTERING: 3M LAMINATE BRUSHED STEEL



PANTONE
Lab 55.76, 3.03, 5.18
sRGB 141, 132, 125
HTML 8D847D

SIGN FACE BACKGROUND: PANTONE WARM GRAY 9 U

LEGEND



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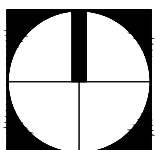
SHEET TITLE

LANDSCAPE PLAN

SCALE IN FEET
1" = 20'



NORTH **SHEET NUMBER**



L3.0

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H:\Lakota_files\Projects\2017\17046-REVA Duane St_Glen Ellyn\07 Graphics\03 DD CD\17046_CD_Site Plan.dwg

Exhibit "I"

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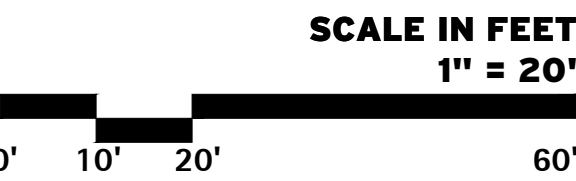
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SHEET TITLE

PHOTOMETRIC PLAN



NORTH

SHEET NUMBER

L4.0
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DUANE STREET

MELROSE STREET

PROSPECT STREET

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Tag	Lum. Watts
	2	WM	SINGLE	0.950	WM-ML360-SV2-32L27T3R-MDL03	6' MH	38.3
	2	T5	SINGLE	0.950	PT-ML660-12L27T5-MDL014-SV2 (10' Pole)	12' MH	45.6
	3	T3	SINGLE	0.950	PT-ML660-12L27T3-MDL014-SV2 (10' Pole)	12' MH	45.6
	4	BL2	SINGLE	0.950	BL4-ML360-SV2-32L27T2-MDL03 (50% OUTPUT)	4' MH	19.25
	2	WM2	SINGLE	0.950	WM-ML360-SV2-32L27T3R-MDL03 (50% OUTPUT)	6' MH	19.13
	3	T3-BLOC	SINGLE	0.950	PT-ML660-12L27T3-MDL014-SV2-BLOC (10' Pole)	12' MH	45.6
	1	GR	SINGLE	0.950	1W-SL270-SV2-36L27T4-MDL03	12' AG	42.7

Calculation Summary								
Label	Description		CalcType	Units	Avg	Max	Min	Avg/Min
CalcPts_1	All Surface Readings		Illuminance	Fc	1.00	9.26	0.00	N.A.
SOFTSCAPE_01	5' Off Property Readings		Illuminance	Fc	0.10	1.45	0.00	N.A.
SOFTSCAPE_02	At Property Line Readings		Illuminance	Fc	0.27	2.95	0.00	N.A.

NOTE:
ALL BOLLARD AND POLE MOUNTED LIGHTS ARE TO BE PLACED 10' OFF OF ANY UTILITY STRUCTURE

Lighting Schedule without Glen Ellyn ROW Lights

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Chicago, Illinois 60654
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www.thelakotagroup.com**

**PREPARED FOR
REVA
DEVELOPMENT
PARTNERS LLC
116 W. ILLINOIS ST.
CHICAGO, ILLINOIS 60654**

PROJECT
AVERE on
Duane
427 Duane St.
Glen Ellyn, Illinois 60137

CONSULTANTS

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Architect

BSB Design, Inc.
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CONSTRUCTION**

ISSUED

June 11, 2019

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03	20190531	AOD Submittal
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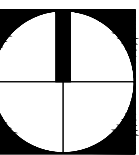
SHEET TITLE

SCALE IN FEET
1" = 20'



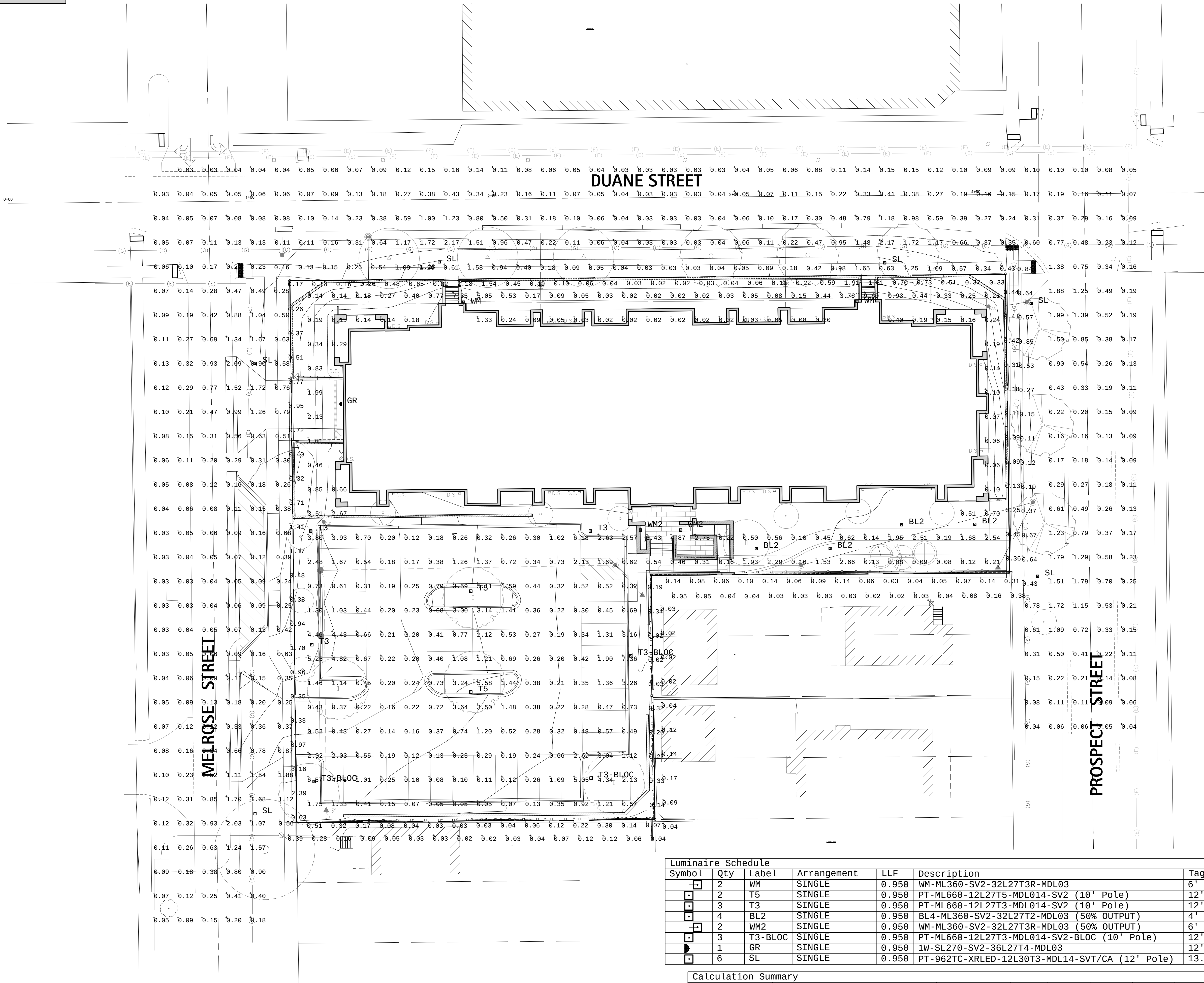
NORTH

SHEET NUMBER



L4.1

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Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Tag	Lum. Watts
	2	WM	SINGLE	0.950	WM-ML360-SV2-32L27T3R-MDL03	6' MH	38.3
	2	T5	SINGLE	0.950	PT-ML660-12L27T5-MDL014-SV2 (10' Pole)	12' MH	45.6
	3	T3	SINGLE	0.950	PT-ML660-12L27T3-MDL014-SV2 (10' Pole)	12' MH	45.6
	4	BL2	SINGLE	0.950	BL4-ML360-SV2-32L27T2-MDL03 (50% OUTPUT)	4' MH	19.25
	2	WM2	SINGLE	0.950	WM-ML360-SV2-32L27T3R-MDL03 (50% OUTPUT)	6' MH	19.13
	3	T3-BLOC	SINGLE	0.950	PT-ML660-12L27T3-MDL014-SV2-BLOC (10' Pole)	12' MH	45.6
	1	GR	SINGLE	0.950	1W-SL270-SV2-36L27T4-MDL03	12' AG	42.7
	6	SL	SINGLE	0.950	PT-962TC-XRLED-12L30T3-MDL114-SVT/CA (12' Pole)	13.5' MH	59.9

Calculation Summary								
Label	Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	All Surface Readings	Illuminance	Fc	1.04	9.60	0.02	52.00	480.00
OFF PROPERTY	Off Property Readings	Illuminance	Fc	0.36	2.17	0.03	12.00	72.33
SOFTSCAPE_01	5' Off Property Readings	Illuminance	Fc	0.35	1.88	0.02	17.50	94.00
SOFTSCAPE_02	At Property Line Readings	Illuminance	Fc	0.42	3.16	0.02	21.00	158.00

NOTE:
ALL BOLLARD AND POLE MOUNTED LIGHTS ARE TO BE PLACED 10' OFF OF ANY UTILITY STRUCTURE

Lighting Schedule with Glen Ellyn ROW Lights

GENERAL NOTES

1. Landscape Contractor shall verify all utility locations (existing and proposed) along with existing conditions and grades (existing and proposed), and note any discrepancies to owner, Engineer, and Landscape Architect immediately, before proceeding with any work.
2. Base information for these plans was taken from Engineer's site survey, geometric, and grading plans. Contractor shall verify all dimensions and locations of existing and proposed features, and familiarize themselves with any obstacles encumbering the installation of this project.
3. Any existing tree surveys or locations for these plans were prepared by the Engineer or a certified arborist. See plans for information.
4. All soil/underground conditions shall be referred to soil testing reports prepared by the owner's consultant.
5. Any archeological information relevant to these plans shall be referred to archeological survey and reports (if appropriate to job site) by the owner's consultant.

GENERAL PLANTING NOTES

GENERAL CONDITIONS

1. Contractor shall familiarize themselves with all landscape specifications prior to commencement of work. Any questions or concerns shall be directed to Project Engineer or Landscape Architect in writing prior to landscape work commencement.
2. All project limits shall be fenced with temporary plastic fencing at 48" height, staked at 4' on center, and clearly signed for construction activities. All existing, protected vegetation shall be fenced at a minimum of the plants drip line or as approved by Landscape Architect.
3. The Landscape Contractor shall keep all areas clean and orderly at all times.
4. The Landscape Contractor shall keep all roadways and walkways clear of mud and debris that result from landscape operations.

SITE GRADING & BERMING

5. Berming shall occur along all noted landscape areas to the designed berming heights shown on the plans. All grading, drainage, and utilities shall be evaluated in the field for conflict points with designed berming. Landscape Architect and Project Engineer shall review and approve prior to finished grading. Finished shape and contouring shall be at Landscape Architect's direction.
6. All grading and drainage shall be properly pitched to existing or proposed drainage swales and structures. Landscape Architect and Project Engineer shall field verify and approve.
7. All stone work to be approved by Landscape Architect in field. All stone color samples shall be approved by Landscape Architect prior to ordering.

SOIL & PLANTING MIX

8. All soil planting mix for backfill or beds, whether from on-site stockpile or new imported soil, shall be tested for approved specified pH levels and nutrient content. Submit testing agency with laboratory report to project Landscape Architect for approval, along with recommendations to amending soil as appropriate for use in planting.
9. Topsoil shall be clean, pulverized soil from an acceptable source. Topsoil shall be free of debris, stones, and other material not more than one inch (1") diameter in size. Contractor shall provide the Landscape Architect with receipt of soil source and soil test results from a qualified lab upon request.
10. It is anticipated that all planting areas, including lawn, shall be thoroughly tilled to a minimum of 12-18" depth. All on-site topsoil shall be amended and reused as approved, or removed off-site and disposed of properly. New planting soil mix consisting of pulverized topsoil and mushroom compost shall be installed and properly compacted to the following depths noted in the specifications and landscape planting details.

11. Clean topsoil mix should have a tested and approved pH of 6.0 -- 7.0
12. All planting beds shall be thoroughly tilled and amended with topsoil/compost mix to a minimum of 12" depth.
13. The Landscape Contractor shall prepare planting beds by adding soil amendments to approved on-site or imported topsoil mix in the following quantities:
Trees and Shrubs: three (3) parts topsoil, (1) part peat, and one (1) part sand
Perennials and Groundcovers: three (3) parts topsoil, one (1) part peat, and two (2) parts decomposed mushroom compost. (See Specifications)
14. All excess materials and spoils resulting from the landscape work shall be legally disposed of off-site by the Landscape Contractor.

6. All surface drainage shall be diverted away from structures and noted site features in all areas as shown on the Civil Engineer's grading plans. Surface drainage shall be diverted to existing or proposed basin structures or inlets as directed by the grading plans. Any site underdrainage as shown in the landscape drawings shall be provided at Landscape Architect's direction. Where poor subsurface drainage conditions occur in the field, Contractor shall notify Landscape Architect immediately and make recommendations for solutions to drainage issues before proceeding with work.
7. Where possible, and at Engineer's approval and per code, all underdrainage shall be tied into existing or proposed storm structures.
8. Landscape accent lighting as shown on these plans is for general location and intent only. The specified fixture and wattage shall be provided and installed on the desired feature at Landscape Architect's direction. Contractor shall field stake all accent lighting locations and obtain Landscape Architect's approval before final installation. Please refer to electrical plans for conduit or low-voltage cable routing and power-source (timer, transformers, switch boxes, etc.).

PLANTING STANDARDS

15. All plant material shall be top-quality grade, free of defects, and meet accepted horticultural standards established by the American Nurserymen's Association (AAN) and as deemed appropriate by Landscape Architect. Landscape Architect shall have the right to reject any, and all, plant material delivered to the site that does not meet acceptable standards.
16. Sizes shown on plant schedule are minimum acceptable sizes.
17. All plants to be balled-in-burlap or container-grown as specified in plant schedule. All plastic root wrapping material and metal wire baskets shall be removed.
18. All new and transplanted plants to be sprayed with an antidessecant within twenty-four (24) hours after planting. Antitranspirant shall be "Wiltpruf" or an approved equal.
19. Landscape Architect shall field verify and approve all final staked tree, shrub, and perennial bed locations prior to installation.
20. The Landscape Contractor shall repair to its original condition any plant material which becomes damaged as a result of landscape operations.
21. All perennials shall be planted at least two (2) feet from the tree trunks planted within planting areas.
22. Landscape Architect shall approve all plant materials for quality, condition and specified sizes. Plant material shall be approved at nursery location, during tagging or before removal and transport to job site. Shrubs, perennials and groundcovers shall be approved at job site prior to installation.

FERTILIZER & MULCHING

23. Prior to mulching tree and shrub planting areas, apply time-release fertilizer by broadcasting over entire planting areas. Rate is to manufacturer's recommendations. Fertilizer is to have no less than 10% available phosphoric acid, and 3-8% total nitrogen soluble potash.
24. All plantings shall receive a slow-release fertilizer with a ratio of 10/10/10.
25. All trees and shrub beds shall receive a minimum of 3" thick shredded hardwood mulch top-dressing.
26. All perennials and groundcover beds shall be top-dressed with two inches (2") minimum of mushroom compost.

MAINTENANCE & WARRANTIES

27. All plants shall be thoroughly watered in at time of planting and watered and maintained throughout construction until final acceptance by owner. Contractor shall water all plants immediately after planting. Flood plants twice during the first twenty-four (24) hours after planting.
28. Landscape Contractor shall warranty all trees, shrubs, perennials, and ornamental grasses under this contract will be healthy and in flourishing condition of active growth one year from date of final acceptance.
29. All newly sodded or seeded areas shall be maintained, watered, and mowed throughout their growing seasons during construction and until final acceptance by owner.

SYMBOL		BOTANIC NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES					
AR 5	1	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	5" caliper	B&B
AF 3	3	Acer x freemanii 'Autumn Blaze'	Freemanii Maple	3" caliper	B&B
AH 3	3	Aesculus hippocastanum	Horse Chestnut	3" caliper	B&B
GT 3	3	Gleditsia triacanthos inermis 'Skyline'	Skyline Thornless Honeylocust	3" caliper	B&B
UAA 3	5	Ulmus 'Morton'	Accolade Elm	3" caliper	B&B
ORNAMENTAL TREES					
CAR 10	11	Carpinus caroliniana	American Hornbeam	10' ht.	B&B/Multi Stem
CC 10	4	Cercis canadensis	Red bud	10' ht.	B&B/Single Stem
MSS 5	9	Malus sargentii	Sargent Crabapple	5' ht.	B&B/Multi Stem
SR 3	9	Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	3" caliper	B&B/Multi Stem
EVERGREEN TREES					
PGD 8	1	Picea glauca 'Densata'	Black Hills Spruce	8' ht.	B&B
PGD 10	1	Picea glauca 'Densata'	Black Hills Spruce	10' ht.	B&B
PM 12	1	Pseudotsuga menziesii	Douglas Fir	12' ht.	B&B
DECIDUOUS SHRUBS					
AM	57	Aronia melanocarpa	Glossy Black Chokeberry	24-30" ht.	#5 Container
CS	14	Cornus sericea 'Kelseyi'	Dwarf Kelsey Redtwig Dogwood	18-24" ht.	#5 Container
HPQF	64	Hydrangea paniculata 'Dwarf Quick Fire'	Dwarf Quick Fire Hydrengae	30-36" ht.	B&B
VC	4	Viburnum carlesii	Korean Spice Viburnum	36" ht.	B&B
VD	41	Viburnum dentatum	Arrowwood Viburnum	30-36" ht.	B&B
EVERGREEN SHRUBS					
BM	104	Buxus microphyla 'Wintergreen'	Wintergreen Boxwood	18"-24" ht.	B&B
JCK	49	Juniperus chinensis 'Kallays Compacta'	Kallays Compact Juniper	5 gal.	#5 Container
JH	4	Juniperus horizontalis 'Plumosa Compacta'	Youngstown Andorra Juniper	15-18" ht.	#3 Container
TM	18	Taxus media 'Densiformis'	Dense Yew	24" spr.	B&B
TMH 30	3	Taxus media "Hicksii"	Hicks Yew	30" ht.	B&B
TMH 48	6	Taxus media "Hicksii"	Hicks Yew	48" ht.	B&B
TOE 8	5	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	8' ht.	B&B
PERENNIALS, ORNAMENTAL GRASSES					
asb	177	Allium 'Summer Beauty'	Summer Beauty Allium	1 gal.	CG/18" o.c. spacing
gs	4	Geranium sanguineum	Bloody Red Cranesbill	1 gal.	CG/18" o.c. spacing
hh	180	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	CG/18" o.c. spacing
hgc	30	Hosta 'Guacamole'	Guacamole Hosta	1 gal.	CG/36" o.c. spacing
isc	49	Iris siberica 'Caesar's Brother'	Caesar's Brother Iris	1 gal.	CG/18" o.c. spacing
nm	105	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gal.	CG/24" o.c. spacing
pah	18	Pennisetum apolocuroides 'Hameln'	Dwarf Fountain Grass	3 gal.	CG/24" o.c. spacing
sh	402	Sporobolus heterolepsis	Prairie Dropseed	1 gal.	CG/24" o.c. spacing
GROUNDCOVERS					
lsp	1960	Liriope spicata	Lilyturf	quart	CG/12" o.c. spacing

Exhibit "J"

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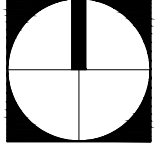
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SHEET TITLE
PLANTING SCHEDULE AND NOTES

SCALE IN FEET

NORTH



SHEET NUMBER

L5.0

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SF JA

SHEET TITLE

SITE DETAILS

SCALE IN FEET

SHEET NUMBER

L6.0

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Packet Pg. 414



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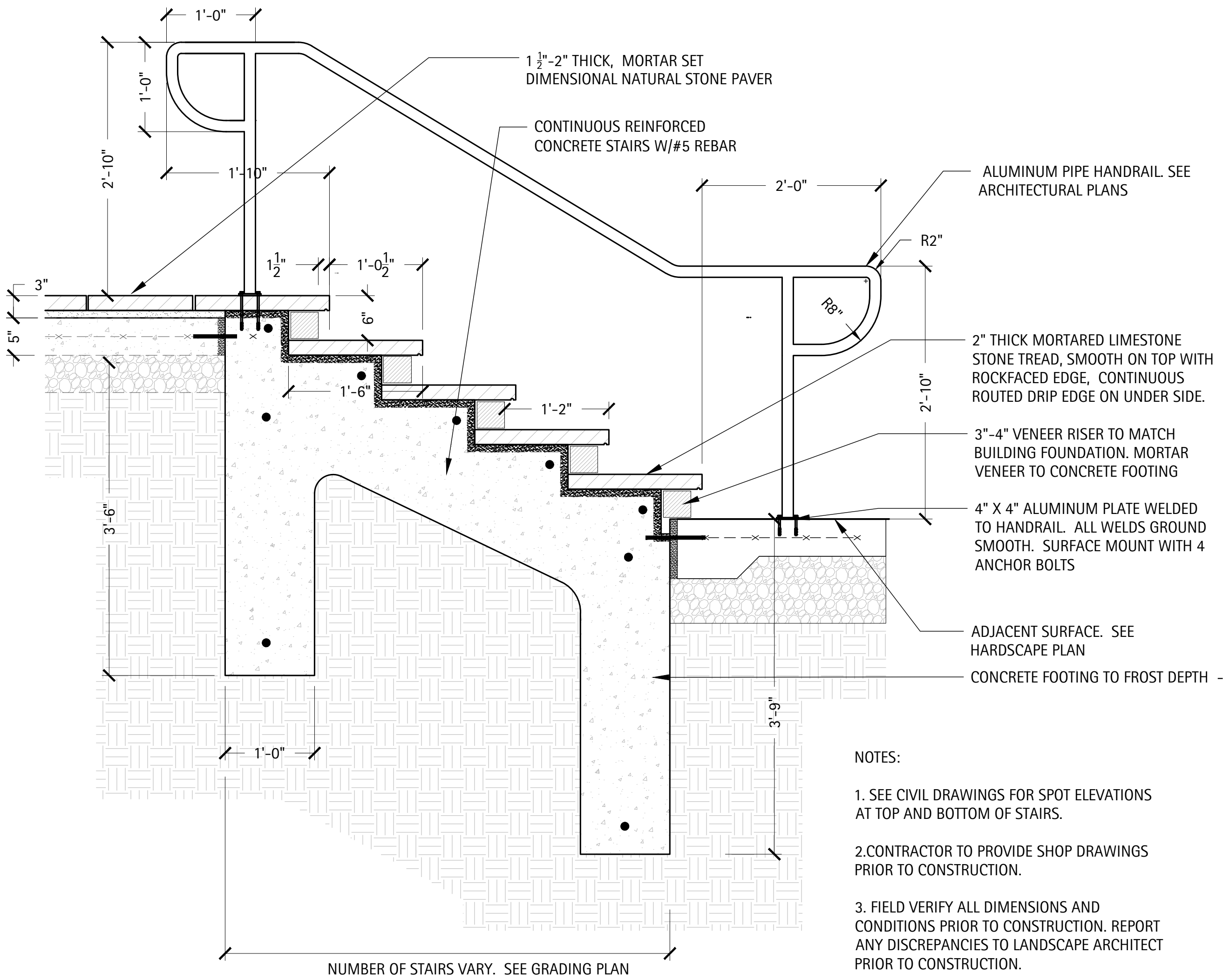
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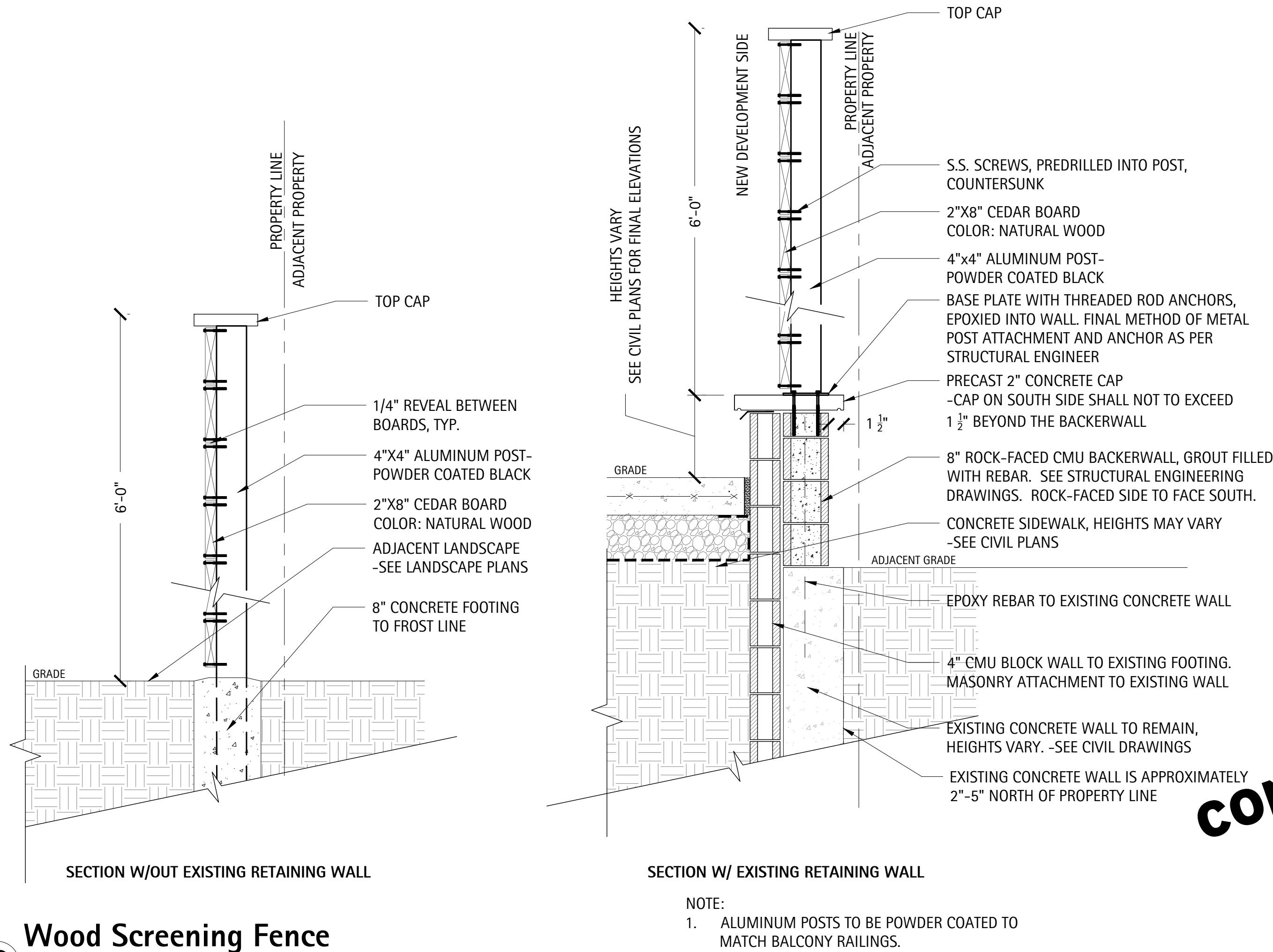
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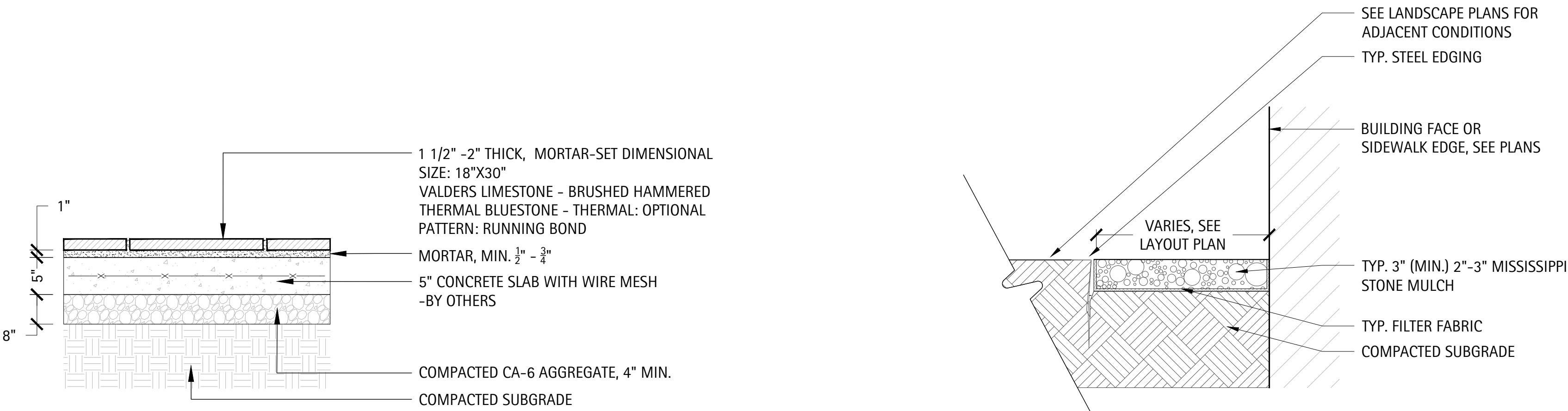
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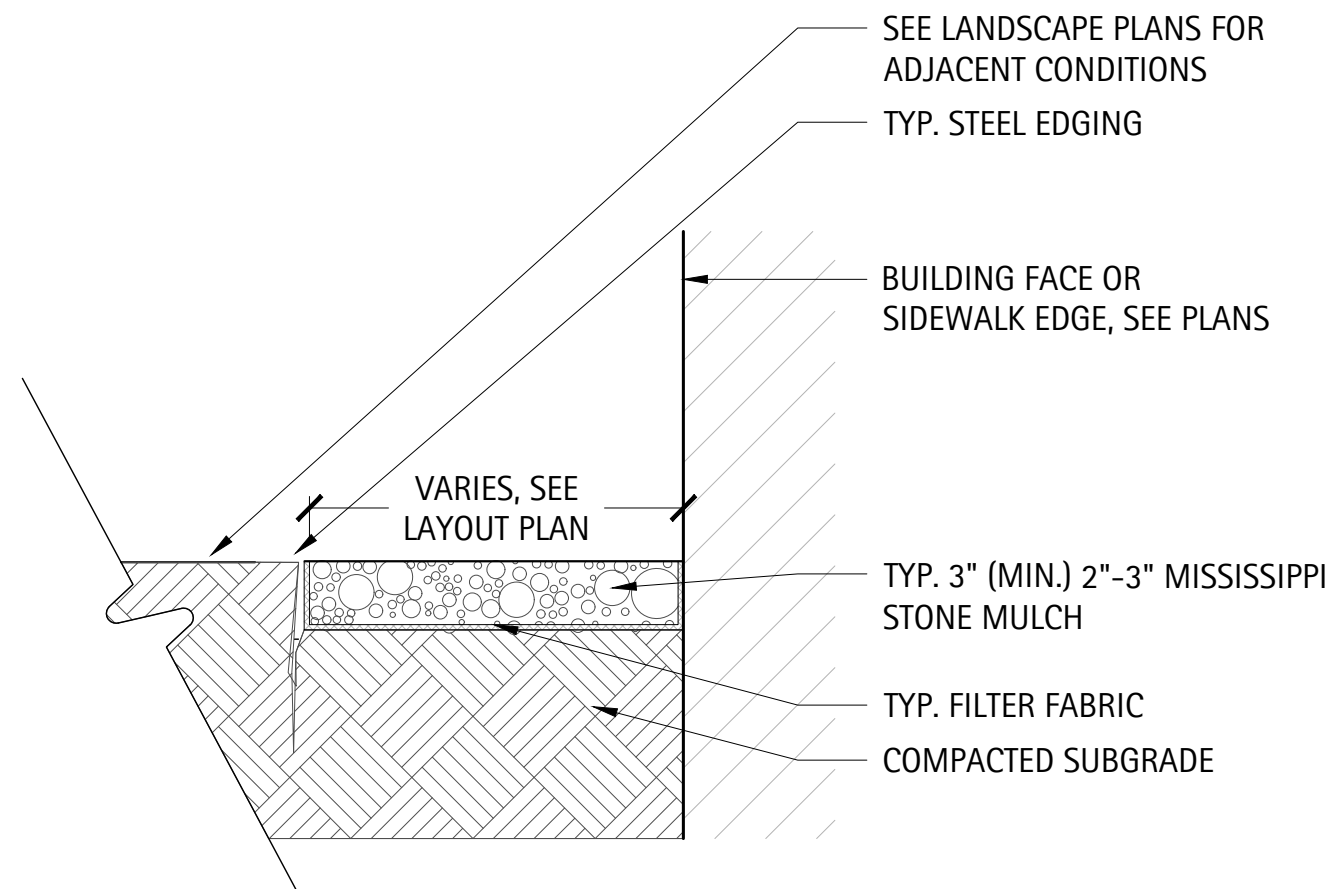
1 Stone Clad Stair with Hand Rail
Scale: 1" = 1'-0"



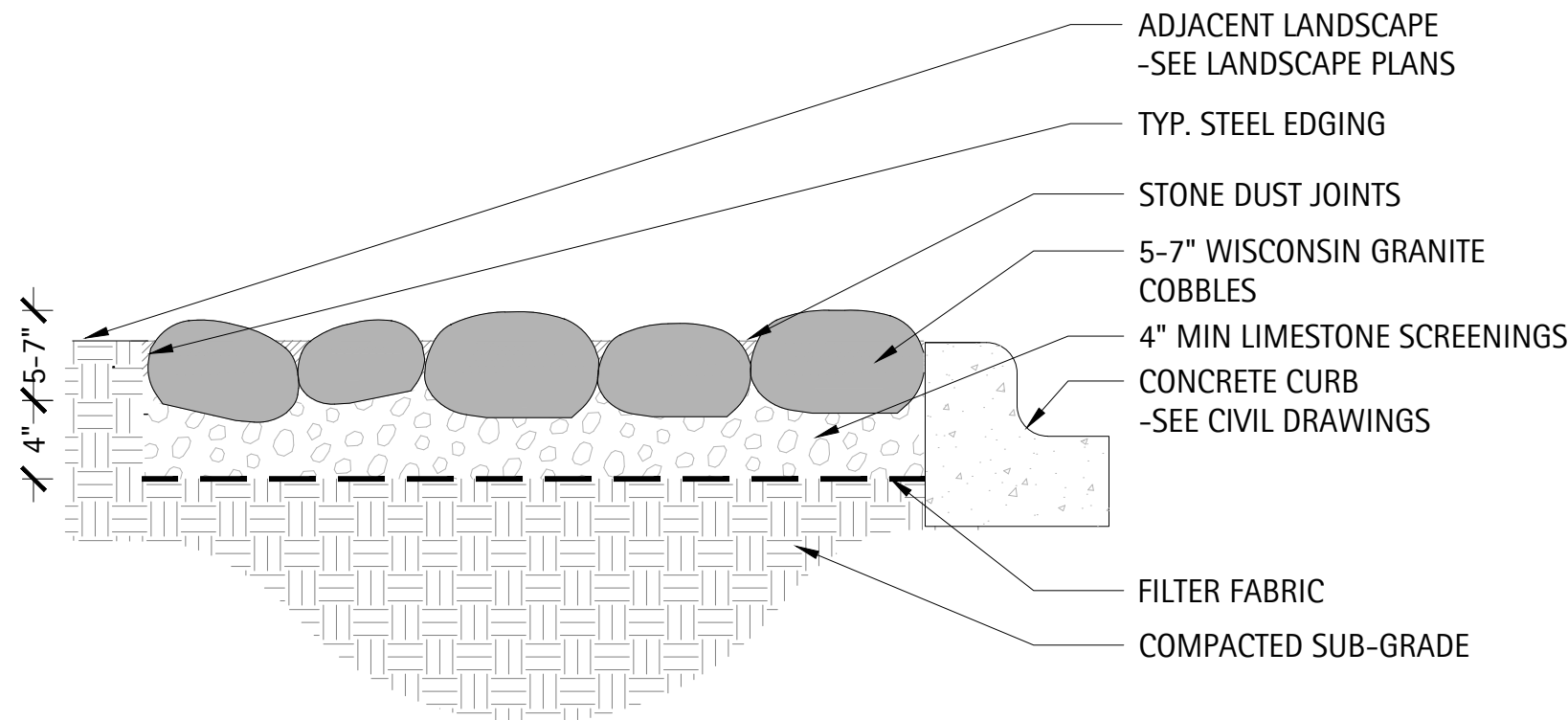
2 Wood Screening Fence
Scale: 1" = 1'-0"



3 Mortar-Set Paver Over Concrete Base
Scale: 1" = 1'-0"



4 Typ. Gravel Maintenance Edge
Scale: 1" = 1'-0"



5 Section - Half-Buried Cobble Edge
Scale: 1" = 1'-0"

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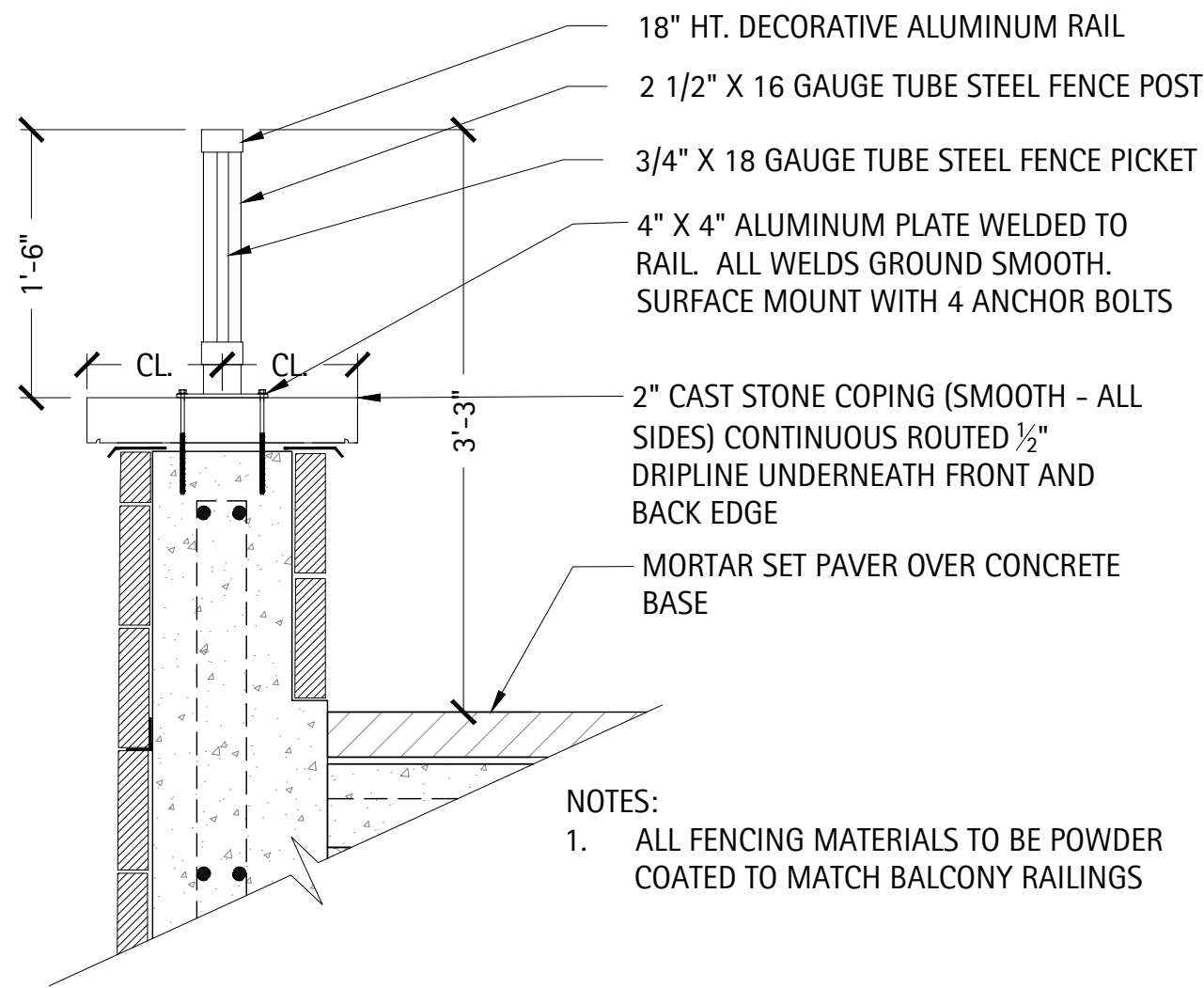
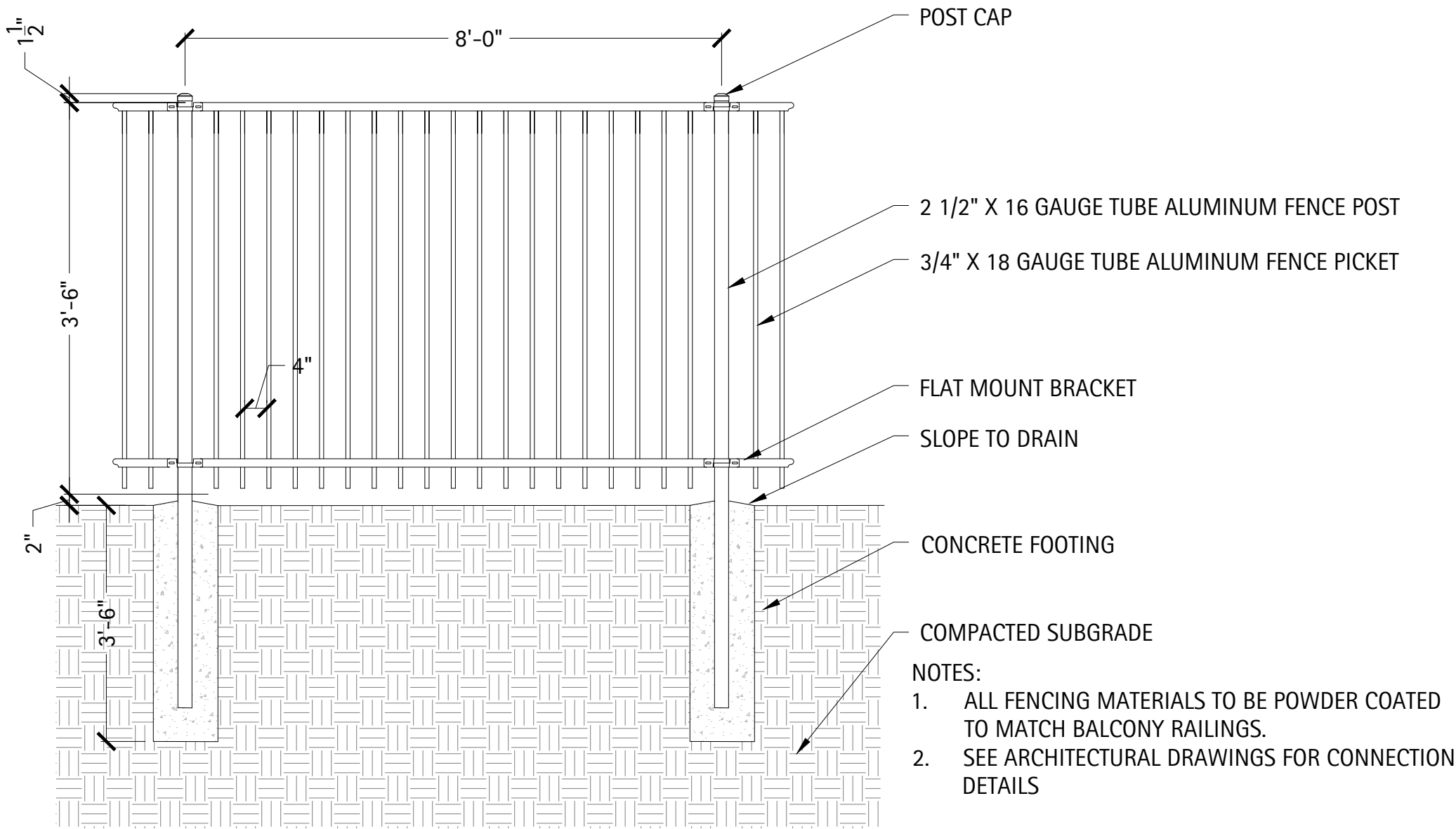
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1 Elevation - Ornamental Fence
Scale: 1/2" = 1'-0"

2 Typical Surface Mounted Railing
Scale: 1"=1'

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SHEET TITLE
SITE DETAILS
SCALE IN FEET

SHEET NUMBER
L6.2
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Exhibit "K"

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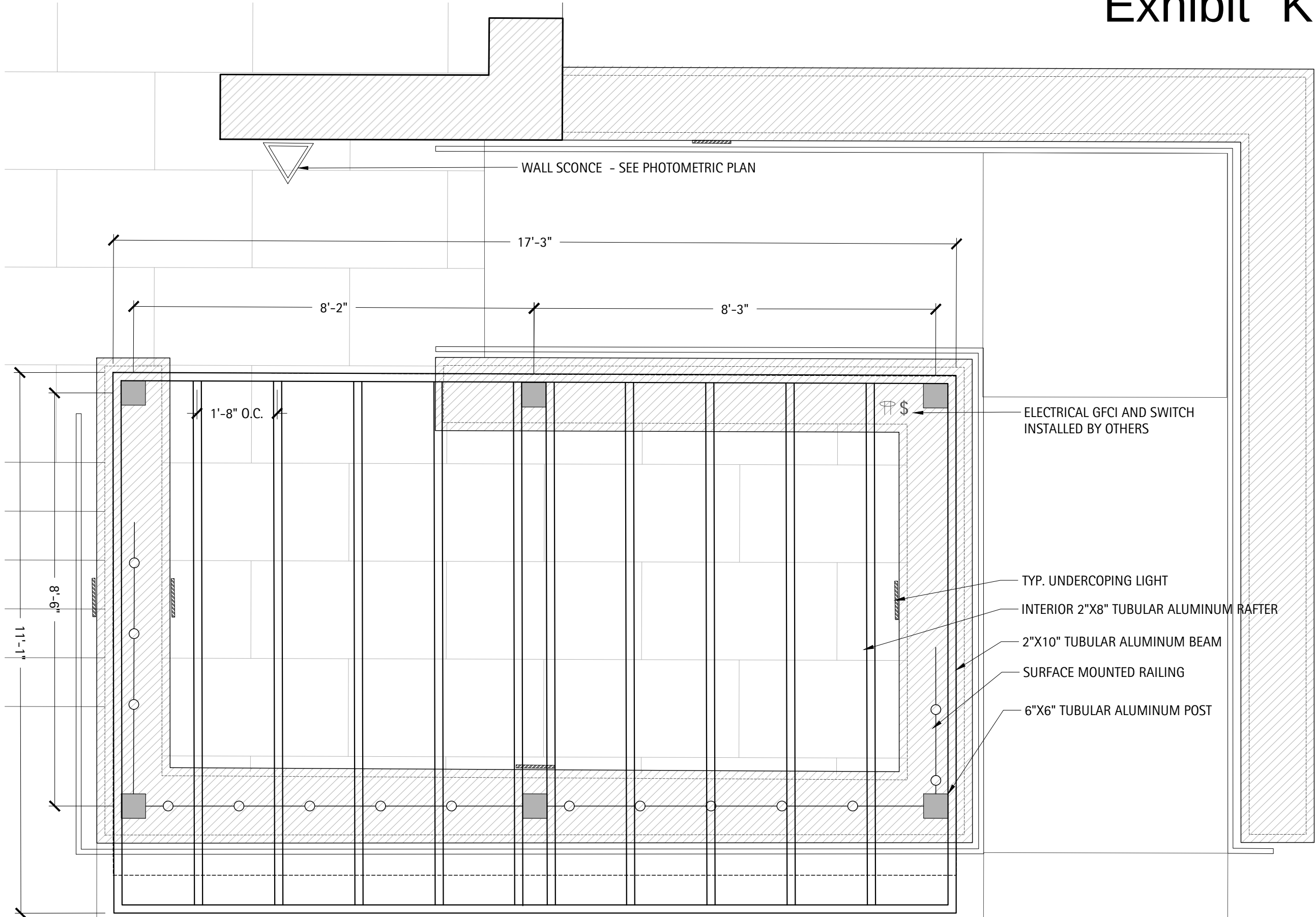
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SITE
DETAILS

SCALE IN FEET

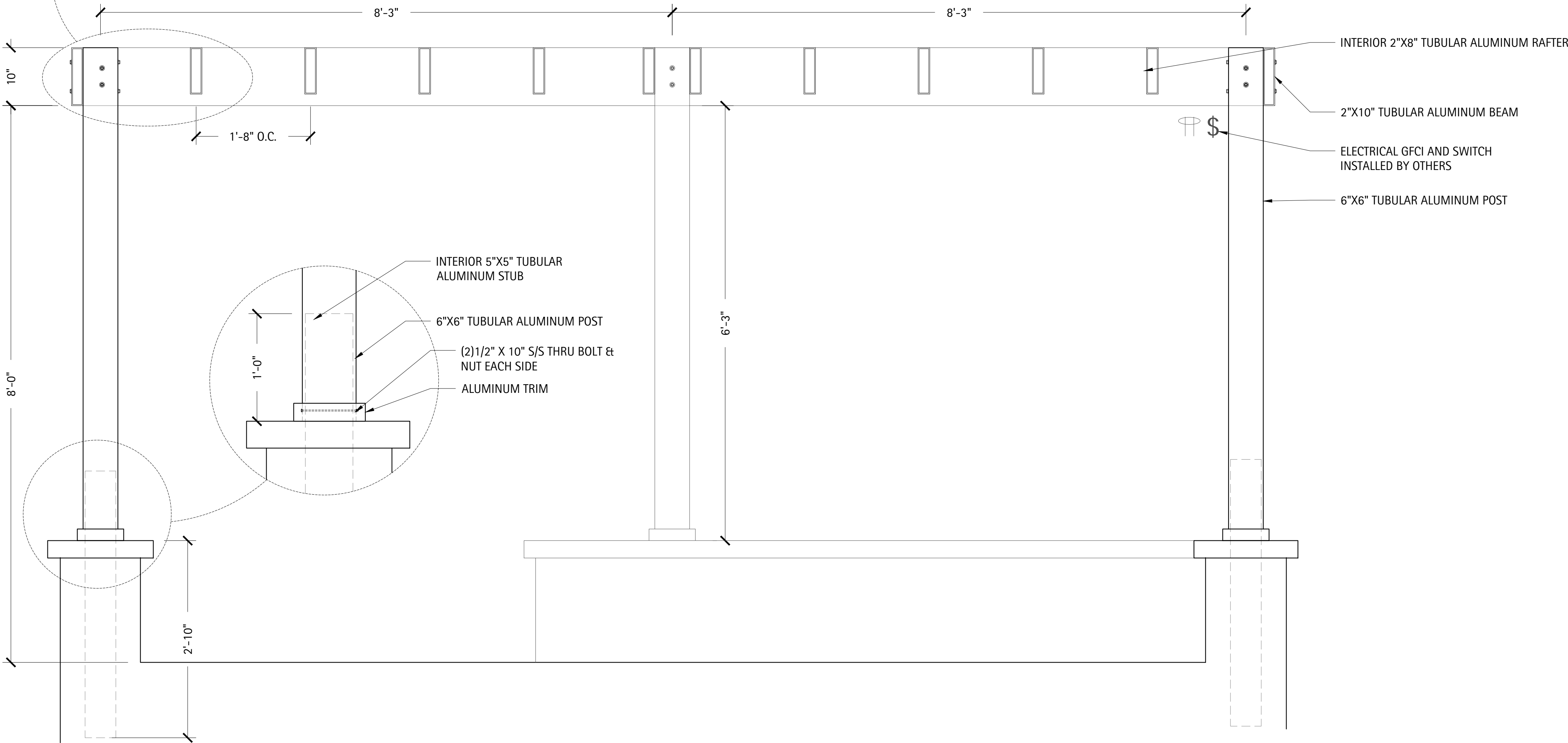
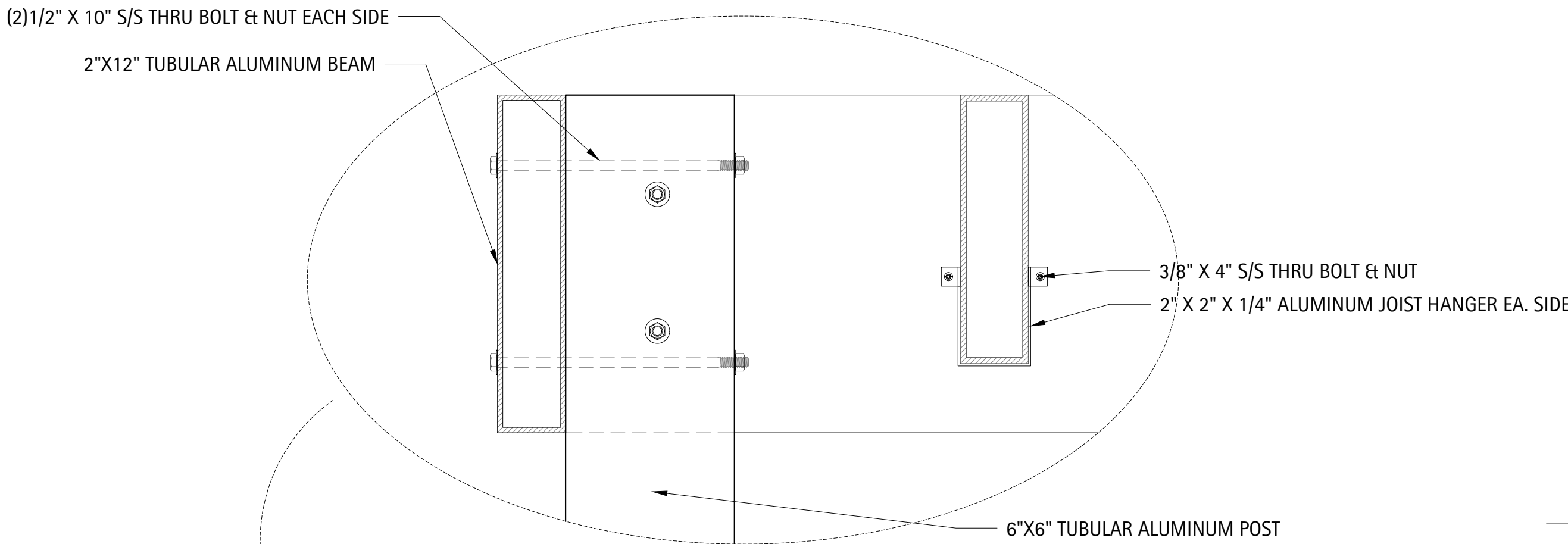
SHEET NUMBER

L6.3

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Plan - Pergola
Scale: 1/2"=1'-0"



- NOTE:
- PERGOLA TO BE POWDER COATED TO MATCH BALCONY RAILINGS.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO CONSTRUCTION.
 - SEE ARCHITECTURAL PLANS FOR ENTRY WALL LAYOUT.

Elevation - Pergola
Scale: 1"=1'-0"

**THE
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GROUP.**

Lakota to submit lighting fixture for Village approval

Color of post and footing to match T3/T3-BLOC/T5 light mount - UGMT

800-621-3376 | 555 Lawrence Ave., Roselle, IL 60172 | info@sternberglighting.com | www.sternberglighting.com 7718 STERNBERG LIGHTING.
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2) 16 INTERNATIONAL EXPOSITION, ALL RIGHTS RESERVED. PRINTED IN THE U.S.A.

Performance (Based on CA Lens)

321 T2	321 T3R	321 T4	321 T5
--------	---------	--------	--------

MODEL #	LUMENS	(LPW)	LUMENS	(LPW)	LUMENS	(LPW)	LUMENS	(LPW)	LUMENS	(LPW)	PRICE INDEX
52L27T -MD_05	6205	68.2	5925	65.1	6655	66.5	5995	65.9	5900	64.8	91

T2	T3	T3R	T4	T5	All published luminaire photometric
----	----	-----	----	----	--

Lakota to submit lighting fixture for Village approval

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Packet Pg. 4

5 YEAR WARRANTY

LUMEN RANGE 1,550 to 5,210

LIFE SPAN L70 50,000 HOURS

UL LISTED

CLICK FOR PAF'S

JOB NAME

FIXTURE TYPE

MEMO

BUILD A PART NUMBER

ORDERING EXAMPLE: 2A-962TC-XRLED-12L45T5-MDL14-CA-H55-FHD/478PM/2112FP5/SCC/BKT

Mounting Config	Fixture	LED	CCT	Type	Driver	Lens	Option House Side Shield	Option Fuse	Option Internal Lens	Arm (See Note: 1/2" Dia. Max)	Pole (See Note: 1/2" Dia. Max)	Finish

Mounting Configuration (Click here to view mounting configuration sheet)

• 1W • 2A • 3A90 • 1AM

• 1PT • 2A90 • 3APT • 2AM

• 1A • 2APT • 4A • 450PB

• 1APT • 3A • 4APT • 450PB

W - Wall Mount PT - Post Top A - Arm Mount AM - Arm Mid Mount PB - Pole Base

Arm (Click here to link to arm specification page)

See Arms & Wall Brackets specification sheets.

• 478 • 480 • 6236 • 579 • TA • TASC

Pole (Click here to link to pole specification page)

See Pole specification sheets.

Finish (Click here to view paint finish sheet)

Standard Finishes*

• BKT Black Textured

• WHF White Textured

• POT Park Green Textured

• ABZT Architectural Medium Bronze Textured

• DBT Dark Bronze Textured

*Smooth finishes are available upon request

Custom Finishes*

• CM Custom Match

• OI Old Iron

• RT Rust

• WB Weathered Brown

• WB Weathered Black

• TT Two Tone

*Custom colors require exchange.

Sternberg Select Finishes

• VG Verde Green

• SI Swedish Iron

• OWCT Old World Gray Textured

Lens (Click here to link to lens options)

• SVL Flat Soft Vue Medium Diffuse Acrylic

• SVQ Flat Soft Vue Heavy Diffuse Acrylic

• CA Clear Acrylic

• CTA Clear Textured Acrylic

• CSA Clear Seeded Acrylic

• PA Prismatic Acrylic

• WA White Acrylic

Options (Click here to view accessories sheet)

• H55 House Side Shield

• FHD Dual Fuse 5 Holder

• SVQ Soft Vue Medium Diffuse, Internal Dome Lens

• SVQ2 Soft Vue Heavy Diffuse, Internal Dome Lens

* Ships loose for installation in base.

12' ht. pole to match existing light poles and color.

SternbergLighting

ESTABLISHED 1923 / EMPLOYEE OWNED

800-621-3376

555 Lawrence Ave., Roselle, IL 60172

info@sternberglighting.com

www.sternberglighting.com

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962TC-XRLED GLEN ELLYN SERIES

LED

Electronic Drivers

The LED driver shall be UL Recognized. It shall be securely mounted inside the fixture, for optimized performance and longevity. It shall be supplied with a quick-disconnect electrical connector on the power supply, providing easy power connections and future installation. It shall have overload as well as short circuit protection, and have a DC voltage output, constant current design, 50/60HZ. It shall be supplied with line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines. It shall be dimmable using a 0-10v signal.

For sources over 50w: The driver shall have a minimum efficiency of 90%. The driver shall be rated at full load with THD<20% and a power factor of greater than 0.90. The driver shall contain over-heat protection.

For sources under 50w: The driver shall have a minimum efficiency of 88%.

Fixtures

962TC

962TCGT (Glow Top)

Warranty

Five-year warranty. See product and finish warranty guide for details.

Finish

Refer to website for details.

Performance (Based on CSA Lens)

LIGHT SOURCE	12 DELIVERED LUMENS	EFFICIENCY (L/W)	18 DELIVERED LUMENS	EFFICIENCY (L/W)	24 DELIVERED LUMENS	EFFICIENCY (L/W)	30 DELIVERED LUMENS	EFFICIENCY (L/W)	WATTAGE*
09L27T_MDL07	1610	73.1	1600	72.6	1550	70.3	1670	75.9	22
09L35T_MDL07	1955	86	1880	85.5	1820	82.8	1965	89.4	22
09L45T_MDL07	2035	92.5	2025	92	1960	89	2115	96.1	22
09L27T_MDL14	2960	59.6	2810	56.5	2745	57.1	2960	61.6	48
09L35T_MDL14	3370	70.2	3319	68.9	3230	67.3	3485	72.6	48
09L45T_MDL14	3625	75.5	3560	74.1	3470	72.3	3745	78	48
12L27T_MDL14	4060	67.6	3960	66	3945	65.7	4120	68.6	50
12L35T_MDL14	4760	79.6	4660	77.7	4640	77.4	4850	80.6	50
12L45T_MDL14	5140	85.6	5010	83.5	4990	83.2	5210	86.9	50

*Glow top option adds 10 watts.

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VISTA PROFESSIONAL OUTDOOR LIGHTING

SPECIFICATION SHEET

MODEL 4260-LED Landscape Series • Step & Brick Lights

FIXTURE SPECIFICATIONS:

CHASSIS: Stainless Steel

FLANGE PLATE: Stainless Steel

HOUSING: Aluminum, Stainless Steel, Brass, or Copper

FINISH: Polyester powder-coat finish available in Black, Verde, Architectural Brick, Architectural Bronze, Light Bronze, Dark Bronze, Granite, Pewter, Terra-cotta, Rust, Hunter Green, Mocha, Weathered Bronze, Weathered Iron, and White. Also, natural copper, stainless steel, natural brass, and Old brass.

LAMP TYPE: High Output LED with Vista exclusive smart-driver, powered to operate for 50,000 hours.

ELECTRICAL: Input voltage range 6 - 15V AC or 12V DC, regulated to achieve uniform illumination throughout the cable run of fixtures. Integral surge & reverse polarity protection.

LENS: High-impact, textured, Tuffak® lens for superior light distribution.

WIRING: Provided with a five-foot pigtail of 18-2 SPT1 UV resistant cable & underground connectors for a secure connection to supply cable.

All Vista luminaires are MADE IN U.S.A.

DIMENSIONS:

5 1/4" 145.5mm

5 1/4" 145.5mm

3 1/4" 82.7mm

3 1/4" 82.7mm

1" 25.4mm

22.9mm

22.9mm

Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.

1625 Sanjour Avenue • San Valley, CA 93063 • (805) 527-0987 • (805) 766-VISTA (8478) FAX: (888) 670-VISTA (8478) • email@vistapro.com • www.vistapro.com

VISTA PROFESSIONAL OUTDOOR LIGHTING

SPECIFICATION SHEET

MODEL 4260-LED Landscape Series • Step & Brick Lights

FIXTURE ORDERING INFORMATION

TO ORDER FIXTURE: Select appropriate choice from each column as in the following example.

EXAMPLE: SL-4260-B-W-LB2ND

MOUNTING	MODEL	FINISH	COLOR TEMPERATURE	LAMP
SL - Step light	4260	B - Black BR - Architectural Brick Z - Architectural Bronze LZ - Light Bronze DZ - Dark Bronze GT - Granite TC - Terracotta R - Rust HG - Hunter Green WB - Weathered Bronze W - Weathered Iron W - White G - Verde P - Pewter M - Mocha SS - Stainless Steel CSN - Copper BSN - Brass BSO - Old Brass	W - Warm C - Cool	LB2ND - 2.5 watt LED - Group B Emitter Qty - 1 Temperature - Warm (W), Neutral (N), Cool (C) Operating voltage range - 6 to 15V. (Please see lamp order code column on lamp guide, Vista product catalog.)

Fixtures shipped with standard lamp, unless otherwise specified.

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4260-LED 11.14

1 Glen Ellyn Street Light

Scale: NTS

Tivoli

GUIDE | Litesphere

Strand

12V DC

Shatterproof

UL LISTED

IP65

Made in USA

Dimmable

Warranty

Features

2"

1"

3 1/8"

2 3/16"

"G19 Size"

Socket and cord color available in Black or White

Fitted O-Ring for IP65 rating

Nichia SMD LED's L70 @ 60,000 hours STD, HO, or VHO LED's

Shatterproof UV stabilized Polycarbonate globe.

Mounting

Catenary cable hangers (Hanger clips included, cable available)

Direct/Surface

Tivoli, LLC reserves the right to modify this specification without prior notice.

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Page 4 of 9

www.tivolilighting.com tel: 714-957-4101 fax: 714-427-3458

2 Under Coping Light

Scale: NTS

Tivoli

PHOTOMETRY | Litesphere

Standard Spacing Options & Max Run Chart

(Custom spacing available, please consult factory)

	6" OC	12" OC	18" OC	24" OC
Lumens Per Foot	11	6	4	3
Watts Per Foot	.17	.09	.06	.04
*Max Single Run	100'	150'	180'	200'
Lumens Per Watt	STD 40	HO 46	VHO 94	

Tested @ 3000K w/ clear globe

*Max run lengths based on Tivoli's recommended lumen drop.

Lowest operating temperature for system -40°F

Globes Available

Clear (S, L, V)

Frosted (S, L, V)

Saber (V)

Flare (V)

Colored Globes Available

Yellow

Red

Orange

Green

Blue

Purple

Ordering Information

Product Wire Spacing LED Type CCT Globe Voltage

LSL Litesphere B Black W White 06 6" OC 12 12" OC 18 18" OC 24 24" OC CS Custom V Very High Output H High Output S Standard Output 19 1900K 27 2700K 30 3000K 35 3500K 40 4000K 50 5000K AM Amber RB Royal Blue RD Red GN Green YL Yellow C Clear F Frosted Y Yellow R Red O Orange G Green B Blue P Purple Z Varied Colors V LED required S Saber L Flare

*Available in VHO LED only

For colored globes, 3000K recommended.

Tivoli manufactures Litesphere to your specified lengths.

Individual lengths and runs must be specified at time of ordering as a separate line item.

See page 7 for run length ordering information

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Page 6 of 9

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ISSUED June 11, 2019 REVISIONS

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SHEET TITLE LIGHTING DETAILS SCALE IN FEET

SHEET NUMBER L6.5 © 2019 The Lakota Group Packet Pg. 419

LARSON ELECTRONICS

PERMANENT MOUNT

SLEDB-110V-M

Magnetic Mount 110 Volt Strobe Light

88 Flashes per Minute - 360° Illumination - 5' Cord w/ Plug

Instruction Manual

Thank you for your purchase of the Larson Electronics SLEDB-110V-M series Strobe Light. This strobe light is completely assembled, tested and ready for installation when shipped from the factory. Please follow the steps below in order to operate and maintain this product.

IMPORTANT
READ CAREFULLY BEFORE OPERATING THIS FIXTURE. SAVE THESE INSTRUCTIONS FOR FUTURE REFERENCE. IF UNSURE ABOUT ANY PART OF THESE INSTRUCTIONS, CONSULT A QUALIFIED ELECTRICAL PROFESSIONAL.

WARNING: OPERATE ONLY AT THE VOLTAGE LISTED ON THE PRODUCT. DO NOT OPERATE IN CLOSE PROXIMITY OF COMBUSTIBLE OR FLAMMABLE MATERIALS. NEVER LOOK DIRECTLY AT LIGHT WHEN ON.

WARNING: CONSULT A QUALIFIED ELECTRICAL PROFESSIONAL/ELECTRICIAN TO INSTALL THIS DEVICE IN ACCORDANCE WITH APPROPRIATE LOCAL AND NEC CODES AND REGULATIONS.

WARNING: TO BE INSTALLED AND/OR USED IN ACCORDANCE WITH APPROPRIATE ELECTRICAL CODES AND REGULATIONS.

WARNING: DEVICE IS SUITABLE FOR INSTALLATION IN WET LOCATIONS; GFCI PROTECTION RECOMMENDED.

WARNING: ALTHOUGH FIXTURE IS WATERPROOF, IT IS NOT DESIGNED OR INTENDED TO BE SUBMERGED.

WARNING: DO NOT ALLOW LINE VOLTAGE WIRES TO BECOME SUBMERGED!

- ALL OUTDOOR INSTALLATIONS AND INDOOR INSTALLATIONS NEAR A WET LOCATION REQUIRE THE USE OF A GFCI DEVICE FOR SAFETY, ACCORDING TO THE NATIONAL ELECTRICAL CODE® (NEC).
- KEEP AWAY FROM FLAMMABLE OBJECTS. DO NOT POSITION WITHIN ONE (1) INCH OF ANY COMBUSTIBLE MATERIALS.
- IF DROPPED OR DAMAGED, THE UNIT MAY NO LONGER BE WATERPROOF AND SHOULD BE REPLACED.
- TO AVOID HAZARDS TO CHILDREN, ACCOUNT FOR ALL PARTS AND DESTROY PACKING MATERIALS.

INSTALLATION

This unit comes pre-assembled with the selected color from factory. Follow the steps below for installing and maintaining the strobe light.

MOUNTING PERMANENT MOUNT (Install per manufacturer's instructions)

Mount beacon to any flat surface capable of holding its weight utilizing the preinstalled 200 lb. grip magnetic base. Mount in any direction. Run cable and connect to compatible power source following all local, state, national NEC codes.

WIRING

Cord cap is configured during purchase. For units configured with flying leads, we strongly encourage a licensed electrician install this product, especially in outdoor locations where weatherproofing may be required. Voltage driver permits operation at **110-120V AC 60Hz**.

Make sure deutsch plugs are connected from power cord to light.



COLOR MAY VARY

Warning: Check product label for correct input voltage!

Attach supply line wires to the appropriate light fixture wires as shown in the diagram➡

Take precautionary steps for weatherproofing all connections if installed in a location where water may come in contact with the unit. Ensure the unit is properly grounded.

If top light output is not required, a circular piece of reflective tape is included to increase visibility to the sides. Simply remove colored lens held in place by four screws, peel off paper revealing the adhesive side, and stick reflective tape to the top of lens from the inside with the reflective side facing down, toward the light.



DEUTSCH CONNECTOR



LUMINAIRE BLACK (HOT) WHITE (NEUTRAL) GREEN (GROUND)

LARSON ELECTRONICS

SLEDB-110V-M

FLASH TUBE REMOVAL

WARNING: Risk of Electric Shock. Lamp **MUST** be removed from power source and discharged prior to performing maintenance!

Flash tube is easily removed by inserting a flat blade screwdriver between socket and tube and prying upward, working around the base of the tube.

MAINTENANCE

If the lens becomes dirty, wipe down with a mild soap and water solution.

It is recommended to occasionally inspect the unit for any defects and to ensure the cable is not frayed and is gripping tightly in all points of cable contact.

WARRANTY

These instructions may not cover all details or variations of this product for your equipment or installation requirements. Should further information not covered by these instructions be required, please contact Larson Electronics at 1-800-369-6671 or email sales@larsonelectronics.com for further assistance.

Please visit larsonelectronics.com for **Warranty** and **Return** information.

Larson Electronics, LLC

Phone: (800) 369-6671

Fax: (903) 498-3364

www.larsonelectronics.com

2 of 2

Larson Electronics LLC

www.LarsonElectronics.com

9419 E US HWY 175, Kemp, TX 75143

Phone: 1 800-369-6671

Fax: 903.498.3364

Email: sales@LarsonElectronics.com

Made in the USA

The Larson Electronics SLEDB-110V Class 1 LED Beacon works on 110/120 VAC, offers a choice of several colors and is equipped with an aluminum base.

This compact, high powered LED beacon contains an LED lamp assembly that produces 360° of brilliant light without the dark spots or unevenness of traditional incandescent beacon lights. This beacon is equipped with powerful LEDs, helping to make this a Class 1 rated beacon and capable of producing a brilliant flashing pattern that is visible even in poor conditions. Available in a choice of red, amber, or blue colors, this strobing beacon is designed to be permanently mounted with an aluminum base predrilled with three holes for standard self tapping screws.



Amber



Red



Blue



White



Green

Click Images to Enlarge

This waterproof beacon has an aluminum base and is designed to be permanently mounted on any flat surface. A polycarbonate lens protects the LED assembly and the housing is waterproof, shock resistant and built for reliable and durable operation. This LED beacon draws 2.2 amps on 120 volts, produces a highly visible 4 joules flash, and is rated Class 1 signifying the brightest intensity possible. A simple wiring harness provides easy connection to standard 110-120 VAC power sources.

Specifications / Additional Information

SLEDB-110V Flashing Strobe	Features
Lamp Type: LED	SAEJ845, Class 1- Brightest Rating
Dimensions: 6.63"-High, 6.25" Diameter	Permanent Mount
Lamp Weight: N/A	110/120VAC
Voltage: 110/120 VAC	Three Color Options
Wiring: Direct Wiring to Power Source	Waterproof, Shock-Impact Resistant
Lighting Configuration: Strobing Flash	
Joules: 4	
Lumens/Second: 2732	
Mounting: Permanent Mount	

Special Orders- Requirements

Contact us for special requirements

Toll Free: 1-800-369-6671

Fax: 1-903-498-3364

E-mail: sales@larsonelectronics.com

Scroll Down to Purchase

This product does not qualify for free shipping.

Part #: SLEDB-110V (47307)

Page: 2

1

Permanent Mount Strobe Light

Scale: NTS

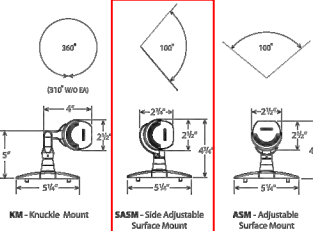


RHYTHM™

Linear LED Flood

Specifications

LT	Send Drawings For Bigger
W:	5.14"
H:	133 mm
H:	5.12"
	64 mm



HOUSING

Actual (H)	BLK	WH	GRN	BLU	RED
	BLK	WH	GRN	BLU	RED

DESCRIPTION

Hydrel's Rhythm Series is a versatile and distinct LED-based range of linear floodlights, providing designers unlimited options to illuminate and enhance the architecture for interior and exterior applications. Clean, sophisticated lines blend seamlessly with architectural elements and create dramatic washes of light for spectacular effects. Luminaire design balance clay form with function while incorporating the smallest surface mountable power LED's available today.

ORDERING INFORMATION

EXAMPLE: RHY4 S5BR WHT41K MVOLT FL ASM CSL20 ETE BLA

Model	Power Supply	LED Color	Voltage	Distribution	Mounting	Mounting Accessories
RHY2	S5BR ¹ Surface Box	WHT53K White	MVOLT 120	NSP ² Narrow Spot	ASM ³ Adjustable Surface Mount	EARM ⁴ Extended Arm Specify length 6", 12"
RHY3	WHT51K Rhythm (Wall)	WHT51K White	277VAC	MPL ⁵ Medium Flood	SASM ⁶ Side Adjustable Surface Mount	EASRM ⁷ Extended Arm with Strut 12", 18", 24", 36"
RHY4	BPCA ^{1A} Polymetric Combo Box Aluminum Lid	WHT30K White		FL ⁵ Flood		
	BPB ^{1A} Polymetric Combo Box Bronze Lid	RED Red		WFL ⁵ Wide Flood		
		GRN Green		WWD ⁵ Wall Wash Distribution	KM ⁸ Knuckle Mount	
		BLU Blue				

Accessories	Cord Length ⁹	Options	Finish	Accent Finish	Optional Listing
External HVSR Half Visor	From Fixture To Driver CSL30 20' of cord (18 AWG)	LDM 0-10V Dimming End-to-End	DBL ¹ Black	Optional RDA Red Accent GNA Green Accent BUA Blue Accent	IEC International Electro-technical Commission (only for use in 50Hz applications)
FVSR Full Visor		ETE			

Notes:

- One power supply required per fixture, driver is included with power supply.
- For ground mount applications only.
- Two (2) horizontally adjustable mounting arms provided with RHY2, RHY3, and RHY4.
- All fixtures shipped with 32' cord (18 AWG).
- Other colors available on request.

HYDREL

9144 Deering Avenue, Second Floor • Chatsworth, CA 91311 • www.hydrel.com ©2014 - 2017 Acuity Brands Lighting, Inc. Phone: 866.533.9901 Rev. 01/24/17 RHYTHM

3

Uplight

Scale: NTS

VISTA PROFESSIONAL OUTDOOR LIGHTING

SPECIFICATION SHEET

MODEL 2207-LED Landscape Series • Up & Accent Lights

FIXTURE SPECIFICATIONS:

HOUSING:

Die-cast, copper-free aluminum.

SHROUD:

Die-cast, copper-free aluminum fitted to housing with a silicone O-ring gasket – providing a superior weather-tight seal.

FINISH:

Polyester powder-coat finish available in Black, Architectural Bronze, Dark Bronze, Light Bronze, Verde, Pewter, Architectural Brick, Granite, Terracotta, Rust, Hunter Green, Mocha, Weathered Bronze, Weathered Iron, and White.

LENs:

Clear, tempered, shock and heat-resistant, soda-lime glass lens. Optical effect lenses are available; see accessories column on fixture ordering information chart.

LAMP TYPE:

High Output LED with Vista exclusive smart-driver, powered to operate for 50,000 hours.

ELECTRICAL:

Input voltage range 6–15V AC, regulated to achieve uniform illumination throughout the cable run of fixtures. Integral surge & reverse polarity protection.

HOUSING:

Die-cast, copper-free aluminum.

SHROUD:

Die-cast, copper-free aluminum fitted to housing with a silicone O-ring gasket – providing a superior weather-tight seal.

FINISH:

Polyester powder-coat finish available in Black, Architectural Bronze, Dark Bronze, Light Bronze, Verde, Pewter, Architectural Brick, Granite, Terracotta, Rust, Hunter Green, Mocha, Weathered Bronze, Weathered Iron, and White.

LENs:

Clear, tempered, shock and heat-resistant, soda-lime glass lens. Optical effect lenses are available; see accessories column on fixture ordering information chart.

LAMP TYPE:

High Output LED with Vista exclusive smart-driver, powered to operate for 50,000 hours.

ELECTRICAL:

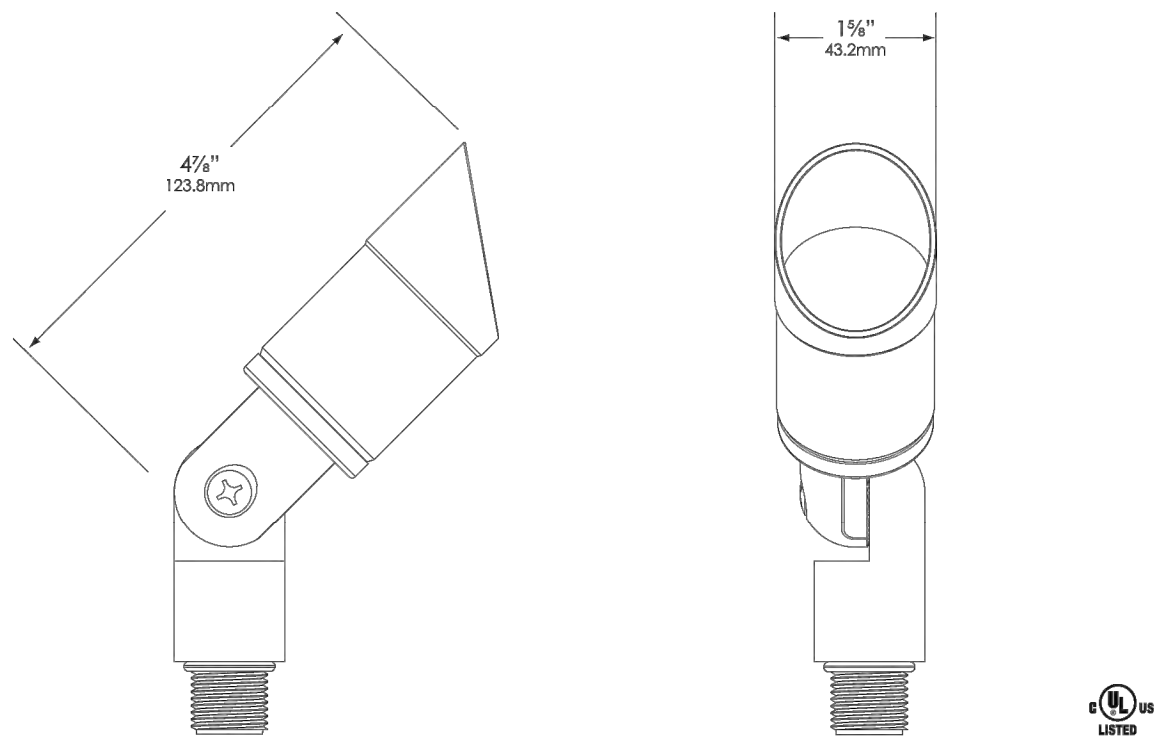
Input voltage range 6–15V AC, regulated to achieve uniform illumination throughout the cable run of fixtures. Integral surge & reverse polarity protection.

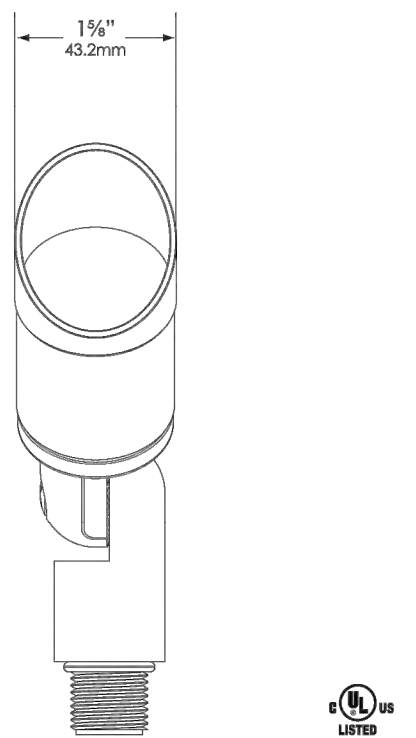
TYPE: _____

MODEL: _____

PROJECT: _____

DIMENSIONS:





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Section – Tree Uplighting

Scale: 1" = 1'-0"

NOTES:

- SEE LANDSCAPE PLAN FOR UPLIGHT LOCATIONS
- FINAL LOCATIONS OF ALL UPLIGHTS TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.

NOT FOR CONSTRUCTION

ISSUED
June 11, 2019
REVISIONS

No	Date	Issue
01	20190325	PUD Submittal
02	20190429	AOD Submittal
03	20190531	AOD Submittal
04	20190611	AOD Submittal

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SHEET TITLE
LIGHTING
DETAILS

SCALE IN FEET

SHEET NUMBER

L6.6
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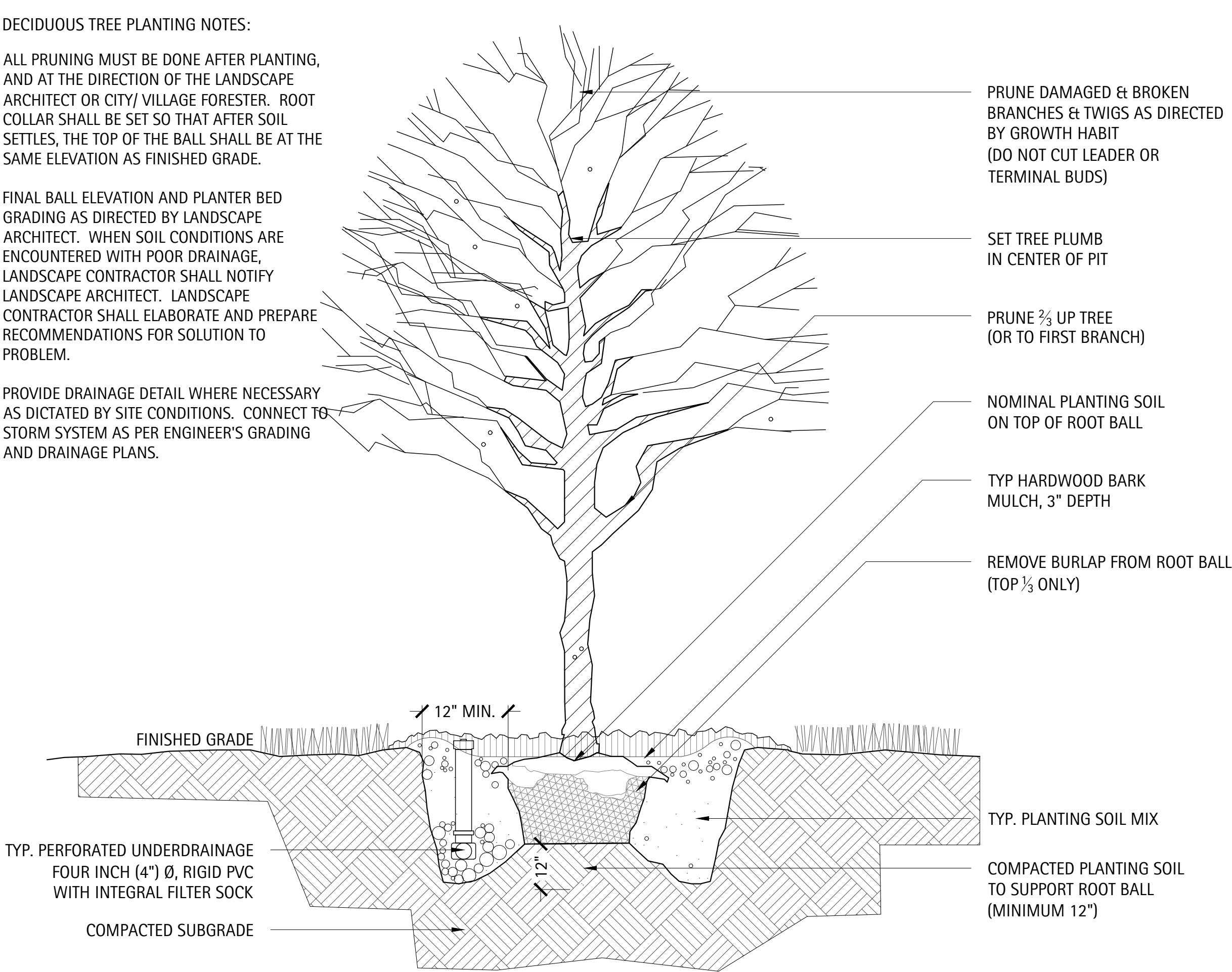
Packet Pg. 420

DECIDUOUS TREE PLANTING NOTES:

ALL PRUNING MUST BE DONE AFTER PLANTING, AND AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR CITY/ VILLAGE FORESTER. ROOT COLLAR SHALL BE SET SO THAT AFTER SOIL SETTLES, THE TOP OF THE BALL SHALL BE AT THE SAME ELEVATION AS FINISHED GRADE.

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.

PROVIDE DRAINAGE DETAIL WHERE NECESSARY AS DICTATED BY SITE CONDITIONS. CONNECT TO STORM SYSTEM AS PER ENGINEER'S GRADING AND DRAINAGE PLANS.

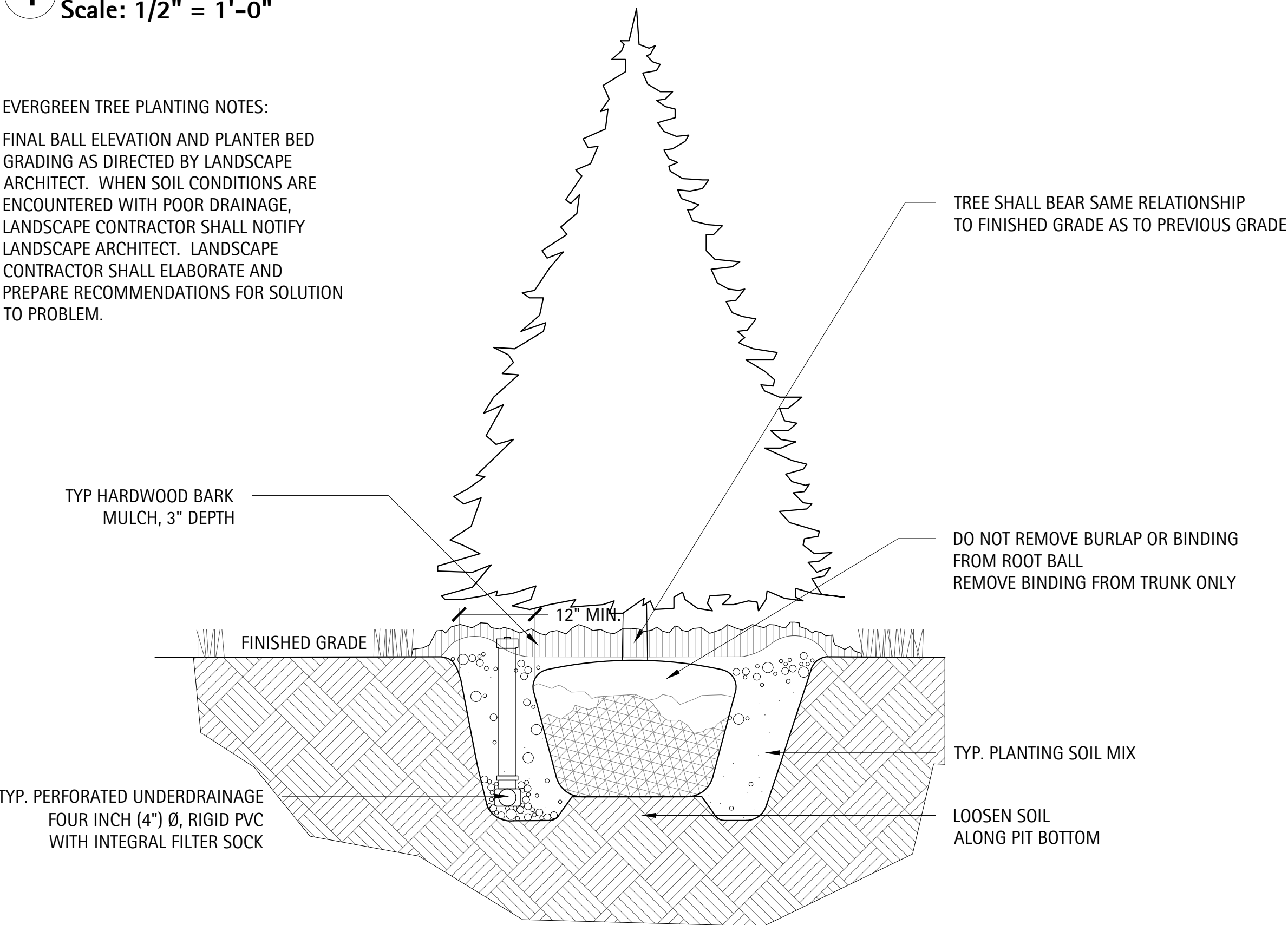


1 Section – Shade Tree Planting

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

EVERGREEN TREE PLANTING NOTES:

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.

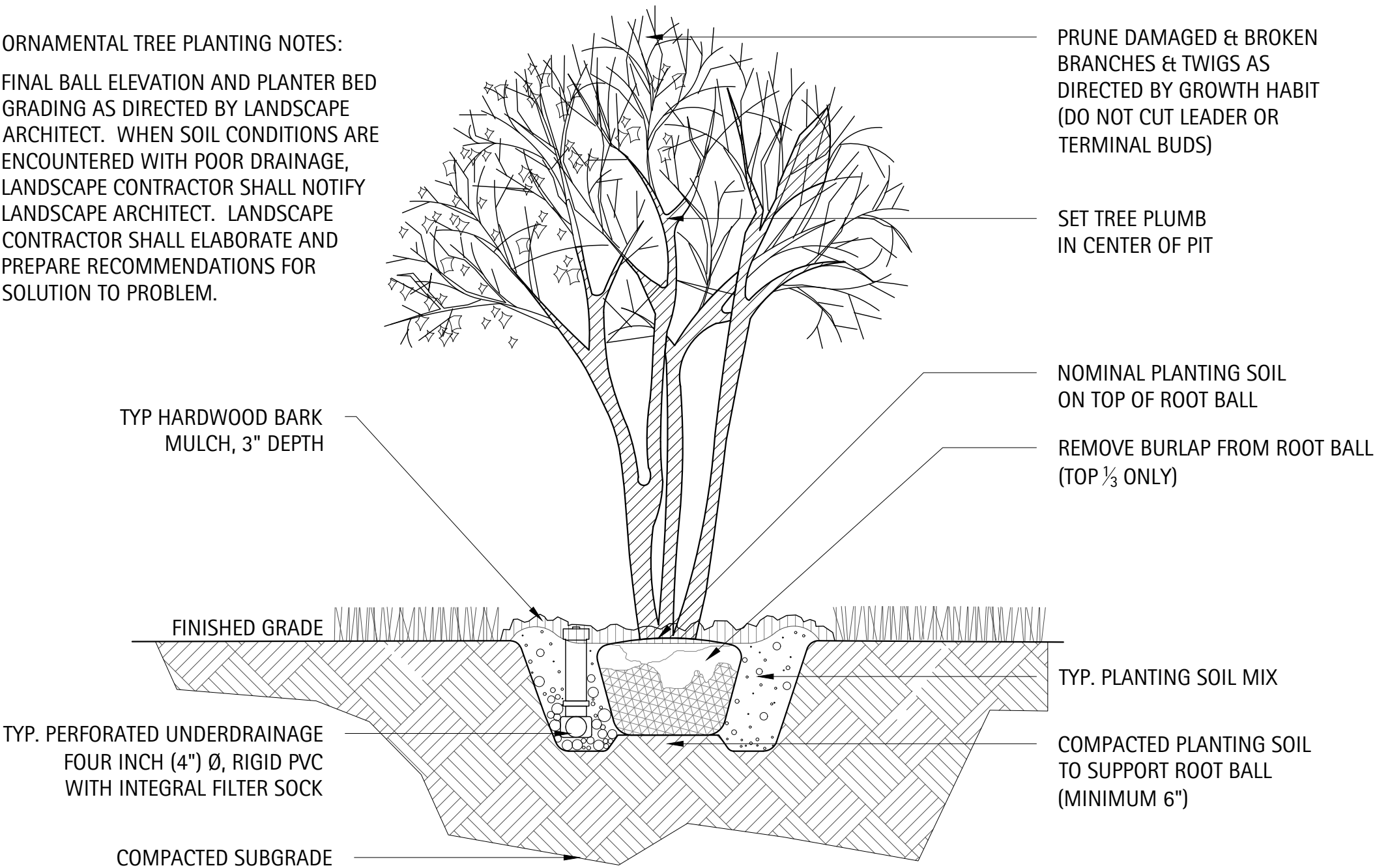


2 Section – Evergreen Tree Planting

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

ORNAMENTAL TREE PLANTING NOTES:

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.

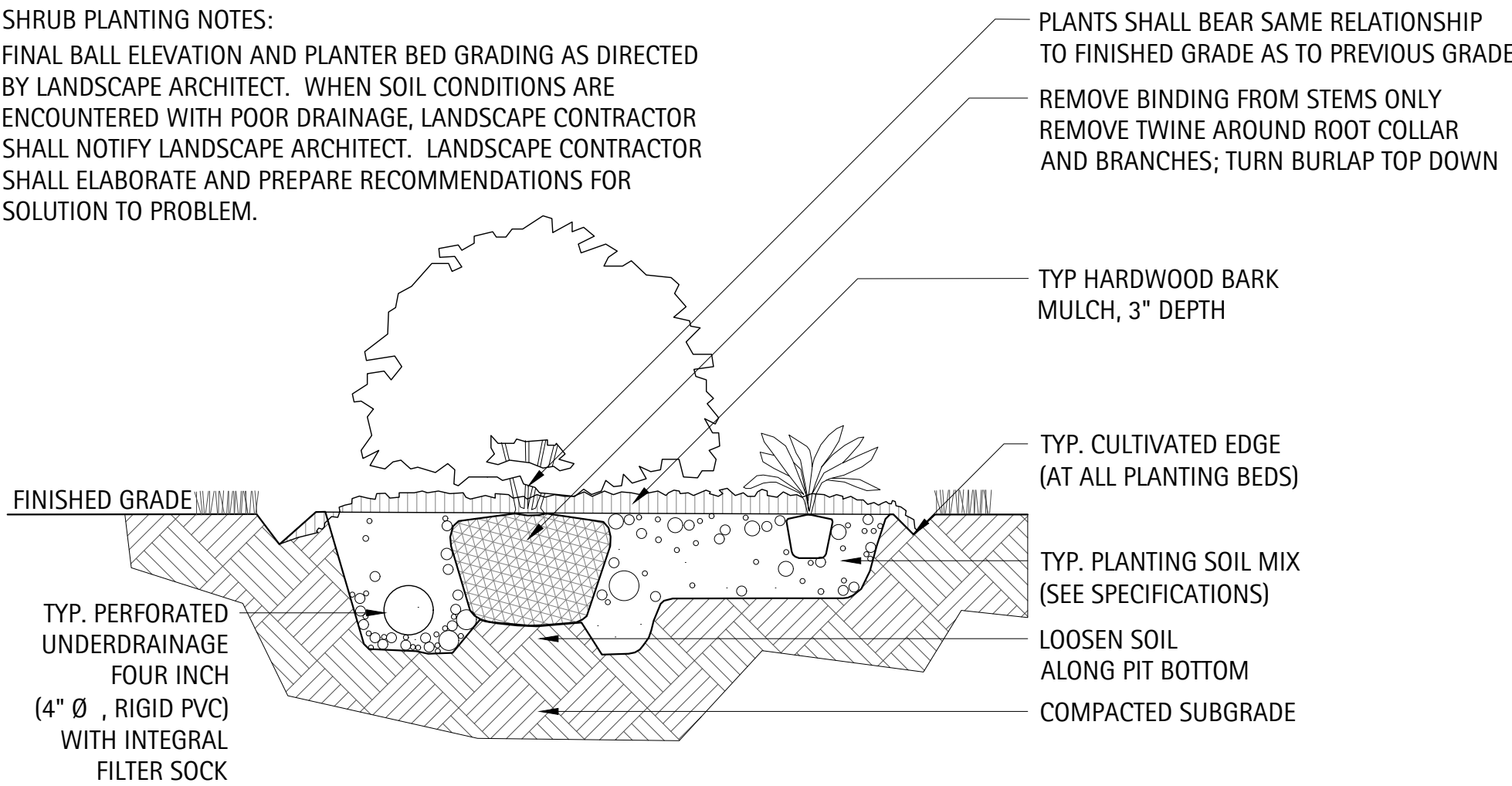


3 Section – Ornamental Tree Planting

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

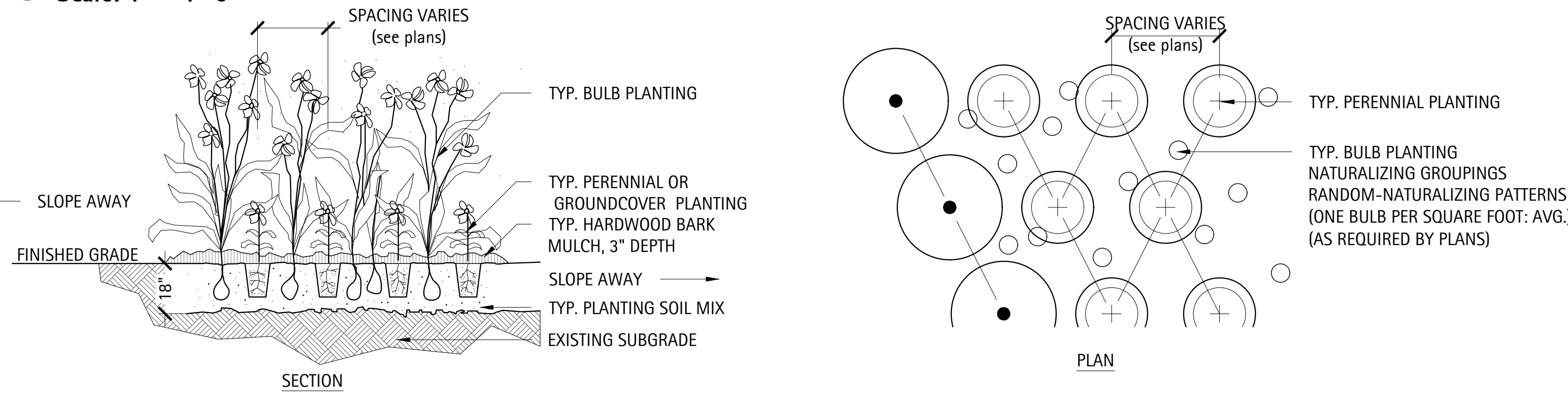
SHRUB PLANTING NOTES:

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.



4 Section – Shrub Planting

Scale: 1" = 1'-0"



NOTES:

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PERENNIAL PLANTING LAYOUTS TO BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

5 Plan, Section – Perennial, Groundcover, and Bulb Planting

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

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1-800-4-A-DIG

ONE-CALL SYSTEM

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01	20190325	PUD Submittal
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03	20190531	AOD Submittal
04	20190611	AOD Submittal

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SHEET TITLE
PLANTING
DETAILS

SCALE IN FEET

SHEET NUMBER
L6.7
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THE LAKOTA GROUP.

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PARTNERS LLC
116 W. ILLINOIS ST.
CHICAGO, ILLINOIS 60654

PROJECT
AVERE on
Duane
427 Duane St.
Glen Ellyn, Illinois 60137

CONSULTANTS
Civil Engineer
Haeger Engineering
Schaumburg, Illinois
T 847.394.6600

Architect
BSB Design, Inc.
Palatine, Illinois
T 847.705.2200

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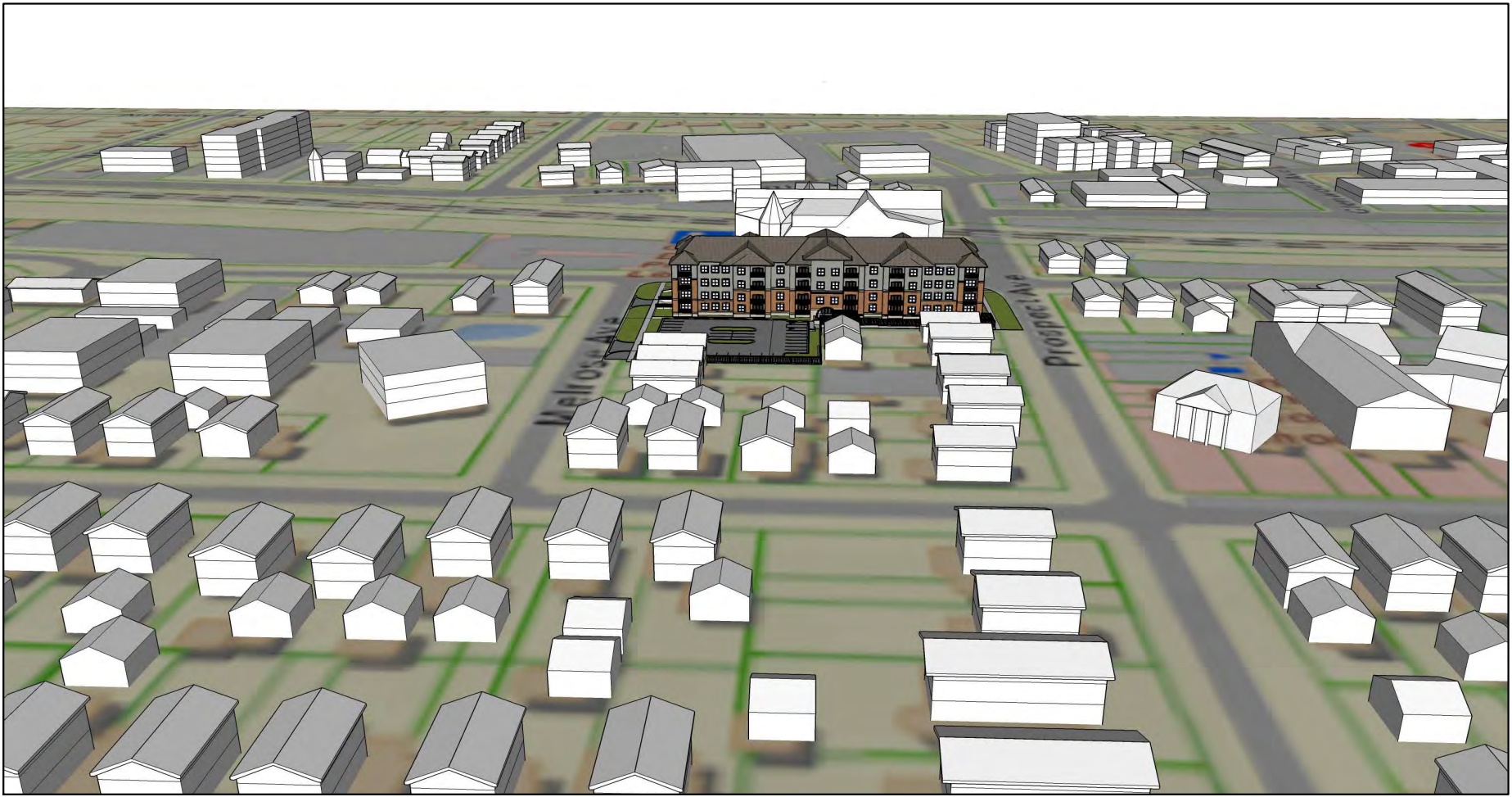
SHEET TITLE
**SITE PLAN
RENDERING**

SCALE IN FEET
1" = 20'

0' 10' 20' 60'

NORTH

SHEET NUMBER
L7.0
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PROJECT
**AVERE on
Duane**
427 Duane St.
Glen Ellyn, Illinois 60137

CONSULTANTS
Civil Engineer
Haeger Engineering
Schaumburg, Illinois
T 847.394.6600

Architect
BSB Design, Inc.
Palatine, Illinois
T 847.705.2200

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No	Date	Issue
01	20190325	PUD Submittal
02	20190429	AOD Submittal
03	20190531	AOD Submittal
04	20190611	AOD Submittal

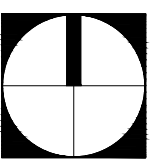
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SHEET TITLE
**AERIAL
PERSPECTIVES**

SCALE IN FEET

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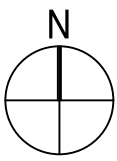
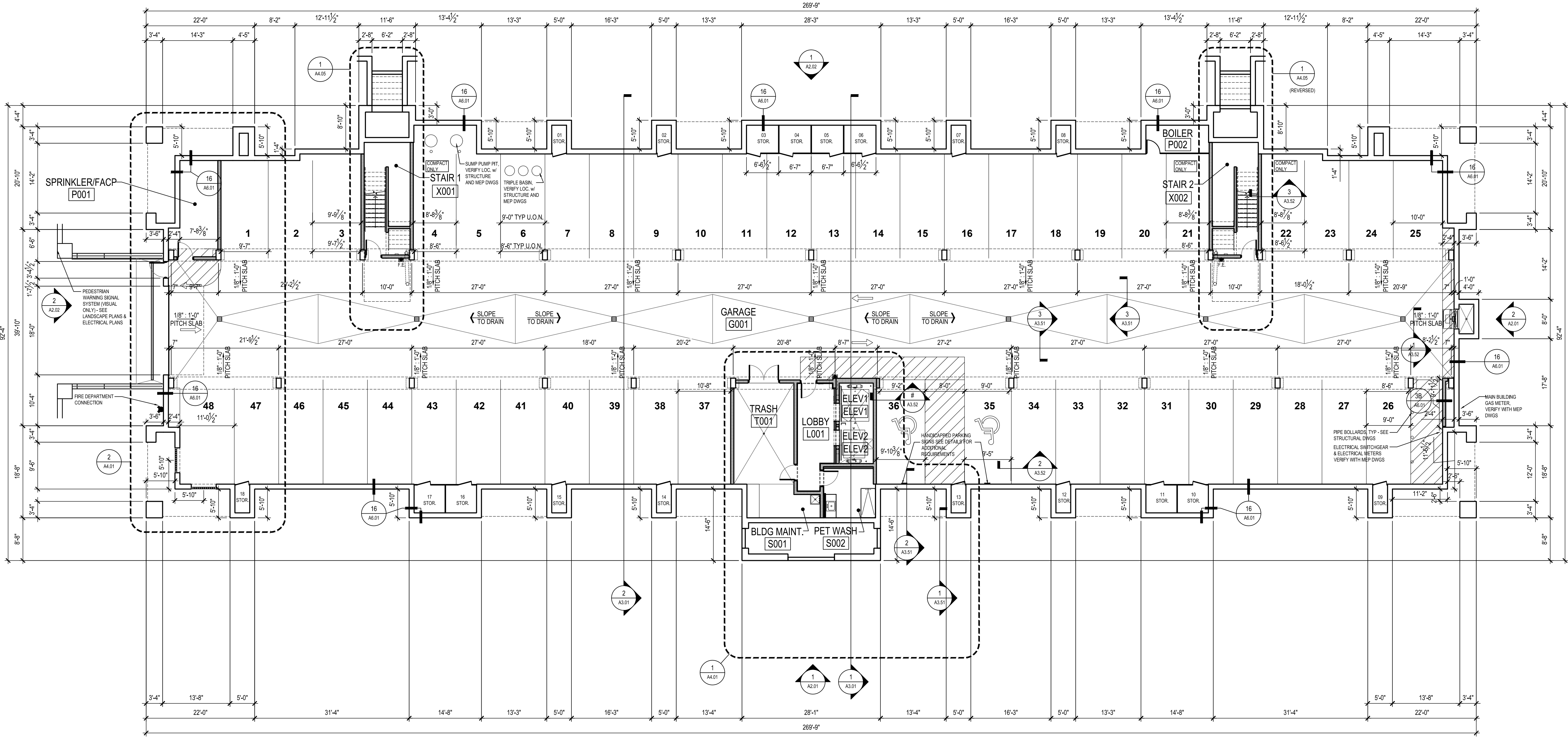
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Exhibit "M"

BUILDING PLAN NOTES

1. SEE EDGE OF SLAB PLANS AND UNIT PLANS FOR ADDITIONAL DIMENSIONS AND OTHER INFORMATION.
2. COORDINATE ALL WORK WITH ALL ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPE DRAWINGS AND SPECIFICATIONS.
3. NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. NO SINGLE SHEET REPRESENTS ALL THE INFORMATION REQUIRED TO BUILD ANY PORTION OF THE BUILDING FOR ANY TRADE.
4. GC IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES WITH THE FULL SET OF CONSTRUCTION DOCUMENTS.
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13. ALL WALKING SURFACES AT MEANS OF EGRESS ROUTES SHALL HAVE SLIP RESISTANT FINISH.



1 BUILDING PLAN - LEVEL 0 - PARKING GARAGE
3/32" = 1'-0"

ISSUE DATE: 11/28/2018

REVISIONS

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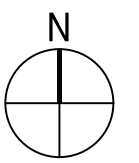
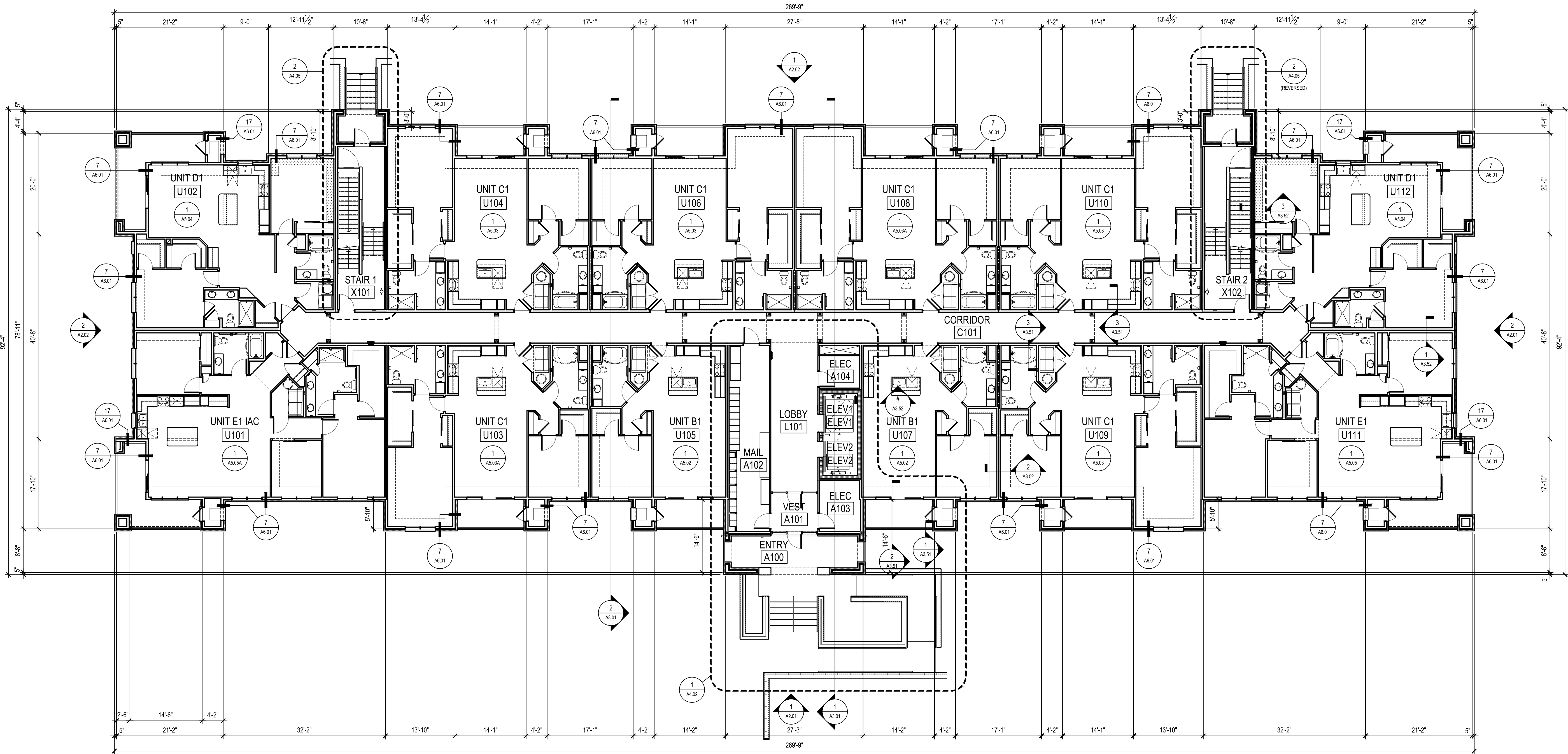
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JOB NO: MH180369.00 PROJ MGR: JG
DRAWN: J. PA, WP CHECKED: ML
BUILDING PLAN - LEVEL 0 - PARKING GARAGE

APT
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BUILDING PLAN NOTES

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1 BUILDING PLAN - LEVEL 1 - APARTMENTS
3/32" = 1'-0"

ISSUE DATE: 11/28/2018

REVISIONS

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BUILDING PLAN - LEVEL 1 - APARTMENTS

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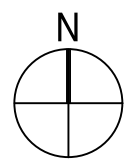
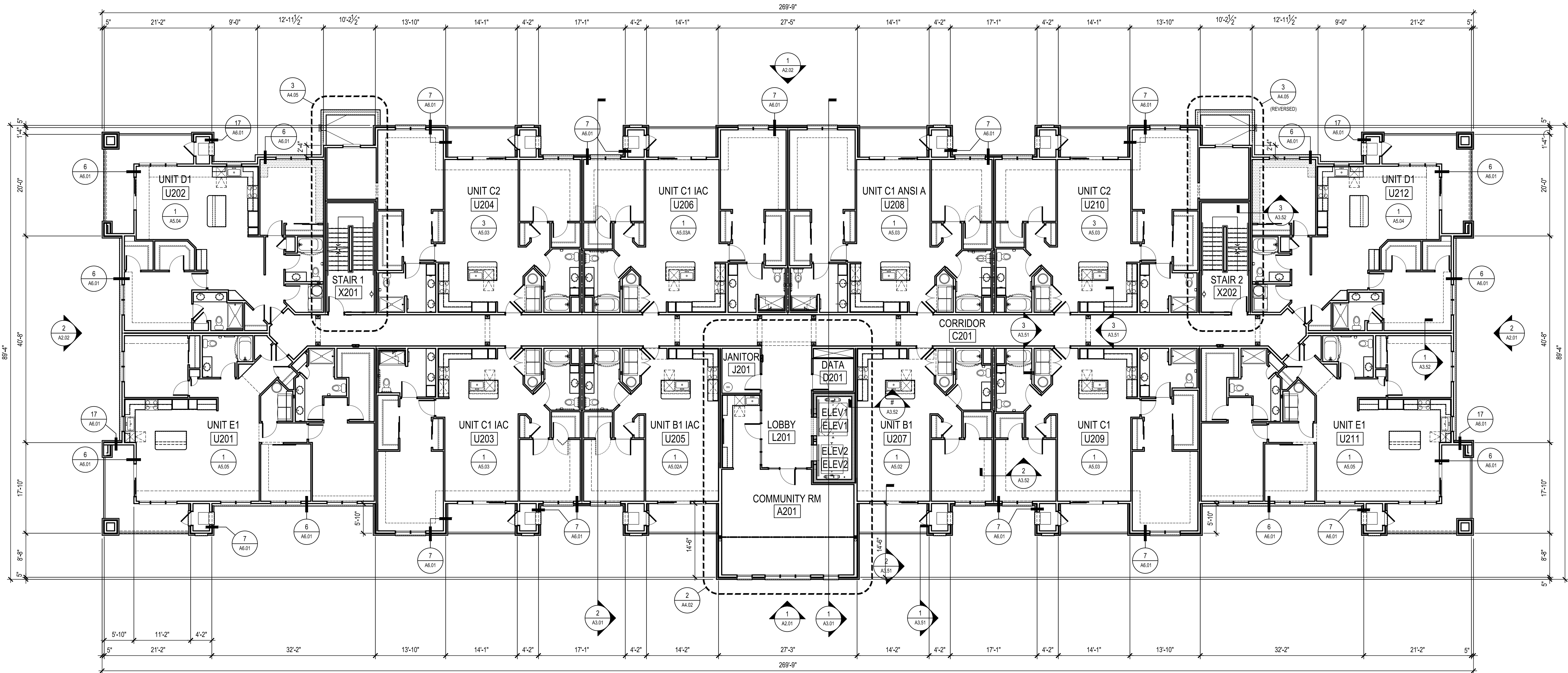
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BUILDING PLAN - LEVEL 2 - APARTMENTS

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A1.02

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1 BUILDING PLAN - LEVEL 2 - APARTMENTS
3/32" = 1'-0"

BUILDING PLAN NOTES

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ISSUE DATE: 11/28/2018

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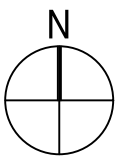
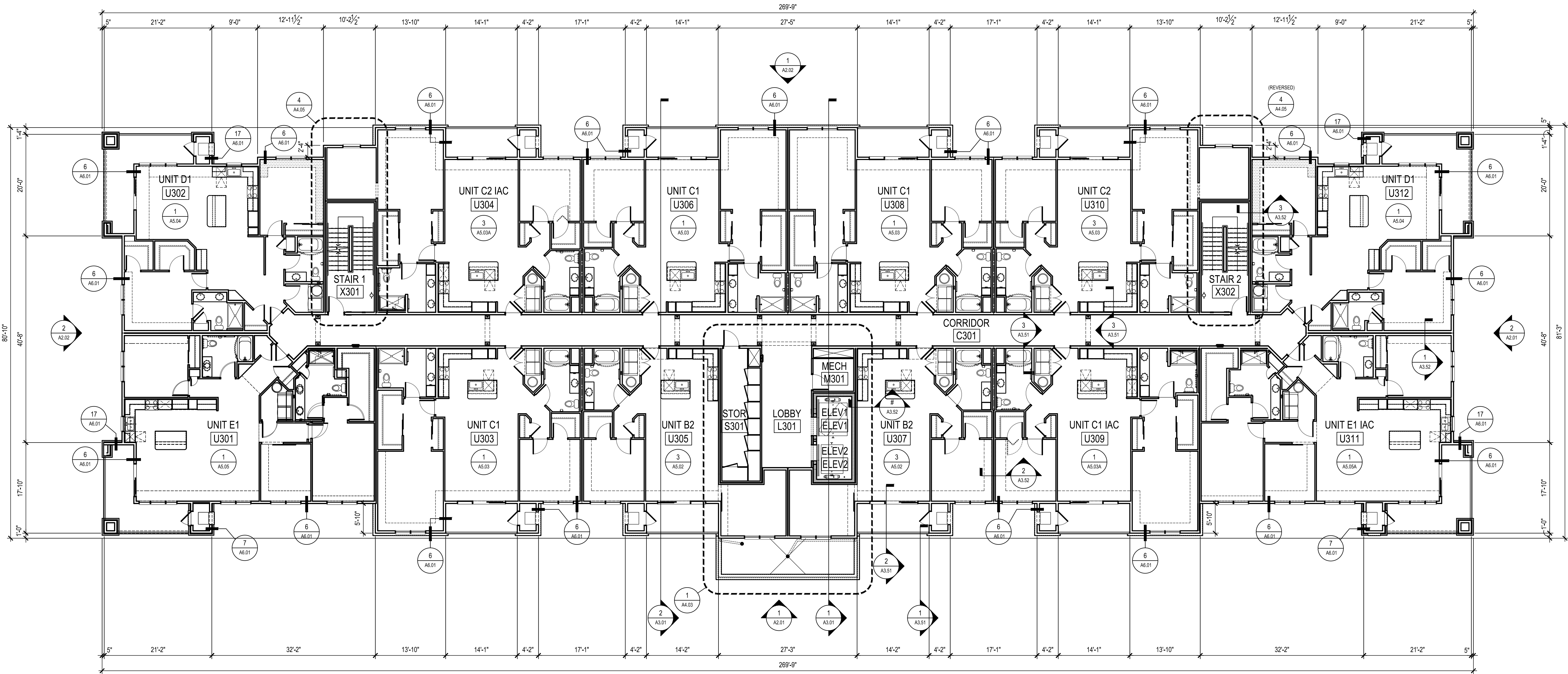
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BUILDING PLAN - LEVEL 3 - APARTMENTS

APT

A1.03

VILLAGE RE-SUBMITTAL 06-12-2019



1 BUILDING PLAN - LEVEL 3 - APARTMENTS
3/32" = 1'-0"

BUILDING PLAN NOTES

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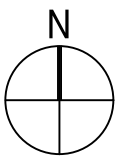
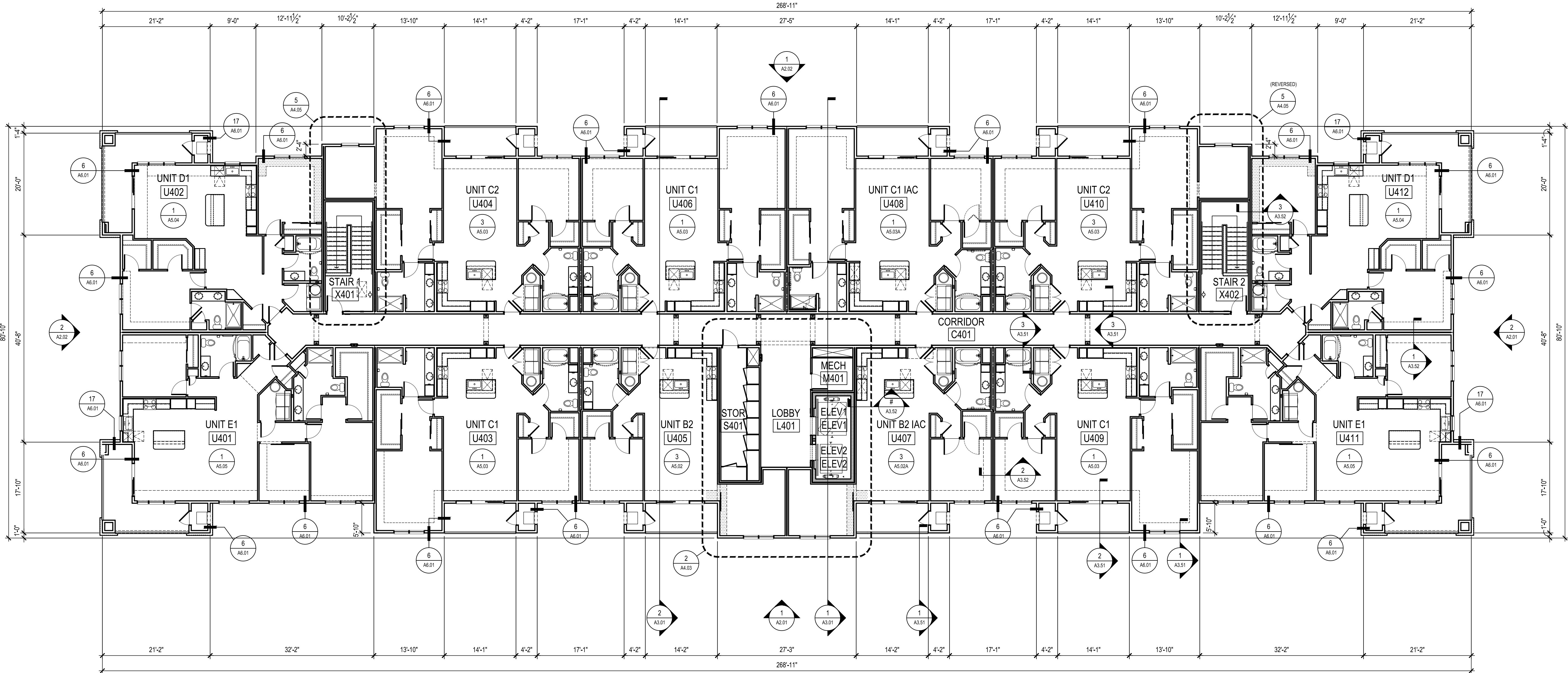


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BUILDING PLAN - LEVEL 4 - APARTMENTS

APT
A1.04

VILLAGE RE-SUBMITTAL 06-12-2019



1 BUILDING PLAN - LEVEL 4 - APARTMENTS
3/32" = 1'-0"

ROOF PLAN LEGEND

- GUTTER AND DOWNSPOUT
- SERVICE WALKPAD WITH ADD. LAYER OF TPO
- CONDENSER UNIT, INSTALL 3"x28"x28" MOUNTING PAD UNDER EACH CONDENSING UNIT
- RIDGE VENT
- 4 : 12
- OUTSIDE FACE OF STUD, BELOW
- RD
- SD
- 1-HOUR RATED ROOF ACCESS
- ATTIC DRAFTSTOPPING
- AV-36-C4 EXHAUST VENT
- PV-24-C6 INTAKE VENT

ATTIC VENTILATION SCHEDULE

CONSTRUCTION TYPE / SPRINKLER SYSTEM	AREA	ATTIC AREA SQFT	TOTAL NET FREE VENTED AREA, SQIN	REQ. AT BOTH HIGH AND LOW *	VENTING HIGH (MIN. 50% OF TOTAL) *				VENTING LOW (MIN. 50% OF TOTAL) *			
					POD VENTS		RIDGE VENTS		SOFFIT VENTS		LOUVERED WALL VENTS # (SEE ELEVATIONS)	
					PROVIDED SQIN	QUANTITY **	PROVIDED SQIN	LF ***	PROVIDED SQIN	LF **	PROVIDED SQIN	(QUANTITY) AND SIZE(S)
VA / NFPA-13R, ATTIC NOT SPRINKLED (DRAFTSTOPPING, PER IBC SECTION 717.4.2)	ATTIC AREA 1	1705	818	409	302	6	409	23	###	36 LF AVAIL	0	0
	ATTIC AREA 2	2005	962	481	50	1	481	27	###	61 LF AVAIL	0	0
	ATTIC AREA 3	1777	853	426	250	5	426	24	###	41 LF AVAIL	0	0
	ATTIC AREA 4	1692	812	406	0	0	406	23	###	34 LF AVAIL	0	0
	ATTIC AREA 5	2884	1384	692	350	7	692	38	###	88 AVAIL	0	0
	ATTIC AREA 6	1761	845	423	0	0	423	23	###	68 LF AVAIL	0	0
	ATTIC AREA 7	2957	1419	710	0	0	710	39	###	71 LF AVAIL	0	0
	ATTIC AREA 8	1777	853	426	250	5	426	24	###	41 LF AVAIL	0	0
	ATTIC AREA 9	1705	818	409	302	6	409	23	###	36 LF AVAIL	0	0
	ATTIC AREA 10	2005	962	481	50	1	481	27	###	81 LF AVAIL	0	0
	ATTIC AREAS 11 & 12 EACH	222	213	213	100	2	0	0	207	21	0	0

ATTIC VENTILATION NOTES:

** REQUIRED NET FREE VENTED AREAS ARE CALCULATED BY MULTIPLYING THE ACTUAL ATTIC AREA (SQ FT) IN COLUMN 1 BY 1/300 AND MULTIPLYING SUM BY 144 SQ IN/SQ FT 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED AT THE RIDGE (HIGH) AND 50% IS THE REQUIRED SOFFIT (LOW). WHEN NO "HIGH/LOW" VENTING IS PROVIDED, THE REQUIRED NET FREE AREA IS 1/150 OF THE ACTUAL AREA AND 100% OF THIS VENTED AREA SHALL BE PROVIDED AT THE SOFFIT.

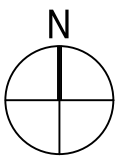
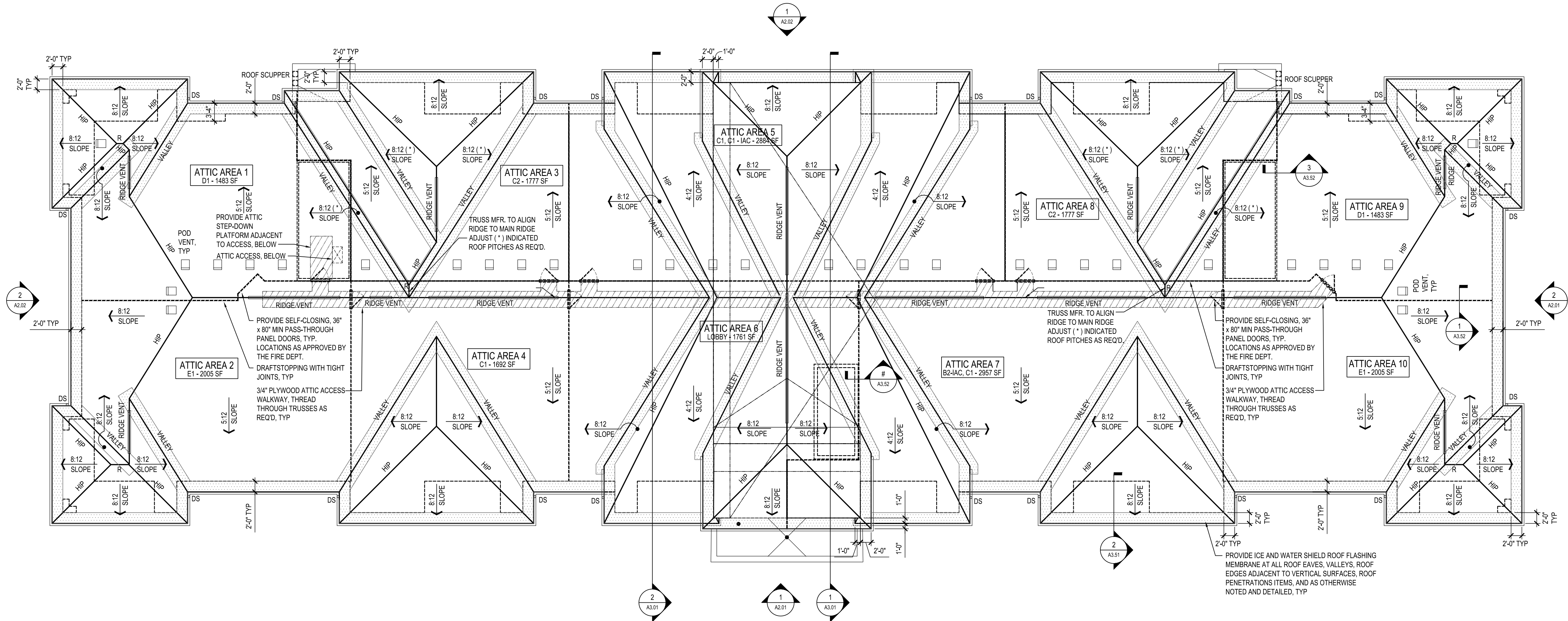
*** ACTUAL NET FREE VENTED SOFFIT AREAS ARE CALCULATED BY DIVIDING THE REQUIRED NET FREE VENTED SOFFIT AREA (FT) BY THE MANUFACTURERS STATED ACTUAL VENTED NET FREE AREA PER LF VENT - MANUFACTURER TO VERIFY THE SOFFIT VENT NET FREE AREA = MIN 10.3 SQ IN/LF VENT. WHEN APPLICABLE, THE ACTUAL TOTAL NUMBER OF SOFFIT VENTS SHALL BE DIVIDED EQUALLY BETWEEN EACH EAVE AND SPACED AN EQUAL DISTANCE APART FROM ONE ANOTHER.

*** ACTUAL NET FREE VENTED RIDGE AREAS ARE CALCULATED BY DIVIDING THE REQUIRED NET FREE VENTED RIDGE AREA (FT) BY THE MANUFACTURERS STATED ACTUAL VENTED NET FREE AREA PER VENT - MANUFACTURER TO VERIFY THE RIDGE VENT NET FREE AREA = MIN 18.0 SQ IN/LF. MANUFACTURER TO VERIFY THE POD (ROOF) VENT NET FREE AREA = MIN 90.0 SQ IN/VENT.

AMERICAN LOUVER AND VENT COMPANY'S STATED ACTUAL VENTED NET FREE AREA: (VERIFY WITH ELEVATIONS FOR LOCATIONS), VERIFY NET FREE AREAS WITH LOUVER MANUFACTURES.
24x18 (HORIZONTAL RECTANGLE VENT) - MODEL #: RGV2418 = 156.0 SQIN
18x18 (SQUARE VENT) MODEL #: SGV1818 = 116.0 SQIN

ROOF PLAN NOTES

- ALL FLAT ROOFS SHALL HAVE MIN. 1/4" PER FOOT SLOPE FOR DRAINAGE. REFERENCE BUILDING SECTIONS AND STRUCTURAL DETAILS FOR PARAPET CONSTRUCTION.
- ROOF CRICKETS TO SLOPE AS NEEDED FOR POSITIVE DRAINAGE.
- FLASH ALL ROOF PENETRATIONS PER MANUFACTURER'S REQUIREMENTS TO PROVIDE CONTINUOUS WARRANTY.
- EXTERIOR FINISH MATERIALS AT SIDE RETURNS FROM HIGH PARAPETS TO EXTEND TO REAR END OF PARAPET WALL.
- ALL ROOF PENETRATIONS (PLUMBING STACK VENTS, ETC.) TO BE PAINTED TO MATCH FINISHED ROOFING COLOR.
- CONTINUE ROOF MEMBRANE UP PARAPET WALLS & OVER BLOCKING, TURNING DOWN MIN. 3" AT EXTERIOR FACE EDGE.
- TURN ROOF MEMBRANE UP 4" ONTO HIGHER PARAPET WALLS AT END/JUNCTURE OF "LOW" PARAPET WALLS.
- COPING TO INCLUDE CONTINUOUS CLEAT AT EXTERIOR SIDE AND MECHANICAL ATTACHMENT AT INTERIOR SIDE OF ROOF.
- SEE A8.X SERIES SHEETS FOR RELEVANT ROOF AND WATERPROOFING DETAILS.
- TPO TO BE MECHANICALLY FASTENED. MAINTAIN 12" MINIMUM FROM END OF HIP/RIDGE VENT TO ROOF EDGE/INTERSECTION.
- PROVIDE VAPOR RETARDER WITH A TRANSMISSION RATE NOT EXCEEDING 1 PERM PER ASTM E96 ON THE WARM SIDE OF THE ATTIC INSULATION.
- USE 5" PREFINISHED ALUMINUM GUTTERS AND 3" X 4" DOWNSPOUTS. FINISH COLOR TO BE SELECTED BY ARCHITECT. PROVIDE SPLASH GUARD EXTENSIONS AT VALLEYS TO DIRECT OVERFLOW.
- ALL ROOF OVERHANGS ARE 24" UNLESS NOTED OTHERWISE.
- ALL ROOF PITCHES SHALL BE 5:12 UNLESS OTHERWISE NOTED
- ATTIC ACCESS: 22" X 36" MINIMUM W/ INSULATION ON TOP OF ACCESS PANEL.
- PROVIDE DRAFT STOPPING WITH MINIMUM OF 1/2" WOOD SHEATHING TO SUBDIVIDE THE ATTIC INTO SPACES OF 3,000 SQUARE FEET MAXIMUM AREAS, TYPICAL
- PROVIDE SELF-CLOSING, 24" X 84" MINIMUM, UNLESS NOTED OTHERWISE, ACCESS DOOR PANEL IN DRAFT STOP ASSEMBLY WHERE SHOWN FOR FIRE DEPARTMENT ACCESS TO ATTIC COMPARTMENT FROM COMMON AREA.
- PROVIDE 3/4" PLYWOOD WALK FROM ATTIC ACCESS TO DRAFT STOP PANEL(S) FOR INSPECTION ACCESS, TYP.
- PROVIDE VALLEY FLASHING 18" UP EACH SLOPED FACE
- DOWNSPOUTS TO TERMINATE AT GRADE - PROVIDE SPLASHBLOCKS; REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
- CONTRACTOR TO VERIFY AND COORDINATE LOCATIONS OF ALL MECHANICAL, ELECTRICAL AND PLUMBING ITEMS WITH MEP DRAWINGS.



1 BUILDING PLAN - LEVEL ROOF - APARTMENTS
3/32" = 1'-0"

ISSUE DATE: 11/28/2018

REVISIONS



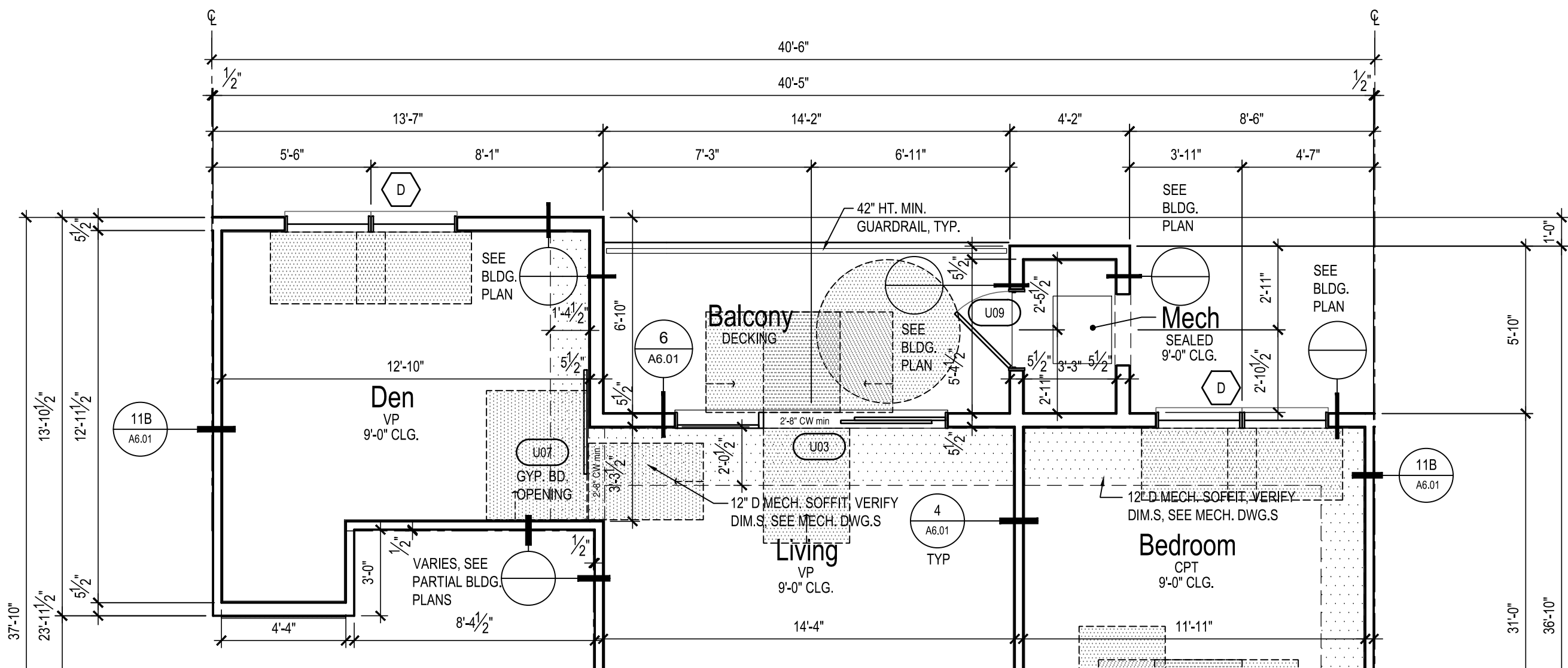
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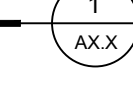
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BUILDING PLAN - LEVEL ROOF - APARTMENTS

APT
A1.05

[illegible]

PLAN KEY

	DOOR TAG
	WINDOW TAG
	INTERIOR ELEVATION TAG
	WALL ASSEMBLY TAG
	ACCESSIBLE CLEAR FLOOR SPACES

[illegible]

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UNITS B1 AND B2 IAC FLOOR PLANS AND
INTERIOR ELEVATIONS

APT

A5.02A

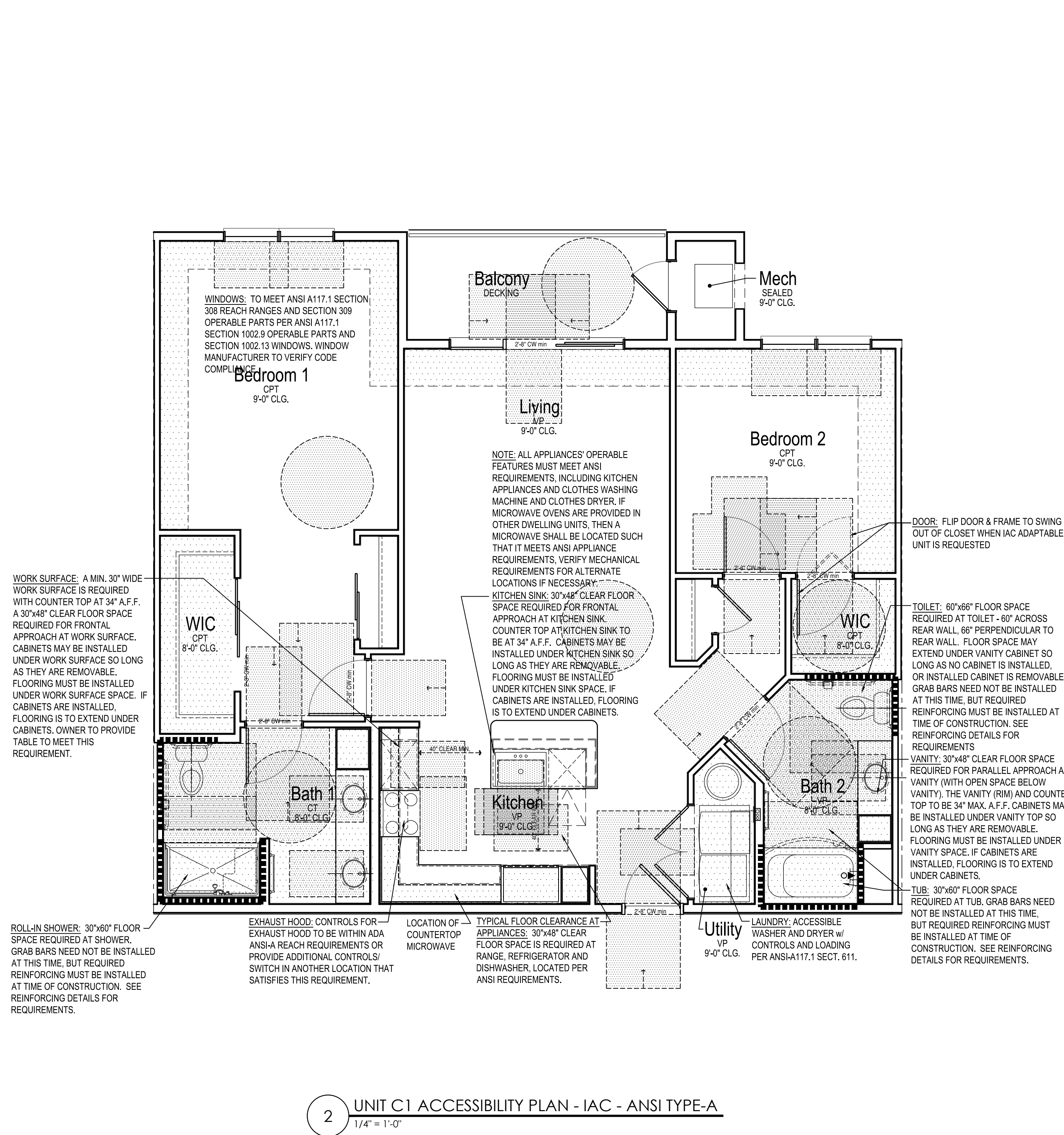
VILLAGE RE-SUBMITTAL 06-12-2019

LEVEL 4

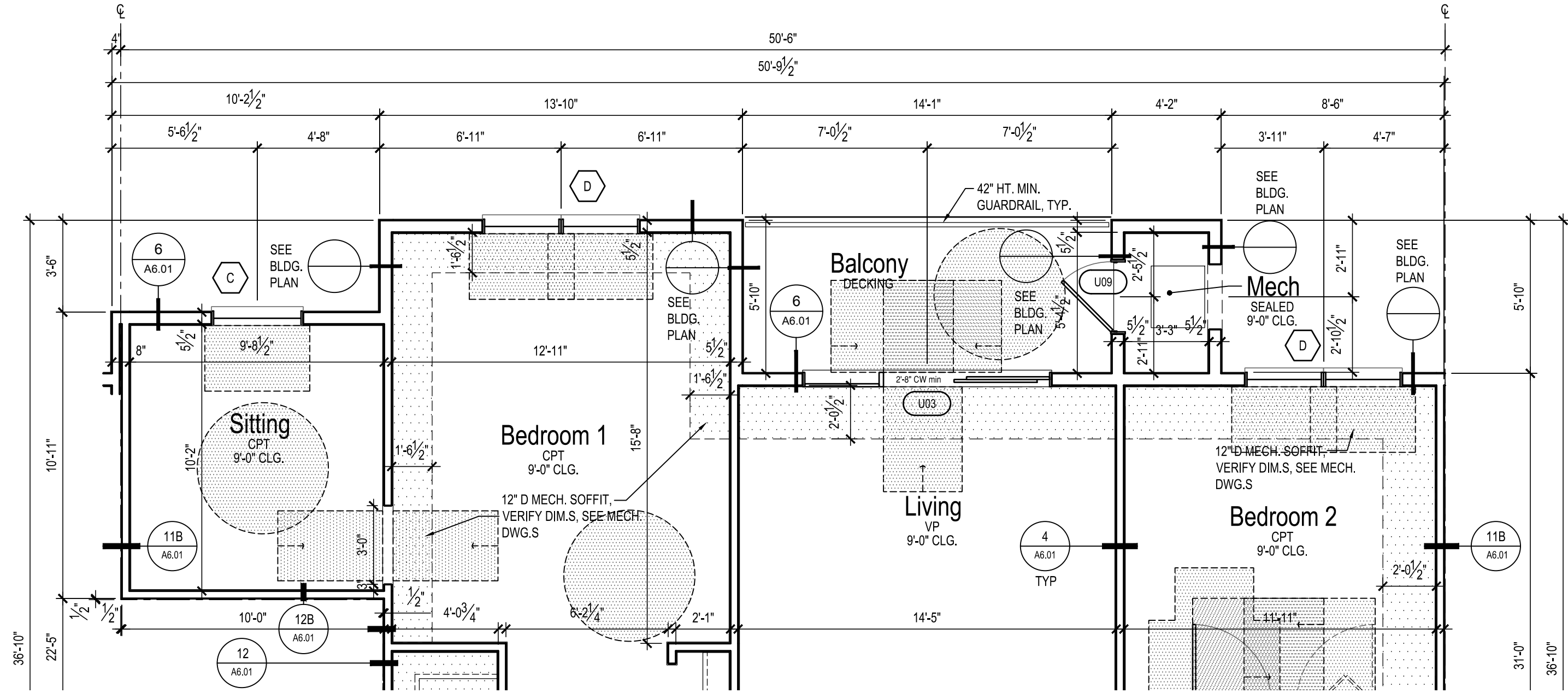
LEVEL 3

LEVEL 2

LEVEL 1



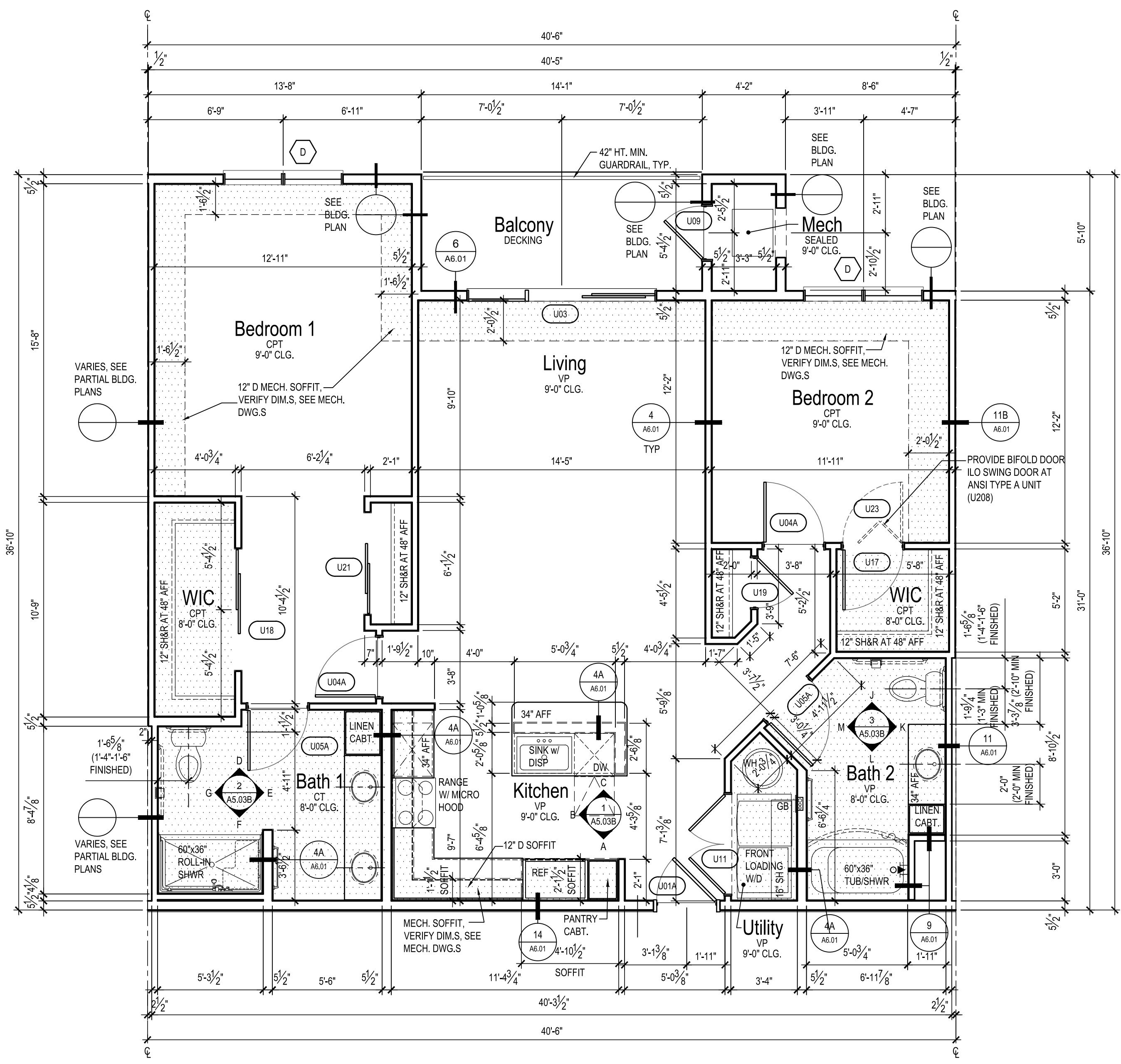
2 UNIT C1 ACCESSIBILITY PLAN - IAC - ANSI TYPE-A
1/4" = 1'-0"



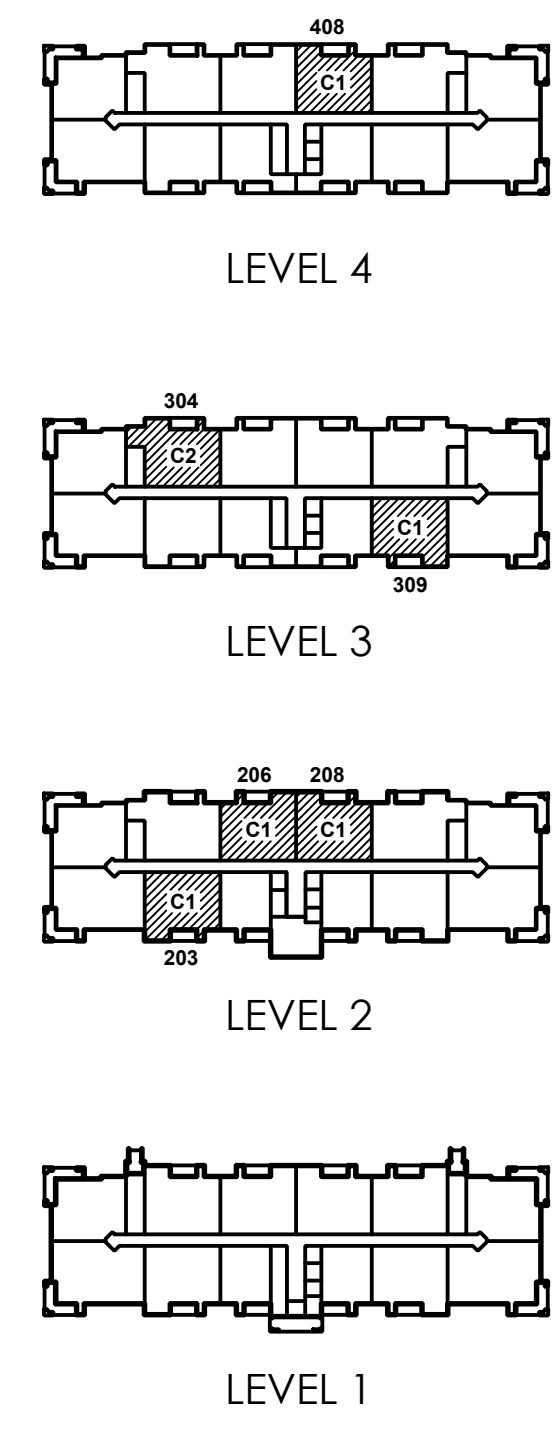
3 UNIT C2 FLOOR PLAN - 2 BEDROOM 2 BATH - IAC
1/4" = 1'-0"

PLAN KEY

- U01 DOOR TAG
- A WINDOW TAG
- AXX INTERIOR ELEVATION TAG
- 1 WALL ASSEMBLY TAG
- ACCESSIBLE CLEAR FLOOR SPACES



1 UNIT C1 FLOOR PLAN - 2 BEDROOM 2 BATH - IAC - ANSI TYPE-A
1/4" = 1'-0"



UNIT KEY PLANS

ISSUE DATE: 11/28/2018

REVISIONS

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AVERE ON DUANE
437 DUANE STREET
GLEN ELLYN, IL 60137

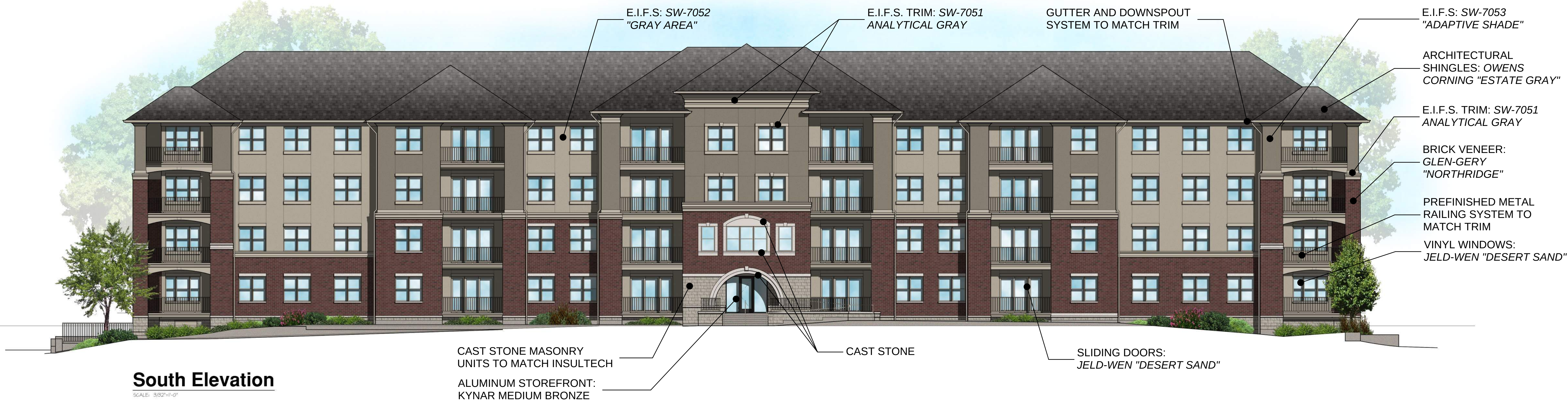


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1540 E. Dundee Road, Suite 310
Palatine, IL 60074
(847) 705-2200

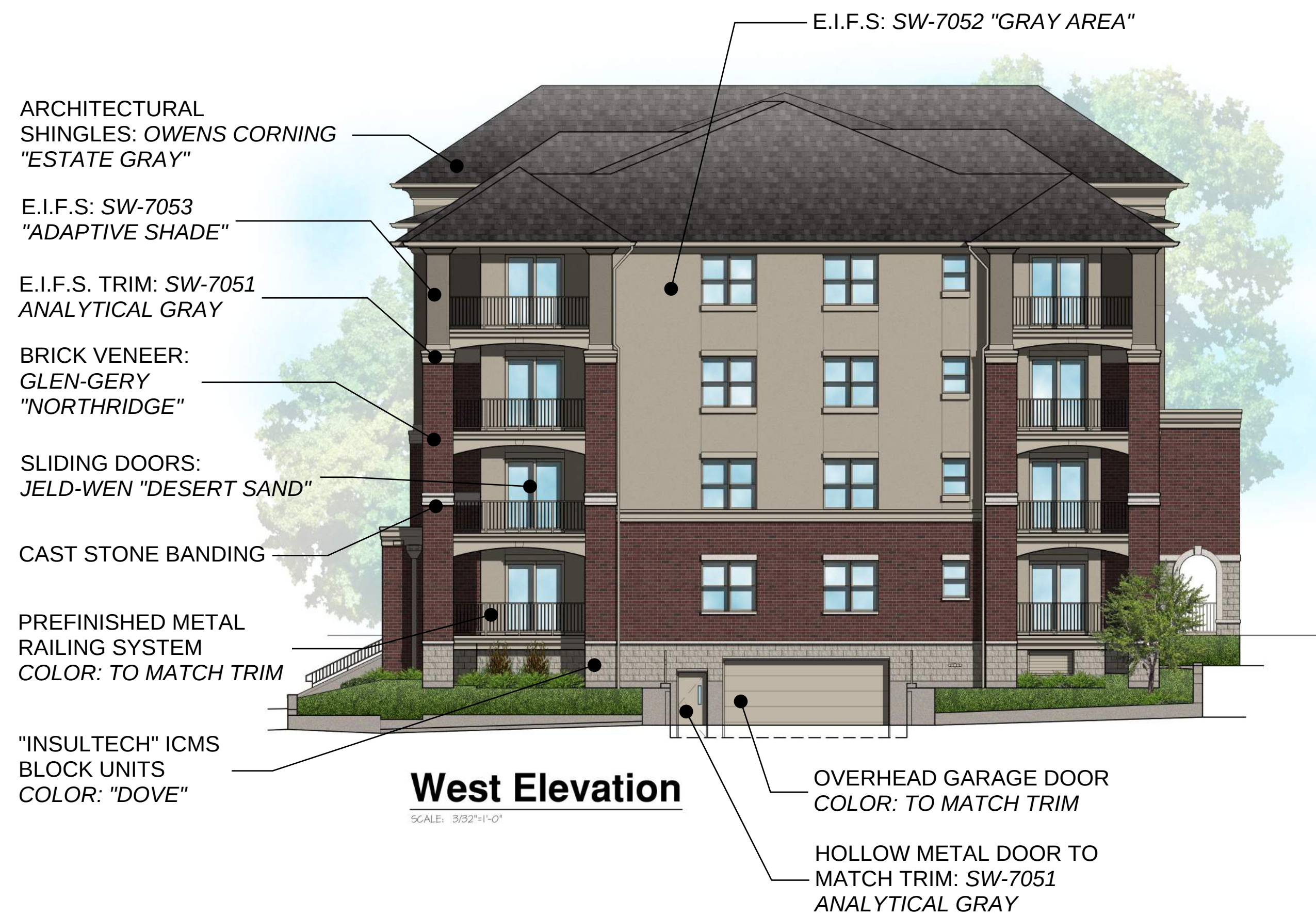
JOB NO: MH180355.00 PROJ MGR: JG
DRAWN: J. PA, WP CHECKED: ML
UNITS C1 AND C2 IAC- ANSIA FLOOR PLANS

APT
A5.03A



Character Elevations

AVERE ON DUANE
Glen Ellyn, IL



Character Elevations

AVERE ON DUANE
Glen Ellyn, IL

Group Exhibit "O"



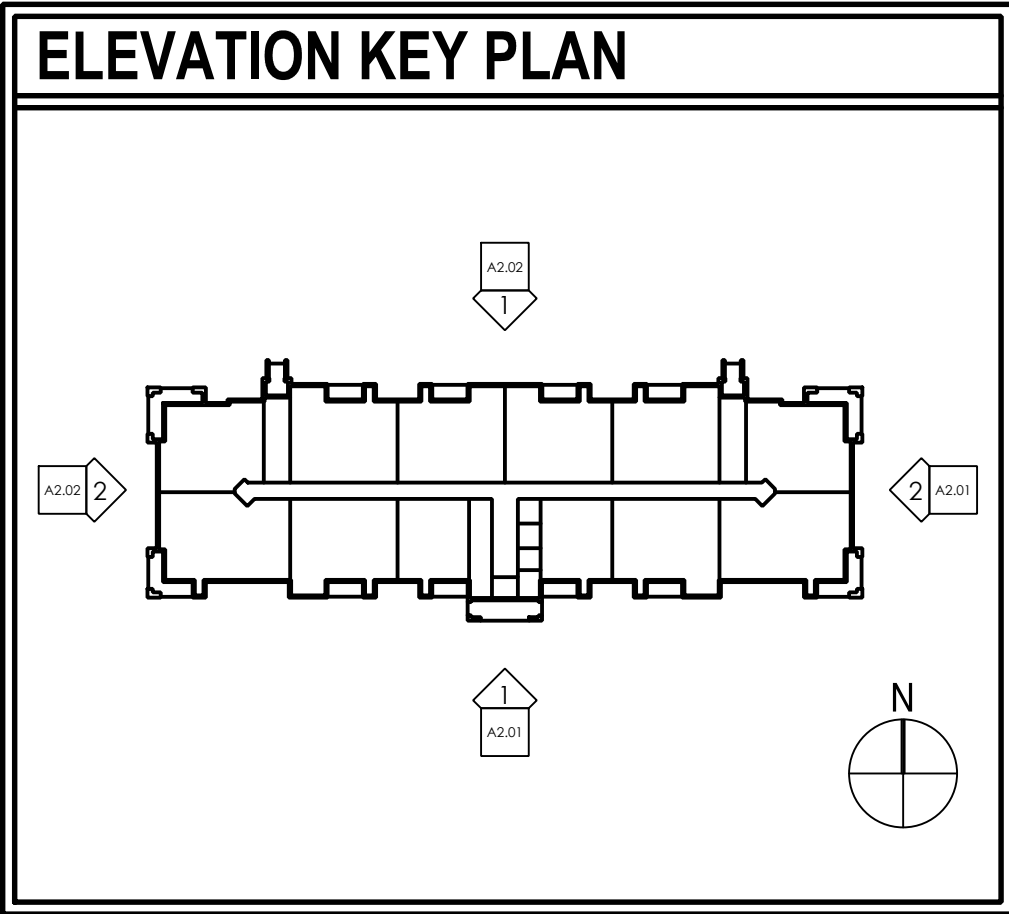
1 SOUTH ELEVATION
3/32" = 1'-0"



2 EAST ELEVATION
3/32" = 1'-0"

ELEVATION FINISH SCHEDULE	
TAG	MATERIAL
1	ROOF SHINGLES
2	BRICK VENEER - UTILITY SIZE
3	"INSULTECH" ICMS BLOCK UNITS
4	CAST STONE MASONRY UNITS
5	CAST STONE BANDING - SEE DTL.
6	CAST STONE - 8"
7	CAST STONE ARCH - 8"
8	CAST STONE SILL - 4"
9	CAST STONE APRON - 8"
10	CAST KEYSTONE - 10" HEIGHT
11	CAST KEYSTONE - 12" HEIGHT
12	E.I.F.S.
13	E.I.F.S. TRIM - 8"
14	E.I.F.S. SILL / TRIM
15	E.I.F.S. KEYSTONE - 10" HEIGHT
16	E.I.F.S. ACCENTUATED JOINT
17	E.I.F.S. CORNICE - SEE DTL.
18	E.I.F.S. TRIM
19	VINYL SINGLE-HUNG WINDOWS
20	VINYL SLIDING PATIO DOOR
21	ALUMINUM STOREFRONT DOOR / WINDOWS
22	PRE-FINISHED METAL RAILING SYSTEM
23	PRE-FINISHED OVERHEAD GARAGE DOOR
24	MECHANICAL LOUVER PER MFR.
25	GARAGE VENTILATION LOUVER
26	PRE-FINISHED METAL COPING
27	MASONRY CONTROL JOINT
28	CAST STONE CAP
29	RETAINING WALL - SEE CIVIL DWGS.
30	METAL DOOR , PAINTED
31	COMPOSITE TRIM
32	PREFINISHED ALUMINUM GUTTER
33	PREFINISHED ALUMINUM DOWNSPOUT
34	FIRE DEPARTMENT CONNECTION

NOTE: KEY NOTES INDICATE TYPICAL MATERIALS - REVIEW ELEVATIONS & DETAILS FOR ADDITIONAL INFORMATION.



ISSUE DATE: 11/28/2018	REVISIONS

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DRAWN: JL, PA, WP	CHECKED:	ML

ELEVATIONS

VILLAGE RE-SUBMITTAL 06-12-2019

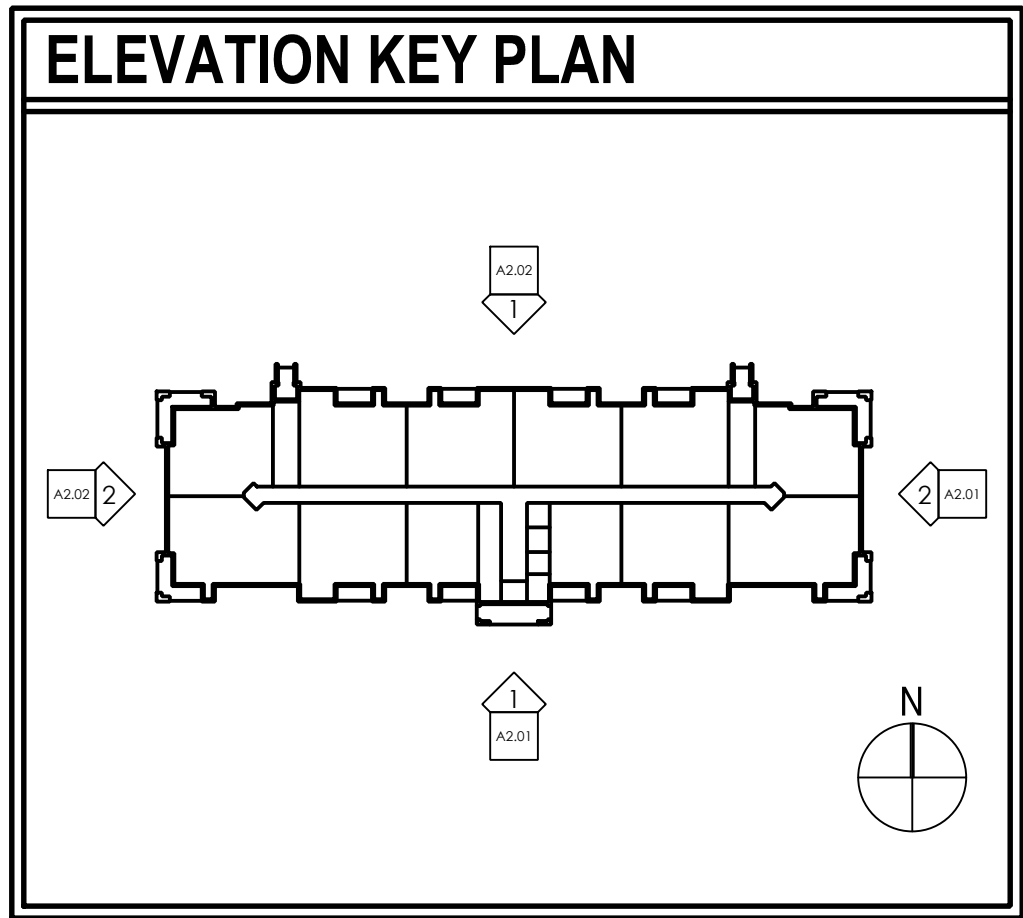
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1 NORTH ELEVATION
3/32" = 1'-0"



2 WEST ELEVATION
3/32" = 1'-0"



ELEVATION FINISH SCHEDULE	
TAG	MATERIAL
1	ROOF SHINGLES
2	BRICK VENEER - UTILITY SIZE
3	"INSULTECH" ICMS BLOCK UNITS
4	CAST STONE MASONRY UNITS
5	CAST STONE BANDING - SEE DTL.
6	CAST STONE - 8"
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29	RETAINING WALL - SEE CIVIL DWGS.
30	METAL DOOR, PAINTED
31	COMPOSITE TRIM
32	PREFINISHED ALUMINUM GUTTER
33	PREFINISHED ALUMINUM DOWNSPOUT
34	FIRE DEPARTMENT CONNECTION

NOTE: KEY NOTES INDICATE TYPICAL MATERIALS - REVIEW ELEVATIONS & DETAILS FOR ADDITIONAL INFORMATION.

ISSUE DATE: 11/28/2018	
REVISIONS	



AVERE ON DUANE
437 DUANE STREET
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JOB NO: MR180359.00 PROJ MGR: JG
DRAWN: JL, PA, WP CHECKED: ML
ELEVATIONS

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A2.02





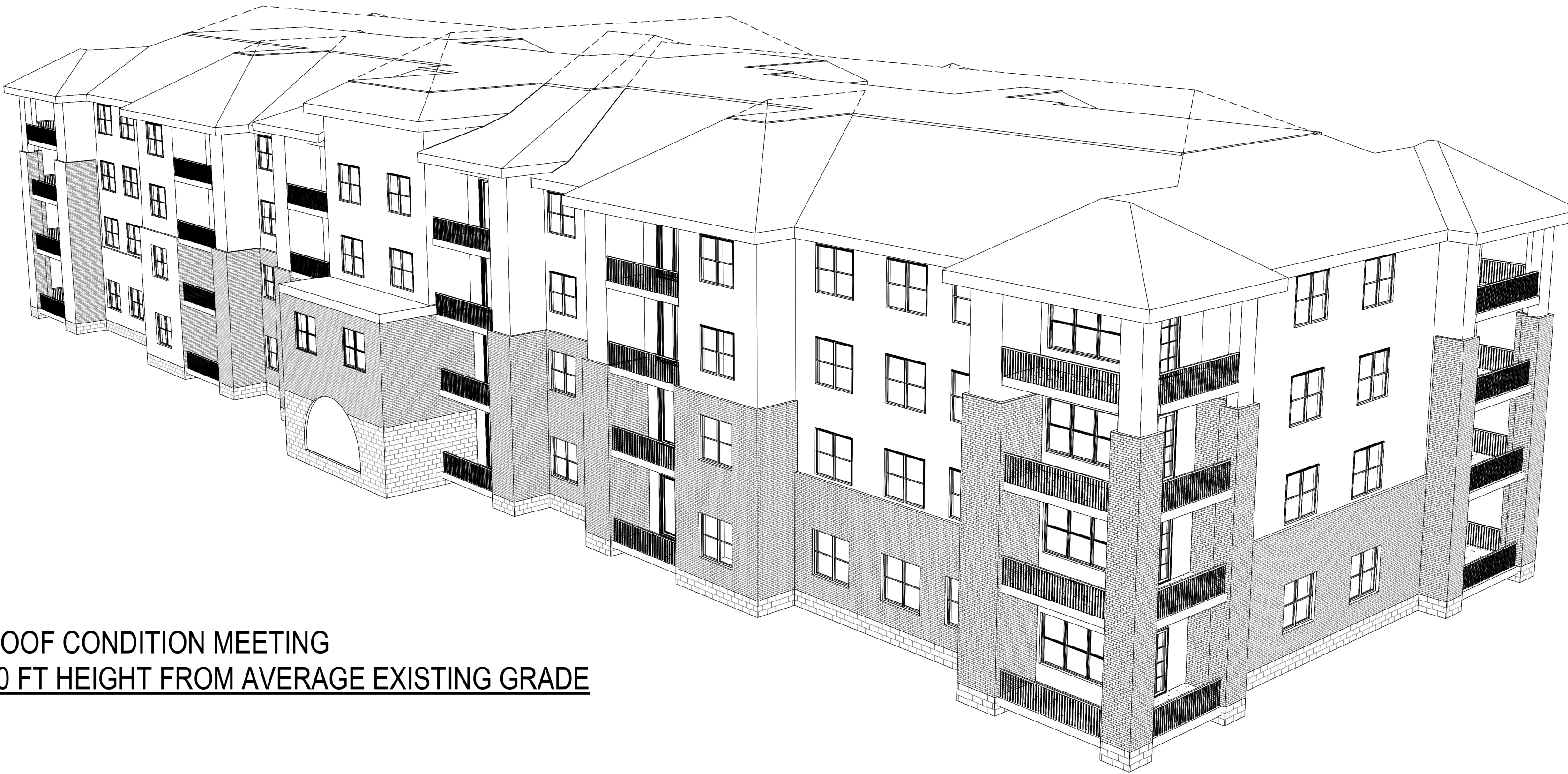


PARAPET CONDITION



HIP ROOF CONDITION

3-D PERSPECTIVES



ROOF CONDITION MEETING
60 FT HEIGHT FROM AVERAGE EXISTING GRADE



PROPOSED ROOF CONDITION

3-D PERSPECTIVES



TRACY CROSS & ASSOCIATES, INC.

Planning Analysis
Rental Apartment Development
--- AVERE on Duane Apartments ---
Glen Ellyn, Illinois

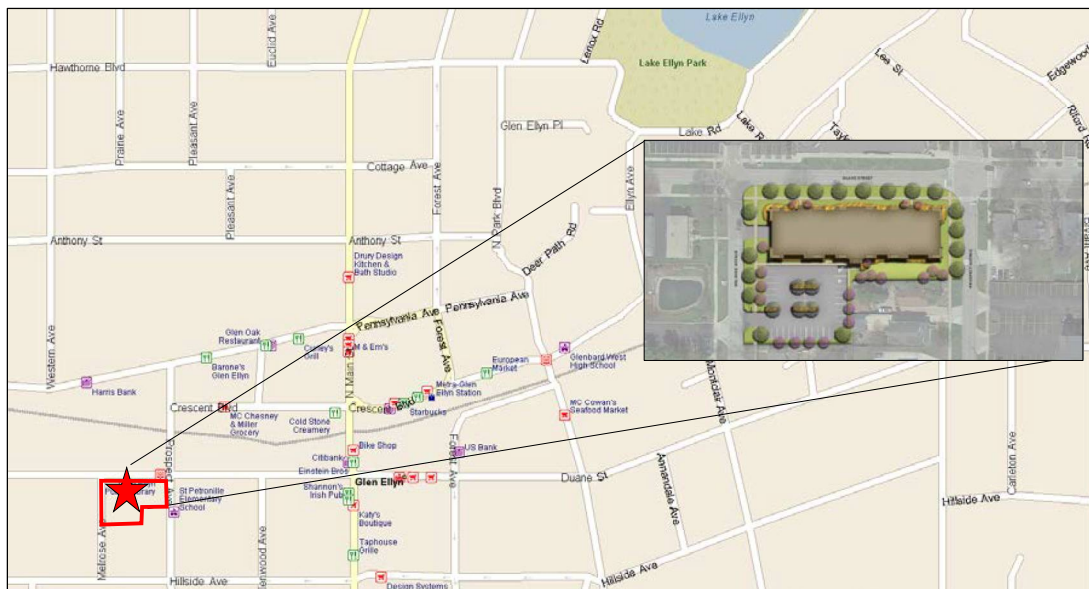
SEPTEMBER 2018

INTRODUCTION

At the request of Reva Development Partners, LLC, Tracy Cross & Associates, Inc. evaluated the market potential for rental apartment development in Glen Ellyn, DuPage County, Illinois. Specifically, this analysis addresses the overall marketability of transit-oriented rental apartments within an approximate 51,134 square foot land assemblage located at the southwest intersection of Duane Street and Prospect Avenue in the village's downtown district. The property is situated three blocks west of the Glen Ellyn METRA commuter rail station at Main Street, and is also two miles west of Route 53, two miles south of Route 64/North Avenue and two miles of Route 38/Roosevelt Road. These major regional roadways link area residents with the Interstate 88/I-355 and I-290/I-294 highway systems which are situated within a four- to seven mile distance south and east, respectively.



GEOGRAPHIC DELINEATION: AVERE ON DUANE PROPERTY
-- GLEN ELLYN, ILLINOIS --



Source: REVA Development Partners, LLC and Microsoft Street & Trips

REAL ESTATE MARKET ANALYSIS
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Planning Analysis
REVA Development Partners, LLC
AVERE on Duane Apartments
Glen Ellyn, Illinois

Overall, this analysis establishes the following:

- ☐ Conclusions regarding the depth of the Glen Ellyn area for rental apartment development during the 2018-2023 forecast period based upon pertinent, economic, demographic and residential construction trends which define the marketplace.
- ☐ Conclusions regarding the marketability of 48 moderate-density apartments to be distributed within a four-story residential building developed over one level of underground parking. These conclusions are based upon factors associated with the location of the property, the performance of proximate newer construction rental developments, and the near term outlook for apartment development in Glen Ellyn and its near west suburban environs.
- ☐ A forecast of anticipated absorption at Client's proforma rents.
- ☐ Alternative benchmark rental strategies and associated absorption forecasts to enable further financial modeling.

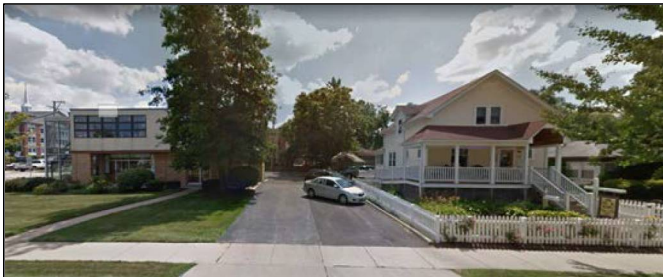
**General Limiting
Conditions**

Tracy Cross & Associates, Inc. has made extensive efforts to confirm the accuracy and timeliness of the information contained in this study. Such information was compiled from a variety of sources, including interviews with developers and their agents, government officials, and other third parties. Although Tracy Cross & Associates, Inc. believes all information in this study is correct, it does not warrant the accuracy of such information and assumes no responsibility for inaccuracies in the information provided by third parties.

Conclusions and recommendations established in this analysis represent a professional opinion and are based upon forecasts into the future which could be significantly altered by outside occurrences. These include, among others, the possible interplay of unforeseen social, economic, physical/environmental, and governmental actions. In this regard, Tracy Cross & Associates, Inc., its owners, and its employees shall be held harmless of changes in conditions that may materially result from these occurrences.

THE SUBJECT PROPERTY AND ITS ENVIRONS

The subject property consists of an approximate 51,134 square foot assemblage aligning Duane Street between Prospect and Melrose avenues in downtown Glen Ellyn, Illinois. Existing converted commercial buildings will be vacated to accommodate redevelopment in conjunction with the village's Strategic Plan to expand residential, retail and office uses in its downtown district.



Planning Analysis
REVA Development Partners, LLC
AVERE on Duane Apartments
Glen Ellyn, Illinois

The Glen Ellyn Public Library is situated directly north of the site, along with the main trail of the Illinois Prairie Path, a 61-mile non-motorized nature path. The village of Glen Ellyn boasts a vibrant downtown business district replete with fine dining and casual eateries, numerous long-established local merchants, epicurean markets, a cinema, art and antique galleries, jewelers and specialty boutiques, along with numerous consumer service providers, churches and civic gathering spots, all within a four-block walking distance of the subject site. Regional concentrations of shopping are available at Oakbrook Center and Yorktown Center, located within six miles southeast.



Glen Ellyn Public Library



Main Street Shopping District-Glen Ellyn, IL

METRA's UP-West commuter rail station is located three blocks east of the property. Travel time to Chicago's Ogilvie Transportation Center from this location averages 45 minutes. In addition to METRA, Glen Ellyn is well-served by local and regional transportation systems including the I-355/Route 53, I-88 and I-290/294 highway systems, along with North Avenue/US 64, Roosevelt Road/Route 38 and Butterfield Road/Route 56, which represent major commutation and commercial arterials of the western suburbs. These roadways link area residents with major sources of employment in and around Glen Ellyn, Downers Grove, Elmhurst, Oak Brook, Lisle, Lombard, Naperville, Aurora, Warrenville and Woodridge, as well as heavy satellite employment concentrations in Itasca, Schaumburg, Elk Grove Village and around O'Hare, which can all be reached within a 30-minute drive time. The property is also within a reasonable seven-mile distance of several major suburban medical campuses including Advocate Glen Oak Hospital in Glendale Heights, Central DuPage Hospital in Winfield, and Edward-Elmhurst Memorial in Elmhurst, while Loyola University Medical Center is located roughly twelve miles east in Maywood. Overall, the site occupies an **excellent** location relative to employment, shopping, services and recreation, while its location in downtown Glen Ellyn offers an ideal marketing window for REVA Development Partners, LLC.

Located in southeastern DuPage County, the village of Glen Ellyn is situated approximately 22 miles due west of downtown Chicago and 10.0 miles southwest of O'Hare International Airport. Glen Ellyn supports an estimated 2018 population of 28,145 distributed among 10,721 households. The median age of a householder in Glen Ellyn stands at 55.5 years. By age category, 13.3 percent of resident householders are under the age of 35, while 35.4 percent are aged between 35 and 54 years. Another 38.1 percent align age categories of 55 to 74, while the remaining 13.2 percent are at least 75 years of age.

Household distributions in Glen Ellyn favor ownership status, equal to 74.9 percent of the village's household base (8,035 households), with the remaining 25.1 percent representing renters. Overall, householders in Glen Ellyn are quite affluent, earning an estimated 2018 median income of \$105,641 annually, with 60.0 percent of resident households earning at least \$75,000 annually, while roughly 52.0 percent of resident householders earn at least \$100,000 per annum.



Planning Analysis
REVA Development Partners, LLC
AVERE on Duane Apartments
Glen Ellyn, Illinois

Residentially, Glen Ellyn boasts numerous established tree-lined neighborhoods of single family homes, along with larger lot subdivisions concentrated in its southern quadrants. As might be expected, Glen Ellyn experienced its strongest growth period during the post-war era of the 1950s through the 1970s when roughly 60 percent of its housing stock was constructed. Reflecting its mature generally built-out nature, residential construction of late primarily reflects single family teardown/replacement activity, along with limited newer attached for sale townhome development priced from the high \$400,000s to well over \$1.0 million.



THE PROPOSED DEVELOPMENT

As conceptualized by REVA Development Partners, AVERE on Duane will consist of 48 apartments distributed within a four-story residential building developed over one level of private underground parking to accommodate 48 single parking spaces. Another 34 private surface parking spaces will accommodate additional resident and guest parking, translating to an overall parking ratio of 1.71 parking spaces per residential unit. This parking ratio is fully consistent with the transit-oriented nature of the proposed development and is viewed as *more than sufficient*. For perspective, among newer, urban-oriented moderate-density rental developments the typical parking ratio stands at 1.54 parking spaces per residential unit. The parking garage will also provide secured bicycle storage and a pet grooming area.

A mail/package center and private lockers for optional lease will be located off the first floor residential lobby. It is expected that some level of Smart-Home technology and concierge services will also be provided.

Utilizing energy-efficient construction technologies, AVERE on Duane will feature architectural design aesthetics complimentary to its downtown Glen Ellyn environs. As summarized in the following text table, residential design concepts include a variety of one, one bedroom plus den, two and two bedroom plus den plan styles which range in unit size from 870 to 1,656 square feet. Overall, the conceptualized 48-unit development will provide 64,980 net leasable square feet, with the average apartment residence containing 1,354 square feet of living area, exclusive of balcony.



Planning Analysis
 REVA Development Partners, LLC
 AVERE on Duane Apartments
 Glen Ellyn, Illinois



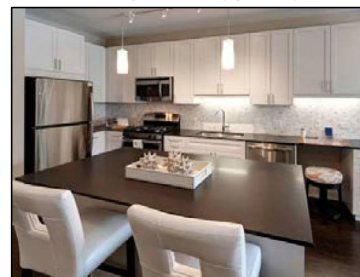
PROPOSED MATRIX⁽¹⁾: AVERE ON DUANE
 -- GLEN ELLYN, ILLINOIS --



Plan Type	Total Proposed Units	Percent of Total	Bedrooms/ Baths	Net Leasable Sq. Ft.		Pro Forma Rents	
				Plan Size (Sq. Ft.)	Total	\$	\$/Sq. Ft.
B / One Bedroom	4	8.3	1 / 1.0	870	3,480	\$2,010	\$2.31
B-2 / One Bedroom+Den	4	8.3	1+Den / 1.0	980	3,920	2,250	2.30
D / Two Bedroom	8	16.7	2 / 2.0	1,340	10,720	3,020	2.25
C-1 / Two Bedroom	18	37.5	2 / 2.0	1,370	24,660	3,080	2.25
C-2 / Two Bedroom+Den	6	12.5	2+Den / 2.0	1,492	8,952	3,320	2.23
E / Two Bedroom+Den	8	16.7	2+Den / 2.0	1,656	13,248	3,700	2.23
Total/Average:	48	100.0	---	1,354	64,980	\$3,045	\$2.25

Source: REVA Development Partners, LLC AVERE on Duane Operating Proforma dated 7/13/2018.

As delineated in **Exhibit 1**, all apartments are expected to provide quality interior appointments commensurate with new construction apartment development throughout the region. Typically these include nine-foot ceiling height, laminate plank-style wood flooring throughout, designer kitchens with quartz/granite or comparable countertop/island, ceramic tile backsplash, energy-efficient stainless steel appliances including full-size washer and dryer, walk-in closets in most master bedrooms, and designer baths with ceramic tile flooring, quartz/granite vanity tops, frameless glass shower door and solid-surface shower surround. All apartments will provide internet Smart Home technology and cable connectivity, some level of in-unit storage, and balconies. For analytical purposes, it is assumed that the resident will be billed directly for all utilities. However, should REVA Development elect to utilize a resident billing system for water, refuse collection and/or internet service/basic cable, incremental fees in the range of \$100 to \$125 per month are viewed as reasonable. Construction of AVERE on Duane is expected to commence in 2019 in anticipation of initial occupancies beginning in the fall of 2020.





1

BENCHMARK FEATURES AND AMENITIES: AVERE ON DUANE
-- GLEN ELLYN, ILLINOIS --



Interior Features and Appointments

- | | |
|---|--|
| ■ Individually Controlled Heat/Air Conditioning | ■ Designer Kitchen Cabinetry and Lighting |
| ■ Internet/Cable Connectivity | ■ Quartz/Granite or Comparable Kitchen Countertops/Islands |
| ■ Designer Finishes Throughout | ■ Energy Efficient Stainless Steel Appliances |
| ■ Nine-Foot Ceilings | - Gas Oven/Range |
| ■ Laminate Plank-Style Wood Flooring Throughout | - Dishwasher |
| ■ Designer Baths with Ceramic Flooring/Quartz or Comparable | - Refrigerator |
| Vanities/Frameless Glass Shower Door/Solid-Surface Surround | - Microwave |
| ■ Walk-In Master Bedroom Closet (most plan styles) | ■ Garbage Disposal |
| ■ In-Unit Storage | ■ Full-Size Washer and Dryer |
| ■ Balcony | |

Community Amenities



- | | |
|--|--|
| ■ Non-smoking environment. | ■ Secured Bicycle Storage/Repair Station |
| ■ Secured Reception Lobby | ■ Tenant Paid Water/Refuse or Resident Billing System |
| ■ Secured Package/Mail Center w/Technology Concierge | ■ Individually Metered Gas/Electric/Internet/Cable Service |
| ■ Smart Home Technology | ■ Optional Storage (as available) @ \$50 per Month |
| ■ Pet Spa | ■ Enclosed Parking: |
| ■ Furnished Roof Terrace with Grilling Station (TBD) | -- Assigned Single Space @ \$150 per Month |
| | ■ Separate On-Site Leasing and Management Offices |

Source: Tracy Cross & Associates, Inc.

A FORECAST OF ABSORPTION

The market potential for rental apartment development within the Duane Street property is viewed as **favorable** based upon the strength of the near west suburban area's apartment sector and the property's **excellent** location proximate to significant concentrations of employment, health care, dining, shopping, entertainment and recreation, along with access to transportation. Our general conclusion also considers the expectation of continued economic growth during the forecast period, along with new construction rental requirements in the marketplace during the 2018-2023 forecast period and beyond. Despite these strengths, however, it must be recognized that the proposed development must compete with other existing newer apartment developments throughout the general area, as well as new rental projects currently under construction and/or in the planning pipeline, while the potential remains for additional rental projects to be announced over the mid-term.

Assuming for analytical purposes market introduction in 2020, at July 2018 proforma rents the conceptualized development will achieve an overall absorption rate of 5.0 units per month. This projected absorption pace will enable the 48-unit AVERE on Duane Apartments to generate a stabilized occupancy level of 95.0 percent or 46 units occupied within a nine (9) month timeframe **from first occupancy**. This leasing period assumes extensive marketing commence with site improvements and three- to six months of lease reservation marketing prior to initial deliveries. While the marketplace is expected to maintain relatively balanced occupancies during the 2018-2023 forecast period, over the course of lease-up, it may be necessary to offer a nominal discount or lease incentive on *select units* if the leasing mix appears imbalanced. Also, while it is understood that unit counts may vary with final design and approvals, it is strongly suggested that a *proportionate ratio of unit types and plan sizes be maintained* in order to achieve the forecasted rates of absorption.

The conceptualized apartment development fully addresses current and expected future trends in the residential marketplace; is representative of the newer suburban apartment offerings in the region; and is designed to appeal across a broad spectrum of consumer segments, including not only younger singles and childless couples, but also more mature consumers desirous of a lifestyle environment. To this point, lifestyle rental alternatives are generating strong interest among consumers between the ages of 45 and 64 given the high level of amenities and, in many cases, concierge services available to residents. Several national multifamily developments report that up to 45.0 percent of their leasing activity now reflects these lifestyle age cohorts. As detailed in later sections of this report, and lending support to absorption potentials at AVERE on Duane, it is noted that roughly 41.0 percent of Glen Ellyn Market Area householders, and a slightly higher 43.6 percent of Glen Ellyn's household base, align age categories between 45 and 64, while American Community Survey estimates as of 2016 reveal that roughly 30.0 percent of the market area's *existing renters* also reflect these profile lifestyle age categories.

Also, as summarized in the following table, the conceptualized plan types are generally consistent with unit type distributions among newer rental communities in other near west suburban locales, while the proposed development offers a continuum of plan types and unit sizes which will enable AVERE on Duane to align with incomes in the market area. It is also anticipated that plan offerings among developments now under construction and/or in the final approval stage throughout the general area and likely to be marketing in tandem with AVERE on Duane will feature similar plan designs.



Planning Analysis
REVA Development Partners, LLC
AVERE on Duane Apartments
Glen Ellyn, Illinois



UNIT MIX ANALYSIS: REPRESENTATIVE NEWER APARTMENT FLATS
-- NEAR WEST SUBURBAN CMA - JUNE 2018 --

Unit Type	AVERE on Duane				Selected Newer Apartment Flats			
	Total Units		Plan Size (Sq. Ft.)		Total Units		Plan Size (Sq. Ft.)	
	Number	Percent	Range	Average	Number	Percent	Range	Average
Studio	---	---	---	---	58	1.9	507 - 724	570
Convertible/JR-1	---	---	---	---	19	0.6	472 - 760	652
One Bedroom Flat	4	8.3	870	870	1,777	58.2	598 - 1,480	806
One Bedroom+Den	4	8.3	980	980	145	4.7	797 - 1,258	874
Two Bedroom Flat	26	54.2	1,340 - 1,370	1,361	920	30.1	897 - 1,427	1,159
Two Bedroom+Den	14	29.2	1,492 - 1,656	1,586	62	2.0	1,246 - 1,573	1,399
Three Bedroom	---	---	---	---	74	2.4	1,299 - 1,749	1,468
Three Bedroom+Den	---	---	---	---	---	---	---	---
Total/Averages:	48	100.0	870 - 1,656	1,354	3,055	100.0	472 - 1,749	934

Source: REVA Development Partners, LLC and Tracy Cross & Associates, Inc.

Appendices A1 and A2 further illustrate the competitive positioning of the proposed development, in both whole dollars and for comparable footage, relative to newer and/or larger-scale developments in the marketplace which share commonalities in terms of sources of employment, transportation systems and/or mixed-use lifestyle amenities. These value relationships and the projected absorption period reconcile variances in project scale, plan portfolios, community amenities, and location with the certainty of heightened competition through the lease-up period and beyond.

To assist the Client in its proforma financial modeling, the following text table outlines alternative benchmark strategies and attendant absorption forecasts for the 48-unit development.



ALTERNATIVE RENT/ABSORPTION SCENARIOS: AVERE ON DUANE
-- GLEN ELLYN, ILLINOIS --

A 48-Unit Development						
Average Posted Proforma Rent 1,354 Sq. Ft. Residence		Variance From Benchmark	Anticipated Monthly Absorption		Average Monthly Absorption Rate ⁽¹⁾	Months to Stabilization @ 95% (46 Units)
\$	\$/Sq. Ft.		First 12 Months of Occupancy	Thereafter		
\$3,245	\$2.40	+\$200	3.2	2.2	3.1	15.6
3,195	2.36	+150	3.6	2.5	3.5	13.2
3,145	2.32	+100	4.1	---	4.1	11.2
3,095	2.29	+50	4.6	---	4.8	10.0
3,045	2.25	Proforma	5.0	---	5.0	9.0

⁽¹⁾ Starting at the first month of occupancy.

Source: Tracy Cross & Associates, Inc.



Planning Analysis
REVA Development Partners, LLC
AVERE on Duane Apartments
Glen Ellyn, Illinois

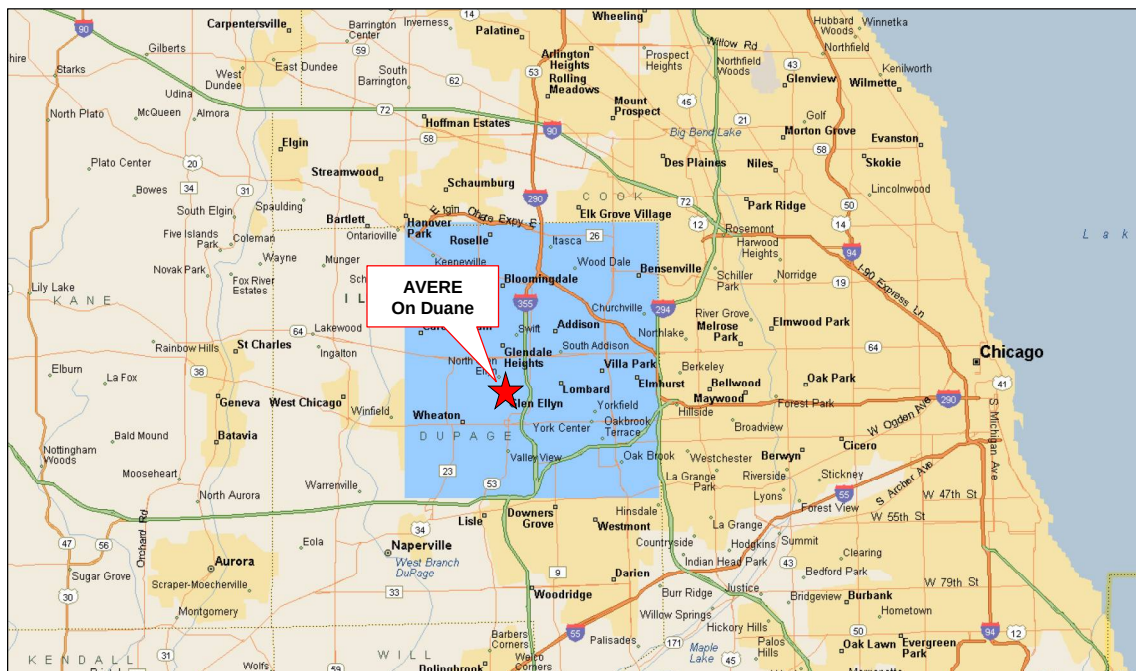
It is again noted that proforma posted rents are presented in July 2018 dollars. Looking forward, it is quite probable that market area rents will continue to advance, albeit at a much moderated pace over the forecast period, or in the range of 1.5 to 3.0 percent annually. For pro forma comparisons, assuming market introduction in 2020 and barring unforeseen economic turmoil, an average 2.0 percent annual rent growth applied to the suggested proposed rent strategy would yield an average *posted* base rent of \$3,169 or \$2.34 per square foot at market introduction.

MARKET FUNDAMENTALS

The geographic area from which primary demand support for AVERE on Duane Apartments will emanate consists of a four-township area that includes Addison, Bloomingdale, Milton, and York townships in DuPage County. *Generally* extending south from the Cook/DuPage County line at Devon Avenue/Elgin-O'Hare Expressway to 38th Street, and west from County Line Road to Kuhn Road, this defined *Glen Ellyn Market Area* forms a homogenous component of the near west suburbs defined by its dependence upon like sources of employment, commuting patterns established along the I-290/294/88/355 highway systems, US 64/North Avenue, and Routes 38/Roosevelt Road and 56/Butterfield Road; the METRA commuter rail system; socio-economic and demographic similarities of area residents; and the alignment and location of residential developments which will serve as a source of competition both direct and indirect.



GEOGRAPHIC DELINEATION: GLEN ELLYN MARKET AREA



Source: Microsoft Streets & Trips and Tracy Cross & Associates, Inc.



Planning Analysis
REVA Development Partners, LLC
AVERE on Duane Apartments
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The following paragraphs summarize pertinent market dynamics which support the proforma rent strategy and inform the absorption forecast:

- According to the Illinois Department of Employment Security, there are nearly 1.6 million *suburban* private sector jobs within convenient commuting distance of Glen Ellyn. While one cannot overlook the negative lingering impact of the most recent recession, the subject development is expected to enter the market at a time of tangible yet reserved economic conditions which will have a positive influence upon the rental sector. As summarized in the following table, for example, between 2013 and 2017, the six-county metro area added 60,429 private sector jobs reflecting albeit modest annual growth of 1.7 percent. Areas serving the Glen Ellyn property accounted for roughly 46.0 percent of total suburban private sector employment growth during the four-year period, averaging worker additions of 27,750 yearly. Notably, the lion's share of this job growth occurred in DuPage and suburban Cook counties, concentrated along the I-88/355/55 and I-294/290 employment corridors.



PRIVATE SECTOR EMPLOYMENT TRENDS
-- SUBURBAN AREAS INCLUDING AND PROXIMATE TO GLEN ELLYN --
2000 - 2017

Area	Total Private Sector Employment					Average Annual Change			
	2000	2005	2010	2013	2017	2000 - 2005	2005 - 2010	2010 - 2013	2013 - 2017
Six-County Chicago Metro Area ⁽¹⁾	3,487,542	3,333,380	3,133,051	3,314,262	3,555,979	-30,832	-40,066	60,404	60,429
Within a 40-Minute Commute of Glen Ellyn:	1,561,737	1,502,889	1,396,468	1,476,327	1,587,327	-11,770	-21,284	26,620	27,750
DuPage County	524,025	519,841	484,910	529,732	565,134	-837	-6,986	14,941	8,851
Suburban Cook County ⁽²⁾	813,787	744,299	664,001	676,743	717,169	-13,898	-16,060	4,247	10,107
Kane County	105,739	105,317	92,063	98,499	102,470	-84	-2,651	2,145	993
Will County	118,186	133,432	155,494	171,353	202,554	3,049	4,412	5,286	7,800

⁽¹⁾ Includes Cook, DuPage, Kane, Lake, McHenry, and Will counties in Illinois.

⁽²⁾ Includes West Suburban, Northwest Suburban and Southwest Suburban Cook County as defined by IDES.

Source: Illinois Department of Employment Security: *Where Workers Work 2017*

- Positive employment will continue to foster relatively steady rates of household growth during the 2018-2023 forecast period. Specifically, as outlined in Appendix A3, estimates derived from the 2010 Census carried forward to 2018 indicate that the Glen Ellyn Market Area supports a 2018 household base of 164,598, representing the annual addition of 405 households yearly since 2010, with household growth through 2023 projected at 429 yearly. Household growth forecasts reconcile the expectation of measured improvement in the regional economy over the forecast period, offset by continued weakness in the condominium sector and a diminishing supply of land available for both single family and townhome development of scale, as the maturing nature of the Glen Ellyn Market Area as a whole effectively *limits* new construction to redevelopment sites such as the subject Duane Street initiative. For sale potentials will also be undermined by tighter lending controls and higher mortgage interest rates as well as constraints upon supply caused by zoning covenants and subdivision regulations which will push new home development to higher price points in several of the market area's constituent municipalities such as Glen Ellyn itself, Bloomingdale, Elmhurst, Itasca, Medinah, and Oak Brook, among others.



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- Although tenure distributions in the market area favor ownership housing which currently accounts for 73.1 percent of all occupied units, an estimated 44,228 resident market area households or 26.9 percent represent renters. In fact, since 2000 net household growth in the Glen Ellyn Market Area has largely been attributed to renters, averaging 289 net household additions yearly or 86.3 percent of total annual household additions over the last 18 years, lending support to the proposed apartment development. Renter household growth in the market area reflects increased occupancies in existing inventory and elevated participation in distressed ownership inventory (both attached and detached) brought back to the market as rentals, coupled with accelerated levels of new rental apartment construction of late. Also consistent with the proposed lifestyle development, analysis of household composition reveals that more than one-half of resident market area households (92,715 households or 56.3 percent) consist of persons living alone or in two-person arrangements.



HOUSEHOLD COMPOSITION: 2018
 -- GLEN ELLYN MARKET AREA --

Attribute	Glen Ellyn Market Area		Village of Glen Ellyn	
	Number	Percent	Number	Percent
Total Households	164,578	100.0	10,721	100.0
1-Person Household	42,063	25.6	2,852	26.6
2-Person Household	50,652	30.8	3,237	30.2
3-Person Household	27,040	16.4	1,686	15.7
4-Person Household	24,508	14.9	1,646	15.4
5-Person Household	12,471	7.6	887	8.3
6-Person Household	4,950	3.0	287	2.7
7 or More Person Household	2,894	1.8	126	1.2
Total 1- and 2-Person Households	92,715	56.3	6,089	56.8

Source: U.S. Department of Commerce, Bureau of the Census: Census 2010;
 and Environics Analytics.

- Householders in the Glen Ellyn Market Area are relatively affluent, earning an estimated 2018 median income of \$81,555, with households in Glen Ellyn proper earning a substantially higher median \$105,641 per annum. Also, as summarized in the following text table and detailed in Appendix A4, in the strongest renter profile age categories of "Under 35" and "Aged 45 to 64", nearly one-half of profile age groups earn in excess of \$80,000 per annum, requisite income levels necessary to support the proforma rent strategy.



HOUSEHOLD AGE AND INCOME CHARACTERISTICS: 2018
 -- GLEN ELLYN MARKET AREA --

Attribute	Total Households					
	Glen Ellyn Market Area			Village of Glen Ellyn		
	Number	Percent	Median	Number	Percent	Median
Total Households	164,618	100.0	\$81,555	10,721	100.0	\$105,641
Under 25 Years	4,061	2.5	36,339	287	2.7	34,854
25 - 34 Years	20,753	12.6	76,604	1,139	10.6	85,554
35 - 44 Years	29,010	17.6	95,171	1,555	14.5	120,578
45 - 54 Years	32,249	19.6	106,505	2,239	20.9	184,301
55 - 64 Years	34,541	21.0	98,914	2,435	22.7	140,999
65 - 74 Years	24,630	15.0	67,927	1,646	15.4	77,957
75 - 84 Years	12,969	7.9	45,382	873	8.1	49,278
85 Years and Over	6,405	3.9	35,150	547	5.1	37,100
Total Households Under 35 Years	24,814	15.1	\$70,014	1,426	13.3	\$75,350
With Incomes of \$80,000 or More	10,560	42.6	---	623	43.7	---
Total Households Aged 45 to 64 Years	66,790	40.6	\$102,579	4,674	43.6	\$161,742
With Incomes of \$80,000 or More	31,197	46.7	---	3,467	74.2	---

Source: Environics Analytics and Tracy Cross & Associates, Inc.

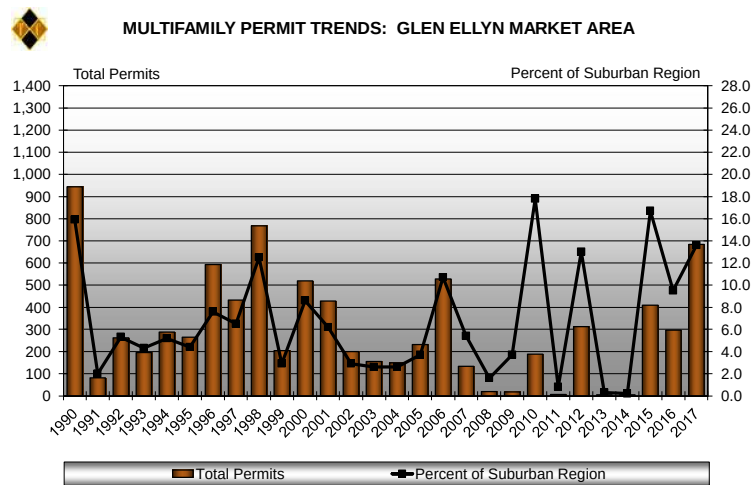


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- Since 1990 and through 2017, residential construction activity in the Glen Ellyn Market Area averaged 1,009 units yearly. Annual permit authorizations were distributed between 712 single family units (including single address townhomes and duplexes) and 297 in the multifamily sector. However, as detailed in Appendix A5 and reflecting its generally built-out character, the four-township market area accounted for only 4.5 percent of total suburban residential construction over the last 27 years. As Appendix A5 also reveals, the strongest recent periods of residential construction in the Glen Ellyn Market Area occurred during the 2001-2006 timeframe when volumes averaged 1,212 yearly. Contributing to this period of accelerated activity were robust single family detached, townhome and condominium for sale options fostered by relatively low interest rates, shifts from renter to ownership tenure, speculative investment purchases and, as we now know, extremely lax lending practices during the 2003-2005 timeframe. For example, single family authorizations in the market area during the 2001-2006 period averaged 930 annually, falling to only 299 units per year during the more recent 2011-2017 timeframe.

- As noted, multifamily authorizations in the four-township area have averaged 297 yearly since 1990. However, as illustrated in the adjacent graphic and also detailed in Appendix A5, market area multifamily construction has been highly cyclical. For example, between 2000 and 2006, an average of 316 units were issued yearly, recording a peak level of 528 units in 2006, reflecting spurious condominium for sale development during the seven-year period concentrated in the downtown districts of the market area's constituent rail line communities. Thereafter, multifamily authorizations began to slide precipitously,

averaging a nominal 79 units yearly between 2008 and 2014. During the more recent 2015-2017 timeframe, multifamily authorizations have spiked, averaging 464 units annually and reaching the 684 unit mark 2017. Multifamily authorizations during this more recent period reflect authorization of several moderate- to larger-scale rental developments such as the 192-unit *Elmhurst 255* in downtown Elmhurst; *Courthouse Square* (149) in Wheaton; *The Residences at Hamilton Lakes* (297) in Itasca; *Apex 41* (181 units) in Lombard; as well as *Elan Yorktown* (295) and *Overture* (175) and the 315-unit *Lakeside Village of Oakbrook Terrace*, in Lombard and Oakbrook Terrace, respectively, which are currently under construction and accepting lease reservations for occupancy in the next few months. Nonetheless, despite accelerated construction of late, the Glen Ellyn Market Area as accounted for a nominal 6.7 percent of all multifamily construction in the whole of suburban Chicago since 1990.



Source: U.S. Bureau of the Census: *C-40 Construction Reports* and Tracy Cross & Associates, Inc.



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- Based upon a synthesis of noted economic trends, over the 2018-2023 forecast period, the four-township Glen Ellyn Market Area could support construction of 300 new rental units annually (or a total of 1,500 units through 2023) without creating market weakness ***if competitive rents were maintained***. This new construction requirement reflects estimates of likely renter household growth over the five-year period, multifamily construction trends over the past two-plus decades, replacement demand given an aging inventory, as well as a 5.0 to 6.0 percent vacancy allowance necessary to maintain market balance. This annual rental construction requirement is sufficient to support the development of the proposed 48-unit AVERE on Duane Apartments.



ANNUAL RENTAL CONSTRUCTION REQUIREMENT SUMMARY: 2018 - 2023
-- GLEN ELLYN MARKET AREA --

Attribute	Number
Expected Annual Household Growth	429
Expected Annual Renter Household Growth @ 45.0 Percent of Total ⁽¹⁾	195
Annual Vacancy Requirement to Maintain Balance in the Market ⁽²⁾	50
Annual Replacement Demand @ 0.1 Percent of 2018 Rental Inventory	55
Derived Annual Construction Requirement	300
⁽¹⁾ Determined by applying the expected percentage of new renter households to the expected number of new household additions from 2018 through 2023.	
⁽²⁾ A balanced marketplace generally requires vacancies in the range of 5.0 to 6.0 percent; represents annualized estimate applied to total market area renter households over the five-year forecast period.	

Source: Tracy Cross & Associates, Inc.

- While the 300-unit yearly construction requirement alone represents sufficient support for the proposed development, the forecasted pace of absorption can also be supported by turnover in the Glen Ellyn Market Area's existing rental stock which, in 2018, is represented by 44,228 households. Of these, an estimated 13,300 will move annually with at least 50 percent of these mobile households remaining renters, staying in the local area and thus representing part of the proposed development's pool of prospective renters. From an aggregate annual base of new and existing renters, AVERE on Duane Apartments' forecasted overall absorption rate of 5.0 units monthly represents *less than 1.0 percent* of the overall market area's annual rental construction requirement and turnover potentials.
- Further, forecasted rate of absorption also considers the potential impact of apartment developments currently under construction and/or in the final stages of approval throughout the market area. As detailed in Appendix A6, apart from AVERE on Duane, there are currently twelve developments and no fewer than 2,722 potential new rental units in various stages of the planning pipeline in west suburban areas generally proximate to Glen Ellyn. Most notable are the 315-unit *Lakeside Village of Oakbrook Terrace* located roughly six miles southeast at 22nd Street and Royce Boulevard which is now under construction and expected to begin leasing in late-2018. Similarly, *Elan Yorktown* (295 units) is under construction 4.5 miles southeast within the mixed-use Yorktown Center in Lombard, where occupancies are anticipated in 2019. In addition Opus Group is expected to shortly begin construction of the transit-oriented *100 North Addison* in downtown Elmhurst.

THE RENTAL MARKETPLACE – AN OVERVIEW

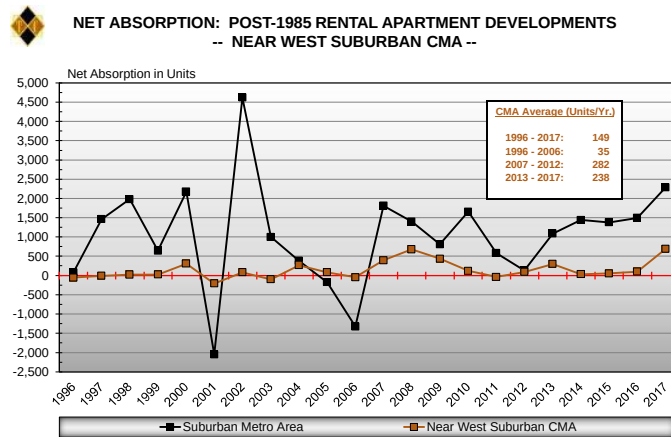
As noted, apartment construction in suburban areas proximate to Glen Ellyn has been relatively limited over the last nearly 30 years. The following paragraphs therefore summarize sector trends from a *regional* perspective, focusing upon newer suburban alternatives throughout the *Near West Suburban CMA* encompassing portions of southwestern DuPage and western Cook counties. For perspective, as of



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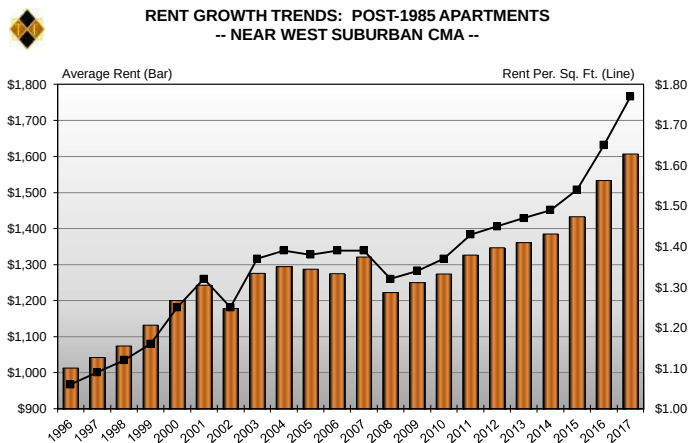
December 2017, the Near West Suburban CMA was host to 23 separate communities marketing a total of 6,137 apartments built or fully renovated in 1985 or later. Our analysis then transitions to 14 developments located in Downers Grove, Elmhurst, Itasca, LaGrange, Lisle, Lombard, Oakbrook Terrace, and Wheaton built since 2007, as conditions among these newer construction alternatives will most directly influence absorption potentials within the Glen Ellyn property.

- Since 1995 and through 2017, the suburban marketplace as a whole averaged a net absorption of 1,041 rental units annually. Cyclical in nature, absorption levels during this 22-year period peaked in 1999 at 3,583 net units, reflecting strong new construction activity during the 1997-1999 timeframe, primarily concentrated in the region's western suburbs. As shown in the adjoining graphic, net absorption in the Near West Suburban CMA has averaged 149 units annually since 1995, accounting for a modest 14.3 percent of net suburban Chicago absorption over the last 22 years. Notably, net absorption in the Near West Suburban CMA during the more recent 2013-2017 period has advanced to an annual average of 238 units yearly, recording a net absorption of 691 units in 2017, the highest annual level noted in the CMA over the last 22 years. Recent net absorption levels are attributed in large part to increased occupancies among existing post-1985 developments, coupled with *sporadic* new construction of late.



Source: Tracy Cross & Associates, Inc.

- Rental rate growth has also been subject to market forces. As depicted in this trend line narrative, efforts to encourage lease-up and higher occupancies during the 2003-2005 housing boom period, and again during the recent recession which brought with it staggering job losses region-wide, necessitated substantial concessions and/or rent rollbacks, with average posted base rents in the Near West Suburban CMA settling at \$1.32 per square foot at the close of 2009. Since 2009, however, posted rents have risen steadily to a December 2017 average of \$1.77 per square foot, reflecting rent growth of 3.3 percent annually since 2009 and 4.7 percent annually during the more recent 2013-2017 period. These relatively strong rent growth rates largely reflect introduction of several higher-density, amenity-enhanced lifestyle developments introduced in the last several years, concentrated in areas north of I-88 and east of I-355.

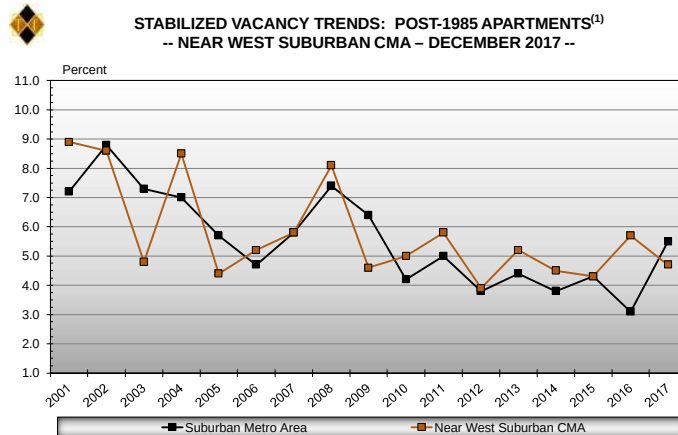


Source: Tracy Cross & Associates, Inc.



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- The overall lack of new suburban rental construction also had a dramatic impact upon vacancies throughout the suburban marketplace. As illustrated, suburban vacancies among stabilized developments fell from a high of 8.8 percent in 2002 to a relatively balanced 4.7 percent by the close of 2006. In tandem with advancing rents and the impact of the recession, vacancies began to move upward again in 2007, reaching the 7.4 percent market in 2008. Notably, by the close of 2011, rent concessions, coupled with upheaval in the for sale sector saw suburban-wide vacancies settle at 5.0 percent, indicative of market balance. While the Near West Suburban CMA generally mirrored suburban trend lines during the 2001-2006 timeframe, this component of the suburban area was sharply impacted by the severe economic downturn between 2007 and 2009, with vacancies quickly rising to the 8.0 percent mark. Measured economic improvement over the last few years, coupled with the sporadic new construction have served to move the suburban marketplace closer to balance as evidenced by a stabilized vacancy rate of 5.5 percent suburban-wide, and 4.7 percent in the localized near west suburbs, at the close of 2017. For perspective, a balanced market generally requires vacancies in the range of 5.0 to 6.0 percent to allow for movement throughout the marketplace.



NEWER AND MORE COMPARABLE DEVELOPMENTS

Certainly not all of the apartment complexes found in the western suburbs will be directly or even indirectly competitive with the proposed AVERE on Duane Apartments. From a practical standpoint, and considering developments of scale, plan designs, community amenities and/or location, 14 west suburban rental developments built in 2007 or later, are viewed to represent the most direct sources of competitive substitution vis-à-vis the proposed Glen Ellyn development. Again, these include selected rental communities in Downers Grove, Elmhurst, Itasca, LaGrange, Lisle, Lombard, Oakbrook Terrace, and Wheaton which collectively provide 3,055 units. All of the selected newer more developments represent elevator-served midrise, highrise and/or mixed-use developments which include structured parking. Overall, the 14 newer apartment communities in the CMA are of larger scale, averaging 218 units in size. **Exhibit 2** provides a geographic orientation of the 14 newer construction developments for perspective.

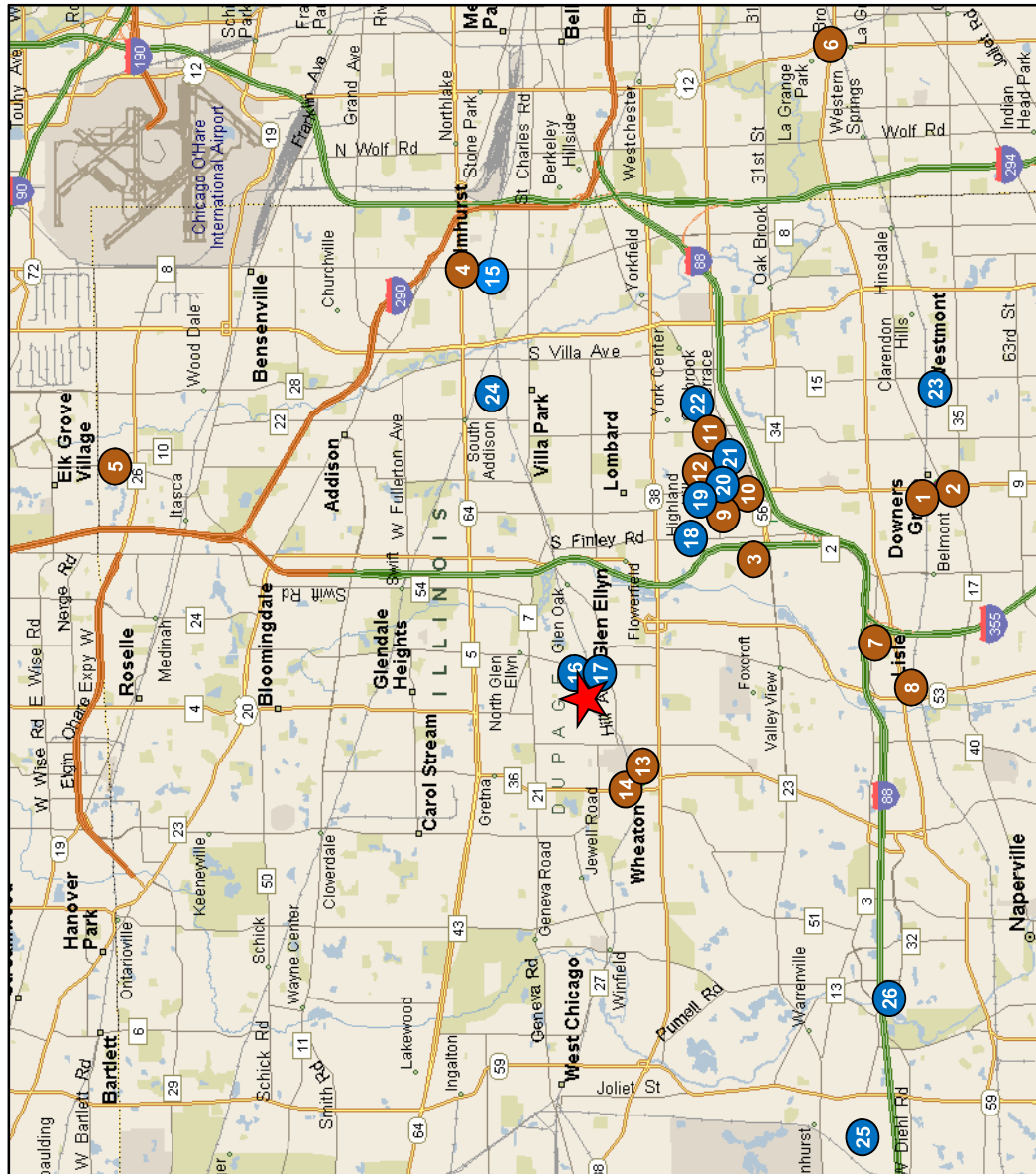
- As summarized on **Exhibit 3**, as of June 2018, overall posted base rents among the 14 newer developments averaged \$2,046 monthly for a 934 square foot apartment home. This translates to a value ratio of \$2.19 per square foot, consistent with the \$2.17 per square foot average noted one year ago (June 2017) and stands a sharp 23.7 percent higher than the \$1.77 per square foot average noted among post-1985 apartments in the CMA at the close of 2017. Notably, the market area has also begun to witness an uptick in the level of discounts and other lease incentives offered, as evidenced by an average *effective rent* of \$1,859 or \$2.13 per square foot (an approximate 3.0 percent discount from posted rents). Comparatively, in June 2017, discounts and lease incentives were negligible, typically reflecting discounted application fees and/or security deposits for qualified applicants. As might be expected, the strongest discounts are currently noted among



GEOGRAPHIC ORIENTATION: NEWER APARTMENT DEVELOPMENTS -- NEAR WEST SUBURBAN CMA --



2



Key	Development	Total Units
1	Burlington Station	89
2	Maple & Main	115
3	Residences at The Grove	294
4	Elmhurst 255	192
5	Residences at Hamilton Lakes	297
6	Uptown LaGrange	254
7	Avant at the Arboretum	310
8	Marq on Main	202
9	Apex 41	181
10	City View at the Highlands	403
11	Regency Place	112
12	Overture (AA)	175
13	Courthouse Square	149
14	Wheaton 121	306
Projects Under Construction/In Planning		
15	100 North Addison (AP-2019)	164
16	Crescent Apartments (CS)	150
17	Apex 400 (PP)	107
18	Woodmoor (UC)	288
19	Yorktown Apt-Ph III (Appr'd)	78
20	Yorktown Center III (AP-2020)	500
21	Elan Yorktown (UC-2019)	295
22	Lakeside Vlg of OBT (UC)	315
23	Quincy Station (FP 2020)	94
24	Garden Station (On Hold)	230
25	TBD/Atlantic Realty (PP)	259
26	Vanguard Cantera (PP)	242
★	AVERE on Duane	48

Source: Tracy Cross & Associates, Inc.

COMPOSITE SUMMARY: REPRESENTATIVE NEWER APARTMENT FLATS
-- NEAR WEST SUBURBAN CMA - JUNE 2018 --

Municipality/ Development	Year Built/ Renovated	Number of Units	Number Vacant	Percent Vacant	Average Unit Size (Sq. Ft.)	Rent Characteristics					Stabilized Developments ⁽¹⁾		
						Average Posted June 2017	June 2018			Average Effective	Number of Units	Number Vacant	Percent Vacant
							Average Posted June 2017	\$	\$/Sq.				
CMA Totals/Averages:	---	3,055	646	21.1	934	\$2,059	\$2,046	\$2,192	\$2.19	\$2.13	1,742	69	4.0
Downers Grove	---	474	186	39.2	976	\$2,214	\$1,985	\$1,946	\$2.03	\$1.99	270	10	3.7
Burlington Station ⁽²⁾	2018	89	75	84.3	1,029	---	2,214	2,214	2.15	2.15	---	---	---
Maple & Main ⁽³⁾	2018	115	101	87.8	873	---	2,108	1,946	2.41	2.23	---	---	---
The Residences at The Grove	2008	270	10	3.7	1,003	2,214	1,858	1,858	1.85	1.85	270	10	3.7
Elmhurst	---	192	0	0.0	929	\$2,217	\$2,281	\$2,281	\$2.46	\$2.46	192	0	0.0
Elmhurst 255	2016	192	0	0.0	929	2,217	2,281	2,281	2.46	2.46	192	0	0.0
Itasca	---	297	141	47.5	949	\$2,123	\$2,123	\$1,783	\$2.24	\$1.88	---	---	---
Residences at Hamilton Lakes ⁽⁴⁾	2017	297	141	47.5	949	2,123	2,123	1,783	2.24	1.88	---	---	---
La Grange	---	254	52	20.5	961	\$2,327	\$2,219	\$2,198	\$2.31	\$2.29	---	---	---
Uptown La Grange ⁽⁵⁾	2017	254	52	20.5	961	2,327	2,219	2,198	2.31	2.29	---	---	---
Lisle	---	512	188	36.7	880	\$1,688	\$1,776	\$1,746	\$2.02	\$1.98	310	18	5.8
Avant at the Arboretum	2013	310	18	5.8	936	1,688	1,771	1,771	1.89	1.89	310	18	5.8
Marq on Main ⁽⁶⁾	2018	202	170	84.2	795	---	1,783	1,708	2.24	2.15	---	---	---
Lombard	---	759	50	6.6	943	\$1,515	\$2,148	\$2,104	\$2.28	\$2.23	403	12	3.0
Apex 41 ⁽⁷⁾	2016	181	21	11.6	951	2,148	2,193	2,010	2.31	2.11	---	---	---
City View at The Highlands	2013/2016	403	12	3.0	916	1,889	1,781	1,781	1.94	1.94	403	12	3.0
Overture Yorktown ⁽⁸⁾	2018	175	17	9.7	995	---	2,946	2,946	2.96	2.96	---	---	---
Oakbrook Terrace	---	112	11	9.8	1,199	\$2,698	\$2,762	\$2,532	\$2.30	\$2.11	112	11	9.8
Regency Place	2007	112	11	9.8	1,199	2,698	2,762	2,532	2.30	2.11	112	11	9.8
Wheaton	---	455	18	4.0	919	\$1,921	\$1,893	\$1,893	\$2.06	\$2.06	455	18	4.0
Courthouse Square	2016	149	16	10.7	974	2,057	2,144	2,144	2.20	2.20	149	16	10.7
Wheaton 121	2013	306	2	0.7	892	1,855	1,771	1,771	1.99	1.99	306	2	0.7

⁽¹⁾ Excludes rental programs currently undergoing renovation and/or new programs undergoing initial absorption.

⁽²⁾ Development began leasing May 2018; initial occupancies anticipated September 2018. Current absorption rate of 10.5 units per month reflects 14 units leased as of June 8, 2018.

⁽³⁾ Development began leasing February 12, 2018; initial occupancies anticipated September 2018. Current absorption rate of 3.7 units per month reflects 14 units leased.

⁽⁴⁾ Development began leasing May 2017; currently absorbing at a rate of 15.2 du/mo.

⁽⁵⁾ Development began leasing January 2017; currently absorbing at a rate of 15.8 du/mo.

⁽⁶⁾ Development began leasing May 22, 2018; initial occupancies anticipated August 2018. Currently absorbing at a leasing rate of 42.7 du/mo. with 32 units leased as of June 8, 2018.

⁽⁷⁾ Development began leasing July 2016; currently absorbing at a rate of 7.6 du/mo.

⁽⁸⁾ Age-restricted Active Adult Development. Pre-leasing 1/15/2018; initial occupancies anticipated December 2018. Current absorption rate of 3.2 units per month reflects 17 units leased as of August 2018.

Source: Tracy Cross & Associates, Inc.

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developments undergoing initial lease-up, where discounts typically reflect one- to two months free or an average discount of 7.5 percent from posted rents.

- ❑ Excluding Burlington Station, Maple and Main, Residences at Hamilton Lakes, Uptown LaGrange, Marq on Main, Apex 41 and Overture Yorktown which are undergoing their initial period of absorption, vacancies among the remaining seven stabilized rental communities currently stand at 4.0 percent with 69 of 1,742 stabilized units unoccupied as of June 2018. This compares with a stabilized vacancy factor of 2.9 percent noted in June 2017, indicative of market softening. The projected absorption rate fully considers the impact of advancing stabilized vacancies in the marketplace and reinforces the necessity for an aggressive marketing approach in order to achieve a reasonable absorption period for the 48-unit development.

- ❑ As summarized in the adjoining text table, absorption rates among the seven stabilized developments averaged 10.4 units monthly overall, with projects of fewer than 200 units reflecting an average absorption rate of 9.2 units per month during their respective lease-up periods.

Included in this latter group is the 112-unit Regency Place in Oakbrook Terrace. Regency Place, which appeals to a more discretionary consumer profile, generated an average absorption of 3.9 units per month during its stabilization period, an absorption rate consistent with the 5.0 units per month pace projected for AVERE on Duane Apartments.



ABSORPTION TRENDS: SELECT APARTMENTS BUILT IN 2000 OR LATER
 -- NEAR WEST SUBURBAN CMA - JUNE 2018 --

Absorption Summary			
Attribute	Total	Developments of Less Than 200 Units	Developments of 200 Units or More
Number of Stabilized Developments	7	3	4
Total Units	1,581	453	1,128
Average Development Size	226	151	282
Average Occupancy Absorption to Stabilization ⁽¹⁾	10.4	9.2	11.3
As a Percent of Total Units	4.6	6.1	4.0

⁽¹⁾ Stabilization achieved at 94.0 to 96.0 percent occupancies.

Source: Tracy Cross & Associates, Inc.

- ❑ Excluding Burlington Station, Maple & Main, Marq on Main, and Overture Yorktown which began leasing in the spring 2018 in anticipation of initial occupancies fall 2018, the three remaining new communities in the CMA are currently generating an average absorption rate of 12.9 units per month. As summarized in the adjacent table, these newest developments are of large scale, averaging 190 units in size and feature extensive levels of community amenities. Similar to AVERE on Duane, all are located within mixed-use lifestyle environs convenient to shopping, dining and/or entertainment, while all except Apex 41 and The



APARTMENT DEVELOPMENTS UNDERGOING INITIAL LEASE-UP
 -- NEAR WEST SUBURBAN CMA - JUNE 2018 --

Development/Location	Total Units	Initial Occupancy (Month/Year)	Average Absorption Rate (Units/Month)
Apex 41/Lombard	181	September 2016	7.6
Uptown La Grange/La Grange	254	May 2017	15.8
The Residences at Hamilton Lakes/Itasca	297	August 2017	15.2
Burlington Station/Downers Grove	89	Antic. 10/2018	8.4 ⁽¹⁾
Maple & Main/Downers Grove	115	Antic. 9/2018	3.7 ⁽¹⁾
Marq on Main/Lisle	202	Antic. 9/2018	42.7 ⁽¹⁾
Overture Yorktown (AA)/Lombard	175	Antic. 12/2018	3.2 ⁽¹⁾
Total Units/Average Unit Absorption⁽¹⁾:	1,313	---	12.9 ⁽²⁾
Average Development Size⁽¹⁾:	188	---	---

⁽¹⁾ Statistics reflect initial leasing absorption rate; occupancies anticipated late 2018.
⁽²⁾ Average absorption rate excludes Burlington Station, Maple & Main and Marq on Main.

Source: Tracy Cross & Associates, Inc.



Planning Analysis
REVA Development Partners, LLC
AVERE on Duane Apartments
Glen Ellyn, Illinois

Residences at Hamilton Lakes also represent transit-oriented developments within walking distance of METRA. Again, the 5.0-units monthly forecasted absorption pace for AVERE on Duane balances its downtown Glen Ellyn locale with the boutique scale of the proposed development and the overall lack of on-site amenities.

- As proforma rents suggest that AVERE on Duane will appeal to more mature discretionary consumer segments, it is prudent to highlight pertinent characteristics of Regency Place and, especially, the newly-introduced Overture Yorktown, which evoke a similar cachet:

- Regency Place** is a 112-unit development aligning Meyers Road at 22nd Street in Oakbrook Terrace. Introduced in March 2007, this community offers a variety of one, one bedroom plus den, two, two bedroom plus den and three bedroom plan types which, similar to the proposed AVERE, range in unit size from 856 to 1,749 square feet. Corresponding posted base rents currently extend from \$2,055 to \$4,150 and average \$2,762 which includes a 1,199 square foot residence. Current posted rents yield a value ratio of \$2.30 per square foot. The resident is billed directly for all utilities. Assigned enclosed parking is *included* in the monthly rent, with a single space allocated to one bedroom units, while two spaces are allocated to two and three bedroom plan types. Regency Place provides an extensive level of community amenities, including a resident club with demonstration kitchen and multiple social areas, a business center, multi-media room, fitness center, indoor lap pool, an e-lounge café, and a lushly landscaped terrace with fireside lounge and grill area. Limited concierge services including package delivery and dry cleaning drop-off are also provided. As noted, Regency Place generated a modest overall absorption rate of 3.9-units monthly, achieving stabilization in June 2009. Vacancy rates in this community historically spike during the October-March timeframe, indicating at least some level of seasonal tenants. At present, Regency Place reflects a vacancy rate of 9.8 percent with eleven units unoccupied, and is offering a leasing incentive of one month free with a 12-month lease or a 7.7 percent discount from posted rents.



- Overture Yorktown** is currently under construction within the mixed-use Yorktown Center aligning Butterfield Road at Highland Avenue in Lombard. This 175-unit community will be restricted to residents aged 55 and older. Plan offerings are expected to include a variety of one, one bedroom plus den, two and two bedroom plus den designs ranging in unit size from 769 to 1,327 square feet. Corresponding posted base rents extend from \$1,955 to \$4,500 monthly and average \$2,946 which includes a 995 square foot apartment. This translates to a value ratio of \$2.96 per square foot. Here, as well, one (unassigned) enclosed parking space is included in the monthly rent. It is expected that the tenants will be billed directly for all utilities. Community amenities will include an expansive resident club with demonstration kitchen, an e-lounge café and game room, a fitness center with personal trainer, sports courts, a private hair and nail salon, an outdoor pool, roof terrace with fireside lounge and grill area, and a pet spa. Overture Yorktown will also provide a social director. Lease reservations began in mid-January 2018 in anticipation of initial occupancies in



Planning Analysis
REVA Development Partners, LLC
AVERE on Duane Apartments
Glen Ellyn, Illinois

December. As of mid-September, 17 units had been reserved, translating to an initial absorption rate of 3.2 units per month.

- On a weighted basis, June 2018 posted rents among the 14 newer apartments in the CMA extend, on average, from \$1,484 for the limited number of studio apartments offered to an average high of \$3,477 for a two bedroom plus den or three bedroom flat. Posted rents typically exclude premiums, utilities, parking and other incremental fees. As detailed in Appendices A1 and A2, the proforma rental strategy for AVERE on Duane places the proposed 48-unit development, for comparable footage, some \$176 monthly above the market average. Notably, proforma rents position AVERE roughly \$130 monthly higher than a comparably-sized residence at the amenity-enriched Regency Place, but well below Overture



POSTED RENT BY UNIT TYPE: POST-2000 APARTMENT FLATS
-- NEAR WEST SUBURBAN CMA - JUNE 2018 --

Plan Type	Number of Units	Percent of Total	Average Unit Size (Sq. Ft.)	Rent Characteristics	
				Average Monthly	\$/Sq. Ft.
Studio	58	1.9	570	\$1,484	\$2.60
JR-1/Convertible	19	0.6	652	1,559	2.39
One Bedroom Flat	1,777	58.2	806	1,786	2.22
One Bedroom+Den Flat	145	4.7	874	2,207	2.53
Two Bedroom Flat	920	30.1	1,159	2,389	2.06
Two Bedroom+Den Flat	62	2.0	1,399	3,477	2.49
Three Bedroom Flat	74	2.4	1,468	3,402	2.32
Total / Weighted Average	3,055	100.0	934	\$2,046	\$2.19

Source: Tracy Cross & Associates, Inc.

Yorktown for comparable footage. In *whole dollars*, however, AVERE on Duane will represent the *highest posted rents* among the 14 newest projects in the near west suburbs. These variances suggest that the Client must maintain an aggressive marketing posture through stabilization, and a *judicious approach* to rent growth thereafter in order to maintain a competitive advantage in the marketplace.

- For added perspective, **Exhibit 4** further delineates pertinent feature and amenity characteristics, and summarizes the range of leasing requirements and other incremental fees currently in effect among seven of the *newest construction* and/or more proximate apartment programs in the Near West Suburban CMA. These interior appointments and fee schedules are consistent with those assumed to be provided at AVERE on Duane and factored into the absorption forecast.



DEVELOPMENT PROFILE SUMMARY: REPRESENTATIVE NEWER APARTMENT DEVELOPMENTS
-- NEAR WEST SUBURBAN CMA - JUNE 2018 --

4

Attribute								
Project Name		OVERTURE (AA)	REGENCY PLACE	MARQ ON MAIN	UPTOWN LA GRANGE	RES AT HAMILTON LAKES	ELMHURST 255	COURTHOUSE SQUARE
Location		LOMBARD	OAKBROOK TERRACE	LISLE	LA GRANGE	ITASCA	ELMHURST	WHEATON
Year Built		2018	2007	2018	2017	2017	2016	2016
Units		175	112	202	254	297	192	149
Project Type/Number of Floors		MIDRISE / 7 FLOORS	MIDRISE / 4 FLOORS	MIDRISE / 5 FLOORS	MIDRISE / 5 FLOORS	MIDRISE / 4 FLOORS	MIDRISE / 6 FLOORS	MIDRISE / 6 FLOORS
Average Unit Size		995	1,199	795	961	949	929	974
Average Posted Base Rent		\$2,946	\$2,762	\$1,783	\$2,219	\$2,123	\$2,281	\$2,144
Average Rent/Sq. Ft.		\$2.96	\$2.30	\$2.24	\$2.31	\$2.24	\$2.46	\$2.20
PARKING / UTILITIES / INCREMENTAL FEES								
Parking ⁽¹⁾		NA / INCL	INCL / INCL	\$95 / NA	\$125 / NA	\$125 / NA	\$45 MC; \$125-\$175(T) / NA	\$125 / NA
Structured Assigned/General		NA / INCL	NA / NA	NA / INCL	INCL / INCL	NA / INCL	NA / NA	NA / NA
Shared Car/Charging Station		NA / NA	NA / NA	NA / NA	NA / \$100	NA / NA	NA / NA	NA / NA
Attached/Detached Garage		NA / NA	NA / NA	NA / NA	NA / \$100	NA / NA	NA / NA	NA / NA
Carport/Surface Assigned		NA / NA	NA / NA	NA / NA	NA / \$100	NA / NA	NA / NA	NA / NA
Utilities ^(1,2)		TENANT	TENANT	TENANT	TENANT	TENANT	TENANT	TENANT
Water/Refuse Collection		TENANT	TENANT	TENANT	TENANT	TENANT	TENANT	TENANT
Gas		TENANT	TENANT	TENANT	TENANT	TENANT	TENANT	TENANT
Electric		TENANT	TENANT	TENANT	TENANT	TENANT	TENANT	TENANT
Cable/Internet		TENANT	TENANT	TENANT	TENANT	TENANT	TENANT	TENANT
Premiums ⁽¹⁾		NA	\$10-\$15	VARIES	\$10 - \$150 (FL 5)	VARIES	VARIES	VARIES
Floor		NA	NA	VARIES	NA	VARIES	VARIES	VARIES
View		NA	NA	VARIES	NA	VARIES	VARIES	VARIES
Other Fees ⁽¹⁾		\$150 / \$60	\$175 / \$65	\$150 / \$65	\$400 / \$60	\$200-\$500 / \$65	\$250 / \$65	\$150 / \$65
Administrative/Application		\$300	\$175	\$88	NA	NA	\$500 - 1 MO	\$175
Security Deposit		\$300 / \$50	\$300 / \$25	\$300 / NA	\$500 / \$35	\$300 / \$25	\$300 / \$30	\$300 / NA
Pet Deposit/Pet Rent		TBD / TBD	INCL / NA	NA / INCL	\$40 / INCL	TBD / INCL	INCL / INCL	\$30 / INCL
Storage: Central/Bike								
STANDARD FEATURES AND COMMUNITY AMENITIES								
Interior Features ⁽¹⁾		FX WOOD / CRPT	CRPT / CRPT	FX WOOD / FX WOOD	FX WOOD / CRPT	FX WOOD / FX WOOD	FX WOOD / FX WOOD	FX WOOD / CRPT
Flooring: Common/Bedroom		SS / UNIT	SS / UNIT	SS / UNIT	SS / UNIT	SS / UNIT	SS / UNIT	SS / UNIT
Kitchen Appliances/Washer-Dryer		GRANITE / FX WOOD	GRANITE / FX WOOD	QUARTZ / FX WOOD	QUARTZ / FX WOOD	QUARTZ / FX WOOD	QUARTZ / FX WOOD	GRANITE / FX WOOD
Kitchen Counters/Flooring		GRANITE / CERAMIC	GRANITE / SGDS	QUARTZ / CERAMIC	QUARTZ / CERAMIC	QUARTZ / CERAMIC	QUARTZ / CERAMIC	GRANITE / CERAMIC
Bath Counter/Flooring		INCL	INCL	INCL	OPT	INCL	INCL	OPT
Patio/Balcony								
Community/Building Amenities ⁽¹⁾		INCL / INCL	INCL / INCL	INCL / INCL	INCL / INCL	INCL / INCL	INCL / INCL	INCL / INCL
Clubroom/Gourmet Kitchen		INCL / INCL / INCL	INCL / INCL / NA	INCL / INCL / INCL	INCL / INCL / NA	INCL / INCL / INCL	INCL / INCL / INCL	INCL / INCL / INCL
Fitness Center/Wi-Fi/E-Lounge		NA / NA	INCL / INCL	NA / NA	NA / NA	INCL / INCL	INCL / INCL	INCL / INCL
Media Room/Business Center		NA / LMTD	NA / PKG SVC	NA / NA	NA / NA	NA / NA	NA / NA	NA / PBOX, PKG SVC
Doorman/Concierge		NA / INCL / INCL	NA / NA / NA	NA / NA / NA	NA / INCL	NA / NA / NA	NA / INCL / NA	NA / NA / INCL
Playground/Sport Court/Game Room		NA / INCL	NA / NA / NA	INCL / INCL	INCL / INCL	INCL / INCL	INCL / INCL	INCL / NA
Garden/Roof Terrace		INCL / INCL	INCL / NA	INCL / INCL	INCL / INCL	INCL / INCL	INCL / INCL	INCL / NA
Fireside Lounge/Grill Area		OUTDOOR	INDOOR	OUTDOOR	OUTDOOR	OUTDOOR	OUTDOOR	OUTDOOR
Swimming Pool		INCL / INCL	NA / NA	NA / NA	INCL / INCL	NA / INCL	NA / NA	NA / INCL
Pet Park/Grooming Station								

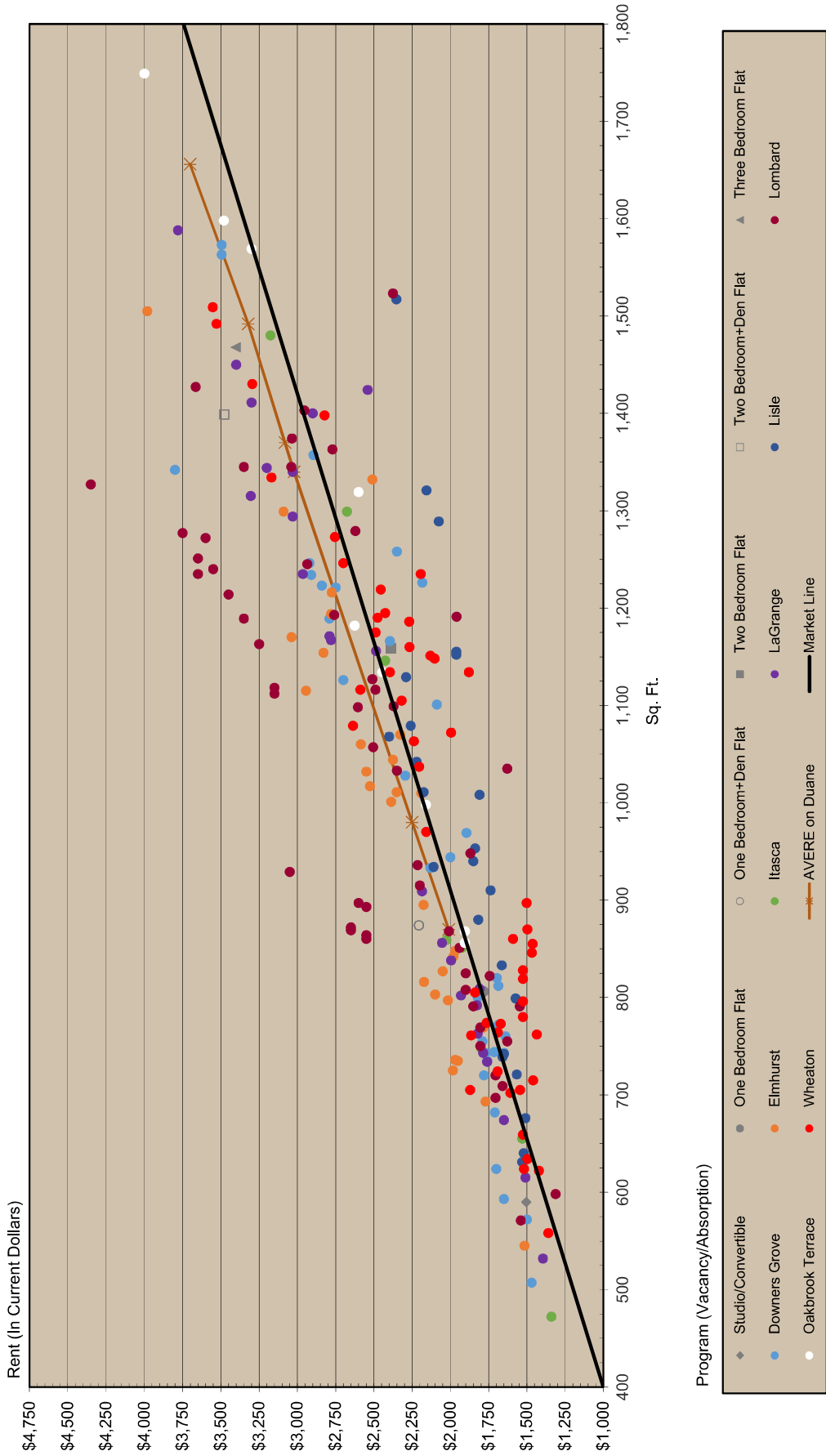
(1) Indicates incremental monthly fee as applicable.

(2) Assumes tenant responsible for all utilities as standard unless otherwise indicated.

Source: Tracy Cross & Associates, Inc.



Rent/Value Comparisons
Representative Newer Apartment Flats
West Suburban CMA
June 2018



Rent/value analysis uses a scatter diagram to graphically represent a set of observations found in today's marketplace, specifically the square footage of units offered and their associated rent levels. Regression analysis is then used to fit a line through the set of market observations that represent the "best fit" or average market line. This market line can then be used to predict the performance of a new, untested product line or offer explanations regarding the occupancy/absorption rates of currently available product lines.



A2

Rent/Value Comparisons
Representative Newer Apartment Flats
West Suburban CMA
June 2018

Plan Size (Sq. Ft.)	Average Market Rent	Development/Location	Year Built/ Renovated	Total Units	Average Plan Size (Sq. Ft.)	Average Posted Rent		Average Market Rent	Variance From Market	Vacancy Rate / (Monthly Absorption)
						Dollars	Rent per Sq. Ft.			
400	\$999	(1-4) Overture Yorktown/Lombard	2018	175	995	\$2,796	\$2.81	\$2,165	\$+631	(3.2/Mo.)
500	1,195	Elmhurst 255/Elmhurst	2016	192	929	2,281	2.46	2,036	+245	0.0
600	1,391	Maple & Main/Downers Grove	2018	115	873	2,108	2.41	1,926	+182	(3.7/Mo.)
700	1,587	AVERE on Duane/Glen Ellyn	2020	48	1,354	3,045	2.25	2,869	+176	5.0/Mo. Fest
800	1,783	Uptown LaGrange/LaGrange	2017	254	961	2,219	2.31	2,099	+120	(15.8/Mo.)
900	1,979	Apex 41/Lombard	2016	181	951	2,193	2.31	2,079	+114	(7.6/Mo.)
1,000	2,175	Residences at Hamilton Lakes/Itasca	2017	297	949	2,123	2.24	2,075	+48	(15.2/Mo.)
1,100	2,371	Regency Place/Oakbrook Terrace	2007	112	1,199	2,612	2.18	2,565	+47	9.8
1,200	2,567	Courthouse Square/Wheaton	2016	149	974	2,144	2.20	2,124	+20	10.7
1,300	2,763	Marq on Main/Lisle	2018	202	795	1,783	2.24	1,773	+10	(42.7/Mo.)
1,400	2,959									
1,500	3,155									
1,600	3,351	---- Market ----	2014	3,055 / 218	934	2,046	2.19	2,046	0	4.0 / (9.0/Mo.)
1,700	3,547	(3) Burlington Station/Downers Grove	2018	89	1,029	2,214	2.15	2,232	-18	(8.4/Mo.)
1,800	3,743	Wheaton 121/Wheaton	2013	306	892	1,771	1.99	1,963	-192	0.7
		Residences at the Grove/Downers Grove	2008	270	938	1,858	1.98	2,053	-195	3.7
		Avant at the Arboretum/Lisle	2013	310	936	1,771	1.89	2,050	-279	5.8
		(4) City View at the Highlands/Lombard	2003/2016	403	916	1,706	1.86	2,010	-304	3.0

Slope: \$1.96 per sq. ft.

(1) Age-restricted development; initial occupancies anticipated December 2018.

(2) Absorption rate reflects initial three (3) weeks of leasing activity; excluded from market average absorption statistics.

(3) Absorption rate reflects 21 units pre-leased through August; initial occupancy expected 10/1/2018.

(4) Average rent adjusted downward to reflect value of enclosed parking included in the monthly rent; utilized for analytical purposes only.



A3

POPULATION, HOUSEHOLDS, TENURE, AND INCOME: 2018
-- GLEN ELLYN MARKET AREA --

Attribute/Year	Glen Ellyn Market Area	Village of Glen Ellyn	Attribute/Year	Glen Ellyn Market Area	Village of Glen Ellyn
Population			Households		
1990	407,471	24,944	1990	144,914	9,413
2000	442,489	26,961	2000	158,565	10,187
2010	441,027	27,450	2010	161,356	10,381
2018	444,707	28,145	2018	164,598	10,721
2023	445,916	28,259	2023	166,743	10,796
Average Annual Change			Average Annual Change		
1990- 2000	3,502	202	1990 - 2000	1,365	77
2000 - 2010	-146	49	2000 - 2010	279	19
2010 - 2018	460	87	2010 - 2018	405	43
2018 - 2023	242	23	2018 - 2023	429	15
2018 Household Tenure			2018 Household Income		
Total Housing Units	175,495	11,407	Total Households	164,618	10,721
Total Occupied	164,598	10,721	Under \$25,000	20,661	1,392
Owner Occupied	120,370	8,035	25,000 - 34,999	11,294	659
Percent	73.1	74.9	35,000 - 49,999	17,094	811
Renter Occupied	44,228	2,686	50,000 - 74,999	27,048	1,353
Percent	26.9	25.1	75,000 - 99,999	21,880	937
Vacant	10,897	686	100,000 and Over	66,641	5,569
Percent	6.2	6.0	Median	\$81,555	\$105,641
2018 Household Size			2018 Travel Time to Work		
Total Population	444,707	28,145	Total Workers Age 16+	214,239	12,269
In Group Quarters	7,448	35	Less than 30 Minutes	126,546	7,033
In Households	437,259	28,110	30 - 44 Minutes	46,369	2,525
Total Households	164,598	10,721	45 - 59 Minutes	19,655	1,097
Average Persons Per Household	2.66	2.62	60 or More Minutes	21,669	1,614
			Average Minutes to Work	30.2	32.0

Source: U.S. Department of Commerce, Bureau of the Census: Census 2000 and Census 2010 and EnviroNics Analytics.

A4

Source: Environics Analytics and Tracy Cross & Associates, Inc.



RESIDENTIAL BUILDING PERMIT TRENDS: SUBURBAN CHICAGO AND THE GLEN ELLYN MARKET AREA 1990 - 2017

Year	Suburban Chicago			Glen Ellyn Market Area					Village of Glen Ellyn						
	Total	Single Family	Multi-Family	Total	Percent of Suburban Area	Single Family	Percent of Suburban Area	Multi-Family	Percent of Suburban Area	Total	Percent of Market Area	Single Family	Percent of Market Area	Multi-Family	Percent of Market Area
1990	25,931	20,002	5,929	2,028	7.8	1,084	5.4	944	15.9	32	1.6	32	3.0	0	0.0
1991	22,415	18,294	4,121	844	3.8	763	4.2	81	2.0	34	4.0	34	4.5	0	0.0
1992	27,354	22,410	4,944	1,479	5.4	1,217	5.4	262	5.3	42	2.8	42	3.5	0	0.0
1993	29,664	25,125	4,539	1,682	5.7	1,486	5.9	196	4.3	148	8.8	48	3.2	100	51.0
1994	31,639	26,051	5,588	1,560	4.9	1,271	4.9	289	5.2	60	3.8	52	4.1	8	2.8
1995	30,020	23,969	6,051	1,320	4.4	1,056	4.4	264	4.4	40	3.0	40	3.8	0	0.0
1996	32,110	24,320	7,790	1,422	4.4	829	3.4	593	7.6	87	6.1	43	5.2	44	7.4
1997	28,879	22,188	6,691	1,193	4.1	761	3.4	432	6.5	39	3.3	33	4.3	6	1.4
1998	30,813	24,668	6,145	1,498	4.9	730	3.0	768	12.5	230	15.4	52	7.1	178	23.2
1999	34,812	27,789	7,023	1,314	3.8	1,109	4.0	205	2.9	115	8.8	115	10.4	0	0.0
2000	32,476	26,475	6,001	1,386	4.3	867	3.3	519	8.6	69	5.0	69	8.0	0	0.0
2001	34,970	28,072	6,898	1,256	3.6	828	2.9	428	6.2	60	4.8	60	7.2	0	0.0
2002	37,252	30,469	6,783	1,351	3.6	1,151	3.8	200	2.9	110	8.1	75	6.5	35	17.5
2003	37,409	31,402	6,007	979	2.6	823	2.6	156	2.6	74	7.6	74	9.0	0	0.0
2004	36,905	31,200	5,705	1,052	2.9	902	2.9	150	2.6	57	5.4	57	6.3	0	0.0
2005	38,523	32,181	6,342	1,178	3.1	946	2.9	232	3.7	109	9.3	73	7.7	36	15.5
2006	29,149	24,216	4,933	1,457	5.0	929	3.8	528	10.7	77	5.3	73	7.9	4	0.8
2007	17,359	14,868	2,491	726	4.2	592	4.0	134	5.4	45	6.2	41	6.9	4	3.0
2008	7,301	6,113	1,188	223	3.1	204	3.3	19	1.6	29	13.0	17	8.3	12	63.2
2009	3,752	3,263	489	161	4.3	143	4.4	18	3.7	7	4.3	7	4.9	0	0.0
2010	4,223	3,169	1,054	329	7.8	141	4.4	188	17.8	13	4.0	13	9.2	0	0.0
2011	4,048	3,213	835	198	4.9	191	5.9	7	0.8	21	10.6	21	11.0	0	0.0
2012	6,679	4,283	2,396	564	8.4	252	5.9	312	13.0	24	4.3	24	9.5	0	0.0
2013	7,069	5,542	1,527	351	5.0	347	6.3	4	0.3	29	8.3	29	8.4	0	0.0
2014	8,500	5,931	2,569	397	4.7	393	6.6	4	0.2	52	13.1	52	13.2	0	0.0
2015	8,366	5,905	2,461	753	9.0	343	5.8	410	16.7	40	5.3	17	5.0	23	5.6
2016	9,008	5,888	3,120	604	6.7	307	5.2	297	9.5	17	2.8	17	5.5	0	0.0
2017	10,805	5,779	5,026	947	8.8	263	4.6	684	13.6	23	2.4	23	8.7	0	0.0
2018 ⁽¹⁾	10,354	6,375	3,979	1,412	13.6	253	4.0	1,159	29.1	46	3.3	46	18.2	0	0.0
Annual Average															
1990 - 2017	22,408	17,957	4,452	1,009	4.5	712	4.0	297	6.7	60	6.0	44	6.2	16	5.4

⁽¹⁾ Annualized estimate YTD June 2018.

⁽¹⁾ Annualized estimate YTD June 2018.

Sources: U.S. Department of Commerce, Bureau of the Census, C-40 Construction Reports and Tracy Cross & Associates, Inc.



APARTMENT PROJECTS IN PLANNING⁽¹⁾: WEST SUBURBAN AREAS PROXIMATE TO GLEN ELLYN

Municipality/ Proposed Development Name	Location	Builder/Developer	Current Status ^(2,3)	Leasing	Number of Units
Elmhurst 100 North Addison	100 North Addison Avenue	Opus Group	Approved	2019	164
Glen Ellyn Crescent Apartments Apex 400	NW inter Crescent Blvd and Glenwood Avenue 400-418 N. Main Street	Springbank Capital Advisors GSP Development	CS CS	-- --	150 107
Lombard Woodmoor Yorktown Apartments III Elan Yorktown Yorktown Center III	Finley Road and Oak Creek Drive 2201-11 Highland Avenue 50 Yorktown Ring Road Grace Street and Yorktown Ring Road	Donven Homes AIMCO Residential Greystar Development TBD	INF Approved UC Approved	-- -- 2019 2020	288 78 295 500
Oakbrook Terrace Lakeside Village of Oak Brook	Royce Road and Renaissance Blvd	Interforum Holdings	UC	2018	315
Villa Park Garden Station	401 N. Ardmore Avenue	Golden Spike Development	FP (On Hold)	--	230
Warrenville TBD Vanguard Cantera	Route 59 and Duke Parkway Diehl Road at Interstate 88	Atlantic Realty Partners Covington Realty	PP PP	-- --	259 242
Westmont Quincy Station	Quincy Street and Cass Avenue	Holladay Properties	FP	--	94
Market Area Total⁽³⁾					2,722

⁽¹⁾ As of 8/2018.

⁽²⁾ Status key: Concept Stage (CS); Preliminary Plat Approval (PP); Final Plat Approval (FP); Site Improvements started (INF); Permits issued/under construction (UC).

⁽³⁾ Excludes developments with unit counts and product idioms yet to be determined.

Source: Tracy Cross & Associates, Inc.

Traffic Impact Study

Proposed AVERE on Duane Development

Glen Ellyn, Illinois



Prepared For:



Prepared By:



March 25, 2019

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed AVERE on Duane development to be located in the southwest quadrant of the intersection of Duane Street with Prospect Avenue in Glen Ellyn, Illinois. As proposed, the site, which is currently occupied by an insurance agency, a pottery shop, Tem Environmental, Inc., and four single-family homes, will be redeveloped to provide an apartment building containing 48 units and 82 parking spaces of which 48 will be indoors. Access to the site will be provided via two full-movement access drives off Melrose Avenue.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development, and evaluate the adequacy of the proposed parking supply.

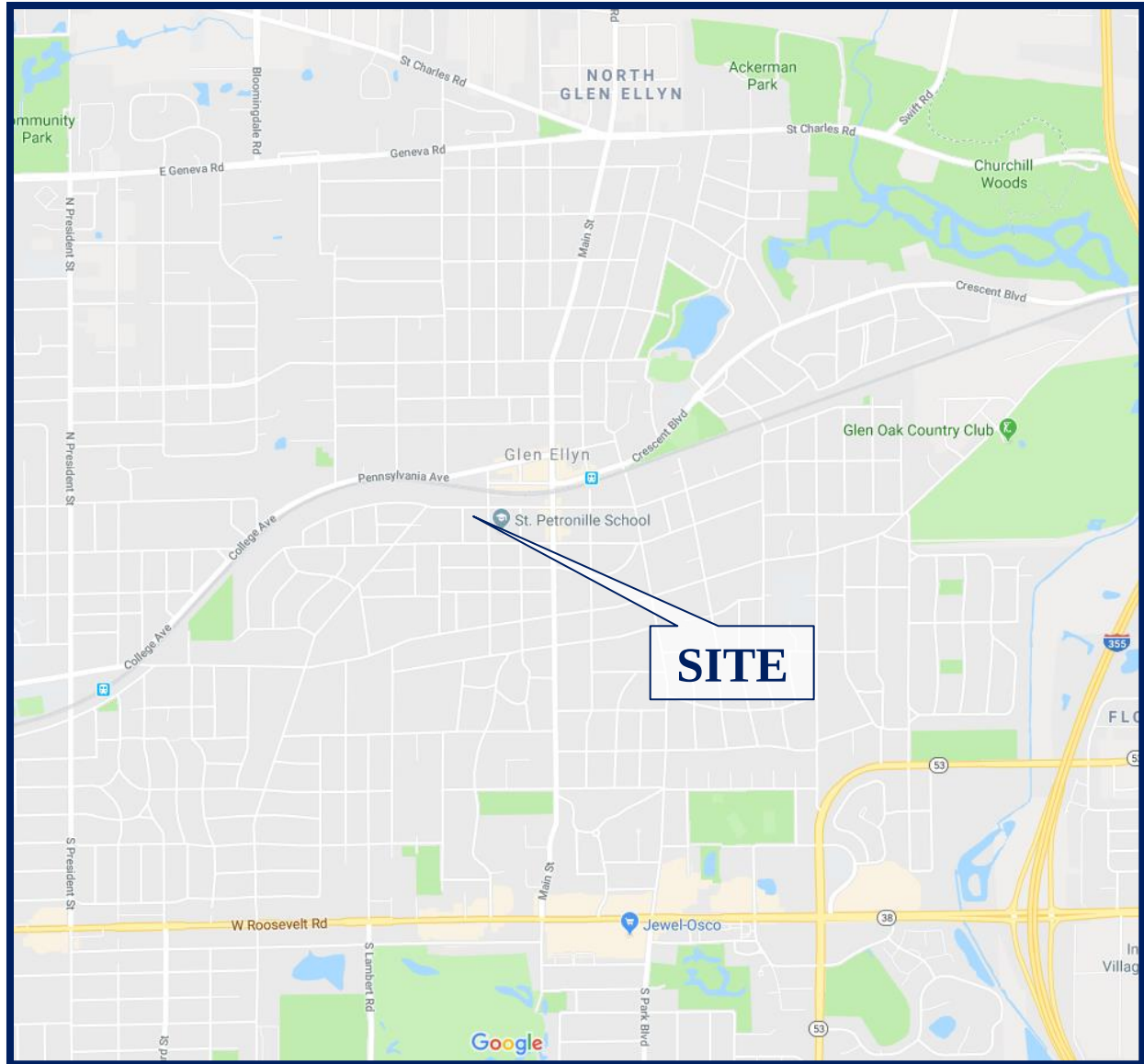
Figure 1 shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning, afternoon, and evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system
- Evaluation of the adequacy of the proposed parking supply

Traffic capacity analyses were conducted for the weekday morning, weekday afternoon, and weekday evening peak hours for the following conditions:

1. Existing Conditions - Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.
2. Future Conditions – Analyzes the projected traffic volumes which include the existing traffic volumes increased by an ambient area growth factor (growth not attributable to any particular development), and the traffic estimated to be generated by the proposed subject development.



Site Location

Figure 1



Aerial View of Site

Figure 2

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

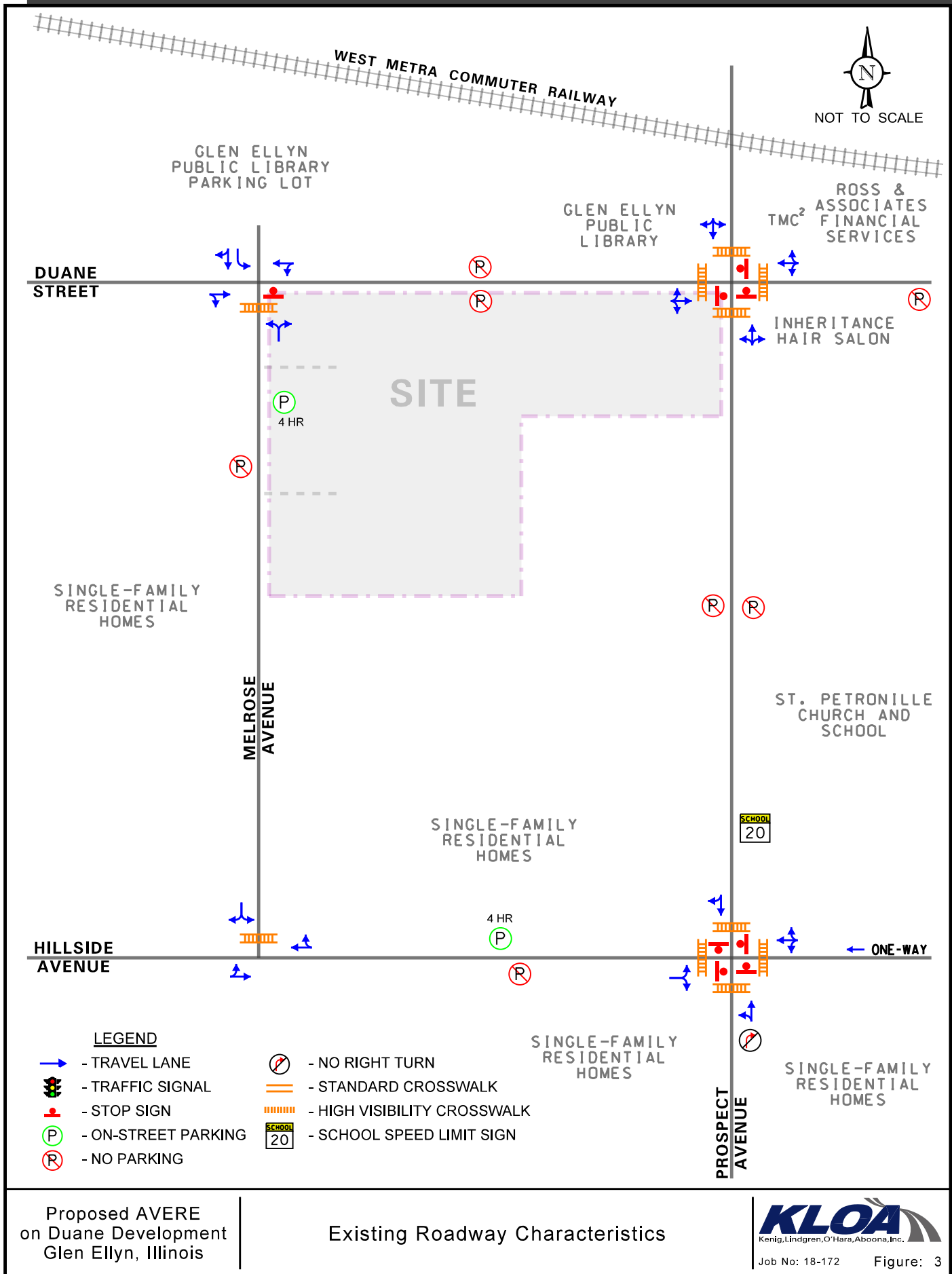
The site is located in the southwest quadrant of the intersection of Duane Street with Prospect Avenue in Glen Ellyn, Illinois. The site is currently occupied by an insurance agency, a pottery shop, Tem Environmental, Inc., and four single-family homes. Land uses in the vicinity of the site include the following: Glen Ellyn Public Library, TMC2, and Rose & Associates to the north, a residential area and private parking lot to the west, St. Petronille Catholic Church, School, and private parking lot to the east, and a residential area to the south. It should be noted that the Glen Ellyn Metra station is located approximately one half of a mile to the northeast of the site.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the development are described below. **Figure 3** illustrates the existing roadway characteristics.

Duane Street is an east-west local street that provides one through lane in each direction and is classified as a community collector roadway by the Village of Glen Ellyn Comprehensive Plan. At its unsignalized intersection with Melrose Avenue, Duane Street provides a shared through/right-turn lane on the eastbound approach and a shared through/left-turn lane on the westbound approach. At its three-way stop-sign controlled intersection with Prospect Avenue, Duane Street provides a shared left-turn/through/right-turn lane under stop sign control with a high visibility crosswalk provided on both legs. On-street parking is not permitted on either side of the roadway west of Prospect Avenue. Duane Street is under the jurisdiction of the Village of Glen Ellyn and has a posted school zone speed limit of 20 miles per hour.

Melrose Avenue is a north-south roadway that provides one through lane in each direction and is classified as a local street by the Village of Glen Ellyn Comprehensive Plan. At its unsignalized intersection with Duane Street, Melrose Avenue provides a shared left-turn/right-turn lane under stop sign control with a high visibility crosswalk provided on the south leg. The north leg of the intersection is the outbound-only access drive serving the Glen Ellyn Public Library, which provides an exclusive left-turn lane and a shared through/right-turn lane. At its uncontrolled intersection with Hillside Avenue, Melrose Avenue provides a shared left-turn/right-turn lane and a high visibility crosswalk on the north leg. On-street parking is permitted on the east side of the roadway between Duane Street and Hillside Avenue and is restricted to four-hour customer parking. On-street parking is not permitted on the west side of the roadway. Melrose Avenue is under the jurisdiction of the Village of Glen Ellyn and has a posted limit of 25 miles per hour.



Prospect Avenue is a north-south roadway that provides one through lane in each direction and is classified as a neighborhood collector street by the Village of Glen Ellyn Comprehensive Plan. At its three way stop-sign controlled intersection with Duane Street, Prospect Avenue provides a shared left-turn/through/right-turn lane and a high visibility crosswalk on both approaches. At its all way stop-sign controlled intersection with Hillside Avenue, Prospect Avenue provides a shared through/right-turn lane and a high visibility crosswalk on the southbound approach, a shared left-turn/through lane on the northbound approach, and a high visibility crosswalk on both approaches. On-street parking is not permitted on either side of the roadway. Prospect Avenue is under the jurisdiction of the Village of Glen Ellyn, carries an Annual Average Daily Traffic (AADT) volume of 3,950 vehicles (IDOT AADT 2016), and has a posted school zone speed limit of 20 miles per hour.

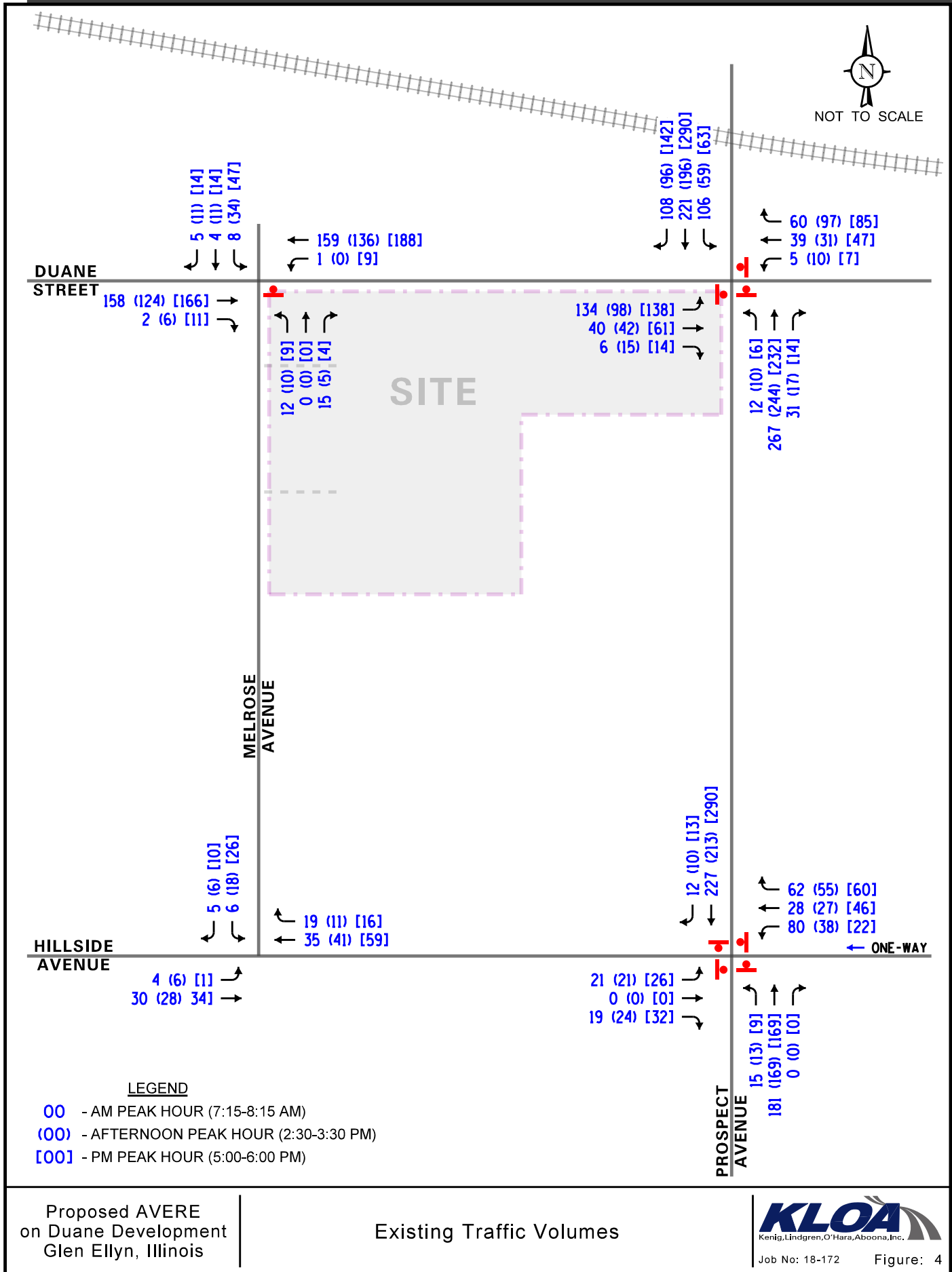
Hillside Avenue is an east-west roadway that is restricted to one-way westbound travel east of Prospect Avenue and is classified as a neighborhood collector street by the Village of Glen Ellyn Comprehensive Plan. At its all way stop-sign controlled intersection with Prospect Avenue, Hillside Avenue provides a shared left-turn/through/right-turn lane and a high visibility crosswalk on the westbound approach and a shared left-turn/right-turn lane and a high visibility crosswalk on the eastbound approach. At its unsignalized intersection with Melrose Avenue, Hillside Avenue provides a shared through/right-turn lane on the westbound approach and a shared left-turn/through lane on the eastbound approach. On-street parking is permitted but is restricted to four-hour parking on the north side of the roadway and is not permitted on the south side of the roadway. Hillside Avenue is under the jurisdiction of the Village of Glen Ellyn and has a posted speed limit of 25 miles per hour.

Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts using Miovision Scout Video Collection Units on Tuesday, August 28, 2018 during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday afternoon (2:30 P.M. to 6:00 P.M.) peak periods at the following intersections:

- Duane Street with Melrose Avenue
- Prospect Avenue with Duane Street
- Hillside Avenue with Melrose Avenue
- Prospect Avenue with Hillside Avenue

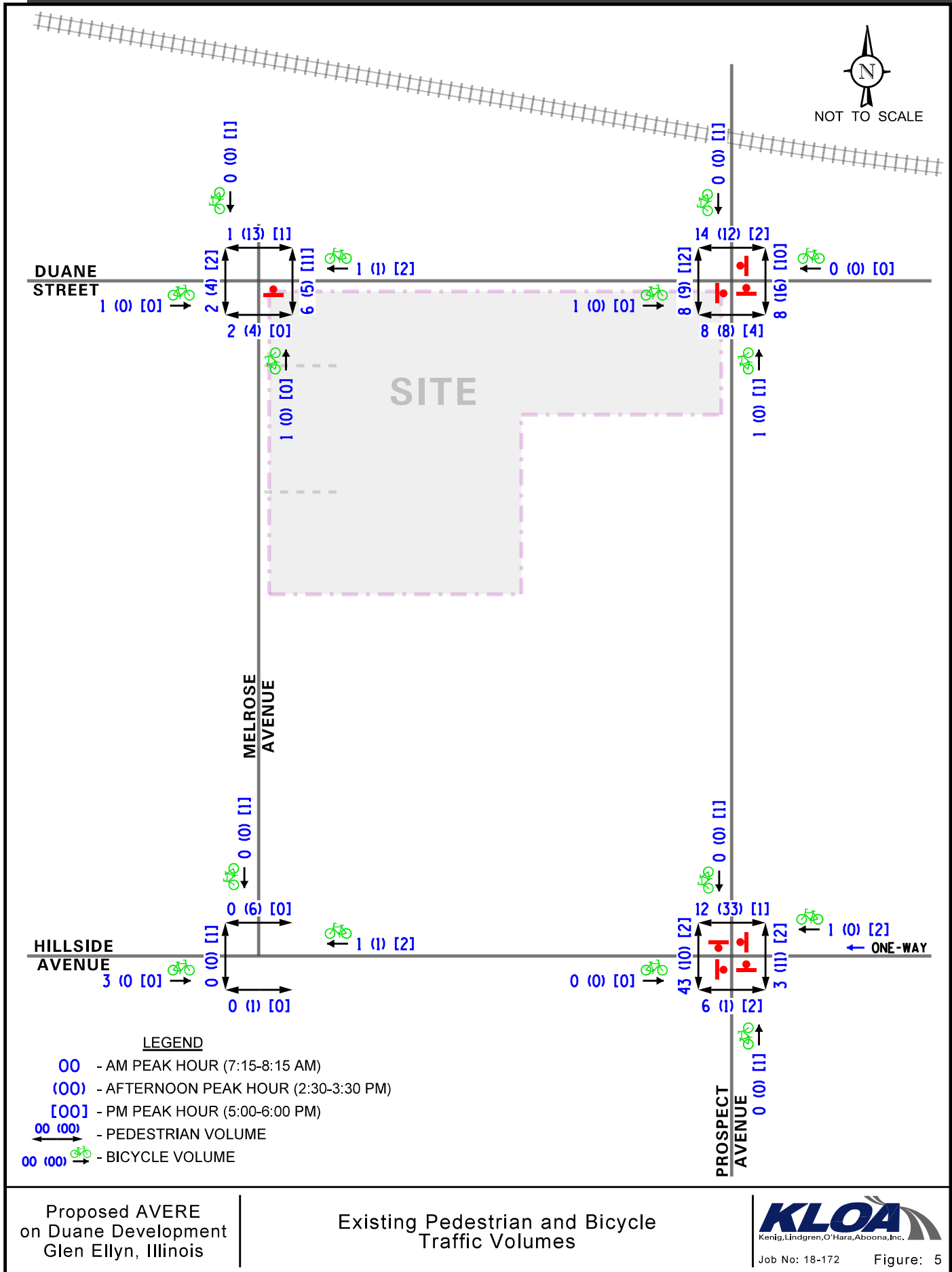
It should be noted that the traffic counts started earlier in the afternoon to coincide with the dismissal time of St. Petronille School, which was in session when the traffic counts were conducted. The results of the traffic counts indicated that the weekday morning peak hour of traffic occurs from 7:15 A.M. to 8:15 A.M., the weekday afternoon peak hour of traffic occurs from 2:30 P.M. to 3:30 P.M., and the weekday evening peak hour of traffic occurs from 5:00 P.M. to 6:00 P.M. **Figure 4** illustrates the existing peak hour traffic volumes and **Figure 5** illustrates the existing pedestrian and bicycle peak hour traffic volumes. Copies of the traffic count summary sheets are included in the Appendix.



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Glen Ellyn, Illinois

Existing Traffic Volumes

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Glen Ellyn, Illinois

Existing Pedestrian and Bicycle
Traffic Volumes

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Job No: 18-172 Figure: 5

St. Petronille School Operations

St. Petronille School is a private Catholic school that has an enrollment of approximately 500 students in kindergarten through eighth grade. The morning drop-off for St. Petronille School generally occurs between 7:45 A.M. and 8:15 A.M. and the afternoon pick-up generally occurs between 3:05 P.M. and 3:20 P.M. For safety purposes, school crossing guards help children from 8:00 A.M. to 8:10 A.M. and from 3:00 P.M. to 3:10 P.M. at the intersections of Prospect Avenue with Duane Street and Hillside Avenue.

The loading zone of grades four through eight occurs along the north side of Hillside Avenue between Melrose Avenue and Glenwood Avenue and loading for kindergarten through third grade occurs within the parking lot on the north side of the school building. The orientation of the loading zones results in all of the school traffic exiting the loading zone onto/toward Prospect Avenue.

Additionally, during the morning drop-off period, Glenwood Avenue is barricaded between Hillside Avenue and the parish office. The restriction of Hillside Avenue to one-way westbound movements combined with the barricade restriction on Glenwood Avenue results in all vehicles entering the loading area from the intersection of Main Street with Hillside Avenue or from northbound Glenwood Avenue at Hillside Avenue.

Furthermore, there is one bus that serves St. Petronille School and the loading zone for the bus is also located on the north side of Hillside Avenue to the west of the passenger vehicle loading zone. This bus also accesses the loading zone via Hillside Avenue. During the morning drop-off period, westbound queues on Hillside Avenue were observed to extend from the loading zone to Main Street with the majority of activity concluding by 8:15 A.M.

During afternoon pick-up, parents were observed to park within the church parking lot, on Hillside Avenue, and on Glenwood Avenue south of Hillside Avenue. The majority of pick-up activity concluded by 3:35 P.M.

Train Observations

Located approximately 200 feet north of Duane Street is the at-grade railroad crossing on Prospect Avenue with the Union Pacific – West Metra Commuter Railway that carries 25 inbound trips and 24 outbound trips on weekdays, resulting in a total of 49 commuter trains per day. This railroad also carries an average of 40 freight trains per day. Field observations conducted during the peak hours indicated that northbound queues on Prospect Avenue at the at-grade railroad crossing only extended beyond Duane Street two times during the weekday morning peak hour, three times during the afternoon peak hour, and four times during the evening peak hour, with queues clearing Duane Street within three minutes following the train event. However, the queues did not block the intersection of Duane Street with Prospect Avenue and generally did not extend to Hillside Avenue. As such, train events have a limited impact on the traffic.

Crash Analysis

KLOA, Inc. obtained crash data for the past most recent available five years (2012 to 2016) for the intersections of Main Street with Hillside Avenue, Main Street with Duane Street, Hillside Avenue with Glenwood Avenue and Duane Street with Glenwood Avenue. A review of the crash data¹ indicated the following:

- The intersection of Duane Street with Melrose Avenue experienced zero crashes in 2012, zero crashes in 2013, one crash in 2014, two crashes in 2015, and zero crashes in 2016.
- The intersection of Hillside Avenue with Melrose Avenue experienced only one crash between 2012 and 2016.
- The intersection of Prospect Avenue with Duane Street experienced only three crashes in 2012, five crashes in 2013, six crashes in 2014, three crashes in 2015, and two crashes in 2016.
- The intersection of Prospect Avenue with Hillside Avenue experienced zero crashes in 2012, two crashes in 2013, zero crashes in 2014, one crash in 2015, and zero crashes in 2016.
- No fatalities were reported at any of the study area intersections.

¹ IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s). Additionally, for coding years 2015 to present, the Bureau of Data Collection uses the exact latitude/longitude supplied by the investigating law enforcement agency to locate crashes. Therefore, location data may vary in previous years since data prior to 2015 was physically located by bureau personnel.

3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Development Plan

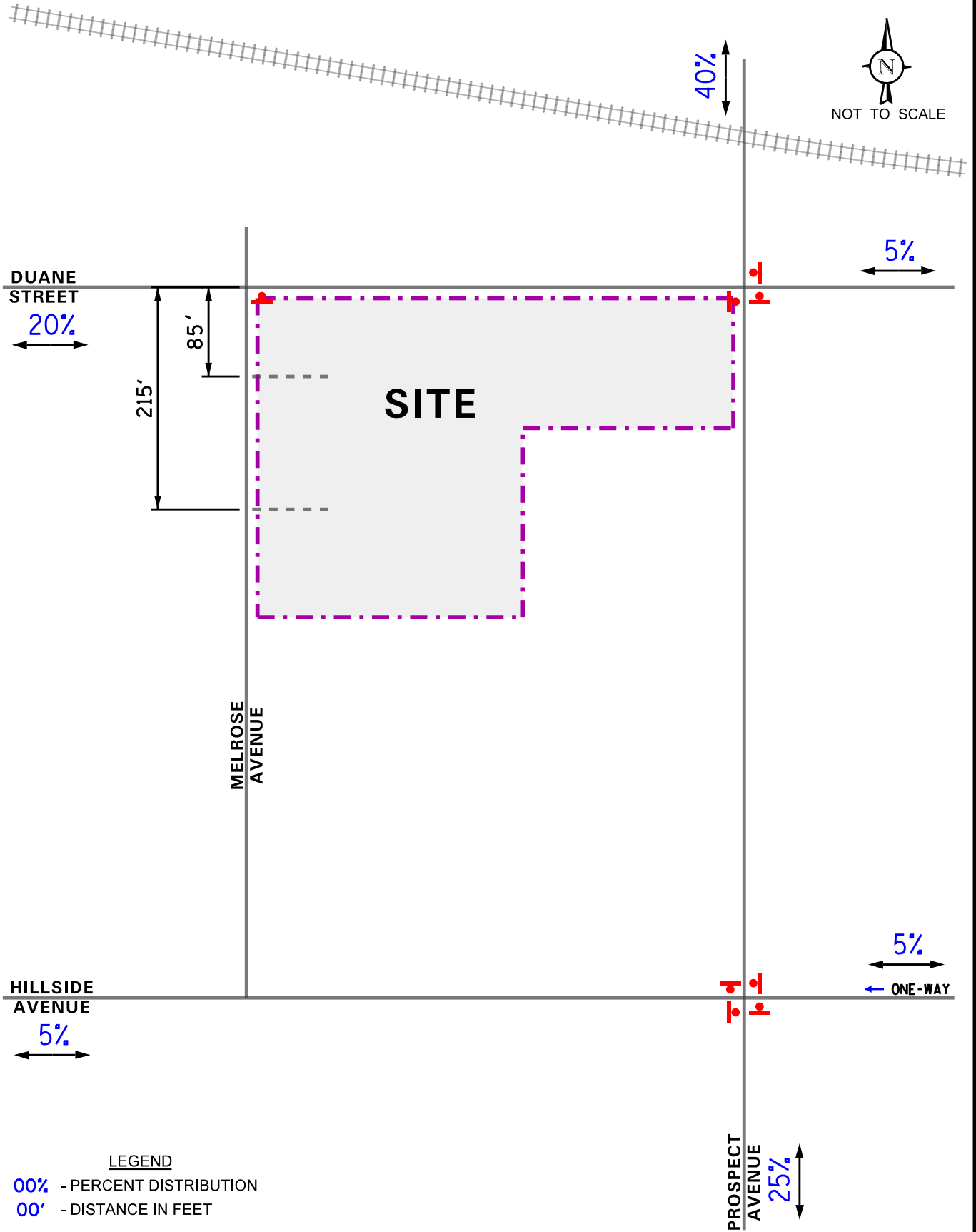
As proposed, the plans call for the redeveloping the site with one apartment building containing 48 apartment units and 82 parking spaces of which 48 spaces will be indoors. Access to the site will be provided via the following:

- A full-movement access drive off Melrose Street located approximately 85 feet south of Duane Street. This access drive will provide one inbound lane and one outbound lane and outbound movements should be under stop sign control. This access drive will serve the proposed parking garage containing 48 parking spaces.
- A full-movement access drive off Melrose Street located approximately 215 feet south of Duane Street. This access drive will provide one inbound lane and one outbound lane and outbound movements should be under stop sign control. This access drive will serve the proposed parking lot containing 34 spaces.

A copy of the preliminary site plan depicting the proposed development and access is included in the Appendix.

Directional Distribution

The directions from which residents of the apartment units will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 6** illustrates the directional distribution of the development-generated traffic.



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Estimated Directional Distribution

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Job No: 18-172 Figure: 6

Estimated Site Traffic Generation

The volume of traffic generated by the proposed apartment development was estimated using data published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Edition. The “Multifamily Housing (Mid Rise)” (Land-Use Code 221) was used for the apartment units.

As previously indicated, the proposed development is located within one-half of a mile of the Glen Ellyn station for the Union Pacific – West Metra Commuter Railway. As such, many of the residents will utilize public transportation to get to work. Based on census data provided for households located within one-half of a mile of the Glen Ellyn Metra station, approximately 25 percent of residents utilize public transportation, bicycle, or walking to travel to/from work. However, in order to provide a conservative analysis, no reduction has been applied to account for public transportation.

Table 1 tabulates the vehicle trips anticipated for this development.

Table 1

ESTIMATED SITE-GENERATED TRAFFIC VOLUMES¹

ITE Land Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour			Weekday Evening Peak Hour			Daily Two- Way Trips
		In	Out	Total	In	Out	Total	In	Out	Total	
221	Apartments (48 Units)	4	13	17	9	5	14	13	9	22	260
1 – Trip generation estimates do not take into account the 25 percent reduction for public transportation.											

Trip Generation Comparison

The amount of traffic that will be generated by the proposed development was compared with the trips estimated to be generated by the existing uses on site. The site currently contains six structures, three of which are occupied by commercial/retail uses, one by a multi-tenant office building, one by a residential pottery studio, and one by a family shelter service. **Table 2** shows the estimated vehicle trips utilizing ITE trip rates that will be generated by the proposed development as compared to the approximately 3,822 square feet of office space, 7,286 square feet of combined commercial/retail space, and the family shelter that occupy the site.

As can be seen from Table 2, the proposed apartment development is projected to generate a comparable amount of traffic during the morning peak hour, approximately 64 percent fewer trips during the afternoon peak hour, and approximately 42 percent fewer trips during the evening peak hour. As such, the proposed development will generally have a significantly lower impact on area roadways and intersections.

Table 2
TRIP GENERATION COMPARISON

ITE Land Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour			Weekday Evening Peak Hour			Daily Two- Way Trips
		In	Out	Total	In	Out	Total	In	Out	Total	
Existing Uses On Site											
712	Small Office Building (3,822 s.f.)	6	1	7	3	7	10	3	6	9	62
820	Retail (7,286 s.f.)	4	3	7	13	15	28	13	15	28	276
210	Single Detached Housing (1 unit)	<u>0</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>1</u>	<u>10</u>
	Total	10	5	15	17	22	39	17	21	38	348
221	Proposed Development	<u>4</u>	<u>13</u>	<u>17</u>	<u>9</u>	<u>5</u>	<u>14</u>	<u>13</u>	<u>9</u>	<u>22</u>	<u>260</u>
	Difference	-6	+8	+2	-8	-17	-25	-4	-12	-16	-188

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

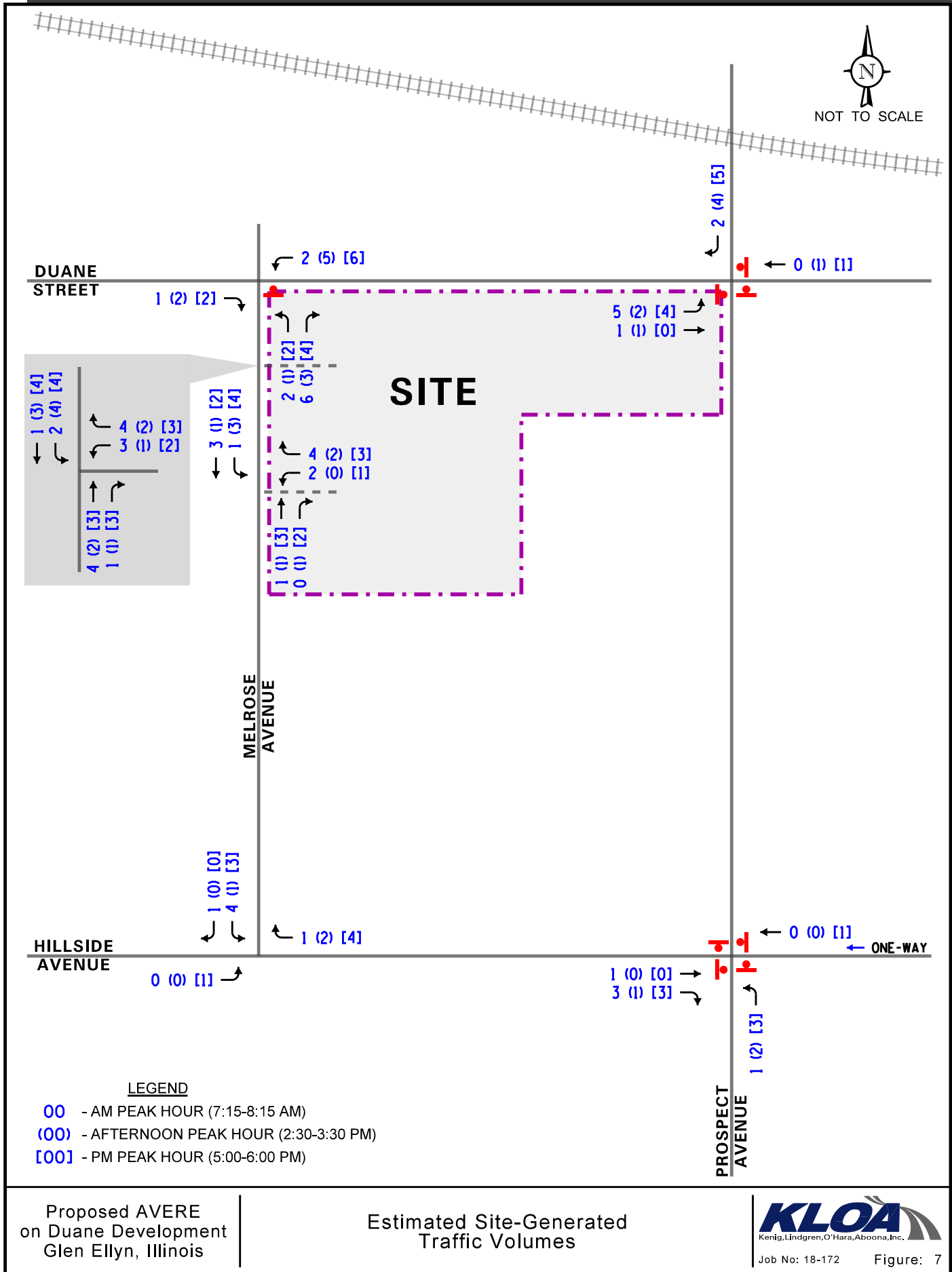
The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed development (apartments) were assigned to the roadway system in accordance with the previously described directional distribution (Figure 6). **Figure 7** illustrates the site traffic assignment.

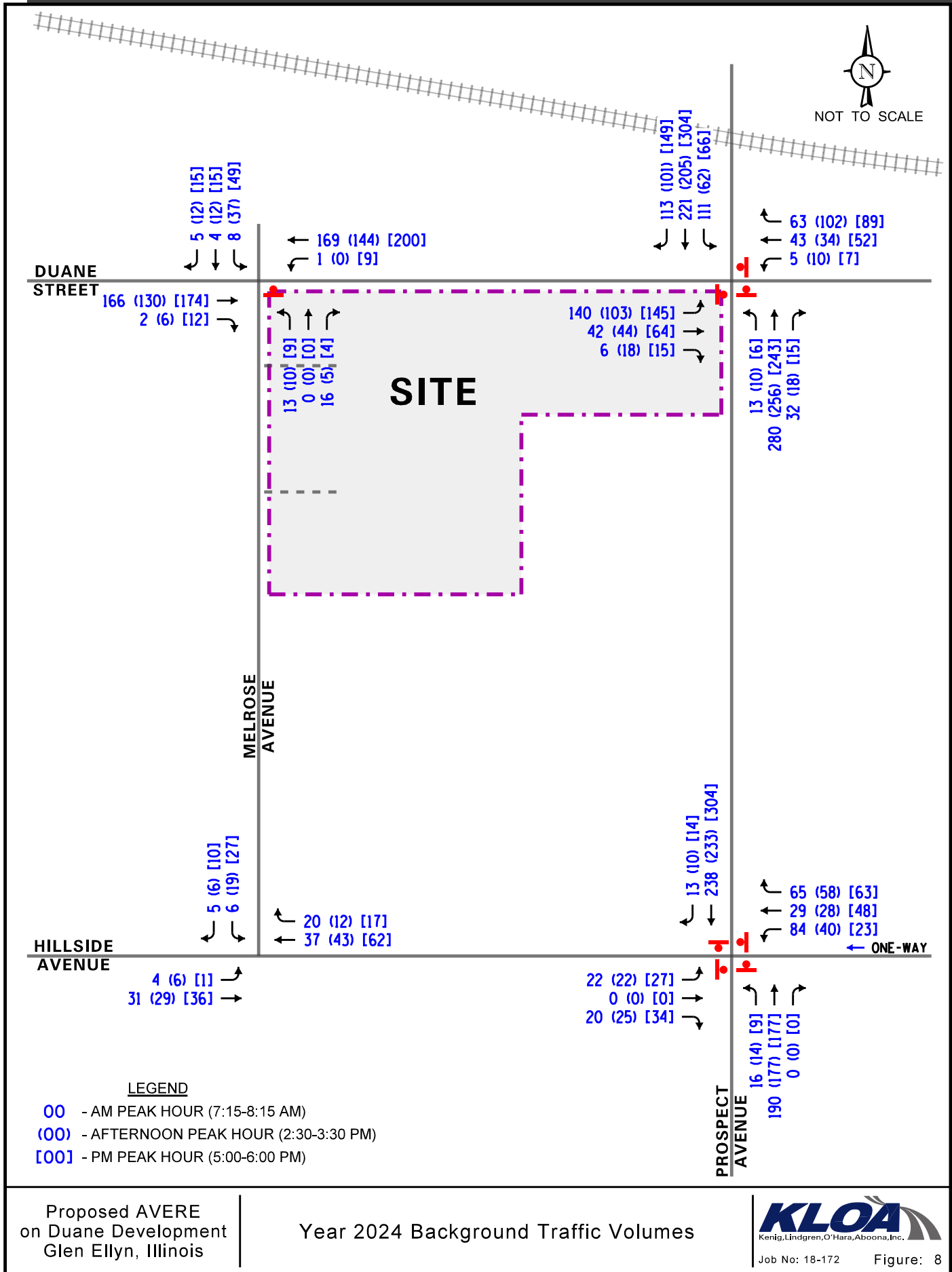
Background Traffic Conditions

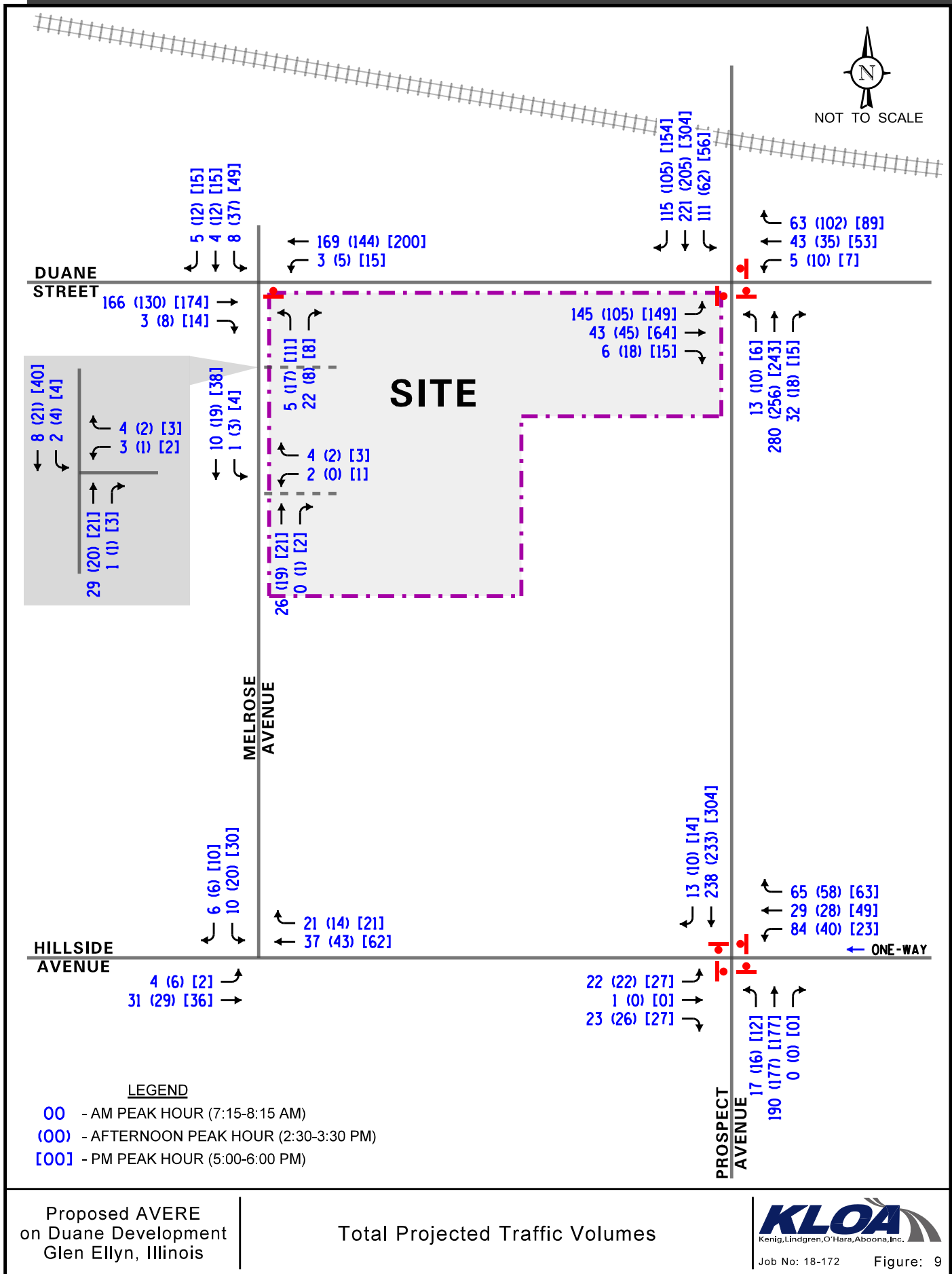
The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on ADT projections provided by the Chicago Metropolitan Agency for Planning (CMAP) in a letter dated October 5, 2018, an increase of approximately 0.79 percent per year for six years (buildout year plus five years) was applied to project Year 2024 conditions. It should be noted that this background growth was applied to all existing traffic volumes. A copy of the CMAP 2040 projections letter is included in the Appendix. Furthermore, the background traffic volumes also included the traffic that will be generated by APEX 400 development and the proposed conversion of Hillside Avenue to two-way traffic from Glenwood Avenue to Main Street. The Year 2024 background traffic volumes are illustrated in **Figure 8**.

Total Projected Traffic Volumes

The development-generated traffic (Figure 7) was added to the Year 2024 background traffic volumes (Figure 8) to determine the Year 2024 total projected traffic volumes, as illustrated in **Figure 9**.







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Total Projected Traffic Volumes

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Job No: 18-172 Figure: 9

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning, weekday afternoon, and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning, weekday afternoon, and weekday evening peak hours for the existing (Year 2018) and future projected (Year 2024) traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 2010 and analyzed using the Synchro/SimTraffic 10 computer software. Synchro/SimTraffic 10 was utilized to represent the operations of the intersections more accurately due to their proximity to one another.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing and Year 2024 total projected conditions are presented in **Tables 3** and **4**, respectively. A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 3

CAPACITY ANALYSIS RESULTS – YEAR 2018 EXISTING CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Afternoon Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
Melrose Avenue with Duane Street						
• Northbound Approach	B	10.4	B	10.5	B	11.2
• Southbound Approach	B	10.9	B	10.7	B	11.7
• Westbound Left Turns	A	7.6	A	0.1	A	7.6
Prospect Avenue with Duane Street						
• ICU ¹	C	67.5%	C	67.7%	D	75.0%
Melrose Avenue with Hillside Avenue²						
• Southbound Approach	A	8.9	A	9.2	A	9.4
• Eastbound Left Turns	A	7.5	A	7.5	A	7.4
Prospect Avenue with Hillside Avenue						
• Overall	B	10.8	A	9.8	B	10.2
• Eastbound Approach	A	8.9	A	8.6	A	8.7
• Westbound Approach	B	10.6	A	9.3	A	9.4
• Northbound Approach	B	10.6	A	10.0	A	9.6
• Southbound Approach	B	11.3	B	10.2	B	11.2
LOS = Level of Service Delay is measured in seconds. 1 – The operation of this intersection is based on a critical volume to saturation flow (v/s) evaluation, also known as the Intersection Capacity Utilization (ICU) method. 2 – For purpose of the analysis, Melrose Avenue southbound approach was assumed to be under stop sign control.						

Table 4
CAPACITY ANALYSIS RESULTS - YEAR 2024 PROJECTED TRAFFIC CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Afternoon Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
Melrose Avenue with Duane Street						
• Northbound Approach	B	10.6	B	10.9	B	11.7
• Southbound Approach	B	11.3	B	11.0	B	12.7
• Westbound Left Turns	A	7.6	A	7.5	A	7.7
Prospect Avenue with Duane Street						
• ICU ¹	C	69.8%	C	70.5%	D	77.6%
Melrose Avenue with Hillside Avenue²						
• Southbound Approach	A	9.0	A	9.3	A	9.4
• Eastbound Left Turns	A	7.6	A	7.5	A	7.6
Prospect Avenue with Hillside Avenue						
• Overall	B	11.3	B	10.2	B	11.9
• Eastbound Approach	A	9.2	A	8.8	B	10.8
• Westbound Approach	B	11.0	A	9.6	A	9.4
• Northbound Approach	B	11.2	B	10.3	B	10.3
• Southbound Approach	B	12.0	B	10.7	B	13.8
Melrose Avenue with North Access Drive						
• Westbound Left Turns	A	8.6	A	8.6	A	8.6
• Southbound Left Turns	A	7.3	A	7.3	A	7.3
Melrose Avenue with South Access Drive						
• Westbound Left Turns	A	8.6	A	8.4	A	8.6
• Southbound Left Turns	A	7.3	A	7.3	A	7.3
LOS = Level of Service Delay is measured in seconds. 1 – The operation of this intersection is based on a critical volume to saturation flow (v/s) evaluation, also known as the Intersection Capacity Utilization (ICU) method. 2 – For purpose of the analysis, Melrose Avenue southbound approach was assumed to be under stop sign control.						

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development traffic.

Melrose Avenue with Duane Street

It should be noted that since the north leg of the intersection is exit-only and is not under traffic control, it was assumed for analysis purposes that the southbound approach would be under stop sign control. Based on that, the results of the capacity analysis indicate that the westbound and southbound approaches of this intersection currently operate at Level of Service (LOS) B during the weekday morning, weekday afternoon, and weekday evening peak hours. Under Year 2024 conditions, the two approaches are projected to continue operating at LOS B during the peak hours with increases in delay of approximately one second or less. The 95th percentile queues for the northbound approach will be approximately one car length which will not extend to the proposed location of the access drive for the garage. As such, this intersection has sufficient reserve capacity to accommodate the traffic projected to be generated by the proposed development and no roadway or traffic control improvements are required.

Prospect Avenue with Duane Street

Because of the traffic control configuration of this intersection where the southbound traffic is free flow and the other three approaches are under stop sign control, the intersection could not be analyzed using HCM procedures. This intersection's traffic control is designed to allow southbound movements to operate under free flow conditions in order to keep southbound queues from extending onto the train tracks. Given this traffic control configuration and the limitations of the HCM procedures, the intersection was analyzed using the intersection capacity utilization (ICU) level of service. The ICU indicates how much reserve capacity is available or how much an intersection is over capacity.

Based on the ICU analysis, the intersection currently utilizes approximately 67 to 75 percent of the capacity of the intersection. Under future conditions it is projected that the intersection will utilize approximately 70 to 78 percent of the capacity of the intersection. As a result, the intersection will continue to operate efficiently and with minimal delays. As previously indicated and based on field observations, this intersection experiences queueing during events when train gates are down. While the proposed development will contribute traffic to the intersection, this additional traffic will not be significant and will not exceed 4.0 percent. As such, the proposed development traffic will have a limited impact on the operations of this intersection and no roadway or traffic control improvements will be necessary.

Hillside Avenue with Melrose Avenue

It should be noted that since the intersection is not under traffic control, it was assumed for analysis purposes that the southbound approach would be under stop sign control. Based on that, the results of the capacity analysis indicate that all the approaches of this intersection currently operate at LOS A during the weekday morning, weekday afternoon, and weekday evening peak hours. Under Year 2024 conditions, all the approaches are projected to continue operating at LOS A during the peak hours with increases in delay of approximately one second or less.

Prospect Avenue with Hillside Avenue

The results of the capacity analysis indicate that overall the intersection operates at LOS B or better during the weekday morning, weekday afternoon, and weekday evening peak hours. Under Year 2024 conditions, overall the intersection is projected to operate at LOS B during the weekday peak hours with increases in delay of approximately two seconds or less. Additionally, all the approaches of this intersection will operate at LOS B or better during the peak hours with increases in delay of approximately three seconds or less and 95th percentile queues of two to three vehicles. As such, this intersection has sufficient reserve capacity to accommodate the traffic projected to be generated by the proposed development and no roadway improvements or signal modifications will be required.

Melrose Avenue with Proposed Access Drives

The results of the capacity analysis indicate that the westbound left-turn movements from the access drives are projected to operate at LOS A during the peak hours. Furthermore, southbound left-turning movements from Duane Street onto the access drives are projected to operate at LOS A during the peak hours with 95th percentile queues of one to two vehicles. As such, the proposed access drives off Melrose Street will be adequate in accommodating the traffic projected to be generated by the proposed development and no roadway improvements will be required.

Residential Parking Evaluation

As proposed, the apartment development will provide a total of 82 parking spaces, at a ratio of 1.71 spaces per unit, and will provide 88 bedrooms, at a ratio of 0.93 spaces per bedroom. Based on a review of survey data published by the Institute of Transportation Engineers (ITE) in the *Parking Generation Manual*, 5th Edition for Land-Use Code 221 (Mid-Rise Apartments), the following was determined:

- The average parking supply ratio at similar sites was 1.4 spaces per unit.
- The 85th percentile peak parking demand ratio is 1.47 spaces per dwelling unit.
- The 85th percentile peak parking demand ratio for sites within one-half mile of a rail transit station is 1.27 spaces per dwelling unit.
- The 85th percentile peak parking demand ratio is 0.87 spaces per bedroom.
- The 85th percentile peak parking demand ratio for sites within one-half mile of a rail transit station is 0.86 spaces per bedroom.

As can be seen, the proposed parking supply at ratios of 1.71 spaces per unit and 0.93 spaces per bedroom exceed ITE's requirements.

Furthermore, the proposed parking supply is consistent with other apartment developments (built or planned) in the Chicago area which provide an average parking at a ratio of 1.27 spaces per unit. The location, number of units, and number of parking spaces provided for these developments are summarized in **Table A** in the Appendix.

Lastly, for comparison purposes, KLOA, Inc. also examined US Census data compiled by the Center for Transit-Oriented Development. Based on the Census data, the average number of vehicles available per renter-occupied household within one-quarter mile from the Glen Ellyn Metra station is 0.95 vehicles. Given that the proposed apartment building is located within 1,000 feet of the Glen Ellyn Metra station, it is anticipated that the apartment building will have the same characteristics as other apartment developments within the one-half mile radius.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The traffic that will be generated by the proposed development will be low and will be reduced due to its proximity to public transportation.
- The traffic that will be generated by the proposed development can be accommodated by the area roadway system.
- Providing access to the proposed AVERE on Duane Development off Melrose Avenue will be adequate in accommodating the traffic projected to be generated by the proposed development.
- The proposed apartment development will provide a sufficient number of parking spaces to accommodate its projected parking demand.

Appendix

Traffic Count Summary Sheets
Site Plan
CMAP 2040 Projections Letter
Level of Service Criteria
Capacity Analysis Summary Sheets

Traffic Count Summary Sheets



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400
Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Duane Street with Melrose Avenue
Site Code:
Start Date: 08/28/2018
Page No: 1

Turning Movement Data

Start Time	Duane Street Eastbound						Duane Street Westbound						Melrose Avenue Northbound						Library Outbound Access Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	0	38	0	2	38	0	0	29	0	1	29	0	6	0	2	1	8	0	3	0	1	2	4	79
7:15 AM	0	0	43	0	0	43	0	0	39	0	0	39	0	2	0	3	2	5	0	1	0	1	1	2	89
7:30 AM	0	0	39	0	1	39	0	0	60	0	0	60	0	6	0	1	2	7	0	2	0	0	1	2	108
7:45 AM	0	0	44	1	1	45	0	1	29	0	1	30	0	2	1	1	1	4	0	3	2	2	0	7	86
Hourly Total	0	0	164	1	4	165	0	1	157	0	2	158	0	16	1	7	6	24	0	9	2	4	4	15	362
8:00 AM	0	0	33	1	0	34	0	0	32	0	0	32	0	2	0	10	1	12	0	2	2	2	0	6	84
8:15 AM	0	0	27	0	0	27	0	0	18	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	45
8:30 AM	0	0	26	0	0	26	0	0	21	0	0	21	0	1	0	1	0	2	0	4	1	3	0	8	57
8:45 AM	0	0	34	1	0	35	0	1	24	0	0	25	0	1	0	0	0	1	0	3	1	1	0	5	66
Hourly Total	0	0	120	2	0	122	0	1	95	0	0	96	0	4	0	11	1	15	0	9	4	6	0	19	252
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:30 PM	0	0	39	5	0	44	0	0	29	0	0	29	0	2	0	0	0	2	0	9	4	3	0	16	91
2:45 PM	0	0	28	1	2	29	0	0	35	0	1	35	0	2	0	1	0	3	0	8	1	2	9	11	78
Hourly Total	0	0	67	6	2	73	0	0	64	0	1	64	0	4	0	1	0	5	0	17	5	5	9	27	169
3:00 PM	0	1	31	0	1	32	0	0	41	0	4	41	0	5	0	1	2	6	0	9	5	3	1	17	96
3:15 PM	0	0	26	0	1	26	0	0	31	0	0	31	0	1	0	3	2	4	0	8	1	3	3	12	73
3:30 PM	0	0	26	0	2	26	0	0	40	0	1	40	0	3	0	0	1	3	0	11	5	2	0	18	87
3:45 PM	0	0	34	0	0	34	0	0	40	0	0	40	0	2	0	0	0	2	0	11	7	0	0	18	94
Hourly Total	0	1	117	0	4	118	0	0	152	0	5	152	0	11	0	4	5	15	0	39	18	8	4	65	350
4:00 PM	0	0	28	0	0	28	0	3	44	0	0	47	0	3	0	5	3	8	0	12	3	2	1	17	100
4:15 PM	0	0	23	0	0	23	0	2	38	0	0	40	0	2	0	0	1	2	0	6	4	4	0	14	79
4:30 PM	0	0	32	0	0	32	1	1	39	0	0	41	0	1	0	0	0	1	0	10	6	2	1	18	92
4:45 PM	0	0	33	0	0	33	0	3	49	0	0	52	0	3	0	1	0	4	0	8	4	3	0	15	104
Hourly Total	0	0	116	0	0	116	1	9	170	0	0	180	0	9	0	6	4	15	0	36	17	11	2	64	375
5:00 PM	0	0	46	1	0	47	0	1	52	0	1	53	0	1	0	0	3	1	0	13	2	4	1	19	120
5:15 PM	0	0	28	3	0	31	0	1	39	0	0	40	0	5	0	1	3	6	0	17	2	3	1	22	99
5:30 PM	0	0	43	0	0	43	0	3	57	0	0	60	0	2	0	0	2	2	0	10	4	4	0	18	123
5:45 PM	0	0	49	7	0	56	0	4	42	0	0	46	0	1	0	3	3	4	0	7	7	3	0	17	123
Hourly Total	0	0	166	11	0	177	0	9	190	0	1	199	0	9	0	4	11	13	0	47	15	14	2	76	465
Grand Total	0	1	750	20	10	771	1	20	828	0	9	849	0	53	1	33	27	87	0	157	61	48	21	266	1973
Approach %	0.0	0.1	97.3	2.6	-	-	0.1	2.4	97.5	0.0	-	-	0.0	60.9	1.1	37.9	-	-	0.0	59.0	22.9	18.0	-	-	-
Total %	0.0	0.1	38.0	1.0	-	39.1	0.1	1.0	42.0	0.0	-	43.0	0.0	2.7	0.1	1.7	-	4.4	0.0	8.0	3.1	2.4	-	13.5	-
Lights	0	1	735	20	-	756	1	20	817	0	-	838	0	52	0	33	-	85	0	155	60	47	-	262	1941
% Lights	-	100.0	98.0	100.0	-	98.1	100.0	100.0	98.7	-	-	98.7	-	98.1	0.0	100.0	-	97.7	-	98.7	98.4	97.9	-	98.5	98.4
Buses	0	0	6	0	-	6	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	7
% Buses	-	0.0	0.8	0.0	-	0.8	0.0	0.0	0.1	-	-	0.1	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.4
Single-Unit Trucks	0	0	6	0	-	6	0	0	3	0	-	3	0	1	0	0	-	1	0	2	0	1	-	3	13

% Single-Unit Trucks	-	0.0	0.8	0.0	-	0.8	0.0	0.0	0.4	-	1.9	0.0	0.0	-	1.1	-	1.3	0.0	2.1	-	1.1	0.7
Articulated Trucks	0	0	1	0	-	1	0	0	0	-	0	0	0	-	0	0	0	0	0	-	0	1
% Articulated Trucks	-	0.0	0.1	0.0	-	0.1	0.0	0.0	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.1
Bicycles on Road	0	0	2	0	-	2	0	0	7	0	0	1	0	-	1	0	0	1	0	-	1	11
% Bicycles on Road	-	0.0	0.3	0.0	-	0.3	0.0	0.0	0.8	-	0.0	100.0	0.0	-	1.1	-	0.0	1.6	0.0	-	0.4	0.6
Pedestrians	-	-	-	-	10	-	-	-	-	9	-	-	-	27	-	-	-	-	-	21	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847) 518-9990

Count Name: Duane Street with Melrose Avenue
Site Code:
Start Date: 08/28/2018
Page No.: 3

Turning Movement Peak Hour Data (7:15 AM)

Start Time	Duane Street Eastbound						Duane Street Westbound						Melrose Avenue Northbound						Library Outbound Access Southbound						Int. Total	
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total		
7:15 AM	0	0	43	0	0	43	0	0	39	0	0	39	0	2	0	3	2	5	0	1	0	1	1	2	89	
7:30 AM	0	0	39	0	1	39	0	0	60	0	0	60	0	6	0	1	2	7	0	2	0	0	1	2	108	
7:45 AM	0	0	44	1	1	45	0	1	29	0	1	30	0	2	1	1	1	4	0	3	2	2	0	7	86	
8:00 AM	0	0	33	1	0	34	0	0	32	0	0	32	0	2	0	10	1	12	0	2	2	2	0	6	84	
Total	0	0	159	2	2	161	0	1	160	0	1	161	0	12	1	15	6	28	0	8	4	5	2	17	367	
Approach %	0.0	0.0	98.8	1.2	-	-	0.0	0.6	99.4	0.0	-	-	0.0	42.9	3.6	53.6	-	-	0.0	47.1	23.5	29.4	-	-	-	
Total %	0.0	0.0	43.3	0.5	-	43.9	0.0	0.3	43.6	0.0	-	43.9	0.0	3.3	0.3	4.1	-	7.6	0.0	2.2	1.1	1.4	-	4.6	-	
PHF	0.000	0.000	0.903	0.500	-	0.894	0.000	0.250	0.667	0.000	-	0.671	0.000	0.500	0.250	0.375	-	0.583	0.000	0.667	0.500	0.625	-	0.607	0.850	
Lights	0	0	152	2	-	154	0	1	158	0	-	159	0	12	0	15	-	27	0	8	4	4	-	16	356	
% Lights	-	-	95.6	100.0	-	95.7	-	100.0	98.8	-	-	98.8	-	100.0	0.0	100.0	-	96.4	-	100.0	100.0	80.0	-	94.1	97.0	
Buses	0	0	3	0	-	3	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	4	
% Buses	-	-	1.9	0.0	-	1.9	-	0.0	0.6	-	-	0.6	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	1.1	
Single-Unit Trucks	0	0	2	0	-	2	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	1	-	1	3	
% Single-Unit Trucks	-	-	1.3	0.0	-	1.2	-	0.0	0.0	-	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	20.0	-	5.9	0.8	
Articulated Trucks	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	1	
% Articulated Trucks	-	-	0.6	0.0	-	0.6	-	0.0	0.0	-	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.3	
Bicycles on Road	0	0	1	0	-	1	0	0	1	0	-	1	0	0	1	0	-	1	0	0	0	0	-	0	3	
% Bicycles on Road	-	-	0.6	0.0	-	0.6	-	0.0	0.6	-	-	0.6	-	0.0	100.0	0.0	-	3.6	-	0.0	0.0	0.0	-	0.0	0.8	
Pedestrians	-	-	-	-	2	-	-	-	-	-	1	-	-	-	-	-	6	-	-	-	-	-	2	-	-	
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847) 518-9990

Count Name: Duane Street with Melrose Avenue
Site Code:
Start Date: 08/28/2018
Page No: 4

Turning Movement Peak Hour Data (2:30 PM)

Start Time	Duane Street Eastbound						Duane Street Westbound						Melrose Avenue Northbound						Library Outbound Access Southbound						Int. Total	
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total		
2:30 PM	0	0	39	5	0	44	0	0	29	0	0	29	0	2	0	0	0	0	2	0	9	4	3	0	16	91
2:45 PM	0	0	28	1	2	29	0	0	35	0	1	35	0	2	0	1	0	3	3	0	8	1	2	9	11	78
3:00 PM	0	1	31	0	1	32	0	0	41	0	4	41	0	5	0	1	2	6	6	0	9	5	3	1	17	96
3:15 PM	0	0	26	0	1	26	0	0	31	0	0	31	0	1	0	3	2	4	4	0	8	1	3	3	12	73
Total	0	1	124	6	4	131	0	0	136	0	5	136	0	10	0	5	4	15	15	0	34	11	11	13	56	338
Approach %	0.0	0.8	94.7	4.6	-	-	0.0	0.0	100.0	0.0	-	-	0.0	66.7	0.0	33.3	-	-	-	0.0	60.7	19.6	19.6	-	-	-
Total %	0.0	0.3	36.7	1.8	-	38.8	0.0	0.0	40.2	0.0	-	40.2	0.0	3.0	0.0	1.5	-	4.4	4.4	0.0	10.1	3.3	3.3	-	16.6	-
PHF	0.000	0.250	0.795	0.300	-	0.744	0.000	0.000	0.829	0.000	-	0.829	0.000	0.500	0.000	0.417	-	0.625	0.625	0.000	0.944	0.550	0.917	-	0.824	0.880
Lights	0	1	124	6	-	131	0	0	134	0	-	134	0	9	0	5	-	14	14	0	33	11	11	-	55	334
% Lights	-	100.0	100.0	100.0	-	100.0	-	-	98.5	-	-	98.5	-	90.0	-	100.0	-	93.3	93.3	-	97.1	100.0	100.0	-	98.2	98.8
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	
% Buses	-	0.0	0.0	0.0	-	0.0	-	-	0.0	-	-	0.0	-	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	0	-	0	0	0	1	0	-	1	0	1	0	0	-	1	1	0	1	0	0	-	1	3
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0	-	-	0.7	-	-	0.7	-	10.0	-	0.0	-	6.7	6.7	-	2.9	0.0	0.0	-	1.8	0.9
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	-	0.0	-	-	0.0	-	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	0	-	0	0	1	0	0	-	1	0	0	0	0	-	0	0	0	0	0	0	-	0	1
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	-	0.7	-	-	0.7	-	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0	0.0	-	0.0	0.3
Pedestrians	-	-	-	-	4	-	-	-	-	-	5	-	-	-	-	-	-	4	-	-	-	-	-	13	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
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Count Name: Duane Street with Melrose Avenue
Site Code:
Start Date: 08/28/2018
Page No.: 5

Turning Movement Peak Hour Data (5:00 PM)

Start Time	Duane Street Eastbound						Duane Street Westbound						Melrose Avenue Northbound						Library Outbound Access Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
5:00 PM	0	0	46	1	0	47	0	1	52	0	1	53	0	1	0	0	3	1	0	13	2	4	1	19	120
5:15 PM	0	0	28	3	0	31	0	1	39	0	0	40	0	5	0	1	3	6	0	17	2	3	1	22	99
5:30 PM	0	0	43	0	0	43	0	3	57	0	0	60	0	2	0	0	2	2	0	10	4	4	0	18	123
5:45 PM	0	0	49	7	0	56	0	4	42	0	0	46	0	1	0	3	3	4	0	7	7	3	0	17	123
Total	0	0	166	11	0	177	0	9	190	0	1	199	0	9	0	4	11	13	0	47	15	14	2	76	465
Approach %	0.0	0.0	93.8	6.2	-	-	0.0	4.5	95.5	0.0	-	-	0.0	69.2	0.0	30.8	-	-	0.0	61.8	19.7	18.4	-	-	-
Total %	0.0	0.0	35.7	2.4	-	38.1	0.0	1.9	40.9	0.0	-	42.8	0.0	1.9	0.0	0.9	-	2.8	0.0	10.1	3.2	3.0	-	16.3	-
PHF	0.000	0.000	0.847	0.393	-	0.790	0.000	0.563	0.833	0.000	-	0.829	0.000	0.450	0.000	0.333	-	0.542	0.000	0.691	0.536	0.875	-	0.864	0.945
Lights	0	0	164	11	-	175	0	9	188	0	175	197	0	9	0	4	-	13	0	47	14	14	-	75	460
% Lights	-	-	98.8	100.0	-	98.9	-	100.0	98.9	-	-	99.0	-	100.0	-	100.0	-	100.0	-	100.0	93.3	100.0	-	98.7	98.9
Buses	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	1
% Buses	-	-	0.6	0.0	-	0.6	-	0.0	0.0	-	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.2
Single-Unit Trucks	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	1
% Single-Unit Trucks	-	-	0.6	0.0	-	0.6	-	0.0	0.0	-	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.2
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	-	0.0	0.0	-	0.0	-	0.0	0.0	-	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	0	-	0	0	0	2	0	-	2	0	0	0	0	-	0	-	0.0	0.0	0.0	-	0.0	0.0
% Bicycles on Road	-	-	0.0	0.0	-	0.0	-	0.0	1.1	-	-	1.0	-	0.0	-	0.0	-	0.0	-	0.0	6.7	0.0	-	1.3	0.6
Pedestrians	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	11	-	-	-	-	-	2	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Count Name: Prospect Avenue with Duane
Street
Site Code:
Start Date: 08/28/2018
Page No: 1

Rosemont, Illinois, United States 60018
(847)518-9990

Turning Movement Data

Start Time	Duane Street Eastbound						Duane Street Westbound						Prospect Avenue Northbound						Prospect Avenue Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
7:00 AM	0	27	14	0	0	41	0	0	4	2	5	6	0	6	40	3	3	49	0	12	48	20	0	80	176
7:15 AM	0	37	11	0	3	48	0	0	11	15	1	26	0	3	61	5	2	69	0	14	47	24	1	85	228
7:30 AM	0	32	8	4	0	44	0	2	17	7	0	26	0	4	54	7	0	65	0	16	60	39	1	115	258
7:45 AM	0	32	9	2	3	43	0	1	6	21	3	28	0	3	65	7	3	75	0	39	60	22	2	121	267
Hourly Total	0	128	42	6	6	176	0	3	38	45	9	86	0	16	220	22	8	258	0	81	215	105	4	401	921
8:00 AM	0	33	13	0	2	46	0	2	5	17	10	24	0	2	88	12	3	102	0	37	54	23	4	114	286
8:15 AM	0	26	4	0	0	30	0	0	6	18	0	24	0	0	49	2	0	51	0	12	36	12	1	60	165
8:30 AM	0	20	8	0	1	28	0	1	5	21	1	27	0	3	50	1	0	54	0	10	39	12	0	61	170
8:45 AM	0	22	15	0	1	37	0	0	7	13	1	20	0	3	36	1	0	40	0	7	45	15	0	67	164
Hourly Total	0	101	40	0	4	141	0	3	23	69	12	95	0	8	223	16	3	247	0	66	174	62	5	302	785
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:30 PM	0	29	13	4	1	46	0	1	3	16	0	20	0	3	53	4	0	60	0	11	53	22	0	86	212
2:45 PM	0	18	11	4	2	33	0	4	8	12	3	24	0	4	27	1	3	32	0	16	36	22	2	74	163
Hourly Total	0	47	24	8	3	79	0	5	11	28	3	44	0	7	80	5	3	92	0	27	89	44	2	160	375
3:00 PM	0	25	9	4	2	38	0	3	10	22	5	35	0	1	62	5	0	68	0	20	69	30	4	119	260
3:15 PM	0	26	9	3	4	38	0	2	10	47	8	59	0	2	102	7	5	111	0	12	38	22	6	72	280
3:30 PM	0	19	8	2	4	29	0	2	10	18	1	30	0	0	50	5	4	55	0	5	41	29	5	75	189
3:45 PM	0	40	11	2	6	53	0	4	10	18	1	32	0	2	72	4	1	78	0	13	54	26	2	93	256
Hourly Total	0	110	37	11	16	158	0	11	40	105	15	156	0	5	286	21	10	312	0	50	202	107	17	359	985
4:00 PM	0	32	13	3	1	48	0	2	9	22	0	33	0	6	55	1	0	62	0	11	55	30	7	96	239
4:15 PM	0	24	4	3	0	31	0	3	8	15	0	26	0	3	44	3	1	50	0	14	64	30	1	108	215
4:30 PM	0	33	7	4	1	44	0	1	12	20	1	33	0	6	51	3	1	60	0	11	58	24	0	93	230
4:45 PM	0	25	13	2	1	40	0	1	13	26	4	40	0	4	53	0	0	57	0	14	67	34	3	115	252
Hourly Total	0	114	37	12	3	163	0	7	42	83	5	132	0	19	203	7	2	229	0	50	244	118	11	412	936
5:00 PM	0	47	13	1	1	61	0	1	13	22	1	36	0	1	59	1	2	61	0	12	74	39	2	125	283
5:15 PM	0	25	16	6	1	47	0	2	10	20	0	32	0	3	57	2	5	62	0	12	80	25	5	117	258
5:30 PM	0	31	19	3	1	53	0	3	11	16	1	30	0	1	68	7	1	76	0	17	82	48	0	147	306
5:45 PM	0	35	13	4	1	52	0	1	13	27	0	41	0	1	49	4	2	54	0	22	55	30	5	107	254
Hourly Total	0	138	61	14	4	213	0	7	47	85	2	139	0	6	233	14	10	253	0	63	291	142	12	496	1101
Grand Total	0	638	241	51	36	930	0	36	201	415	46	652	0	61	1245	85	36	1391	0	337	1215	578	51	2130	5103
Approach %	0.0	68.6	25.9	5.5	-	-	0.0	5.5	30.8	63.7	-	-	0.0	4.4	89.5	6.1	-	-	0.0	15.8	57.0	27.1	-	-	-
Total %	0.0	12.5	4.7	1.0	-	18.2	0.0	0.7	3.9	8.1	-	12.8	0.0	1.2	24.4	1.7	-	27.3	0.0	6.6	23.8	11.3	-	41.7	-
Lights	0	626	236	51	-	913	0	35	199	407	-	641	0	61	1227	84	-	1372	0	336	1207	573	-	2116	5042
% Lights	-	98.1	97.9	100.0	-	98.2	-	97.2	99.0	98.1	-	98.3	-	100.0	98.6	98.8	-	98.6	-	99.7	99.3	99.1	-	99.3	98.8
Buses	0	6	0	0	-	6	0	0	0	1	-	1	0	0	6	0	-	6	0	0	0	0	-	0	13
% Buses	-	0.9	0.0	0.0	-	0.6	-	0.0	0.0	0.2	-	0.2	-	0.0	0.5	0.0	-	0.4	-	0.0	0.0	0.0	-	0.0	0.3
Single-Unit Trucks	0	6	2	0	-	8	0	0	1	5	-	6	0	0	8	1	-	9	0	1	7	3	-	11	34

% Single-Unit Trucks	-	0.9	0.8	0.0	-	0.9	-	0.9	-	1.2	-	0.9	-	-	0.0	0.6	1.2	-	0.6	-	0.5	-	0.5	0.7		
Articulated Trucks	0	0	1	0	-	1	0	1	0	1	0	2	-	0	0	2	0	-	2	0	0	0	-	0	5	
% Articulated Trucks	-	0.0	0.4	0.0	-	0.1	-	2.8	0.0	0.2	-	0.3	-	-	0.0	0.2	0.0	-	0.1	-	0.0	0.0	-	0.0	0.1	
Bicycles on Road	0	0	2	0	-	2	0	0	1	1	-	2	0	0	0	2	0	-	2	0	0	1	2	-	3	9
% Bicycles on Road	-	0.0	0.8	0.0	-	0.2	-	0.0	0.5	0.2	-	0.3	-	-	0.0	0.2	0.0	-	0.1	-	0.0	0.1	0.3	-	0.1	0.2
Pedestrians	-	-	-	-	36	-	-	-	-	-	-	46	-	-	-	-	-	36	-	-	-	-	-	51	-	
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Prospect Avenue with Duane Street
Site Code:
Start Date: 08/28/2018
Page No: 3

Turning Movement Peak Hour Data (7:15 AM)

Start Time	Duane Street Eastbound						Duane Street Westbound						Prospect Avenue Northbound						Prospect Avenue Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:15 AM	0	37	11	0	3	48	0	0	11	15	1	26	0	3	61	5	2	69	0	14	47	24	1	85	228
7:30 AM	0	32	8	4	0	44	0	2	17	7	0	26	0	4	54	7	0	65	0	16	60	39	1	115	250
7:45 AM	0	32	9	2	3	43	0	1	6	21	3	28	0	3	65	7	3	75	0	39	60	22	2	121	267
8:00 AM	0	33	13	0	2	46	0	2	5	17	10	24	0	2	88	12	3	102	0	37	54	23	4	114	286
Total	0	134	41	6	8	181	0	5	39	60	14	104	0	12	268	31	8	311	0	106	221	108	8	435	1031
Approach %	0.0	74.0	22.7	3.3	-	-	0.0	4.8	37.5	57.7	-	-	0.0	3.9	86.2	10.0	-	-	0.0	24.4	50.8	24.8	-	-	-
Total PHF	0.0	13.0	4.0	0.6	-	17.6	0.0	0.5	3.8	5.8	-	10.1	0.0	1.2	26.0	3.0	-	30.2	0.0	10.3	21.4	10.5	-	42.2	-
PHF	0.000	0.905	0.788	0.375	-	0.943	0.000	0.625	0.574	0.714	-	0.929	0.000	0.750	0.761	0.646	-	0.762	0.000	0.679	0.921	0.692	-	0.899	0.901
Lights	0	130	38	6	-	174	0	4	39	58	-	101	0	12	263	31	-	306	0	106	219	107	-	432	1013
% Lights	-	97.0	92.7	100.0	-	96.1	-	80.0	100.0	96.7	-	97.1	-	100.0	98.1	100.0	-	98.4	-	100.0	99.1	99.1	-	99.3	98.3
Buses	0	3	0	0	-	3	0	0	0	0	-	0	0	0	3	0	-	3	0	0	0	0	-	0	6
% Buses	-	2.2	0.0	0.0	-	1.7	-	0.0	0.0	0.0	-	0.0	-	0.0	1.1	0.0	-	1.0	-	0.0	0.0	0.0	-	0.0	0.6
Single-Unit Trucks	0	1	1	0	-	2	0	0	0	2	-	2	0	0	1	0	-	1	0	0	2	1	-	3	8
% Single-Unit Trucks	-	0.7	2.4	0.0	-	1.1	-	0.0	0.0	3.3	-	1.9	-	0.0	0.4	0.0	-	0.3	-	0.0	0.9	0.9	-	0.7	0.8
Articulated Trucks	0	0	1	0	-	1	0	1	0	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	2
% Articulated Trucks	-	0.0	2.4	0.0	-	0.6	-	20.0	0.0	0.0	-	1.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.2
Bicycles on Road	0	0	1	0	-	1	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	2
% Bicycles on Road	-	0.0	2.4	0.0	-	0.6	-	0.0	0.0	0.0	-	0.0	-	0.0	0.4	0.0	-	0.3	-	0.0	0.0	0.0	-	0.0	0.2
Pedestrians	-	-	-	-	8	-	-	-	-	-	14	-	-	-	-	-	8	-	-	-	-	-	8	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400
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Count Name: Prospect Avenue with Duane Street
Site Code: 08/28/2018
Start Date: 08/28/2018
Page No: 4

Turning Movement Peak Hour Data (2:30 PM)

Start Time	Duane Street Eastbound						Duane Street Westbound						Prospect Avenue Northbound						Prospect Avenue Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
2:30 PM	0	29	13	4	1	46	0	1	3	16	0	20	0	3	53	4	0	60	0	11	53	22	0	86	212
2:45 PM	0	18	11	4	2	33	0	4	8	12	3	24	0	4	27	1	3	32	0	16	36	22	2	74	163
3:00 PM	0	25	9	4	2	38	0	3	10	22	5	35	0	1	62	5	0	68	0	20	69	30	4	119	260
3:15 PM	0	26	9	3	4	38	0	2	10	47	8	59	0	2	102	7	5	111	0	12	38	22	6	72	280
Total	0	98	42	15	9	155	0	10	31	97	16	138	0	10	244	17	8	271	0	59	196	96	12	351	915
Approach %	0.0	63.2	27.1	9.7	-	-	0.0	7.2	22.5	70.3	-	-	0.0	3.7	90.0	6.3	-	-	0.0	16.8	55.8	27.4	-	-	-
Total %	0.0	10.7	4.6	1.6	-	16.9	0.0	1.1	3.4	10.6	-	15.1	0.0	1.1	26.7	1.9	-	29.6	0.0	6.4	21.4	10.5	-	38.4	-
PHF	0.000	0.845	0.808	0.938	-	0.842	0.000	0.625	0.775	0.516	-	0.585	0.000	0.625	0.598	0.607	-	0.610	0.000	0.738	0.710	0.800	-	0.737	0.817
Lights	0	97	42	15	-	154	0	10	30	97	-	137	0	10	238	16	-	264	0	59	193	96	-	348	903
% Lights	-	99.0	100.0	100.0	-	99.4	-	100.0	96.8	100.0	-	99.3	-	100.0	97.5	94.1	-	97.4	-	100.0	98.5	100.0	-	99.1	98.7
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	2	0	0	0	0	-	0	2
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.8	0.0	-	0.7	-	0.0	0.0	0.0	-	0.0	0.2
Single-Unit Trucks	0	1	0	0	-	1	0	0	1	0	-	1	0	0	4	1	-	5	0	0	3	0	-	3	10
% Single-Unit Trucks	-	1.0	0.0	0.0	-	0.6	-	0.0	3.2	0.0	-	0.7	-	0.0	1.6	5.9	-	1.8	-	0.0	1.5	0.0	-	0.9	1.1
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	9	-	-	-	-	-	16	-	-	-	-	-	-	8	-	-	-	-	-	12	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

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Count Name: Prospect Avenue with Duane
Street
Site Code:
Start Date: 08/28/2018
Page No: 5

Turning Movement Peak Hour Data (5:00 PM)

Start Time	Duane Street Eastbound						Duane Street Westbound						Prospect Avenue Northbound						Prospect Avenue Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
5:00 PM	0	47	13	1	1	61	0	1	13	22	1	36	0	1	59	1	2	61	0	12	74	39	2	125	283
5:15 PM	0	25	16	6	1	47	0	2	10	20	0	32	0	3	57	2	5	62	0	17	80	25	5	117	258
5:30 PM	0	31	19	3	1	53	0	3	11	16	1	30	0	1	68	7	1	76	0	17	82	48	0	147	306
5:45 PM	0	35	13	4	1	52	0	1	13	27	0	41	0	1	49	4	2	54	0	22	55	30	5	107	254
Total	0	138	61	14	4	213	0	7	47	85	2	139	0	6	233	14	10	253	0	63	291	142	12	496	1101
Approach %	0.0	64.8	28.6	6.6	-	-	0.0	5.0	33.8	61.2	-	-	0.0	2.4	92.1	5.5	-	-	0.0	12.7	58.7	28.6	-	-	-
Total %	0.0	12.5	5.5	1.3	-	19.3	0.0	0.6	4.3	7.7	-	12.6	0.0	0.5	21.2	1.3	-	23.0	0.0	5.7	26.4	12.9	-	45.0	-
PHF	0.000	0.734	0.803	0.583	-	0.873	0.000	0.583	0.904	0.787	-	0.848	0.000	0.500	0.857	0.500	-	0.832	0.000	0.716	0.887	0.740	-	0.844	0.900
Lights	0	137	60	14	-	211	0	7	47	82	-	136	0	6	231	14	-	251	0	63	289	142	-	494	1092
% Lights	-	99.3	98.4	100.0	-	99.1	-	100.0	100.0	96.5	-	97.8	-	100.0	99.1	100.0	-	99.2	-	100.0	99.3	100.0	-	99.6	99.2
Buses	0	1	0	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	1
% Buses	-	0.7	0.0	0.0	-	0.5	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.1
Single-Unit Trucks	0	0	1	0	-	1	0	0	0	2	-	2	0	0	1	0	-	1	0	0	1	0	-	1	5
% Single-Unit Trucks	-	0.0	1.6	0.0	-	0.5	-	0.0	0.0	2.4	-	1.4	-	0.0	0.4	0.0	-	0.4	-	0.0	0.3	0.0	-	0.2	0.5
Articulated Trucks	0	0	0	0	-	0	0	0	0	1	-	1	0	0	0	0	-	0	0	0	0	0	-	0	1
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	1.2	-	0.7	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.1
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	1	0	-	1	2
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.4	0.0	-	0.4	-	0.0	0.3	0.0	-	0.2	0.2
Pedestrians	-	-	-	-	4	-	-	-	-	-	2	-	-	-	-	-	-	10	-	-	-	-	12	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	100.0	-	-	-	-	100.0	-	-



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9575 W. Higgins Rd., Suite 400

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Count Name: Hillside Avenue with Melrose Avenue
Site Code:
Start Date: 08/28/2018
Page No: 1

Turning Movement Data

Start Time	Hillside Avenue Eastbound					Hillside Avenue Westbound					Melrose Avenue Southbound				
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	Int. Total
7:00 AM	0	1	14	0	15	0	5	6	0	11	0	0	1	3	27
7:15 AM	0	2	12	0	14	0	7	3	0	10	0	0	0	0	24
7:30 AM	0	0	6	0	6	0	6	6	0	12	0	1	0	0	19
7:45 AM	0	1	13	0	14	0	3	2	0	5	0	3	4	2	26
Hourly Total	0	4	45	0	49	0	21	17	0	38	0	4	5	5	96
8:00 AM	0	2	1	0	3	0	19	9	0	28	0	2	1	1	34
8:15 AM	0	0	4	0	4	0	3	0	0	3	0	1	0	1	8
8:30 AM	0	0	5	0	5	0	3	4	0	7	0	2	0	0	14
8:45 AM	0	0	6	0	6	0	3	0	0	3	0	3	0	0	12
Hourly Total	0	2	16	0	18	0	28	13	0	41	0	8	1	2	68
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:30 PM	0	3	7	0	10	0	6	2	0	8	0	7	2	0	27
2:45 PM	0	0	7	0	7	0	8	3	1	11	0	2	0	2	20
Hourly Total	0	3	14	0	17	0	14	5	1	19	0	9	2	2	47
3:00 PM	0	1	8	0	9	0	11	5	0	16	0	7	3	1	35
3:15 PM	0	2	6	0	8	0	17	1	0	18	0	2	1	3	29
3:30 PM	0	0	10	0	10	0	7	4	0	11	0	3	2	2	26
3:45 PM	0	0	7	0	7	0	12	1	0	13	0	6	0	1	26
Hourly Total	0	3	31	0	34	0	47	11	0	58	0	18	6	7	116
4:00 PM	0	1	11	0	12	0	10	6	0	16	0	4	0	0	32
4:15 PM	0	0	6	0	7	0	7	2	0	9	0	6	0	1	22
4:30 PM	0	0	8	0	8	0	17	1	0	18	0	7	0	0	33
4:45 PM	1	1	7	0	9	0	14	4	0	18	0	4	1	0	32
Hourly Total	1	3	32	0	36	0	48	13	0	61	0	21	1	1	119
5:00 PM	0	0	5	0	5	0	19	1	0	20	0	3	1	0	29
5:15 PM	0	0	7	0	7	0	14	8	0	22	0	6	0	0	35
5:30 PM	0	1	10	0	11	0	10	5	0	15	0	3	4	0	33
5:45 PM	0	0	12	0	12	0	18	2	0	20	0	14	6	1	52
Hourly Total	0	1	34	0	35	0	61	16	0	77	0	26	11	1	149
Grand Total	1	16	172	0	189	0	219	75	1	294	0	86	26	18	595
Approach %	0.5	8.5	91.0	-	-	0.0	74.5	25.5	-	-	0.0	76.8	23.2	-	-
Total %	0.2	2.7	28.9	-	31.8	0.0	36.8	12.6	-	49.4	0.0	14.5	4.4	-	18.8
Lights	1	14	167	-	182	0	209	74	-	283	0	86	24	-	575
% Lights	100.0	87.5	97.1	-	96.3	-	95.4	98.7	-	96.3	-	100.0	92.3	-	96.6
Buses	0	0	1	-	1	0	3	0	-	3	0	0	0	-	4
% Buses	0.0	0.0	0.6	-	0.5	-	1.4	0.0	-	1.0	-	0.0	0.0	-	0.7
Single-Unit Trucks	0	1	2	-	3	0	4	0	-	4	0	0	1	-	8
% Single-Unit Trucks	0.0	6.3	1.2	-	1.6	-	1.8	0.0	-	1.4	-	0.0	3.8	-	1.3

[illegible]



Kenig, Lindgren, O'Hara, Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Hillside Avenue with Melrose Avenue
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Turning Movement Peak Hour Data (7:15 AM)

Start Time	Hillside Avenue Eastbound					Hillside Avenue Westbound					Melrose Avenue Southbound				
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	Int. Total
7:15 AM	0	2	12	0	14	0	7	3	0	10	0	0	0	0	24
7:30 AM	0	0	6	0	6	0	6	6	0	12	0	1	0	0	19
7:45 AM	0	1	13	0	14	0	3	2	0	5	0	3	4	2	26
8:00 AM	0	2	1	0	3	0	19	9	0	28	0	2	1	1	34
Total	0	5	32	0	37	0	35	20	0	55	0	6	5	3	103
Approach %	0.0	13.5	86.5	-	-	0.0	63.6	36.4	-	-	0.0	54.5	45.5	-	-
Total %	0.0	4.9	31.1	-	35.9	0.0	34.0	19.4	-	53.4	0.0	5.8	4.9	-	10.7
PHF	0.000	0.625	0.615	-	0.661	0.000	0.461	0.556	-	0.491	0.000	0.500	0.313	-	0.757
Lights	0	4	29	-	33	0	33	19	-	52	0	6	5	-	96
% Lights	-	80.0	90.6	-	89.2	-	94.3	95.0	-	94.5	-	100.0	100.0	-	93.2
Buses	0	0	1	-	1	0	2	0	-	2	0	0	0	-	3
% Buses	-	0.0	3.1	-	2.7	-	5.7	0.0	-	3.6	-	0.0	0.0	-	2.9
Single-Unit Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Single-Unit Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0
Bicycles on Road	0	1	2	-	3	0	0	1	-	1	0	0	0	-	4
% Bicycles on Road	-	20.0	6.3	-	8.1	-	0.0	5.0	-	1.8	-	0.0	0.0	-	3.9
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	3	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-



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Turning Movement Peak Hour Data (2:30 PM)

Start Time	Hillside Avenue Eastbound					Hillside Avenue Westbound					Melrose Avenue Southbound				
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	Int. Total
2:30 PM	0	3	7	0	10	0	6	2	0	8	0	7	2	0	27
2:45 PM	0	0	7	0	7	0	8	3	1	11	0	2	0	2	20
3:00 PM	0	1	8	0	9	0	11	5	0	16	0	7	3	1	35
3:15 PM	0	2	6	0	8	0	17	1	0	18	0	2	1	3	29
Total	0	6	28	0	34	0	42	11	1	53	0	18	6	6	111
Approach %	0.0	17.6	82.4	-	-	0.0	79.2	20.8	-	-	0.0	75.0	25.0	-	-
Total %	0.0	5.4	25.2	-	30.6	0.0	37.8	9.9	-	47.7	0.0	16.2	5.4	-	21.6
PHF	0.000	0.500	0.875	-	0.850	0.000	0.618	0.550	-	0.736	0.000	0.643	0.500	-	0.793
Lights	0	5	27	-	32	0	40	11	-	51	0	18	5	-	106
% Lights	-	83.3	96.4	-	94.1	-	95.2	100.0	-	96.2	-	100.0	83.3	-	95.5
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0
Single-Unit Trucks	0	1	1	-	2	0	1	0	-	1	0	0	1	-	4
% Single-Unit Trucks	-	16.7	3.6	-	5.9	-	2.4	0.0	-	1.9	-	0.0	16.7	-	4.2
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0
Bicycles on Road	0	0	0	-	0	0	1	0	-	1	0	0	0	-	1
% Bicycles on Road	-	0.0	0.0	-	0.0	-	2.4	0.0	-	1.9	-	0.0	0.0	-	0.9
Pedestrians	-	-	-	0	-	-	-	-	1	-	-	-	-	6	-
% Pedestrians	-	-	-	-	-	-	-	-	100.0	-	-	-	-	100.0	-



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Turning Movement Peak Hour Data (5:00 PM)

Start Time	Hillside Avenue Eastbound					Hillside Avenue Westbound					Melrose Avenue Southbound				
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total
5:00 PM	0	0	5	0	5	0	19	1	0	20	0	3	1	0	4
5:15 PM	0	0	7	0	7	0	14	8	0	22	0	6	0	0	6
5:30 PM	0	1	10	0	11	0	10	5	0	15	0	3	4	0	7
5:45 PM	0	0	12	0	12	0	18	2	0	20	0	14	6	1	20
Total	0	1	34	0	35	0	61	16	0	77	0	26	11	1	37
Approach %	0.0	2.9	97.1	-	-	0.0	79.2	20.8	-	-	0.0	70.3	29.7	-	-
Total %	0.0	0.7	22.8	-	23.5	0.0	40.9	10.7	-	51.7	0.0	17.4	7.4	-	24.8
PHF	0.000	0.250	0.708	-	0.729	0.000	0.803	0.500	-	0.875	0.000	0.464	0.458	-	0.463
Lights	0	1	34	-	35	0	58	16	-	74	0	26	10	-	36
% Lights	-	100.0	100.0	-	100.0	-	95.1	100.0	-	96.1	-	100.0	90.9	-	97.3
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0
Single-Unit Trucks	0	0	0	-	0	0	1	0	-	1	0	0	0	-	0
% Single-Unit Trucks	-	0.0	0.0	-	0.0	-	1.6	0.0	-	1.3	-	0.0	0.0	-	0.0
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0
Bicycles on Road	0	0	0	-	0	0	2	0	-	2	0	0	1	-	1
% Bicycles on Road	-	0.0	0.0	-	0.0	-	3.3	0.0	-	2.6	-	0.0	9.1	-	2.7
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	1	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-



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Count Name: Prospect Avenue with Hillside Avenue
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Start Date: 08/28/2018
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Turning Movement Data

Start Time	Hillside Avenue Eastbound						Hillside Avenue Westbound						Prospect Avenue Northbound						Prospect Avenue Southbound					
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total
7:00 AM	0	8	0	5	3	13	0	1	6	3	1	10	0	4	39	0	3	43	0	0	47	0	3	47
7:15 AM	0	8	0	5	0	13	0	5	5	9	2	19	0	2	52	0	2	54	0	0	43	3	4	46
7:30 AM	0	7	0	2	1	9	0	1	7	10	2	18	0	6	52	0	1	58	0	0	65	1	2	66
7:45 AM	0	6	0	8	1	14	0	15	5	14	4	34	0	1	46	0	0	47	0	0	63	2	12	65
Hourly Total	0	29	0	20	5	49	0	22	23	36	9	81	0	13	189	0	6	202	0	0	218	6	21	224
8:00 AM	0	0	0	4	4	4	0	59	12	29	4	100	0	6	31	0	0	37	0	0	56	6	25	62
8:15 AM	0	2	0	2	0	4	0	2	2	5	2	9	0	0	28	0	0	28	0	0	36	2	0	38
8:30 AM	0	4	0	3	1	7	0	5	5	11	0	21	0	2	40	0	0	42	0	0	40	0	1	40
8:45 AM	0	6	0	3	0	9	0	1	1	9	0	11	0	1	24	0	0	25	0	0	45	1	0	46
Hourly Total	0	12	0	12	5	24	0	67	20	54	6	141	0	9	123	0	0	132	0	0	177	9	26	186
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:30 PM	0	8	0	6	2	14	0	2	3	5	1	10	0	4	45	0	0	49	0	0	52	2	1	54
2:45 PM	0	4	0	5	2	9	0	3	7	17	1	27	0	2	33	0	0	35	0	0	40	2	0	42
Hourly Total	0	12	0	11	4	23	0	5	10	22	2	37	0	6	78	0	0	84	0	0	92	4	1	96
3:00 PM	0	5	0	10	3	15	0	14	7	18	5	39	0	5	40	0	1	45	0	0	69	3	18	72
3:15 PM	0	4	0	3	3	7	0	19	10	15	4	44	0	2	51	0	0	53	0	0	52	3	14	55
3:30 PM	0	4	0	8	0	12	0	2	5	7	0	14	0	3	46	0	0	49	0	0	42	1	3	43
3:45 PM	0	7	0	8	1	15	0	6	5	12	4	23	0	4	57	0	1	61	0	0	60	5	1	65
Hourly Total	0	20	0	29	7	49	0	41	27	52	13	120	0	14	194	0	2	208	0	0	223	12	36	235
4:00 PM	0	5	0	6	1	11	0	6	10	12	0	28	0	3	41	0	0	44	0	0	60	3	1	63
4:15 PM	0	5	0	7	0	12	0	4	7	7	0	18	0	1	38	0	1	39	0	0	70	2	1	72
4:30 PM	0	4	0	9	1	13	0	3	13	7	0	23	0	1	49	0	0	50	0	0	59	2	1	61
4:45 PM	0	4	0	7	0	11	0	1	13	13	2	27	0	5	46	0	0	51	0	0	70	2	4	72
Hourly Total	0	18	0	29	2	47	0	14	43	39	2	96	0	10	174	0	1	184	0	0	259	9	7	268
5:00 PM	0	4	0	5	0	9	0	6	11	17	0	34	0	3	40	0	1	43	0	0	74	3	0	77
5:15 PM	0	5	0	3	1	8	0	4	14	12	0	30	0	6	52	0	0	58	0	0	80	5	1	85
5:30 PM	0	8	0	6	1	14	0	2	8	14	0	24	0	0	47	0	0	47	0	0	84	4	0	88
5:45 PM	0	7	0	14	0	21	0	10	15	17	1	42	0	0	31	0	1	31	0	0	53	1	1	54
Hourly Total	0	24	0	28	2	52	0	22	48	60	1	130	0	9	170	0	2	179	0	0	291	13	2	304
Grand Total	0	115	0	129	25	244	0	171	171	263	33	605	0	61	928	0	11	989	0	0	1260	53	93	1313
Approach %	0.0	47.1	0.0	52.9	-	-	0.0	28.3	28.3	43.5	-	-	0.0	6.2	93.8	0.0	-	-	0.0	0.0	96.0	4.0	-	-
Total %	0.0	3.6	0.0	4.1	-	7.7	0.0	5.4	5.4	8.3	-	19.2	0.0	1.9	29.5	0.0	-	31.4	0.0	0.0	40.0	1.7	-	41.7
Lights	0	114	0	127	-	241	0	168	166	259	-	593	0	60	915	0	-	975	0	0	1252	52	-	1304
% Lights	-	99.1	-	98.4	-	98.8	-	98.2	97.1	98.5	-	98.0	-	98.4	98.6	-	-	98.6	-	-	99.4	98.1	-	99.3
Buses	0	0	0	1	-	1	0	1	1	1	-	3	0	0	1	5	0	-	6	0	0	1	0	1
% Buses	-	0.0	-	0.8	-	0.4	-	0.6	0.6	0.4	-	0.5	-	1.6	0.5	-	-	0.6	-	-	0.1	0.0	-	0.1
Single-Unit Trucks	0	1	0	1	-	2	0	2	1	3	-	6	0	0	5	0	-	5	0	0	6	1	-	7

% Single-Unit Trucks	-	0.9	-	0.8	-	0.8	-	1.2	0.6	1.1	-	1.0	-	0.0	0.5	-	-	0.5	-	1.9	0.5	0.6
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	-	0	2	0	0	2	0	0	0	2
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	-	0.2	-	-	0.2	-	0.0	0.0	0.1
Bicycles on Road	0	0	0	0	-	0	0	0	3	0	-	3	-	0	1	0	0	1	0	0	1	5
% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	0.0	1.8	0.0	-	0.5	-	-	0.1	-	-	0.1	-	0.0	0.1	0.2
Pedestrians	-	-	-	-	25	-	-	-	-	-	33	-	-	-	-	-	-	-	-	-	93	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	100.0	-



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Turning Movement Peak Hour Data (7:15 AM)

Start Time	Hillside Avenue Eastbound						Hillside Avenue Westbound						Prospect Avenue Northbound						Prospect Avenue Southbound						Int. Total	
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total		
7:15 AM	0	8	0	5	0	13	0	5	5	9	2	19	0	2	52	0	2	54	0	0	43	3	4	46	132	
7:30 AM	0	7	0	2	1	9	0	1	7	10	2	18	0	6	52	0	1	58	0	0	65	1	2	66	151	
7:45 AM	0	6	0	8	1	14	0	15	5	14	4	34	0	1	46	0	0	47	0	0	63	2	12	65	160	
8:00 AM	0	0	0	4	4	4	0	59	12	29	4	100	0	6	31	0	0	37	0	0	56	6	25	62	203	
Total	0	21	0	19	6	40	0	80	29	62	12	171	0	15	181	0	3	196	0	0	227	12	43	239	646	
Approach %	0.0	52.5	0.0	47.5	-	-	0.0	46.8	17.0	36.3	-	-	0.0	7.7	92.3	0.0	-	-	0.0	0.0	95.0	5.0	-	-	-	
Total PHF	0.0	3.3	0.0	2.9	-	6.2	0.0	12.4	4.5	9.6	-	26.5	0.0	2.3	28.0	0.0	-	30.3	0.0	0.0	35.1	1.9	-	37.0	-	
PHF	0.000	0.656	0.000	0.594	-	0.714	0.000	0.339	0.604	0.534	-	0.428	0.000	0.625	0.870	0.000	-	0.845	0.000	0.000	0.873	0.500	-	0.905	0.796	
Lights	0	21	0	18	-	39	0	79	27	60	-	166	0	15	179	0	-	194	0	0	225	12	-	237	636	
% Lights	-	100.0	-	94.7	-	97.5	-	98.8	93.1	96.8	-	97.1	-	100.0	98.9	-	-	99.0	-	-	99.1	100.0	-	99.2	98.5	
Buses	0	0	0	1	-	1	0	0	1	1	-	2	0	0	2	0	-	2	0	0	0	0	-	0	5	
% Buses	-	0.0	-	5.3	-	2.5	-	0.0	3.4	1.6	-	1.2	-	0.0	1.1	-	-	1.0	-	-	0.0	0.0	-	0.0	0.8	
Single-Unit Trucks	0	0	0	0	-	0	0	1	0	1	-	2	0	0	0	0	-	0	0	0	2	0	-	2	4	
% Single-Unit Trucks	-	0.0	-	0.0	-	0.0	-	1.3	0.0	1.6	-	1.2	-	0.0	0.0	-	-	0.0	-	-	0.9	0.0	-	0.8	0.6	
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	-	0.0	0.0	-	0.0	-	-	0.0	0.0	-	0.0	0.0	
Bicycles on Road	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	1	
% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	0.0	3.4	0.0	-	0.6	-	0.0	0.0	-	-	0.0	-	-	0.0	0.0	-	0.0	0.2	
Pedestrians	-	-	-	-	6	-	-	-	-	-	12	-	-	-	-	-	-	3	-	-	-	-	43	-	-	
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	100.0	-	-	-	-	100.0	-	-	-



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Prospect Avenue with Hillside Avenue
Site Code:
Start Date: 08/28/2018
Page No: 4

Turning Movement Peak Hour Data (2:30 PM)

Start Time	Hillside Avenue Eastbound						Hillside Avenue Westbound						Prospect Avenue Northbound						Prospect Avenue Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
2:30 PM	0	8	0	6	2	14	0	2	3	5	1	10	0	4	45	0	0	49	0	0	52	2	1	54	127
2:45 PM	0	4	0	5	2	9	0	3	7	17	1	27	0	2	33	0	0	35	0	0	40	2	0	42	113
3:00 PM	0	5	0	10	3	15	0	14	7	18	5	39	0	5	40	0	1	45	0	0	69	3	18	72	171
3:15 PM	0	4	0	3	3	7	0	19	10	15	4	44	0	2	51	0	0	53	0	0	52	3	14	55	159
Total	0	21	0	24	10	45	0	38	27	55	11	120	0	13	169	0	1	182	0	0	213	10	33	223	570
Approach %	0.0	46.7	0.0	53.3	-	-	0.0	31.7	22.5	45.8	-	-	0.0	7.1	92.9	0.0	-	-	0.0	0.0	95.5	4.5	-	-	-
Total %	0.0	3.7	0.0	4.2	-	7.9	0.0	6.7	4.7	9.6	-	21.1	0.0	2.3	29.6	0.0	-	31.9	0.0	0.0	37.4	1.8	-	39.1	-
PHF	0.000	0.656	0.000	0.600	-	0.750	0.000	0.500	0.675	0.764	-	0.682	0.000	0.650	0.828	0.000	-	0.858	0.000	0.000	0.772	0.833	-	0.774	0.833
Lights	0	20	0	24	-	44	0	36	27	53	-	116	0	12	165	0	-	177	0	0	210	10	-	220	557
% Lights	-	95.2	-	100.0	-	97.8	-	94.7	100.0	96.4	-	96.7	-	92.3	97.6	-	-	97.3	-	-	98.6	100.0	-	98.7	97.7
Buses	0	0	0	0	-	0	0	1	0	0	-	1	0	1	2	0	-	3	0	0	1	0	-	1	5
% Buses	-	0.0	-	0.0	-	0.0	-	2.6	0.0	0.0	-	0.8	-	7.7	1.2	-	-	1.6	-	-	0.5	0.0	-	0.4	0.9
Single-Unit Trucks	0	1	0	0	-	1	0	1	0	2	-	3	0	0	2	0	-	2	0	0	2	0	-	2	8
% Single-Unit Trucks	-	4.8	-	0.0	-	2.2	-	2.6	0.0	3.6	-	2.5	-	0.0	1.2	-	-	1.1	-	-	0.9	0.0	-	0.9	1.4
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	-	0	0	
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	-	0.0	-	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	-	0	0	
% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	-	0.0	-	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	10	-	-	-	-	-	11	-	-	-	-	-	-	1	-	-	-	-	33	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	100.0	-	-	-	-	100.0	-	-



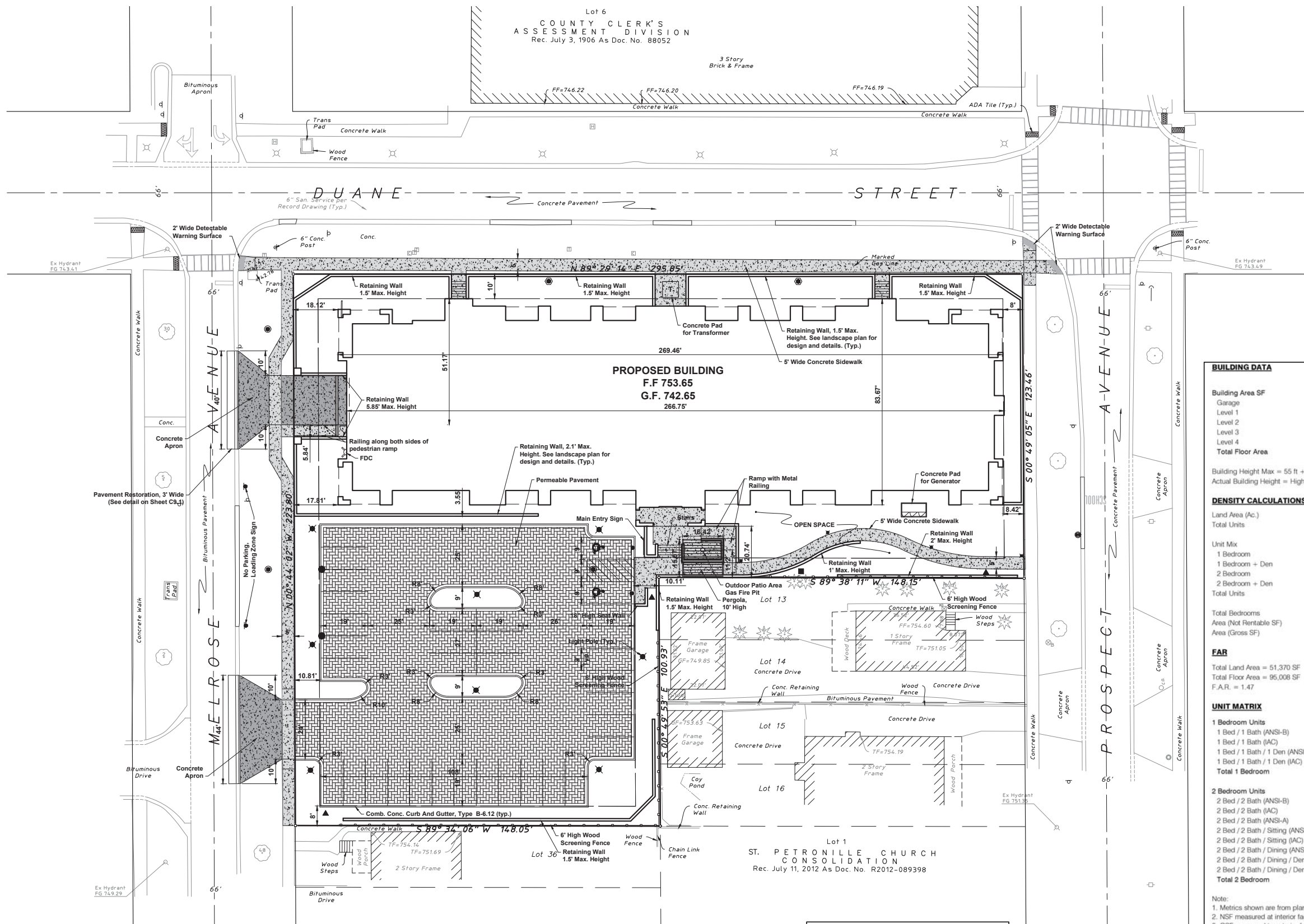
Kenig Lindgren O'Hara Aboona, Inc.
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Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Prospect Avenue with Hillside Avenue
Site Code:
Start Date: 08/28/2018
Page No.: 5

Turning Movement Peak Hour Data (5:00 PM)

Start Time	Hillside Avenue Eastbound						Hillside Avenue Westbound						Prospect Avenue Northbound						Prospect Avenue Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
5:00 PM	0	4	0	5	0	9	0	6	11	17	0	34	0	3	40	0	1	43	0	0	74	3	0	77	163
5:15 PM	0	5	0	3	1	8	0	4	14	12	0	30	0	6	52	0	0	58	0	0	80	5	1	85	181
5:30 PM	0	8	0	6	1	14	0	2	8	14	0	24	0	0	47	0	0	47	0	0	84	4	0	88	173
5:45 PM	0	7	0	14	0	21	0	10	15	17	1	42	0	0	31	0	1	31	0	0	53	1	1	54	148
Total	0	24	0	28	2	52	0	22	48	60	1	130	0	9	170	0	2	179	0	0	291	13	2	304	665
Approach %	0.0	46.2	0.0	53.8	-	-	0.0	16.9	36.9	46.2	-	-	0.0	5.0	95.0	0.0	-	-	0.0	0.0	95.7	4.3	-	-	-
Total PHF	0.0	3.6	0.0	4.2	-	7.8	0.0	3.3	7.2	9.0	-	19.5	0.0	1.4	25.6	0.0	-	26.9	0.0	0.0	43.8	2.0	-	45.7	-
PHF	0.000	0.750	0.000	0.500	-	0.619	0.000	0.550	0.800	0.882	-	0.774	0.000	0.375	0.817	0.000	-	0.772	0.000	0.000	0.866	0.650	-	0.864	0.919
Lights	0	24	0	28	-	52	0	22	46	60	-	128	0	9	168	0	-	177	0	0	288	13	-	301	658
% Lights	-	100.0	-	100.0	-	100.0	-	100.0	95.8	100.0	-	98.5	-	100.0	98.8	-	-	98.9	-	-	99.0	100.0	-	99.0	98.9
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Buses	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	-	0.0	-	-	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	2	0	-	2	3
% Single-Unit Trucks	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.6	-	-	0.6	-	-	0.7	0.0	-	0.7	0.5
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	-	0.0	-	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	0	-	0	0	0	2	0	-	2	0	0	1	0	-	1	0	0	1	0	-	1	4
% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	0.0	4.2	0.0	-	1.5	-	0.0	0.6	-	-	0.6	-	-	0.3	0.0	-	0.3	0.6
Pedestrians	-	-	-	-	2	-	-	-	-	-	1	-	-	-	-	-	-	2	-	-	-	-	2	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	100.0	-	-	-	-	100.0	-	-

Site Plan



SITE DATA	
Lot / Parcel Area	1.18 Ac.
Proposed Open Space (115.8' x 29.6')	0.08 Ac.
Yard Summary	
Front (Duane Street)	10' Min.
Side (Prospect Avenue)	8' Min.
Side (Melrose Avenue)	17.81' Min.
Rear	20.74' Min.
Land Coverage	
Existing Conditions	
Impervious Area	0.72 Ac.
Pervious Area	0.46 Ac.
Proposed Conditions	
Impervious Area	0.58 Ac.
Pervious Area	0.60 Ac.

PARKING SUMMARY	
Interior Parking	
Standard Stalls	46
Accessible Stalls	2
Exterior Parking	
Regular Stalls	32
Handicapped Stalls	2
TOTAL PARKING STALLS	82

BUILDING DATA			
Building Area SF	Residential Area	Common Area	Total Floor Area
Garage	---	---	19,389
Level 1	15,680	3,421	19,101
Level 2	15,900	3,193	19,093
Level 3	16,188	2,548	18,736
Level 4	16,188	2,501	18,689
Total Floor Area			95,008

Building Height Max = 55 ft + 5 ft (min. 75% parking at lowest level) = 60 ft above average grade
Actual Building Height = Highest ridge + 812.5 - 744.1 (Ave Exist Grade) = 68.65 ft total height

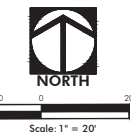
DENSITY CALCULATIONS			
Land Area (Ac.)	1.179		
Total Units	48		
Unit Mix			
	Units	Units / Acre	Units / Unit
1 Bedroom	4	3	0.08
1 Bedroom + Den	4	3	0.08
2 Bedroom	26	22	0.54
2 Bedroom + Den	14	12	0.29
Total Units	48	41	1.00
Total Bedrooms			
Area (Not Rentable SF)	88	75	2
Area (Gross SF)	60,188	51,037	1,254
	75,619	64,122	1,575

FAR
Total Land Area = 51,370 SF
Total Floor Area = 95,008 SF
F.A.R. = 1.47

UNIT MATRIX					
	Units	NSF (SF)	GSF (SF)	Total NSF	Total GSF
1 Bedroom Units					
1 Bed / 1 Bath (ANSI-B)	3	809	868	2,427	2,604
1 Bed / 1 Bath (IAC)	1	809	868	809	868
1 Bed / 1 Bath / 1 Den (ANSI-B)	3	938	1,012	2,814	3,036
1 Bed / 1 Bath / 1 Den (IAC)	1	938	1,012	938	1,012
Total 1 Bedroom	8			6,988	7,520
2 Bedroom Units					
2 Bed / 2 Bath (ANSI-B)	13	1,281	1,360	16,653	17,680
2 Bed / 2 Bath (IAC)	4	1,281	1,360	5,124	5,440
2 Bed / 2 Bath (ANSI-A)	1	1,281	1,360	1,281	1,360
2 Bed / 2 Bath / Sitting (ANSI-B)	5	1,381	1,470	6,905	7,350
2 Bed / 2 Bath / Sitting (IAC)	1	1,381	1,470	1,381	1,470
2 Bed / 2 Bath / Dining (ANSI-B)	8	1,205	1,277	9,640	10,216
2 Bed / 2 Bath / Dining / Den (ANSI-B)	6	1,527	1,615	9,162	9,690
2 Bed / 2 Bath / Dining / Den (IAC)	2	1,527	1,615	3,054	3,230
Total 2 Bedroom	40			53,200	56,436

Notes:
1. Metrics shown are from plans by BSB Design plans.
2. NSF measured at interior face of gyp board at perimeter of unit.
3. GSF measured to exterior face of stud at exterior and corridor walls and to center of demising walls.

PAVING LEGEND	
	PERMEABLE PAVEMENT - Permeable Pavers 2" Bedding, CA-16 12" Aggregate Base Course, CA-7
	CONCRETE DRIVEWAY APRON 8" Portland Cement Concrete (Class PV) 2" Aggregate Base Course, CA-6, Gr 8 or Gr 9
	CONCRETE SIDEWALK - STANDARD 8" Portland Cement Concrete (Class SI) 2" Aggregate Base Course, CA-6, Crushed
	CONCRETE SIDEWALK - THROUGH DRIVEWAYS 8" Portland Cement Concrete (Class SI) 2" Aggregate Base Course, CA-6, Crushed



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PUD SITE PLAN
AVERE ON DUANE
SITE IMPROVEMENT PLANS
GEN ELYN, ILLINOIS

Project Manager: K M L
Engineer: K M L
Date: 03-22-2019
Project No. 17189
Sheet C59

NOTES:
1. All dimensions are to back of curb, face of wall and face of building unless otherwise noted.
2. Refer to Plat of Subdivision for additional lot information.

CMAP 2040 Projections Letter



Chicago Metropolitan Agency for Planning

233 South Wacker Drive
Suite 800
Chicago, Illinois 60606

312 454 0400
www.cmap.illinois.gov

October 5, 2018

Elise Purguette
Consultant
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: Prospect Avenue from Hillside Avenue and Duane Street
IDOT

Dear Ms. Purguette:

In response to a request made on your behalf and dated October 4, 2018, we have developed year 2040 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2040 ADT
Prospect Ave fr Hillside Ave to Duane St	3,950	4,700

Traffic projections are developed using existing ADT data provided in the request letter and the results from the March 2018 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2040 socioeconomic projections and assumes the implementation of the GO TO 2040 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

A handwritten signature in black ink, appearing to read "J Rodriguez".

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Quigley (IDOT)
S:\AdminGroups\ResearchAnalysis\2018cy_TrafficForecasts\GlenEllyn\du-48-18\du-48-18.docx

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	>80.0
Unsignalized Intersections		
Level of Service	Average Total Delay (SEC/VEH)	
A	0 - 10	
B	> 10 - 15	
C	> 15 - 25	
D	> 25 - 35	
E	> 35 - 50	
F	> 50	

Source: *Highway Capacity Manual*, 2010.

Capacity Analysis Summary Sheets

HCM 6th TWSC

1: MELROSE AVENUE & DUANE STREET

12/05/2018

Intersection

Int Delay, s/veh 1.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	158	2	1	159	0	12	0	15	8	4	5
Future Vol, veh/h	0	158	2	1	159	0	12	0	15	8	4	5
Conflicting Peds, #/hr	0	0	2	2	0	1	2	0	6	6	0	2
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	0	4	0	0	1	0	0	0	0	0	0	20
Mvmt Flow	0	186	2	1	187	0	14	0	18	9	5	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	190	0	0	386	378	195	391	379	189
Stage 1	-	-	-	-	-	-	189	189	-	189	189	-
Stage 2	-	-	-	-	-	-	197	189	-	202	190	-
Critical Hdwy	-	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.4
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	-	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.48
Pot Cap-1 Maneuver	0	-	-	1396	-	0	576	557	851	572	556	809
Stage 1	0	-	-	-	-	0	817	748	-	817	748	-
Stage 2	0	-	-	-	-	0	809	748	-	805	747	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	-	1393	-	-	566	555	845	557	554	807
Mov Cap-2 Maneuver	-	-	-	-	-	-	566	555	-	557	554	-
Stage 1	-	-	-	-	-	-	817	747	-	817	747	-
Stage 2	-	-	-	-	-	-	796	747	-	784	746	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0	10.4	11
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	SBLn1	SBLn2
Capacity (veh/h)	693	-	-	1393	-	557	671
HCM Lane V/C Ratio	0.046	-	-	0.001	-	0.017	0.016
HCM Control Delay (s)	10.4	-	-	7.6	0	11.6	10.5
HCM Lane LOS	B	-	-	A	A	B	B
HCM 95th %tile Q(veh)	0.1	-	-	0	-	0.1	0

Intersection Capacity Utilization 2: PROSPECT AVENUE & DUANE STREET

12/05/2018



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Volume (vph)	134	40	6	5	39	60	12	267	31	106	221	108
Pedestrians	14		8	8		14	8		8	8		8
Ped Button		Yes			Yes			Yes			Yes	
Pedestrian Timing (s)		16.0			16.0			16.0			16.0	
Free Right			No			No			No			No
Ideal Flow	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Green (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Refr Cycle Length (s)	120	120	120	120	120	120	120	120	120	120	120	120
Volume Combined (vph)	0	180	0	0	104	0	0	310	0	0	435	0
Lane Utilization Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Factor (vph)	0.95	0.96	0.85	0.95	0.91	0.85	0.95	0.98	0.85	0.95	0.95	0.85
Saturated Flow (vph)	0	1820	0	0	1731	0	0	1868	0	0	1807	0
Ped Intf Time (s)	0.0	0.0	1.0	0.0	1.0	1.7	0.0	0.1	1.0	0.0	0.3	1.0
Pedestrian Frequency (%)		0.23			0.37			0.23			0.23	
Protected Option Allowed		No			No			No			No	
Reference Time (s)			0.0			0.0			0.0			0.0
Adj Reference Time (s)			0.0			0.0			0.0			0.0
Permitted Option												
Adj Saturation A (vph)	0	269		0	1758		0	1805		0	642	
Reference Time A (s)	0.0	80.4		0.0	8.1		0.0	20.7		0.0	81.6	
Adj Saturation B (vph)	0	0		0	0		NA	NA		NA	NA	
Reference Time B (s)	16.9	19.9		8.3	16.2		NA	NA		NA	NA	
Reference Time (s)		19.9			8.1			20.7			81.6	
Adj Reference Time (s)		23.9			15.0			24.7			85.6	
Split Option												
Ref Time Combined (s)	0.0	11.9		0.0	8.2		0.0	20.0		0.0	29.1	
Ref Time Seperate (s)	8.9	2.6		0.3	3.7		0.8	17.2		7.0	14.9	
Reference Time (s)	11.9	11.9		8.2	8.2		20.0	20.0		29.1	29.1	
Adj Reference Time (s)	16.9	16.9		15.1	15.1		24.0	24.0		33.1	33.1	
Summary	EB WB		NB SB		Combined							
Protected Option (s)	NA		NA									
Permitted Option (s)	23.9		85.6									
Split Option (s)	32.0		57.2									
Minimum (s)	23.9		57.2		81.1							

Right Turns

Adj Reference Time (s)

Cross Thru Ref Time (s)

Oncoming Left Ref Time (s)

Combined (s)

Intersection Summary

Intersection Capacity Utilization 67.5% ICU Level of Service C

Reference Times and Phasing Options do not represent an optimized timing plan.

HCM 6th TWSC

3: HILLSIDE AVENUE & MELROSE AVENUE

12/05/2018

Intersection

Int Delay, s/veh 1.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	4	30	35	19	6	5
Future Vol, veh/h	4	30	35	19	6	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	76	76	76	76	76	76
Heavy Vehicles, %	20	9	6	5	0	0
Mvmt Flow	5	39	46	25	8	7

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	71	0	0 108 59
Stage 1	-	-	- 59 -
Stage 2	-	-	- 49 -
Critical Hdwy	4.3	-	- 6.4 6.2
Critical Hdwy Stg 1	-	-	- 5.4 -
Critical Hdwy Stg 2	-	-	- 5.4 -
Follow-up Hdwy	2.38	-	- 3.5 3.3
Pot Cap-1 Maneuver	1422	-	- 894 1012
Stage 1	-	-	- 969 -
Stage 2	-	-	- 979 -
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1422	-	- 890 1012
Mov Cap-2 Maneuver	-	-	- 890 -
Stage 1	-	-	- 965 -
Stage 2	-	-	- 979 -

Approach	EB	WB	SB
HCM Control Delay, s	0.9	0	8.9
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1422	-	-	-	942
HCM Lane V/C Ratio	0.004	-	-	-	0.015
HCM Control Delay (s)	7.5	0	-	-	8.9
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

HCM 6th AWSC

4: PROSPECT AVENUE & HILLSIDE AVENUE

12/05/2018

Intersection

Intersection Delay, s/veh 10.8

Intersection LOS B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	21	0	19	80	28	62	15	181	0	0	227	12
Future Vol, veh/h	21	0	19	80	28	62	15	181	0	0	227	12
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80
Heavy Vehicles, %	0	0	5	1	7	3	0	1	0	0	1	0
Mvmt Flow	26	0	24	100	35	78	19	226	0	0	284	15
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	8.9	10.6	10.6	11.3
HCM LOS	A	B	B	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	8%	53%	47%	0%
Vol Thru, %	92%	0%	16%	95%
Vol Right, %	0%	47%	36%	5%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	196	40	170	239
LT Vol	15	21	80	0
Through Vol	181	0	28	227
RT Vol	0	19	62	12
Lane Flow Rate	245	50	212	299
Geometry Grp	1	1	1	1
Degree of Util (X)	0.338	0.076	0.31	0.404
Departure Headway (Hd)	5.069	5.468	5.249	4.973
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	713	658	689	729
Service Time	3.069	3.476	3.249	2.973
HCM Lane V/C Ratio	0.344	0.076	0.308	0.41
HCM Control Delay	10.6	8.9	10.6	11.3
HCM Lane LOS	B	A	B	B
HCM 95th-tile Q	1.5	0.2	1.3	2

HCM 6th TWSC

1: MELROSE AVENUE & DUANE STREET

12/05/2018

Intersection												
Int Delay, s/veh	2.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	124	6	0	136	0	10	0	5	34	11	11
Future Vol, veh/h	0	124	6	0	136	0	10	0	5	34	11	11
Conflicting Peds, #/hr	0	0	4	4	0	13	4	0	5	5	0	4
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	0	0	0	0	1	0	10	0	0	3	0	0
Mvmt Flow	0	141	7	0	155	0	11	0	6	39	13	13
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	152	0	0	321	304	154	308	307	159
Stage 1	-	-	-	-	-	-	149	149	-	155	155	-
Stage 2	-	-	-	-	-	-	172	155	-	153	152	-
Critical Hdwy	-	-	-	4.1	-	-	7.2	6.5	6.2	7.13	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.2	5.5	-	6.13	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.2	5.5	-	6.13	5.5	-
Follow-up Hdwy	-	-	-	2.2	-	-	3.59	4	3.3	3.527	4	3.3
Pot Cap-1 Maneuver	0	-	-	1441	-	0	617	613	897	642	610	892
Stage 1	0	-	-	-	-	0	835	778	-	845	773	-
Stage 2	0	-	-	-	-	0	811	773	-	847	775	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	-	-	-	1436	-	-	594	611	889	635	608	889
Mov Cap-2 Maneuver	-	-	-	-	-	-	594	611	-	635	608	-
Stage 1	-	-	-	-	-	-	835	775	-	845	773	-
Stage 2	-	-	-	-	-	-	784	773	-	838	772	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			0			10.5			10.7		
HCM LOS							B			B		
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	SBLn1	SBLn2					
Capacity (veh/h)	668	-	-	1436	-	635	722					
HCM Lane V/C Ratio	0.026	-	-	-	-	0.061	0.035					
HCM Control Delay (s)	10.5	-	-	0	-	11	10.2					
HCM Lane LOS	B	-	-	A	-	B	B					
HCM 95th %tile Q(veh)	0.1	-	-	0	-	0.2	0.1					

Intersection Capacity Utilization 2: PROSPECT AVENUE & DUANE STREET

12/05/2018



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Volume (vph)	98	42	15	10	31	97	10	244	17	59	196	96
Pedestrians	12		8	8		12	9		16	16		9
Ped Button		Yes			Yes			Yes			Yes	
Pedestrian Timing (s)		16.0			16.0			16.0			16.0	
Free Right			No			No			No			No
Ideal Flow	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Green (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Refr Cycle Length (s)	120	120	120	120	120	120	120	120	120	120	120	120
Volume Combined (vph)	0	155	0	0	138	0	0	271	0	0	351	0
Lane Utilization Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Factor (vph)	0.95	0.95	0.85	0.95	0.89	0.85	0.95	0.99	0.85	0.95	0.95	0.85
Saturated Flow (vph)	0	1813	0	0	1694	0	0	1879	0	0	1807	0
Ped Intf Time (s)	0.0	0.1	1.0	0.0	1.0	1.5	0.0	0.1	1.9	0.0	0.3	1.1
Pedestrian Frequency (%)		0.23			0.33			0.41			0.26	
Protected Option Allowed		No			No			No			No	
Reference Time (s)			0.0			0.0			0.0			0.0
Adj Reference Time (s)			0.0			0.0			0.0			0.0
Permitted Option												
Adj Saturation A (vph)	0	379		0	1714		0	1773		0	814	
Reference Time A (s)	0.0	49.2		0.0	10.7		0.0	18.5		0.0	52.0	
Adj Saturation B (vph)	NA	NA		0	0		NA	NA		NA	NA	
Reference Time B (s)	NA	NA		8.7	18.8		NA	NA		NA	NA	
Reference Time (s)		49.2			10.7			18.5			52.0	
Adj Reference Time (s)		53.2			16.4			22.5			56.0	
Split Option												
Ref Time Combined (s)	0.0	10.4		0.0	10.8		0.0	17.4		0.0	23.6	
Ref Time Seperate (s)	6.5	2.9		0.7	3.2		0.7	15.7		3.9	13.3	
Reference Time (s)	10.4	10.4		10.8	10.8		17.4	17.4		23.6	23.6	
Adj Reference Time (s)	15.7	15.7		16.5	16.5		21.4	21.4		27.6	27.6	
Summary	EB WB		NB SB		Combined							
Protected Option (s)	NA		NA									
Permitted Option (s)	53.2		56.0									
Split Option (s)	32.2		49.1									
Minimum (s)	32.2		49.1		81.2							

Right Turns

Adj Reference Time (s)
Cross Thru Ref Time (s)
Oncoming Left Ref Time (s)
Combined (s)

Intersection Summary

Intersection Capacity Utilization 67.7% ICU Level of Service C
Reference Times and Phasing Options do not represent an optimized timing plan.

HCM 6th TWSC

3: HILLSIDE AVENUE & MELROSE AVENUE

12/05/2018

Intersection						
Int Delay, s/veh	2.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	6	28	41	11	18	6
Future Vol, veh/h	6	28	41	11	18	6
Conflicting Peds, #/hr	6	0	0	6	1	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	79	79	79	79	79	79
Heavy Vehicles, %	17	4	3	0	0	17
Mvmt Flow	8	35	52	14	23	8
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	72	0	-	0	117	65
Stage 1	-	-	-	-	65	-
Stage 2	-	-	-	-	52	-
Critical Hdwy	4.27	-	-	-	6.4	6.37
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.353	-	-	-	3.5	3.453
Pot Cap-1 Maneuver	1438	-	-	-	884	959
Stage 1	-	-	-	-	963	-
Stage 2	-	-	-	-	976	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1430	-	-	-	868	954
Mov Cap-2 Maneuver	-	-	-	-	868	-
Stage 1	-	-	-	-	951	-
Stage 2	-	-	-	-	970	-
Approach	EB	WB		SB		
HCM Control Delay, s	1.3	0		9.2		
HCM LOS				A		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1430	-	-	-	888	
HCM Lane V/C Ratio	0.005	-	-	-	0.034	
HCM Control Delay (s)	7.5	0	-	-	9.2	
HCM Lane LOS	A	A	-	-	A	
HCM 95th %tile Q(veh)	0	-	-	-	0.1	

HCM 6th AWSC

4: PROSPECT AVENUE & HILLSIDE AVENUE

12/05/2018

Intersection												
Intersection Delay, s/veh	9.8											
Intersection LOS	A											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	21	0	24	38	27	55	13	169	0	0	213	10
Future Vol, veh/h	21	0	24	38	27	55	13	169	0	0	213	10
Peak Hour Factor	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83
Heavy Vehicles, %	5	0	0	5	0	4	8	2	0	0	1	0
Mvmt Flow	25	0	29	46	33	66	16	204	0	0	257	12
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0
Approach	EB			WB			NB			SB		
Opposing Approach	WB			EB			SB			NB		
Opposing Lanes	1			1			1			1		
Conflicting Approach Left	SB			NB			EB			WB		
Conflicting Lanes Left	1			1			1			1		
Conflicting Approach Right	NB			SB			WB			EB		
Conflicting Lanes Right	1			1			1			1		
HCM Control Delay	8.6			9.3			10			10.2		
HCM LOS	A			A			A			B		
Lane	NBLn1	EBLn1	WBLn1	SBLn1								
Vol Left, %	7%	47%	32%	0%								
Vol Thru, %	93%	0%	23%	96%								
Vol Right, %	0%	53%	46%	4%								
Sign Control	Stop	Stop	Stop	Stop								
Traffic Vol by Lane	182	45	120	223								
LT Vol	13	21	38	0								
Through Vol	169	0	27	213								
RT Vol	0	24	55	10								
Lane Flow Rate	219	54	145	269								
Geometry Grp	1	1	1	1								
Degree of Util (X)	0.296	0.077	0.2	0.347								
Departure Headway (Hd)	4.861	5.109	4.988	4.654								
Convergence, Y/N	Yes	Yes	Yes	Yes								
Cap	735	695	714	768								
Service Time	2.92	3.188	3.055	2.709								
HCM Lane V/C Ratio	0.298	0.078	0.203	0.35								
HCM Control Delay	10	8.6	9.3	10.2								
HCM Lane LOS	A	A	A	B								
HCM 95th-tile Q	1.2	0.2	0.7	1.6								

HCM 6th TWSC

1: MELROSE AVENUE & DUANE STREET

12/05/2018

Intersection												
Int Delay, s/veh	2.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↱			↱			↱		↱	↱	
Traffic Vol, veh/h	0	166	11	9	188	0	9	0	4	47	14	14
Future Vol, veh/h	0	166	11	9	188	0	9	0	4	47	14	14
Conflicting Peds, #/hr	1	0	0	0	0	1	2	0	6	6	0	2
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	1	0	0	1	0	0	0	0	0	7	0
Mvmt Flow	0	177	12	10	200	0	10	0	4	50	15	15

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	189	0	0	420	403	189	411	409	202
Stage 1	-	-	-	-	-	-	183	183	-	220	220	-
Stage 2	-	-	-	-	-	-	237	220	-	191	189	-
Critical Hdwy	-	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.57	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.57	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.57	-
Follow-up Hdwy	-	-	-	2.2	-	-	3.5	4	3.3	3.5	4.063	3.3
Pot Cap-1 Maneuver	0	-	-	1397	-	0	547	539	858	555	524	844
Stage 1	0	-	-	-	-	0	823	752	-	787	712	-
Stage 2	0	-	-	-	-	0	771	725	-	815	734	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	-	1397	-	-	521	535	853	546	520	842
Mov Cap-2 Maneuver	-	-	-	-	-	-	521	535	-	546	520	-
Stage 1	-	-	-	-	-	-	823	752	-	787	706	-
Stage 2	-	-	-	-	-	-	734	719	-	806	734	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			0.3			11.2			11.8		
HCM LOS							B			B		

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	SBLn1	SBLn2
Capacity (veh/h)	592	-	-	1397	-	546	643
HCM Lane V/C Ratio	0.023	-	-	0.007	-	0.092	0.046
HCM Control Delay (s)	11.2	-	-	7.6	0	12.3	10.9
HCM Lane LOS	B	-	-	A	A	B	B
HCM 95th %tile Q(veh)	0.1	-	-	0	-	0.3	0.1

Intersection Capacity Utilization 2: PROSPECT AVENUE & DUANE STREET

12/05/2018



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Volume (vph)	138	61	14	7	47	85	6	232	14	63	290	142
Pedestrians	2		4	4		2	12		10	10		12
Ped Button		Yes			Yes			Yes			Yes	
Pedestrian Timing (s)		16.0			16.0			16.0			16.0	
Free Right			No			No			No			No
Ideal Flow	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Green (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Refr Cycle Length (s)	120	120	120	120	120	120	120	120	120	120	120	120
Volume Combined (vph)	0	213	0	0	139	0	0	252	0	0	495	0
Lane Utilization Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Factor (vph)	0.95	0.96	0.85	0.95	0.91	0.85	0.95	0.99	0.85	0.95	0.95	0.85
Saturated Flow (vph)	0	1820	0	0	1721	0	0	1882	0	0	1807	0
Ped Intf Time (s)	0.0	0.0	0.5	0.0	0.2	0.3	0.0	0.1	1.2	0.0	0.4	1.5
Pedestrian Frequency (%)		0.12			0.06			0.28			0.33	
Protected Option Allowed		No			No			No			No	
Reference Time (s)			0.0			0.0			0.0			0.0
Adj Reference Time (s)			0.0			0.0			0.0			0.0
Permitted Option												
Adj Saturation A (vph)	0	312		0	1740		0	1788		0	856	
Reference Time A (s)	0.0	82.1		0.0	9.7		0.0	17.0		0.0	69.8	
Adj Saturation B (vph)	NA	NA		0	0		NA	NA		NA	NA	
Reference Time B (s)	NA	NA		8.5	17.9		NA	NA		NA	NA	
Reference Time (s)		82.1			9.7			17.0			69.8	
Adj Reference Time (s)		86.1			14.2			21.0			73.8	
Split Option												
Ref Time Combined (s)	0.0	14.1		0.0	9.9		0.0	16.1		0.0	33.3	
Ref Time Seperate (s)	9.2	4.0		0.5	3.4		0.4	14.8		4.2	19.7	
Reference Time (s)	14.1	14.1		9.9	9.9		16.1	16.1		33.3	33.3	
Adj Reference Time (s)	18.3	18.3		14.2	14.2		20.1	20.1		37.3	37.3	
Summary	EB WB		NB SB		Combined							
Protected Option (s)	NA		NA									
Permitted Option (s)	86.1		73.8									
Split Option (s)	32.6		57.4									
Minimum (s)	32.6		57.4		90.0							

Right Turns

Adj Reference Time (s)
Cross Thru Ref Time (s)
Oncoming Left Ref Time (s)
Combined (s)

Intersection Summary

Intersection Capacity Utilization 75.0% ICU Level of Service D
Reference Times and Phasing Options do not represent an optimized timing plan.

HCM 6th TWSC

3: HILLSIDE AVENUE & MELROSE AVENUE

12/05/2018

Intersection

Int Delay, s/veh 2.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	34	59	16	26	10
Future Vol, veh/h	1	34	59	16	26	10
Conflicting Peds, #/hr	0	0	0	0	0	1
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	72	72	72	72	72	72
Heavy Vehicles, %	0	0	5	0	0	9
Mvmt Flow	1	47	82	22	36	14

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	104	0	0 142 94
Stage 1	-	-	- - 93 -
Stage 2	-	-	- - 49 -
Critical Hdwy	4.1	-	- - 6.4 6.29
Critical Hdwy Stg 1	-	-	- - 5.4 -
Critical Hdwy Stg 2	-	-	- - 5.4 -
Follow-up Hdwy	2.2	-	- - 3.5 3.381
Pot Cap-1 Maneuver	1500	-	- - 856 944
Stage 1	-	-	- - 936 -
Stage 2	-	-	- - 979 -
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1500	-	- - 855 943
Mov Cap-2 Maneuver	-	-	- - 855 -
Stage 1	-	-	- - 935 -
Stage 2	-	-	- - 979 -

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	9.3
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1500	-	-	-	878
HCM Lane V/C Ratio	0.001	-	-	-	0.057
HCM Control Delay (s)	7.4	0	-	-	9.3
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.2

HCM 6th AWSC

4: PROSPECT AVENUE & HILLSIDE AVENUE

12/05/2018

Intersection

Intersection Delay, s/veh	10.1
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	26	0	32	22	46	60	9	169	0	0	290	13
Future Vol, veh/h	26	0	32	22	46	60	9	169	0	0	290	13
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	0	0	0	0	4	0	0	1	0	0	1	0
Mvmt Flow	28	0	35	24	50	65	10	184	0	0	315	14
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	8.7	9.2	9.5	11.1
HCM LOS	A	A	A	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	5%	45%	17%	0%
Vol Thru, %	95%	0%	36%	96%
Vol Right, %	0%	55%	47%	4%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	178	58	128	303
LT Vol	9	26	22	0
Through Vol	169	0	46	290
RT Vol	0	32	60	13
Lane Flow Rate	193	63	139	329
Geometry Grp	1	1	1	1
Degree of Util (X)	0.258	0.089	0.191	0.423
Departure Headway (Hd)	4.794	5.066	4.946	4.622
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	745	700	719	774
Service Time	2.858	3.15	3.019	2.679
HCM Lane V/C Ratio	0.259	0.09	0.193	0.425
HCM Control Delay	9.5	8.7	9.2	11.1
HCM Lane LOS	A	A	A	B
HCM 95th-tile Q	1	0.3	0.7	2.1

HCM 6th TWSC

1: MELROSE AVENUE & DUANE STREET

12/05/2018

Intersection												
Int Delay, s/veh	1.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↱			↰			↰		↱	↰	
Traffic Vol, veh/h	0	166	3	3	169	0	14	0	20	8	4	5
Future Vol, veh/h	0	166	3	3	169	0	14	0	20	8	4	5
Conflicting Peds, #/hr	0	0	2	2	0	1	2	0	6	6	0	2
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	0	4	0	0	1	0	0	0	0	0	0	20
Mvmt Flow	0	195	4	4	199	0	16	0	24	9	5	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	201	0	0	414	406	205	422	408	201
Stage 1	-	-	-	-	-	-	199	199	-	207	207	-
Stage 2	-	-	-	-	-	-	215	207	-	215	201	-
Critical Hdwy	-	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.4
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	-	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.48
Pot Cap-1 Maneuver	0	-	-	1383	-	0	552	537	841	546	536	796
Stage 1	0	-	-	-	-	0	807	740	-	800	734	-
Stage 2	0	-	-	-	-	0	792	734	-	792	739	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	-	1380	-	-	541	534	835	526	533	794
Mov Cap-2 Maneuver	-	-	-	-	-	-	541	534	-	526	533	-
Stage 1	-	-	-	-	-	-	807	739	-	800	732	-
Stage 2	-	-	-	-	-	-	777	732	-	765	738	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0.1	10.6	11.3
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	SBLn1	SBLn2
Capacity (veh/h)	682	-	-	1380	-	526	652
HCM Lane V/C Ratio	0.059	-	-	0.003	-	0.018	0.016
HCM Control Delay (s)	10.6	-	-	7.6	0	12	10.6
HCM Lane LOS	B	-	-	A	A	B	B
HCM 95th %tile Q(veh)	0.2	-	-	0	-	0.1	0

Intersection Capacity Utilization 2: PROSPECT AVENUE & DUANE STREET

12/05/2018



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Volume (vph)	145	43	6	5	43	63	13	280	32	111	221	115
Pedestrians	14		8	8		14	8		8	8		8
Ped Button		Yes			Yes			Yes			Yes	
Pedestrian Timing (s)		16.0			16.0			16.0			16.0	
Free Right			No			No			No			No
Ideal Flow	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Green (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Refr Cycle Length (s)	120	120	120	120	120	120	120	120	120	120	120	120
Volume Combined (vph)	0	194	0	0	111	0	0	325	0	0	447	0
Lane Utilization Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Factor (vph)	0.95	0.96	0.85	0.95	0.91	0.85	0.95	0.98	0.85	0.95	0.95	0.85
Saturated Flow (vph)	0	1821	0	0	1734	0	0	1868	0	0	1804	0
Ped Intf Time (s)	0.0	0.0	1.0	0.0	1.0	1.7	0.0	0.1	1.0	0.0	0.3	1.0
Pedestrian Frequency (%)		0.23			0.37			0.23			0.23	
Protected Option Allowed		No			No			No			No	
Reference Time (s)			0.0			0.0			0.0			0.0
Adj Reference Time (s)			0.0			0.0			0.0			0.0
Permitted Option												
Adj Saturation A (vph)	0	261		0	1759		0	1805		0	639	
Reference Time A (s)	0.0	89.3		0.0	8.5		0.0	21.7		0.0	84.1	
Adj Saturation B (vph)	0	0		0	0		NA	NA		NA	NA	
Reference Time B (s)	17.6	20.8		8.3	16.6		NA	NA		NA	NA	
Reference Time (s)		20.8			8.5			21.7			84.1	
Adj Reference Time (s)		24.8			15.3			25.7			88.1	
Split Option												
Ref Time Combined (s)	0.0	12.8		0.0	8.6		0.0	21.0		0.0	30.0	
Ref Time Seperate (s)	9.6	2.8		0.3	3.9		0.9	18.1		7.4	15.0	
Reference Time (s)	12.8	12.8		8.6	8.6		21.0	21.0		30.0	30.0	
Adj Reference Time (s)	17.6	17.6		15.4	15.4		25.0	25.0		34.0	34.0	
Summary	EB WB		NB SB		Combined							
Protected Option (s)	NA		NA									
Permitted Option (s)	24.8		88.1									
Split Option (s)	32.9		59.0									
Minimum (s)	24.8		59.0		83.8							

Right Turns

Adj Reference Time (s)

Cross Thru Ref Time (s)

Oncoming Left Ref Time (s)

Combined (s)

Intersection Summary

Intersection Capacity Utilization 69.8% ICU Level of Service C

Reference Times and Phasing Options do not represent an optimized timing plan.

HCM 6th TWSC

3: HILLSIDE AVENUE & MELROSE AVENUE

12/05/2018

Intersection						
Int Delay, s/veh	1.6					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	4	31	37	21	10	6
Future Vol, veh/h	4	31	37	21	10	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	76	76	76	76	76	76
Heavy Vehicles, %	20	9	6	5	0	0
Mvmt Flow	5	41	49	28	13	8
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	77	0	-	0	114	63
Stage 1	-	-	-	-	63	-
Stage 2	-	-	-	-	51	-
Critical Hdwy	4.3	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.38	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1415	-	-	-	887	1007
Stage 1	-	-	-	-	965	-
Stage 2	-	-	-	-	977	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1415	-	-	-	883	1007
Mov Cap-2 Maneuver	-	-	-	-	883	-
Stage 1	-	-	-	-	961	-
Stage 2	-	-	-	-	977	-
Approach	EB	WB		SB		
HCM Control Delay, s	0.9	0		9		
HCM LOS				A		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1415	-	-	-	926	
HCM Lane V/C Ratio	0.004	-	-	-	0.023	
HCM Control Delay (s)	7.6	0	-	-	9	
HCM Lane LOS	A	A	-	-	A	
HCM 95th %tile Q(veh)	0	-	-	-	0.1	

HCM 6th AWSC

4: PROSPECT AVENUE & HILLSIDE AVENUE

12/05/2018

Intersection

Intersection Delay, s/veh 11.3

Intersection LOS B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	22	1	23	84	29	65	17	190	0	0	238	13
Future Vol, veh/h	22	1	23	84	29	65	17	190	0	0	238	13
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80
Heavy Vehicles, %	0	0	5	1	7	3	0	1	0	0	1	0
Mvmt Flow	28	1	29	105	36	81	21	238	0	0	298	16
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	9.2	11	11.2	12
HCM LOS	A	B	B	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	8%	48%	47%	0%
Vol Thru, %	92%	2%	16%	95%
Vol Right, %	0%	50%	37%	5%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	207	46	178	251
LT Vol	17	22	84	0
Through Vol	190	1	29	238
RT Vol	0	23	65	13
Lane Flow Rate	259	58	222	314
Geometry Grp	1	1	1	1
Degree of Util (X)	0.37	0.089	0.331	0.44
Departure Headway (Hd)	5.151	5.569	5.353	5.048
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	699	642	672	715
Service Time	3.179	3.611	3.385	3.075
HCM Lane V/C Ratio	0.371	0.09	0.33	0.439
HCM Control Delay	11.2	9.2	11	12
HCM Lane LOS	B	A	B	B
HCM 95th-tile Q	1.7	0.3	1.4	2.3

HCM 6th TWSC 5: MELROSE AVENUE & NORTH ACCESS DRIVE

12/07/2018

Intersection						
Int Delay, s/veh	1.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	3	4	29	1	2	8
Future Vol, veh/h	3	4	29	1	2	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	4	32	1	2	9
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	46	33	0	0	33	0
Stage 1	33	-	-	-	-	-
Stage 2	13	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	964	1041	-	-	1579	-
Stage 1	989	-	-	-	-	-
Stage 2	1010	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	963	1041	-	-	1579	-
Mov Cap-2 Maneuver	963	-	-	-	-	-
Stage 1	988	-	-	-	-	-
Stage 2	1010	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	8.6	0	1.5			
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	- 1006	1579	-		
HCM Lane V/C Ratio	-	- 0.008	0.001	-		
HCM Control Delay (s)	-	- 8.6	7.3	0		
HCM Lane LOS	-	- A	A	A		
HCM 95th %tile Q(veh)	-	- 0	0	-		

HCM 6th TWSC

6: MELROSE AVENUE & SOUTH ACCESS DRIVE

12/07/2018

Intersection						
Int Delay, s/veh	1.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		T			T
Traffic Vol, veh/h	2	4	26	0	1	10
Future Vol, veh/h	2	4	26	0	1	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	4	28	0	1	11
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	41	28	0	0	28	0
Stage 1	28	-	-	-	-	-
Stage 2	13	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	970	1047	-	-	1585	-
Stage 1	995	-	-	-	-	-
Stage 2	1010	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	969	1047	-	-	1585	-
Mov Cap-2 Maneuver	969	-	-	-	-	-
Stage 1	994	-	-	-	-	-
Stage 2	1010	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	8.6	0	0.7			
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	- 1020	1585	-		
HCM Lane V/C Ratio	-	- 0.006	0.001	-		
HCM Control Delay (s)	-	- 8.6	7.3	0		
HCM Lane LOS	-	- A	A	A		
HCM 95th %tile Q(veh)	-	- 0	0	-		

HCM 6th TWSC

1: MELROSE AVENUE & DUANE STREET

12/05/2018

Intersection

Int Delay, s/veh 2.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	130	8	5	144	0	17	0	8	37	12	12
Future Vol, veh/h	0	130	8	5	144	0	17	0	8	37	12	12
Conflicting Peds, #/hr	0	0	4	4	0	13	4	0	5	5	0	4
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	0	0	0	0	1	0	10	0	0	3	0	0
Mvmt Flow	0	148	9	6	164	0	19	0	9	42	14	14

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	161	0	0	351	333	162	338	337	168
Stage 1	-	-	-	-	-	-	157	157	-	176	176	-
Stage 2	-	-	-	-	-	-	194	176	-	162	161	-
Critical Hdwy	-	-	-	4.1	-	-	7.2	6.5	6.2	7.13	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.2	5.5	-	6.13	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.2	5.5	-	6.13	5.5	-
Follow-up Hdwy	-	-	-	2.2	-	-	3.59	4	3.3	3.527	4	3.3
Pot Cap-1 Maneuver	0	-	-	1430	-	0	589	590	888	614	587	881
Stage 1	0	-	-	-	-	0	827	772	-	823	757	-
Stage 2	0	-	-	-	-	0	790	757	-	838	769	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	-	-	-	1425	-	-	563	585	880	602	582	878
Mov Cap-2 Maneuver	-	-	-	-	-	-	563	585	-	602	582	-
Stage 1	-	-	-	-	-	-	827	769	-	823	753	-
Stage 2	-	-	-	-	-	-	757	753	-	825	766	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0.3	10.9	11
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	SBLn1	SBLn2
Capacity (veh/h)	636	-	-	1425	-	602	700
HCM Lane V/C Ratio	0.045	-	-	0.004	-	0.07	0.039
HCM Control Delay (s)	10.9	-	-	7.5	0	11.4	10.4
HCM Lane LOS	B	-	-	A	A	B	B
HCM 95th %tile Q(veh)	0.1	-	-	0	-	0.2	0.1

Intersection Capacity Utilization 2: PROSPECT AVENUE & DUANE STREET

12/05/2018



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Volume (vph)	105	45	18	10	35	102	10	256	18	62	205	105
Pedestrians	12		8	8		12	9		16	16		9
Ped Button		Yes			Yes			Yes			Yes	
Pedestrian Timing (s)		16.0			16.0			16.0			16.0	
Free Right			No			No			No			No
Ideal Flow	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Green (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Refr Cycle Length (s)	120	120	120	120	120	120	120	120	120	120	120	120
Volume Combined (vph)	0	168	0	0	147	0	0	284	0	0	372	0
Lane Utilization Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Factor (vph)	0.95	0.95	0.85	0.95	0.89	0.85	0.95	0.99	0.85	0.95	0.95	0.85
Saturated Flow (vph)	0	1811	0	0	1696	0	0	1879	0	0	1804	0
Ped Intf Time (s)	0.0	0.1	1.0	0.0	1.0	1.5	0.0	0.1	1.9	0.0	0.3	1.1
Pedestrian Frequency (%)		0.23			0.33			0.41			0.26	
Protected Option Allowed		No			No			No			No	
Reference Time (s)			0.0			0.0			0.0			0.0
Adj Reference Time (s)			0.0			0.0			0.0			0.0
Permitted Option												
Adj Saturation A (vph)	0	370		0	1715		0	1777		0	806	
Reference Time A (s)	0.0	54.5		0.0	11.3		0.0	19.3		0.0	55.7	
Adj Saturation B (vph)	NA	NA		0	0		NA	NA		NA	NA	
Reference Time B (s)	NA	NA		8.7	19.4		NA	NA		NA	NA	
Reference Time (s)		54.5			11.3			19.3			55.7	
Adj Reference Time (s)		58.5			16.9			23.3			59.7	
Split Option												
Ref Time Combined (s)	0.0	11.2		0.0	11.4		0.0	18.3		0.0	25.1	
Ref Time Seperate (s)	7.0	3.1		0.7	3.5		0.7	16.5		4.1	14.0	
Reference Time (s)	11.2	11.2		11.4	11.4		18.3	18.3		25.1	25.1	
Adj Reference Time (s)	16.4	16.4		16.9	16.9		22.3	22.3		29.1	29.1	
Summary	EB WB		NB SB		Combined							
Protected Option (s)	NA		NA									
Permitted Option (s)	58.5		59.7									
Split Option (s)	33.3		51.3									
Minimum (s)	33.3		51.3		84.6							

Right Turns

Adj Reference Time (s)

Cross Thru Ref Time (s)

Oncoming Left Ref Time (s)

Combined (s)

Intersection Summary

Intersection Capacity Utilization 70.5% ICU Level of Service C

Reference Times and Phasing Options do not represent an optimized timing plan.

HCM 6th TWSC

3: HILLSIDE AVENUE & MELROSE AVENUE

12/05/2018

Intersection						
Int Delay, s/veh	2.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	6	29	43	14	20	6
Future Vol, veh/h	6	29	43	14	20	6
Conflicting Peds, #/hr	6	0	0	6	1	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	79	79	79	79	79	79
Heavy Vehicles, %	17	4	3	0	0	17
Mvmt Flow	8	37	54	18	25	8
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	78	0	-	0	123	69
Stage 1	-	-	-	-	69	-
Stage 2	-	-	-	-	54	-
Critical Hdwy	4.27	-	-	-	6.4	6.37
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.353	-	-	-	3.5	3.453
Pot Cap-1 Maneuver	1431	-	-	-	877	954
Stage 1	-	-	-	-	959	-
Stage 2	-	-	-	-	974	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1423	-	-	-	861	949
Mov Cap-2 Maneuver	-	-	-	-	861	-
Stage 1	-	-	-	-	947	-
Stage 2	-	-	-	-	968	-
Approach	EB	WB		SB		
HCM Control Delay, s	1.3	0		9.3		
HCM LOS				A		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1423	-	-	-	880	
HCM Lane V/C Ratio	0.005	-	-	-	0.037	
HCM Control Delay (s)	7.5	0	-	-	9.3	
HCM Lane LOS	A	A	-	-	A	
HCM 95th %tile Q(veh)	0	-	-	-	0.1	

HCM 6th AWSC

4: PROSPECT AVENUE & HILLSIDE AVENUE

12/05/2018

Intersection												
Intersection Delay, s/veh	10.2											
Intersection LOS	B											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	22	0	26	40	28	58	16	177	0	0	233	10
Future Vol, veh/h	22	0	26	40	28	58	16	177	0	0	233	10
Peak Hour Factor	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83
Heavy Vehicles, %	5	0	0	5	0	4	8	2	0	0	1	0
Mvmt Flow	27	0	31	48	34	70	19	213	0	0	281	12
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0
Approach	EB			WB			NB			SB		
Opposing Approach	WB			EB			SB			NB		
Opposing Lanes	1			1			1			1		
Conflicting Approach Left	SB			NB			EB			WB		
Conflicting Lanes Left	1			1			1			1		
Conflicting Approach Right	NB			SB			WB			EB		
Conflicting Lanes Right	1			1			1			1		
HCM Control Delay	8.8			9.6			10.3			10.7		
HCM LOS	A			A			B			B		
Lane	NBLn1	EBLn1	WBLn1	SBLn1								
Vol Left, %	8%	46%	32%	0%								
Vol Thru, %	92%	0%	22%	96%								
Vol Right, %	0%	54%	46%	4%								
Sign Control	Stop	Stop	Stop	Stop								
Traffic Vol by Lane	193	48	126	243								
LT Vol	16	22	40	0								
Through Vol	177	0	28	233								
RT Vol	0	26	58	10								
Lane Flow Rate	233	58	152	293								
Geometry Grp	1	1	1	1								
Degree of Util (X)	0.319	0.084	0.215	0.383								
Departure Headway (Hd)	4.932	5.215	5.088	4.712								
Convergence, Y/N	Yes	Yes	Yes	Yes								
Cap	723	679	698	758								
Service Time	3.003	3.311	3.168	2.779								
HCM Lane V/C Ratio	0.322	0.085	0.218	0.387								
HCM Control Delay	10.3	8.8	9.6	10.7								
HCM Lane LOS	B	A	A	B								
HCM 95th-tile Q	1.4	0.3	0.8	1.8								

HCM 6th TWSC

5: MELROSE AVENUE & NORTH ACCESS DRIVE

12/07/2018

Intersection

Int Delay, s/veh 1.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	2	20	1	4	21
Future Vol, veh/h	1	2	20	1	4	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	2	22	1	4	23

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	54	23	0
Stage 1	23	-	-
Stage 2	31	-	-
Critical Hdwy	6.42	6.22	-
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	-
Pot Cap-1 Maneuver	954	1054	-
Stage 1	1000	-	-
Stage 2	992	-	-
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	951	1054	-
Mov Cap-2 Maneuver	951	-	-
Stage 1	997	-	-
Stage 2	992	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.6	0	1.2
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	1017	1592
HCM Lane V/C Ratio	-	-	0.003	0.003
HCM Control Delay (s)	-	-	8.6	7.3
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0	0

HCM 6th TWSC

6: MELROSE AVENUE & SOUTH ACCESS DRIVE

12/07/2018

Intersection						
Int Delay, s/veh	0.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	2	19	1	3	19
Future Vol, veh/h	0	2	19	1	3	19
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	2	21	1	3	21
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	49	22	0	0	22	0
Stage 1	22	-	-	-	-	-
Stage 2	27	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	960	1055	-	-	1593	-
Stage 1	1001	-	-	-	-	-
Stage 2	996	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	958	1055	-	-	1593	-
Mov Cap-2 Maneuver	958	-	-	-	-	-
Stage 1	999	-	-	-	-	-
Stage 2	996	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	8.4	0	1			
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	- 1055	1593	-		
HCM Lane V/C Ratio	-	- 0.002	0.002	-		
HCM Control Delay (s)	-	- 8.4	7.3	0		
HCM Lane LOS	-	- A	A	A		
HCM 95th %tile Q(veh)	-	- 0	0	-		

HCM 6th TWSC

1: MELROSE AVENUE & DUANE STREET

12/05/2018

Intersection												
Int Delay, s/veh	2.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↱			↱			↱		↱	↱	
Traffic Vol, veh/h	0	174	14	15	200	0	11	0	8	47	15	14
Future Vol, veh/h	0	174	14	15	200	0	11	0	8	47	15	14
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	0	4	0	0	1	0	0	0	0	0	0	20
Mvmt Flow	0	205	16	18	235	0	13	0	9	55	18	16

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	221	0	0	501	484	213	489	492	235
Stage 1	-	-	-	-	-	-	213	213	-	271	271	-
Stage 2	-	-	-	-	-	-	288	271	-	218	221	-
Critical Hdwy	-	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.4
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	-	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.48
Pot Cap-1 Maneuver	0	-	-	1360	-	0	484	486	832	493	481	762
Stage 1	0	-	-	-	-	0	794	730	-	739	689	-
Stage 2	0	-	-	-	-	0	724	689	-	789	724	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	-	1360	-	-	455	479	832	482	474	762
Mov Cap-2 Maneuver	-	-	-	-	-	-	455	479	-	482	474	-
Stage 1	-	-	-	-	-	-	794	730	-	739	679	-
Stage 2	-	-	-	-	-	-	680	679	-	780	724	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			0.5			11.7			12.7		
HCM LOS							B			B		

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	SBLn1	SBLn2
Capacity (veh/h)	562	-	-	1360	-	482	580
HCM Lane V/C Ratio	0.04	-	-	0.013	-	0.115	0.059
HCM Control Delay (s)	11.7	-	-	7.7	0	13.4	11.6
HCM Lane LOS	B	-	-	A	A	B	B
HCM 95th %tile Q(veh)	0.1	-	-	0	-	0.4	0.2

Intersection Capacity Utilization 2: PROSPECT AVENUE & DUANE STREET

12/05/2018



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Volume (vph)	149	64	15	7	53	89	6	243	15	66	304	154
Pedestrians												
Ped Button												
Pedestrian Timing (s)												
Free Right			No			No			No			No
Ideal Flow	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Green (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Refr Cycle Length (s)	120	120	120	120	120	120	120	120	120	120	120	120
Volume Combined (vph)	0	228	0	0	149	0	0	264	0	0	524	0
Lane Utilization Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Factor (vph)	0.95	0.96	0.85	0.95	0.91	0.85	0.95	0.99	0.85	0.95	0.95	0.85
Saturated Flow (vph)	0	1820	0	0	1726	0	0	1882	0	0	1805	0
Ped Intf Time (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Frequency (%)		0.00			0.00			0.00			0.00	
Protected Option Allowed		No			No			No			No	
Reference Time (s)			0.0			0.0			0.0			0.0
Adj Reference Time (s)			0.0			0.0			0.0			0.0
Permitted Option												
Adj Saturation A (vph)	0	300		0	1744		0	1791		0	851	
Reference Time A (s)	0.0	91.3		0.0	10.3		0.0	17.7		0.0	73.9	
Adj Saturation B (vph)	NA	NA		0	0		NA	NA		NA	NA	
Reference Time B (s)	NA	NA		8.5	18.4		NA	NA		NA	NA	
Reference Time (s)		91.3			10.3			17.7			73.9	
Adj Reference Time (s)		95.3			14.3			21.7			77.9	
Split Option												
Ref Time Combined (s)	0.0	15.0		0.0	10.4		0.0	16.8		0.0	34.8	
Ref Time Seperate (s)	9.9	4.2		0.5	3.7		0.4	15.5		4.4	20.2	
Reference Time (s)	15.0	15.0		10.4	10.4		16.8	16.8		34.8	34.8	
Adj Reference Time (s)	19.0	19.0		14.4	14.4		20.8	20.8		38.8	38.8	
Summary	EB WB		NB SB		Combined							
Protected Option (s)	NA		NA									
Permitted Option (s)	95.3		77.9									
Split Option (s)	33.4		59.7									
Minimum (s)	33.4		59.7		93.1							

Right Turns

Adj Reference Time (s)

Cross Thru Ref Time (s)

Oncoming Left Ref Time (s)

Combined (s)

Intersection Summary

Intersection Capacity Utilization 77.6% ICU Level of Service D

Reference Times and Phasing Options do not represent an optimized timing plan.

HCM 6th TWSC

3: HILLSIDE AVENUE & MELROSE AVENUE

12/05/2018

Intersection

Int Delay, s/veh 2.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	36	62	21	30	10
Future Vol, veh/h	2	36	62	21	30	10
Conflicting Peds, #/hr	0	0	0	0	0	1
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	76	76	76	76	76	76
Heavy Vehicles, %	20	9	6	5	0	0
Mvmt Flow	3	47	82	28	39	13

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	110	0	0 149 97
Stage 1	-	-	- - 96 -
Stage 2	-	-	- - 53 -
Critical Hdwy	4.3	-	- - 6.4 6.2
Critical Hdwy Stg 1	-	-	- - 5.4 -
Critical Hdwy Stg 2	-	-	- - 5.4 -
Follow-up Hdwy	2.38	-	- - 3.5 3.3
Pot Cap-1 Maneuver	1375	-	- - 848 965
Stage 1	-	-	- - 933 -
Stage 2	-	-	- - 975 -
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1375	-	- - 846 964
Mov Cap-2 Maneuver	-	-	- - 846 -
Stage 1	-	-	- - 931 -
Stage 2	-	-	- - 975 -

Approach	EB	WB	SB
HCM Control Delay, s	0.4	0	9.4
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1375	-	-	-	873
HCM Lane V/C Ratio	0.002	-	-	-	0.06
HCM Control Delay (s)	7.6	0	-	-	9.4
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.2

HCM 6th AWSC

4: PROSPECT AVENUE & HILLSIDE AVENUE

12/05/2018

Intersection

Intersection Delay, s/veh 11.9

Intersection LOS B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	27	0	37	23	49	63	12	177	0	0	304	14
Future Vol, veh/h	27	0	37	23	49	63	12	177	0	0	304	14
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80
Heavy Vehicles, %	0	0	5	1	7	3	0	1	0	0	1	0
Mvmt Flow	34	0	46	29	61	79	15	221	0	0	380	18
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	9.4	10.3	10.8	13.8
HCM LOS	A	B	B	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	6%	42%	17%	0%
Vol Thru, %	94%	0%	36%	96%
Vol Right, %	0%	58%	47%	4%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	189	64	135	318
LT Vol	12	27	23	0
Through Vol	177	0	49	304
RT Vol	0	37	63	14
Lane Flow Rate	236	80	169	398
Geometry Grp	1	1	1	1
Degree of Util (X)	0.339	0.123	0.253	0.547
Departure Headway (Hd)	5.159	5.548	5.406	4.954
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	697	645	663	731
Service Time	3.19	3.595	3.448	2.954
HCM Lane V/C Ratio	0.339	0.124	0.255	0.544
HCM Control Delay	10.8	9.4	10.3	13.8
HCM Lane LOS	B	A	B	B
HCM 95th-tile Q	1.5	0.4	1	3.3

HCM 6th TWSC

5: MELROSE AVENUE & NORTH ACCESS DRIVE

12/07/2018

Intersection						
Int Delay, s/veh	1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	2	3	21	3	4	40
Future Vol, veh/h	2	3	21	3	4	40
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	3	23	3	4	43
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	76	25	0	0	26	0
Stage 1	25	-	-	-	-	-
Stage 2	51	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	927	1051	-	-	1588	-
Stage 1	998	-	-	-	-	-
Stage 2	971	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	924	1051	-	-	1588	-
Mov Cap-2 Maneuver	924	-	-	-	-	-
Stage 1	995	-	-	-	-	-
Stage 2	971	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	8.6	0		0.7		
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	996	1588	-	
HCM Lane V/C Ratio	-	-	0.005	0.003	-	
HCM Control Delay (s)	-	-	8.6	7.3	0	
HCM Lane LOS	-	-	A	A	A	
HCM 95th %tile Q(veh)	-	-	0	0	-	

HCM 6th TWSC

6: MELROSE AVENUE & SOUTH ACCESS DRIVE

12/07/2018

Intersection						
Int Delay, s/veh	0.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	3	21	2	4	38
Future Vol, veh/h	1	3	21	2	4	38
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	3	23	2	4	41
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	73	24	0	0	25	0
Stage 1	24	-	-	-	-	-
Stage 2	49	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	931	1052	-	-	1589	-
Stage 1	999	-	-	-	-	-
Stage 2	973	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	928	1052	-	-	1589	-
Mov Cap-2 Maneuver	928	-	-	-	-	-
Stage 1	996	-	-	-	-	-
Stage 2	973	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	8.6	0		0.7		
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	- 1018	1589	-		
HCM Lane V/C Ratio	-	- 0.004	0.003	-		
HCM Control Delay (s)	-	- 8.6	7.3	0		
HCM Lane LOS	-	- A	A	A		
HCM 95th %tile Q(veh)	-	- 0	0	-		

Parking Ratios of Similar Developments

Table A
PARKING RATIOS OF APARTMENT DEVELOPMENTS (NEAR PUBLIC TRANSIT)

Development	Location	Units	Parking	Parking Ratio
River 595	Des Plaines	60	104	1.73
Kingston Pointe	Des Plaines	144	228	1.58
Walker & Parker	Clarendon Hills	42	42	1.00
Forest & Gilbert	Downers Grove	89	102	1.15
Adriatic Grove	Downers Grove	48	64	1.33
Residences at the Grove	Downers Grove	294	345	1.17
100 North Addison	Elmhurst	165	199	1.21
1717 Ridge	Evanston	175	205	1.17
AMLI Evanston	Evanston	214	312	1.46
Central Station	Evanston	80	80	1.00
E2	Evanston	356	371	1.04
The Reserve at Evanston	Evanston	195	219	1.12
Midtown Square	Glenview	138	160	1.16
The Reserve at Glenview	Glenview	239	333	1.39
Uptown La Grange	La Grange	254	336	1.32
Ninety7Fifty on the Park	Orland Park	295	300	1.02
Wheaton 121	Wheaton	306	400	1.31
The Residences of Wilmette	Wilmette	75	117	1.56
Average		185	224	1.26

Residential Parking Evaluation

As proposed, the apartment development will provide a total of 82 parking spaces, at a ratio of 1.71 spaces per unit, and will provide 88 bedrooms, at a ratio of 0.93 spaces per bedroom. Based on a review of survey data published by the Institute of Transportation Engineers (ITE) in the *Parking Generation Manual*, 5th Edition for Land-Use Code 221 (Mid-Rise Apartments), the following was determined:

- The average parking supply ratio at similar sites was 1.4 spaces per unit.
- The 85th percentile peak parking demand ratio is 1.47 spaces per dwelling unit.
- The 85th percentile peak parking demand ratio for sites within one-half mile of a rail transit station is 1.27 spaces per dwelling unit.
- The 85th percentile peak parking demand ratio is 0.87 spaces per bedroom.
- The 85th percentile peak parking demand ratio for sites within one-half mile of a rail transit station is 0.86 spaces per bedroom.

As can be seen, the proposed parking supply at ratios of 1.71 spaces per unit and 0.93 spaces per bedroom exceed ITE's requirements.

Furthermore, the proposed parking supply is consistent with other apartment developments (built or planned) in the Chicago area which provide an average parking at a ratio of 1.27 spaces per unit. The location, number of units, and number of parking spaces provided for these developments are summarized in **Table A** in the Appendix.

Lastly, for comparison purposes, KLOA, Inc. also examined US Census data compiled by the Center for Transit-Oriented Development. Based on the Census data, the average number of vehicles available per renter-occupied household within one-quarter mile from the Glen Ellyn Metra station is 0.95 vehicles. Given that the proposed apartment building is located within 1,000 feet of the Glen Ellyn Metra station, it is anticipated that the apartment building will have the same characteristics as other apartment developments within the one-half mile radius.



Applicant: Jonathan Stitgen
Contact: Jonathan Stitgen
Address: 100 East State Parkway
 Schaumburg, IL 60173

IDNR Project Number: 1804644
Date: 12/05/2017
Alternate Number: 17-189

Project: Avere on Duane
Address: S.E. Corner of Melrose Ave & Duane St, Glen Ellyn

Description: It is proposed to construct a 48 unit Apartment Building along with associated parking and facilities, on an approximate 1.2 acre parcel of land located along the south side of Duane Ave, between Melrose and Prospect, in Glen Ellyn, Illinois. The property is presently developed with various homes and commercial uses and consists of 8 PIN's.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

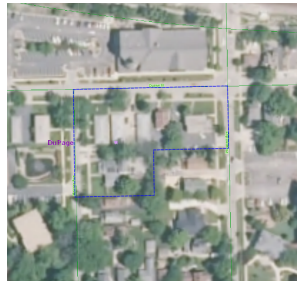
Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented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

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: DuPage

Township, Range, Section:
 39N, 10E, 11



IL Department of Natural Resources

Contact

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

Government Jurisdiction

IL Environmental Protection Agency
 Alan Keller
 1021 North Grand Avenue E
 P.O. Box 19276
 Springfield, Illinois 62794 -9276

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

IDNR Project Number: 1804644

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1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

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LAND USE OPINION APPLICATION

Kane-DuPage Soil and Water Conservation District
2315 Dean Street, Suite 100, St. Charles, IL 60175-4823
(630) 584-7960 Ext. 3

Send report to:

PETITIONER: REVA Development Partners LLC**ADDRESS:** 116 W. Illinois St., 7th Floor

Chicago, IL 60654

EMAIL: matt.nix@revadevelopment.com**CONTACT PERSON:** Matt Nix**TELEPHONE:** 312-464-8800**Please allow 30 days for inspection and processing.****FOR OFFICE USE ONLY**

LUO# _____ Date Due _____
Date initially rec'd _____
Date all rec'd _____ Date completed _____
Fee Paid _____ Refund Due _____
By _____ Overpayment _____
_____ No Report Nec _____
_____ Gov't Agency _____

Location:

Township Milton
Section(s) 10 and 11
Township(s) 39 N Range(s) 10 E

TYPE OF PROPOSAL: ☐ Change in Zoning from _____ to _____ Project or Subdivision Name AVERE on Duane
☒ Subdivision or Planned Unit Development (PUD)
☐ Variance-Please describe fully on separate sheet
☒ Special Use Permit-Please describe fully on separate sheet

Unit of Government Responsible for Permits Village of Glen Ellyn Date of Public Hearing _____
Current Use of Site Commercial, residential Proposed Use Multi-Family Residential
Surrounding Land Use Multi-Family Residential, Single family residential, commercial Number of Acres 1.18
Location address (or nearest intersection) Southwest corner of Duane Street and Prospect Avenue

PROPOSED IMPROVEMENTS: (check all applicable items)Planned Structures:

☐ Dwellings w/o Basements
☒ Dwellings with Basements
☐ Commercial Buildings
Other _____

Open Space:

☐ Park/Playground Areas
☒ Common Open Space Areas
Other _____

Water Supply:

☐ Individual Wells
☒ Community Water

Wastewater Treatment:

☐ Septic System
☒ Sanitary Sewers
☐ Other _____

Stormwater Treatment:

☐ Drainage Ditches or Swales
☒ Storm Sewers
☐ Dry Detention Basin
☐ Wet Retention Basin
☒ No Detention Facilities Proposed
☐ Other _____

EXISTING SITE CHARACTERISTICS: (check all applicable items)

☐ Ponds or Lakes ☐ Floodplain ☐ Woodland ☐ Drainage Tiles ☐ Stream(s)
☐ Wetland(s) ☐ Floodway ☐ Cropland ☒ Disturbed Land ☐ Other _____

REQUIRED: INCLUDE ONE COPY EACH OF THE FOLLOWING-Processing will not begin without the following:

- ☐ APPLICATION completed and signed
☐ FEE according to schedule below
☐ PLAT OF SURVEY/SITE PLAN showing legal description, legal measurements
☐ SITE /CONCEPT PLAN showing lots, streets, storm water detention areas, open areas, etc.
☐ LOCATION MAP (if not on maps above)-include distances from major roadways or tax parcel number

IF AVAILABLE - NOT REQUIRED:

- ☐ ZONING or LAND USE PETITION filed with unit of government (if relevant)
☐ TOPOGRAPHY MAP OR WETLANDS DELINEATIONS

FEE AMOUNTS: last updated November 1, 2013

\$423.00 for 1 - 3 acres or fraction thereof

\$459.00 for 4 - 5 acres or fraction thereof

For 5 - 200 acres see chart

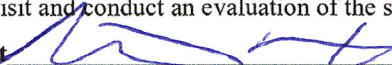
> 200 acres: ADD \$14.00 for each additional acre or fraction thereof over the 200 acre amount.

\$65.00 processing fee if no report is required

***If there is more than one parcel in question and they are non-contiguous please contact KDSWCD for fee amount. ***

MAKE CHECKS PAYABLE TO: Kane-DuPage Soil and Water Conservation District

I (we) understand the filing of this application allows the authorized representative of the Kane-DuPage Soil and Water Conservation District to visit and conduct an evaluation of the site.

Petitioner or Authorized Agent **Date** 1/21/19

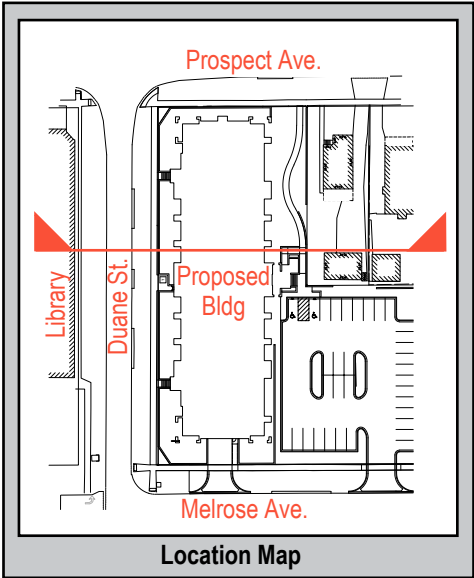
This opinion will be issued on a nondiscriminatory basis without regard to race, color, religion, sex, age, marital status, handicap, or national origin.

Revised November 1, 2013

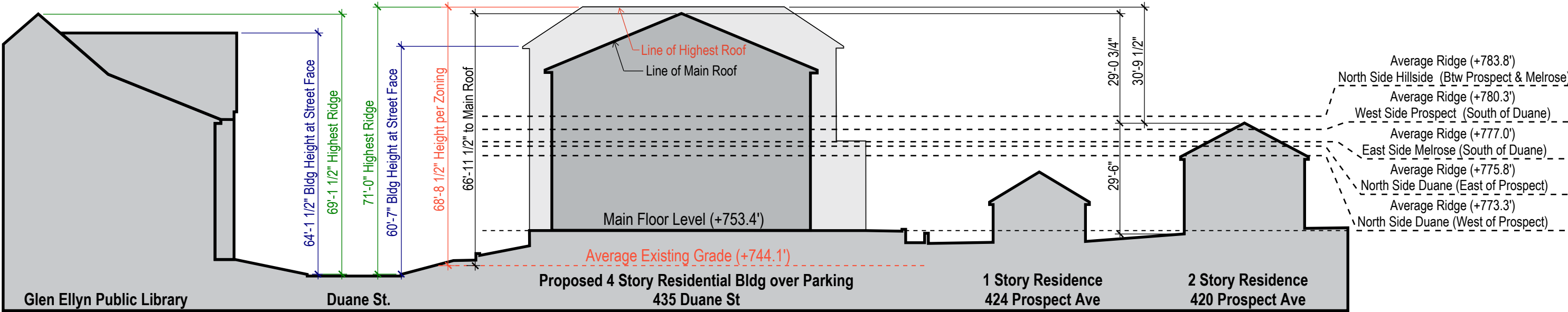
Avere on Duane						
ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
1		AVERE ON DUANE				
2		Construction Schedule				
3		6.10.19				
4		Site Development	321 days	Fri 7/5/19	Fri 9/25/20	
5		Permitting Process	36 days	Fri 7/5/19	Fri 8/23/19	
18		Demolition & Construction Staging	36 days	Mon 8/19/19	Mon 10/7/19	
19		Site tree clearing and bldg prep for demo	4 days	Mon 8/19/19	Thu 8/22/19	
20		Demolition	10 days	Fri 8/23/19	Thu 9/5/19	19
21		Grade for geopiers	2 days	Fri 9/6/19	Mon 9/9/19	20
22		Geo-Pier soil stabilization	10 days	Tue 9/10/19	Mon 9/23/19	21
23		Underground Utilities - San, Water & Storm	6 days	Tue 9/24/19	Tue 10/1/19	22
24		Dry Utility Sleeving	2 days	Wed 10/2/19	Thu 10/3/19	23
25		Cement Stabilization	2 days	Fri 10/4/19	Mon 10/7/19	24,23
26		Parking Lot/Driveway Staging area for construction	2 days	Tue 9/24/19	Wed 9/25/19	22
27		Parking lot improvements	33 days	Wed 8/12/20	Fri 9/25/20	
28		Subgrade for walks, curbs, lot	2 days	Wed 8/12/20	Thu 8/13/20	46
29		Street lighting	3 days	Fri 8/14/20	Tue 8/18/20	28
30		Concrete Curbs and Sidewalks	10 days	Mon 8/17/20	Fri 8/28/20	29
31		Subgrade prep/stone/permeable paver lot	10 days	Mon 8/31/20	Fri 9/11/20	30
32		Topsoil respread/landscape/fencing	10 days	Mon 9/14/20	Fri 9/25/20	31
33		Vertical	384 days	Wed 7/24/19	Mon 1/11/21	
34		Building Permit Submittal Process	40 days	Wed 7/24/19	Tue 9/17/19	
35		Podium Building	338 days	Thu 9/26/19	Mon 1/11/21	
36		Foundation Excavation	5 days	Thu 9/26/19	Wed 10/2/19	26
37		Footings, Foundations, Walls and Stone	25 days	Thu 10/3/19	Wed 11/6/19	36
38		Foundation Precast	15 days	Thu 11/7/19	Wed 11/27/19	37
39		Mechanicals	12 days	Thu 11/28/19	Fri 12/13/19	38
40		Concrete Slab	4 days	Mon 12/16/19	Thu 12/19/19	39
41		Masonry (Elevator, stairwell, mechanical)	10 days	Fri 12/20/19	Thu 1/2/20	40
42		Concrete Topping	4 days	Fri 1/3/20	Wed 1/8/20	41
43		Framing	16 wks	Thu 1/9/20	Wed 4/29/20	42
44		Mechanicals	55 days	Thu 3/26/20	Wed 6/10/20	43FS-25 days
45		Insulation	30 days	Thu 4/30/20	Wed 6/10/20	44FS-30 days
46		Drywall / HVAC	70 days	Thu 5/14/20	Wed 8/19/20	45FS-20 days
47		Interior Trim	70 days	Thu 6/25/20	Wed 9/30/20	46FS-40 days
48		Punch Work Village Acceptance	70 days	Tue 8/4/20	Mon 11/9/20	47FS-42 days
49		Completion Window	45 days	Tue 11/10/20	Mon 1/11/21	48
50		Project Substantial Completion	1 day	Tue 1/12/21	Tue 1/12/21	49
51						
52		Note: Schedule subject to change based on final village approvals, closing date, permit issuance, and weather delays beyond contractor's control				

AVERE ON DUANE- DEVELOPER DONATIONS							
Unit Type	Unit Mix	Glen Ellyn	School	H.S. District 87	Fire Company	Library	TOTAL
		Park District	District 41				
1 BR	8	2,900.70	17.00	-	500.00	364.68	30,259.04
2 BR	40	3,158.10	714.00	250.76	500.00	729.36	214,088.80
SUBTOTAL	48	149,529.60	28,696.00	10,030.40	24,000.00	32,091.84	244,347.84
Developer Donation Reduction*		(100,000.00)					(100,000.00)
TOTAL	48	49,529.60	28,696.00	10,030.40	24,000.00	32,091.84	144,347.84

* Per June 18, 2018 TIF Request as presented to the Village Board, REVA has requested developer donations be reduced by \$100,000 to assist in controlling project costs



Highest Ridge (+823.0')
St. Petronille Church





REVA
DEVELOPMENT
PARTNERS LLC

May 24, 2019

Ms. Staci Springer, AICP
Planning and Development Director
VILLAGE OF GLEN ELLYN
535 Duane St.
Glen Ellyn, IL 60137

**Re: AVERE on Duane Residential Redevelopment
Exterior Appearance Review Addendum
Exterior Insulation and Finish System (EIFS)**

Dear Ms. Springer,

Please accept this addendum to the Exterior Appearance Review Application which further describes the proposed use of exterior insulation and finish system (EIFS).

In keeping with best practices, we are proposing to use EIFS with a "drainage plane" which allows moisture to exit the wall cavity without impact to the underlying structure. When properly installed, including the use of a drainage plane, EIFS provides an attractive, durable and energy efficient cladding system that is superior in many respects to siding and/or masonry. We elected to use a combination of masonry and EIFS to create an aesthetically pleasing appearance that is compatible with the underlying framing materials and will provide long term value with limited ongoing maintenance.

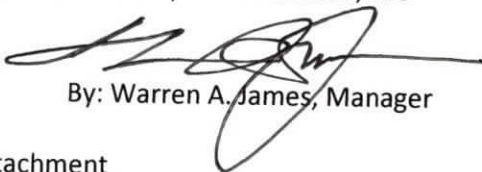
Attached herewith is an article published by Building Science Corporation that describes different types of EIFS and why "face-sealed" EIFS systems were the root cause of significant construction defect claims in the late 1980's and early 1990's. We recognize that generically the term "EIFS" was the headline in many construction defect stories decades ago which is likely why EIFS is discouraged for use in the Village of Glen Ellyn appearance review guidelines. The system we are proposing has been successfully installed on thousands of structures with great success.

As we will attest in the public hearing, we are making a significant investment in AVERE on Duane and intend to maintain ownership of the building for many years to come. Our specification of EIFS is made with the knowledge that we will be the responsible for the ongoing maintenance of AVERE on Duane.

Sincerely,

REVA DEVELOPMENT ACQUISITIONS, LLC

By: REVA Development Partners, LLC



By: Warren A. James, Manager

attachment

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BSD-146: EIFS - Problems and Solutions

[Joseph Lstiburek](#)

July 11, 2007

Abstract:

[Stucco](#) and [EIFS](#) are common [cladding](#) systems that appear similar from the exterior. These systems have very different attributes however. This Digest explains the reasons why face-sealed EIFS are fundamentally flawed as cladding systems for most applications, and describes how [drained](#) EIFS can be used successfully in almost all [climate](#) zones and exposures. Cracks, [lamina](#) deterioration, and movement joints are also discussed.

[EIFS and Stucco](#)

Exterior [Insulation](#) and Finish Systems (EIFS) are a relatively new [cladding](#) system that combine a finish with a layer of exterior insulation. The finish is comprised of polymeric (organic) bonded aggregate and cement reinforced with a glass mesh. Stucco is a cladding made of inorganic-cement (Portland cement and/or lime) bonded sand or earth used for thousands of years. Although these two claddings may look the same, they perform very differently.

Problems

EIFS became very popular in the 1980's and experienced a significant number of serious failures, almost all related to rain [penetration](#). Early EIFS used a face-sealed approach (defined later). Face-sealed exterior insulation and finishing systems (EIFS) are inherently defective and unfit for use as an exterior cladding system where moisture sensitive components are used without a provision for drainage or in locations and assemblies without adequate drying. Most EIFS of the past were face-sealed systems that by definition had no provision for drainage. The typical system also contains moisture sensitive materials. Specifically, the following moisture sensitive components are used: exterior gypsum board, oriented strand board ([OSB](#)) or [plywood sheathing](#), metal or wood studs, fiberglass cavity insulation and interior gypsum board sheathing ([Figure 2](#)).

[Drained](#) EIFS are significantly different from face-sealed systems in that, by definition, they have a provision for drainage ([Figure 3](#)). Unlike face-sealed perfect barrier systems such systems can be successfully used as an exterior cladding system in essentially all climates and exposures. Drainable EIFS are not subject to the same limitations of use as face-sealed or barrier systems. In fact, drainable EIFS are among the most robust and advanced moisture control assemblies available.



Figure 1: Hygro-thermal Regions

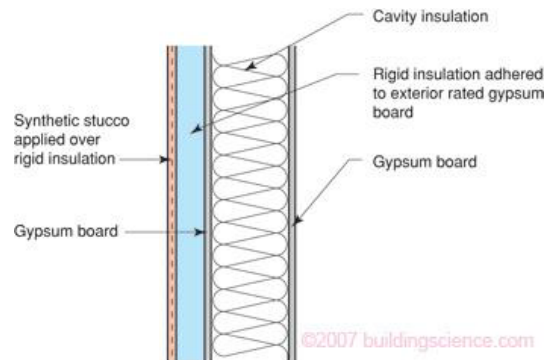


Figure 2: Face-sealed EIFS Assembly

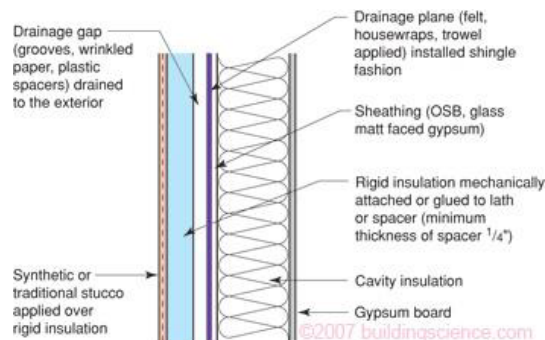


Figure 3: Drainable EIFS Assembly

Effect of Climate

The exterior and interior climates in many regions throughout North America provide limited drying potentials due to high relative humidities throughout the year. This is particularly a problem in hot-humid and mixed-humid climates. This limited drying potential provides inadequate drying for EIFS where moisture sensitive components are used without a provision for drainage. Inward drying is essentially eliminated by the installation of interior vapor barriers or impermeable interior finishes such as vinyl wall coverings.

Moisture damage is in essence a rate question. When the rate of wetting is greater than the rate of drying, accumulation occurs. When the quantity of accumulated moisture exceeds the safe or tolerable moisture storage capacity of a material, deterioration occurs. The typical moisture damage in an EIFS assembly is deterioration due to mold, wood decay fungi and corrosion leading to decay, loss of strength and discoloration. The components principally affected are the interior and exterior gypsum sheathing, the metal or wood studs and the fiberglass cavity insulation. Less affected are the EIFS lamina and sealants.

The rate of wetting of a building assembly is a function of exposure, design, construction and operation/maintenance. The rate of drying of a building is a function of the same parameters.

The principal wetting mechanism for EIFS assemblies is rain. Just as all cladding systems, EIFS are sensitive to the frequency and severity of rain. The amount of rainfall deposited on a surface determines the type of approach necessary to control rain. Figure 4 is a map of annual rainfall for North America. This map defines four rain exposure regions based on annual rainfall on a horizontal surface: extreme, high, moderate and low. The rain that must be controlled by walls is rain on a vertical surface. The amount of rain actually deposited on a wall can vary dramatically (by a factor of ten) in a given climate zone depending on height, exposure, overhangs, and surface details. In short, the climate and the architecture defines the amount of rain exposure. For all but the lowest exposures (e.g., the wall of a one storey building with a wrap around porch) face-sealed approached cannot be recommended.



Photograph 1: Architectural details such as overhangs, balconies, and railing connections contribute to the amount of rain deposited in or on a wall.

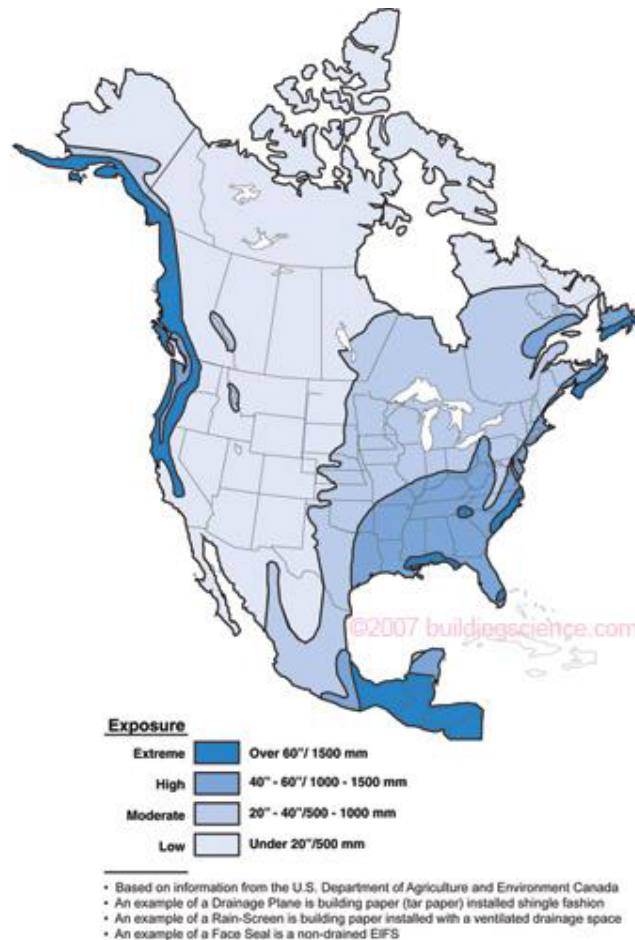


Figure 4: Rainfall Map of North America

Rain Control Strategies

Three broad types of rain control strategies are available for building enclosures (see also [BSD-013: Rain Control in Buildings](#)).

- Water managed:
 - Storage or reservoir
 - Drained
- Perfect barrier

The reservoir or storage approach is traditionally used with heavy, massive, solid assemblies of non-water sensitive materials such as stone, brick, masonry and concrete structures. The drained approach is traditionally used with light, hollow, water sensitive construction such as wood frame, curtain wall and steel frame structures. The perfect barrier approach has been applied to factory-built units, curtainwalls, and some EIFS.

The storage approach assumes that some rain water will pass through the cladding system into the wall assembly. In general, this rain water is stored in the mass of the wall assembly until drying by [diffusion](#), capillarity and air flow occurs to either the exterior or interior. The barrier approach relies on water resistant materials, a significant reservoir or storage capacity, and a balance of wetting potentials with drying potentials. Historically speaking this is the oldest technology used for rain control.

The drained approach also assumes that some rain water will pass through the cladding or face of the wall assembly. However, the majority of this rain water is drained back to the exterior. A [drainage plane](#) is installed behind the exterior cladding to facilitate this drainage. This drainage plane requires a drainage space (air gap), flashings, and weep openings to function. The drainage space, which can be as small as the space between two sheets of building paper, allows rain water to drain between the drainage plane and the exterior cladding. The [flashing](#) collects the draining water and directs it out through the weep openings to the exterior. The small amount of rain water that does not drain to the exterior, dries by diffusion, capillarity and air flow to either the exterior or the interior as in the storage approach.

The perfect barrier approach assumes that a single layer will control all rain penetration. If this layer is the exterior-most layer, the approach is often labelled “face-sealed.” If the barrier is placed within the assembly, it is termed the “concealed barrier.”

Traditional Stucco

Traditional stucco claddings have successfully employed the water managed approaches, both storage and drained. Traditional stucco rendered on the exterior with a Portland cement based stucco is a classic and successful example of a storage approach to rain control. A [vapor permeable](#) paint is often used over the stucco rendering to reduce rain water [absorption](#) while still allowing drying to the exterior. Interior finishes are typically vapor permeable and held away from the interior masonry surface to promote drying to the interior. The rain water that enters through the stucco face is harmlessly stored in the masonry wall until it can [dry](#) to either the interior or to the exterior.

Traditional stucco using the drained approach ([Figure 5](#)) is common to wood frame or steel [stud](#) walls that are sheathed with plywood or gypsum board. Two layers of building paper and metal lath are installed shingle fashion over the exterior sheathing. A Portland cement based stucco is then rendered over the metal lath and building papers. The building papers absorb water, swell and wrinkle. After application, the building papers dry, shrink and the stucco rendering debonds from the building papers creating a drainage space. The drainage space is connected to weep screeds or flashings to complete the system. The water that enters through the stucco face is drained back to the exterior by the drainage plane and the weep screeds or flashing system.

Traditional stucco systems recognize the obvious – stucco cracks. Furthermore, since traditional stucco cracks, traditional stucco systems leak. Since traditional stucco systems leak, the leaking rain water must be addressed. This is done either by constructing assemblies from water resistant materials such as masonry and relying on high drying potentials or by using water management – drainage planes, drainage spaces and flashing systems.

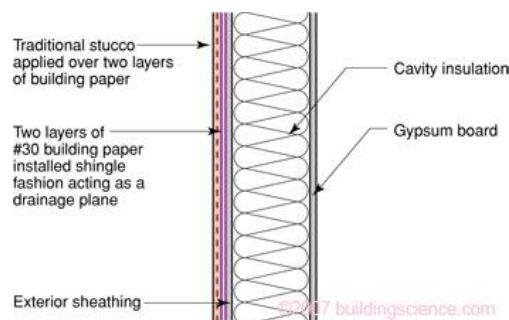


Figure 5: Traditional Drained Stucco Assembly

Many other traditional cladding systems also recognize the obvious – cladding systems leak. Brick leaks, wood [siding](#) leaks, vinyl siding leaks, stone leaks, granite leaks, stucco leaks, hardboard siding leaks, precast concrete leaks, curtain wall assemblies leak – everything leaks. Since everything leaks, assemblies are constructed out of water resistant materials or they are drained. This is a fundamental rule of design and construction.

Low-rise buildings with low exposure (overhangs, simple shapes) built in climates with little rain (e.g. less than 20" per year), and lots of drying capacity (dry air and sun) have long been built with little concern for rain control. Almost anything can be built using any type of material. In these situations, walls don't get very wet and they dry out quickly. The rate of wetting is low while the rate of drying is high – accumulation rarely occurs and even moisture sensitive materials can be used in a storage approach, and walls with failed perfect barriers rarely exhibit problems.

Traditional construction recognizes something else that is also obvious – it is not possible to rely on perfect workmanship and perfect materials. People are imperfect and materials are imperfect. There are limitations to what can be expected of individuals in the field and there is variation in the quality of materials – from sealants to the grade of wood, from the density of [foam](#) sheathing to the permeability of paint.

Face-Sealed EIFS and Sealant Joints

Relying on perfect workmanship and perfect materials to keep rain out, in a location where it rains, is a fundamental flaw in logic. It is contrary to historical experience and contrary to human nature. This is why EIFS are inherently defective and unfit for use as exterior cladding systems where moisture sensitive components are used without a provision for drainage or in locations without adequate drying. Adequate drying will occur in locations with high drying potentials – locations where, in essence, it does not rain much.

Rainwater penetration primarily occurs at joints and penetrations: between the EIFS lamina and windows, through balcony elements, through railings, through windows, through sliding doors, through service penetrations, through interfaces with other claddings, and through the roof system, particularly at the interface with the parapet. Water can even penetrate through large cracks in the lamina itself. That rain water enters should not be a surprise since, for all practical purposes, rain water penetration past the face is impossible to reliably prevent everywhere across the cladding.

Face-sealed perfect barrier EIFS systems are fundamentally flawed because they rely on perfect sealant material installed in a perfect manner to perfectly prepared substrates. It may be possible to install sealant in one joint perfectly – if the surfaces are clean, dry, dust free and the correct sealant, backer rod and gap are provided. Let us also assume good weather, not too cold, not too hot, not raining and the installer is well-trained and motivated by quality not speed. But how about installing sealant perfectly in 10 joints?

Is it possible for a technician to install sealant perfectly in 10 joints in a row? Let us assume perfectly prepared joints: joints that are “backwrapped” properly, with the correct gap. It is probably possible – a conscientious, properly trained, supervised technician could do 10 perfect joints in a row.

Now how about 100 joints? Recall, that the joints must be perfectly prepared and that this preparation is dependent on other trades and technicians: the window installation contractor and the foam and lamina application technician. I think most rational people would have a problem with 100 perfect joints. But the requirement for 100 perfect joints is nothing – a drop in the bucket for what is required. How about 1,000 perfect joints? Or 10,000 perfect joints? Now we are getting just a little bit outrageous. Yet, this is what is required of EIFS constructed with moisture sensitive components without provision for drainage or adequate drying.

But on the subject of joints, we are just beginning. How do you select the sealant? Well, the material must adhere to the lamina, must be resistant to ultra-violet light; the base coat bond strength to the rigid insulation (EPS) must be greater than the sealant bond; and the material also has to be affordable. Does such a sealant exist? Some come close to meeting these requirements, but they are not often used. Oh, by the way, all the windows leak. So even if one achieves the impossible, water will penetrate behind the perfect sealant at penetrations, and hence be trapped in the assembly.

How long should this joint last? How can you tell when the sealant in the joint needs to be replaced or how can you tell when the joint needs to be rehabilitated? How do you replace sealant in joints? How do you prepare the surfaces to take new sealant? If you attempt to grind the surfaces clean, you risk damaging the reinforcement. You think installing the sealant perfectly the first time was difficult – how about after the building has aged a decade? Now what? What indeed.

It is the new millennium and the arguments around these questions continue to rage – no consensus exists within the EIFS industry – consensus certainly does not exist among consultants engaged in the rehabilitation of EIFS clad buildings.

Any system that relies on perfect joints, sealed perfectly, with perfect windows is fundamentally, inherently defective. The system, if it is constructed with moisture sensitive materials in a climate where it rains and has a high humidity, is destined for problems.

Cracking

Traditional stucco cracks due to drying shrinkage or hygric stresses, embrittlement due to aging, and building movement. EIFS laminas do the same thing for essentially the same reasons. It is not possible to prevent traditional stucco from cracking. The same holds true for EIFS laminas. In both cases, the size of the cracks are controlled to manageable levels.

If drying shrinkage or hygric and thermal stress were not an issue in EIFS laminas, mesh reinforcing would not be necessary. The function of mesh reinforcing is to distribute the hygric stresses throughout the lamina rather than allowing stress relief to occur at a single location such as a large crack. In the most fundamental sense a crack is stress relief. When cracking begins to occur, an additional function of the mesh reinforcing is to promote micro-cracking – many tiny cracks rather than fewer larger cracks, and to limit crack propagation – short cracks rather than long ones. More mesh reinforcing provides more effective distribution of hygric stresses, effectively promotes micro-cracking and limits crack propagation.

Unfortunately, the use of fiberglass mesh in an alkaline environment leads to the deterioration of the fiberglass mesh. To compensate for this, the mesh is coated with plastic and the alkaline environment is buffered chemically. However, prolonged exposure of the lamina to moisture eventually leads to a loss of strength of the fiberglass mesh. This mechanism of deterioration can only be slowed, not stopped or prevented. There is no known solution to this problem. To further compensate for this problem, more mesh reinforcing and thicker mesh reinforcing is used. The logic being: if it's going to get weaker, make it stronger than you need initially, so that later it will still be strong enough. The flaw in this logic is the definition of “later.” Does later mean 1 year, 3 years, 5 years, 10 years, 25 years or 50 years? “Later” also depends on exposure. Ten years in Las Vegas is very different from 10 years in Columbia, SC.

Unfortunately, more mesh reinforcing leads to a thicker lamina, which decreases the elasticity of the system. To compensate for this problem, the elasticity of the system is increased by increasing the acrylic content. However, as the acrylic content is increased the permeability of the lamina is decreased while the sensitivity of the lamina to ultra-violet light (solar radiation) is increased. A decrease in permeability, of course, leads to a reduction in drying to the exterior.

The exposure to ultra-violet light leads to embrittlement and a decrease in elasticity of the system. The acrylic content also interferes with hydration and makes the lamina more sensitive to carbonation – a reaction with atmospheric carbon dioxide – that leads to embrittlement and a decrease in elasticity.

In short, as the system ages, the lamina becomes more brittle and subject to cracking. Some EIFS laminas crack sooner than others, but they all eventually crack. The cracks are due to hygric and thermal stresses, embrittlement due to aging, and building movement. The cracks in EIFS laminas are often found initially at reveals and at window openings. The hygric stresses and building movement stresses typically concentrate at locations where there is a change in thickness, a change in direction or at a termination such as an opening.



Photograph 2: Cracks in EIFS laminas are often found initially at reveals and at window openings.

Movements

Taking into account hygric stresses and embrittlement due to aging is one thing. Building movement is an entirely different – and more serious matter. All buildings move. Tall and large buildings move more than short and small buildings. Since all buildings move, control joints are necessary. If control joints are not provided, the building provides its own in the form of cracks.

Wood framing shrinks in the cross-grain direction during the drying of initial construction moisture, and continues to expand and contract in response to changes in local [relative humidity](#). Cross-grain is often concentrated at rim joists, top and bottom plates, and around heavy framing at openings. If EIFS is adhered to a wood-framed building, these movements must be anticipated and accommodated. Typical shrinkage is in the order of 1/2" to 3/4" per storey near the rim joist.



Photograph 3: Frame shrinkage at the rim joist of this wood-framed building caused the stucco to buckle.

Steel framed buildings experience most movement at long-span beams. Many engineers design beams that allow deflection of 1/360th of span: that is a 30 ft span steel [beam](#) should be expected to deflect as much as 1" at midspan.

Tall concrete frame buildings are subject to frame shortening due to the mechanism of concrete creep, a fundamental characteristic of concrete experiencing loading over an extended period of time. The weight of a tall concrete building causes the columns to shorten by swelling. In order to take this into account, control joints are typically provided through the cladding system at every floor.

Summary

EIFS can provide an attractive lightweight and [energy](#)-saving cladding for a building. However, experience has clearly shown that rainwater must be managed, and face-sealed perfect barrier approaches (reliance on exposed sealants) cannot provide acceptable rain control or [durability](#). To allow for drying of incidental moisture, such assemblies also should not contain interior vapor barriers or impermeable interior finishes. An important exception to this latter requirement is where the drainage plane is also a [vapor impermeable](#) air barrier [membrane](#) and the interior framing cavities are uninsulated ([Figure 6](#)).

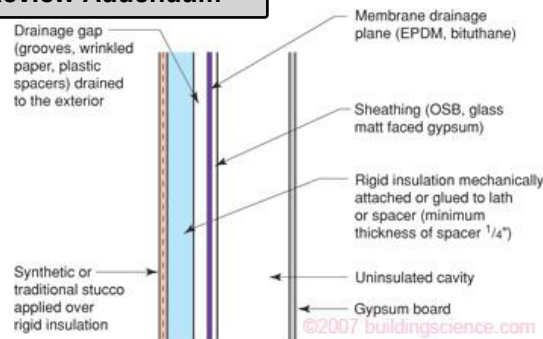


Figure 6: Drainable EIFS assembly with membrane

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[BSD-013: Rain Control in Buildings](#)
[GM-0702: Guide to Insulating Sheathing](#)
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[BSD-146: EIFS - Problems and Solutions](#)

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Building Science Digest 146

EIFS - Problems and Solutions

2007-07-11 by Joseph Lstiburek

Abstract:

Stucco and EIFS are common cladding systems that appear similar from the exterior. These systems have very different attributes however. This Digest explains the reasons why face-sealed EIFS are fundamentally flawed as cladding systems for most applications, and describes how drained EIFS can be used successfully in almost all climate zones and exposures. Cracks, lamina deterioration, and movement joints are also discussed.

EIFS and Stucco

Exterior Insulation and Finish Systems (EIFS) are a relatively new cladding system that combine a finish with a layer of exterior insulation. The finish is comprised of polymeric (organic) bonded aggregate and cement reinforced with a glass mesh. Stucco is a cladding made of inorganic-cement (Portland cement and/or lime) bonded sand or earth used for thousands of years. Although these two claddings may look the same, they perform very differently.

Problems

EIFS became very popular in the 1980's and experienced a significant number of serious failures, almost all related to rain penetration. Early EIFS used a face-sealed approach (defined later). Face-sealed exterior insulation and finishing systems (EIFS) are inherently defective and unfit for use as an exterior cladding system where moisture sensitive components are used without a provision for drainage or in locations and assemblies without adequate drying. Most EIFS of the past were face-sealed systems that by definition had no provision for drainage. The typical system also contains moisture sensitive materials. Specifically, the following moisture sensitive components are used: exterior gypsum board, oriented strand board (OSB) or plywood sheathing, metal or wood studs, fiberglass cavity insulation and interior gypsum board sheathing (Fig. 2).

1

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Kelly Purvis

From: Staci Springer
Sent: Thursday, June 06, 2019 11:55 AM
To: Kelly Purvis
Subject: FW: AAvere on Duane

Please include in PC Packet. Thanks.

Staci

-----Original Message-----

From: Mary Prescott [mailto:pres1535@gmail.com]
Sent: Wednesday, June 5, 2019 10:36 AM
To: Staci Springer
Subject: AAvere on Duane

To whom it may concern,

I have been a resident and home owner in Glen Ellyn for 30 years. I also managed a small business in Glen Ellen's downtown area for ten years.

After looking at the plans for the condos on Duane, I think the location is perfect for many reasons.

1. Aesthetically it will improve the neighborhood
2. Our village is losing the 50 somethings who are downsizing to villages like Elmhurst who are building multiple condos like these in their downtown area.
3. God know Glen Ellyn can use help with our increasing taxes
4. A majority of residents buying there will utilize the fact that they can walk to run most of their errands ..which is the draw for condos built in downtown areas. Which will not increase congestion in the downtown area.

I would appreciate if you can forward my comments to the elected official in charge of this project, since I will not be at the public hearing on July 13th.

Thank you,
Mary Prescott



Robb Sackett <robbsackett1@gmail.com>

Avere on Duane

Dan Anderson <dpamidge@gmail.com>

Thu, Jun 13, 2019 at 7:51 AM

To: Robb Sackett <robbsackett1@gmail.com>

Nice to hear from an old neighbor and friend. It's hard to believe that Essex Court is managing without us.

As for the Avere project, my contact with Village officials is limited but the word I hear is that there isn't that much opposition to the plan and it should go through easily. Greater residential density within walking distance of downtown has been a special interest of mine for a long time, so I have no problem supporting this effort. With Midge's situation it isn't possible for me to do much in the way of evening meetings these days, but I can find other ways to voice support.

Say hi to Mary Beth and the kids.

Dan

Sent from my iPad

On Jun 13, 2019, at 6:56 AM, Robb Sackett <robbsackett1@gmail.com> wrote:

Hey Dan

I hope you and Midge are doing great. We miss you both and the old neighborhood.

You may know that I'm involved Reva Development in a development project on Duane St. between Prospect and Melrose across from the library. We're converting the old, rundown office buildings there (my offices included) into this 48 unit luxury apartment building primarily with 2 Bedroom and 2 Bedroom+Den units. Attached is flyer.

<Avere on Duane - aerial view - revised (1).jpg>

Kelly Purvis

From: Staci Springer
Sent: Monday, June 17, 2019 1:58 PM
To: Kay Bertholdt
Cc: James Bertholdt; Kelly Purvis; Mark Franz
Subject: RE: Avere on Duane

Ms. Bertholdt,

Thank you very much for your input. We will share it with the Plan Commission and Village Board.

Staci

Staci Springer, AICP | Director | Community Development Department
Village of Glen Ellyn | 535 Duane Street | Glen Ellyn, IL 60137
sspringer@glenellyn.org | p 630.547.5240 | f 630.547.5370

From: Kay Bertholdt [mailto:kbert@outlook.com]
Sent: Saturday, June 15, 2019 4:58 PM
To: Staci Springer
Cc: James Bertholdt
Subject: Avere on Duane

Subject: Avere on Duane

We are looking forward to the preliminary approval of the construction of new luxury apartments on Duane. We are 30 plus year residents of Glen Ellyn and are planning to sell our home. We plan on moving to rental properties and would prefer an upscale downtown location in Glen Ellyn--Avere would be ideal. In terms of quality, design and unit size it is our hope that the Glen Ellyn Commissioners and Trustees will approve construction.

It is our plan to retain one automobile and take advantage of the downtown location by walking to restaurants and shops. We are aware of area residents concern about traffic levels but suspect that many empty nesters would follow a similar pattern.

Also based on its location, Avere would draw interest among business professionals that travel daily to Chicago and thus eliminating a commuter parking pass.

Thank you for your attention to this exciting project.

Jim & Kay Bertholdt
674 Essex Road
630/469-3871

Kelly Purvis

From: Staci Springer
Sent: Monday, June 17, 2019 3:11 PM
To: Tom Folts
Cc: Kelly Purvis; Mark Franz
Subject: RE: Avere on Duane

Mr. Folts,

Thank you very much for your comments. We will share this with the Plan Commission and Village Board.

Staci

Staci Springer, AICP | Director | Community Development Department
Village of Glen Ellyn | 535 Duane Street | Glen Ellyn, IL 60137
sspringer@glenellyn.org | p 630.547.5240 | f 630.547.5370

From: Tom Folts [mailto:tomf1906@sbcglobal.net]
Sent: Sunday, June 16, 2019 1:21 PM
To: Staci Springer
Subject: Avere on Duane

Planning and Development Commission Members,

I have lived in Glen Ellyn for over 25 years in the Derby Glen subdivision. We have two college age children that attended schools in Glen Ellyn. I recently became aware of a new project in Glen Ellyn: Avere on Duane. I am in favor of the proposal for several reasons.

As I understand the proposal, it will increase the taxable units in Glen Ellyn from 6 to 48. Glen Ellyn is fortunate to have wonderful schools for our children but the existing property taxes continue to escalate to support the schools. I believe that one of the most important things for a community is to educate the children. I am recently retired and my property tax bill is one of my major expense items. Expanding the tax base will help ensure that the schools remain a priority for the community yet reduce the burden for existing residents.

I also believe that Avere on Duane will offer Glen Ellyn residents an alternative to downsize from our existing homes while remaining in the community. We have raised our children in Glen Ellyn but we have reached a point in our lives that we are looking for other housing alternatives rather than a house. Several of my neighbors are in the same situation as my family. Glen Ellyn as compared to Wheaton and even Lombard/Elmhurst do not offer as many alternatives for middle age couples. We would like the opportunity to stay in the community where we still have friends. It would be nice to be able to walk to the restaurants downtown and be close to the Metra station. Avere on Duane offers alternatives for us to stay in Glen Ellyn.

Tom Folts
858 High Gate Course
Glen Ellyn

Kelly Purvis

From: Staci Springer
Sent: Wednesday, June 19, 2019 1:50 PM
To: Kelly Purvis; Mark Franz
Subject: FW: Avere on Duane

For distribution to the PC and VB.

Staci

From: theodore.harman5@gmail.com [mailto:theodore.harman5@gmail.com]
Sent: Wednesday, June 19, 2019 6:31 AM
To: Staci Springer
Subject: Avere on Duane

Dear Ms. Springer

I write to note my support for the Avere Duane project scheduled for a hearing before the Plan Commission on June 20.

I believe that the proposed development will provide valuable options for empty nesters who wish to downsize yet maintain a connection to Glen Ellyn. I also believe that this project will drive further use of downtown Glen Ellyn.

The project is in scale with its surroundings and would be an asset to Glen Ellyn.

Thus, I urge the Plan Commission and the Village Board to approve this project.

Ted Harman

***RETURN AFTER
RECORDING:***

Village Clerk
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

***THIS DOCUMENT
PREPARED BY:***

Gregory W. Jones, Esq.
Ancel Glink, P.C.
140 S. Dearborn Street
Sixth Floor
Chicago, IL 60603

Above Space for Recorder's Use Only

REDEVELOPMENT AGREEMENT

BETWEEN

VILLAGE OF GLEN ELLYN

AND

AVERE ON DUANE, LLC

(AVERE ON DUANE, 427-443 DUANE ST AND 425 AND 431 MELROSE AVE)

REDEVELOPMENT AGREEMENT**BETWEEN****THE VILLAGE OF GLEN ELLYN****AND****AVERE ON DUANE, LLC****(AVERE ON DUANE, 427-443 DUANE ST AND 425 AND 431 MELROSE AVE)**

THIS REDEVELOPMENT AGREEMENT ("Agreement") is dated as of the ____ day of _____, 2019 ("**Effective Date**"), and is by and between the **VILLAGE OF GLEN ELLYN**, an Illinois municipal corporation and home rule unit of local government with offices at 535 Duane Street, Glen Ellyn, Illinois ("**Village**"), and **AVERE ON DUANE, LLC**, an Illinois limited liability company with offices located at 116 W. Illinois Street, 7th Floor, Chicago, Illinois ("**Developer**") (collectively, with the Village, the "**Parties**").

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in this Agreement, the parties agree as follows:

Section 1. Recitals.

A. The Village has the authority, pursuant to the laws of the State of Illinois and its home rule authority, to promote the health, safety, and welfare of the Village and its residents, to prevent the spread of conditions detrimental to healthy economic development, to encourage private development in order to enhance the local tax base, to increase employment, and to enter into contractual agreements with developers and redevelopers for the purpose of achieving such objectives.

B. The Village is authorized under the provisions of Art. VII, Section 10 of the State of Illinois Constitution to contract and otherwise associate with individuals, associations, and corporations in any manner not prohibited by law.

C. The Village is authorized under the provisions of Art. VIII of the State of Illinois Constitution to use public funds for public purposes.

D. The Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, *et seq.* ("**Act**"), to finance redevelopment projects in accordance with and pursuant to the Act.

E. The Village is authorized under the provisions of the Illinois Municipal Code to make grants to commercial enterprises that are deemed necessary or desirable for the promotion of economic development within the Village, 65 ILCS 5/8-1-2.5 ("**Code**").

F. On February 13, 2012, the Corporate Authorities, pursuant to and in accordance with the Act, adopted Ordinance Nos. 6002, 6003, and 6004, which: (i) approved a Tax Increment Redevelopment Plan and a Tax Increment Redevelopment Project (collectively, the “**TIF Plan and Project**”), (ii) designated a Tax Increment Redevelopment Project Area, and (iii) adopted Tax Increment Allocation Financing (collectively, “**TIF Ordinances**”), establishing the Central Business District Redevelopment Project Area (the “**TIF District**”).

G. The Developer is the contract purchaser of six (6) properties commonly known as 427, , 431, , 435, and 443 Duane Street, and 425 and 431 Melrose Street, all in Glen Ellyn, Illinois, as depicted and legally described in **Exhibits A and B** (collectively, the “**Subject Property**”).

H. The Developer desires and proposes to develop the Subject Property as a planned unit development in the C5B Zoning District, consisting of a four (4) story, forty eight (48) unit multi-family development with accessory parking facilities and amenities, all as depicted in the Development Plans attached as **Exhibit C** (the “**Development**”).

I. The Village and the Developer desire that the Subject Property be developed and used in compliance with this Agreement, and the Village desires to financially assist the Developer, pursuant to and in accordance with this Agreement, the Code, and the Act, to facilitate the Development on the Subject Property.

J. The Village desires to see the Subject Property developed in accordance with this Agreement to clear the blight and conservation factors and characteristics of the TIF District, to promote the health, safety, and welfare of the Village and its residents, to prevent the spread of those conservation conditions and characteristics in the TIF District, encourage further private investment and development and promote economic development within the Village, enhance the Village’s tax base, increase employment opportunities for Village residents, and enhance the future tax revenues for those overlying taxing bodies who levy against the Subject Property, and within the TIF District.

K. The Development is essential to meet the overall objectives of the TIF District, thereby implementing and advancing the TIF Plan and Project.

L. The Developer has represented to the Village that without financial assistance from the Village as detailed herein, the Development is not economically feasible and that Developer would not undertake the Development.

M. The Corporate Authorities, after due and careful consideration, have concluded that the zoning, subdivision, redevelopment, and use of the Subject Property pursuant to and in accordance with this Agreement would further enable the Village to control the development of the area, facilitate new redevelopment of the Village’s downtown, and would serve the best interests of the Village.

N. The Corporate Authorities have exercised their legislative judgment and determined, based on studies, analysis, and information available, including, without limitation the Village’s Comprehensive Plan, the Downtown Plan, Financial Forecast, the Central Business District Redevelopment Plan and Project, and the Developer’s Proforma that the Development

provides public benefits, including, without limitation, tax revenue, additional downtown housing and parking options, modern stormwater management facilities, pedestrian-scale improvements, and improvements intended to help the Village achieve the vision contained in the Village's long term plans.

O. The Corporate Authorities have reviewed and considered the proposed Development of the Subject Property, and the zoning and subdivision approvals requested to allow for its implementation, and have found them to be consistent with the Village's goals and objectives set forth in the TIF Plan and Project, the TIF District, and the TIF Ordinances.

P. The foregoing Recitals are incorporated herein and made a part of this Agreement.

Section 2. Definitions; Rules of Construction.

A. Definitions. Whenever used in this Agreement, the following terms shall have the following meanings unless a different meaning is required by the context:

"Budget:" As defined in Section 8(F)(1).

"Building:" The four (4) story, forty eight (48) unit multi-family residential structure proposed to be constructed on the Subject Property, including, without limitation, indoor and outdoor improvements, all as depicted on the Development Plans.

"Building Code:" Title 4, entitled "Building Regulations," of the Village Code of the Village of Glen Ellyn, including all local amendments, as amended.

"Corporate Authorities:" The Village President and Board of Trustees of the Village of Glen Ellyn.

"Developer:" Avere on Duane, LLC

"Developer's Lender:" As defined in Section 8(A).

"Development Plans:" Those certain development plans for the Subject Property consisting of the following documents:

"Floor Plans:" Floor 0 through Floor 4, BSB Design, November 28, 2019, 5 Pages;

"Elevations:" Character Elevations, BSB Design, June 11, 2019, 2 Pages;

"Preliminary/Final PUD Site Plan:" Development Site Plan, Haeger Engineering, June 12, 2019, 1 Page;

"Preliminary/Final Landscaping Plan:" Site Landscape Plan, The Lakota Group, June 11, 2019, 1 Page;

“Preliminary Engineering Plan:” Existing Conditions, Demolition Plan, Grading Plan, Utility Plan and Stormwater Pollution Prevention Plan, Haeger Engineering, May 31, 2019 and June 12, 2019, 5 Pages;

“Final Engineering Plan:” As defined in Section 4(D).

“Preliminary/Final Plat of Subdivision:” Avere on Duane Subdivision, Haeger Engineering, April 26, 2019, 2 Pages.

copies of which are attached respectively as **Exhibits C1 through C6** to this Agreement.

“Force Majeure:” Strikes, lockouts, acts of God, or other factors beyond a party’s reasonable control and reasonable ability to remedy; provided, however, that Force Majeure shall not include delays caused by weather conditions, unless those conditions are unusually severe or abnormal considering the time of year and the particular location of the Subject Property. In no event shall increased costs or other financial considerations be considered a force majeure event.

“Incremental Taxes:” Such ad valorem taxes which, pursuant to the TIF Ordinances and the Act, are allocated to and when collected are paid to the Village for deposit into the TIF Fund established to pay Redevelopment Project Costs and obligations incurred in the payment thereof. Incremental Taxes shall exclude the Base EAV.

“Person:” Any corporation, partnership, individual, joint venture, trust, estate, association, business, enterprise, proprietorship, or other legal entity of any kind, either public or private, and any legal successor, agent, representative, or authorized assign of the above.

“Public Improvements:” All of the public improvements, infrastructure, and facilities necessary or proposed to serve the Subject Property including, without limitation, all of the right-of-way improvements on Duane Street, Melrose Avenue, and Prospect Avenue adjacent to the Subject Property, and all of the water, sanitary and storm sewer extensions depicted on the Final Engineering Plan. The Public Improvements are more specifically set forth on the list attached to this Agreement as **Exhibit D**.

“Qualified Investor:” An institutional “Accredited Investor” within the meaning of Rule 501(a)(1), (2), (3) or (7) under the Securities Act of 1933 (the “Securities Act”), or a person (other than a dealer) whom the seller reasonably believes is a “Qualified Institutional Buyer” within the meaning of Rule 144A(a)(1) under the Securities Act.

“Qualified Transfer:”(i) a pledge of the Agreement to a Lender or (ii) the sale of the Agreement to a Qualified Investor or to a trust where certificates of participation are sold to Qualified Investors or (iii) any other such sale or pledge as is approved by the Village Manager.

“Redevelopment Project Costs:” Redevelopment project costs as defined in the Act that are included in the Budget.

“Requirements of Law:” All applicable federal, state, and local laws, statutes, codes, ordinances, resolutions, orders, rules, and regulations, as amended.

“Subdivision Code:” Title 11, entitled “Subdivision Regulations Code,” of the Village Code of the Village of Glen Ellyn, as amended.

“Subject Property:” The real property legally described and depicted on **Exhibits A and B.**

“Substantial Completion” or “Substantially Complete:” Refers to the point that (1) the Developer’s construction of the Development (as hereinafter obligated) has received all final inspections, (2) the Developer has obtained all final approvals for the public and private improvements (subject to any maintenance guaranty obligations), and (3) all life safety elements, as determined by the Zoning Administrator, have been approved and (4) the Development is eligible for issuance of a temporary certificate of occupancy.

“SSA Law:” The Special Service Area Tax Law, 35 ILCS 200/27, *et seq.*

“TIF Fund:” The special tax allocation fund created by the Village in connection with the Central Business District Redevelopment Project Area into which Incremental Taxes will be deposited.

“Village Attorney:” The Village Attorney of the Village of Glen Ellyn.

“Village Code:” The Village of Glen Ellyn Village Code, as amended.

“Village Manager:” The Village Manager of the Village of Glen Ellyn.

“Zoning Administrator:” The Community Development Director of the Village of Glen Ellyn.

“Zoning Code:” Title 10, entitled “Zoning Code,” of the Village of Glen Ellyn Village Code, as amended.

B. Rules of Construction.

1. Grammatical Usage and Construction. In construing this Agreement, pronouns include all genders, and the plural includes the singular and vice versa.
2. Headings. The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.
3. Calendar Days. Unless otherwise provided in this Agreement, any reference in this Agreement to “day” or “days” shall mean calendar days and not business days. If the date for giving of any notice required to be given, or the performance of any obligation, under this Agreement falls on a Saturday, Sunday, or federal holiday, then the notice or obligation may be given or performed on the next business day after that Saturday, Sunday, or federal holiday.

Section 3. Acquisition of Subject Property. The Developer shall acquire fee simple title to the Subject Property and provide the Village Manager with written proof of the same by no later than ninety (90) days following the Effective Date of this Agreement. Developer's failure to acquire title to the Subject Property or provide the Village Manager with satisfactory written proof, to the Village Manager's reasonable satisfaction, in accordance with this Section shall entitle the Village, in its sole discretion, to terminate this Agreement and all of the Parties' rights and obligations hereunder.

Section 4. Zoning and Entitlements Approvals.

A. **Zoning and Entitlements Ordinance.** Immediately after approval of the ordinance approving this Agreement, the Corporate Authorities will adopt ordinances, in substantially the same form as **Exhibit E** and in accordance with the requirements of Village Code that grants: 1) a map amendment to rezone 425 Melrose Avenue to C5B; 2) a special use permit for a planned unit development to construct and operate the Development on the Subject Property; 3) the sign variance and the deviations requested by the Developer and necessary to construct the Development on the Subject Property and recommended for approval by the Plan Commission; , and 4) a special use to allow dwelling units on the Subject Property.

B. **No Construction Prior to Acquisition.** The Developer agrees that unless approved by the Village Manager, in his reasonable discretion, no permanent construction, improvement, or physical development of any kind shall be permitted on any portion of the Subject Property unless and until the Developer acquires the Subject Property.

C. **Recordation of Zoning Ordinance** Upon approval of this Agreement and Developer providing the Village with proof of ownership of the Subject Property in accordance with Section 3, the Village will promptly cause the ordinance to be recorded against the Subject Property with the DuPage County Recorder of Deeds.

D. **Final Engineering Plan.** The final engineering plan shall: 1) depict the Development's infrastructure and other improvements; 2) comply with all Village ordinances, rules, and regulations; and 3) substantially conform to the Preliminary Engineering Plan, excluding modifications approved by the Zoning Administrator ("**Final Engineering Plan**"). The Developer shall obtain the Village's approval of the final engineering plan before the Village issues a permit to construct the Development.

Section 5. Development of the Subject Property.

A. **General Restrictions.** Subject to the particular terms for development set forth in Section 5(D) of this Agreement, Developer's development of the Subject Property, except for minor alterations approved by the Village Manager, shall be pursuant to and in accordance with the following:

1. This Agreement.
2. The Development Plans.
3. The Zoning Code.

4. The Subdivision Code.
5. The Building Code.
6. The other Requirements of Law.

Unless otherwise provided in this Agreement, in the event of a conflict between or among any of the above plans or documents, the plan or document that provides the greatest control and protection for the Village, as determined by the Village Manager, shall control. All of the above plans and documents shall be interpreted so that the duties and requirements imposed by any one of them are cumulative among all of them, unless otherwise provided in this Agreement.

B. Public Utility and Storm Water Easements. The Developer will grant utility easements to the Village and other governmental bodies and utility services over, on, and across the Subject Property, as specifically detailed on the Preliminary/Final Plat of Subdivision, for the purposes of making repairs, maintaining, installing and servicing utilities, and providing public and emergency services.

C. Utility Location and Relocation. The Developer will, subject to the Village's approval, relocate all existing utilities through and around the Subject Property as needed to accommodate the Development. When proposing utility relocation, the Developer will exercise its best efforts to coordinate with the Village and all other governmental bodies and utility services providing utility service to or through the Subject Property.

D. Particular Terms for Development. Notwithstanding any use or development right that may be applicable or available to the Subject Property pursuant to the Zoning Code or any other Requirement of Law, the Subject Property shall be used and developed, subject to the provisions in this Subsection 5(D), as follows:

1. The Building shall contain forty eight (48) multi-family units and an underground parking garage containing approximately forty eight (48) parking spaces, all accessible by elevator service.
2. The Development will contain thirty four (34) outdoor parking spaces.
3. The units within the Building will contain a mix of 1 bedroom, 1 bedroom/den, 2 bedroom, and 2 bedroom/den homes ranging from approximately 870 square feet to 1,656 square feet, and the average unit size will be approximately 1,358 square feet.
4. The Development will include private storage units for each unit, bike storage and repair facilities, a pet washing and grooming area, and comparable amenities traditionally found in luxury multi-family developments located in municipalities in the Chicago Metropolitan Statistical Area.
5. The Development will be staffed and managed by a professional management company with experience managing multi-family

developments that command comparable or higher rents and are located in the Chicago Metropolitan Statistical Area.

6. The Building shall be constructed as depicted in the Development Plans, and the Developer shall be solely responsible for ensuring that the Development complies with all Requirements of Law, including, without limitation, any floodplain regulations.
7. The Building shall contain no more than (4) stories above grade, not including the story occupied by enclosed vehicle parking spaces. The height of the Building shall be not greater than 68.65 feet.
8. The Building's exterior façade shall be constructed of the materials set forth in the Elevations.

E. Damage to Public Property. The Developer will maintain all streets, sidewalks, and other public property adjacent to the Subject Property in a good and clean condition during development of the Subject Property and construction of the Development. Further, the Developer will promptly clean all mud, dirt, or debris deposited on any street, sidewalk, or other public property in or adjacent to the Subject Property by the Developer or any agent of or contractor hired by, or on behalf of, the Developer, and will repair any damage to public property that may be caused by the activities of the Developer or any agent of or contractor hired by, or on behalf of, the Developer. Within a reasonable period of time, but in no event more than 12 hours after the Village gives the Developer notice to clean all mud, dirt, or debris deposited on any street, sidewalk, or other public property in or adjacent to the Subject Property deposited by the Developer or any agent of or contractor hired by, or on behalf of, the Developer, if the Developer neglects to clean, or undertake with due diligence to clean, the affected public property, then the Village will be entitled to clean, either with its own forces or with contract forces, the affected public property and to recover from the Developer costs or charges reasonably incurred by the Village to perform the cleaning.

F. Changes to the Planned Unit Development (PUD), including the Development Plans. All changes to the Development Plans shall be processed in accordance with Zoning Code.

G. Demolition. Developer shall be responsible, at its own cost, for demolishing and removing all improvements, structures, buildings, and appurtenances located above or below grade on the Subject Property, subject to all Requirements of Law.

H. Construction Type. The Buildings shall be constructed pursuant to the Building Code.

I. Issuance of Building Permits. The Developer may seek issuance of multiple building permits with respect to the construction of the Development. If requested by Developer, the Village shall grant a building permit for the construction of a Building foundation to facilitate timely commencement of construction, subject to the terms of this Agreement. The Village will not unreasonably withhold issuance of any complete and properly filed application for a building permit.

J. Issuance of Occupancy Permits. Upon the Developer's request, the Zoning Administrator may issue a temporary occupancy permit, as may be appropriate, for the Building upon Substantial Completion of an entire floor of residential units.

Section 6. Public Improvements.

A. Developer Duty to Construct Public Improvements. The Developer will construct and install all of Public Improvements identified on **Exhibit D** (collectively, the "**Public Improvements**"), including, without limitation, streetscape improvements located in the Duane Street, Prospect Avenue, and Melrose Avenue rights of way adjacent to the Subject Property, including, without limitation, parkway trees, sidewalk paving, and street lighting, as depicted in the Final Engineering Plan, , and Preliminary/Final Landscape Plan.

B. Standards Applicable to Public Improvements.

1. General Standards. The Developer will construct all Public Improvements pursuant to, and in accordance with, the Final Engineering Plan, Preliminary/Final Landscape Plan, and the Subdivision Code, and to the reasonable satisfaction of the Zoning Administrator. All work performed on the Public Improvements will be conducted in a good and workmanlike manner and in accordance with this Agreement. All materials used for construction of the Public Improvements will be new and of first-rate quality.
2. Contract Terms; Prosecution of the Work. The Developer and all of its contractors will prosecute the work diligently, in full compliance with, and as required by or pursuant to, this Agreement, until the work is properly completed.
3. Village Inspections and Approvals. During the course of construction of the Public Improvements, Village inspectors will have the full right, permission, and authority to inspect and approve all work on the Public Improvements with reasonable notice to the Developer.
4. Other Approvals. If the construction and installation of any Public Improvement requires the consent, permission, or approval of any Person, then the Developer will take all steps required to obtain the required consent, permission, or approval. No work requiring the consent, permission, or approval of any Person will commence without that prior consent, permission, or approval.

C. Closure of Sidewalk and Right-of-Way. The Developer shall be entitled to close the Duane Street or Melrose Avenue sidewalk immediately adjacent to the Subject Property and use said area for Developer's purposes during the course of construction, subject to the Village's approval of a traffic control plan that provides adequate protection and direction to pedestrians and vehicles. Developer and the Village shall cooperate and schedule any sidewalk closures or partial

closures as may be necessary and appropriate to complete any improvements located within the right-of-way. Developer will be responsible, at Developer's sole cost, for repairing any damage or injury to the Duane Street, Melrose Avenue, or Prospect Avenue rights of way, and any other public property or rights of way, in compliance with the Village Code.

D. Final Inspections and Approvals. When the Developer determines that a Public Improvement has been properly completed, the Developer shall request final inspection, approval, and, as appropriate, acceptance of the Public Improvement by the Village. The notice and request shall be given sufficiently in advance to allow the Village time to inspect the Public Improvement and to prepare a punch list of items requiring repair or correction and to allow the Developer time to make all required repairs and corrections prior to the scheduled completion date. The Developer shall promptly make all necessary repairs and corrections as specified on the punch list. Subject to the provisions of Subsection 6(E), the Village shall not be required to approve or accept any Public Improvement until all of the Public Improvements, including without limitation all punch list items, have been fully and properly completed.

E. Dedication and Acceptance of Specified Public Improvements. The Developer shall dedicate to the Village and the Village shall accept from the Developer the Public Improvements identified in **Exhibit D**. Nothing whatsoever shall constitute an acceptance by the Village of any Public Improvement except express written acceptance by the Village in compliance with the requirements of the Subdivision Code. Prior to acceptance of any Public Improvement to be accepted by the Village, the Developer shall execute, or cause to be executed, a lien waiver and bill of sale to transfer ownership of the Public Improvement to, and to evidence ownership of the Public Improvement by the Village, free and clear of all liens, claims, encumbrances, and restrictions unless otherwise approved by the Village. The documents transferring ownership of any Public Improvement to, and to evidence ownership of the Public Improvement by, the Village shall be reasonably acceptable in form and substance to the Village Attorney. Notwithstanding the foregoing, said documentation shall not impose any warranty or other burden on Developer associated with the dedication of the Public Improvement except as expressly set forth in this Agreement or the Subdivision Code. Developer shall, simultaneously, grant, or cause to be granted, to the Village all insured easements or other property rights as the Village may require to install, operate, maintain, service, repair, and replace the Public Improvements that have not previously been granted to the Village, free and clear of all liens, claims, encumbrances, and restrictions, unless otherwise approved by the Village.

F. Developer's Guaranty and Maintenance of Public Improvements. The Developer hereby guarantees the prompt and satisfactory correction of all defects and deficiencies in the Public Improvements that occur or become evident within one (1) year after approval and any required acceptance of the Public Improvements by the Village pursuant to this Agreement. If any defect or deficiency occurs or becomes evident during the one-year period, then the Developer shall, after ten (10) days' prior written notice from the Village, diligently commence to correct it or cause it to be corrected. In the event any Public Improvement is repaired or replaced pursuant to the demand of the Village, the Guaranty provided by this Section 6(F) shall be extended, as to the repair or replacement, for one (1) full year from the date of completion of the repair or replacement.

G. Commencement and Completion of Construction. Developer shall commence work on the Development not later than 90 days following acquisition of fee simple title to the Subject Property ("**Commencement Date**"). Construction of the Development shall begin, proceed, be Substantially Completed, and made ready for inspection, approval, and any required acceptance by the Village, in accordance with the schedule attached to this Agreement as **Exhibit F** ("**Construction Schedule**") with an understanding that minor delays caused by weather or availability of labor and/or materials less than 90 days does not constitute a default under this Section. Developer will pursue diligently, continuously, and in full compliance with this Agreement, Substantial Completion of all construction, as required in, or permitted by, Sections 5 and 6 of this Agreement. Delays due to Force Majeure events shall not constitute a default under this Section, subject to the terms of Section 15(U).

H. Village Remedy for Failure to Complete Construction. If the Developer fails to comply with the Construction Schedule, or any portion thereof, the Developer will, subject to any right to cure granted to Developer and Developer's Lender in Subsection 6(I) of this Agreement, promptly remove any partially constructed or partially completed buildings, structures, or improvements from the Subject Property. If the Developer fails or refuses to remove the partially constructed or partially completed buildings, structures, or improvements from the Subject Property, the Village will have, and is hereby granted, in addition to all other rights and remedies afforded to the Village in this Agreement and by law, the right, at its option, to complete the Development, in whole or in part, or demolish and remove any of the partially constructed or partially completed buildings, structures, or improvements from the Subject Property, and the Village will have the right to charge the Developer an amount sufficient to defray the entire cost of such completion, in whole or in part, demolition and removal, including without limitation legal and administrative costs.

I. Developer and Lender Notice and Right to Cure for Failure to Complete Construction. In the event Developer fails to comply with the Construction Schedule, or any portion thereof, the Village will provide written default notice to Developer and to Developer's Lender. The default notice will specify the basis of the default. Developer and Developer's Lender will have a period of sixty (60) days from the date of the default notice to a) Substantially Complete the Development; or b) resume construction of the Development in the event the Development cannot be completed in said sixty (60) day period and request a hearing before the Corporate Authorities to request additional time to Substantially Complete the Development. In the event Developer or Developer's Lender requests a hearing, the Corporate Authorities will reasonably consider, in light of prior investment in the Subject Property and the current financial ability of the Developer or Developer's Lender, a proposal from Developer or Developer's Lender that sets forth a reasonable schedule for Substantial Completion of the Development. The Village will reasonably cooperate with the Developer or the Developer's Lender to ensure that Substantial Completion of construction can be achieved within the agreed upon schedule with the Developer or Developer's Lender.

Section 7. Construction Traffic and Parking; Streets; Construction Trailer.

A. Construction Traffic and Parking; Streets.

1. Designated Traffic Routes. The Village may designate routes of access to the Subject Property for construction traffic to protect pedestrians and to minimize disruption of traffic and damage to paved street surfaces; provided, however, that the designated routes shall not unduly hinder or obstruct efficient access to the Subject Property for construction traffic. The Developer shall keep all routes used for construction traffic free and clear of mud, dirt, debris, obstructions, and hazards and shall repair all damage caused by the construction traffic. The Developer shall maintain and operate the Subject Property and the Development in accordance with the Village's Construction Site Rules of Conduct attached as **Exhibit G**.
2. Parking. All construction vehicles, including, without limitation, passenger vehicles and construction equipment, shall be parked within the Subject Property or in areas designated by the Village.

B. Construction Trailer. The Village shall allow the Developer to use the Subject Property for purposes of siting one (1) construction trailer, subject to the Developer obtaining a building permit for the trailer and placing the trailer in a location approved by the Zoning Administrator. No trailer shall be sited on the Subject Property prior to the Developer acquiring title to the Subject Property in accordance with Section 3, and no trailer may be located on the Subject Property after the date of issuance of any temporary occupancy permit for the Subject Property.

Section 8. Development Financing and Monitoring

A. Developer Financing. Within ninety (90) days of the Effective Date, the Developer shall secure a binding financing commitment committing funds which, together with Developer equity, are sufficient to Substantially Complete the Development, including, without limitation, a loan commitment from a lender. The Developer's financing commitment shall be sufficient to cover the debt financing in the amounts set forth in **Exhibit H**. The Developer shall provide evidence of Development financing acceptable to the Village, in the Village Manager's reasonable discretion, within ninety (90) days of the Effective Date. The Developer may extend the time period to provide Development financing evidence by up to an additional thirty (30) days by delivering notice to the Village on or before the ninetieth day after the Effective Date. As a pre-condition of the Village issuing any building permit for the Development, the Developer shall provide the Village with the contact name, mailing address, phone number, and e-mail address for the Developer's lender or lenders (collectively, "**Developer's Lender**"). The Village may unilaterally terminate this Agreement and all of the Parties' rights and obligations hereunder if the Developer fails to provide evidence of Development financing and assurances that are reasonably acceptable to the Village Manager within the timeframes set forth in this Section.

B. Village Incentives.

1. Property Tax Base. The Subject Property's equalized assessed value as of the Effective Date, and for the purposes of this Agreement, is \$598,312

(“**Base EAV**”). The Developer is not entitled to receive any portion of the Base EAV.

2. TIF Incentive. Based upon the Developer’s representation of the need for assistance, and provided the Developer fulfills its obligations in this Agreement and under the Act, the Village will provide the following tax increment financing assistance to facilitate the Development:
 - a. Upon Substantial Completion of the Development, the Village shall pay to the Developer ninety percent (90%) of the Incremental Tax revenue generated by the Subject Property in an amount not to exceed \$3,121,791 (the “**TIF Incentive**”). The Village will pay the TIF Incentive, or a portion thereof, once annually on or before December 1st each year beginning on the December 1st immediately following the Development’s Substantial Completion date until the full TIF Incentive has been paid to the Developer, or until December 1, 2031, whichever occurs first (the “**Incentive Period**”). The Village’s obligation to pay the TIF Incentive is conditioned on: a) the Developer providing a written request and supporting documentation in accordance with Section 8(E); b) Incremental Tax revenue generated by the Subject Property being available; c) no more than twenty five (25%) of the Development becoming uninhabitable due to fire, flood, disaster, or other man made or natural casualty or occurrence; and d) the Developer complying with the Act and this Agreement’s terms, including, without limitation, those set forth in Section 8(B)(2)(b) below. The Developer shall have no right to any Incremental Taxes collected after the Incentive Period’s expiration.
 - b. The Village will retain ten percent (10%) of the Incremental Tax revenue generated by the Subject Property from each annual TIF Incentive payment made to the Developer. The Village may use this Incremental Tax revenue for any purpose authorized by the Act or other law. The Village’s share of the Incremental Tax revenue under this Section shall be in addition to all other Incremental Tax revenue the Village is authorized to receive under this Agreement.
3. School District Payments. Before the Developer is entitled to receive any annual TIF Incentive payment, the Village shall use Incremental Taxes to satisfy its payment obligations to School District 41 and School District 87 School District (collectively, the “**School District**”) to the extent required by the Act, in accordance with this Section. Section 3(q)(7.5) of the Act requires the Village to make payments to the School District from Incremental Taxes calculated by multiplying the net number of new students attending School District facilities and living at the Subject Property by the average operating expense per student for the School District, up to a cap of 40% of Incremental Taxes generated by the Subject

Property (the “**School District Share of Incremental Taxes**”). The Village’s obligation to make TIF Incentive payments to the Developer shall be secondary and subordinate to the Village’s payment obligations to the School District pursuant to this Section and the Act. Any portion of the School District Share of Incremental Taxes that is not paid to the School District as a result of there being fewer students generated on the Subject Property than the Act would cover will be allocated to payment of the TIF Incentive; provided, however, this portion shall be split fifty percent (50%) to the Village and fifty percent (50%) to the Developer. This is in addition to other Incremental Taxes the Village is entitled to receive under this Agreement, including, without limitation, the Incremental Taxes retained by the Village pursuant to Section 8(B)(2).¹

4. Capital Expense Grant. The Developer anticipates incurring certain expenses related to the construction of Development improvements located in public rights of way adjacent to the Subject Property, as detailed on **Exhibit D**. Within one hundred twenty (120) days of Developer Substantially Completing any of the improvements listed on Exhibit D, the Developer may apply for reimbursement for up to two hundred thousand (\$200,000) dollars of costs actually incurred by the Developer for Redevelopment Project Costs for Development improvements the Developer constructed on or in adjacent rights of way (“**Capital Expense Grant**”). Improvements funded using the Capital Expense Grant shall be in addition to Redevelopment Project Costs funded by the TIF Incentive. The Developer shall submit a reimbursement request and supporting documents in accordance with Section 8(E) to substantiate its Capital Expense Grant request. The Developer shall only be entitled to receive Capital Expense Grant funds for improvements that: a) the Developer has not previously received payments or any other form of Village financial incentive, including, without limitation, TIF Incentive funds; and b) qualify as Redevelopment Project Costs. The Developer warrants and represents that it will not seek reimbursement for the improvements paid for by the Capital Expense Grant through the TIF Incentive or any other Village-administered incentive program. The Parties agree that the Village may record against the Subject Property an instrument approved by the Village Attorney memorializing the Capital Expense Grant, including, without limitation, the Parties’ obligations under the Agreement.

¹ For example, and for illustrative purposes only, assume that in Incentive Period year 4 the Subject Property generates \$100,000 in Incremental Taxes. Also in year 4, the Development generates no school age children that would entitle the School District to payment pursuant to the Act. In that case, the Village would receive: (a) \$6,000 (or 10% of \$60,000 [i.e., 10% of 60% of \$100,000]) pursuant to Section 8(B)(2)(b) plus (b) an additional \$20,000 (i.e., 50% of the unused School District Share of Incremental Taxes of \$40,000 [i.e., 50% of 40% of \$100,000]) because no school-age children were created (See Sec. 8(B)(3)).

5. Non-Recourse Against the Village. The TIF Incentive will be payable from Incremental Taxes generated by the Subject Property as such funds become available, and from no other source. The Developer shall have no recourse against the Village's general fund or other Village revenues and this Agreement shall have no effect on the Village's ability to issue debt in the future. Upon expiration of the Incentive Period, any unpaid amount, including any unpaid TIF Incentive amount, owed by the Village to the Developer shall be forgiven in full.

C. Future Sale of Subject Property. If the Developer conveys title to the Subject Property, or any portion thereof, to any third party within five (5) years of the Effective date without the prior written consent of the Village Manager in accordance with Section 12(A), the Developer shall, prior to conveying title, reimburse the Village the full cost of the Capital Expense Grant. Upon the Developer reimbursing the Capital Expense Grant, the Village agrees to provide the Developer with a signed, written release, in a form approved by the Village Attorney, of the Village's right to reimbursement of the Capital Expense Grant.

D. TIF Eligible Costs. The Village will reimburse the Developer for certified Redevelopment Project Costs up to the amount of the TIF Incentive. Reimbursement will occur as Incremental Taxes generated by the Subject Property become available and in accordance with this Agreement. The Parties anticipate the Redevelopment Project Costs to include those expenditures identified in **Exhibit I**. Reimbursement from the Village will occur as the Developer submits Certificates of Reimbursable Project Costs in accordance with this Agreement, and as Incremental Taxes generated by the Subject Property become available.

E. Certification of Reimbursable Project Costs. Developer represents and warrants that the Developer has incurred, or will incur prior to the Development's Substantial Completion, the costs set forth on **Exhibit I**. When seeking TIF Incentive funds from the Village, the Developer shall submit to the Village Manager a Certificate of TIF Reimbursable Project Costs, in a form substantially consistent with **Exhibit J**, certifying costs incurred in connection with the Development that qualify as Redevelopment Project Costs. The Developer's reimbursement requests shall occur no more than once per calendar year, and no request may be made for an amount less than ten thousand (\$10,000) dollars.

Each Certificate of TIF Reimbursable Project Costs shall be accompanied by documentation supporting the requested reimbursement, including, without limitation, sworn statements, title insurance updates, lien waivers, invoices, financing statements, receipts, checking account statements, canceled checks, payroll records, project expenditure summaries, and all other documentation reasonably deemed necessary by the Village Manager. The Developer shall only be eligible for reimbursement of those costs eligible for reimbursement under the Act and supported by a Certificate of TIF Reimbursable Project Costs, including all supporting documentation reasonably deemed necessary by the Village Manager to verify compliance with the Act. Any material inaccuracy, false statement, misrepresentation, or false representation made by the Developer within a Certificate of TIF Reimbursable Project Costs or within documentation accompanying a Certificate of TIF Reimbursable Project Costs shall constitute a breach of this Agreement.

F. Open Book Development.

1. Attached hereto as **Exhibit K** is the Developer's good faith estimate of the overall costs of the Development (the "**Budget**"). The Developer acknowledges that the amount of the TIF Incentive is based upon the Budget. The Development shall be an "open book" project, and the Developer will provide the Village full access, upon the Village providing reasonable notice, to all portions of the Development. During business hours and at the office of the Developer, the Developer shall make available for review by the Village and its agents the books and records relating to the Developer's costs with respect to the Development to enable the Village to verify the Development's costs, including, but not limited to, the Developer's, general contractor's and contractor's sworn statements, general contracts, subcontracts, purchase orders, waivers of lien, paid receipts, invoices, and all other information reasonably requested by the Village. These records shall be available for inspection, audit and examination. The Village agrees to keep all financial information of the Developer confidential, except to the extent required for compliance with any applicable law, rule or regulation. The foregoing Village review and audit rights shall terminate upon the voluntary or involuntary termination of this Agreement.
2. If upon Substantial Completion of the Development, the Village determines that the cost of the Development is below the amount contained in the Budget, as set forth in **Exhibit K** the TIF Incentive amount will be reduced proportionally. For example, if the Development cost equals ninety five (95%) percent of the amount contained in the Budget, the TIF Incentive amount will be reduced by five (5%) percent from \$3,121,791 to \$2,965,701. In no event shall the TIF Incentive amount be reduced pursuant to this Section 8(F)(2) by more than ten (10%) percent.

G. Progress Meetings. Developer shall at all times have an individual designated as the Village's primary point of contact for matters pertaining to this Agreement. Upon written request of the Village, Developer shall meet on a monthly basis with the Village Manager, or his designee, and other Village staff as appropriate, to provide a comprehensive progress report on the Development. Appropriate Development team personnel shall attend the meeting on behalf of Developer and the Village, and the Developer shall provide information regarding the status of construction and occupancy, pending permit requests, and other logistical information deemed necessary by the Village.

H. Property Taxes and Valuation. Developer shall timely and fully pay when due all taxes levied against the Subject Property. With respect to the Subject Property, Developer shall have the right to petition to reduce the assessed value of the Subject Property, appeal the applicable property tax rate, seek any real estate tax exemption, or otherwise pursue a reduction in any real property tax owed during this Agreement's term, provided that:

1. The Developer provides the Village with at least thirty (30) days advance notice of filing any appeal, exemption, or other request to reduce tax monies owed by the Developer, regardless of the amount of or nature of the reduction sought; and
2. The Developer shall provide the Village upon written request copies of all documents, including, without limitation, appeal applications, appraisals, expert statements and testimony, and studies, submitted or presented to any unit, agency, or body of government or court in connection with the appeal, including, without limitation, the DuPage County Board of Review, the Illinois Property Tax Appeal Board, or any court or tribunal, at the same time such materials are provided to the unit, agency, or body of government or court.

Developer does not waive its right to receive any additional TIF Incentive by filing a petition seeking to reduce the Subject Property's assessed value, appeal the applicable tax rate, seek a real estate tax exemption, or otherwise reduce the amount of real estate tax owed for the Subject Property. However if the Developer's petition results in a refund of previously paid tax installment payments while under appeal, which were part of a prior TIF Incentive payment to the Developer, then there will be a recalculation and reconciliation of the previously paid TIF Incentive payment and Developer will return any funds to the general TIF fund for use by the Village in accordance with the Act. The Village reserves the right to withhold future TIF Incentive payments to Developer until reconciliation occurs, and Developer hereby waives any objection or challenge to the same.

I. Special Service Area. The Developer hereby consents to the Village's establishment and administration of a Special Service Area ("**SSA**") during this Agreement's term. The SSA will encompass the Subject Property and will generate revenue sufficient to pay any ongoing or one time maintenance obligations associated with the Subject Property, the Development, and to pay for any service or activity authorized by the SSA Law. The Village will comply with all Requirements of Law when proposing and establishing the SSA, and the Developer acknowledges that any objection to the SSA's proposal, creation, tax levy, or tax increase shall constitute a default under this Agreement.

Section 9. Fees, Dedications, Donations, and Contributions.

A. Negotiation and Review Fees. In addition to all other costs, payments, fees, charges, contributions, or dedications required by this Agreement or by the Requirements of Law, the Developer shall pay to the Village, after presentation of a written demand or demands for payment, all reasonable legal, engineering, and landscape architect fees, costs, and expenses incurred or accrued in connection with the review and processing of plans for the development of the Subject Property. Payment of all fees, costs, and expenses for which demand has been made, but payment has not been received, by the Village prior to execution of this Agreement, shall be made by a certified or cashier's check contemporaneous with the execution of this Agreement by the Village. The Developer agrees that it will continue to be liable for and to pay, immediately after presentation of a written demand or demands for payment, the fees, costs and expenses, as required pursuant to the Village Code, this Agreement, or the Village's Reimbursement of Fees

Agreement for the Development, and incurred in connection with any applications, documents, or proposals, whether formal or informal, of whatever kind submitted by the Developer during the term of this Agreement in connection with the use and development of the Subject Property. Further, the Developer agrees that it shall be liable for and will pay after demand all fees, costs, and expenses incurred by the Village for publications and recordings required in connection with the above matters.

B. Fees to the Village and Others. In addition to all other costs, payments, fees, charges, contributions, or dedications required by this Agreement, the Developer will pay to the Village or other entity from whom an invoice is received, all application, inspection, and permit fees, all water and sewer general and special connection fees, tap-on fees, charges, contributions, impact fees, and all other fees, charges, and contributions pursuant to the Requirements of Law, including, without limitation, all DuPage County fees and Village impact fees.

C. Dedications, Donations, and Contributions to Others. As required by the Village Code, the Developer will make cash contributions to the School District, Park District, Library, Fire Company and any other authority with jurisdiction over the Subject Property. The Village may withhold issuing a building permit for the Development until the Developer has made all payments required by this Section 9(C).

Section 10. Security Instruments.

A. Performance Security. As security to the Village for the performance by the Developer of the Developer's obligations (1) to construct and Substantially Complete the Development, including, without the limitation, the Public Improvements, pursuant to and in accordance with this Agreement, (2) to pay all Village costs, fees, and charges due from the Developer pursuant to this Agreement, (3) to maintain and repair streets, sidewalks, and other public property pursuant to this Agreement, and (4) to otherwise faithfully perform its undertakings pursuant to this Agreement, the Developer shall, within thirty (30) days of the Effective Date and prior to the issuance of any building permit for the Subject Property or reimbursement of eligible costs pursuant to this Agreement, deposit with the Village Manager a cash deposit or letter of credit ("**Performance Security**"), in a form approved by the Village Attorney, and in an amount equal to 125% of the Zoning Administrator's Approved Cost Estimate for the Development. The Performance Security shall be maintained and renewed by the Developer, and shall be held in escrow by the Village. The Developer may apply to the Village to reduce the Performance Security in accordance with the Subdivision Code.

B. Guaranty Security. Immediately prior to any required acceptance by the Village of the Public Improvements pursuant to this Agreement, the Developer shall post a new cash deposit or letter of credit, in a form approved by the Village Attorney, and in the amount of ten percent (10%) of the actual total cost of the Public Improvements as security for the performance of the Developer's obligations under this Agreement ("**Guaranty Security**"). The Guaranty Security shall be held by the Village in escrow until the last to occur of (i) the date that is the end of the one-year guaranty period set forth in this Agreement or (ii) the date that is one (1) year after the proper correction of any defect or deficiency in the Public Improvements pursuant to this Agreement and payment of the cost of correction. If the Village is required to draw on the Guaranty Security by reason of the Developer's failure to fulfill its obligations under this

Agreement, then the Developer shall within ten (10) days thereafter cause the Guaranty Security to be increased to its full original amount.

C. Costs. The Developer shall bear the full cost of securing and maintaining the Performance Security and the Guaranty Security.

D. Form of Security Instruments.

The Performance Security and Guaranty Security each shall be in the form attached as **Exhibit L**, as approved by the Village Attorney. All security instruments shall be from an institution (i) acceptable to the Village, (ii) licensed in the State of Illinois, and either (iii) having capital resources of at least Fifty Million Dollars (\$50,000,000) or (iv) having an AM Best rating of at least A-. Each form of security shall, at a minimum, provide that (1) it shall not be canceled or modified without the prior consent of the Village; (2) it shall not require the consent of the Developer prior to any draw on it by the Village; and (3) if at any time it will expire within 60 or fewer days, and if it has not been renewed, and if any applicable obligation of the Developer for which it is security remains uncompleted or unsatisfactory, then the Village may, call and draw down the security and employ the proceeds to complete the obligations and reimburse the Village for any and all costs and expenses, including, without limitation, legal fees and administrative costs, incurred by the Village. The Performance Security may provide that the aggregate amount of the cash deposit or security instrument may be reduced, but only after joint direction by the Developer and the Village. No reduction for payment of Public Improvement work satisfactorily completed shall be allowed except after presentation by the Developer of proper contractors' sworn statements, partial or final waivers of lien, as may be appropriate, and any additional documentation that the Village may reasonably request to demonstrate satisfactory completion of the Public Improvement in question and full payment of all contractors, subcontractors, and material suppliers and in accordance with the Subdivision Code. The Guaranty Security shall not be reduced by reason of any cost incurred by the Developer to satisfy its obligations under this Agreement.

E. Replenishment of Security. If at any time the Village reasonably determines that i) the funds remaining in the Performance Security are not, or may not be, sufficient to pay in full the remaining unpaid cost of all Public Improvements, or ii) the funds remaining in the Guaranty Security are not, or may not be, sufficient to pay all unpaid costs of correcting any and all defects and deficiencies in the Public Improvements, then, within ten (10) days after a demand by the Village, the Developer shall increase the amount of the cash deposit or security instrument to an amount reasonably determined by the Village Manager to be sufficient to pay the unpaid costs of correcting defects and deficiencies.

F. Replacement of Security. If at any time the Village reasonably determines that the institution issuing the Performance Security or Guaranty Security is unable to meet any federal or state requirement for reserves, is insolvent, is in danger of becoming any of the foregoing, or is otherwise in danger of being unable to honor the appropriate letter of credit at any time during its term, or if the Village otherwise reasonably deems itself to be insecure, then the Village shall have the right to demand that the Developer provide replacement security instruments from a financial institution or surety satisfactory to the Village. The replacement security instrument shall be deposited with the Village not later than ten (10) days after the demand. After deposit of the

replacement security instrument, the Village shall surrender the original security instrument to the Developer.

G. Use of Funds in the Event of Breach of Agreement. If the Developer fails or refuses to complete the Development in accordance with this Agreement, or fails or refuses to correct any defect or deficiency in the Public Improvements as required by Section 6 of this Agreement, or fails or refuses to restore property in accordance with a demand made pursuant to Section 6 of this Agreement, or in any other manner fails or refuses to meet fully any of its obligations under this Agreement, then the Village may, in its sole and absolute discretion, draw on security instrument provided pursuant to this Agreement or the Requirements of Law, according to the specific terms set forth in the security instrument, and use the funds according to the terms of the surety.

H. Village Lien Rights. If any money or other consideration due from the Developer to the Village pursuant to this Agreement is not either recovered from any security instrument provided for in this Section 10 or paid or conveyed to the Village by the Developer within ten (10) days after a demand for payment or conveyance, then the money, together with interest at the maximum rate permitted by law and costs of collection, including reasonable legal fees and administrative expenses, shall become a lien on the Subject Property, and the Village shall have the right to collect the amount or value, with applicable interest and costs, including reasonable legal fees and administrative expenses, and the right to enforce the lien in the manner provided by law for mortgage foreclosure proceedings. The lien shall be subordinate to the lien of any first mortgage now or hereafter placed on the Subject Property; provided, however, that the lien subordination shall apply only to charges that have become due and payable prior to a sale or transfer of the Subject Property pursuant to a decree of foreclosure, or any other proceeding in lieu of foreclosure, but the sale or transfer shall not relieve the Subject Property from liability for any charges thereafter becoming due, nor from the lien of any subsequent charge.

I. Developer's Assistance in the Event of Breach of Agreement. In the event the Village exercises its rights under the Performance Security or Guaranty Security, then the Developer will cooperate with the Village's efforts to collect funds under the security instrument(s) for completion of the Development or remedying the default according to the terms of this Agreement.

J. Survival of Performance Security and Guaranty Security Obligations. The Performance Security and Guaranty Security obligations set forth in this Section 10 shall survive the expiration of this Agreement; provided, however, upon completion of the Public Improvements, acceptance thereof by the Village and conclusion of any guaranty period under Subsection 6(B) of this Agreement, Developer's Guaranty Security obligations under this Section 10 shall be satisfied.

Section 11. Liability, Indemnity of Village, and Insurance.

A. Village Review. The Developer acknowledges and agrees that the Village is not, and shall not be, in any way liable for any damages or injuries to Developer that may be sustained as the result of the Village's review and approval of any plans for the Subject Property or the Public Improvements, or the issuance of any approvals, permits, certificates, or acceptances for the development or use of the Subject Property or the Public Improvements, and that the Village's

review and approval of those plans and the Public Improvements and issuance of those approvals, permits, certificates, or acceptances does not, and shall not, in any way, be deemed to insure the Developer, or any of its heirs, successors, assigns, tenants, and licensees, or any other Person, against damage or injury of any kind at any time.

B. Village Procedure. The Developer acknowledges and agrees that notices, meetings, and hearings have been properly given and held by the Village with respect to the approval of this Agreement and agrees not to challenge the Village's approval of this Agreement on the grounds of any procedural infirmity or of any denial of any procedural right.

C. Indemnity. The Developer agrees to defend, hold harmless, and indemnify the Village, the Corporate Authorities, the Village Plan Commission, and all Village elected or appointed officials, officers, employees, agents, representatives, engineers, and attorneys, from any and all claims, liabilities, damages, penalties, and costs that may be asserted at any time against any of them, or awarded against them, in connection with (i) the Village's review and approval of any plans for the Subject Property or the Public Improvements; (ii) the issuance of any approval, permit, or certificate; and (iii) the Developer's Construction of the Development; or (iv) this Agreement.

D. Defense Expense. The Village shall provide the Developer written notice of any claim for which the Village may seek indemnification or to be held harmless within ten (10) days of obtaining notice of a claim. The Developer shall have the right to hire counsel of its choosing, with consent of the Village, and to control defense of any claim or to settle any claim provided that the Village shall have the right to participate in the defense and settlement of the claim. The Village shall provide Developer timely notice of any defense to a claim so as to avoid prejudice. Failure of the Village to tender timely notice or defense of a claim shall waive any obligation of Developer to indemnify, defend, and hold harmless the Village. In the event that the Village retains defense of any claim the Developer shall, and does hereby agree to, pay all expenses, including without limitation all reasonable legal fees, incurred by the Village in defending itself with regard to any and all of the claims referenced in Section 11(C) of this Agreement, provided that Developer shall have the right to participate in said defense and approval of any settlement of a claim.

E. Insurance.

1. Liability Insurance Prior to Completion. Prior to issuance of a building permit, Developer shall procure and deliver evidence of such policies to the Village, at Developer's cost and expense, and shall maintain in full force and effect through completion of construction of the Development, a policy or policies naming the Village of Glen Ellyn, together with its officers, agents, employees, contractors, attorneys, and engineers as additional primary, non-contributory named insureds. All such policies shall be in such form and issued by such companies as shall be reasonably acceptable to the Village, and any insurance carried by the Village for like risks shall be secondary and in excess of the insurance required hereby. All policies shall be written on a "per occurrence" basis. The Developer shall procure and maintain insurance for protection from claims under worker's compensation

acts, claims for damages because of bodily injury including personal injury, sickness or disease or death of any and all employees or of any Person other than such employees, and from claims or damages because of injury to or destruction of property including loss of use resulting therefrom, alleged to arise from the Developer's negligence in the performance of services under this Agreement. Developer's certificate of insurance shall contain a provision that the coverage afforded under the policy(s) will not be canceled or reduced without thirty (30) days prior written notice (hand delivered or registered mail) to the Village. Developer shall promptly forward new certificate(s) of insurance evidencing the coverage(s) required herein upon annual renewal of the subject policies. Failure of the Developer to supply a valid certificate of insurance, or if a previously valid certificate of insurance has expired and is not replaced, is grounds for issuance of a stop work order, in addition to all other remedies available at law or in equity, until such time as a valid certificate of insurance is provided. Failure of the Village to collect or demand a certificate of insurance shall not be deemed a waiver of the requirement to provide one. The limits of liability for the insurance required by this Subsection shall not be less than the following:

Workmen's Compensation Insurance:

All Liability imposed by Workmen's Compensation statute

Employer's Liability Insurance	\$1,000,000
Contractual Liability Insurance	\$1,000,000
Completed Operations Insurance	\$ 500,000

Owned, Hired, and Non-Ownership Vehicle, Bodily Injury and Property Damage to the following Limits:

Commercial General Liability	\$2,000,000 (each occurrence)
Bodily Injury	\$2,000,000 (each person) \$2,000,000 (each accident)
Property Damage	\$2,000,000 (each accident)
Automobile Liability	\$1,000,000 combined single limit (each accident)
Umbrella Liability	\$7,500,000 (each occurrence) \$7,500,000 (aggregate)

2. Developer's Risk Prior to Completion. Prior to Substantial Completion of the Development, Developer shall keep in force at all times builders risk insurance on a completed value basis, in non-reporting form, against all risks of physical loss, including collapse, covering the total value of work performed and equipment, supplies and materials furnished for the Development (including on-site stored materials), all as to work by Developer. Such insurance policies shall be issued by companies satisfactory to the Village. Such policies shall contain a provision that the

same will not be canceled or materially amended without prior written notice to the Village.

3. Developer's Ongoing Obligations. Throughout this Agreement's term, the Developer shall maintain in full force and effect insurance, in a form and amount approved by the Village Attorney, sufficient to cover the replacement cost of the Development in the event the Development is destroyed in whole or in part. The Developer shall be obligated to use the insurance proceeds to reconstruct the Development and make it habitable again, consistent with the Development Plans.

Section 12. Nature, Survival, and Transfer of Obligations.

A. All obligations assumed by the Developer under this Agreement shall be binding on the Developer individually, on any and all of the Developer's successors, and assigns, and on any and all of the respective successor legal or beneficial owners of all or any portion of the Subject Property. To assure that the Developer's successors, and assigns, and successor owners of all or any portion of the Subject Property have notice of this Agreement and the obligations created by it, the Developer shall:

1. Deposit with the Village Clerk, contemporaneously with the Village's approval of this Agreement, any consents or other documents necessary to authorize the Village to record this Agreement in the office of the Recorder of DuPage County; and
2. Notify the Village in writing at least thirty (30) days prior to any date after which the Developer transfers a legal or beneficial interest in any portion of the Subject Property to any Person not a party to this Agreement; and
3. Incorporate, by reference, this Agreement into any and property sales contracts entered into for the sale of all or any portion of the Subject Property to a Person not a party to this Agreement; and
4. Require, prior to the transfer of all or any portion of the Subject Property, or any legal or equitable interest in the Subject Property to any Person not a party to this Agreement, the transferee to execute an enforceable written agreement, in substantially the form attached to this Agreement as **Exhibit M**, agreeing to be bound by this Agreement ("**Transferee Assumption Agreement**"), and to provide the Village, after request, with reasonable assurance of the financial ability of the transferee to meet those obligations as the Village may require;

Provided, however, that the requirements stated in the four preceding clauses shall not apply to any lease for a portion of the Subject Property irrespective of the status of Substantial Completion. The Village agrees that after a successor becoming bound to the personal obligation created in the manner provided in this Agreement and providing the financial assurances required in this Section 12, the individual liability of the Developer shall be released to the extent of the transferee's

assumption of liability. The failure of the Developer to provide the Village with a fully executed copy of a Transferee Assumption Agreement with the transferee's proposed assurances of financial capability before completing the transfer shall result in the Developer remaining fully liable for all of the Developer's obligations under this Agreement but shall not relieve the transferee of its liability for those obligations as a successor to the Developer.

B. Notwithstanding the provisions of Section 12(A), the Developer may sell, assign, or pledge its rights to the TIF Incentive to a Qualified Investor approved by the Village Manager, via a Qualified Transfer approved by the Village Manager.

Section 13. Term. With the exception of Sections 5, 6, 10, 11, 12, 13, and 14 of this Agreement, this Agreement shall run with and bind the Subject Property until January 1, 2037, unless such term is extended by mutual agreement of the Parties, and shall inure to the benefit of and be enforceable by the Developer and the Village, and any of their respective legal representatives, heirs, successors, and assigns. Agreement Sections 5, 6, 10, 11, 12, 13, and 14 will survive the term set forth in this Section 13 and shall run with and bind the Subject Property in perpetuity, and shall inure to the benefit of and be enforceable by the Developer and the Village, and any of their respective legal representatives, heirs, successors, and assigns. If any of the privileges or rights created by this Agreement would otherwise be unlawful or void for violation of (1) the rule against perpetuities or some analogous statutory provision, (2) the rule restricting restraints on alienation, or (3) any other statutory or common law rules imposing time limits, then the affected privilege or right shall continue only until 21 years after the death of the last survivor of the now living lawful descendants of the current President of the United States, or for any shorter period that may be required to sustain the validity of the affected privilege or right.

Section 14. Enforcement. Each Party to this Agreement may, in law or in equity, by suit, action, mandamus, or any other proceeding, including without limitation specific performance, enforce or compel the performance of this Agreement. Developer agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the Village, or any of its elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys, on account of the negotiation, execution, or breach of this Agreement; except to the extent that the Village has committed fraud, exhibited willful or wanton disregard to the right of Developer or the terms of this Agreement, or otherwise acted in bad-faith or in a manner to intentionally prevent Developer from performing under the terms of this Agreement. In addition to every other remedy permitted by law for the enforcement of the terms of this Agreement, the Village will be entitled to withhold the issuance of building permits, certificates of occupancy for any and buildings and structures within the Subject Property, and/or payment or reimbursement of the TIF Incentive, Capital Expense Grant, or other monies authorized by this Agreement at any time the Developer has failed or refused to meet fully any of its obligations under this Agreement. In the event of a judicial proceeding brought by one party to this Agreement against the other party to this Agreement pursuant to this Section 14, the prevailing party shall be entitled to reimbursement from the unsuccessful party of all costs and expenses, including without limitation reasonable attorneys' fees, incurred in connection with the judicial proceeding.

Section 15. General Provisions.

A. Notice. Any notice or communication required or permitted to be given under this Agreement shall be in writing and shall be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, (iv) by facsimile, or (v) by electronic internet mail ("**e-mail**"). Facsimile notices shall be deemed valid only to the extent that they are (a) actually received by the individual to whom addressed and (b) followed by delivery of actual notice in the manner described in either (i), (ii), or (iii) above within three business days thereafter at the appropriate address set forth below. E-mail notices shall be deemed valid only to the extent that they are (a) opened by the recipient on a business day at the address set forth below, and (b) followed by delivery of actual notice in the manner described in either (i), (ii), or (iii) above within three business days thereafter at the appropriate address set forth below. Unless otherwise provided in this Agreement, notices shall be deemed received after the first to occur of (a) the date of actual receipt; or (b) the date that is one (1) business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) the date that is three (3) business days after deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Section 15(A), each party to this Agreement shall have the right to change the address or the addressee, or both, for all future notices and communications to them, but no notice of a change of addressee or address shall be effective until actually received.

Notices and communications to the Village shall be addressed to, and delivered at, the following address:

Village of Glen Ellyn
ATTN: Village Manager
535 Duane Street
Glen Ellyn, IL 60137
Fax: 630.469.8849
Email: manager@glenellyninfo.org

With a copy to:

Village of Glen Ellyn
ATTN: Village Attorney
535 Duane Street
Glen Ellyn, IL 60137
Fax: 630.469.8849
Email: gmathews@glenellyn.org

Notices and communications to the Developer shall be addressed to, and delivered at, the following address:

Avere on Duane, LLC
ATTN: Matthew T. Nix and Warren A. James
c/o Reva Development Partners, LLC
116 W. Illinois Street, 7th Floor
Chicago, Illinois 60654
Fax: _____
Email: _____

With a copy to:

Richard F. Klawiter
DLA Piper LLP (US)
444 W. Lake, Suite 900
Chicago, Illinois 60613
Fax: 312-630-7337
Email: _____

- B. Time of the Essence. Time is of the essence in the performance of this Agreement.
- C. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement shall be cumulative and shall not be exclusive of any other rights, remedies, and benefits allowed by law.
- D. Non-Waiver. The Parties shall be under no obligation to exercise any of the rights granted to it in this Agreement. The failure of a Party to exercise at any time any right granted to the Party shall not be deemed or construed to be a waiver of that right, nor shall the failure void or affect the Party's right to enforce that right or any other right, except as otherwise set forth herein.
- E. Consents. Unless otherwise provided in this Agreement, whenever the consent, permission, authorization, approval, acknowledgement, or similar indication of assent of any party to this Agreement, or of any duly authorized officer, employee, agent, or representative of any party to this Agreement, is required in this Agreement, the consent, permission, authorization, approval, acknowledgement, or similar indication of assent shall be in writing.
- F. Governing Law. This Agreement shall be governed by, and enforced in accordance with, the internal laws, but not the conflicts of laws rules, of the State of Illinois. Venue for disputes arising from or related to this Agreement, the Development, or the Subject Property shall be in the Illinois Circuit Court for the Eighteenth Judicial Circuit, DuPage County, Illinois.
- G. Severability. It is hereby expressed to be the intent of the parties to this Agreement that should any provision, covenant, agreement, or portion of this Agreement or its application to any Person or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Agreement and the validity, enforceability, and application to any Person or property shall not be impaired thereby, but the remaining provisions shall be interpreted, applied,

and enforced so as to achieve, as near as may be, the purpose and intent of this Agreement to the greatest extent permitted by applicable law.

H. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all prior agreements and negotiations between the parties relating to the subject matter of this Agreement.

I. Interpretation. This Agreement shall be construed without regard to the identity of the party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement shall be construed as though all parties to this Agreement participated equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting party shall not be applicable to this Agreement.

J. Exhibits. **Exhibits A through M** attached to this Agreement are, by this reference, incorporated in, and made a part of this Agreement. In the event of a conflict between an exhibit and the text of this Agreement, the text of this Agreement shall control.

K. Amendments and Modifications. No amendment or modification to this Agreement shall be effective until it is reduced to writing and approved and executed by all parties to this Agreement in accordance with all Requirements of Law.

L. Changes in Laws. Unless otherwise provided in this Agreement, any reference to the Requirements of Law shall be deemed to include any modifications of, or amendments to, the Requirements of Law that may occur in the future.

M. Compliance with Laws. Developer agrees to comply with all Requirements of Law when performing any task associated with this Agreement or the Development, including, without limitation, the Illinois Prevailing Wage Act, 820 ILCS 130/0.01, *et seq.* (the “**Wage Act**”). To the extent that the Wage Act applies, the Developer agrees to pay and require every contractor and subcontractor to pay prevailing wages as established by the Illinois Department of Labor for each craft or type of work needed to execute the contract in accordance with the Act. The Developer shall prominently post the current schedule of prevailing wages at the Subject Property and shall notify immediately in writing all of its contractors and subcontractors, of all changes in the schedule of prevailing wages. Any increases in costs to the Developer due to changes in the prevailing rate of wage during the terms of any contract shall be at the expense of the Developer and not at the expense of the Village. The Developer agrees to indemnify and hold harmless the Village from any and all claims, damages, fines, fees and penalties arising out of non-compliance with the Requirements of Law, including, without limitation, the Wage Act, by the Developer and its agents, contractors, employees, successors, and assigns.

N. Disclosures. Upon the Village’s request, Developer will provide a list of all entities owning a greater than one percent (1%) interest in Developer. Developer will update this information at the request of the Village. Based in part on the information provided by Developer and in part on information from the Village’s independent investigation, the Village will affirm that its Corporate Authorities, and all appropriate Village elected and appointed officials, officers, employees, agents and representatives of the Village have or will comply with the disclosure and

conflict-of-interest provisions of the Public Officer Prohibited Activities Act (50 ILCS 105/3), the Act, and the Illinois Governmental Ethics Act (5 ILCS 420).

O. Authority to Execute. The Village hereby warrants and represents to the Developer that the Persons executing this Agreement on its behalf have been properly authorized to do so by the Corporate Authorities. The Developer hereby warrants and represents to the Village that it has the full and complete right, power, and authority to enter into this Agreement and to agree to the terms, provisions, and conditions set forth in this Agreement and to bind the Subject Property as set forth in this Agreement, that all legal actions needed to authorize the execution, delivery, and performance of this Agreement have been taken, and that neither the execution of this Agreement nor the performance of the obligations assumed by the Developer will (a) result in a breach or default under any agreement to which the Developer is a party or to which it or the Subject Property is bound or (b) violate any statute, law, restriction, court order, or agreement to which the Developer or the Subject Property are subject.

P. Standard of Performance. Developer's performance pursuant to this Agreement shall exhibit the same level of care, competence, judgment, and diligence that is reasonably expected of a real estate development firm in the Chicago Metropolitan Statistical Area that has experience which developments that are equally and more complex than the Development. The Development shall be constructed in a good and workmanlike manner and in compliance with (a) all Village ordinances, rules, and regulations; and (b) this Agreement. All improvements associated with the Development or the Subject Property shall be new and of the best grade of their respective kinds for their intended purpose.

Q. No Third Party Beneficiaries. Nothing herein, express or implied, is intended to or shall confer upon any other person, entity, company, or organization, any legal or equitable right, benefit or remedy of any nature whatsoever under or by reason of this Agreement.

R. Recording. After the Developer has paid to the Village the amounts due pursuant to Section 9 of this Agreement and the Developer has paid to the Village an amount sufficient to cover the cost of recording this Agreement, all necessary ordinances, plats, and other instruments, the Village shall promptly cause this Agreement to be recorded in the office of the Recorder of DuPage County.

S. Counterparts. This Agreement may be executed in counterpart, each of which shall constitute an original document, which together shall constitute one and the same instrument.

T. Freedom of Information Act. Developer agrees to maintain, without charge, all records and documents concerning or relating to this Agreement, the Subject Property, the Development, and the Village in accordance with the Freedom of Information Act ("**FOIA**") 5 ILCS 140/1, *et seq.* Upon the Village's request, the Developer shall produce all records requested by the Village within the timeframe requested by the Village, and if additional time is needed to compile the requested records, the Developer shall promptly notify the Village. In the event that either party is found to have not complied with FOIA due to the other party's failure to produce documents or otherwise appropriately respond to a request under the Act, then the party failing to produce and/or respond shall indemnify and hold harmless the other party, and pay all amounts determined to be due, including, but not limited to, fines, costs, attorneys' fees and penalties

U. Force Majeure. Whenever any performance that is required hereunder shall be delayed at any time by Force Majeure, then the party excused from performance shall be excused from performance: 1) only after delivery of notice to the other party, which notice shall identify the nature of the Force Majeure event and the anticipated duration of the delay due to the Force Majeure event; 2) only during the duration of the Force Majeure event; and 3) only so long as the party whose performance is impaired continues to take reasonable steps to mitigate the effect of the Force Majeure Event and to substantially perform despite the occurrence of the Force Majeure Event.

[Signature Pages Follow]

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed on the date first above written.

ATTEST:

AVERE ON DUANE, L.L.C., an Illinois
limited liability company

By: _____
Its: _____

By: _____
Its: _____

ATTEST:

VILLAGE OF GLEN ELLYN, an Illinois
municipal corporation

By: _____
Its: _____

By: _____
Its: _____

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS.
 COUNTY OF DUPAGE)

This instrument was acknowledged before me on _____, 2018,
 by **DIANE MCGINLEY**, the President of the **VILLAGE OF GLEN ELLYN**, an Illinois
 municipal corporation, and by **JOHN CHERESKIN**, the Village Clerk of said municipal
 corporation.

 Signature of Notary

SEAL

My Commission expires:

STATE OF ILLINOIS)
) SS.
 COUNTY OF _____)

The foregoing instrument was acknowledged before me on
 _____ 2018, by _____ the _____ and
 _____ the _____ of **AVERE ON DUANE, L.L.C.**, an Illinois limited
 liability company, as their free and voluntary act in their capacities as officers of said company for
 the uses and purposes herein.

 Signature of Notary

SEAL

My Commission expires:

Exhibit List:

- A. Subject Property depiction
- B. Subject Property legal description
- C. Development plans (Exs. C1-C8)
- D. Public improvements
- E. Zoning entitlement ordinance
- F. Construction schedule
- G. Construction site rules of conduct
- H. Debt / equity schedule
- I. TIF eligible costs
- J. Certificate of TIF reimbursable project costs
- K. Budget
- L. Irrevocable standby letter of credit
- M. Transferee assumption agreement

4838-1963-1469, v. 1

**DUANE STREET DRAINAGE ANALYSIS MEMORANDUM**

To: Rich Daubert, P.E.
Village of Glen Ellyn

Cc: Warren James
REVA Development Acquisitions, LLC

From: Kim Lask, P.E., PTOE, CFM

Date: August 16, 2018
Revised March 12, 2019
Revised April 22, 2019

Subject: Avere on Duane, Glen Ellyn, IL
HE Project No.: 17-189

REVISION NOTE

The Duane Street Drainage Analysis was revised per review comments from the Village of Glen Ellyn dated April 11, 2019.

INTRODUCTION

This memorandum was prepared to evaluate Duane Street drainage between Prospect Avenue and Melrose Street adjacent to the proposed Avere on Duane multi-family residential development. The Avere on Duane development consists of a new multi-family residential building with below ground parking garage, parking lot, and related utilities.

There is an existing depressional area on Duane Street that has experienced flooding in the past during high intensity rains. The purpose of this report is to summarize the hydrologic and hydraulic analyses and to identify the 100-year base flood elevation (BFE) on Duane Street. The BFE will be used as a basis for determining the sidewalk elevation adjacent to the ramp down to the parking garage to protect from stormwater inundation.

The project is located in part of Section 10 and 11, Township 39 North, Range 10 East, Village of Glen Ellyn, DuPage County, Illinois.



EXISTING CONDITIONS

Regional topographic mapping was provided by DuPage County 2014 2' contours, and the onsite topographic survey was prepared by Haeger Engineering on Jan. 9, 2018. The "Village of Glen Ellyn Stormwater Master Plan Update" and the "Hydrologic and Hydraulic Study for Lake Ellyn" prepared by Rezek, Henry, Meisenheimer and Gende, Inc. (RHMG) dated May 2000 and April 2012, respectively, were used as a basis to determine tributary drainage areas and regional storm sewer routing.

The main 36" storm sewer trunk line starts just south of Hill Avenue and runs north down Lorraine Street to Duane Street. The 42" Duane Street storm sewer runs east to Glenwood Avenue, turns north and runs under the railroad tracks, then heads northeast to Lake Ellyn. The 24" and 27" lateral pipes that run north at Prospect Avenue which drain stormwater from Duane Street have also been included in the stormwater modeling.

Tributary areas upstream of the proposed development were based on an analysis of the contours derived from the County map and the topographic survey. Drainage areas were separated taking into account storm sewer routing and points of overflow.

The analysis was divided into six drainage areas. Drainage areas DA-1, DA-2, and DA-3 are tributary to the storm sewer trunk system and overflow to Duane Street during high intensity rains. Drainage area DA-4 includes 48.2 acres that is tributary to the storm sewer trunk system. The modeled DA-4 pond is a catch basin that merges the flow from the 10" pipe from DA-5, the 8" pipe from DA-6, and the rest of the upstream storm sewer system. Overflow from DA-4 bubbles up through the structure grate and then flows along the road to the west. The DA-5 depression enters into a 10" pipe towards the storm sewer trunk system and has an overflow to Lorraine Street. The DA-6 depression enters into an 8" pipe towards the storm sewer trunk system and has an overflow to Traver Street. The tributary areas were evaluated and are indicated on the Existing Conditions Drainage Exhibit attached to this memorandum and summarized below in *Table 1*.

Table 1 – Summary of Drainage Areas

	Tributary Area (ac.)	Curve Number	Time of Concentration (min.)	Storage Volume (ac.ft.)	Overflow Elevation (ft.)
DA-1	52.726	84.0	60	0.301	748.0 +/-
DA-2	3.275	84.0	10	0.421	745.1 +/-
DA-3	22.770	84.0	20	1.049	751.0 +/-
DA-4	48.150	84.0	60	0.007	769.3 +/-
DA-5	17.723	84.0	30	7.013	772.0 +/-
DA-6	20.050	84.0	30	9.445	769.9 +/-

As previously stated, there is an existing depressional area on Duane Street that experiences flooding during high intensity rains. The lowest inlet on Duane Street is at elevation 741.25 and the overflow



occurs in the swale along the railroad tracks at elevation 748.0+/- as shown on the Existing Conditions Drainage Exhibit. Village staff has indicated that flooding limits are around elevation 742.0+/- as observed from previous flooding events.

DRAINAGE CALCULATIONS / STORMWATER MODEL

Bentley PondPack V8i stormwater modeling software with Bulletin 70 and Huff rainfall distribution was used to calculate the 100-year BFE of Duane Street adjacent to the proposed development. The runoff curve number was used to determine rainfall losses. An impervious area of 40% was assumed for the study and is based on the existing land coverage which results in a curve number of 84.0. This is comparable to the assumptions in the RHMG studies.

Depressional areas within each sub-area were added to the model as basins, and overflow elevations were assumed based on available topographic information. The location of the depressional areas can be seen on the Existing Conditions Drainage Exhibit. The 42" Duane Street outfall storm sewer was assumed to be flowing full. The inside of pipe crown elevation of 734.97 of the 42" outfall storm sewer was used as the tailwater elevation for the model's outfall. As previously stated, the depressional area on Duane Street was evaluated to determine the BFE adjacent to the development.

A critical duration analysis of the system was prepared evaluating the 100-year storm event from 5 minutes to 10-days to determine the worst-case duration. Based on the PondPack model, the critical storm occurs during the 100-year 2-hour storm event. The peak elevation on Duane Street is at elevation 742.76 with a discharge of 197.62 cfs. **Table 2** summarizes the peak discharge results.

Table 2 – Critical Duration Peak Discharge / Elevation Summary

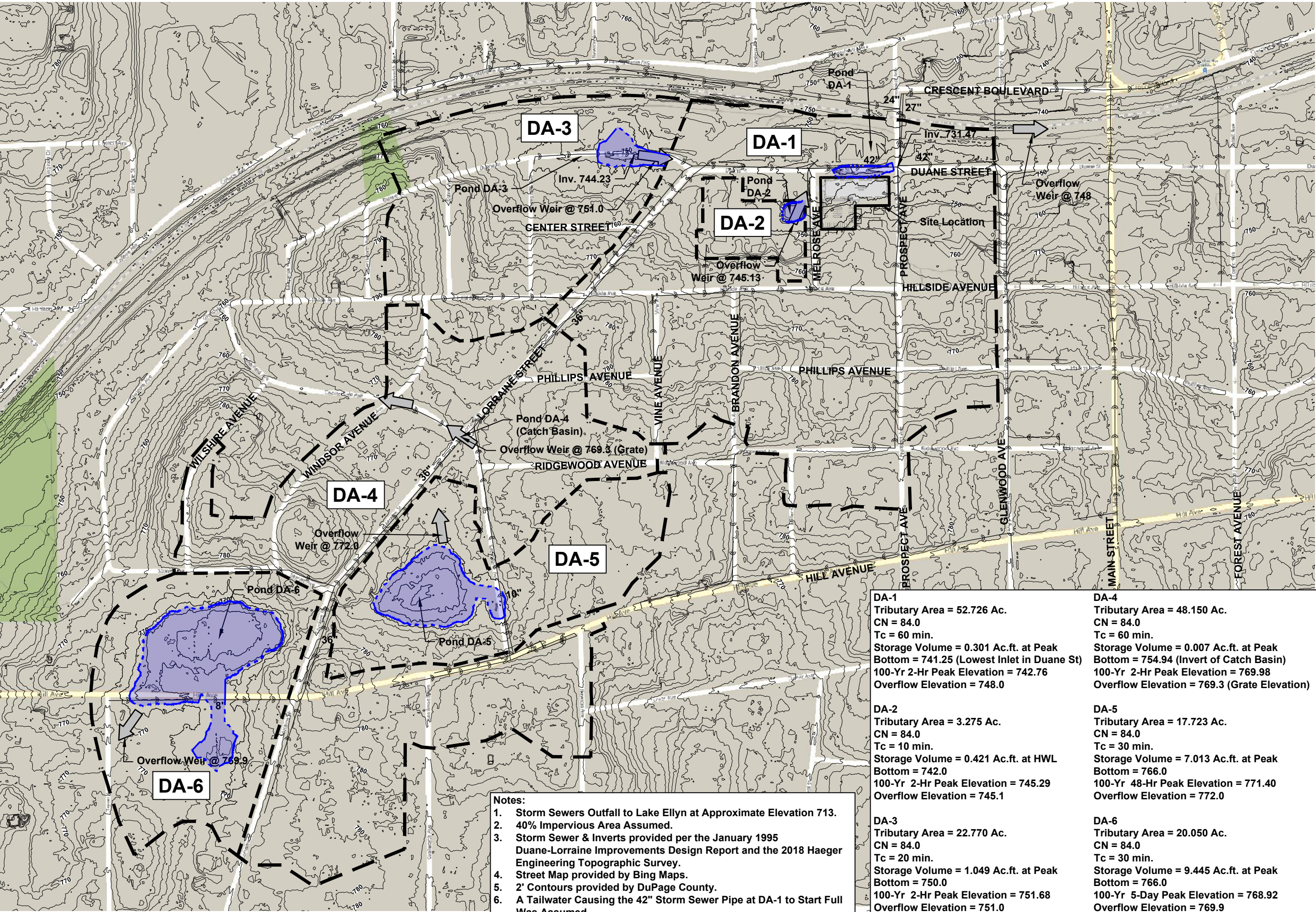
	Peak Discharge (cfs)	Peak Elevation (ft.)
DA-1	197.62	742.76
DA-2	2.96	745.29
DA-3	48.13	751.68
DA-4	87.06	769.98
DA-5	2.15	771.40
DA-6	1.31	768.92

CONCLUSION

The analysis was conducted to identify the 100-year BFE on Duane Street adjacent to the Avere on Duane development. The results of the analysis indicate a 100-year BFE of 742.76 on Duane Street. It is recommended that a factor of safety of 15" above the BFE, or elevation 744.00, be used as the sidewalk elevation adjacent to the ramp down to the parking garage to protect from stormwater inundation.

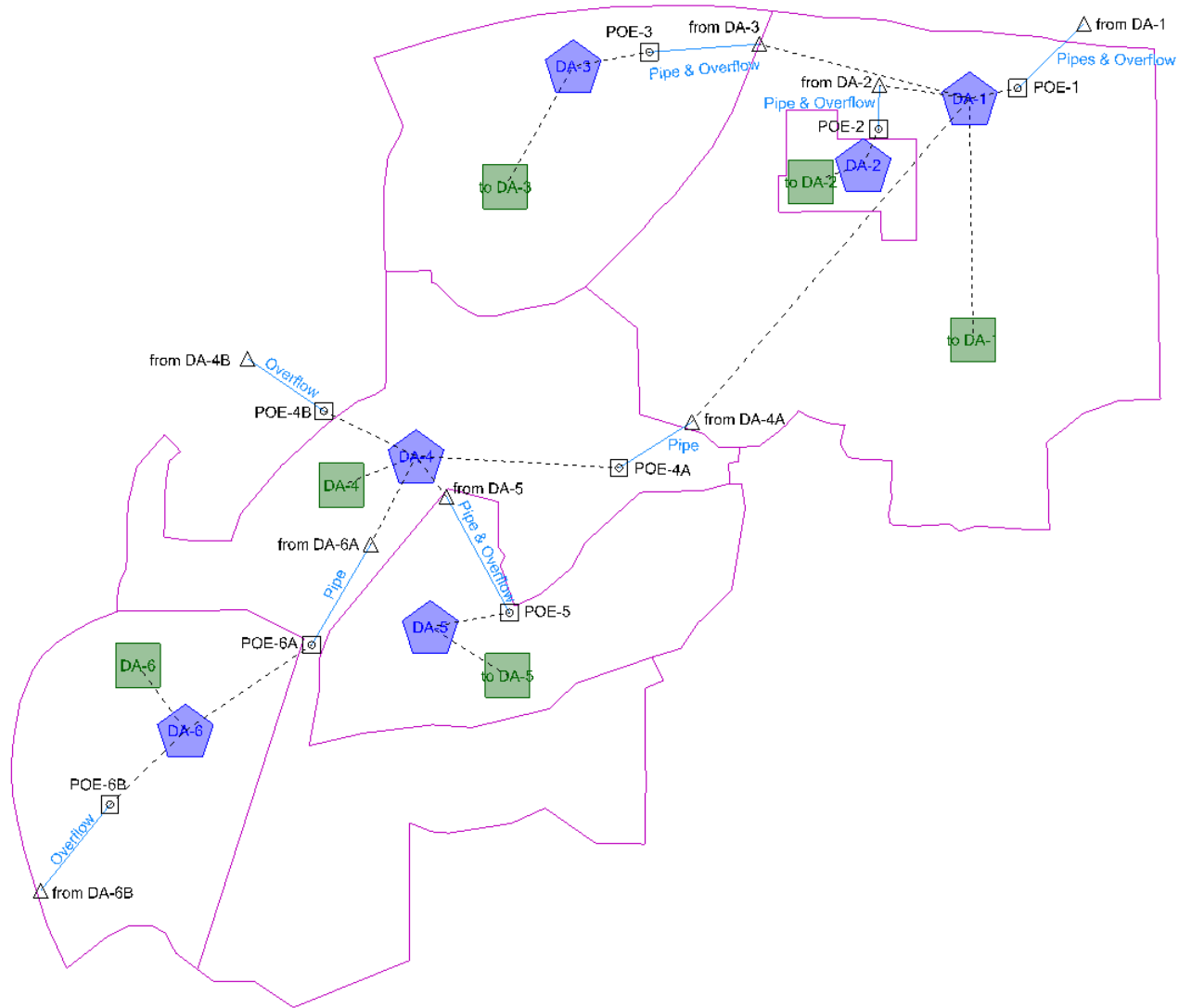


Exhibits





PondPack Model / Calculations



EXISTING CONDITIONS MODEL
100-Year Critical Duration Storm Events

100-YEAR CRITICAL DURATION ANALYSIS - EXISTING CONDITIONS

HAEGER ENGINEERING, LLC
consulting engineers and land surveyors

Project: Avere on Duane
Location: Glen Ellyn, Illinois
Project #: 17-189

Prepared: DJV
Reviewed: KL
Date: 08/13/18
Revised: 03/12/19
Revised: 04/22/19

Flow Analysis:

Flow	Pond Pack Results	5min, 100 year Storm Event	10min, 100 year Storm Event	15min, 100 year Storm Event	30min, 100 year Storm Event	1hr, 100 year Storm Event	2hr, 100 year Storm Event	3hr, 100 year Storm Event	6hr, 100 year Storm Event	12hr, 100 year Storm Event	18hr, 100 year Storm Event	24hr, 100 year Storm Event	48hr, 100 year Storm Event	72hr, 100 year Storm Event	5day, 100 year Storm Event	10day, 100 year Storm Event	Critical Event
DA-1 (IN)	Q Peak (cfs)	14.48	77.08	105.45	171.49	195.55	205.00	192.13	161.16	126.13	109.74	96.24	55.44	41.28	29.49	17.98	205.00
DA-2 (IN)	Q Peak (cfs)	2.37	8.41	10.84	13.07	12.37	9.70	8.19	6.35	3.64	3.01	2.49	1.36	0.98	0.68	0.38	13.07
DA-3 (IN)	Q Peak (cfs)	8.60	36.40	50.45	67.03	69.38	61.57	49.64	37.74	24.94	20.86	17.27	9.45	6.84	4.71	2.66	69.38
DA-4 (IN)	Q Peak (cfs)	6.22	27.83	41.37	68.37	82.70	87.26	79.20	62.21	50.70	45.24	38.86	23.13	17.69	13.20	8.78	87.26
DA-4	Q Peak (cfs)	6.22	27.83	41.37	68.37	82.70	87.26	79.20	62.21	49.59	42.04	35.62	19.85	14.42	9.95	5.62	87.26
DA-5 (IN)	Q Peak (cfs)	4.51	19.96	28.93	41.05	45.09	42.77	36.24	26.18	19.07	16.11	13.41	7.35	5.32	3.67	2.07	45.09
DA-6 (IN)	Q Peak (cfs)	5.11	22.59	32.73	46.43	51.01	48.39	41.00	29.61	21.57	18.23	15.17	8.31	6.02	4.15	2.34	51.01
DA-6	Q Peak (cfs)	5.11	22.59	32.73	46.43	51.01	48.39	41.00	29.61	21.57	18.23	15.17	8.31	6.02	4.15	2.34	51.01
from DA-1	Q Peak (cfs)	14.43	76.92	105.01	171.41	190.52	197.62	188.76	161.03	126.00	109.72	96.24	55.44	41.28	29.49	17.98	197.62
from DA-4B	Q Peak (cfs)	0.00	0.00	0.00	0.49	16.11	21.26	12.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.26
from DA-6B	Q Peak (cfs)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
to DA-1	Q Peak (cfs)	6.82	30.47	45.30	74.87	90.56	95.55	86.72	68.12	54.31	46.03	39.01	21.74	15.79	10.90	6.16	95.55
to DA-2	Q Peak (cfs)	2.37	8.41	10.84	13.07	12.37	9.70	8.19	6.35	3.64	3.01	2.49	1.36	0.98	0.68	0.38	13.07
to DA-3	Q Peak (cfs)	8.60	36.40	50.45	67.03	69.38	61.57	49.64	37.74	24.94	20.86	17.27	9.45	6.84	4.71	2.66	69.38
to DA-5	Q Peak (cfs)	4.51	19.96	28.93	41.05	45.09	42.77	36.24	26.18	19.07	16.11	13.41	7.35	5.32	3.67	2.07	45.09

Basin Analysis:

Basin	Pond Pack Results	5min, 100 year Storm Event	10min, 100 year Storm Event	15min, 100 year Storm Event	30min, 100 year Storm Event	1hr, 100 year Storm Event	2hr, 100 year Storm Event	3hr, 100 year Storm Event	6hr, 100 year Storm Event	12hr, 100 year Storm Event	18hr, 100 year Storm Event	24hr, 100 year Storm Event	48hr, 100 year Storm Event	72hr, 100 year Storm Event	5day, 100 year Storm Event	10day, 100 year Storm Event	Critical Event
DA-1	Storage (acft)	0.003	0.005	0.006	0.009	0.149	0.301	0.109	0.008	0.007	0.006	0.006	0.004	0.004	0.004	0.003	0.301
	Elevation (ft)	735.02	736.57	738.28	741.06	742.30	742.76	742.18	740.41	739.10	738.43	737.75	735.73	735.41	735.28	735.04	742.76
	Discharge (cfs)	14.43	76.92	105.01	171.41	190.52	197.62	188.76	161.03	126.00	109.72	96.24	55.44	41.28	29.49	17.98	197.62
DA-2	Storage (acft)	0.011	0.103	0.162	0.286	0.397	0.421	0.420	0.402	0.345	0.276	0.224	0.074	0.012	0.001	0.000	0.421
	Elevation (ft)	742.10	743.01	743.60	744.49	745.15	745.29	745.28	745.18	744.84	744.43	744.12	742.72	742.11	741.62	741.31	745.29
	Discharge (cfs)	0.95	1.32	1.51	1.76	1.89	2.93	2.96	2.02	1.85	1.75	1.66	1.22	0.96	0.68	0.38	2.96
DA-3	Storage (acft)	0.000	0.259	0.581	0.954	1.036	1.049	0.987	0.844	0.661	0.318	0.018	0.000	0.000	0.000	0.000	1.049
	Elevation (ft)	746.05	750.67	751.20	751.58	751.67	751.68	751.62	751.47	751.28	750.83	750.05	746.18	745.84	745.54	745.21	751.68
	Discharge (cfs)	8.23	18.62	20.02	39.22	47.39	48.13	40.90	29.12	20.56	17.64	17.02	9.45	6.84	4.71	2.66	48.13
DA-4	Storage (acft)	0.000	0.000	0.000	0.002	0.007	0.007	0.006	0.001	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.007
	Elevation (ft)	755.58	757.18	757.98	769.45	769.91	769.98	769.86	764.78	758.40	758.19	757.80	756.81	756.50	756.22	755.82	769.98
	Discharge (cfs)	6.20	27.81	41.17	67.58	82.30	87.06	79.04	62.14	50.45	45.23	38.85	23.13	17.69	13.20	8.78	87.06
DA-5	Storage (acft)	0.170	0.768	1.151	1.999	2.936	3.950	4.334	5.063	5.863	6.293	6.657	7.013	6.517	5.388	3.601	7.013
	Elevation (ft)	766.37	767.68	768.19	768.84	769.57	770.18	770.34	770.62	770.94	771.11	771.26	771.40	771.20	770.75	770.05	771.40
	Discharge (cfs)	0.00	0.00	0.00	0.00	0.00	1.96	1.98	2.03	2.07	2.10	2.12	2.15	2.11	2.05	1.93	2.15
DA-6	Storage (acft)	0.192	0.869	1.302	2.261	3.321	4.591	5.093	6.118	7.255	7.797	8.480	9.220	9.435	9.445	7.078	9.445
	Elevation (ft)	766.08	766.38	766.58	767.00	767.47	768.01	768.11	768.30	768.51	768.61	768.74	768.88	768.92	768.92	768.48	768.92
	Discharge (cfs)	0.00	0.00	0.00	0.00	0.00	1.23	1.23	1.25	1.27	1.27	1.29	1.30	1.31	1.31	1.27	1.31

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Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft ³ /s)
to DA-5	10d 100y	100	13.500	204.000	2.07
to DA-5	5m100y	100	0.170	0.350	4.51
to DA-5	10m100y	100	0.768	0.400	19.96
to DA-5	15m100y	100	1.151	0.400	28.93
to DA-5	30m100y	100	1.999	0.500	45.09
to DA-5	1h100y	100	2.936	0.550	45.09
to DA-5	2h100y	100	4.120	0.700	42.77
to DA-5	3h100y	100	4.628	0.850	36.24
to DA-5	6h100y	100	5.757	0.950	26.18
to DA-5	12h100y	100	7.017	5.000	19.07
to DA-5	18h100y	100	7.549	11.700	16.11
to DA-5	24h100y	100	8.408	15.600	13.41
to DA-5	72h100y	100	10.112	61.200	5.32
to DA-5	48h100y	100	9.229	40.800	7.35
to DA-5	5d 100y	100	11.801	102.000	3.67
to DA-1	10d 100y	100	40.163	204.000	6.16
to DA-1	5m100y	100	0.505	0.650	6.82
to DA-1	10m100y	100	2.286	0.650	30.47
to DA-1	15m100y	100	3.425	0.700	45.30
to DA-1	30m100y	100	5.946	0.800	74.87
to DA-1	1h100y	100	8.734	0.950	90.56
to DA-1	2h100y	100	12.257	1.100	95.55
to DA-1	3h100y	100	13.768	1.200	86.72
to DA-1	6h100y	100	17.127	1.600	68.12
to DA-1	12h100y	100	20.877	5.600	54.31
to DA-1	18h100y	100	22.459	11.850	46.03
to DA-1	24h100y	100	25.013	15.700	39.01
to DA-1	72h100y	100	30.082	61.200	15.79
to DA-1	48h100y	100	27.457	40.950	21.74
to DA-1	5d 100y	100	35.108	102.000	10.90
to DA-3	10d 100y	100	17.345	203.950	2.66
to DA-3	5m100y	100	0.217	0.250	8.60
to DA-3	10m100y	100	0.985	0.300	36.40
to DA-3	15m100y	100	1.479	0.300	50.45
to DA-3	30m100y	100	2.569	0.350	67.03
to DA-3	1h100y	100	3.775	0.450	69.38
to DA-3	2h100y	100	5.295	0.550	61.57
to DA-3	3h100y	100	5.949	0.700	49.64
to DA-3	6h100y	100	7.396	0.750	37.74
to DA-3	12h100y	100	9.016	4.900	24.94
to DA-3	18h100y	100	9.699	11.700	20.86
to DA-3	24h100y	100	10.802	15.600	17.27
to DA-3	72h100y	100	12.991	61.150	6.84
to DA-3	48h100y	100	11.857	40.800	9.45
to DA-3	5d 100y	100	15.162	101.950	4.71

17189-Existing Conditions.ppc
4/22/2019

Bentley Systems, Inc. Haestad Methods Solution Center
27 Siemon Company Drive Suite 200 W
Watertown, CT 06795 USA +1-203-755-1666

Bentley PondPack V8i
[08.11.01.56]
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Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft ³ /s)
to DA-2	10d 100y	100	2.495	203.950	0.38
to DA-2	5m100y	100	0.031	0.150	2.37
to DA-2	10m100y	100	0.142	0.200	8.41
to DA-2	15m100y	100	0.213	0.200	10.84
to DA-2	30m100y	100	0.370	0.250	13.07
to DA-2	1h100y	100	0.543	0.300	12.37
to DA-2	2h100y	100	0.761	0.350	9.70
to DA-2	3h100y	100	0.855	0.400	8.19
to DA-2	6h100y	100	1.064	0.650	6.35
to DA-2	12h100y	100	1.297	4.800	3.64
to DA-2	18h100y	100	1.395	11.700	3.01
to DA-2	24h100y	100	1.554	15.550	2.49
to DA-2	72h100y	100	1.868	61.150	0.98
to DA-2	48h100y	100	1.705	40.800	1.36
to DA-2	5d 100y	100	2.181	101.950	0.68
DA-6	10d 100y	100	15.273	204.000	2.34
DA-6	5m100y	100	0.192	0.350	5.11
DA-6	10m100y	100	0.869	0.400	22.59
DA-6	15m100y	100	1.302	0.400	32.73
DA-6	30m100y	100	2.261	0.500	46.43
DA-6	1h100y	100	3.322	0.550	51.01
DA-6	2h100y	100	4.661	0.700	48.39
DA-6	3h100y	100	5.236	0.850	41.00
DA-6	6h100y	100	6.513	0.950	29.61
DA-6	12h100y	100	7.939	5.000	21.57
DA-6	18h100y	100	8.540	11.700	18.23
DA-6	24h100y	100	9.512	15.600	15.17
DA-6	72h100y	100	11.439	61.200	6.02
DA-6	48h100y	100	10.441	40.800	8.31
DA-6	5d 100y	100	13.350	102.000	4.15
DA-4	10d 100y	100	36.677	204.000	5.62
DA-4	5m100y	100	0.461	0.650	6.22
DA-4	10m100y	100	2.087	0.650	27.83
DA-4	15m100y	100	3.127	0.700	41.37
DA-4	30m100y	100	5.430	0.800	68.37
DA-4	1h100y	100	7.976	0.950	82.70
DA-4	2h100y	100	11.193	1.100	87.26
DA-4	3h100y	100	12.573	1.200	79.20
DA-4	6h100y	100	15.640	1.600	62.21
DA-4	12h100y	100	19.065	5.600	49.59
DA-4	18h100y	100	20.510	11.850	42.04
DA-4	24h100y	100	22.842	15.700	35.62
DA-4	72h100y	100	27.471	61.200	14.42
DA-4	48h100y	100	25.074	40.950	19.85
DA-4	5d 100y	100	32.061	102.000	9.95

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Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft ³ /s)
from DA-1	10d 100y	100	119.440	204.000	17.98
from DA-1	5m100y	100	1.359	0.400	14.43
from DA-1	10m100y	100	5.593	0.700	76.92
from DA-1	15m100y	100	8.320	0.750	105.01
from DA-1	30m100y	100	14.383	0.800	171.41
from DA-1	1h100y	100	20.600	1.000	190.52
from DA-1	2h100y	100	31.248	1.200	197.62
from DA-1	3h100y	100	35.937	1.300	188.76
from DA-1	6h100y	100	45.730	1.650	161.03
from DA-1	12h100y	100	55.211	5.650	126.00
from DA-1	18h100y	100	60.804	11.900	109.72
from DA-1	24h100y	100	66.231	15.750	96.24
from DA-1	72h100y	100	79.377	61.250	41.28
from DA-1	48h100y	100	71.251	40.900	55.44
from DA-1	5d 100y	100	124.533	102.000	29.49
from DA-6	10d 100y	100	0.000	0.000	0.00
from DA-6	5m100y	100	0.000	0.000	0.00
from DA-6	10m100y	100	0.000	0.000	0.00
from DA-6	15m100y	100	0.000	0.000	0.00
from DA-6	30m100y	100	0.000	0.000	0.00
from DA-6	1h100y	100	0.000	0.000	0.00
from DA-6	2h100y	100	0.000	0.000	0.00
from DA-6	3h100y	100	0.000	0.000	0.00
from DA-6	6h100y	100	0.000	0.000	0.00
from DA-6	12h100y	100	0.000	0.000	0.00
from DA-6	18h100y	100	0.000	0.000	0.00
from DA-6	24h100y	100	0.000	0.000	0.00
from DA-6	72h100y	100	0.000	0.000	0.00
from DA-6	48h100y	100	0.000	0.000	0.00
from DA-6	5d 100y	100	0.000	0.000	0.00
from DA-4	10d 100y	100	0.000	0.000	0.00
from DA-4	5m100y	100	0.000	0.000	0.00
from DA-4	10m100y	100	0.000	0.000	0.00
from DA-4	15m100y	100	0.000	0.000	0.00
from DA-4	30m100y	100	0.003	0.850	0.49
from DA-4	1h100y	100	0.518	1.000	16.11
from DA-4	2h100y	100	0.887	1.100	21.26
from DA-4	3h100y	100	0.504	1.250	12.82
from DA-4	6h100y	100	0.000	0.000	0.00
from DA-4	12h100y	100	0.000	0.000	0.00
from DA-4	18h100y	100	0.000	0.000	0.00
from DA-4	24h100y	100	0.000	0.000	0.00
from DA-4	72h100y	100	0.000	0.000	0.00
from DA-4	48h100y	100	0.000	0.000	0.00
from DA-4	5d 100y	100	0.000	0.000	0.00

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Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft ³ /s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-5 (IN)	10d 100y	100	13.500	204.000	2.07	(N/A)	(N/A)
DA-5 (OUT)	10d 100y	100	10.091	193.300	1.93	770.05	3.601
DA-5 (IN)	5m100y	100	0.170	0.350	4.51	(N/A)	(N/A)
DA-5 (OUT)	5m100y	100	0.000	0.000	0.00	766.37	0.170
DA-5 (IN)	10m100y	100	0.768	0.400	19.96	(N/A)	(N/A)
DA-5 (OUT)	10m100y	100	0.000	0.000	0.00	767.68	0.768
DA-5 (IN)	15m100y	100	1.151	0.400	28.93	(N/A)	(N/A)
DA-5 (OUT)	15m100y	100	0.000	0.000	0.00	768.19	1.151
DA-5 (IN)	30m100y	100	1.999	0.500	41.05	(N/A)	(N/A)
DA-5 (OUT)	30m100y	100	0.000	0.000	0.00	768.84	1.999
DA-5 (IN)	1h100y	100	2.936	0.550	45.09	(N/A)	(N/A)
DA-5 (OUT)	1h100y	100	0.000	0.000	0.00	769.57	2.936
DA-5 (IN)	2h100y	100	4.120	0.700	42.77	(N/A)	(N/A)
DA-5 (OUT)	2h100y	100	0.711	2.200	1.96	770.18	3.950
DA-5 (IN)	3h100y	100	4.628	0.850	36.24	(N/A)	(N/A)
DA-5 (OUT)	3h100y	100	1.219	3.500	1.98	770.34	4.334
DA-5 (IN)	6h100y	100	5.757	0.950	26.18	(N/A)	(N/A)
DA-5 (OUT)	6h100y	100	2.348	6.450	2.03	770.62	5.063
DA-5 (IN)	12h100y	100	7.017	5.000	19.07	(N/A)	(N/A)
DA-5 (OUT)	12h100y	100	3.060	12.300	2.07	770.94	5.863
DA-5 (IN)	18h100y	100	7.549	11.700	16.11	(N/A)	(N/A)
DA-5 (OUT)	18h100y	100	4.115	18.350	2.10	771.11	6.293
DA-5 (IN)	24h100y	100	8.408	15.600	13.41	(N/A)	(N/A)
DA-5 (OUT)	24h100y	100	3.706	24.300	2.12	771.26	6.657
DA-5 (IN)	72h100y	100	10.112	61.200	5.32	(N/A)	(N/A)
DA-5 (OUT)	72h100y	100	4.194	72.300	2.11	771.20	6.517
DA-5 (IN)	48h100y	100	9.229	40.800	7.35	(N/A)	(N/A)
DA-5 (OUT)	48h100y	100	3.158	48.400	2.15	771.40	7.013
DA-5 (IN)	5d 100y	100	11.801	102.000	3.67	(N/A)	(N/A)
DA-5 (OUT)	5d 100y	100	8.392	120.150	2.05	770.75	5.388
DA-3 (IN)	10d 100y	100	17.345	203.950	2.66	(N/A)	(N/A)
DA-3 (OUT)	10d 100y	100	17.345	203.950	2.66	745.21	0.000
DA-3 (IN)	5m100y	100	0.217	0.250	8.60	(N/A)	(N/A)
DA-3 (OUT)	5m100y	100	0.027	0.300	8.23	746.05	0.000
DA-3 (IN)	10m100y	100	0.985	0.300	36.40	(N/A)	(N/A)
DA-3 (OUT)	10m100y	100	0.985	0.400	18.62	750.67	0.250
DA-3 (IN)	15m100y	100	1.479	0.300	50.45	(N/A)	(N/A)
DA-3 (OUT)	15m100y	100	1.479	0.500	20.02	751.20	0.581
DA-3 (IN)	30m100y	100	2.569	0.350	67.03	(N/A)	(N/A)
DA-3 (OUT)	30m100y	100	2.569	0.600	39.22	751.58	0.954
DA-3 (IN)	1h100y	100	3.775	0.450	69.38	(N/A)	(N/A)
DA-3 (OUT)	1h100y	100	3.775	0.650	47.39	751.67	1.036
DA-3 (IN)	2h100y	100	5.295	0.550	61.57	(N/A)	(N/A)

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Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft ³ /s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-3 (OUT)	2h100y	100	5.295	0.800	48.13	751.68	1.049
DA-3 (IN)	3h100y	100	5.949	0.700	49.64	(N/A)	(N/A)
DA-3 (OUT)	3h100y	100	5.949	1.000	40.90	751.62	0.987
DA-3 (IN)	6h100y	100	7.396	0.750	37.74	(N/A)	(N/A)
DA-3 (OUT)	6h100y	100	7.396	1.550	29.12	751.47	0.844
DA-3 (IN)	12h100y	100	9.016	4.900	24.94	(N/A)	(N/A)
DA-3 (OUT)	12h100y	100	9.016	5.650	20.56	751.28	0.661
DA-3 (IN)	18h100y	100	9.699	11.700	20.86	(N/A)	(N/A)
DA-3 (OUT)	18h100y	100	9.699	10.450	17.64	750.83	0.318
DA-3 (IN)	24h100y	100	10.802	15.600	17.27	(N/A)	(N/A)
DA-3 (OUT)	24h100y	100	10.802	15.100	17.02	750.05	0.018
DA-3 (IN)	72h100y	100	12.991	61.150	6.84	(N/A)	(N/A)
DA-3 (OUT)	72h100y	100	12.991	61.200	6.84	745.84	0.000
DA-3 (IN)	48h100y	100	11.857	40.800	9.45	(N/A)	(N/A)
DA-3 (OUT)	48h100y	100	11.857	40.800	9.45	746.18	0.000
DA-3 (IN)	5d 100y	100	15.162	101.950	4.71	(N/A)	(N/A)
DA-3 (OUT)	5d 100y	100	15.162	102.000	4.71	745.54	0.000
DA-2 (IN)	10d 100y	100	2.495	203.950	0.38	(N/A)	(N/A)
DA-2 (OUT)	10d 100y	100	2.495	203.950	0.38	741.31	0.000
DA-2 (IN)	5m100y	100	0.031	0.150	2.37	(N/A)	(N/A)
DA-2 (OUT)	5m100y	100	0.031	0.250	0.95	742.10	0.011
DA-2 (IN)	10m100y	100	0.142	0.200	8.41	(N/A)	(N/A)
DA-2 (OUT)	10m100y	100	0.142	0.350	1.32	743.01	0.103
DA-2 (IN)	15m100y	100	0.213	0.200	10.84	(N/A)	(N/A)
DA-2 (OUT)	15m100y	100	0.213	0.450	1.51	743.60	0.162
DA-2 (IN)	30m100y	100	0.370	0.250	13.07	(N/A)	(N/A)
DA-2 (OUT)	30m100y	100	0.370	0.650	1.76	744.49	0.286
DA-2 (IN)	1h100y	100	0.543	0.300	12.37	(N/A)	(N/A)
DA-2 (OUT)	1h100y	100	0.543	1.350	1.89	745.15	0.397
DA-2 (IN)	2h100y	100	0.761	0.350	9.70	(N/A)	(N/A)
DA-2 (OUT)	2h100y	100	0.761	1.150	2.93	745.29	0.421
DA-2 (IN)	3h100y	100	0.855	0.400	8.19	(N/A)	(N/A)
DA-2 (OUT)	3h100y	100	0.855	1.550	2.96	745.28	0.420
DA-2 (IN)	6h100y	100	1.064	0.650	6.35	(N/A)	(N/A)
DA-2 (OUT)	6h100y	100	1.064	2.800	2.02	745.18	0.402
DA-2 (IN)	12h100y	100	1.297	4.800	3.64	(N/A)	(N/A)
DA-2 (OUT)	12h100y	100	1.297	6.700	1.85	744.84	0.345
DA-2 (IN)	18h100y	100	1.395	11.700	3.01	(N/A)	(N/A)
DA-2 (OUT)	18h100y	100	1.395	12.750	1.75	744.43	0.276
DA-2 (IN)	24h100y	100	1.554	15.550	2.49	(N/A)	(N/A)
DA-2 (OUT)	24h100y	100	1.554	16.850	1.66	744.12	0.224
DA-2 (IN)	72h100y	100	1.868	61.150	0.98	(N/A)	(N/A)
DA-2 (OUT)	72h100y	100	1.868	61.300	0.96	742.11	0.012

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Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft ³ /s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-2 (IN)	48h100y	100	1.705	40.800	1.36	(N/A)	(N/A)
DA-2 (OUT)	48h100y	100	1.705	43.250	1.22	742.72	0.074
DA-2 (IN)	5d 100y	100	2.181	101.950	0.68	(N/A)	(N/A)
DA-2 (OUT)	5d 100y	100	2.181	102.000	0.68	741.62	0.001
DA-1 (IN)	10d 100y	100	119.446	204.000	17.98	(N/A)	(N/A)
DA-1 (OUT)	10d 100y	100	119.440	204.000	17.98	735.04	0.003
DA-1 (IN)	5m100y	100	1.363	0.350	14.48	(N/A)	(N/A)
DA-1 (OUT)	5m100y	100	1.359	0.400	14.43	735.02	0.003
DA-1 (IN)	10m100y	100	5.597	0.700	77.08	(N/A)	(N/A)
DA-1 (OUT)	10m100y	100	5.593	0.700	76.92	736.57	0.005
DA-1 (IN)	15m100y	100	8.323	0.700	105.45	(N/A)	(N/A)
DA-1 (OUT)	15m100y	100	8.320	0.750	105.01	738.28	0.006
DA-1 (IN)	30m100y	100	14.386	0.800	171.49	(N/A)	(N/A)
DA-1 (OUT)	30m100y	100	14.383	0.800	171.41	741.06	0.009
DA-1 (IN)	1h100y	100	20.603	0.800	195.55	(N/A)	(N/A)
DA-1 (OUT)	1h100y	100	20.600	1.000	190.52	742.30	0.149
DA-1 (IN)	2h100y	100	31.253	1.050	205.00	(N/A)	(N/A)
DA-1 (OUT)	2h100y	100	31.248	1.200	197.62	742.76	0.301
DA-1 (IN)	3h100y	100	35.943	1.200	192.13	(N/A)	(N/A)
DA-1 (OUT)	3h100y	100	35.937	1.300	188.76	742.18	0.109
DA-1 (IN)	6h100y	100	45.736	1.600	161.16	(N/A)	(N/A)
DA-1 (OUT)	6h100y	100	45.730	1.650	161.03	740.41	0.008
DA-1 (IN)	12h100y	100	55.220	5.600	126.13	(N/A)	(N/A)
DA-1 (OUT)	12h100y	100	55.211	5.650	126.00	739.10	0.007
DA-1 (IN)	18h100y	100	60.811	11.900	109.74	(N/A)	(N/A)
DA-1 (OUT)	18h100y	100	60.804	11.900	109.72	738.43	0.006
DA-1 (IN)	24h100y	100	66.241	15.750	96.24	(N/A)	(N/A)
DA-1 (OUT)	24h100y	100	66.231	15.750	96.24	737.75	0.006
DA-1 (IN)	72h100y	100	79.378	61.200	41.28	(N/A)	(N/A)
DA-1 (OUT)	72h100y	100	79.377	61.250	41.28	735.41	0.004
DA-1 (IN)	48h100y	100	71.262	40.850	55.44	(N/A)	(N/A)
DA-1 (OUT)	48h100y	100	71.251	40.900	55.44	735.73	0.004
DA-1 (IN)	5d 100y	100	124.540	102.000	29.49	(N/A)	(N/A)
DA-1 (OUT)	5d 100y	100	124.533	102.000	29.49	735.28	0.004
DA-6 (IN)	10d 100y	100	15.273	204.000	2.34	(N/A)	(N/A)
DA-6 (OUT)	10d 100y	100	9.391	227.600	1.27	768.48	7.078
DA-6 (IN)	5m100y	100	0.192	0.350	5.11	(N/A)	(N/A)
DA-6 (OUT)	5m100y	100	0.000	0.000	0.00	766.08	0.192
DA-6 (IN)	10m100y	100	0.869	0.400	22.59	(N/A)	(N/A)
DA-6 (OUT)	10m100y	100	0.000	0.000	0.00	766.38	0.869
DA-6 (IN)	15m100y	100	1.302	0.400	32.73	(N/A)	(N/A)
DA-6 (OUT)	15m100y	100	0.000	0.000	0.00	766.58	1.302
DA-6 (IN)	30m100y	100	2.261	0.500	46.43	(N/A)	(N/A)

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Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft ³ /s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-6 (OUT)	30m100y	100	0.000	0.000	0.00	767.00	2.261
DA-6 (IN)	1h100y	100	3.322	0.550	51.01	(N/A)	(N/A)
DA-6 (OUT)	1h100y	100	0.000	0.000	0.00	767.47	3.321
DA-6 (IN)	2h100y	100	4.661	0.700	48.39	(N/A)	(N/A)
DA-6 (OUT)	2h100y	100	0.277	2.350	1.23	768.01	4.591
DA-6 (IN)	3h100y	100	5.236	0.850	41.00	(N/A)	(N/A)
DA-6 (OUT)	3h100y	100	0.851	2.550	1.23	768.11	5.093
DA-6 (IN)	6h100y	100	6.513	0.950	29.61	(N/A)	(N/A)
DA-6 (OUT)	6h100y	100	2.084	6.550	1.25	768.30	6.118
DA-6 (IN)	12h100y	100	7.939	5.000	21.57	(N/A)	(N/A)
DA-6 (OUT)	12h100y	100	1.861	10.300	1.27	768.51	7.255
DA-6 (IN)	18h100y	100	8.540	11.700	18.23	(N/A)	(N/A)
DA-6 (OUT)	18h100y	100	2.547	18.500	1.27	768.61	7.797
DA-6 (IN)	24h100y	100	9.512	15.600	15.17	(N/A)	(N/A)
DA-6 (OUT)	24h100y	100	2.227	23.150	1.29	768.74	8.480
DA-6 (IN)	72h100y	100	11.439	61.200	6.02	(N/A)	(N/A)
DA-6 (OUT)	72h100y	100	2.364	71.850	1.31	768.92	9.435
DA-6 (IN)	48h100y	100	10.441	40.800	8.31	(N/A)	(N/A)
DA-6 (OUT)	48h100y	100	1.786	52.550	1.30	768.88	9.220
DA-6 (IN)	5d 100y	100	13.350	102.000	4.15	(N/A)	(N/A)
DA-6 (OUT)	5d 100y	100	8.966	119.300	1.31	768.92	9.445
DA-4 (IN)	10d 100y	100	56.160	204.000	8.78	(N/A)	(N/A)
DA-4 (OUT)	10d 100y	100	59.443	204.000	8.78	755.82	0.000
DA-4 (IN)	5m100y	100	0.461	0.650	6.22	(N/A)	(N/A)
DA-4 (OUT)	5m100y	100	0.609	0.700	6.20	755.58	0.000
DA-4 (IN)	10m100y	100	2.087	0.650	27.83	(N/A)	(N/A)
DA-4 (OUT)	10m100y	100	2.184	0.700	27.81	757.18	0.000
DA-4 (IN)	15m100y	100	3.127	0.700	41.37	(N/A)	(N/A)
DA-4 (OUT)	15m100y	100	3.206	0.700	41.17	757.98	0.000
DA-4 (IN)	30m100y	100	5.430	0.800	68.37	(N/A)	(N/A)
DA-4 (OUT)	30m100y	100	5.504	0.850	67.58	769.45	0.002
DA-4 (IN)	1h100y	100	7.976	0.950	82.70	(N/A)	(N/A)
DA-4 (OUT)	1h100y	100	8.068	1.000	82.30	769.91	0.007
DA-4 (IN)	2h100y	100	12.181	1.100	87.26	(N/A)	(N/A)
DA-4 (OUT)	2h100y	100	13.826	1.100	87.06	769.98	0.007
DA-4 (IN)	3h100y	100	14.643	1.200	79.20	(N/A)	(N/A)
DA-4 (OUT)	3h100y	100	15.875	1.250	79.04	769.86	0.006
DA-4 (IN)	6h100y	100	20.072	1.600	62.21	(N/A)	(N/A)
DA-4 (OUT)	6h100y	100	20.149	1.650	62.14	764.78	0.001
DA-4 (IN)	12h100y	100	23.987	5.750	50.70	(N/A)	(N/A)
DA-4 (OUT)	12h100y	100	24.031	5.800	50.45	758.40	0.000
DA-4 (IN)	18h100y	100	27.171	11.850	45.24	(N/A)	(N/A)
DA-4 (OUT)	18h100y	100	27.258	11.900	45.23	758.19	0.000

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Subsection: Master Network Summary

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft ³ /s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-4 (IN)	24h100y	100	28.775	15.700	38.86	(N/A)	(N/A)
DA-4 (OUT)	24h100y	100	28.872	15.750	38.85	757.80	0.000
DA-4 (IN)	72h100y	100	34.029	61.200	17.69	(N/A)	(N/A)
DA-4 (OUT)	72h100y	100	34.436	61.250	17.69	756.50	0.000
DA-4 (IN)	48h100y	100	30.018	40.950	23.13	(N/A)	(N/A)
DA-4 (OUT)	48h100y	100	30.242	40.950	23.13	756.81	0.000
DA-4 (IN)	5d 100y	100	49.419	102.000	13.20	(N/A)	(N/A)
DA-4 (OUT)	5d 100y	100	72.090	102.050	13.20	756.22	0.000

Subsection: Time-Depth Curve
Label: 100 Year Critical Storm

Return Event: 100 years
Storm Event: 10d100y

Time-Depth Curve: 10d100y	
Label	10d100y
Start Time	0.000 hours
Increment	12.000 hours
End Time	240.000 hours
Return Event	100 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 12.000 hours
Time on left represents time for first value in each row.

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.00	0.22	0.56	0.89	1.11
60.000	1.45	1.78	2.12	2.45	2.79
120.000	3.12	3.56	3.90	4.34	5.01
180.000	5.68	6.57	8.02	9.36	10.25
240.000	11.14	(N/A)	(N/A)	(N/A)	(N/A)

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Subsection: Time-Depth Curve
Label: 100 Year Critical Storm

Return Event: 100 years
Storm Event: 10m100y

Time-Depth Curve: 10m100y	
Label	10m100y
Start Time	0.000 hours
Increment	0.008 hours
End Time	0.167 hours
Return Event	100 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 0.008 hours
Time on left represents time for first value in each row.

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.00	0.27	0.55	0.72	0.87
0.042	1.00	1.10	1.19	1.25	1.32
0.083	1.37	1.40	1.44	1.47	1.50
0.125	1.54	1.57	1.60	1.62	1.64
0.167	1.67	(N/A)	(N/A)	(N/A)	(N/A)

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Subsection: Time-Depth Curve
Label: 100 Year Critical Storm

Return Event: 100 years
Storm Event: 12h100y

Time-Depth Curve: 12h100y	
Label	12h100y
Start Time	0.000 hours
Increment	0.600 hours
End Time	12.000 hours
Return Event	100 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 0.600 hours
Time on left represents time for first value in each row.

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.00	0.20	0.53	0.79	1.05
3.000	1.45	1.91	2.57	3.36	4.09
6.000	4.61	5.01	5.34	5.60	5.80
9.000	6.00	6.13	6.26	6.39	6.46
12.000	6.59	(N/A)	(N/A)	(N/A)	(N/A)

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Subsection: Time-Depth Curve
Label: 100 Year Critical Storm

Return Event: 100 years
Storm Event: 15m100y

Time-Depth Curve: 15m100y	
Label	15m100y
Start Time	0.000 hours
Increment	0.013 hours
End Time	0.250 hours
Return Event	100 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 0.013 hours
Time on left represents time for first value in each row.

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.00	0.33	0.68	0.88	1.07
0.063	1.23	1.35	1.46	1.54	1.62
0.125	1.68	1.72	1.76	1.80	1.85
0.188	1.89	1.93	1.97	1.99	2.01
0.250	2.05	(N/A)	(N/A)	(N/A)	(N/A)

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Subsection: Time-Depth Curve
Label: 100 Year Critical Storm

Return Event: 100 years
Storm Event: 18h100y

Time-Depth Curve: 18h100y	
Label	18h100y
Start Time	0.000 hours
Increment	0.900 hours
End Time	18.000 hours
Return Event	100 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 0.900 hours
Time on left represents time for first value in each row.

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.00	0.21	0.42	0.63	0.84
4.500	1.05	1.32	1.60	1.88	2.23
9.000	2.65	3.14	3.97	4.88	5.51
13.500	5.92	6.20	6.41	6.62	6.76
18.000	6.97	(N/A)	(N/A)	(N/A)	(N/A)

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Subsection: Time-Depth Curve
Label: 100 Year Critical Storm

Return Event: 100 years
Storm Event: 1h100y

Time-Depth Curve: 1h100y	
Label	1h100y
Start Time	0.000 hours
Increment	0.050 hours
End Time	1.000 hours
Return Event	100 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.00	0.57	1.17	1.53	1.85
0.250	2.14	2.35	2.53	2.67	2.81
0.500	2.92	2.99	3.06	3.13	3.20
0.750	3.28	3.35	3.42	3.45	3.49
1.000	3.56	(N/A)	(N/A)	(N/A)	(N/A)

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Subsection: Time-Depth Curve
Label: 100 Year Critical Storm

Return Event: 100 years
Storm Event: 24h100y

Time-Depth Curve: 24h100y	
Label	24h100y
Start Time	0.000 hours
Increment	1.200 hours
End Time	24.000 hours
Return Event	100 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 1.200 hours
Time on left represents time for first value in each row.

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.00	0.23	0.45	0.68	0.91
6.000	1.14	1.44	1.74	2.05	2.43
12.000	2.88	3.41	4.32	5.31	5.99
18.000	6.44	6.75	6.97	7.20	7.35
24.000	7.58	(N/A)	(N/A)	(N/A)	(N/A)

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Subsection: Time-Depth Curve
Label: 100 Year Critical Storm

Return Event: 100 years
Storm Event: 2h100yh

Time-Depth Curve: 2h100yh	
Label	2h100yh
Start Time	0.000 hours
Increment	0.100 hours
End Time	2.000 hours
Return Event	100 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 0.100 hours
Time on left represents time for first value in each row.

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.00	0.72	1.48	1.92	2.32
0.500	2.68	2.95	3.17	3.35	3.53
1.000	3.67	3.75	3.84	3.93	4.02
1.500	4.11	4.20	4.29	4.34	4.38
2.000	4.47	(N/A)	(N/A)	(N/A)	(N/A)

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Subsection: Time-Depth Curve
Label: 100 Year Critical Storm

Return Event: 100 years
Storm Event: 30m100y

Time-Depth Curve: 30m100y	
Label	30m100y
Start Time	0.000 hours
Increment	0.025 hours
End Time	0.500 hours
Return Event	100 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 0.025 hours
Time on left represents time for first value in each row.

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.00	0.45	0.92	1.20	1.46
0.125	1.68	1.85	1.99	2.10	2.21
0.250	2.30	2.35	2.41	2.46	2.52
0.375	2.58	2.63	2.69	2.72	2.74
0.500	2.80	(N/A)	(N/A)	(N/A)	(N/A)

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Subsection: Time-Depth Curve
Label: 100 Year Critical Storm

Return Event: 100 years
Storm Event: 3h100y

Time-Depth Curve: 3h100y	
Label	3h100y
Start Time	0.000 hours
Increment	0.150 hours
End Time	3.000 hours
Return Event	100 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 0.150 hours
Time on left represents time for first value in each row.

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.00	0.78	1.60	2.09	2.52
0.750	2.91	3.20	3.44	3.64	3.83
1.500	3.98	4.07	4.17	4.27	4.37
2.250	4.46	4.56	4.66	4.70	4.75
3.000	4.85	(N/A)	(N/A)	(N/A)	(N/A)

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Subsection: Time-Depth Curve
Label: 100 Year Critical Storm

Return Event: 100 years
Storm Event: 48h100y

Time-Depth Curve: 48h100y	
Label	48h100y
Start Time	0.000 hours
Increment	2.400 hours
End Time	48.000 hours
Return Event	100 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 2.400 hours
Time on left represents time for first value in each row.

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.00	0.16	0.41	0.65	0.82
12.000	1.06	1.31	1.55	1.80	2.04
24.000	2.28	2.61	2.86	3.18	3.67
36.000	4.16	4.81	5.88	6.85	7.51
48.000	8.16	(N/A)	(N/A)	(N/A)	(N/A)

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Subsection: Time-Depth Curve
Label: 100 Year Critical Storm

Return Event: 100 years
Storm Event: 5d100y

Time-Depth Curve: 5d100y	
Label	5d100y
Start Time	0.000 hours
Increment	6.000 hours
End Time	120.000 hours
Return Event	100 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 6.000 hours
Time on left represents time for first value in each row.

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.00	0.20	0.50	0.80	1.00
30.000	1.29	1.59	1.89	2.19	2.49
60.000	2.79	3.19	3.49	3.88	4.48
90.000	5.08	5.88	7.17	8.37	9.16
120.000	9.96	(N/A)	(N/A)	(N/A)	(N/A)

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Subsection: Time-Depth Curve
Label: 100 Year Critical Storm

Return Event: 100 years
Storm Event: 5m100y

Time-Depth Curve: 5m100y	
Label	5m100y
Start Time	0.000 hours
Increment	0.004 hours
End Time	0.083 hours
Return Event	100 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 0.004 hours
Time on left represents time for first value in each row.

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.00	0.15	0.30	0.39	0.47
0.021	0.55	0.60	0.65	0.68	0.72
0.042	0.75	0.75	0.78	0.80	0.82
0.062	0.84	0.86	0.87	0.88	0.89
0.083	0.91	(N/A)	(N/A)	(N/A)	(N/A)

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Subsection: Time-Depth Curve
Label: 100 Year Critical Storm

Return Event: 100 years
Storm Event: 6h100y

Time-Depth Curve: 6h100y	
Label	6h100y
Start Time	0.000 hours
Increment	0.300 hours
End Time	6.000 hours
Return Event	100 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 0.300 hours
Time on left represents time for first value in each row.

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.00	0.91	1.87	2.44	2.95
1.500	3.41	3.75	4.03	4.26	4.49
3.000	4.66	4.77	4.88	5.00	5.11
4.500	5.23	5.34	5.45	5.51	5.57
6.000	5.68	(N/A)	(N/A)	(N/A)	(N/A)

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Subsection: Time-Depth Curve
Label: 100 Year Critical Storm

Return Event: 100 years
Storm Event: 72h100y

Time-Depth Curve: 72h100y	
Label	72h100y
Start Time	0.000 hours
Increment	3.600 hours
End Time	72.000 hours
Return Event	100 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 3.600 hours
Time on left represents time for first value in each row.

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.00	0.18	0.44	0.70	0.88
18.000	1.14	1.40	1.67	1.93	2.20
36.000	2.46	2.81	3.07	3.42	3.95
54.000	4.48	5.18	6.32	7.38	8.08
72.000	8.78	(N/A)	(N/A)	(N/A)	(N/A)

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Subsection: Unit Hydrograph Summary
Label: DA-4

Return Event: 100 years
Storm Event: 1h100y

Storm Event	1h100y
Return Event	100 years
Duration	24.000 hours
Depth	3.56 in
Time of Concentration (Composite)	1.000 hours
Area (User Defined)	48.150 acres

Computational Time Increment	0.133 hours
Time to Peak (Computed)	0.933 hours
Flow (Peak, Computed)	82.97 ft ³ /s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.950 hours
Flow (Peak Interpolated Output)	82.70 ft ³ /s

Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	48.150 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	1.99 in
Runoff Volume (Pervious)	7.977 ac-ft

Hydrograph Volume (Area under Hydrograph curve)	
Volume	7.976 ac-ft

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.000 hours
Computational Time Increment	0.133 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	54.56 ft ³ /s
Unit peak time, Tp	0.667 hours

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Subsection: Unit Hydrograph Summary
Label: DA-4

Return Event: 100 years
Storm Event: 1h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	2.667 hours
Total unit time, Tb	3.333 hours

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Subsection: Unit Hydrograph Summary
Label: DA-4

Return Event: 100 years
Storm Event: 2h100yh

Storm Event	2h100yh
Return Event	100 years
Duration	24.000 hours
Depth	4.47 in
Time of Concentration (Composite)	1.000 hours
Area (User Defined)	48.150 acres
Computational Time Increment	0.133 hours
Time to Peak (Computed)	1.067 hours
Flow (Peak, Computed)	87.61 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	1.100 hours
Flow (Peak Interpolated Output)	87.26 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	48.150 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	2.79 in
Runoff Volume (Pervious)	11.193 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	11.193 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.000 hours
Computational Time Increment	0.133 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	54.56 ft³/s
Unit peak time, Tp	0.667 hours

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Subsection: Unit Hydrograph Summary
Label: DA-4

Return Event: 100 years
Storm Event: 2h100yh

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	2.667 hours
Total unit time, Tb	3.333 hours

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Subsection: Unit Hydrograph Summary
Label: DA-4

Return Event: 100 years
Storm Event: 3h100y

Storm Event	3h100y
Return Event	100 years
Duration	24.000 hours
Depth	4.85 in
Time of Concentration (Composite)	1.000 hours
Area (User Defined)	48.150 acres
Computational Time Increment	0.133 hours
Time to Peak (Computed)	1.200 hours
Flow (Peak, Computed)	79.20 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	1.200 hours
Flow (Peak Interpolated Output)	79.20 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	48.150 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	3.13 in
Runoff Volume (Pervious)	12.573 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	12.573 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.000 hours
Computational Time Increment	0.133 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	54.56 ft³/s
Unit peak time, Tp	0.667 hours

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Subsection: Unit Hydrograph Summary
Label: DA-4

Return Event: 100 years
Storm Event: 3h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	2.667 hours
Total unit time, Tb	3.333 hours

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Subsection: Unit Hydrograph Summary
Label: DA-4

Return Event: 100 years
Storm Event: 5d100y

Storm Event	5d100y
Return Event	100 years
Duration	400.000 hours
Depth	9.96 in
Time of Concentration (Composite)	1.000 hours
Area (User Defined)	48.150 acres
Computational Time Increment	0.133 hours
Time to Peak (Computed)	102.000 hours
Flow (Peak, Computed)	9.95 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	102.000 hours
Flow (Peak Interpolated Output)	9.95 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	48.150 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	7.99 in
Runoff Volume (Pervious)	32.061 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	32.061 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.000 hours
Computational Time Increment	0.133 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	54.56 ft³/s
Unit peak time, Tp	0.667 hours

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Subsection: Unit Hydrograph Summary
Label: DA-4

Return Event: 100 years
Storm Event: 5d100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	2.667 hours
Total unit time, Tb	3.333 hours

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Subsection: Unit Hydrograph Summary
Label: DA-4

Return Event: 100 years
Storm Event: 5m100y

Storm Event	5m100y
Return Event	100 years
Duration	24.000 hours
Depth	0.91 in
Time of Concentration (Composite)	1.000 hours
Area (User Defined)	48.150 acres
Computational Time Increment	0.133 hours
Time to Peak (Computed)	0.667 hours
Flow (Peak, Computed)	6.28 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.650 hours
Flow (Peak Interpolated Output)	6.22 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	48.150 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	0.12 in
Runoff Volume (Pervious)	0.461 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	0.461 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.000 hours
Computational Time Increment	0.133 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	54.56 ft³/s
Unit peak time, Tp	0.667 hours

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Subsection: Unit Hydrograph Summary
Label: DA-4

Return Event: 100 years
Storm Event: 5m100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	2.667 hours
Total unit time, Tb	3.333 hours

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Subsection: Unit Hydrograph Summary
Label: DA-4

Return Event: 100 years
Storm Event: 6h100y

Storm Event	6h100y
Return Event	100 years
Duration	24.000 hours
Depth	5.68 in
Time of Concentration (Composite)	1.000 hours
Area (User Defined)	48.150 acres
Computational Time Increment	0.133 hours
Time to Peak (Computed)	1.600 hours
Flow (Peak, Computed)	62.21 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	1.600 hours
Flow (Peak Interpolated Output)	62.21 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	48.150 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	3.90 in
Runoff Volume (Pervious)	15.640 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	15.640 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.000 hours
Computational Time Increment	0.133 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	54.56 ft³/s
Unit peak time, Tp	0.667 hours

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Subsection: Unit Hydrograph Summary
Label: DA-4

Return Event: 100 years
Storm Event: 6h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	2.667 hours
Total unit time, Tb	3.333 hours

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Subsection: Unit Hydrograph Summary
Label: DA-4

Return Event: 100 years
Storm Event: 10d100y

Storm Event	10d100y
Return Event	100 years
Duration	252.000 hours
Depth	11.14 in
Time of Concentration (Composite)	1.000 hours
Area (User Defined)	48.150 acres
Computational Time Increment	0.133 hours
Time to Peak (Computed)	204.000 hours
Flow (Peak, Computed)	5.62 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	204.000 hours
Flow (Peak Interpolated Output)	5.62 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	48.150 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	9.14 in
Runoff Volume (Pervious)	36.677 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	36.677 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.000 hours
Computational Time Increment	0.133 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	54.56 ft³/s
Unit peak time, Tp	0.667 hours

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Subsection: Unit Hydrograph Summary
Label: DA-4

Return Event: 100 years
Storm Event: 10d100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	2.667 hours
Total unit time, Tb	3.333 hours

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Subsection: Unit Hydrograph Summary
Label: DA-4

Return Event: 100 years
Storm Event: 10m100y

Storm Event	10m100y
Return Event	100 years
Duration	24.000 hours
Depth	1.67 in
Time of Concentration (Composite)	1.000 hours
Area (User Defined)	48.150 acres
Computational Time Increment	0.133 hours
Time to Peak (Computed)	0.667 hours
Flow (Peak, Computed)	28.16 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.650 hours
Flow (Peak Interpolated Output)	27.83 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	48.150 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	0.52 in
Runoff Volume (Pervious)	2.088 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	2.087 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.000 hours
Computational Time Increment	0.133 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	54.56 ft³/s
Unit peak time, Tp	0.667 hours

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Subsection: Unit Hydrograph Summary
Label: DA-4

Return Event: 100 years
Storm Event: 10m100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	2.667 hours
Total unit time, Tb	3.333 hours

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Subsection: Unit Hydrograph Summary
Label: DA-4

Return Event: 100 years
Storm Event: 12h100y

Storm Event	12h100y
Return Event	100 years
Duration	24.000 hours
Depth	6.59 in
Time of Concentration (Composite)	1.000 hours
Area (User Defined)	48.150 acres
Computational Time Increment	0.133 hours
Time to Peak (Computed)	5.600 hours
Flow (Peak, Computed)	49.59 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	5.600 hours
Flow (Peak Interpolated Output)	49.59 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	48.150 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	4.75 in
Runoff Volume (Pervious)	19.065 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	19.065 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.000 hours
Computational Time Increment	0.133 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	54.56 ft³/s
Unit peak time, Tp	0.667 hours

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Subsection: Unit Hydrograph Summary
Label: DA-4

Return Event: 100 years
Storm Event: 12h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	2.667 hours
Total unit time, Tb	3.333 hours

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Subsection: Unit Hydrograph Summary
Label: DA-4

Return Event: 100 years
Storm Event: 15m100y

Storm Event	15m100y
Return Event	100 years
Duration	24.000 hours
Depth	2.05 in
Time of Concentration (Composite)	1.000 hours
Area (User Defined)	48.150 acres
Computational Time Increment	0.133 hours
Time to Peak (Computed)	0.667 hours
Flow (Peak, Computed)	41.66 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.700 hours
Flow (Peak Interpolated Output)	41.37 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	48.150 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	0.78 in
Runoff Volume (Pervious)	3.128 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	3.127 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.000 hours
Computational Time Increment	0.133 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	54.56 ft³/s
Unit peak time, Tp	0.667 hours

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Subsection: Unit Hydrograph Summary
Label: DA-4

Return Event: 100 years
Storm Event: 15m100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	2.667 hours
Total unit time, Tb	3.333 hours

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Subsection: Unit Hydrograph Summary
Label: DA-4

Return Event: 100 years
Storm Event: 18h100y

Storm Event	18h100y
Return Event	100 years
Duration	36.000 hours
Depth	6.97 in
Time of Concentration (Composite)	1.000 hours
Area (User Defined)	48.150 acres
Computational Time Increment	0.133 hours
Time to Peak (Computed)	11.867 hours
Flow (Peak, Computed)	42.08 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	11.850 hours
Flow (Peak Interpolated Output)	42.04 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	48.150 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	5.11 in
Runoff Volume (Pervious)	20.510 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	20.510 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.000 hours
Computational Time Increment	0.133 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	54.56 ft³/s
Unit peak time, Tp	0.667 hours

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Subsection: Unit Hydrograph Summary
Label: DA-4

Return Event: 100 years
Storm Event: 18h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	2.667 hours
Total unit time, Tb	3.333 hours

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Subsection: Unit Hydrograph Summary
Label: DA-4

Return Event: 100 years
Storm Event: 24h100y

Storm Event	24h100y
Return Event	100 years
Duration	36.000 hours
Depth	7.58 in
Time of Concentration (Composite)	1.000 hours
Area (User Defined)	48.150 acres
Computational Time Increment	0.133 hours
Time to Peak (Computed)	15.733 hours
Flow (Peak, Computed)	35.65 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	15.700 hours
Flow (Peak Interpolated Output)	35.62 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	48.150 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	5.69 in
Runoff Volume (Pervious)	22.842 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	22.842 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.000 hours
Computational Time Increment	0.133 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	54.56 ft³/s
Unit peak time, Tp	0.667 hours

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Subsection: Unit Hydrograph Summary
Label: DA-4

Return Event: 100 years
Storm Event: 24h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	2.667 hours
Total unit time, Tb	3.333 hours

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Subsection: Unit Hydrograph Summary
Label: DA-4

Return Event: 100 years
Storm Event: 30m100y

Storm Event	30m100y
Return Event	100 years
Duration	24.000 hours
Depth	2.80 in
Time of Concentration (Composite)	1.000 hours
Area (User Defined)	48.150 acres
Computational Time Increment	0.133 hours
Time to Peak (Computed)	0.800 hours
Flow (Peak, Computed)	68.37 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.800 hours
Flow (Peak Interpolated Output)	68.37 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	48.150 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	1.35 in
Runoff Volume (Pervious)	5.430 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	5.430 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.000 hours
Computational Time Increment	0.133 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	54.56 ft³/s
Unit peak time, Tp	0.667 hours

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Subsection: Unit Hydrograph Summary
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Return Event: 100 years
Storm Event: 30m100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	2.667 hours
Total unit time, Tb	3.333 hours

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Subsection: Unit Hydrograph Summary
Label: DA-4

Return Event: 100 years
Storm Event: 48h100y

Storm Event	48h100y
Return Event	100 years
Duration	54.000 hours
Depth	8.16 in
Time of Concentration (Composite)	1.000 hours
Area (User Defined)	48.150 acres
Computational Time Increment	0.133 hours
Time to Peak (Computed)	40.933 hours
Flow (Peak, Computed)	19.86 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	40.950 hours
Flow (Peak Interpolated Output)	19.85 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	48.150 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	6.25 in
Runoff Volume (Pervious)	25.074 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	25.074 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.000 hours
Computational Time Increment	0.133 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	54.56 ft³/s
Unit peak time, Tp	0.667 hours

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Subsection: Unit Hydrograph Summary
Label: DA-4

Return Event: 100 years
Storm Event: 48h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	2.667 hours
Total unit time, Tb	3.333 hours

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Subsection: Unit Hydrograph Summary
Label: DA-4

Return Event: 100 years
Storm Event: 72h100y

Storm Event	72h100y
Return Event	100 years
Duration	76.000 hours
Depth	8.78 in
Time of Concentration (Composite)	1.000 hours
Area (User Defined)	48.150 acres
Computational Time Increment	0.133 hours
Time to Peak (Computed)	61.200 hours
Flow (Peak, Computed)	14.42 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	61.200 hours
Flow (Peak Interpolated Output)	14.42 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	48.150 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	6.85 in
Runoff Volume (Pervious)	27.471 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	27.471 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.000 hours
Computational Time Increment	0.133 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	54.56 ft³/s
Unit peak time, Tp	0.667 hours

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Subsection: Unit Hydrograph Summary
Label: DA-4

Return Event: 100 years
Storm Event: 72h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	2.667 hours
Total unit time, Tb	3.333 hours

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Subsection: Unit Hydrograph Summary
Label: DA-6

Return Event: 100 years
Storm Event: 1h100y

Storm Event	1h100y
Return Event	100 years
Duration	24.000 hours
Depth	3.56 in
Time of Concentration (Composite)	0.500 hours
Area (User Defined)	20.050 acres
Computational Time Increment	0.067 hours
Time to Peak (Computed)	0.533 hours
Flow (Peak, Computed)	51.02 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.550 hours
Flow (Peak Interpolated Output)	51.01 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	20.050 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	1.99 in
Runoff Volume (Pervious)	3.322 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	3.322 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.500 hours
Computational Time Increment	0.067 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	45.44 ft³/s
Unit peak time, Tp	0.333 hours

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Subsection: Unit Hydrograph Summary
Label: DA-6

Return Event: 100 years
Storm Event: 1h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	1.333 hours
Total unit time, Tb	1.667 hours

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Subsection: Unit Hydrograph Summary
Label: DA-6

Return Event: 100 years
Storm Event: 2h100yh

Storm Event	2h100yh
Return Event	100 years
Duration	24.000 hours
Depth	4.47 in
Time of Concentration (Composite)	0.500 hours
Area (User Defined)	20.050 acres
Computational Time Increment	0.067 hours
Time to Peak (Computed)	0.733 hours
Flow (Peak, Computed)	48.42 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.700 hours
Flow (Peak Interpolated Output)	48.39 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	20.050 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	2.79 in
Runoff Volume (Pervious)	4.661 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	4.661 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.500 hours
Computational Time Increment	0.067 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	45.44 ft³/s
Unit peak time, Tp	0.333 hours

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Subsection: Unit Hydrograph Summary
Label: DA-6

Return Event: 100 years
Storm Event: 2h100yh

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	1.333 hours
Total unit time, Tb	1.667 hours

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Subsection: Unit Hydrograph Summary
Label: DA-6

Return Event: 100 years
Storm Event: 3h100y

Storm Event	3h100y
Return Event	100 years
Duration	24.000 hours
Depth	4.85 in
Time of Concentration (Composite)	0.500 hours
Area (User Defined)	20.050 acres
Computational Time Increment	0.067 hours
Time to Peak (Computed)	0.867 hours
Flow (Peak, Computed)	41.02 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.850 hours
Flow (Peak Interpolated Output)	41.00 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	20.050 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	3.13 in
Runoff Volume (Pervious)	5.236 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	5.236 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.500 hours
Computational Time Increment	0.067 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	45.44 ft³/s
Unit peak time, Tp	0.333 hours

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Subsection: Unit Hydrograph Summary
Label: DA-6

Return Event: 100 years
Storm Event: 3h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	1.333 hours
Total unit time, Tb	1.667 hours

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Subsection: Unit Hydrograph Summary
Label: DA-6

Return Event: 100 years
Storm Event: 5d100y

Storm Event	5d100y
Return Event	100 years
Duration	400.000 hours
Depth	9.96 in
Time of Concentration (Composite)	0.500 hours
Area (User Defined)	20.050 acres
Computational Time Increment	0.067 hours
Time to Peak (Computed)	102.000 hours
Flow (Peak, Computed)	4.15 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	102.000 hours
Flow (Peak Interpolated Output)	4.15 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	20.050 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	7.99 in
Runoff Volume (Pervious)	13.350 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	13.350 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.500 hours
Computational Time Increment	0.067 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	45.44 ft³/s
Unit peak time, Tp	0.333 hours

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Subsection: Unit Hydrograph Summary
Label: DA-6

Return Event: 100 years
Storm Event: 5d100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	1.333 hours
Total unit time, Tb	1.667 hours

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Subsection: Unit Hydrograph Summary
Label: DA-6

Return Event: 100 years
Storm Event: 5m100y

Storm Event	5m100y
Return Event	100 years
Duration	24.000 hours
Depth	0.91 in
Time of Concentration (Composite)	0.500 hours
Area (User Defined)	20.050 acres
Computational Time Increment	0.067 hours
Time to Peak (Computed)	0.333 hours
Flow (Peak, Computed)	5.16 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.350 hours
Flow (Peak Interpolated Output)	5.11 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	20.050 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	0.12 in
Runoff Volume (Pervious)	0.192 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	0.192 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.500 hours
Computational Time Increment	0.067 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	45.44 ft³/s
Unit peak time, Tp	0.333 hours

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Subsection: Unit Hydrograph Summary
Label: DA-6

Return Event: 100 years
Storm Event: 5m100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	1.333 hours
Total unit time, Tb	1.667 hours

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Subsection: Unit Hydrograph Summary
Label: DA-6

Return Event: 100 years
Storm Event: 6h100y

Storm Event	6h100y
Return Event	100 years
Duration	24.000 hours
Depth	5.68 in
Time of Concentration (Composite)	0.500 hours
Area (User Defined)	20.050 acres
Computational Time Increment	0.067 hours
Time to Peak (Computed)	0.933 hours
Flow (Peak, Computed)	29.68 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.950 hours
Flow (Peak Interpolated Output)	29.61 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	20.050 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	3.90 in
Runoff Volume (Pervious)	6.513 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	6.513 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.500 hours
Computational Time Increment	0.067 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	45.44 ft³/s
Unit peak time, Tp	0.333 hours

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Subsection: Unit Hydrograph Summary
Label: DA-6

Return Event: 100 years
Storm Event: 6h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	1.333 hours
Total unit time, Tb	1.667 hours

Subsection: Unit Hydrograph Summary
Label: DA-6

Return Event: 100 years
Storm Event: 10d100y

Storm Event	10d100y
Return Event	100 years
Duration	252.000 hours
Depth	11.14 in
Time of Concentration (Composite)	0.500 hours
Area (User Defined)	20.050 acres
Computational Time Increment	0.067 hours
Time to Peak (Computed)	204.000 hours
Flow (Peak, Computed)	2.34 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	204.000 hours
Flow (Peak Interpolated Output)	2.34 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	20.050 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	9.14 in
Runoff Volume (Pervious)	15.273 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	15.273 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.500 hours
Computational Time Increment	0.067 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	45.44 ft³/s
Unit peak time, Tp	0.333 hours

Subsection: Unit Hydrograph Summary
Label: DA-6

Return Event: 100 years
Storm Event: 10d100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	1.333 hours
Total unit time, Tb	1.667 hours

Subsection: Unit Hydrograph Summary
Label: DA-6

Return Event: 100 years
Storm Event: 10m100y

Storm Event	10m100y
Return Event	100 years
Duration	24.000 hours
Depth	1.67 in
Time of Concentration (Composite)	0.500 hours
Area (User Defined)	20.050 acres
Computational Time Increment	0.067 hours
Time to Peak (Computed)	0.400 hours
Flow (Peak, Computed)	22.59 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.400 hours
Flow (Peak Interpolated Output)	22.59 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	20.050 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	0.52 in
Runoff Volume (Pervious)	0.869 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	0.869 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.500 hours
Computational Time Increment	0.067 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	45.44 ft³/s
Unit peak time, Tp	0.333 hours

Subsection: Unit Hydrograph Summary
Label: DA-6

Return Event: 100 years
Storm Event: 10m100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	1.333 hours
Total unit time, Tb	1.667 hours

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Subsection: Unit Hydrograph Summary
Label: DA-6

Return Event: 100 years
Storm Event: 12h100y

Storm Event	12h100y
Return Event	100 years
Duration	24.000 hours
Depth	6.59 in
Time of Concentration (Composite)	0.500 hours
Area (User Defined)	20.050 acres
Computational Time Increment	0.067 hours
Time to Peak (Computed)	5.000 hours
Flow (Peak, Computed)	21.57 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	5.000 hours
Flow (Peak Interpolated Output)	21.57 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	20.050 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	4.75 in
Runoff Volume (Pervious)	7.939 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	7.939 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.500 hours
Computational Time Increment	0.067 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	45.44 ft³/s
Unit peak time, Tp	0.333 hours

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Subsection: Unit Hydrograph Summary
Label: DA-6

Return Event: 100 years
Storm Event: 12h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	1.333 hours
Total unit time, Tb	1.667 hours

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Subsection: Unit Hydrograph Summary
Label: DA-6

Return Event: 100 years
Storm Event: 15m100y

Storm Event	15m100y
Return Event	100 years
Duration	24.000 hours
Depth	2.05 in
Time of Concentration (Composite)	0.500 hours
Area (User Defined)	20.050 acres
Computational Time Increment	0.067 hours
Time to Peak (Computed)	0.400 hours
Flow (Peak, Computed)	32.73 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.400 hours
Flow (Peak Interpolated Output)	32.73 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	20.050 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	0.78 in
Runoff Volume (Pervious)	1.302 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	1.302 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.500 hours
Computational Time Increment	0.067 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	45.44 ft³/s
Unit peak time, Tp	0.333 hours

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Subsection: Unit Hydrograph Summary
Label: DA-6

Return Event: 100 years
Storm Event: 15m100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	1.333 hours
Total unit time, Tb	1.667 hours

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Subsection: Unit Hydrograph Summary
Label: DA-6

Return Event: 100 years
Storm Event: 18h100y

Storm Event	18h100y
Return Event	100 years
Duration	36.000 hours
Depth	6.97 in
Time of Concentration (Composite)	0.500 hours
Area (User Defined)	20.050 acres
Computational Time Increment	0.067 hours
Time to Peak (Computed)	11.733 hours
Flow (Peak, Computed)	18.24 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	11.700 hours
Flow (Peak Interpolated Output)	18.23 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	20.050 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	5.11 in
Runoff Volume (Pervious)	8.540 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	8.540 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.500 hours
Computational Time Increment	0.067 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	45.44 ft³/s
Unit peak time, Tp	0.333 hours

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Subsection: Unit Hydrograph Summary
Label: DA-6

Return Event: 100 years
Storm Event: 18h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	1.333 hours
Total unit time, Tb	1.667 hours

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Subsection: Unit Hydrograph Summary
Label: DA-6

Return Event: 100 years
Storm Event: 24h100y

Storm Event	24h100y
Return Event	100 years
Duration	36.000 hours
Depth	7.58 in
Time of Concentration (Composite)	0.500 hours
Area (User Defined)	20.050 acres
Computational Time Increment	0.067 hours
Time to Peak (Computed)	15.600 hours
Flow (Peak, Computed)	15.17 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	15.600 hours
Flow (Peak Interpolated Output)	15.17 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	20.050 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	5.69 in
Runoff Volume (Pervious)	9.512 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	9.512 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.500 hours
Computational Time Increment	0.067 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	45.44 ft³/s
Unit peak time, Tp	0.333 hours

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Subsection: Unit Hydrograph Summary
Label: DA-6

Return Event: 100 years
Storm Event: 24h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	1.333 hours
Total unit time, Tb	1.667 hours

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Subsection: Unit Hydrograph Summary
Label: DA-6

Return Event: 100 years
Storm Event: 30m100y

Storm Event	30m100y
Return Event	100 years
Duration	24.000 hours
Depth	2.80 in
Time of Concentration (Composite)	0.500 hours
Area (User Defined)	20.050 acres
Computational Time Increment	0.067 hours
Time to Peak (Computed)	0.467 hours
Flow (Peak, Computed)	46.66 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.500 hours
Flow (Peak Interpolated Output)	46.43 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	20.050 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	1.35 in
Runoff Volume (Pervious)	2.261 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	2.261 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.500 hours
Computational Time Increment	0.067 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	45.44 ft³/s
Unit peak time, Tp	0.333 hours

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Subsection: Unit Hydrograph Summary
Label: DA-6

Return Event: 100 years
Storm Event: 30m100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	1.333 hours
Total unit time, Tb	1.667 hours

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Subsection: Unit Hydrograph Summary
Label: DA-6

Return Event: 100 years
Storm Event: 48h100y

Storm Event	48h100y
Return Event	100 years
Duration	54.000 hours
Depth	8.16 in
Time of Concentration (Composite)	0.500 hours
Area (User Defined)	20.050 acres
Computational Time Increment	0.067 hours
Time to Peak (Computed)	40.800 hours
Flow (Peak, Computed)	8.31 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	40.800 hours
Flow (Peak Interpolated Output)	8.31 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	20.050 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	6.25 in
Runoff Volume (Pervious)	10.441 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	10.441 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.500 hours
Computational Time Increment	0.067 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	45.44 ft³/s
Unit peak time, Tp	0.333 hours

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Subsection: Unit Hydrograph Summary
Label: DA-6

Return Event: 100 years
Storm Event: 48h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	1.333 hours
Total unit time, Tb	1.667 hours

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Subsection: Unit Hydrograph Summary
Label: DA-6

Return Event: 100 years
Storm Event: 72h100y

Storm Event	72h100y
Return Event	100 years
Duration	76.000 hours
Depth	8.78 in
Time of Concentration (Composite)	0.500 hours
Area (User Defined)	20.050 acres
Computational Time Increment	0.067 hours
Time to Peak (Computed)	61.200 hours
Flow (Peak, Computed)	6.02 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	61.200 hours
Flow (Peak Interpolated Output)	6.02 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	20.050 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	6.85 in
Runoff Volume (Pervious)	11.439 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	11.439 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.500 hours
Computational Time Increment	0.067 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	45.44 ft³/s
Unit peak time, Tp	0.333 hours

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Subsection: Unit Hydrograph Summary
Label: DA-6

Return Event: 100 years
Storm Event: 72h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	1.333 hours
Total unit time, Tb	1.667 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-1

Return Event: 100 years
Storm Event: 1h100y

Storm Event	1h100y
Return Event	100 years
Duration	24.000 hours
Depth	3.56 in
Time of Concentration (Composite)	1.000 hours
Area (User Defined)	52.726 acres
Computational Time Increment	0.133 hours
Time to Peak (Computed)	0.933 hours
Flow (Peak, Computed)	90.85 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.950 hours
Flow (Peak Interpolated Output)	90.56 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	52.726 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	1.99 in
Runoff Volume (Pervious)	8.735 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	8.734 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.000 hours
Computational Time Increment	0.133 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	59.74 ft³/s
Unit peak time, Tp	0.667 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-1

Return Event: 100 years
Storm Event: 1h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	2.667 hours
Total unit time, Tb	3.333 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-1

Return Event: 100 years
Storm Event: 2h100yh

Storm Event	2h100yh
Return Event	100 years
Duration	24.000 hours
Depth	4.47 in
Time of Concentration (Composite)	1.000 hours
Area (User Defined)	52.726 acres
Computational Time Increment	0.133 hours
Time to Peak (Computed)	1.067 hours
Flow (Peak, Computed)	95.93 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	1.100 hours
Flow (Peak Interpolated Output)	95.55 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	52.726 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	2.79 in
Runoff Volume (Pervious)	12.257 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	12.257 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.000 hours
Computational Time Increment	0.133 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	59.74 ft³/s
Unit peak time, Tp	0.667 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-1

Return Event: 100 years
Storm Event: 2h100yh

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	2.667 hours
Total unit time, Tb	3.333 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-1

Return Event: 100 years
Storm Event: 3h100y

Storm Event	3h100y
Return Event	100 years
Duration	24.000 hours
Depth	4.85 in
Time of Concentration (Composite)	1.000 hours
Area (User Defined)	52.726 acres
Computational Time Increment	0.133 hours
Time to Peak (Computed)	1.200 hours
Flow (Peak, Computed)	86.72 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	1.200 hours
Flow (Peak Interpolated Output)	86.72 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	52.726 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	3.13 in
Runoff Volume (Pervious)	13.768 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	13.768 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.000 hours
Computational Time Increment	0.133 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	59.74 ft³/s
Unit peak time, Tp	0.667 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-1

Return Event: 100 years
Storm Event: 3h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	2.667 hours
Total unit time, Tb	3.333 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-1

Return Event: 100 years
Storm Event: 5d100y

Storm Event	5d100y
Return Event	100 years
Duration	400.000 hours
Depth	9.96 in
Time of Concentration (Composite)	1.000 hours
Area (User Defined)	52.726 acres
Computational Time Increment	0.133 hours
Time to Peak (Computed)	102.000 hours
Flow (Peak, Computed)	10.90 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	102.000 hours
Flow (Peak Interpolated Output)	10.90 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	52.726 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	7.99 in
Runoff Volume (Pervious)	35.108 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	35.108 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.000 hours
Computational Time Increment	0.133 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	59.74 ft³/s
Unit peak time, Tp	0.667 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-1

Return Event: 100 years
Storm Event: 5d100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	2.667 hours
Total unit time, Tb	3.333 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-1

Return Event: 100 years
Storm Event: 5m100y

Storm Event	5m100y
Return Event	100 years
Duration	24.000 hours
Depth	0.91 in
Time of Concentration (Composite)	1.000 hours
Area (User Defined)	52.726 acres
Computational Time Increment	0.133 hours
Time to Peak (Computed)	0.667 hours
Flow (Peak, Computed)	6.88 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.650 hours
Flow (Peak Interpolated Output)	6.82 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	52.726 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	0.12 in
Runoff Volume (Pervious)	0.505 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	0.505 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.000 hours
Computational Time Increment	0.133 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	59.74 ft³/s
Unit peak time, Tp	0.667 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-1

Return Event: 100 years
Storm Event: 5m100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	2.667 hours
Total unit time, Tb	3.333 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-1

Return Event: 100 years
Storm Event: 6h100y

Storm Event	6h100y
Return Event	100 years
Duration	24.000 hours
Depth	5.68 in
Time of Concentration (Composite)	1.000 hours
Area (User Defined)	52.726 acres
Computational Time Increment	0.133 hours
Time to Peak (Computed)	1.600 hours
Flow (Peak, Computed)	68.12 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	1.600 hours
Flow (Peak Interpolated Output)	68.12 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	52.726 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	3.90 in
Runoff Volume (Pervious)	17.127 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	17.127 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.000 hours
Computational Time Increment	0.133 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	59.74 ft³/s
Unit peak time, Tp	0.667 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-1

Return Event: 100 years
Storm Event: 6h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	2.667 hours
Total unit time, Tb	3.333 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-1

Return Event: 100 years
Storm Event: 10d100y

Storm Event	10d100y
Return Event	100 years
Duration	252.000 hours
Depth	11.14 in
Time of Concentration (Composite)	1.000 hours
Area (User Defined)	52.726 acres
Computational Time Increment	0.133 hours
Time to Peak (Computed)	204.000 hours
Flow (Peak, Computed)	6.16 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	204.000 hours
Flow (Peak Interpolated Output)	6.16 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	52.726 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	9.14 in
Runoff Volume (Pervious)	40.163 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	40.163 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.000 hours
Computational Time Increment	0.133 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	59.74 ft³/s
Unit peak time, Tp	0.667 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-1

Return Event: 100 years
Storm Event: 10d100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	2.667 hours
Total unit time, Tb	3.333 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-1

Return Event: 100 years
Storm Event: 10m100y

Storm Event	10m100y
Return Event	100 years
Duration	24.000 hours
Depth	1.67 in
Time of Concentration (Composite)	1.000 hours
Area (User Defined)	52.726 acres
Computational Time Increment	0.133 hours
Time to Peak (Computed)	0.667 hours
Flow (Peak, Computed)	30.84 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.650 hours
Flow (Peak Interpolated Output)	30.47 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	52.726 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	0.52 in
Runoff Volume (Pervious)	2.286 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	2.286 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.000 hours
Computational Time Increment	0.133 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	59.74 ft³/s
Unit peak time, Tp	0.667 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-1

Return Event: 100 years
Storm Event: 10m100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	2.667 hours
Total unit time, Tb	3.333 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-1

Return Event: 100 years
Storm Event: 12h100y

Storm Event	12h100y
Return Event	100 years
Duration	24.000 hours
Depth	6.59 in
Time of Concentration (Composite)	1.000 hours
Area (User Defined)	52.726 acres
Computational Time Increment	0.133 hours
Time to Peak (Computed)	5.600 hours
Flow (Peak, Computed)	54.31 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	5.600 hours
Flow (Peak Interpolated Output)	54.31 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	52.726 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	4.75 in
Runoff Volume (Pervious)	20.877 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	20.877 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.000 hours
Computational Time Increment	0.133 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	59.74 ft³/s
Unit peak time, Tp	0.667 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-1

Return Event: 100 years
Storm Event: 12h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	2.667 hours
Total unit time, Tb	3.333 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-1

Return Event: 100 years
Storm Event: 15m100y

Storm Event	15m100y
Return Event	100 years
Duration	24.000 hours
Depth	2.05 in
Time of Concentration (Composite)	1.000 hours
Area (User Defined)	52.726 acres
Computational Time Increment	0.133 hours
Time to Peak (Computed)	0.667 hours
Flow (Peak, Computed)	45.62 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.700 hours
Flow (Peak Interpolated Output)	45.30 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	52.726 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	0.78 in
Runoff Volume (Pervious)	3.425 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	3.425 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.000 hours
Computational Time Increment	0.133 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	59.74 ft³/s
Unit peak time, Tp	0.667 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-1

Return Event: 100 years
Storm Event: 15m100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	2.667 hours
Total unit time, Tb	3.333 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-1

Return Event: 100 years
Storm Event: 18h100y

Storm Event	18h100y
Return Event	100 years
Duration	36.000 hours
Depth	6.97 in
Time of Concentration (Composite)	1.000 hours
Area (User Defined)	52.726 acres
Computational Time Increment	0.133 hours
Time to Peak (Computed)	11.867 hours
Flow (Peak, Computed)	46.08 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	11.850 hours
Flow (Peak Interpolated Output)	46.03 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	52.726 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	5.11 in
Runoff Volume (Pervious)	22.459 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	22.459 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.000 hours
Computational Time Increment	0.133 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	59.74 ft³/s
Unit peak time, Tp	0.667 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-1

Return Event: 100 years
Storm Event: 18h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	2.667 hours
Total unit time, Tb	3.333 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-1

Return Event: 100 years
Storm Event: 24h100y

Storm Event	24h100y
Return Event	100 years
Duration	36.000 hours
Depth	7.58 in
Time of Concentration (Composite)	1.000 hours
Area (User Defined)	52.726 acres
Computational Time Increment	0.133 hours
Time to Peak (Computed)	15.733 hours
Flow (Peak, Computed)	39.04 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	15.700 hours
Flow (Peak Interpolated Output)	39.01 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	52.726 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	5.69 in
Runoff Volume (Pervious)	25.013 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	25.013 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.000 hours
Computational Time Increment	0.133 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	59.74 ft³/s
Unit peak time, Tp	0.667 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-1

Return Event: 100 years
Storm Event: 24h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	2.667 hours
Total unit time, Tb	3.333 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-1

Return Event: 100 years
Storm Event: 30m100y

Storm Event	30m100y
Return Event	100 years
Duration	24.000 hours
Depth	2.80 in
Time of Concentration (Composite)	1.000 hours
Area (User Defined)	52.726 acres
Computational Time Increment	0.133 hours
Time to Peak (Computed)	0.800 hours
Flow (Peak, Computed)	74.87 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.800 hours
Flow (Peak Interpolated Output)	74.87 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	52.726 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	1.35 in
Runoff Volume (Pervious)	5.947 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	5.946 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.000 hours
Computational Time Increment	0.133 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	59.74 ft³/s
Unit peak time, Tp	0.667 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-1

Return Event: 100 years
Storm Event: 30m100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	2.667 hours
Total unit time, Tb	3.333 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-1

Return Event: 100 years
Storm Event: 48h100y

Storm Event	48h100y
Return Event	100 years
Duration	54.000 hours
Depth	8.16 in
Time of Concentration (Composite)	1.000 hours
Area (User Defined)	52.726 acres
Computational Time Increment	0.133 hours
Time to Peak (Computed)	40.933 hours
Flow (Peak, Computed)	21.74 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	40.950 hours
Flow (Peak Interpolated Output)	21.74 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	52.726 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	6.25 in
Runoff Volume (Pervious)	27.457 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	27.457 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.000 hours
Computational Time Increment	0.133 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	59.74 ft³/s
Unit peak time, Tp	0.667 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-1

Return Event: 100 years
Storm Event: 48h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	2.667 hours
Total unit time, Tb	3.333 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-1

Return Event: 100 years
Storm Event: 72h100y

Storm Event	72h100y
Return Event	100 years
Duration	76.000 hours
Depth	8.78 in
Time of Concentration (Composite)	1.000 hours
Area (User Defined)	52.726 acres
Computational Time Increment	0.133 hours
Time to Peak (Computed)	61.200 hours
Flow (Peak, Computed)	15.79 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	61.200 hours
Flow (Peak Interpolated Output)	15.79 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	52.726 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	6.85 in
Runoff Volume (Pervious)	30.082 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	30.082 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.000 hours
Computational Time Increment	0.133 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	59.74 ft³/s
Unit peak time, Tp	0.667 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-1

Return Event: 100 years
Storm Event: 72h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	2.667 hours
Total unit time, Tb	3.333 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-2

Return Event: 100 years
Storm Event: 1h100y

Storm Event	1h100y
Return Event	100 years
Duration	24.000 hours
Depth	3.56 in
Time of Concentration (Composite)	0.167 hours
Area (User Defined)	3.275 acres
Computational Time Increment	0.022 hours
Time to Peak (Computed)	0.289 hours
Flow (Peak, Computed)	12.38 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.300 hours
Flow (Peak Interpolated Output)	12.37 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	3.275 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	1.99 in
Runoff Volume (Pervious)	0.543 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	0.543 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.167 hours
Computational Time Increment	0.022 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	22.22 ft³/s
Unit peak time, Tp	0.111 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-2

Return Event: 100 years
Storm Event: 1h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	0.445 hours
Total unit time, Tb	0.557 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-2

Return Event: 100 years
Storm Event: 2h100yh

Storm Event	2h100yh
Return Event	100 years
Duration	24.000 hours
Depth	4.47 in
Time of Concentration (Composite)	0.167 hours
Area (User Defined)	3.275 acres
Computational Time Increment	0.022 hours
Time to Peak (Computed)	0.334 hours
Flow (Peak, Computed)	9.72 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.350 hours
Flow (Peak Interpolated Output)	9.70 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	3.275 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	2.79 in
Runoff Volume (Pervious)	0.761 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	0.761 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.167 hours
Computational Time Increment	0.022 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	22.22 ft³/s
Unit peak time, Tp	0.111 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-2

Return Event: 100 years
Storm Event: 2h100yh

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	0.445 hours
Total unit time, Tb	0.557 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-2

Return Event: 100 years
Storm Event: 3h100y

Storm Event	3h100y
Return Event	100 years
Duration	24.000 hours
Depth	4.85 in
Time of Concentration (Composite)	0.167 hours
Area (User Defined)	3.275 acres
Computational Time Increment	0.022 hours
Time to Peak (Computed)	0.379 hours
Flow (Peak, Computed)	8.27 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.400 hours
Flow (Peak Interpolated Output)	8.19 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	3.275 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	3.13 in
Runoff Volume (Pervious)	0.855 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	0.855 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.167 hours
Computational Time Increment	0.022 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	22.22 ft³/s
Unit peak time, Tp	0.111 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-2

Return Event: 100 years
Storm Event: 3h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	0.445 hours
Total unit time, Tb	0.557 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-2

Return Event: 100 years
Storm Event: 5d100y

Storm Event	5d100y
Return Event	100 years
Duration	400.000 hours
Depth	9.96 in
Time of Concentration (Composite)	0.167 hours
Area (User Defined)	3.275 acres
Computational Time Increment	0.022 hours
Time to Peak (Computed)	101.981 hours
Flow (Peak, Computed)	0.68 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	101.950 hours
Flow (Peak Interpolated Output)	0.68 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	3.275 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	7.99 in
Runoff Volume (Pervious)	2.181 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	2.181 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.167 hours
Computational Time Increment	0.022 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	22.22 ft³/s
Unit peak time, Tp	0.111 hours

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Subsection: Unit Hydrograph Summary
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Return Event: 100 years
Storm Event: 5d100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	0.445 hours
Total unit time, Tb	0.557 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-2

Return Event: 100 years
Storm Event: 5m100y

Storm Event	5m100y
Return Event	100 years
Duration	24.000 hours
Depth	0.91 in
Time of Concentration (Composite)	0.167 hours
Area (User Defined)	3.275 acres
Computational Time Increment	0.022 hours
Time to Peak (Computed)	0.156 hours
Flow (Peak, Computed)	2.38 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.150 hours
Flow (Peak Interpolated Output)	2.37 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	3.275 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	0.12 in
Runoff Volume (Pervious)	0.031 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	0.031 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.167 hours
Computational Time Increment	0.022 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	22.22 ft³/s
Unit peak time, Tp	0.111 hours

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Subsection: Unit Hydrograph Summary
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Return Event: 100 years
Storm Event: 5m100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	0.445 hours
Total unit time, Tb	0.557 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-2

Return Event: 100 years
Storm Event: 6h100y

Storm Event	6h100y
Return Event	100 years
Duration	24.000 hours
Depth	5.68 in
Time of Concentration (Composite)	0.167 hours
Area (User Defined)	3.275 acres
Computational Time Increment	0.022 hours
Time to Peak (Computed)	0.646 hours
Flow (Peak, Computed)	6.37 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.650 hours
Flow (Peak Interpolated Output)	6.35 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	3.275 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	3.90 in
Runoff Volume (Pervious)	1.064 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	1.064 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.167 hours
Computational Time Increment	0.022 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	22.22 ft³/s
Unit peak time, Tp	0.111 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-2

Return Event: 100 years
Storm Event: 6h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	0.445 hours
Total unit time, Tb	0.557 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-2

Return Event: 100 years
Storm Event: 10d100y

Storm Event	10d100y
Return Event	100 years
Duration	252.000 hours
Depth	11.14 in
Time of Concentration (Composite)	0.167 hours
Area (User Defined)	3.275 acres
Computational Time Increment	0.022 hours
Time to Peak (Computed)	203.985 hours
Flow (Peak, Computed)	0.38 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	203.950 hours
Flow (Peak Interpolated Output)	0.38 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	3.275 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	9.14 in
Runoff Volume (Pervious)	2.495 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	2.495 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.167 hours
Computational Time Increment	0.022 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	22.22 ft³/s
Unit peak time, Tp	0.111 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-2

Return Event: 100 years
Storm Event: 10d100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	0.445 hours
Total unit time, Tb	0.557 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-2

Return Event: 100 years
Storm Event: 10m100y

Storm Event	10m100y
Return Event	100 years
Duration	24.000 hours
Depth	1.67 in
Time of Concentration (Composite)	0.167 hours
Area (User Defined)	3.275 acres
Computational Time Increment	0.022 hours
Time to Peak (Computed)	0.178 hours
Flow (Peak, Computed)	8.83 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.200 hours
Flow (Peak Interpolated Output)	8.41 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	3.275 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	0.52 in
Runoff Volume (Pervious)	0.142 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	0.142 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.167 hours
Computational Time Increment	0.022 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	22.22 ft³/s
Unit peak time, Tp	0.111 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-2

Return Event: 100 years
Storm Event: 10m100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	0.445 hours
Total unit time, Tb	0.557 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-2

Return Event: 100 years
Storm Event: 12h100y

Storm Event	12h100y
Return Event	100 years
Duration	24.000 hours
Depth	6.59 in
Time of Concentration (Composite)	0.167 hours
Area (User Defined)	3.275 acres
Computational Time Increment	0.022 hours
Time to Peak (Computed)	4.810 hours
Flow (Peak, Computed)	3.64 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	4.800 hours
Flow (Peak Interpolated Output)	3.64 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	3.275 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	4.75 in
Runoff Volume (Pervious)	1.297 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	1.297 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.167 hours
Computational Time Increment	0.022 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	22.22 ft³/s
Unit peak time, Tp	0.111 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-2

Return Event: 100 years
Storm Event: 12h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	0.445 hours
Total unit time, Tb	0.557 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-2

Return Event: 100 years
Storm Event: 15m100y

Storm Event	15m100y
Return Event	100 years
Duration	24.000 hours
Depth	2.05 in
Time of Concentration (Composite)	0.167 hours
Area (User Defined)	3.275 acres
Computational Time Increment	0.022 hours
Time to Peak (Computed)	0.178 hours
Flow (Peak, Computed)	10.93 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.200 hours
Flow (Peak Interpolated Output)	10.84 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	3.275 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	0.78 in
Runoff Volume (Pervious)	0.213 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	0.213 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.167 hours
Computational Time Increment	0.022 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	22.22 ft³/s
Unit peak time, Tp	0.111 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-2

Return Event: 100 years
Storm Event: 15m100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	0.445 hours
Total unit time, Tb	0.557 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-2

Return Event: 100 years
Storm Event: 18h100y

Storm Event	18h100y
Return Event	100 years
Duration	36.000 hours
Depth	6.97 in
Time of Concentration (Composite)	0.167 hours
Area (User Defined)	3.275 acres
Computational Time Increment	0.022 hours
Time to Peak (Computed)	11.690 hours
Flow (Peak, Computed)	3.02 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	11.700 hours
Flow (Peak Interpolated Output)	3.01 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	3.275 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	5.11 in
Runoff Volume (Pervious)	1.395 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	1.395 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.167 hours
Computational Time Increment	0.022 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	22.22 ft³/s
Unit peak time, Tp	0.111 hours

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Subsection: Unit Hydrograph Summary
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Return Event: 100 years
Storm Event: 18h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	0.445 hours
Total unit time, Tb	0.557 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-2

Return Event: 100 years
Storm Event: 24h100y

Storm Event	24h100y
Return Event	100 years
Duration	36.000 hours
Depth	7.58 in
Time of Concentration (Composite)	0.167 hours
Area (User Defined)	3.275 acres
Computational Time Increment	0.022 hours
Time to Peak (Computed)	15.587 hours
Flow (Peak, Computed)	2.49 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	15.550 hours
Flow (Peak Interpolated Output)	2.49 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	3.275 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	5.69 in
Runoff Volume (Pervious)	1.554 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	1.554 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.167 hours
Computational Time Increment	0.022 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	22.22 ft³/s
Unit peak time, Tp	0.111 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-2

Return Event: 100 years
Storm Event: 24h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	0.445 hours
Total unit time, Tb	0.557 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-2

Return Event: 100 years
Storm Event: 30m100y

Storm Event	30m100y
Return Event	100 years
Duration	24.000 hours
Depth	2.80 in
Time of Concentration (Composite)	0.167 hours
Area (User Defined)	3.275 acres
Computational Time Increment	0.022 hours
Time to Peak (Computed)	0.223 hours
Flow (Peak, Computed)	13.36 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.250 hours
Flow (Peak Interpolated Output)	13.07 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	3.275 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	1.35 in
Runoff Volume (Pervious)	0.369 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	0.370 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.167 hours
Computational Time Increment	0.022 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	22.22 ft³/s
Unit peak time, Tp	0.111 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-2

Return Event: 100 years
Storm Event: 30m100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	0.445 hours
Total unit time, Tb	0.557 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-2

Return Event: 100 years
Storm Event: 48h100y

Storm Event	48h100y
Return Event	100 years
Duration	54.000 hours
Depth	8.16 in
Time of Concentration (Composite)	0.167 hours
Area (User Defined)	3.275 acres
Computational Time Increment	0.022 hours
Time to Peak (Computed)	40.793 hours
Flow (Peak, Computed)	1.36 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	40.800 hours
Flow (Peak Interpolated Output)	1.36 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	3.275 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	6.25 in
Runoff Volume (Pervious)	1.705 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	1.705 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.167 hours
Computational Time Increment	0.022 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	22.22 ft³/s
Unit peak time, Tp	0.111 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-2

Return Event: 100 years
Storm Event: 48h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	0.445 hours
Total unit time, Tb	0.557 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-2

Return Event: 100 years
Storm Event: 72h100y

Storm Event	72h100y
Return Event	100 years
Duration	76.000 hours
Depth	8.78 in
Time of Concentration (Composite)	0.167 hours
Area (User Defined)	3.275 acres
Computational Time Increment	0.022 hours
Time to Peak (Computed)	61.189 hours
Flow (Peak, Computed)	0.98 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	61.150 hours
Flow (Peak Interpolated Output)	0.98 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	3.275 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	6.85 in
Runoff Volume (Pervious)	1.868 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	1.868 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.167 hours
Computational Time Increment	0.022 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	22.22 ft³/s
Unit peak time, Tp	0.111 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-2

Return Event: 100 years
Storm Event: 72h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	0.445 hours
Total unit time, Tb	0.557 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-3

Return Event: 100 years
Storm Event: 1h100y

Storm Event	1h100y
Return Event	100 years
Duration	24.000 hours
Depth	3.56 in
Time of Concentration (Composite)	0.333 hours
Area (User Defined)	22.770 acres
Computational Time Increment	0.044 hours
Time to Peak (Computed)	0.444 hours
Flow (Peak, Computed)	69.64 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.450 hours
Flow (Peak Interpolated Output)	69.38 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	22.770 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	1.99 in
Runoff Volume (Pervious)	3.772 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	3.775 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.333 hours
Computational Time Increment	0.044 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	77.48 ft³/s
Unit peak time, Tp	0.222 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-3

Return Event: 100 years
Storm Event: 1h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	0.888 hours
Total unit time, Tb	1.110 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-3

Return Event: 100 years
Storm Event: 2h100yh

Storm Event	2h100yh
Return Event	100 years
Duration	24.000 hours
Depth	4.47 in
Time of Concentration (Composite)	0.333 hours
Area (User Defined)	22.770 acres
Computational Time Increment	0.044 hours
Time to Peak (Computed)	0.577 hours
Flow (Peak, Computed)	61.83 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.550 hours
Flow (Peak Interpolated Output)	61.57 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	22.770 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	2.79 in
Runoff Volume (Pervious)	5.293 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	5.295 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.333 hours
Computational Time Increment	0.044 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	77.48 ft³/s
Unit peak time, Tp	0.222 hours

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Subsection: Unit Hydrograph Summary
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Return Event: 100 years
Storm Event: 2h100yh

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	0.888 hours
Total unit time, Tb	1.110 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-3

Return Event: 100 years
Storm Event: 3h100y

Storm Event	3h100y
Return Event	100 years
Duration	24.000 hours
Depth	4.85 in
Time of Concentration (Composite)	0.333 hours
Area (User Defined)	22.770 acres
Computational Time Increment	0.044 hours
Time to Peak (Computed)	0.710 hours
Flow (Peak, Computed)	49.65 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.700 hours
Flow (Peak Interpolated Output)	49.64 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	22.770 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	3.13 in
Runoff Volume (Pervious)	5.946 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	5.949 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.333 hours
Computational Time Increment	0.044 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	77.48 ft³/s
Unit peak time, Tp	0.222 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-3

Return Event: 100 years
Storm Event: 3h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	0.888 hours
Total unit time, Tb	1.110 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-3

Return Event: 100 years
Storm Event: 5d100y

Storm Event	5d100y
Return Event	100 years
Duration	400,000 hours
Depth	9.96 in
Time of Concentration (Composite)	0.333 hours
Area (User Defined)	22.770 acres
Computational Time Increment	0.044 hours
Time to Peak (Computed)	101.987 hours
Flow (Peak, Computed)	4.71 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	101.950 hours
Flow (Peak Interpolated Output)	4.71 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	22.770 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	7.99 in
Runoff Volume (Pervious)	15.161 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	15.162 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.333 hours
Computational Time Increment	0.044 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	77.48 ft³/s
Unit peak time, Tp	0.222 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-3

Return Event: 100 years
Storm Event: 5d100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	0.888 hours
Total unit time, Tb	1.110 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-3

Return Event: 100 years
Storm Event: 5m100y

Storm Event	5m100y
Return Event	100 years
Duration	24,000 hours
Depth	0.91 in
Time of Concentration (Composite)	0.333 hours
Area (User Defined)	22.770 acres
Computational Time Increment	0.044 hours
Time to Peak (Computed)	0.222 hours
Flow (Peak, Computed)	8.61 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.250 hours
Flow (Peak Interpolated Output)	8.60 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	22.770 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	0.12 in
Runoff Volume (Pervious)	0.218 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	0.217 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.333 hours
Computational Time Increment	0.044 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	77.48 ft³/s
Unit peak time, Tp	0.222 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-3

Return Event: 100 years
Storm Event: 5m100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	0.888 hours
Total unit time, Tb	1.110 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-3

Return Event: 100 years
Storm Event: 6h100y

Storm Event	6h100y
Return Event	100 years
Duration	24.000 hours
Depth	5.68 in
Time of Concentration (Composite)	0.333 hours
Area (User Defined)	22.770 acres
Computational Time Increment	0.044 hours
Time to Peak (Computed)	0.755 hours
Flow (Peak, Computed)	37.78 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.750 hours
Flow (Peak Interpolated Output)	37.74 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	22.770 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	3.90 in
Runoff Volume (Pervious)	7.396 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	7.396 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.333 hours
Computational Time Increment	0.044 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	77.48 ft³/s
Unit peak time, Tp	0.222 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-3

Return Event: 100 years
Storm Event: 6h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	0.888 hours
Total unit time, Tb	1.110 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-3

Return Event: 100 years
Storm Event: 10d100y

Storm Event	10d100y
Return Event	100 years
Duration	252.000 hours
Depth	11.14 in
Time of Concentration (Composite)	0.333 hours
Area (User Defined)	22.770 acres
Computational Time Increment	0.044 hours
Time to Peak (Computed)	203.974 hours
Flow (Peak, Computed)	2.66 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	203.950 hours
Flow (Peak Interpolated Output)	2.66 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	22.770 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	9.14 in
Runoff Volume (Pervious)	17.345 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	17.345 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.333 hours
Computational Time Increment	0.044 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	77.48 ft³/s
Unit peak time, Tp	0.222 hours

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Subsection: Unit Hydrograph Summary
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Return Event: 100 years
Storm Event: 10d100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	0.888 hours
Total unit time, Tb	1.110 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-3

Return Event: 100 years
Storm Event: 10m100y

Storm Event	10m100y
Return Event	100 years
Duration	24.000 hours
Depth	1.67 in
Time of Concentration (Composite)	0.333 hours
Area (User Defined)	22.770 acres
Computational Time Increment	0.044 hours
Time to Peak (Computed)	0.266 hours
Flow (Peak, Computed)	37.18 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.300 hours
Flow (Peak Interpolated Output)	36.40 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	22.770 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	0.52 in
Runoff Volume (Pervious)	0.987 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	0.985 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.333 hours
Computational Time Increment	0.044 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	77.48 ft³/s
Unit peak time, Tp	0.222 hours

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Return Event: 100 years
Storm Event: 10m100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	0.888 hours
Total unit time, Tb	1.110 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-3

Return Event: 100 years
Storm Event: 12h100y

Storm Event	12h100y
Return Event	100 years
Duration	24.000 hours
Depth	6.59 in
Time of Concentration (Composite)	0.333 hours
Area (User Defined)	22.770 acres
Computational Time Increment	0.044 hours
Time to Peak (Computed)	4.884 hours
Flow (Peak, Computed)	24.96 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	4.900 hours
Flow (Peak Interpolated Output)	24.94 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	22.770 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	4.75 in
Runoff Volume (Pervious)	9.016 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	9.016 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.333 hours
Computational Time Increment	0.044 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	77.48 ft³/s
Unit peak time, Tp	0.222 hours

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Subsection: Unit Hydrograph Summary
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Return Event: 100 years
Storm Event: 12h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	0.888 hours
Total unit time, Tb	1.110 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-3

Return Event: 100 years
Storm Event: 15m100y

Storm Event	15m100y
Return Event	100 years
Duration	24.000 hours
Depth	2.05 in
Time of Concentration (Composite)	0.333 hours
Area (User Defined)	22.770 acres
Computational Time Increment	0.044 hours
Time to Peak (Computed)	0.311 hours
Flow (Peak, Computed)	51.20 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.300 hours
Flow (Peak Interpolated Output)	50.45 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	22.770 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	0.78 in
Runoff Volume (Pervious)	1.479 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	1.479 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.333 hours
Computational Time Increment	0.044 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	77.48 ft³/s
Unit peak time, Tp	0.222 hours

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Subsection: Unit Hydrograph Summary
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Return Event: 100 years
Storm Event: 15m100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	0.888 hours
Total unit time, Tb	1.110 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-3

Return Event: 100 years
Storm Event: 18h100y

Storm Event	18h100y
Return Event	100 years
Duration	36.000 hours
Depth	6.97 in
Time of Concentration (Composite)	0.333 hours
Area (User Defined)	22.770 acres
Computational Time Increment	0.044 hours
Time to Peak (Computed)	11.677 hours
Flow (Peak, Computed)	20.86 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	11.700 hours
Flow (Peak Interpolated Output)	20.86 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	22.770 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	5.11 in
Runoff Volume (Pervious)	9.699 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	9.699 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.333 hours
Computational Time Increment	0.044 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	77.48 ft³/s
Unit peak time, Tp	0.222 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-3

Return Event: 100 years
Storm Event: 18h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	0.888 hours
Total unit time, Tb	1.110 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-3

Return Event: 100 years
Storm Event: 24h100y

Storm Event	24h100y
Return Event	100 years
Duration	36.000 hours
Depth	7.58 in
Time of Concentration (Composite)	0.333 hours
Area (User Defined)	22.770 acres
Computational Time Increment	0.044 hours
Time to Peak (Computed)	15.584 hours
Flow (Peak, Computed)	17.28 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	15.600 hours
Flow (Peak Interpolated Output)	17.27 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	22.770 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	5.69 in
Runoff Volume (Pervious)	10.802 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	10.802 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.333 hours
Computational Time Increment	0.044 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	77.48 ft³/s
Unit peak time, Tp	0.222 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-3

Return Event: 100 years
Storm Event: 24h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	0.888 hours
Total unit time, Tb	1.110 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-3

Return Event: 100 years
Storm Event: 30m100y

Storm Event	30m100y
Return Event	100 years
Duration	24.000 hours
Depth	2.80 in
Time of Concentration (Composite)	0.333 hours
Area (User Defined)	22.770 acres
Computational Time Increment	0.044 hours
Time to Peak (Computed)	0.355 hours
Flow (Peak, Computed)	67.39 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.350 hours
Flow (Peak Interpolated Output)	67.03 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	22.770 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	1.35 in
Runoff Volume (Pervious)	2.568 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	2.569 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.333 hours
Computational Time Increment	0.044 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	77.48 ft³/s
Unit peak time, Tp	0.222 hours

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Subsection: Unit Hydrograph Summary
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Return Event: 100 years
Storm Event: 30m100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	0.888 hours
Total unit time, Tb	1.110 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-3

Return Event: 100 years
Storm Event: 48h100y

Storm Event	48h100y
Return Event	100 years
Duration	54.000 hours
Depth	8.16 in
Time of Concentration (Composite)	0.333 hours
Area (User Defined)	22.770 acres
Computational Time Increment	0.044 hours
Time to Peak (Computed)	40.804 hours
Flow (Peak, Computed)	9.45 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	40.800 hours
Flow (Peak Interpolated Output)	9.45 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	22.770 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	6.25 in
Runoff Volume (Pervious)	11.857 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	11.857 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.333 hours
Computational Time Increment	0.044 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	77.48 ft³/s
Unit peak time, Tp	0.222 hours

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Subsection: Unit Hydrograph Summary
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Return Event: 100 years
Storm Event: 48h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	0.888 hours
Total unit time, Tb	1.110 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-3

Return Event: 100 years
Storm Event: 72h100y

Storm Event	72h100y
Return Event	100 years
Duration	76.000 hours
Depth	8.78 in
Time of Concentration (Composite)	0.333 hours
Area (User Defined)	22.770 acres
Computational Time Increment	0.044 hours
Time to Peak (Computed)	61.183 hours
Flow (Peak, Computed)	6.84 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	61.150 hours
Flow (Peak Interpolated Output)	6.84 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	22.770 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	6.85 in
Runoff Volume (Pervious)	12.991 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	12.991 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.333 hours
Computational Time Increment	0.044 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	77.48 ft³/s
Unit peak time, Tp	0.222 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-3

Return Event: 100 years
Storm Event: 72h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	0.888 hours
Total unit time, Tb	1.110 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-5

Return Event: 100 years
Storm Event: 1h100y

Storm Event	1h100y
Return Event	100 years
Duration	24.000 hours
Depth	3.56 in
Time of Concentration (Composite)	0.500 hours
Area (User Defined)	17.723 acres
Computational Time Increment	0.067 hours
Time to Peak (Computed)	0.533 hours
Flow (Peak, Computed)	45.10 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.550 hours
Flow (Peak Interpolated Output)	45.09 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	17.723 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	1.99 in
Runoff Volume (Pervious)	2.936 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	2.936 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.500 hours
Computational Time Increment	0.067 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	40.16 ft³/s
Unit peak time, Tp	0.333 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-5

Return Event: 100 years
Storm Event: 1h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	1.333 hours
Total unit time, Tb	1.667 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-5

Return Event: 100 years
Storm Event: 2h100yh

Storm Event	2h100yh
Return Event	100 years
Duration	24.000 hours
Depth	4.47 in
Time of Concentration (Composite)	0.500 hours
Area (User Defined)	17.723 acres
Computational Time Increment	0.067 hours
Time to Peak (Computed)	0.733 hours
Flow (Peak, Computed)	42.80 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.700 hours
Flow (Peak Interpolated Output)	42.77 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	17.723 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	2.79 in
Runoff Volume (Pervious)	4.120 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	4.120 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.500 hours
Computational Time Increment	0.067 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	40.16 ft³/s
Unit peak time, Tp	0.333 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-5

Return Event: 100 years
Storm Event: 2h100yh

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	1.333 hours
Total unit time, Tb	1.667 hours

Subsection: Unit Hydrograph Summary
Label: to DA-5

Return Event: 100 years
Storm Event: 3h100y

Storm Event	3h100y
Return Event	100 years
Duration	24.000 hours
Depth	4.85 in
Time of Concentration (Composite)	0.500 hours
Area (User Defined)	17.723 acres
Computational Time Increment	0.067 hours
Time to Peak (Computed)	0.867 hours
Flow (Peak, Computed)	36.26 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.850 hours
Flow (Peak Interpolated Output)	36.24 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	17.723 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	3.13 in
Runoff Volume (Pervious)	4.628 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	4.628 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.500 hours
Computational Time Increment	0.067 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	40.16 ft³/s
Unit peak time, Tp	0.333 hours

Subsection: Unit Hydrograph Summary
Label: to DA-5

Return Event: 100 years
Storm Event: 3h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	1.333 hours
Total unit time, Tb	1.667 hours

Subsection: Unit Hydrograph Summary
Label: to DA-5

Return Event: 100 years
Storm Event: 5d100y

Storm Event	5d100y
Return Event	100 years
Duration	400.000 hours
Depth	9.96 in
Time of Concentration (Composite)	0.500 hours
Area (User Defined)	17.723 acres
Computational Time Increment	0.067 hours
Time to Peak (Computed)	102.000 hours
Flow (Peak, Computed)	3.67 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	102.000 hours
Flow (Peak Interpolated Output)	3.67 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	17.723 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	7.99 in
Runoff Volume (Pervious)	11.801 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	11.801 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.500 hours
Computational Time Increment	0.067 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	40.16 ft³/s
Unit peak time, Tp	0.333 hours

Subsection: Unit Hydrograph Summary
Label: to DA-5

Return Event: 100 years
Storm Event: 5d100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	1.333 hours
Total unit time, Tb	1.667 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-5

Return Event: 100 years
Storm Event: 5m100y

Storm Event	5m100y
Return Event	100 years
Duration	24.000 hours
Depth	0.91 in
Time of Concentration (Composite)	0.500 hours
Area (User Defined)	17.723 acres
Computational Time Increment	0.067 hours
Time to Peak (Computed)	0.333 hours
Flow (Peak, Computed)	4.56 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.350 hours
Flow (Peak Interpolated Output)	4.51 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	17.723 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	0.12 in
Runoff Volume (Pervious)	0.170 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	0.170 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.500 hours
Computational Time Increment	0.067 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	40.16 ft³/s
Unit peak time, Tp	0.333 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-5

Return Event: 100 years
Storm Event: 5m100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	1.333 hours
Total unit time, Tb	1.667 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-5

Return Event: 100 years
Storm Event: 6h100y

Storm Event	6h100y
Return Event	100 years
Duration	24.000 hours
Depth	5.68 in
Time of Concentration (Composite)	0.500 hours
Area (User Defined)	17.723 acres
Computational Time Increment	0.067 hours
Time to Peak (Computed)	0.933 hours
Flow (Peak, Computed)	26.23 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.950 hours
Flow (Peak Interpolated Output)	26.18 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	17.723 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	3.90 in
Runoff Volume (Pervious)	5.757 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	5.757 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.500 hours
Computational Time Increment	0.067 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	40.16 ft³/s
Unit peak time, Tp	0.333 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-5

Return Event: 100 years
Storm Event: 6h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	1.333 hours
Total unit time, Tb	1.667 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-5

Return Event: 100 years
Storm Event: 10d100y

Storm Event	10d100y
Return Event	100 years
Duration	252.000 hours
Depth	11.14 in
Time of Concentration (Composite)	0.500 hours
Area (User Defined)	17.723 acres
Computational Time Increment	0.067 hours
Time to Peak (Computed)	204.000 hours
Flow (Peak, Computed)	2.07 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	204.000 hours
Flow (Peak Interpolated Output)	2.07 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	17.723 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	9.14 in
Runoff Volume (Pervious)	13.500 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	13.500 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.500 hours
Computational Time Increment	0.067 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	40.16 ft³/s
Unit peak time, Tp	0.333 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-5

Return Event: 100 years
Storm Event: 10d100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	1.333 hours
Total unit time, Tb	1.667 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-5

Return Event: 100 years
Storm Event: 10m100y

Storm Event	10m100y
Return Event	100 years
Duration	24.000 hours
Depth	1.67 in
Time of Concentration (Composite)	0.500 hours
Area (User Defined)	17.723 acres
Computational Time Increment	0.067 hours
Time to Peak (Computed)	0.400 hours
Flow (Peak, Computed)	19.96 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.400 hours
Flow (Peak Interpolated Output)	19.96 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	17.723 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	0.52 in
Runoff Volume (Pervious)	0.768 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	0.768 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.500 hours
Computational Time Increment	0.067 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	40.16 ft³/s
Unit peak time, Tp	0.333 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-5

Return Event: 100 years
Storm Event: 10m100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	1.333 hours
Total unit time, Tb	1.667 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-5

Return Event: 100 years
Storm Event: 12h100y

Storm Event	12h100y
Return Event	100 years
Duration	24.000 hours
Depth	6.59 in
Time of Concentration (Composite)	0.500 hours
Area (User Defined)	17.723 acres
Computational Time Increment	0.067 hours
Time to Peak (Computed)	5.000 hours
Flow (Peak, Computed)	19.07 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	5.000 hours
Flow (Peak Interpolated Output)	19.07 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	17.723 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	4.75 in
Runoff Volume (Pervious)	7.017 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	7.017 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.500 hours
Computational Time Increment	0.067 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	40.16 ft³/s
Unit peak time, Tp	0.333 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-5

Return Event: 100 years
Storm Event: 12h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	1.333 hours
Total unit time, Tb	1.667 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-5

Return Event: 100 years
Storm Event: 15m100y

Storm Event	15m100y
Return Event	100 years
Duration	24.000 hours
Depth	2.05 in
Time of Concentration (Composite)	0.500 hours
Area (User Defined)	17.723 acres
Computational Time Increment	0.067 hours
Time to Peak (Computed)	0.400 hours
Flow (Peak, Computed)	28.93 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.400 hours
Flow (Peak Interpolated Output)	28.93 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	17.723 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	0.78 in
Runoff Volume (Pervious)	1.151 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	1.151 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.500 hours
Computational Time Increment	0.067 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	40.16 ft³/s
Unit peak time, Tp	0.333 hours

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Subsection: Unit Hydrograph Summary
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Return Event: 100 years
Storm Event: 15m100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	1.333 hours
Total unit time, Tb	1.667 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-5

Return Event: 100 years
Storm Event: 18h100y

Storm Event	18h100y
Return Event	100 years
Duration	36.000 hours
Depth	6.97 in
Time of Concentration (Composite)	0.500 hours
Area (User Defined)	17.723 acres
Computational Time Increment	0.067 hours
Time to Peak (Computed)	11.733 hours
Flow (Peak, Computed)	16.12 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	11.700 hours
Flow (Peak Interpolated Output)	16.11 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	17.723 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	5.11 in
Runoff Volume (Pervious)	7.549 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	7.549 ac-ft

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.500 hours
Computational Time Increment	0.067 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	40.16 ft³/s
Unit peak time, Tp	0.333 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-5

Return Event: 100 years
Storm Event: 18h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	1.333 hours
Total unit time, Tb	1.667 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-5

Return Event: 100 years
Storm Event: 24h100y

Storm Event	24h100y
Return Event	100 years
Duration	36.000 hours
Depth	7.58 in
Time of Concentration (Composite)	0.500 hours
Area (User Defined)	17.723 acres
Computational Time Increment	0.067 hours
Time to Peak (Computed)	15.600 hours
Flow (Peak, Computed)	13.41 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	15.600 hours
Flow (Peak Interpolated Output)	13.41 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	17.723 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	5.69 in
Runoff Volume (Pervious)	8.408 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	8.408 ac-ft

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.500 hours
Computational Time Increment	0.067 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	40.16 ft³/s
Unit peak time, Tp	0.333 hours

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Subsection: Unit Hydrograph Summary
Label: to DA-5

Return Event: 100 years
Storm Event: 24h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	1.333 hours
Total unit time, Tb	1.667 hours

Subsection: Unit Hydrograph Summary
Label: to DA-5

Return Event: 100 years
Storm Event: 30m100y

Storm Event	30m100y
Return Event	100 years
Duration	24.000 hours
Depth	2.80 in
Time of Concentration (Composite)	0.500 hours
Area (User Defined)	17.723 acres
Computational Time Increment	0.067 hours
Time to Peak (Computed)	0.467 hours
Flow (Peak, Computed)	41.25 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.500 hours
Flow (Peak Interpolated Output)	41.05 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	17.723 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	1.35 in
Runoff Volume (Pervious)	1.999 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	1.999 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.500 hours
Computational Time Increment	0.067 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	40.16 ft³/s
Unit peak time, Tp	0.333 hours

Subsection: Unit Hydrograph Summary
Label: to DA-5

Return Event: 100 years
Storm Event: 30m100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	1.333 hours
Total unit time, Tb	1.667 hours

Subsection: Unit Hydrograph Summary
Label: to DA-5

Return Event: 100 years
Storm Event: 48h100y

Storm Event	48h100y
Return Event	100 years
Duration	54.000 hours
Depth	8.16 in
Time of Concentration (Composite)	0.500 hours
Area (User Defined)	17.723 acres
Computational Time Increment	0.067 hours
Time to Peak (Computed)	40.800 hours
Flow (Peak, Computed)	7.35 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	40.800 hours
Flow (Peak Interpolated Output)	7.35 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	17.723 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	6.25 in
Runoff Volume (Pervious)	9.229 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	9.229 ac-ft
SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.500 hours
Computational Time Increment	0.067 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	40.16 ft³/s
Unit peak time, Tp	0.333 hours

Subsection: Unit Hydrograph Summary
Label: to DA-5

Return Event: 100 years
Storm Event: 48h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	1.333 hours
Total unit time, Tb	1.667 hours

Subsection: Unit Hydrograph Summary
Label: to DA-5

Return Event: 100 years
Storm Event: 72h100y

Storm Event	
Storm Event	72h100y
Return Event	100 years
Duration	76.000 hours
Depth	8.78 in
Time of Concentration (Composite)	0.500 hours
Area (User Defined)	17.723 acres
Computational Time	
Increment	0.067 hours
Time to Peak (Computed)	61.200 hours
Flow (Peak, Computed)	5.32 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	61.200 hours
Flow (Peak Interpolated Output)	5.32 ft³/s
Drainage Area	
SCS CN (Composite)	84.000
Area (User Defined)	17.723 acres
Maximum Retention (Pervious)	1.90 in
Maximum Retention (Pervious, 20 percent)	0.38 in
Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	6.85 in
Runoff Volume (Pervious)	10.112 ac-ft
Hydrograph Volume (Area under Hydrograph curve)	
Volume	10.112 ac-ft

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.500 hours
Computational Time Increment	0.067 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	40.16 ft³/s
Unit peak time, Tp	0.333 hours

Subsection: Unit Hydrograph Summary
Label: to DA-5

Return Event: 100 years
Storm Event: 72h100y

SCS Unit Hydrograph Parameters	
Unit receding limb, Tr	1.333 hours
Total unit time, Tb	1.667 hours

Subsection: Elevation vs. Volume Curve
Label: DA-1

Return Event: 100 years
Storm Event: 1h100y

Elevation-Volume		
Pond Elevation (ft)	Pond Volume (ac-ft)	
731.47		0.000
741.25		0.009
742.00		0.049
743.00		0.379
744.00		1.530
746.00		8.069
748.00		20.372
750.00		37.943

Subsection: Elevation vs. Volume Curve
Label: DA-2

Return Event: 100 years
Storm Event: 1h100y

Elevation-Volume		
Pond Elevation (ft)	Pond Volume (ac-ft)	
740.87	0.000	
742.00	0.001	
744.00	0.203	
746.00	0.542	
748.00	1.381	
750.00	3.226	

Subsection: Elevation vs. Volume Curve
Label: DA-3

Return Event: 100 years
Storm Event: 1h100y

Elevation-Volume		
Pond Elevation (ft)	Pond Volume (ac-ft)	
744.23	0.000	
750.00	0.001	
751.00	0.383	
752.00	1.360	
754.00	6.754	

Subsection: Elevation vs. Volume Curve
Label: DA-4

Return Event: 100 years
Storm Event: 2h100yh

Elevation-Volume		
Pond Elevation (ft)	Pond Volume (ac-ft)	
754.94	0.000	
769.30	0.001	
770.30	0.010	

Subsection: Elevation vs. Volume Curve
Label: DA-5

Return Event: 100 years
Storm Event: 1h100y

Elevation-Volume		
Pond Elevation (ft)	Pond Volume (ac-ft)	
766.00	0.000	
768.00	0.912	
770.00	3.486	
772.00	8.536	
774.00	18.045	

Subsection: Elevation vs. Volume Curve
Label: DA-6

Return Event: 100 years
Storm Event: 1h100y

Elevation-Volume

Pond Elevation (ft)	Pond Volume (ac-ft)
766.00	0.000
768.00	4.520
770.00	15.246
772.00	32.892

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Subsection: Outlet Input Data
Label: COS #1

Return Event: 100 years
Storm Event: 1h100y

Requested Pond Water Surface Elevations

Minimum (Headwater)	731.47 ft
Increment (Headwater)	0.10 ft
Maximum (Headwater)	750.00 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Culvert-Circular	Culvert #1 - COS #1	Forward	TW	731.47	750.00
Culvert-Circular	Culvert #3 - COS #1	Forward	TW	737.51	750.00
Culvert-Circular	Culvert #2 - COS #1	Forward	TW	737.51	750.00
Irregular Weir	Weir #1 - COS #1	Forward	TW	748.00	750.00
Tailwater Settings	Tailwater			(N/A)	(N/A)

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Subsection: Outlet Input Data
Label: COS #1

Return Event: 100 years
Storm Event: 1h100y

Structure ID: Culvert #1 - COS #1	
Structure Type: Culvert-Circular	
Number of Barrels	1
Diameter	42.00 in
Length	4.00 ft
Length (Computed Barrel)	4.00 ft
Slope (Computed)	0.002 ft/ft
Outlet Control Data	
Manning's n	0.013
Ke	0.500
Kb	0.006
Kr	0.000
Convergence Tolerance	0.10 ft
Inlet Control Data	
Equation Form	Form 1
K	0.0098
M	2.0000
C	0.0398
Y	0.6700
T1 ratio (HW/D)	1.159
T2 ratio (HW/D)	1.306
Slope Correction Factor	-0.500

Use unsubmerged inlet control 0 equation below T1
elevation.
Use submerged inlet control 0 equation above T2
elevation

In transition zone between unsubmerged and submerged
inlet control,
interpolate between flows at T1 & T2...

T1 Elevation	735.53 ft	T1 Flow	63.00 ft ³ /s
T2 Elevation	736.04 ft	T2 Flow	72.00 ft ³ /s

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Subsection: Outlet Input Data
Label: COS #1

Return Event: 100 years
Storm Event: 1h100y

**Structure ID: Weir #1 - COS #1
Structure Type: Irregular Weir**

Station (ft)	Elevation (ft)
0.00	2.00
475.00	0.01
610.00	0.00
675.00	2.00

Lowest Elevation 748.00 ft
Weir Coefficient 3.00 (ft^{0.5}/s)

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Subsection: Outlet Input Data
Label: COS #1

Return Event: 100 years
Storm Event: 1h100y

Structure ID: Culvert #2 - COS #1	
Structure Type: Culvert-Circular	
Number of Barrels	1
Diameter	27.00 in
Length	290.00 ft
Length (Computed Barrel)	290.00 ft
Slope (Computed)	0.003 ft/ft
Outlet Control Data	
Manning's n	0.013
Ke	0.500
Kb	0.011
Kr	0.000
Convergence Tolerance	0.10 ft
Inlet Control Data	
Equation Form	Form 1
K	0.0098
M	2.0000
C	0.0398
Y	0.6700
T1 ratio (HW/D)	1.159
T2 ratio (HW/D)	1.305
Slope Correction Factor	-0.500

Use unsubmerged inlet control 0 equation below T1 elevation.
Use submerged inlet control 0 equation above T2 elevation

In transition zone between unsubmerged and submerged inlet control,
interpolate between flows at T1 & T2...

T1 Elevation	740.12 ft	T1 Flow	20.87 ft ³ /s
T2 Elevation	740.45 ft	T2 Flow	23.86 ft ³ /s

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Subsection: Outlet Input Data
Label: COS #1

Return Event: 100 years
Storm Event: 1h100y

Structure ID: Culvert #3 - COS #1	
Structure Type: Culvert-Circular	
Number of Barrels	1
Diameter	24.00 in
Length	290.00 ft
Length (Computed Barrel)	290.00 ft
Slope (Computed)	0.003 ft/ft
Outlet Control Data	
Manning's n	0.013
Ke	0.500
Kb	0.012
Kr	0.000
Convergence Tolerance	0.10 ft
Inlet Control Data	
Equation Form	Form 1
K	0.0098
M	2.0000
C	0.0398
Y	0.6700
T1 ratio (HW/D)	1.159
T2 ratio (HW/D)	1.305
Slope Correction Factor	-0.500

Use unsubmerged inlet control 0 equation below T1 elevation.
Use submerged inlet control 0 equation above T2 elevation

In transition zone between unsubmerged and submerged inlet control,
interpolate between flows at T1 & T2...

T1 Elevation	739.83 ft	T1 Flow	15.55 ft ³ /s
T2 Elevation	740.12 ft	T2 Flow	17.77 ft ³ /s

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Subsection: Outlet Input Data
Label: COS #2

Return Event: 100 years
Storm Event: 1h100y

Requested Pond Water Surface Elevations	
Minimum (Headwater)	740.77 ft
Increment (Headwater)	0.10 ft
Maximum (Headwater)	750.00 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Orifice-Circular	Orifice #1 - COS #2	Forward + Reverse	TW	740.87	750.00
Irregular Weir	Weir #1 - COS #2	Forward + Reverse	TW	745.13	750.00
Tailwater Settings	Tailwater			(N/A)	(N/A)

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Subsection: Outlet Input Data
Label: COS #2

Return Event: 100 years
Storm Event: 1h100y

Structure ID: Weir #1 - COS #2 Structure Type: Irregular Weir

Station (ft)	Elevation (ft)
0.00	4.87
204.00	2.87
332.00	0.87
377.00	0.57
407.00	0.00
425.00	0.27
463.00	0.67
468.00	0.87
494.00	1.86
518.00	2.44
526.00	2.87
554.00	4.87

Lowest Elevation 745.13 ft
Weir Coefficient 3.00 (ft^{0.5}/s)

Structure ID: Orifice #1 - COS #2	
Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	740.87 ft
Orifice Diameter	6.00 in
Orifice Coefficient	0.610

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Subsection: Outlet Input Data
Label: COS #3

Return Event: 100 years
Storm Event: 1h100y

Requested Pond Water Surface Elevations	
Minimum (Headwater)	744.23 ft
Increment (Headwater)	0.10 ft
Maximum (Headwater)	754.00 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Culvert-Circular	Culvert - COS #3	Forward + Reverse	TW	744.23	754.00
Irregular Weir	Weir #1 - COS #3	Forward + Reverse	TW	751.00	754.00
Tailwater Settings	Tailwater			(N/A)	(N/A)

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Subsection: Outlet Input Data
Label: COS #3

Return Event: 100 years
Storm Event: 1h100y

Structure ID: Culvert - COS #3	
Structure Type: Culvert-Circular	
Number of Barrels	1
Diameter	21.00 in
Length	1,000.00 ft
Length (Computed Barrel)	1,000.08 ft
Slope (Computed)	0.013 ft/ft

Outlet Control Data	
Manning's n	0.013
Ke	0.500
Kb	0.015
Kr	0.000
Convergence Tolerance	0.10 ft

Inlet Control Data	
Equation Form	Form 1
K	0.0098
M	2.0000
C	0.0398
Y	0.6700
T1 ratio (HW/D)	1.154
T2 ratio (HW/D)	1.300
Slope Correction Factor	-0.500

Use unsubmerged inlet control 0 equation below T1 elevation.
Use submerged inlet control 0 equation above T2 elevation

In transition zone between unsubmerged and submerged inlet control,
interpolate between flows at T1 & T2...

T1 Elevation	746.25 ft	T1 Flow	11.14 ft ³ /s
T2 Elevation	746.51 ft	T2 Flow	12.73 ft ³ /s

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Subsection: Outlet Input Data
Label: COS #3

Return Event: 100 years
Storm Event: 1h100y

Structure ID: Weir #1 - COS #3 Structure Type: Irregular Weir

Station (ft)	Elevation (ft)
0.00	3.00
70.00	1.00
120.00	0.00
150.00	1.00
190.00	3.00

Lowest Elevation 751.00 ft
Weir Coefficient 3.00 (ft^{0.5}/s)

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Subsection: Outlet Input Data
Label: COS #4A

Return Event: 100 years
Storm Event: 1h100y

Requested Pond Water Surface Elevations	
Minimum (Headwater)	754.94 ft
Increment (Headwater)	0.10 ft
Maximum (Headwater)	770.30 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Culvert-Circular	Culvert - COS #4A	Forward + Reverse	TW	754.39	770.30
Tailwater Settings	Tailwater			(N/A)	(N/A)

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Subsection: Outlet Input Data
Label: COS #4A

Return Event: 100 years
Storm Event: 1h100y

Structure ID: Culvert - COS #4A	
Structure Type: Culvert-Circular	
Number of Barrels	1
Diameter	36.00 in
Length	2,600.00 ft
Length (Computed Barrel)	2,600.10 ft
Slope (Computed)	0.009 ft/ft
Outlet Control Data	
Manning's n	0.013
Ke	0.500
Kb	0.007
Kr	0.000
Convergence Tolerance	0.10 ft
Inlet Control Data	
Equation Form	Form 1
K	0.0098
M	2.0000
C	0.0398
Y	0.6700
T1 ratio (HW/D)	1.156
T2 ratio (HW/D)	1.302
Slope Correction Factor	-0.500

Use unsubmerged inlet control 0 equation below T1 elevation.
Use submerged inlet control 0 equation above T2 elevation

In transition zone between unsubmerged and submerged inlet control,
interpolate between flows at T1 & T2...

T1 Elevation	757.86 ft	T1 Flow	42.85 ft ³ /s
T2 Elevation	758.30 ft	T2 Flow	48.97 ft ³ /s

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Subsection: Outlet Input Data
Label: COS #4B

Return Event: 100 years
Storm Event: 1h100y

Requested Pond Water Surface Elevations	
Minimum (Headwater)	754.94 ft
Increment (Headwater)	0.10 ft
Maximum (Headwater)	770.30 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Irregular Weir	Weir #1 - COS #4B	Forward	TW	769.30	770.30
Tailwater Settings	Tailwater			(N/A)	(N/A)

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Subsection: Outlet Input Data
Label: COS #4B

Return Event: 100 years
Storm Event: 1h100y

Structure ID: Weir #1 - COS #4B Structure Type: Irregular Weir

Station (ft)	Elevation (ft)
0.00	1.00
16.00	0.50
16.50	0.00
40.00	0.50
40.50	1.00

Lowest Elevation 769.30 ft
Weir Coefficient 3.00 (ft³/0.5)/s

Structure ID: TW	
Structure Type: TW Setup, DS Channel	
Tailwater Type	Free Outfall
Convergence Tolerances	
Maximum Iterations	50
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.10 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.10 ft
Flow Tolerance (Minimum)	0.001 ft ³ /s
Flow Tolerance (Maximum)	10.000 ft ³ /s

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Subsection: Outlet Input Data
Label: COS #5

Return Event: 100 years
Storm Event: 1h100y

Requested Pond Water Surface Elevations	
Minimum (Headwater)	766.00 ft
Increment (Headwater)	0.10 ft
Maximum (Headwater)	774.00 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Culvert-Circular	Culvert #1 - COS #5	Forward + Reverse	TW	770.00	774.00
Irregular Weir	Weir #1 - COS #5	Forward + Reverse	TW	772.00	774.00
Tailwater Settings	Tailwater			(N/A)	(N/A)

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Subsection: Outlet Input Data
Label: COS #5

Return Event: 100 years
Storm Event: 1h100y

Structure ID: Weir #1 - COS #5
Structure Type: Irregular Weir

Station (ft)	Elevation (ft)
0.00	2.00
70.00	0.00
140.00	2.00

Lowest Elevation 772.00 ft
Weir Coefficient 3.00 (ft^{0.5}/s)

Structure ID: Culvert #1 - COS #5
Structure Type: Culvert-Circular

Number of Barrels	1
Diameter	10.00 in
Length	750.00 ft
Length (Computed Barrel)	750.00 ft
Slope (Computed)	0.004 ft/ft

Outlet Control Data

Manning's n	0.013
Ke	0.500
Kb	0.040
Kr	0.000
Convergence Tolerance	0.10 ft

Inlet Control Data

Equation Form	Form 1
K	0.0098
M	2.0000
C	0.0398
Y	0.6700
T1 ratio (HW/D)	1.159
T2 ratio (HW/D)	1.305
Slope Correction Factor	-0.500

Use unsubmerged inlet control 0 equation below T1 elevation.
Use submerged inlet control 0 equation above T2 elevation

In transition zone between unsubmerged and submerged inlet control,
interpolate between flows at T1 & T2...

T1 Elevation	766.80 ft	T1 Flow	1.74 ft ³ /s
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Subsection: Outlet Input Data
Label: COS #5

Return Event: 100 years
Storm Event: 1h100y

Use unsubmerged inlet control 0 equation below T1 elevation.
Use submerged inlet control 0 equation above T2 elevation

In transition zone between unsubmerged and submerged inlet control,
interpolate between flows at T1 & T2...

T2 Elevation	766.92 ft	T2 Flow	1.99 ft ³ /s
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Subsection: Outlet Input Data
Label: COS #6A

Return Event: 100 years
Storm Event: 1h100y

Requested Pond Water Surface Elevations	
Minimum (Headwater)	766.00 ft
Increment (Headwater)	0.10 ft
Maximum (Headwater)	772.00 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Culvert-Circular	Culvert #1 - COS #6A	Forward + Reverse	TW	768.00	772.00
Tailwater Settings	Tailwater			(N/A)	(N/A)

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Subsection: Outlet Input Data
Label: COS #6A

Return Event: 100 years
Storm Event: 1h100y

Structure ID: Culvert #1 - COS #6A	
Structure Type: Culvert-Circular	
Number of Barrels	1
Diameter	8.00 in
Length	600.00 ft
Length (Computed Barrel)	600.01 ft
Slope (Computed)	0.005 ft/ft

Outlet Control Data

Manning's n	0.013
Ke	0.500
Kb	0.054
Kr	0.000
Convergence Tolerance	0.10 ft

Inlet Control Data

Equation Form	Form 1
K	0.0098
M	2.0000
C	0.0398
Y	0.6700
T1 ratio (HW/D)	1.157
T2 ratio (HW/D)	1.304
Slope Correction Factor	-0.500

Use unsubmerged inlet control 0 equation below T1 elevation.
Use submerged inlet control 0 equation above T2 elevation

In transition zone between unsubmerged and submerged inlet control,
interpolate between flows at T1 & T2...

T1 Elevation	764.77 ft	T1 Flow	1.00 ft ³ /s
T2 Elevation	764.87 ft	T2 Flow	1.14 ft ³ /s

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Subsection: Outlet Input Data
Label: COS #6B

Return Event: 100 years
Storm Event: 1h100y

Requested Pond Water Surface Elevations	
Minimum (Headwater)	766.00 ft
Increment (Headwater)	0.10 ft
Maximum (Headwater)	772.00 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Irregular Weir	Weir #1 - COS #6B	Forward	TW	769.90	772.00
Tailwater Settings	Tailwater			(N/A)	(N/A)

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Subsection: Outlet Input Data
Label: COS #6B

Return Event: 100 years
Storm Event: 1h100y

Structure ID: Weir #1 - COS #6B
Structure Type: Irregular Weir

Station (ft)	Elevation (ft)
0.00	2.10
42.00	0.10
47.00	0.00
52.00	0.10
710.00	2.10

Lowest Elevation 769.90 ft
Weir Coefficient 3.00 (ft^{0.5}/s)

Structure ID: TW

Structure Type: TW Setup, DS Channel

Tailwater Type Free Outfall

Convergence Tolerances

Maximum Iterations	50
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.10 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.10 ft
Flow Tolerance (Minimum)	0.001 ft ³ /s
Flow Tolerance (Maximum)	10.000 ft ³ /s

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Subsection: Interconnected Pond Routing Summary
Label: DA-1

Return Event: 100 years
Storm Event: 1h100y

Infiltration	
Infiltration Method (Computed)	No Infiltration

Initial Conditions		Calculation Tolerances	
Elevation (Starting Water Surface Computed)	731.47 ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000 ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00 ft ³ /s	ICPM Time Step	0.050 hours

	Time to Peak (hours)	Maximum Storage	
		Elevation (ft)	Volume (ac-ft)
	1.000	742.30	0.149
Forward Flow Peaks		Reverse Flow Peaks	
Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Time to Peak (hours)	Flow (Peak) (ft ³ /s)
Pond Inflow....	0.550	51.01	0.000
Pond Outflow...	0.000	0.00	0.000

	Total Volume In		Total Volume Out	
	Volume (ac-ft)	Direction	Volume (ac-ft)	Direction
Pond Inflow....	3.322	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.000	Forward

Mass Balance (ac-ft)

Volume (Initial ICPM)	0.000 ac-ft
Volume (Total In ICPM)	20.603 ac-ft
Volume (Total Out ICPM)	20.600 ac-ft
Volume (Ending)	0.003 ac-ft
Elevation (Ending)	734.97 ft
Difference	0.000 ac-ft
Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.0 %

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Subsection: Interconnected Pond Routing Summary
Label: DA-1

Return Event: 100 years
Storm Event: 2h100y

Infiltration	
Infiltration Method (Computed)	No Infiltration

Initial Conditions		Calculation Tolerances	
Elevation (Starting Water Surface Computed)	731.47 ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000 ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00 ft ³ /s	ICPM Time Step	0.050 hours

	Time to Peak (hours)	Maximum Storage	
		Elevation (ft)	Volume (ac-ft)
	1.200	742.76	0.301
Forward Flow Peaks		Reverse Flow Peaks	
Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Time to Peak (hours)	Flow (Peak) (ft ³ /s)
Pond Inflow....	0.700	48.39	0.000
Pond Outflow...	2.350	1.23	0.000

	Total Volume In		Total Volume Out	
	Volume (ac-ft)	Direction	Volume (ac-ft)	Direction
Pond Inflow....	4.661	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.277	Forward

Mass Balance (ac-ft)

Volume (Initial ICPM)	0.000 ac-ft
Volume (Total In ICPM)	31.253 ac-ft
Volume (Total Out ICPM)	31.248 ac-ft
Volume (Ending)	0.003 ac-ft
Elevation (Ending)	734.97 ft
Difference	0.002 ac-ft
Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.0 %

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Subsection: Interconnected Pond Routing Summary
Label: DA-1

Return Event: 100 years
Storm Event: 3h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	731.47	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
			Maximum Storage	
			Elevation (ft)	Volume (ac-ft)
			Time to Peak (hours)	
			1.300	742.18 0.109
Forward Flow Peaks			Reverse Flow Peaks	
Time to Peak (hours)	Flow (Peak) (ft ³ /s)		Time to Peak (hours)	Flow (Peak) (ft ³ /s)
Pond Inflow....	0.850	41.00	0.000	0.00
Pond Outflow...	2.550	1.23	0.000	0.00
Total Volume In Direction			Total Volume Out Direction	
Volume (ac-ft)			Volume (ac-ft)	
Pond Inflow....	5.236	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.851	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)			0.000 ac-ft	
Volume (Total In ICPM)			35.943 ac-ft	
Volume (Total Out ICPM)			35.937 ac-ft	
Volume (Ending)			0.003 ac-ft	
Elevation (Ending)			734.97 ft	
Difference			0.002 ac-ft	
Percent of Inflow Volume (Interconnected Pond Mass Balance)			0.0 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-1

Return Event: 100 years
Storm Event: 5d100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	731.47	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
			Maximum Storage	
			Elevation (ft)	Volume (ac-ft)
			Time to Peak (hours)	
			101.950	735.28 0.004
Forward Flow Peaks			Reverse Flow Peaks	
Time to Peak (hours)	Flow (Peak) (ft ³ /s)		Time to Peak (hours)	Flow (Peak) (ft ³ /s)
Pond Inflow....	102.000	4.15	0.000	0.00
Pond Outflow...	119.300	1.31	0.000	0.00
Total Volume In Direction			Total Volume Out Direction	
Volume (ac-ft)			Volume (ac-ft)	
Pond Inflow....	13.350	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	8.966	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)			0.000 ac-ft	
Volume (Total In ICPM)			124.540 ac-ft	
Volume (Total Out ICPM)			124.533 ac-ft	
Volume (Ending)			0.003 ac-ft	
Elevation (Ending)			734.97 ft	
Difference			0.003 ac-ft	
Percent of Inflow Volume (Interconnected Pond Mass Balance)			0.0 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-1

Return Event: 100 years
Storm Event: 5m100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	731.47	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
			Maximum Storage	
			Elevation (ft)	Volume (ac-ft)
			Time to Peak (hours)	
			0.400	735.02 0.003
Forward Flow Peaks			Reverse Flow Peaks	
Time to Peak (hours)	Flow (Peak) (ft ³ /s)		Time to Peak (hours)	Flow (Peak) (ft ³ /s)
Pond Inflow....	0.350	5.11	0.000	0.00
Pond Outflow...	0.000	0.00	0.000	0.00
Total Volume In Direction			Total Volume Out Direction	
Volume (ac-ft)			Volume (ac-ft)	
Pond Inflow....	0.192	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.000	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)			0.000 ac-ft	
Volume (Total In ICPM)			1.363 ac-ft	
Volume (Total Out ICPM)			1.359 ac-ft	
Volume (Ending)			0.003 ac-ft	
Elevation (Ending)			734.97 ft	
Difference			0.000 ac-ft	
Percent of Inflow Volume (Interconnected Pond Mass Balance)			0.0 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-1

Return Event: 100 years
Storm Event: 6h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	731.47	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
			Maximum Storage	
			Elevation (ft)	Volume (ac-ft)
			Time to Peak (hours)	
			1.650	740.41 0.008
Forward Flow Peaks			Reverse Flow Peaks	
Time to Peak (hours)	Flow (Peak) (ft ³ /s)		Time to Peak (hours)	Flow (Peak) (ft ³ /s)
Pond Inflow....	0.950	29.61	0.000	0.00
Pond Outflow...	6.550	1.25	0.000	0.00
Total Volume In Direction			Total Volume Out Direction	
Volume (ac-ft)			Volume (ac-ft)	
Pond Inflow....	6.513	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	2.084	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)			0.000 ac-ft	
Volume (Total In ICPM)			45.736 ac-ft	
Volume (Total Out ICPM)			45.730 ac-ft	
Volume (Ending)			0.003 ac-ft	
Elevation (Ending)			734.97 ft	
Difference			0.002 ac-ft	
Percent of Inflow Volume (Interconnected Pond Mass Balance)			0.0 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-1

Return Event: 100 years
Storm Event: 10d100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	731.47	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		203.550	735.04	0.003
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	204.000	2.34	0.000	0.00
Pond Outflow...	227.600	1.27	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	15.273	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	9.391	Forward
Mass Balance (ac-ft)				
		Volume (Initial ICPM)	0.000 ac-ft	
		Volume (Total In ICPM)	119.446 ac-ft	
		Volume (Total Out ICPM)	119.440 ac-ft	
		Volume (Ending)	0.003 ac-ft	
		Elevation (Ending)	734.97 ft	
		Difference	0.003 ac-ft	
		Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.0 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-1

Return Event: 100 years
Storm Event: 10m100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	731.47	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		0.700	736.57	0.005
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	0.400	22.59	0.000	0.00
Pond Outflow...	0.000	0.00	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	0.869	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.000	Forward
Mass Balance (ac-ft)				
		Volume (Initial ICPM)	0.000 ac-ft	
		Volume (Total In ICPM)	5.597 ac-ft	
		Volume (Total Out ICPM)	5.593 ac-ft	
		Volume (Ending)	0.003 ac-ft	
		Elevation (Ending)	734.97 ft	
		Difference	0.000 ac-ft	
		Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.0 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-1

Return Event: 100 years
Storm Event: 12h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	731.47	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		5.650	739.10	0.007
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	5.000	21.57	0.000	0.00
Pond Outflow...	10.300	1.27	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	7.939	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	1.861	Forward
Mass Balance (ac-ft)				
		Volume (Initial ICPM)	0.000 ac-ft	
		Volume (Total In ICPM)	55.220 ac-ft	
		Volume (Total Out ICPM)	55.211 ac-ft	
		Volume (Ending)	0.003 ac-ft	
		Elevation (Ending)	734.98 ft	
		Difference	0.006 ac-ft	
		Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.0 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-1

Return Event: 100 years
Storm Event: 15m100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	731.47	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		0.750	738.28	0.006
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	0.400	32.73	0.000	0.00
Pond Outflow...	0.000	0.00	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	1.302	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.000	Forward
Mass Balance (ac-ft)				
		Volume (Initial ICPM)	0.000 ac-ft	
		Volume (Total In ICPM)	8.323 ac-ft	
		Volume (Total Out ICPM)	8.320 ac-ft	
		Volume (Ending)	0.003 ac-ft	
		Elevation (Ending)	734.97 ft	
		Difference	0.000 ac-ft	
		Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.0 %	

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Return Event: 100 years
Storm Event: 24h100y

Infiltration					
Infiltration Method (Computed)		No Infiltration			
Initial Conditions			Calculation Tolerances		
Elevation (Starting Water Surface Computed)	731.47	ft	Flow Tolerance (Minimum)	0.000	ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35	
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050	hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)	
		15.750	737.75	0.006	
Forward Flow Peaks			Reverse Flow Peaks		
Time to Peak (hours)	Flow (Peak) (ft ³ /s)		Time to Peak (hours)	Flow (Peak) (ft ³ /s)	
Pond Inflow.....	15.600	15.17	0.000	0.00	
Pond Outflow....	23.150	1.29	0.000	0.00	
Total Volume In Direction			Total Volume Out Direction		
Volume (ac-ft)			Volume (ac-ft)		
Pond Inflow.....	9.512	Forward	0.000	Reverse	
Pond Outflow....	0.000	Reverse	2.227	Forward	
Mass Balance (ac-ft)					
Volume (Initial ICPM)	0.000 ac-ft				
Volume (Total In ICPM)	66.241 ac-ft				
Volume (Total Out ICPM)	66.231 ac-ft				
Volume (Ending)	0.003 ac-ft				
Elevation (Ending)	734.98 ft				
Difference	0.006 ac-ft				
Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.0 %				

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Return Event: 100 years
Storm Event: 48h100y

Infiltration					
Infiltration Method (Computed)		No Infiltration			
Initial Conditions			Calculation Tolerances		
Elevation (Starting Water Surface Computed)	731.47	ft	Flow Tolerance (Minimum)	0.000	ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35	
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050	hours
	Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)		
	40.900	735.73	0.004		
	Forward Flow Peaks		Reverse Flow Peaks		
	Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Time to Peak (hours)	Flow (Peak) (ft ³ /s)	
Pond Inflow....	40.800	8.31	0.000	0.00	
Pond Outflow...	52.550	1.30	0.000	0.00	
	Total Volume In Direction		Total Volume Out Direction		
	Volume (ac-ft)		Volume (ac-ft)		
Pond Inflow....	10.441	Forward	0.000	Reverse	
Pond Outflow...	0.000	Reverse	1.786	Forward	
Mass Balance (ac-ft)					
Volume (Initial ICPM)	0.000 ac-ft				
Volume (Total In ICPM)	71.262 ac-ft				
Volume (Total Out ICPM)	71.251 ac-ft				
Volume (Ending)	0.003 ac-ft				
Elevation (Ending)	734.98 ft				
Difference	0.007 ac-ft				
Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.0 %				

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Subsection: Interconnected Pond Routing Summary
Label: DA-1

Return Event: 100 years
Storm Event: 72h100y

Infiltration					
Infiltration Method (Computed)		No Infiltration			
Initial Conditions		Calculation Tolerances			
Elevation (Starting Water Surface Computed)	731.47	ft	Flow Tolerance (Minimum)	0.000	ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35	
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050	hours
		Maximum Storage			
		Elevation (ft)	Volume (ac-ft)		
		Time to Peak (hours)			
		61.200	735.41	0.004	
		Forward Flow Peaks		Reverse Flow Peaks	
		Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Time to Peak (hours)	Flow (Peak) (ft ³ /s)
Pond Inflow....	61.200	6.02		6.400	0.00
Pond Outflow....	71.850	1.31		0.002	0.00
		Total Volume In Direction		Total Volume Out Direction	
		Volume (ac-ft)		Volume (ac-ft)	
Pond Inflow....	11.439	Forward		0.000	Reverse
Pond Outflow....	0.000	Reverse		2.364	Forward
Mass Balance (ac-ft)					
Volume (Initial ICPM)		0.000 ac-ft			
Volume (Total In ICPM)		79.378 ac-ft			
Volume (Total Out ICPM)		79.377 ac-ft			
Volume (Ending)		0.003 ac-ft			
Elevation (Ending)		734.98 ft			
Difference		-0.002 ac-ft			
Percent of Inflow Volume (Interconnected Pond Mass Balance)					
		0.0 %			

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Subsection: Interconnected Pond Routing Summary
Label: DA-2

Return Event: 100 years
Storm Event: 1h100y

Infiltration				
Infiltration Method (Computed)		No Infiltration		
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	740.87	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
	Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)	
	1.100	745.15	0.397	
	Time to Peak (hours)	Forward Flow Peaks Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Flow (Peak) (ft ³ /s)	
Pond Inflow....	0.550	51.01	0.000	0.00
Pond Outflow...	0.000	0.00	0.000	0.00
	Volume (ac-ft)	Total Volume In Direction	Total Volume Out Direction	
Pond Inflow....	3.322	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.000	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		0.543 ac-ft		
Volume (Total Out ICPM)		0.543 ac-ft		
Volume (Ending)		0.000 ac-ft		
Elevation (Ending)		740.87 ft		
Difference		0.000 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Subsection: Interconnected Pond Routing Summary
Label: DA-2

Return Event: 100 years
Storm Event: 2h100yh

Infiltration					
Infiltration Method (Computed)		No Infiltration			
Initial Conditions		Calculation Tolerances			
Elevation (Starting Water Surface Computed)	740.87	ft	Flow Tolerance (Minimum)	0.000	ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35	
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050	hours
	Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)		
	1.200	745.29	0.421		
	Time to Peak (hours)	Forward Flow Peaks Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	
Pond Inflow....	0.700	48.39	0.000	0.00	
Pond Outflow...	2.350	1.23	0.000	0.00	
	Volume (ac-ft)	Total Volume In Direction	Volume (ac-ft)	Total Volume Out Direction	
Pond Inflow....	4.661	Forward	0.000	Reverse	
Pond Outflow....	0.000	Reverse	0.277	Forward	
Mass Balance (ac-ft)					
Volume (Initial ICPM)		0.000 ac-ft			
Volume (Total In ICPM)		0.761 ac-ft			
Volume (Total Out ICPM)		0.761 ac-ft			
Volume (Ending)		0.000 ac-ft			
Elevation (Ending)		740.87 ac-ft			
Difference		0.000 ac-ft			
Percent of Inflow Volume (Interconnected Pond Mass Balance)					
		0.0 %			

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Subsection: Interconnected Pond Routing Summary
Label: DA-2

Return Event: 100 years
Storm Event: 3h100y

Infiltration					
Infiltration Method (Computed)		No Infiltration			
Initial Conditions		Calculation Tolerances			
Elevation (Starting Water Surface Computed)	740.87	ft	Flow Tolerance (Minimum)	0.000	ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35	
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050	hours
		Maximum Storage			
		Elevation (ft)			
		Volume (ac-ft)			
		Time to Peak (hours)			
		1.550	745.28	0.420	
		Forward Flow Peaks	Reverse Flow Peaks		
		Time to Peak (hours)	Time to Peak (hours)		Flow (Peak) (ft ³ /s)
Pond Inflow....	0.850	41.00	0.000		0.00
Pond Outflow...	2.550	1.23	0.000		0.00
		Total Volume In Direction	Total Volume Out Direction		
		Volume (ac-ft)	Volume (ac-ft)		
Pond Inflow....	5.236	Forward	0.000		Reverse
Pond Outflow...	0.000	Reverse	0.851		Forward
Mass Balance (ac-ft)					
Volume (Initial ICPM)		0.000 ac-ft			
Volume (Total In ICPM)		0.855 ac-ft			
Volume (Total Out ICPM)		0.855 ac-ft			
Volume (Ending)		0.000 ac-ft			
Elevation (Ending)		740.87 ft			
Difference		0.000 ac-ft			
Percent of Inflow Volume (Interconnected Pond Mass Balance)					
		0.0 %			

Subsection: Interconnected Pond Routing Summary
Label: DA-2

Return Event: 100 years
Storm Event: 5d100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	740.87	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
			Maximum Storage	
			Elevation (ft)	Volume (ac-ft)
			102.000	741.62
			0.001	
Forward Flow Peaks			Reverse Flow Peaks	
Time to Peak (hours)	Flow (Peak) (ft ³ /s)		Time to Peak (hours)	Flow (Peak) (ft ³ /s)
Pond Inflow....	102.000	4.15	0.000	0.00
Pond Outflow...	119.300	1.31	0.000	0.00
			Total Volume In Direction	
			Volume (ac-ft)	Direction
Pond Inflow....	13.350	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	8.966	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)			0.000 ac-ft	
Volume (Total In ICPM)			2.181 ac-ft	
Volume (Total Out ICPM)			2.181 ac-ft	
Volume (Ending)			0.000 ac-ft	
Elevation (Ending)			740.87 ft	
Difference			0.000 ac-ft	
Percent of Inflow Volume (Interconnected Pond Mass Balance)			0.0 %	

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Return Event: 100 years
Storm Event: 5m100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	740.87	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
			Maximum Storage	
			Elevation (ft)	Volume (ac-ft)
			0.250	742.10
			0.011	
Forward Flow Peaks			Reverse Flow Peaks	
Time to Peak (hours)	Flow (Peak) (ft ³ /s)		Time to Peak (hours)	Flow (Peak) (ft ³ /s)
Pond Inflow....	0.350	5.11	0.000	0.00
Pond Outflow...	0.000	0.00	0.000	0.00
			Total Volume In Direction	
			Volume (ac-ft)	Direction
Pond Inflow....	0.192	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.000	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)			0.000 ac-ft	
Volume (Total In ICPM)			0.031 ac-ft	
Volume (Total Out ICPM)			0.031 ac-ft	
Volume (Ending)			0.000 ac-ft	
Elevation (Ending)			740.87 ft	
Difference			0.000 ac-ft	
Percent of Inflow Volume (Interconnected Pond Mass Balance)			0.0 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-2

Return Event: 100 years
Storm Event: 6h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	740.87	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
			Maximum Storage	
			Elevation (ft)	Volume (ac-ft)
			2.800	745.18
			0.402	
Forward Flow Peaks			Reverse Flow Peaks	
Time to Peak (hours)	Flow (Peak) (ft ³ /s)		Time to Peak (hours)	Flow (Peak) (ft ³ /s)
Pond Inflow....	0.950	29.61	0.000	0.00
Pond Outflow...	6.550	1.25	0.000	0.00
			Total Volume In Direction	
			Volume (ac-ft)	Direction
Pond Inflow....	6.513	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	2.084	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)			0.000 ac-ft	
Volume (Total In ICPM)			1.064 ac-ft	
Volume (Total Out ICPM)			1.064 ac-ft	
Volume (Ending)			0.000 ac-ft	
Elevation (Ending)			740.87 ft	
Difference			0.000 ac-ft	
Percent of Inflow Volume (Interconnected Pond Mass Balance)			0.0 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-2

Return Event: 100 years
Storm Event: 10d100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	740.87	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
			Maximum Storage	
			Elevation (ft)	Volume (ac-ft)
			203.950	741.31
			0.000	
Forward Flow Peaks			Reverse Flow Peaks	
Time to Peak (hours)	Flow (Peak) (ft ³ /s)		Time to Peak (hours)	Flow (Peak) (ft ³ /s)
Pond Inflow....	204.000	2.34	0.000	0.00
Pond Outflow...	227.600	1.27	0.000	0.00
			Total Volume In Direction	
			Volume (ac-ft)	Direction
Pond Inflow....	15.273	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	9.391	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)			0.000 ac-ft	
Volume (Total In ICPM)			2.495 ac-ft	
Volume (Total Out ICPM)			2.495 ac-ft	
Volume (Ending)			0.000 ac-ft	
Elevation (Ending)			740.87 ft	
Difference			0.000 ac-ft	
Percent of Inflow Volume (Interconnected Pond Mass Balance)			0.0 %	

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Subsection: Interconnected Pond Routing Summary
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Return Event: 100 years
Storm Event: 10m100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	740.87	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		0.350	743.01	0.103
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	0.400	22.59	0.000	0.00
Pond Outflow...	0.000	0.00	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	0.869	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.000	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		0.142 ac-ft		
Volume (Total Out ICPM)		0.142 ac-ft		
Volume (Ending)		0.000 ac-ft		
Elevation (Ending)		740.87 ft		
Difference		0.000 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Subsection: Interconnected Pond Routing Summary
Label: DA-2

Return Event: 100 years
Storm Event: 12h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	740.87	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		6.700	744.84	0.345
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	5.000	21.57	0.000	0.00
Pond Outflow...	10.300	1.27	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	7.939	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	1.861	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		1.297 ac-ft		
Volume (Total Out ICPM)		1.297 ac-ft		
Volume (Ending)		0.000 ac-ft		
Elevation (Ending)		740.87 ft		
Difference		0.000 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Subsection: Interconnected Pond Routing Summary
Label: DA-2

Return Event: 100 years
Storm Event: 15m100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	740.87	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		0.450	743.60	0.162
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	0.400	32.73	0.000	0.00
Pond Outflow...	0.000	0.00	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	1.302	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.000	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		0.213 ac-ft		
Volume (Total Out ICPM)		0.213 ac-ft		
Volume (Ending)		0.000 ac-ft		
Elevation (Ending)		740.87 ft		
Difference		0.000 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Subsection: Interconnected Pond Routing Summary
Label: DA-2

Return Event: 100 years
Storm Event: 18h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	740.87	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		12.750	744.43	0.276
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	11.700	18.23	0.000	0.00
Pond Outflow...	18.500	1.27	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	8.540	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	2.547	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		1.395 ac-ft		
Volume (Total Out ICPM)		1.395 ac-ft		
Volume (Ending)		0.000 ac-ft		
Elevation (Ending)		740.87 ft		
Difference		0.000 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Subsection: Interconnected Pond Routing Summary
Label: DA-2

Return Event: 100 years
Storm Event: 24h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	740.87	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		16.850	744.12	0.224
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	15.600	15.17	0.000	0.00
Pond Outflow...	23.150	1.29	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	9.512	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	2.227	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		1.554 ac-ft		
Volume (Total Out ICPM)		1.554 ac-ft		
Volume (Ending)		0.000 ac-ft		
Elevation (Ending)		740.87 ft		
Difference		0.000 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Subsection: Interconnected Pond Routing Summary
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Return Event: 100 years
Storm Event: 30m100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	740.87	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		0.650	744.49	0.286
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	0.500	46.43	0.000	0.00
Pond Outflow...	0.000	0.00	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	2.261	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.000	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		0.370 ac-ft		
Volume (Total Out ICPM)		0.370 ac-ft		
Volume (Ending)		0.000 ac-ft		
Elevation (Ending)		740.87 ft		
Difference		0.000 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Return Event: 100 years
Storm Event: 48h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	740.87	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		43.250	742.72	0.074
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	40.800	8.31	0.000	0.00
Pond Outflow...	52.550	1.30	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	10.441	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	1.786	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		1.705 ac-ft		
Volume (Total Out ICPM)		1.705 ac-ft		
Volume (Ending)		0.000 ac-ft		
Elevation (Ending)		740.87 ft		
Difference		0.000 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Subsection: Interconnected Pond Routing Summary
Label: DA-2

Return Event: 100 years
Storm Event: 72h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	740.87	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		61.300	742.11	0.012
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	61.200	6.02	6.400	0.00
Pond Outflow...	71.850	1.31	0.002	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	11.439	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	2.364	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		1.868 ac-ft		
Volume (Total Out ICPM)		1.868 ac-ft		
Volume (Ending)		0.000 ac-ft		
Elevation (Ending)		740.87 ft		
Difference		0.000 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Subsection: Interconnected Pond Routing Summary
Label: DA-3

Return Event: 100 years
Storm Event: 1h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	744.23	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		0.700	751.67	1.036
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	0.550	51.01	0.000	0.00
Pond Outflow...	0.000	0.00	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	3.322	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.000	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		3.775 ac-ft		
Volume (Total Out ICPM)		3.775 ac-ft		
Volume (Ending)		0.000 ac-ft		
Elevation (Ending)		744.23 ft		
Difference		0.000 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Subsection: Interconnected Pond Routing Summary
Label: DA-3

Return Event: 100 years
Storm Event: 2h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	744.23	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		0.850	751.68	1.049
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	0.700	48.39	0.000	0.00
Pond Outflow...	2.350	1.23	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	4.661	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.277	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		5.295 ac-ft		
Volume (Total Out ICPM)		5.295 ac-ft		
Volume (Ending)		0.000 ac-ft		
Elevation (Ending)		744.23 ft		
Difference		0.000 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Subsection: Interconnected Pond Routing Summary
Label: DA-3

Return Event: 100 years
Storm Event: 3h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	744.23	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		1.000	751.62	0.987
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	0.850	41.00	0.000	0.00
Pond Outflow...	2.550	1.23	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	5.236	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.851	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		5.949 ac-ft		
Volume (Total Out ICPM)		5.949 ac-ft		
Volume (Ending)		0.000 ac-ft		
Elevation (Ending)		744.23 ft		
Difference		0.000 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Subsection: Interconnected Pond Routing Summary
Label: DA-3

Return Event: 100 years
Storm Event: 5d100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	744.23	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		101.950	745.54	0.000
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	102.000	4.15	0.000	0.00
Pond Outflow...	119.300	1.31	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	13.350	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	8.966	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		15.162 ac-ft		
Volume (Total Out ICPM)		15.162 ac-ft		
Volume (Ending)		0.000 ac-ft		
Elevation (Ending)		744.23 ft		
Difference		0.000 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Subsection: Interconnected Pond Routing Summary
Label: DA-3

Return Event: 100 years
Storm Event: 5m100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	744.23	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		0.300	746.05	0.000
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	0.350	5.11	0.000	0.00
Pond Outflow...	0.000	0.00	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	0.192	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.000	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		0.217 ac-ft		
Volume (Total Out ICPM)		0.217 ac-ft		
Volume (Ending)		0.000 ac-ft		
Elevation (Ending)		744.23 ft		
Difference		0.000 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Subsection: Interconnected Pond Routing Summary
Label: DA-3

Return Event: 100 years
Storm Event: 6h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	744.23	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		1.600	751.47	0.844
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	0.950	29.61	0.000	0.00
Pond Outflow...	6.550	1.25	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	6.513	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	2.084	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		7.396 ac-ft		
Volume (Total Out ICPM)		7.396 ac-ft		
Volume (Ending)		0.000 ac-ft		
Elevation (Ending)		744.23 ft		
Difference		0.000 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Subsection: Interconnected Pond Routing Summary
Label: DA-3

Return Event: 100 years
Storm Event: 10d100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	744.23	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		203.850	745.21	0.000
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	204.000	2.34	0.000	0.00
Pond Outflow...	227.600	1.27	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	15.273	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	9.391	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		17.345 ac-ft		
Volume (Total Out ICPM)		17.345 ac-ft		
Volume (Ending)		0.000 ac-ft		
Elevation (Ending)		744.23 ft		
Difference		0.000 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Subsection: Interconnected Pond Routing Summary
Label: DA-3

Return Event: 100 years
Storm Event: 10m100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	744.23	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		0.450	750.67	0.259
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	0.400	22.59	0.000	0.00
Pond Outflow...	0.000	0.00	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	0.869	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.000	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		0.985 ac-ft		
Volume (Total Out ICPM)		0.985 ac-ft		
Volume (Ending)		0.000 ac-ft		
Elevation (Ending)		744.23 ft		
Difference		0.000 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Subsection: Interconnected Pond Routing Summary
Label: DA-3

Return Event: 100 years
Storm Event: 12h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	744.23	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		5.650	751.28	0.661
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	5.000	21.57	0.000	0.00
Pond Outflow...	10.300	1.27	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	7.939	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	1.861	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		9.016 ac-ft		
Volume (Total Out ICPM)		9.016 ac-ft		
Volume (Ending)		0.000 ac-ft		
Elevation (Ending)		744.23 ft		
Difference		0.000 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Subsection: Interconnected Pond Routing Summary
Label: DA-3

Return Event: 100 years
Storm Event: 15m100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	744.23	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		0.550	751.20	0.581
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	0.400	32.73	0.000	0.00
Pond Outflow...	0.000	0.00	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	1.302	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.000	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		1.479 ac-ft		
Volume (Total Out ICPM)		1.479 ac-ft		
Volume (Ending)		0.000 ac-ft		
Elevation (Ending)		744.23 ft		
Difference		0.000 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Subsection: Interconnected Pond Routing Summary
Label: DA-3

Return Event: 100 years
Storm Event: 18h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	744.23	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		12.000	750.83	0.318
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	11.700	18.23	0.000	0.00
Pond Outflow...	18.500	1.27	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	8.540	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	2.547	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		9.699 ac-ft		
Volume (Total Out ICPM)		9.699 ac-ft		
Volume (Ending)		0.000 ac-ft		
Elevation (Ending)		744.23 ft		
Difference		0.000 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Subsection: Interconnected Pond Routing Summary
Label: DA-3

Return Event: 100 years
Storm Event: 24h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	744.23	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		15.700	750.05	0.018
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	15.600	15.17	0.000	0.00
Pond Outflow...	23.150	1.29	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	9.512	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	2.227	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		10.802 ac-ft		
Volume (Total Out ICPM)		10.802 ac-ft		
Volume (Ending)		0.000 ac-ft		
Elevation (Ending)		744.23 ft		
Difference		0.000 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Subsection: Interconnected Pond Routing Summary
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Return Event: 100 years
Storm Event: 30m100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	744.23	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		0.600	751.58	0.954
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	0.500	46.43	0.000	0.00
Pond Outflow...	0.000	0.00	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	2.261	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.000	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		2.569 ac-ft		
Volume (Total Out ICPM)		2.569 ac-ft		
Volume (Ending)		0.000 ac-ft		
Elevation (Ending)		744.23 ft		
Difference		0.000 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Subsection: Interconnected Pond Routing Summary
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Return Event: 100 years
Storm Event: 48h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	744.23	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		40.800	746.18	0.000
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	40.800	8.31	0.000	0.00
Pond Outflow...	52.550	1.30	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	10.441	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	1.786	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		11.857 ac-ft		
Volume (Total Out ICPM)		11.857 ac-ft		
Volume (Ending)		0.000 ac-ft		
Elevation (Ending)		744.23 ft		
Difference		0.000 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Subsection: Interconnected Pond Routing Summary
Label: DA-3

Return Event: 100 years
Storm Event: 72h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	744.23	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		61.200	745.84	0.000
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	61.200	6.02	6.400	0.00
Pond Outflow...	71.850	1.31	0.002	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	11.439	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	2.364	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		12.991 ac-ft		
Volume (Total Out ICPM)		12.991 ac-ft		
Volume (Ending)		0.000 ac-ft		
Elevation (Ending)		744.23 ft		
Difference		0.000 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Subsection: Interconnected Pond Routing Summary
Label: DA-4

Return Event: 100 years
Storm Event: 1h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	754.94	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	1.14	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		1.000	769.91	0.007
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	0.550	51.01	0.000	0.00
Pond Outflow...	0.000	0.00	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	3.322	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.000	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		7.976 ac-ft		
Volume (Total Out ICPM)		8.068 ac-ft		
Volume (Ending)		0.000 ac-ft		
Elevation (Ending)		754.94 ft		
Difference		-0.092 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		1.1 %		

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Subsection: Interconnected Pond Routing Summary
Label: DA-4

Return Event: 100 years
Storm Event: 2h100yh

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	754.94	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	1.14	ft ³ /s	ICPM Time Step	0.050 hours
		Maximum Storage		
		Elevation (ft)	Volume (ac-ft)	
		Time to Peak (hours)		
		1.100	769.98	0.007
		Forward Flow Peaks	Reverse Flow Peaks	
		Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Time to Peak (hours)
			Flow (Peak) (ft ³ /s)	
Pond Inflow....	0.700	48.39	0.000	0.00
Pond Outflow...	2.350	1.23	0.000	0.00
		Total Volume In Direction	Total Volume Out Direction	
		Volume (ac-ft)	Volume (ac-ft)	
Pond Inflow....	4.661	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.277	Forward
Mass Balance (ac-ft)				
		Volume (Initial ICPM)	0.000 ac-ft	
		Volume (Total In ICPM)	12.181 ac-ft	
		Volume (Total Out ICPM)	13.826 ac-ft	
		Volume (Ending)	0.000 ac-ft	
		Elevation (Ending)	754.94 ft	
		Difference	-1.645 ac-ft	
		Percent of Inflow Volume (Interconnected Pond Mass Balance)	11.9 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-4

Return Event: 100 years
Storm Event: 3h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	754.94	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	1.14	ft ³ /s	ICPM Time Step	0.050 hours
		Maximum Storage		
		Elevation (ft)	Volume (ac-ft)	
		Time to Peak (hours)		
		1.250	769.86	0.006
		Forward Flow Peaks	Reverse Flow Peaks	
		Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Time to Peak (hours)
			Flow (Peak) (ft ³ /s)	
Pond Inflow....	0.850	41.00	0.000	0.00
Pond Outflow...	2.550	1.23	0.000	0.00
		Total Volume In Direction	Total Volume Out Direction	
		Volume (ac-ft)	Volume (ac-ft)	
Pond Inflow....	5.236	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.851	Forward
Mass Balance (ac-ft)				
		Volume (Initial ICPM)	0.000 ac-ft	
		Volume (Total In ICPM)	14.643 ac-ft	
		Volume (Total Out ICPM)	15.875 ac-ft	
		Volume (Ending)	0.000 ac-ft	
		Elevation (Ending)	754.94 ft	
		Difference	-1.232 ac-ft	
		Percent of Inflow Volume (Interconnected Pond Mass Balance)	7.8 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-4

Return Event: 100 years
Storm Event: 5d100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	754.94	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	1.14	ft ³ /s	ICPM Time Step	0.050 hours
		Maximum Storage		
		Elevation (ft)	Volume (ac-ft)	
		Time to Peak (hours)		
		102.000	756.22	0.000
		Forward Flow Peaks	Reverse Flow Peaks	
		Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Time to Peak (hours)
			Flow (Peak) (ft ³ /s)	
Pond Inflow....	102.000	4.15	0.000	0.00
Pond Outflow...	119.300	1.31	0.000	0.00
		Total Volume In Direction	Total Volume Out Direction	
		Volume (ac-ft)	Volume (ac-ft)	
Pond Inflow....	13.350	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	8.966	Forward
Mass Balance (ac-ft)				
		Volume (Initial ICPM)	0.000 ac-ft	
		Volume (Total In ICPM)	49.419 ac-ft	
		Volume (Total Out ICPM)	72.090 ac-ft	
		Volume (Ending)	0.000 ac-ft	
		Elevation (Ending)	754.94 ft	
		Difference	-22.671 ac-ft	
		Percent of Inflow Volume (Interconnected Pond Mass Balance)	31.4 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-4

Return Event: 100 years
Storm Event: 5m100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	754.94	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	1.14	ft ³ /s	ICPM Time Step	0.050 hours
		Maximum Storage		
		Elevation (ft)	Volume (ac-ft)	
		Time to Peak (hours)		
		0.700	755.58	0.000
		Forward Flow Peaks	Reverse Flow Peaks	
		Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Time to Peak (hours)
			Flow (Peak) (ft ³ /s)	
Pond Inflow....	0.350	5.11	0.000	0.00
Pond Outflow...	0.000	0.00	0.000	0.00
		Total Volume In Direction	Total Volume Out Direction	
		Volume (ac-ft)	Volume (ac-ft)	
Pond Inflow....	0.192	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.000	Forward
Mass Balance (ac-ft)				
		Volume (Initial ICPM)	0.000 ac-ft	
		Volume (Total In ICPM)	0.461 ac-ft	
		Volume (Total Out ICPM)	0.609 ac-ft	
		Volume (Ending)	0.000 ac-ft	
		Elevation (Ending)	754.94 ft	
		Difference	-0.148 ac-ft	
		Percent of Inflow Volume (Interconnected Pond Mass Balance)	24.2 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-4

Return Event: 100 years
Storm Event: 6h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	754.94	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	1.14	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		1.650	764.78	0.001
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	0.950	29.61	0.000	0.00
Pond Outflow...	6.550	1.25	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	6.513	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	2.084	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		20.072 ac-ft		
Volume (Total Out ICPM)		20.149 ac-ft		
Volume (Ending)		0.000 ac-ft		
Elevation (Ending)		754.94 ft		
Difference		-0.076 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.4 %		

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Subsection: Interconnected Pond Routing Summary
Label: DA-4

Return Event: 100 years
Storm Event: 10d100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	754.94	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	1.14	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		203.850	755.82	0.000
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	204.000	2.34	0.000	0.00
Pond Outflow...	227.600	1.27	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	15.273	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	9.391	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		56.160 ac-ft		
Volume (Total Out ICPM)		59.443 ac-ft		
Volume (Ending)		0.000 ac-ft		
Elevation (Ending)		754.96 ft		
Difference		-3.284 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		5.5 %		

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Subsection: Interconnected Pond Routing Summary
Label: DA-4

Return Event: 100 years
Storm Event: 10m100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	754.94	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	1.14	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		0.700	757.18	0.000
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	0.400	22.59	0.000	0.00
Pond Outflow...	0.000	0.00	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	0.869	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.000	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		2.087 ac-ft		
Volume (Total Out ICPM)		2.184 ac-ft		
Volume (Ending)		0.000 ac-ft		
Elevation (Ending)		754.94 ft		
Difference		-0.096 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		4.4 %		

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Subsection: Interconnected Pond Routing Summary
Label: DA-4

Return Event: 100 years
Storm Event: 12h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	754.94	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	1.14	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		5.800	758.40	0.000
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	5.000	21.57	0.000	0.00
Pond Outflow...	10.300	1.27	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	7.939	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	1.861	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		23.987 ac-ft		
Volume (Total Out ICPM)		24.031 ac-ft		
Volume (Ending)		0.000 ac-ft		
Elevation (Ending)		755.22 ft		
Difference		-0.044 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.2 %		

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Subsection: Interconnected Pond Routing Summary
Label: DA-4

Return Event: 100 years
Storm Event: 15m100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	754.94	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	1.14	ft ³ /s	ICPM Time Step	0.050 hours
		Maximum Storage		
		Elevation (ft)	Volume (ac-ft)	
		Time to Peak (hours)		
		0.700	757.98	0.000
		Forward Flow Peaks	Reverse Flow Peaks	
		Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Time to Peak (hours)
				Flow (Peak) (ft ³ /s)
Pond Inflow....	0.400	32.73	0.000	0.00
Pond Outflow...	0.000	0.00	0.000	0.00
		Total Volume In Direction	Total Volume Out Direction	
		Volume (ac-ft)	Volume (ac-ft)	
Pond Inflow....	1.302	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.000	Forward
Mass Balance (ac-ft)				
		Volume (Initial ICPM)	0.000 ac-ft	
		Volume (Total In ICPM)	3.127 ac-ft	
		Volume (Total Out ICPM)	3.206 ac-ft	
		Volume (Ending)	0.000 ac-ft	
		Elevation (Ending)	754.94 ft	
		Difference	-0.079 ac-ft	
		Percent of Inflow Volume (Interconnected Pond Mass Balance)	2.5 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-4

Return Event: 100 years
Storm Event: 18h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	754.94	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	1.14	ft ³ /s	ICPM Time Step	0.050 hours
		Maximum Storage		
		Elevation (ft)	Volume (ac-ft)	
		Time to Peak (hours)		
		11.900	758.19	0.000
		Forward Flow Peaks	Reverse Flow Peaks	
		Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Time to Peak (hours)
				Flow (Peak) (ft ³ /s)
Pond Inflow....	11.700	18.23	0.000	0.00
Pond Outflow...	18.500	1.27	0.000	0.00
		Total Volume In Direction	Total Volume Out Direction	
		Volume (ac-ft)	Volume (ac-ft)	
Pond Inflow....	8.540	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	2.547	Forward
Mass Balance (ac-ft)				
		Volume (Initial ICPM)	0.000 ac-ft	
		Volume (Total In ICPM)	27.171 ac-ft	
		Volume (Total Out ICPM)	27.258 ac-ft	
		Volume (Ending)	0.000 ac-ft	
		Elevation (Ending)	755.09 ft	
		Difference	-0.087 ac-ft	
		Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.3 %	

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Subsection: Interconnected Pond Routing Summary
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Return Event: 100 years
Storm Event: 24h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	754.94	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	1.14	ft ³ /s	ICPM Time Step	0.050 hours
		Maximum Storage		
		Elevation (ft)	Volume (ac-ft)	
		Time to Peak (hours)		
		15.750	757.80	0.000
		Forward Flow Peaks	Reverse Flow Peaks	
		Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Time to Peak (hours)
				Flow (Peak) (ft ³ /s)
Pond Inflow....	15.600	15.17	0.000	0.00
Pond Outflow...	23.150	1.29	0.000	0.00
		Total Volume In Direction	Total Volume Out Direction	
		Volume (ac-ft)	Volume (ac-ft)	
Pond Inflow....	9.512	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	2.227	Forward
Mass Balance (ac-ft)				
		Volume (Initial ICPM)	0.000 ac-ft	
		Volume (Total In ICPM)	28.775 ac-ft	
		Volume (Total Out ICPM)	28.872 ac-ft	
		Volume (Ending)	0.000 ac-ft	
		Elevation (Ending)	755.23 ft	
		Difference	-0.096 ac-ft	
		Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.3 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-4

Return Event: 100 years
Storm Event: 30m100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	754.94	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	1.14	ft ³ /s	ICPM Time Step	0.050 hours
		Maximum Storage		
		Elevation (ft)	Volume (ac-ft)	
		Time to Peak (hours)		
		0.850	769.45	0.002
		Forward Flow Peaks	Reverse Flow Peaks	
		Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Time to Peak (hours)
				Flow (Peak) (ft ³ /s)
Pond Inflow....	0.500	46.43	0.000	0.00
Pond Outflow...	0.000	0.00	0.000	0.00
		Total Volume In Direction	Total Volume Out Direction	
		Volume (ac-ft)	Volume (ac-ft)	
Pond Inflow....	2.261	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.000	Forward
Mass Balance (ac-ft)				
		Volume (Initial ICPM)	0.000 ac-ft	
		Volume (Total In ICPM)	5.430 ac-ft	
		Volume (Total Out ICPM)	5.504 ac-ft	
		Volume (Ending)	0.000 ac-ft	
		Elevation (Ending)	754.94 ft	
		Difference	-0.074 ac-ft	
		Percent of Inflow Volume (Interconnected Pond Mass Balance)	1.3 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-4

Return Event: 100 years
Storm Event: 48h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	754.94	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	1.14	ft ³ /s	ICPM Time Step	0.050 hours
		Maximum Storage		
		Elevation (ft)	Volume (ac-ft)	
		Time to Peak (hours)		
		40.950	756.81	0.000
		Forward Flow Peaks	Reverse Flow Peaks	
		Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Time to Peak (hours)
			Flow (Peak) (ft ³ /s)	
Pond Inflow....	40.800	8.31	0.000	0.00
Pond Outflow...	52.550	1.30	0.000	0.00
		Total Volume In Direction	Total Volume Out Direction	
		Volume (ac-ft)	Volume (ac-ft)	
Pond Inflow....	10.441	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	1.786	Forward
Mass Balance (ac-ft)				
		Volume (Initial ICPM)	0.000 ac-ft	
		Volume (Total In ICPM)	30.018 ac-ft	
		Volume (Total Out ICPM)	30.242 ac-ft	
		Volume (Ending)	0.000 ac-ft	
		Elevation (Ending)	755.24 ft	
		Difference	-0.224 ac-ft	
		Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.7 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-4

Return Event: 100 years
Storm Event: 72h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	754.94	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	1.14	ft ³ /s	ICPM Time Step	0.050 hours
		Maximum Storage		
		Elevation (ft)	Volume (ac-ft)	
		Time to Peak (hours)		
		61.250	756.50	0.000
		Forward Flow Peaks	Reverse Flow Peaks	
		Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Time to Peak (hours)
			Flow (Peak) (ft ³ /s)	
Pond Inflow....	61.200	6.02	6.400	0.00
Pond Outflow...	71.850	1.31	0.002	0.00
		Total Volume In Direction	Total Volume Out Direction	
		Volume (ac-ft)	Volume (ac-ft)	
Pond Inflow....	11.439	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	2.364	Forward
Mass Balance (ac-ft)				
		Volume (Initial ICPM)	0.000 ac-ft	
		Volume (Total In ICPM)	34.029 ac-ft	
		Volume (Total Out ICPM)	34.436 ac-ft	
		Volume (Ending)	0.000 ac-ft	
		Elevation (Ending)	755.23 ft	
		Difference	-0.408 ac-ft	
		Percent of Inflow Volume (Interconnected Pond Mass Balance)	1.2 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-5

Return Event: 100 years
Storm Event: 1h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	766.00	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Maximum Storage		
		Elevation (ft)	Volume (ac-ft)	
		Time to Peak (hours)		
		2.500	769.57	2.936
		Forward Flow Peaks	Reverse Flow Peaks	
		Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Time to Peak (hours)
			Flow (Peak) (ft ³ /s)	
Pond Inflow....	0.550	51.01	0.000	0.00
Pond Outflow...	0.000	0.00	0.000	0.00
		Total Volume In Direction	Total Volume Out Direction	
		Volume (ac-ft)	Volume (ac-ft)	
Pond Inflow....	3.322	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.000	Forward
Mass Balance (ac-ft)				
		Volume (Initial ICPM)	0.000 ac-ft	
		Volume (Total In ICPM)	2.936 ac-ft	
		Volume (Total Out ICPM)	0.000 ac-ft	
		Volume (Ending)	2.936 ac-ft	
		Elevation (Ending)	769.57 ft	
		Difference	0.000 ac-ft	
		Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.0 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-5

Return Event: 100 years
Storm Event: 2h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	766.00	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Maximum Storage		
		Elevation (ft)	Volume (ac-ft)	
		Time to Peak (hours)		
		2.600	770.18	3.950
		Forward Flow Peaks	Reverse Flow Peaks	
		Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Time to Peak (hours)
			Flow (Peak) (ft ³ /s)	
Pond Inflow....	0.700	48.39	0.000	0.00
Pond Outflow...	2.350	1.23	0.000	0.00
		Total Volume In Direction	Total Volume Out Direction	
		Volume (ac-ft)	Volume (ac-ft)	
Pond Inflow....	4.661	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.277	Forward
Mass Balance (ac-ft)				
		Volume (Initial ICPM)	0.000 ac-ft	
		Volume (Total In ICPM)	4.120 ac-ft	
		Volume (Total Out ICPM)	0.711 ac-ft	
		Volume (Ending)	3.409 ac-ft	
		Elevation (Ending)	769.94 ft	
		Difference	0.000 ac-ft	
		Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.0 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-5

Return Event: 100 years
Storm Event: 3h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	766.00	ft	Flow Tolerance (Minimum)	0.000 ft/s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
			Maximum Storage	
			Elevation (ft)	Volume (ac-ft)
			Time to Peak (hours)	
			3.500	770.34 4.334
Forward Flow Peaks			Reverse Flow Peaks	
Time to Peak (hours)	Flow (Peak) (ft ³ /s)		Time to Peak (hours)	Flow (Peak) (ft ³ /s)
Pond Inflow....	0.850	41.00	0.000	0.00
Pond Outflow...	2.550	1.23	0.000	0.00
Total Volume In Direction			Total Volume Out Direction	
Volume (ac-ft)			Volume (ac-ft)	
Pond Inflow....	5.236	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.851	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)			0.000 ac-ft	
Volume (Total In ICPM)			4.628 ac-ft	
Volume (Total Out ICPM)			1.219 ac-ft	
Volume (Ending)			3.409 ac-ft	
Elevation (Ending)			769.94 ft	
Difference			0.000 ac-ft	
Percent of Inflow Volume (Interconnected Pond Mass Balance)			0.0 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-5

Return Event: 100 years
Storm Event: 5d100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	766.00	ft	Flow Tolerance (Minimum)	0.000 ft/s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
			Maximum Storage	
			Elevation (ft)	Volume (ac-ft)
			Time to Peak (hours)	
			120.150	770.75 5.388
Forward Flow Peaks			Reverse Flow Peaks	
Time to Peak (hours)	Flow (Peak) (ft ³ /s)		Time to Peak (hours)	Flow (Peak) (ft ³ /s)
Pond Inflow....	102.000	4.15	0.000	0.00
Pond Outflow...	119.300	1.31	0.000	0.00
Total Volume In Direction			Total Volume Out Direction	
Volume (ac-ft)			Volume (ac-ft)	
Pond Inflow....	13.350	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	8.966	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)			0.000 ac-ft	
Volume (Total In ICPM)			11.801 ac-ft	
Volume (Total Out ICPM)			8.392 ac-ft	
Volume (Ending)			3.409 ac-ft	
Elevation (Ending)			769.94 ft	
Difference			0.000 ac-ft	
Percent of Inflow Volume (Interconnected Pond Mass Balance)			0.0 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-5

Return Event: 100 years
Storm Event: 5m100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	766.00	ft	Flow Tolerance (Minimum)	0.000 ft/s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
			Maximum Storage	
			Elevation (ft)	Volume (ac-ft)
			Time to Peak (hours)	
			1.650	766.37 0.170
Forward Flow Peaks			Reverse Flow Peaks	
Time to Peak (hours)	Flow (Peak) (ft ³ /s)		Time to Peak (hours)	Flow (Peak) (ft ³ /s)
Pond Inflow....	0.350	5.11	0.000	0.00
Pond Outflow...	0.000	0.00	0.000	0.00
Total Volume In Direction			Total Volume Out Direction	
Volume (ac-ft)			Volume (ac-ft)	
Pond Inflow....	0.192	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.000	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)			0.000 ac-ft	
Volume (Total In ICPM)			0.170 ac-ft	
Volume (Total Out ICPM)			0.000 ac-ft	
Volume (Ending)			0.170 ac-ft	
Elevation (Ending)			766.37 ft	
Difference			0.000 ac-ft	
Percent of Inflow Volume (Interconnected Pond Mass Balance)			0.0 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-5

Return Event: 100 years
Storm Event: 6h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	766.00	ft	Flow Tolerance (Minimum)	0.000 ft/s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
			Maximum Storage	
			Elevation (ft)	Volume (ac-ft)
			Time to Peak (hours)	
			6.450	770.62 5.063
Forward Flow Peaks			Reverse Flow Peaks	
Time to Peak (hours)	Flow (Peak) (ft ³ /s)		Time to Peak (hours)	Flow (Peak) (ft ³ /s)
Pond Inflow....	0.950	29.61	0.000	0.00
Pond Outflow...	6.550	1.25	0.000	0.00
Total Volume In Direction			Total Volume Out Direction	
Volume (ac-ft)			Volume (ac-ft)	
Pond Inflow....	6.513	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	2.084	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)			0.000 ac-ft	
Volume (Total In ICPM)			5.757 ac-ft	
Volume (Total Out ICPM)			2.348 ac-ft	
Volume (Ending)			3.409 ac-ft	
Elevation (Ending)			769.94 ft	
Difference			0.000 ac-ft	
Percent of Inflow Volume (Interconnected Pond Mass Balance)			0.0 %	

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Return Event: 100 years
Storm Event: 10m100y

Infiltration					
Infiltration Method (Computed)		No Infiltration			
Initial Conditions			Calculation Tolerances		
Elevation (Starting Water Surface Computed)	766.00	ft	Flow Tolerance (Minimum)	0.000	ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35	
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050	hours
		Maximum Storage			
	Time to Peak (hours)	Elevation (ft)	Volume (ac-ft)		
	1.800	767.68	0.768		
		Forward Flow Peaks		Reverse Flow Peaks	
	Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Time to Peak (hours)	Flow (Peak) (ft ³ /s)	
Pond Inflow.....	0.400	22.59	0.000	0.00	
Pond Outflow....	0.000	0.00	0.000	0.00	
		Total Volume In Direction		Total Volume Out Direction	
	Volume (ac-ft)		Volume (ac-ft)		
Pond Inflow.....	0.869	Forward	0.000	Reverse	
Pond Outflow....	0.000	Reverse	0.000	Forward	
Mass Balance (ac-ft)					
Volume (Initial ICPM)		0.000 ac-ft			
Volume (Total In ICPM)		0.768 ac-ft			
Volume (Total Out ICPM)		0.000 ac-ft			
Volume (Ending)		0.768 ac-ft			
Elevation (Ending)		767.68 ft			
Difference		0.000 ac-ft			
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %			

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Return Event: 100 years
Storm Event: 15m100y

Infiltration					
Infiltration Method (Computed)		No Infiltration			
Initial Conditions			Calculation Tolerances		
Elevation (Starting Water Surface Computed)	766.00	ft	Flow Tolerance (Minimum)	0.000	ft³/s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35	
Outflow (Starting)	0.00	ft³/s	ICPM Time Step	0.050	hours
	Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)		
	1.800	768.19	1.151		
		Forward Flow Peaks		Reverse Flow Peaks	
	Time to Peak (hours)	Flow (Peak) (ft³/s)	Time to Peak (hours)	Flow (Peak) (ft³/s)	
Pond Inflow....	0.400	32.73	0.000	0.00	
Pond Outflow...	0.000	0.00	0.000	0.00	
		Total Volume In Direction		Total Volume Out Direction	
	Volume (ac-ft)		Volume (ac-ft)	Direction	
Pond Inflow....	1.302	Forward	0.000	Reverse	
Pond Outflow...	0.000	Reverse	0.000	Forward	
Mass Balance (ac-ft)					
Volume (Initial ICPM)	0.000 ac-ft				
Volume (Total In ICPM)	1.151 ac-ft				
Volume (Total Out ICPM)	0.000 ac-ft				
Volume (Ending)	1.151 ac-ft				
Elevation (Ending)	768.19 ft				
Difference	0.000 ac-ft				
Percent of Inflow Volume (Interconnected Pond Mass Balance)					
	0.0 %				

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Subsection: Interconnected Pond Routing Summary
Label: DA-5

Return Event: 100 years
Storm Event: 18h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	766.00	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		18.350	771.11	6.293
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	11.700	18.23	0.000	0.00
Pond Outflow...	18.500	1.27	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	8.540	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	2.547	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		7.549 ac-ft		
Volume (Total Out ICPM)		4.115 ac-ft		
Volume (Ending)		3.433 ac-ft		
Elevation (Ending)		769.96 ft		
Difference		0.001 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Subsection: Interconnected Pond Routing Summary
Label: DA-5

Return Event: 100 years
Storm Event: 24h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	766.00	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		24.300	771.26	6.657
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	15.600	15.17	0.000	0.00
Pond Outflow...	23.150	1.29	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	9.512	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	2.227	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		8.408 ac-ft		
Volume (Total Out ICPM)		3.706 ac-ft		
Volume (Ending)		4.698 ac-ft		
Elevation (Ending)		770.48 ft		
Difference		0.004 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Return Event: 100 years
Storm Event: 30m100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	766.00	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		2.050	768.84	1.999
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	0.500	46.43	0.000	0.00
Pond Outflow...	0.000	0.00	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	2.261	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.000	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		1.999 ac-ft		
Volume (Total Out ICPM)		0.000 ac-ft		
Volume (Ending)		1.999 ac-ft		
Elevation (Ending)		768.84 ft		
Difference		0.000 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Subsection: Interconnected Pond Routing Summary
Label: DA-5

Return Event: 100 years
Storm Event: 48h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	766.00	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		48.350	771.40	7.013
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	40.800	8.31	0.000	0.00
Pond Outflow...	52.550	1.30	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	10.441	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	1.786	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		9.229 ac-ft		
Volume (Total Out ICPM)		3.158 ac-ft		
Volume (Ending)		6.066 ac-ft		
Elevation (Ending)		771.02 ft		
Difference		0.004 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Subsection: Interconnected Pond Routing Summary
Label: DA-5

Return Event: 100 years
Storm Event: 72h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	766.00	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Maximum Storage		
		Elevation (ft)	Volume (ac-ft)	
		Time to Peak (hours)		
		72.300	771.20	6.517
		Forward Flow Peaks	Reverse Flow Peaks	
		Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Time to Peak (hours)
			Flow (Peak) (ft ³ /s)	
Pond Inflow....	61.200	6.02	6.400	0.00
Pond Outflow...	71.850	1.31	0.002	0.00
		Total Volume In Direction	Total Volume Out Direction	
		Volume (ac-ft)	Volume (ac-ft)	
Pond Inflow....	11.439	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	2.364	Forward
Mass Balance (ac-ft)				
		Volume (Initial ICPM)	0.000 ac-ft	
		Volume (Total In ICPM)	10.112 ac-ft	
		Volume (Total Out ICPM)	4.194 ac-ft	
		Volume (Ending)	5.914 ac-ft	
		Elevation (Ending)	770.96 ft	
		Difference	0.004 ac-ft	
		Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.0 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-6

Return Event: 100 years
Storm Event: 1h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	766.00	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Maximum Storage		
		Elevation (ft)	Volume (ac-ft)	
		Time to Peak (hours)		
		2.450	767.47	3.321
		Forward Flow Peaks	Reverse Flow Peaks	
		Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Time to Peak (hours)
			Flow (Peak) (ft ³ /s)	
Pond Inflow....	0.550	51.01	0.000	0.00
Pond Outflow...	0.000	0.00	0.000	0.00
		Total Volume In Direction	Total Volume Out Direction	
		Volume (ac-ft)	Volume (ac-ft)	
Pond Inflow....	3.322	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.000	Forward
Mass Balance (ac-ft)				
		Volume (Initial ICPM)	0.000 ac-ft	
		Volume (Total In ICPM)	3.322 ac-ft	
		Volume (Total Out ICPM)	0.000 ac-ft	
		Volume (Ending)	3.322 ac-ft	
		Elevation (Ending)	767.47 ft	
		Difference	0.000 ac-ft	
		Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.0 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-6

Return Event: 100 years
Storm Event: 2h100yh

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	766.00	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Maximum Storage		
		Elevation (ft)	Volume (ac-ft)	
		Time to Peak (hours)		
		2.700	768.01	4.591
		Forward Flow Peaks	Reverse Flow Peaks	
		Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Time to Peak (hours)
			Flow (Peak) (ft ³ /s)	
Pond Inflow....	0.700	48.39	0.000	0.00
Pond Outflow...	2.350	1.23	0.000	0.00
		Total Volume In Direction	Total Volume Out Direction	
		Volume (ac-ft)	Volume (ac-ft)	
Pond Inflow....	4.661	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.277	Forward
Mass Balance (ac-ft)				
		Volume (Initial ICPM)	0.000 ac-ft	
		Volume (Total In ICPM)	4.661 ac-ft	
		Volume (Total Out ICPM)	0.277 ac-ft	
		Volume (Ending)	4.384 ac-ft	
		Elevation (Ending)	767.94 ft	
		Difference	0.000 ac-ft	
		Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.0 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-6

Return Event: 100 years
Storm Event: 3h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	766.00	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Maximum Storage		
		Elevation (ft)	Volume (ac-ft)	
		Time to Peak (hours)		
		3.650	768.11	5.093
		Forward Flow Peaks	Reverse Flow Peaks	
		Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Time to Peak (hours)
			Flow (Peak) (ft ³ /s)	
Pond Inflow....	0.850	41.00	0.000	0.00
Pond Outflow...	2.550	1.23	0.000	0.00
		Total Volume In Direction	Total Volume Out Direction	
		Volume (ac-ft)	Volume (ac-ft)	
Pond Inflow....	5.236	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.851	Forward
Mass Balance (ac-ft)				
		Volume (Initial ICPM)	0.000 ac-ft	
		Volume (Total In ICPM)	5.236 ac-ft	
		Volume (Total Out ICPM)	0.851 ac-ft	
		Volume (Ending)	4.384 ac-ft	
		Elevation (Ending)	767.94 ft	
		Difference	0.000 ac-ft	
		Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.0 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-6

Return Event: 100 years
Storm Event: 5d100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	766.00	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		120.350	768.92	9.445
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
		102.000	4.15	0.000
Pond Inflow....				0.00
Pond Outflow...		119.300	1.31	0.000
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....		13.350	Forward 0.000	Reverse
Pond Outflow...		0.000	Reverse 8.966	Forward
Mass Balance (ac-ft)				
		Volume (Initial ICPM)	0.000 ac-ft	
		Volume (Total In ICPM)	13.350 ac-ft	
		Volume (Total Out ICPM)	8.966 ac-ft	
		Volume (Ending)	4.384 ac-ft	
		Elevation (Ending)	767.94 ft	
		Difference	0.000 ac-ft	
		Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.0 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-6

Return Event: 100 years
Storm Event: 5m100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	766.00	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		1.550	766.08	0.192
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
		0.350	5.11	0.000
Pond Inflow....				0.00
Pond Outflow...		0.000	0.00	0.000
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....		0.192	Forward 0.000	Reverse
Pond Outflow...		0.000	Reverse 0.000	Forward
Mass Balance (ac-ft)				
		Volume (Initial ICPM)	0.000 ac-ft	
		Volume (Total In ICPM)	0.192 ac-ft	
		Volume (Total Out ICPM)	0.000 ac-ft	
		Volume (Ending)	0.192 ac-ft	
		Elevation (Ending)	766.08 ft	
		Difference	0.000 ac-ft	
		Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.0 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-6

Return Event: 100 years
Storm Event: 6h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	766.00	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		6.550	768.30	6.118
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
		0.950	29.61	0.000
Pond Inflow....				0.00
Pond Outflow...		6.550	1.25	0.000
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....		6.513	Forward 0.000	Reverse
Pond Outflow...		0.000	Reverse 2.084	Forward
Mass Balance (ac-ft)				
		Volume (Initial ICPM)	0.000 ac-ft	
		Volume (Total In ICPM)	6.513 ac-ft	
		Volume (Total Out ICPM)	2.084 ac-ft	
		Volume (Ending)	4.428 ac-ft	
		Elevation (Ending)	767.96 ft	
		Difference	0.001 ac-ft	
		Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.0 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-6

Return Event: 100 years
Storm Event: 10d100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	766.00	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		240.200	768.48	7.078
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
		204.000	2.34	0.000
Pond Inflow....				0.00
Pond Outflow...		227.600	1.27	0.000
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....		15.273	Forward 0.000	Reverse
Pond Outflow...		0.000	Reverse 9.391	Forward
Mass Balance (ac-ft)				
		Volume (Initial ICPM)	0.000 ac-ft	
		Volume (Total In ICPM)	15.273 ac-ft	
		Volume (Total Out ICPM)	9.391 ac-ft	
		Volume (Ending)	5.879 ac-ft	
		Elevation (Ending)	768.25 ft	
		Difference	0.003 ac-ft	
		Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.0 %	

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Return Event: 100 years
Storm Event: 10m100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	766.00	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		1.700	766.38	0.869
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
		0.400	22.59	0.000
Pond Inflow....	0.000	0.00	0.000	0.00
Pond Outflow...	0.000	0.00	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	0.869	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.000	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		0.869 ac-ft		
Volume (Total Out ICPM)		0.000 ac-ft		
Volume (Ending)		0.869 ac-ft		
Elevation (Ending)		766.38 ft		
Difference		0.000 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Subsection: Interconnected Pond Routing Summary
Label: DA-6

Return Event: 100 years
Storm Event: 12h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	766.00	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		12.450	768.51	7.255
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
		5.000	21.57	0.000
Pond Inflow....	10.300	1.27	0.000	0.00
Pond Outflow...	10.300	1.27	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	7.939	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	1.861	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		7.939 ac-ft		
Volume (Total Out ICPM)		1.861 ac-ft		
Volume (Ending)		6.075 ac-ft		
Elevation (Ending)		768.29 ft		
Difference		0.003 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Subsection: Interconnected Pond Routing Summary
Label: DA-6

Return Event: 100 years
Storm Event: 15m100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	766.00	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		1.800	766.58	1.302
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
		0.400	32.73	0.000
Pond Inflow....	0.000	0.00	0.000	0.00
Pond Outflow...	0.000	0.00	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	1.302	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.000	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		1.302 ac-ft		
Volume (Total Out ICPM)		0.000 ac-ft		
Volume (Ending)		1.302 ac-ft		
Elevation (Ending)		766.58 ft		
Difference		0.000 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Return Event: 100 years
Storm Event: 18h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	766.00	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		18.450	768.61	7.797
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
		11.700	18.23	0.000
Pond Inflow....	18.500	1.27	0.000	0.00
Pond Outflow...	18.500	1.27	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	8.540	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	2.547	Forward
Mass Balance (ac-ft)				
Volume (Initial ICPM)		0.000 ac-ft		
Volume (Total In ICPM)		8.540 ac-ft		
Volume (Total Out ICPM)		2.547 ac-ft		
Volume (Ending)		5.991 ac-ft		
Elevation (Ending)		768.27 ft		
Difference		0.003 ac-ft		
Percent of Inflow Volume (Interconnected Pond Mass Balance)		0.0 %		

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Label: DA-6

Return Event: 100 years
Storm Event: 24h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	766.00	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		24.400	768.74	8.480
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	15.600	15.17	0.000	0.00
Pond Outflow...	23.150	1.29	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	9.512	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	2.227	Forward
Mass Balance (ac-ft)				
		Volume (Initial ICPM)	0.000 ac-ft	
		Volume (Total In ICPM)	9.512 ac-ft	
		Volume (Total Out ICPM)	2.227 ac-ft	
		Volume (Ending)	7.282 ac-ft	
		Elevation (Ending)	768.51 ft	
		Difference	0.003 ac-ft	
		Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.0 %	

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4/22/2019

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Bentley PondPack V8i
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Subsection: Interconnected Pond Routing Summary
Label: DA-6

Return Event: 100 years
Storm Event: 30m100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	766.00	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		2.100	767.00	2.261
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	0.500	46.43	0.000	0.00
Pond Outflow...	0.000	0.00	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	2.261	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.000	Forward
Mass Balance (ac-ft)				
		Volume (Initial ICPM)	0.000 ac-ft	
		Volume (Total In ICPM)	2.261 ac-ft	
		Volume (Total Out ICPM)	0.000 ac-ft	
		Volume (Ending)	2.261 ac-ft	
		Elevation (Ending)	767.00 ft	
		Difference	0.000 ac-ft	
		Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.0 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-6

Return Event: 100 years
Storm Event: 48h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	766.00	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		48.500	768.88	9.220
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	40.800	8.31	0.000	0.00
Pond Outflow...	52.550	1.30	0.000	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	10.441	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	1.786	Forward
Mass Balance (ac-ft)				
		Volume (Initial ICPM)	0.000 ac-ft	
		Volume (Total In ICPM)	10.441 ac-ft	
		Volume (Total Out ICPM)	1.786 ac-ft	
		Volume (Ending)	8.653 ac-ft	
		Elevation (Ending)	768.77 ft	
		Difference	0.003 ac-ft	
		Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.0 %	

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Subsection: Interconnected Pond Routing Summary
Label: DA-6

Return Event: 100 years
Storm Event: 72h100y

Infiltration				
Infiltration Method (Computed)				
No Infiltration				
Initial Conditions			Calculation Tolerances	
Elevation (Starting Water Surface Computed)	766.00	ft	Flow Tolerance (Minimum)	0.000 ft ³ /s
Volume (Starting)	0.000	ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00	ft ³ /s	ICPM Time Step	0.050 hours
		Time to Peak (hours)	Maximum Storage Elevation (ft)	Volume (ac-ft)
		72.450	768.92	9.435
		Forward Flow Peaks Time to Peak (hours)	Flow (Peak) (ft ³ /s)	Reverse Flow Peaks Time to Peak (hours)
Pond Inflow....	61.200	6.02	6.400	0.00
Pond Outflow...	71.850	1.31	0.002	0.00
		Total Volume In Direction Volume (ac-ft)	Total Volume Out Direction Volume (ac-ft)	
Pond Inflow....	11.439	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	2.364	Forward
Mass Balance (ac-ft)				
		Volume (Initial ICPM)	0.000 ac-ft	
		Volume (Total In ICPM)	11.439 ac-ft	
		Volume (Total Out ICPM)	2.364 ac-ft	
		Volume (Ending)	9.073 ac-ft	
		Elevation (Ending)	768.85 ft	
		Difference	0.003 ac-ft	
		Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.0 %	

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Final Geotechnical Report

AVERE on Duane

SEC Duane & Melrose Streets

Glen Ellyn, Illinois

REVA Development Acquisitions, LLC

GEOTECHNICAL GROUP

April 24, 2019
L-88,672A

FINAL GEOTECHNICAL REPORT
AVERE ON DUANE
SEC DUANE & MELROSE STREETS
GLEN ELLYN, ILLINOIS

PREPARED FOR:
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FINAL GEOTECHNICAL REPORT
AVERE ON DUANE
SEC DUANE & MELROSE STREETS
GLEN ELLYN, ILLINOIS

1.0 INTRODUCTION

This final geotechnical report has been prepared for AVERE on Duane, a proposed 48-unit apartment building in Glen Ellyn, Illinois. It incorporates changes made to development plans since the site was originally drilled in August 2018, i.e. the top of finished floor (FF) has been raised about 4½ feet to Elevation 753.65 and permeable paver parking lot is now planned. Our engineering services continue to be provided in accordance with TSC Proposal No. 59,920A dated July 19, 2018 and the attached General Conditions.

The approximate 1.2-acre L-shaped site is located at the southeast corner (SEC) of Duane and Melrose Streets, near downtown Glen Ellyn. It is also bordered by Prospect Street along the east side and by commercial and residential developments along the south side. Presently, there are four (4) 1 to 2-story office/commercial buildings and three (3) houses as well as associated grass landscaped and parking/driveway areas on the site. The office/commercial buildings appeared to all be slab-on-grade structures (no basements), with the houses having basements which are partially below grade (i.e. relatively shallow). The site slopes down from the north to the south toward Duane Street, with existing grade at the boring locations varying from approximate Elevations 742.5 to 749.0 - a grade differential of 6½ feet.

Present plans call for the construction of a 4-story apartment building with underground parking. The proposed building will have a footprint of ±20,000 sf, occupying most of the northern portion of the site. The top of finished floor (FF) has been raised to Elevation 753.65 on the current PUD Site Plan by Haeger Engineering (dated 03-22-2019), with the garage basement level 11'-0" feet deeper at Elevation 742.65.

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An elevator pit with the top of slab at 5'-0" below the basement level is planned in the middle portion of the south (back) wall of the building.

While foundation loads were not available at the time this report was prepared, they are anticipated to be moderate considering that a podium type building is proposed, i.e. 4-story wood-frame structure over a 1-story concrete base. In this regard, the maximum column and wall loads are not anticipated to exceed about 400 kips and 12 kips/ft, respectively. The proposed site redevelopment also includes a permeable paver parking lot in the southwest portion of the site.

The results of field and laboratory testing and recommendations based upon these data are included in this report. Specifically addressed are building foundations, basement construction, pavement design and construction, and groundwater management.

2.0 FIELD INVESTIGATION AND LABORATORY TESTING

Seven (7) soil borings, numbered 1 - 7, were performed as part of this subsurface exploration. They have been plotted on a Site Plan originally provided to us and which has not changed significantly. Reference is made to this Boring Location Plan in the Appendix for the drilling layout, ground surface elevations at the borings also being shown. The elevations were acquired by TSC using a Trimble R8s GNSS receiver which uses the North American Vertical Datum of 1988 (NAVD88), being rounded to the nearest 0.5 foot on the boring logs and location plan.

Borings 1 - 5 were drilled in the area of the proposed building and extended to 40 feet below existing grade, with Borings 6 and 7 in the proposed parking lot made 10 feet deep. They were drilled and samples tested according to currently recommended American Society for Testing and Materials specifications. Soil sampling was performed at 2½-foot intervals to a depth of 20 feet and every 5 feet thereafter. The samples were taken in conjunction with the Standard Penetration Test (SPT), for which driving resistance to a 2" split-spoon sampler (N value in blows per foot) provides an indication of the relative density of granular materials and consistency of cohesive soils. Water level readings were taken during and following completion of drilling operations, with the boreholes then backfilled and those located in existing pavement areas patched at the surface.

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Soil samples were examined in the laboratory to verify field descriptions and to classify them in accordance with the Unified Soil Classification System. Laboratory testing included water content determinations for all cohesive and intermediate (silt or loamy) soil types. An estimate of unconfined compressive strength was obtained for all cohesive soils using a calibrated pocket penetrometer (Qp), with actual measurements of unconfined compressive strength (Qu) performed on representative samples of native clays. Dry unit weight tests were also run on specimens of cohesive fill.

Reference is made to the boring logs in the Appendix which indicate subsurface stratigraphy and soil descriptions, results of field and laboratory tests, as well as water level observations. Definitions of descriptive terminology are also included. While strata changes are shown as a definite line on the boring logs, the actual transition between soil layers will probably be more gradual. Fluctuations on the groundwater table may also occur due to variations in precipitation (short-term and seasonal) as well as rises or drops in ditch, pond or other nearby surface water features, i.e. water levels at a future date may be higher or lower than those recorded at the time of drilling.

3.0 DISCUSSION OF TEST DATA

Boring 2 was performed in an existing driveway, encountering 4 inches P.C. concrete at the surface underlain by 8 inches granular base course materials. Borings 3 - 5 were drilled in existing asphalt pavement areas, encountering 3 to 6 inches bituminous concrete at the surface underlain by 5 to 8 inches granular base course materials. These measurements should be considered approximate, as they were estimated from the disturbed sides of the augered holes. Pavement cores should be taken if more accurate thicknesses or descriptions of the paving materials (including possible fabric interlayers) are required.

Approximately 3 feet of primarily clayey topsoil fill materials were encountered at the surface of Boring 1. About 12 and 16 inches of topsoil fill materials were found at the surface of Borings 6 and 7, respectively. A layer of clayey topsoil (possible partial fill) was also encountered underlying the pavement section in Boring 5, extending to a depth of about 3 feet below existing grade. Samples of the deeper topsoil materials from Borings 1 and 5 exhibited water contents of 26 to 29 percent.

Fill materials were found underlying the pavement section in Borings 2 - 4 and the topsoil respread layer in B-6, extending to a depth of about 3 feet below existing grade in Borings 2 and 4 and to depths of 10½

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and 8 feet in Borings 3 and 6, respectively. The fill consisted primarily of clayey sand and silty clay soils in Borings 2 and 4, respectively, and crushed stone in Borings 3 and 6. The clayey sand fill exhibited a SPT N-value of 8 blows per foot (bpf), the silty clay fill having a dry unit weight of 104 pounds per cubic foot (pcf) at a water content of 21 percent, and the crushed stone fill SPT N-values ranging from 11 to 27 bpf.

The uppermost approximate 2 to 5 feet of native soils below the fill materials in Borings 2 and 4 consisted of silty clay of apparent medium to high plasticity. These CL/CH materials (Unified classification) were typified by moderate unconfined compressive strengths of about 1.0 to 1.5 tons per square foot (tsf) at relatively high water contents of 30 to 32 percent.

Relatively soft and very moist silty clay deposits were found underlying the topsoil materials, clayey sand fill and CL/CH materials in Borings 1, 2 and 5, extending to depths of approximately 6 to 8 feet below existing grade. They exhibited unconfined compressive strengths/pocket penetrometer readings of 0.25 to 0.5 tsf at water contents of 22 to 38 percent. An organic clay stratum was also encountered underlying the soft clay deposit in Boring 1, extending to a depth of 10½ feet below existing grade and exhibiting water contents on the order of 55 percent. The presence of relatively soft and organic clay soils at B-1 was confirmed in a test pit subsequently performed in the front yard of the existing building right at the corner of Duane and Melrose Streets, on this basis encompassing up to the approximate western third of the proposed apartment building footprint.

Underlying native otherwise consisted of strata of silt/clayey silt, clayey sand and gravel, silty sand and gravel and sand and gravel ranging from very loose to dense in relative density/state of compactness, as well as silty clay ranging from tough to hard in consistency. The silt, sand and gravel materials exhibited SPT N-values ranging from 2 to 32 bpf. The silty clay deposits had unconfined compressive strengths of 1.5 to 4.5 tsf at water contents between 11 and 22 percent.

Boring 7 (drilled to a depth of 10 feet on higher ground) was "dry" both during and upon completion of drilling operations. Free water was otherwise first encountered while drilling and sampling in the borings at depths typically ranging from 5 to 13 feet below existing grade. The only exception was Boring 3 where free water was found at a depth of 33 feet. While the water level remained at depths of about 5 and 8 feet in Borings 5 and 6, respectively, the water levels rose by 3 to 8 feet in Borings 1, 2 and 4.

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Based on the water level observations made in the borings, we estimate a groundwater table on the order of Elevation 638± at the time of our field exploration (August 30, 2018). Fluctuations in the water table should be expected to occur due to variations in rainfall, evaporation, construction operations, surface runoff and other site specific factors, i.e. water level readings at a future date may be higher or lower than those recorded at the time of drilling.

4.0 ANALYSIS AND RECOMMENDATIONS

4.1 Building Foundations

As previously discussed, the project consists of a 4-story apartment building with parking in a basement structure. The top of finished floor (FF) for the first floor is shown at Elevation 753.65 on the PUD Site Plan prepared by Haeger Engineering, with the garage basement level 11'-0" feet deeper at Elevation 742.65. While foundation loads were not available, they are anticipated to be moderate considering that a podium type building is proposed, i.e. 4-story wood-frame structure over a 1-story concrete base. In this regard, the maximum column and wall loads are not anticipated to exceed about 400 kips and 12 kips/ft, respectively.

Footing foundations for the proposed apartment building are anticipated to bear at depths on the order of 3 to 4 feet below the basement level, i.e. on the order of approximate Elevations 739. This correlates to depths of about 3 to 7 feet below existing grade at the boring locations. The footing excavations will have to be extended through the soft clay and organic clay deposits found in Borings 1 and 2, as well as loose to very loose silt, clayey silt and clayey sand and gravel deposits encountered in Borings 1, 4 and 5. Summarized in the following table is the shallowest depth/elevation at which native soils considered capable of supporting a net allowable bearing pressure of 4000 pounds per square foot (psf) were encountered. Foundation undercuts are also estimated in the far right-hand column, based on a design footing grade at Elevation 739.0±.

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Boring No.	Ground Surface Elevation	Depth of Existing Fill (Feet)	4000 psf Native Bearing		Estimated Foundation Undercut (Feet)**
			Depth (Feet)*	Elevation*	
1	743.0	3.0	13.0	730.0	9.0
2	742.5	3.0	8.0	734.5	4.5
3	746.0	10.5	10.5	735.5	4.5
4	743.0	3.0	10.5	732.5	6.5
5	746.0	3.0	13.0	733.0	6.0

* The depth/elevation of 3000 psf native bearing soils are rounded to nearest 0.5 foot.

** Estimated foundation undercuts based on a design footing grade at approximate Elevation 739.0, i.e. 3 to 4 feet below the basement level.

As shown in the above table, foundation undercuts in the range of about 4.5 to 9.0 feet are indicated to reach the 4000 psf native bearing soils (firm sand and gravel/silty sand and gravel and very tough to hard silty clay). The footings may be placed at the bottom of the undercuts and foundation walls/piers increased in height, or the overexcavations could be backfilled to proposed footing grade with lean concrete. If lean concrete is utilized, it should extend at least 6 inches beyond each footing face and have a minimum compressive strength of 1500 pci.

It is recommended that all continuous wall footings be made at least 24 inches wide and isolated foundations at least 3.0 feet square, regardless of calculated dimensions. For frost considerations, all exterior footings should be constructed at least 3.5 feet below outside finished grade and 4.0 feet for foundations located outside of heated building limits. Interior footings may be constructed at higher elevations as long as they are protected against frost heave in the event of winter construction.

The 4000 psf bearing value may be increased by up to 33 percent for intermittent loads such as wind and seismic loading; the 33% increase may also be applied to the toe pressure of eccentrically loaded footings as long as the average bearing pressure does not exceed 4000 psf. Based on the anticipated FF, anticipated foundation loads and assuming that above recommendations are followed, total settlements are not anticipated to exceed $\frac{3}{4}$ " to 1", with differential settlements of $\frac{1}{2}$ " or less.

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Regarding a seismic site class per International Building Code (IBC), Site Class D may be utilized. To determine whether Site Class C is a possibility, it would be necessary to determine the in-situ shear wave velocity profile in the upper 100 feet at the site using a surface-wave seismic method such as the Refraction Microtremor (ReMi) method.

An alternative to the foundation undercut option discussed above is the use of footing foundations in conjunction with ground improvement methods. In this regard, the existing fill materials and underlying soft/very moist native clay and organic clay soils and loose silt, clayey silt and clayey sand and gravel deposits may be improved/ reinforced with rammed aggregate piers ("geopiers") or vibro piers ("stone columns").

The piers are constructed by making 24 to 36-inch diameter holes through the fill and low strength/loose soils and backfilling them with thin lifts of compacted aggregate. Compaction densifies the aggregate and increases the lateral stress in the soil matrix. This system will serve to reduce settlements and increase bearing capacity by replacing the existing fill materials and low strength/very moist/loose native soils with a stiffer composite soil matrix.

Footing foundations bearing on geopier/stone column-improved ground should ideally be able to be designed for a net allowable bearing pressure of at least 3000 to 4000 psf while limiting total settlements to 1" or less. Specialty contractors with experience in the design and installation of aggregate piers should be consulted in regard to these matters. Aggregate pier ground improvement is a specialty, geotechnical design-build system that is prepared by the installer, and it is typical for the design soil bearing capacity of the aggregate pier-improved ground and the anticipated settlements of the foundations to be provided by the selected ground improvement firm.

It is recommended that the width of all continuous wall footings be made at least equal to (and ideally larger than) the width of the aggregate pier elements and isolated foundations be made at least 3.0 feet square, regardless of calculated dimensions. For frost considerations, all exterior footings should be constructed at least 3.5 feet below outside finished grade and 4.0 feet for foundations located outside of heated building limits. Interior footings may be constructed at higher elevations as long as they are protected against frost heave in the event of winter construction.

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4.2 Basement Construction

As previously discussed, the building will have a basement level of Elevation 742.65 with subgrade for it set at -2'-0" below the top of slab (approximate Elevation 740.5). On this basis excavation depths in the range of about 2 to 6 feet below existing grade are indicated at Borings 1 - 5 drilled in the area of the proposed apartment building. Relatively soft and/or very moist silty clay soils were encountered at or close to subgrade level in the majority of the borings, with loose silty sand also present at B-5.

The above materials will provide a deficient (unstable) subgrade support for basement floor slab construction. In this regard, it is understood that cement stabilization is to be performed on the subgrade soils, in order to create a stable base for construction activities. Organic clay was found underlying the upper subgrade in B-1 as well as a test pit performed nearby, encompassing up to the approximate western third of the apartment building footprint. Associated settlement of the garage floor slab will be limited by grade not being raised in this area (i.e. no additional load on the organic soils).

As previously discussed, we estimate a groundwater table on the order of Elevation 638 at the time of our field exploration (August 30, 2018). Fluctuations in the water table should be expected to occur due to variations in rainfall, evaporation, construction operations, surface runoff and other site specific factors, i.e. water level readings at a future date may be higher or lower than those recorded at the time of drilling. In this regard, the basement level should ideally be located at least 1 to 2 feet higher than the water levels observed in the borings to account for a potential rise in the water table in the wetter times of the year, i.e. the basement level should ideally be set no lower than around Elevation 640 as is presently the case.

It should be noted that wet (saturated) sand and gravel deposits were found at footing grade or at the bottom of the foundation undercuts for Borings 1 and 2. Therefore, groundwater seepage and accumulations should be anticipated during foundation excavations that will require the use of dewatering/unwatering procedures, as a minimum to include pumping from strategically placed sumps. The presence of sand and gravel was confirmed in the test pit dug between Borings 1 and 2.

Assuming that groundwater inflow can be adequately controlled during basement excavation by conventional dewatering procedures (i.e. by means of strategically placed sump pits), the following guidelines may be followed for basement construction. It is recommended that a minimum 6-inch free-

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draining aggregate layer be provided below the basement floor slab. IDOT gradation CA-7 ($\frac{1}{4}$ " to $\frac{3}{4}$ " chips with no fines) meets this general requirement. The purpose of the granular fill will be to provide a base for the placement of the concrete slabs and to provide for drainage beneath them.

Perimeter drain tile should be installed for all basement and below grade structures. In connection with them, at least 2'-0" of drainage fill (typically CA-7 material) should be placed against the basement walls to facilitate the collection of underground seepage and prevent the build up of hydrostatic pressure behind the wall. Above this free draining material, a minimum 2'-0" clay cap should be placed to minimize surface water infiltration.

It is also recommended that a permanent underslab drainage system be installed. The basement slab underdrain piping should be installed at maximum 30 to 40-foot intervals within deepened trenches. The subdrains should consist of perforated drain tile surrounded with a minimum 4 inches of filter material or wrapped in geotextile filter fabric. The subdrains should be constructed so as to collect any water which may seep into the drainage fill layer.

The perimeter drain tile and floor subdrains should be connected to sump pits with an automatic pumping system. These should include back-up pumps as well as an auxiliary power source in the event that electrical power is lost. While the exterior and interior drain tile systems may be tied into the same sumps the lines should otherwise not be interconnected. Damp-proofing of below grade walls is also recommended as a minimum, with the basement walls (and elevator pit walls and slab) ideally to be waterproofed up to Elevation 740 (or higher) and provided with water-stops at the construction joints between the footings and walls.

As previously mentioned, an elevator pit with the top of slab at 5'-0" below the basement level is planned in the middle portion of the south (back) wall of the building. Assuming a pit slab on the order of 1'-6" thick, a bottom of slab on the order of Elevation 736.0 is indicated, i.e. about 2 feet below the water table. Therefore, the elevation pit walls and slab should be waterproofed and the slab designed for uplift.

In connection with below-grade construction, the Contractor must either brace the sides of the excavations or slope them back in accordance with current OSHA requirements to prevent excavation instability. In this regard, all excavations should comply with the requirements of OSHA 29CFR, Part 1926, Subpart P,

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“Excavations” and its appendices as well as any other applicable codes. This document states that excavation safety is the responsibility of the Contractor. Reference to this OSHA requirement should be included in the job specifications. Stockpiles of material or equipment should not be placed near the top of excavation slopes.

Lateral earth pressures for permanent underground structures will be dependent on the type of backfill used, whether it is in a drained or undrained state, as well as loading conditions. Equivalent fluid pressures (EFP) given below for cohesive and granular backfills assuming active (K_a) and at-rest (K_o) earth pressures. The values shown represent the increase in lateral pressure over a 1.0 foot distance measured in pounds per square foot (psf/ft).

<u>BACKFILL TYPE</u>	<u>EQUIVALENT FLUID PRESSURE (PSF/FT)</u>			
	<u>ACTIVE CONDITION*</u>		<u>AT-REST STATE**</u>	
	<u>DRAINED</u>	<u>UNDRAINED</u>	<u>DRAINED</u>	<u>UNDRAINED</u>
GRANULAR	35	80	55	90
COHESIVE	50	90	70	100

* Based on $K_a = 0.27$ & 0.39 for granular and cohesive backfill, respectively.

**Based on Based on $K_o = 0.43$ & 0.56 for granular and cohesive backfill, respectively.

The active condition applies to retaining walls which are free to rotate at their top. At-rest pressures should be used for basement walls and other buried structures which are fixed at their top and bottom or otherwise restrained from moving.

The values shown above are nominal, i.e. are based on average soil conditions. They also assume a level backfill height behind the walls; sloping backfill will increase lateral earth pressures and should be analyzed on an individual basis. It should be noted that for the EFP values given for granular soils be valid, the wedge of granular materials should extend a minimum distance at the top of the wall (or ground surface) equal to the height of the wall.

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Appropriate surcharge loads should be included in the design of retaining/below-grade walls for any adjacent pavements, sidewalks, floor slabs and foundations lying within a 1.5H:1V zone from the base of the below grade floor slab to the ground surface. Surcharge loads of 100 and 200 psf are normally used for sidewalks and pavements, respectively.

Backfill placed against retaining walls, basement walls and the like should be compacted to between 90 and 95 percent of Modified Proctor density. Compaction in excess of 95 percent is not desirable, since it can result in higher lateral earth pressures than recommended for design. Also, heavy compaction equipment should not be used on the high side of the wall within a horizontal distance equal to the height of backfilling, as this may result in over-stressing of the wall and excessive deflection.

If no appreciable amount of settlement of the backfill soils can be tolerated, it is recommended that granular fill be used. This would specifically apply to all exterior entrance and sidewalk areas. These materials should be capped with a minimum of 2 feet of engineered clay fill to minimize surface water infiltration. The clay fill should be compacted to a minimum of 90 percent of maximum dry density as determined by the Modified Proctor test (ASTM D 1557). In addition, the ground surface over the backfill zone should be graded away from the building so that water is prevented from ponding next to the walls.

The sliding resistance at the base of foundation elements will be dependent on the normal (dead) load and friction coefficient of underlying soils. It is recommended that an ultimate friction factor (μ) of 0.4 be used for the interface between the mass concrete foundation (rough surface) and the underlying native sand and gravel or clay soils.

4.3 Pavement Design and Construction

The proposed site redevelopment also includes a permeable parking lot in the southwest portion of the site. Two (2) houses and associated grass landscaped and driveway areas are present on this portion of the site. These structures will be demolished and removed to make way for the new development. Building demolition must be taken into account in site grading plans. In this regard, existing concrete floor slabs and foundation walls as well as asphalt/concrete pavements are normally removed as part of site demolition. This will promote subsurface drainage and minimize obstructions in future utility excavations. Other buried structures should ideally be cut off at least 1'-0" below subgrade level in pavement areas.

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Shallow utility lines located under proposed building areas should ideally be removed. Granular backfill should be placed in the excavations that are left, to be compacted to 95 percent Modified Proctor density. Deeper pipes may be filled with flowable grout. However, the condition of backfill materials left in-place over these pipes will have to be further evaluated when the site is stripped, i.e. their suitability for pavement support.

Borings 6 and 7 were drilled in the area of permeable paver parking lot. Surficial topsoil at B-6 was underlain by crushed stone fill which extended to approximately 8 feet below existing grade, likely representing utility trench backfill or the like. Tough to hard native silty clays predominated in B-7, presumably representing subgrade soils across most of the area.

It is recommended that pavement areas be cleared of vegetation prior to mass-grading. Stripping operations should also include the removal of all surficial topsoil, root zone materials and other decomposable plant matter. The pavement areas should then be proof-rolled, in order to detect the presence of unsuitable soil types. The proof-roll should be performed using a loaded dump truck or other approved piece of heavy rubber-tired construction equipment. All soft or unstable materials determined by proof-rolling should be reworked and recompacted or, if subgrade instability persists, removed and replaced. Solutions to such instability problems would likely consist of undercutting the unstable soils one to two feet and replacement with coarse granular material such as IDOT gradation CA-1 or CA-7.

New fill should otherwise consist of approved granular materials or inorganic silty clays of low to medium plasticity. It is recommended that compaction be to a minimum of 95 percent of maximum dry density as determined by the Modified Proctor test (ASTM D 1557). The fill should be placed in maximum 10 inch lifts loose measure, each lift to be compacted to the specified density prior to the placement of additional fill.

Moisture control is important in the compaction of most soil types, and it is recommended that the water content of new fill be within 1 percentage point on the low side and 3 percentage points on the high side of optimum moisture as established by its laboratory compaction curve. If the soil is compacted too dry, it will have an apparent stability which will be lost if it later becomes saturated. If the soil is too wet, the Contractor will not be able to achieve proper compaction.

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It is recommended that a nominal Illinois Bearing Ratio (IBR) value of 3.0 be used in the design of pavements. A modulus of subgrade reaction of 150 pci may be used for rigid pavement design (i.e. in connection with driveway aprons). Use of these values assume that any soft or unstable areas will be remediated, i.e. subgrade stabilized until passing a proof-roll.

Tough to hard silty clay soils are expected to predominate at subgrade level for the permeable paver parking lot on the basis of B-7. These cohesive materials are estimated to have very low coefficients of permeability in the range of 10^{-6} to 10^{-8} cm/sec, making them practically impervious. Design Infiltration Rates for USDA Soil Textures (University of Wisconsin, Madison, 2006) gives estimated values for these soil types of 0.07 in/hr or less, also considered to be very low.

4.4 Groundwater Management

Serious groundwater problems are not anticipated taking into consideration that the garage basement level has been raised by about 4½ feet from that originally proposed. The accumulation of run-off water or seepage at the base of excavations should still be expected to occur during foundation construction and site work at some locations. The Contractor should be prepared to remove these accumulations by dewatering/unwatering procedures, as a minimum to include pumping from strategically placed sumps.

5.0 CLOSURE

It is recommended that full-time inspection be provided by testing Service Corporation personnel during foundation construction, so that the soils at foundation levels can be observed and tested. In addition, adequacy of building materials, fill placement and compaction as well as basement and pavement construction should be monitored for compliance with the recommended procedures and specifications.

The analyses and recommendations submitted in this report are based upon the data obtained from four (7) soil borings performed at the locations indicated on the Boring Location Plan. This report does not reflect any variations which may occur between these borings or elsewhere on the site, the nature and extent of which may not become evident until during the course of construction. If variations are then identified, recommendations contained in this report should be re-evaluated after performing on-site observations.

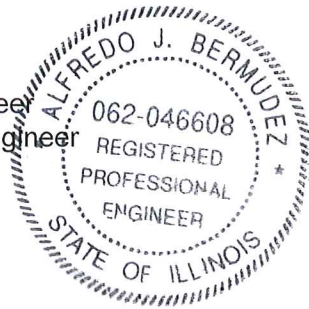
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We are available to review this report with you at your convenience.

A handwritten signature in black ink, appearing to be "A. Bermudez", written over a horizontal line.

Alfredo J. Bermudez
Senior Geotechnical Engineer
Registered Professional Engineer
Illinois No. 062-046608



AJB/MVM:if

Enc.

A handwritten signature in blue ink, appearing to be "M. Machalinski", written over a horizontal line.

Michael V. Machalinski, P.E.
Vice President

APPENDIX

UNIFIED CLASSIFICATION CHART

LEGEND FOR BORING LOGS

BORING LOGS

BORING LOCATION PLAN



TESTING SERVICE CORPORATION

1. PARTIES AND SCOPE OF WORK: If Client is ordering the services on behalf of another, Client represents and warrants that Client is the duly authorized agent of said party for the purpose of ordering and directing said services, and in such case the term "Client" shall also include the principal for whom the services are being performed. Prices quoted and charged by TSC for its services are predicated on the conditions and the allocations of risks and obligations expressed in these General Conditions. Unless otherwise stated in writing, Client assumes sole responsibility for determining whether the quantity and the nature of the services ordered by Client are adequate and sufficient for Client's intended purpose. Unless otherwise expressly assumed in writing, TSC's services are provided exclusively for client. TSC shall have no duty or obligation other than those duties and obligations expressly set forth in this Agreement. TSC shall have no duty to any third party. Client shall communicate these General Conditions to each and every party to whom the Client transmits any report prepared by TSC. Ordering services from TSC shall constitute acceptance of TSC's proposal and these General Conditions.

2. SCHEDULING OF SERVICES: The services set forth in this Agreement will be accomplished in a timely and workmanlike manner. If TSC is required to delay any part of its services to accommodate the requests or requirements of Client, regulatory agencies, or third parties, or due to any cause beyond its reasonable control, Client agrees to pay such additional charges, if any, as may be applicable.

3. ACCESS TO SITE: TSC shall take reasonable measures and precautions to minimize damage to the site and any improvements located thereon as a result of its services or the use of its equipment; however, TSC has not included in its fee the cost of restoration of damage which may occur. If Client desires or requires TSC to restore the site to its former condition, TSC will, upon written request, perform such additional work as is necessary to do so and Client agrees to pay to TSC the cost thereof plus TSC's normal markup for overhead and profit.

4. CLIENT'S DUTY TO NOTIFY ENGINEER: Client represents and warrants that Client has advised TSC of any known or suspected hazardous materials, utility lines and underground structures at any site at which TSC is to perform services under this Agreement. Unless otherwise agreed in writing, TSC's responsibility with respect to underground utility locations is to contact the Illinois Joint Utility Locating Information for Excavators for the location of public, but not private, utilities.

5. DISCOVERY OF POLLUTANTS: TSC's services shall not include investigation for hazardous materials as defined by the Resource Conservation Recovery Act, 42 U.S.C. § 6901, et. seq., as amended ("RCRA") or by any state or Federal statute or regulation. In the event that hazardous materials are discovered and identified by TSC, TSC's sole duty shall be to notify Client.

6. MONITORING: If this Agreement includes testing construction materials or observing any aspect of construction of improvements, Client's construction personnel will verify that the pad is properly located and sized to meet Client's projected building loads. Client shall cause all tests and inspections of the site, materials and work to be timely and properly performed in accordance with the plans, specifications, contract documents, and TSC's recommendations. No claims for loss, damage or injury shall be brought against TSC unless all tests and inspections have been so performed and unless TSC's recommendations have been followed.

TSC's services shall not include determining or implementing the means, methods, techniques or procedures of work done by the contractor(s) being monitored or whose work is being tested. TSC's services shall not include the authority to accept or reject work or to in any manner supervise the work of any contractor. TSC's services or failure to

perform same shall not in any way operate or excuse any contractor from the performance of its work in accordance with its contract. "Contractor" as used herein shall include subcontractors, suppliers, architects, engineers and construction managers.

Information obtained from borings, observations and analyses of sample materials shall be reported in formats considered appropriate by TSC unless directed otherwise by Client. Such information is considered evidence, but any inference or conclusion based thereon is, necessarily, an opinion also based on engineering judgment and shall not be construed as a representation of fact. Subsurface conditions may not be uniform throughout an entire site and ground water levels may fluctuate due to climatic and other variations. Construction materials may vary from the samples taken. Unless otherwise agreed in writing, the procedures employed by TSC are not designed to detect intentional concealment or misrepresentation of facts by others.

7. DOCUMENTS AND SAMPLES: Client is granted an exclusive license to use findings and reports prepared and issued by TSC and any sub-consultants pursuant to this Agreement for the purpose set forth in TSC's proposal provided that TSC has received payment in full for its services. TSC and, if applicable, its sub-consultant, retain all copyright and ownership interests in the reports, boring logs, maps, field data, field notes, laboratory test data and similar documents, and the ownership and freedom to use all data generated by it for any purpose. Unless otherwise agreed in writing, test specimens or samples will be disposed immediately upon completion of the test. All drilling samples or specimens will be disposed sixty (60) days after submission of TSC's report.

8. TERMINATION: TSC's obligation to provide services may be terminated by either party upon (7) seven days prior written notice. In the event of termination of TSC's services, TSC shall be compensated by Client for all services performed up to and including the termination date, including reimbursable expenses. The terms and conditions of these General Conditions shall survive the termination of TSC's obligation to provide services.

9. PAYMENT: Client shall be invoiced periodically for services performed. Client agrees to pay each invoice within thirty (30) days of its receipt. Client further agrees to pay interest on all amounts invoiced and not paid or objected to in writing for valid cause within sixty (60) days at the rate of twelve (12%) per annum (or the maximum interest rate permitted by applicable law, whichever is the lesser) until paid and TSC's costs of collection of such accounts, including court costs and reasonable attorney's fees.

10. WARRANTY: TSC's professional services will be performed, its findings obtained and its reports prepared in accordance with these General Conditions and with generally accepted principles and practices. In performing its professional services, TSC will use that degree of care and skill ordinarily exercised under similar circumstances by members of its profession. In performing physical work in pursuit of its professional services, TSC will use that degree of care and skill ordinarily used under similar circumstances. This warranty is in lieu of all other warranties or representations, either express or implied. Statements made in TSC reports are opinions based upon engineering judgment and are not to be construed as representations of fact.

Should TSC or any of its employees be found to have been negligent in performing professional services or to have made and breached any express or implied warranty, representation or contract, Client, all parties claiming through Client and all parties claiming to have in any way relied upon TSC's services or work agree that the maximum aggregate amount of damages for which TSC, its officers, employees and agents shall be liable is limited to \$50,000 or the total amount of the fee paid to TSC for its services performed with respect to the project, whichever amount is greater.

In the event Client is unwilling or unable to limit the damages for which TSC may be liable in accordance with the provisions set forth in the preceding paragraph, upon written request of Client received within five days of Client's acceptance of TSC's proposal together with payment of an additional fee in the amount of 5% of TSC's estimated cost for its services (to be adjusted to 5% of the amount actually billed by TSC for its services on the project at time of completion), the limit on damages shall be increased to \$500,000 or the amount of TSC's fee, whichever is the greater. This charge is not to be construed as being a charge for insurance of any type, but is increased consideration for the exposure to an award of greater damages.

11. INDEMNITY: Subject to the provisions set forth herein, TSC and Client hereby agree to indemnify and hold harmless each other and their respective shareholders, directors, officers, partners, employees, agents, subsidiaries and division (and each of their heirs, successors, and assigns) from any and all claims, demands, liabilities, suits, causes of action, judgments, costs and expenses, including reasonable attorneys' fees, arising, or allegedly arising, from personal injury, including death, property damage, including loss of use thereof, due in any manner to the negligence of either of them or their agents or employees or independent contractors. In the event both TSC and Client are found to be negligent or at fault, then any liability shall be apportioned between them pursuant to their pro rata share of negligence or fault. TSC and Client further agree that their liability to any third party shall, to the extent permitted by law, be several and not joint. The liability of TSC under this provision shall not exceed the policy limits of insurance carried by TSC. Neither TSC nor Client shall be bound under this indemnity agreement to liability determined in a proceeding in which it did not participate represented by its own independent counsel. The indemnities provided hereunder shall not terminate upon the termination or expiration of this Agreement, but may be modified to the extent of any waiver of subrogation agreed to by TSC and paid for by Client.

12. SUBPOENAS: TSC's employees shall not be retained as expert witnesses except by separate, written agreement. Client agrees to pay TSC pursuant to TSC's then current fee schedule for any TSC employee(s) subpoenaed by any party as an occurrence witness as a result of TSC's services.

13. OTHER AGREEMENTS: TSC shall not be bound by any provision or agreement (i) requiring or providing for arbitration of disputes or controversies arising out of this Agreement or its performance, (ii) wherein TSC waives any rights to a mechanics lien or surety bond claim; (iii) that conditions TSC's right to receive payment for its services upon payment to Client by any third party or (iv) that requires TSC to indemnify any party beyond its own negligence. These General Conditions are notice, where required, that TSC shall file a lien whenever necessary to collect past due amounts. This Agreement contains the entire understanding between the parties. Unless expressly accepted by TSC in writing prior to delivery of TSC's services, Client shall not add any conditions or impose conditions which are in conflict with those contained herein, and no such additional or conflicting terms shall be binding upon TSC. The unenforceability or invalidity of any provision or provisions shall not render any other provision or provisions unenforceable or invalid. This Agreement shall be construed and enforced in accordance with the laws of the State of Illinois. In the event of a dispute arising out of or relating to the performance of this Agreement, the breach thereof or TSC's services, the parties agree to try in good faith to settle the dispute by mediation under the Construction Industry Mediation Rules of the American Arbitration Association as a condition precedent to filing any demand for arbitration, or any petition or complaint with any court. Paragraph headings are for convenience only and shall not be construed as limiting the meaning of the provisions contained in these General Conditions.

APPENDIX

UNIFIED CLASSIFICATION CHART

LEGEND FOR BORING LOGS

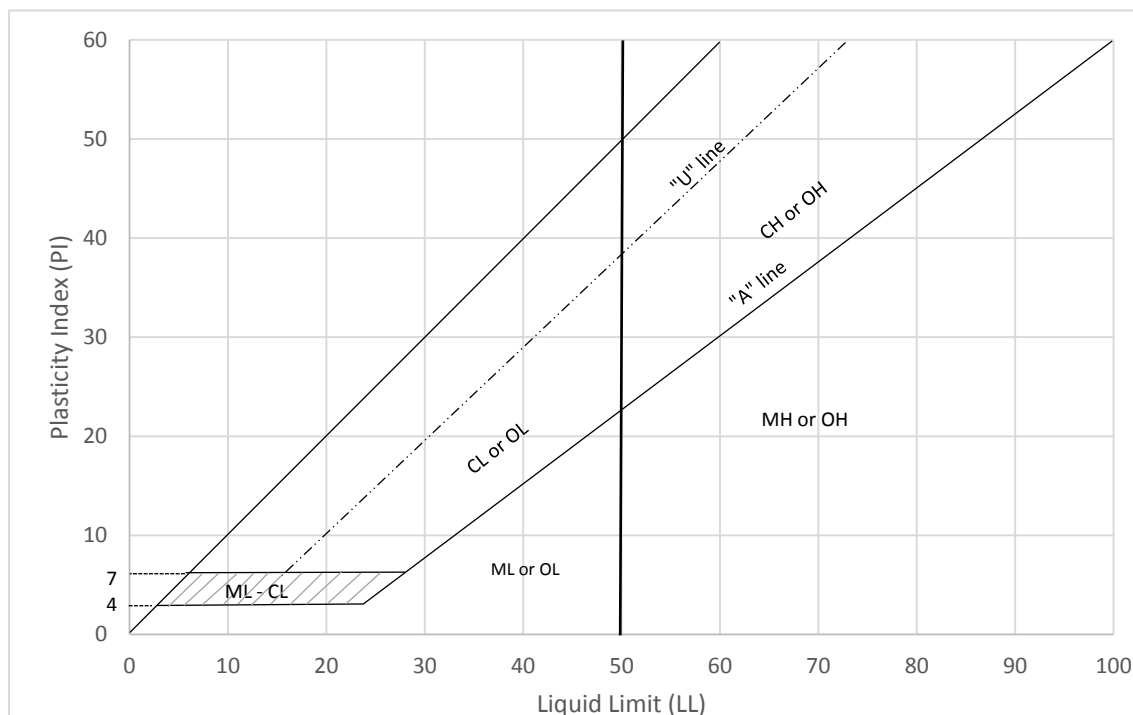
BORING LOGS

BORING LOCATION PLAN

CRITERIA FOR ASSIGNING GROUP SYMBOLS AND GROUP NAMES USING LABORATORY TEST °				SOIL CLASSIFICATION	
				Group Symbol	GROUP NAME ^b
COARSE - GRAINED SOILS more than 50% retained on No. 200 sieve	GRAVELS More than 50% of coarse fraction retained on No. 4 sieve	CLEAN GRAVELS less than 5% fines ^c	$C_u \geq 4$ and $1 \leq C_C \leq 3$ ^e	GW	Well-graded gravel ^f
			$C_u < 4$ and/or $1 > C_C > 3$ ^e	GP	Poorly-graded gravel ^f
		GRAVELS WITH FINES more than 12% fines ^c	Fines classify as ML or MH	GM	Silty gravel ^{f, g, h}
			Fines classify as CL or CH	GC	Clayey gravel ^{f, g, h}
	SANDS 50% or more of coarse fraction passes No. 4 sieve	CLEAN SANDS less than 5% fines ^d	$C_u \geq 6$ and $1 \leq C_C \leq 3$ ^e	SW	Well-graded sand ⁱ
			$C_u < 6$ and/or $1 > C_C > 3$ ^e	SP	Poorly-graded sand ⁱ
		SANDS WITH FINES more than 12% fines ^d	Fines classify as ML or MH	SM	Silty sand ^{g, h, f}
			Fines classify as CL or CH	SC	Clayey sand ^{g, h, f}
FINE - GRAINED SOILS 50% or more passed the No. 200 sieve	SILTS & CLAYS Liquid limit less than 50%	Inorganic	PI > 7 or plots on or above "A" line j	CL	Lean clay ^{k, l, m}
			PI < 4 or plots below "A" line j	ML	Silt ^{k, l, m}
		Organic	$\frac{\text{Liquid limit} - \text{oven dried}}{\text{Liquid limit} - \text{not dried}} < 0.75$	OL	Organic clay ^{k, l, m, n} Organic silt ^{k, l, m, o}
	SILTS & CLAYS Liquid limit 50% or more	Inorganic	PI plots on or above "A" line	CH	Fat clay ^{k, l, m}
			PI plots below "A" line	MH	Elastic silt ^{k, l, m}
		Organic	$\frac{\text{Liquid limit} - \text{oven dried}}{\text{Liquid limit} - \text{not dried}} < 0.75$	OH	Organic clay ^{k, l, m, p} Organic silt ^{k, l, m, q}
Highly organic soils		Primarily organic matter, dark in color, and organic odor		PT	Peat

- a. Based on the material passing the 3-inch (75-mm) sieve.
- b. If field sample contained cobbles and/or boulders, add "with cobbles and/or boulders" to group name
- c. Gravels with 5 to 12% fines require dual symbols
 GW-GM well graded gravel with silt
 GW-GC well graded gravel with clay
 GP-GM poorly graded gravel with silt
 GP-GC poorly graded gravel with clay
- d. Sands with 5 to 12% fines require dual symbols
 SW-SM well graded sand with silt
 SW-SC well graded sand with clay
 SP-SM poorly graded sand with silt
 SP-SC poorly graded sand with clay
- e. $C_u = D_{60}/D_{10}$ $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$

- f. If soils contains $\geq 15\%$ sand, add "with sand" to group name.
- g. If fines classify as CL-ML, use dual symbol GC-GM, SC-SM
- h. If fines are organic, add "with organic fines" to group name
- i. If soils contains $\geq 15\%$ gravel, add "with gravel" to group name
- j. If Atterberg Limits plot in hatched area, soil is a CL – ML, silty clay
- k. If soils contains 15 to 29% plus No. 200, add "with sand" or "with gravel" whichever is predominant
- l. If soil contains $\geq 30\%$ plus No. 200, predominantly sand, add "sandy" to group name.
- m. If soils contains $\geq 30\%$ plus No. 200, predominantly gravel, add "gravelly" to group name
- n. PI ≥ 4 and plots on or above "A" line
- o. PI ≥ 4 and plots below "A" line
- p. PI plots on or above "A" line
- q. PI plots below "A" line





TESTING SERVICE CORPORATION

LEGEND FOR BORING LOGS



FILL



TOPSOIL



PEAT



GRAVEL



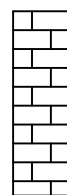
SAND



SILT



CLAY



DOLOMITE

SAMPLE TYPE

SS = Split Spoon
 ST = Thin-Walled Tube
 A = Auger
 MC = Macro-Core (Geo Probe)

WATER LEVELS:

▼ While Drilling
 ▽ End of Boring
 ▼ 24 Hours

FIELD AND LABORATORY TEST DATA

N = Standard Penetration Resistance in Blows per Foot
 WC = In-Situ Water Content
 Qu = Unconfined Compressive Strength in Tons per Square Foot
 * Pocket Penetrometer Measurement: Maximum Reading = 4.5 tsf
 Y_{DRY} = Dry Unit Weight in Pounds per Cubic Foot

SOIL DESCRIPTION

MATERIAL

BOULDER

COBBLE

Coarse GRAVEL

Small GRAVEL

Coarse SAND

Medium SAND

Fine SAND

SILT and CLAY

PARTICLE SIZE RANGE

Over 12 inches

12 inches to 3 inches

3 inches to $\frac{3}{4}$ inch $\frac{3}{4}$ inch to No. 4 Sieve

No. 4 Sieve to No. 10 Sieve

No. 10 Sieve to No. 40 Sieve

No. 40 Sieve to No. 200 Sieve

Passing No. 200 Sieve

COHESIVE SOILS

CONSISTENCY

Qu (tsf)

Very Soft	Less than 0.3
Soft	0.3 to 0.6
Stiff	0.6 to 1.0
Tough	1.0 to 2.0
Very Tough	2.0 to 4.0
Hard	4.0 and over

COHESIONLESS SOILS

RELATIVE DENSITY

N (bpf)

Very Loose	0 - 4
Loose	4 - 10
Firm	10 - 30
Dense	30 - 50
Very Dense	50 and over

MODIFYING TERM

Trace

Little

Some

PERCENT BY WEIGHT

1 - 10

10 - 20

20 - 35

CLIENT **REVA Development Acquisitions, LLC, Chicago, Illinois**BORING **1** DATE STARTED **8-30-18** DATE COMPLETED **8-30-18** JOB **L-88,672**

ELEVATIONS

GROUND SURFACE **743.0**END OF BORING **703.0**

WATER LEVEL OBSERVATIONS

▽ WHILE DRILLING **13.0'**▽ AT END OF BORING **5.0'**

▼ 24 HOURS

DISTANCE BELOW SURFACE IN FEET	LENGTH RECOVERY	SAMPLE		N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
		NO.	TYPE							
0										FILL - Black clayey TOPSOIL
		1	SS	6	29.3	1.75*	88	1.0	742.0	FILL - Dark brown clayey TOPSOIL with Sand pockets, trace gravel, very moist
		2	SS	3	38.0	0.25*		3.0	740.0	Very soft dark gray silty CLAY, trace sand, little organic, very moist (CL/OL)
5		3	SS	WOH	53.8	0.25*		5.5	737.5	Very soft gray to dark gray ORGANIC CLAY, very moist (OH)
		4	SS	WOH	54.5	0.25*				
10		5	SS	8	18.9			10.5	732.5	Loose gray SILT, little sand, trace gravel, moist (ML)
		6	SS	14				13.0	730.0	
15		7	SS	11						
		8	SS	12						
20										
		9	SS	25						Firm gray SAND and GRAVEL, little silt, wet (SP-SM/GP-GM)
25										
		10	SS	24						WOH = Weight of Hammer
30										* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.
										CME Automatic Hammer used for SPTs
35		11	SS	19	13.8	2.17 2.0*		33.0	710.0	Very tough gray silty CLAY, little sand and gravel, moist (CL)
40		12	SS	24	11.0			38.0	705.0	Firm gray SILT, some sand and gravel, occasional sand seams, very moist (ML)

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

DRILL RIG NO. **358**

End of Boring at 40.0'

Packet Pg. 722

CLIENT **REVA Development Acquisitions, LLC, Chicago, Illinois**BORING **2** DATE STARTED **8-30-18** DATE COMPLETED **8-30-18** JOB **L-88,672**

ELEVATIONS

GROUND SURFACE **742.5**END OF BORING **702.5**

WATER LEVEL OBSERVATIONS

▽ WHILE DRILLING **8.0'**▽ AT END OF BORING **5.0'**

▼ 24 HOURS

DISTANCE BELOW SURFACE IN FEET	LENGTH RECOVERY	SAMPLE		N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
		NO.	TYPE							
0								0.3	742.2	4" P.C. Concrete
								1.0	741.5	8" Crushed Stone
		1	SS	8	24.2					FILL - Dark brown and black clayey SAND, trace gravel, little silt, trace organic, moist
5		2	SS	5	31.6	1.41 1.0*		3.0	739.5	Tough dark gray silty CLAY, little sand, trace organic, very moist (CL/CH)
		3	SS	4	34.2	0.51 0.5*		5.5	737.0	Soft gray trace brown silty CLAY, little sand, trace organic, occasional root seams, very moist (CL)
10		4	SS	20				8.0	734.5	Firm brown and gray to gray SAND and GRAVEL, little silt, wet (SP-SM/GP-GM)
		5	SS	18						
15		6	SS	12						
		7	SS	12						
20		8	SS	18	11.2			18.0	724.5	Firm to dense gray silty SAND, little gravel, occasional Cobbles, very moist (SM)
		9	SS	32	13.6					
25										* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.
		10	SS	32	15.2	1.60 1.75*		28.0	714.5	Tough gray silty CLAY, little sand, trace gravel, occasional Cobbles, moist (CL)
30										
		11	SS	17	20.1	1.98 1.75*				Diedrich Automatic Hammer used for SPTs
35										
40		12	SS	35	12.9	2.75*		38.0	704.5	Very tough gray very silty CLAY, little sand and gravel, occasional Cobbles, moist (CL)

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

DRILL RIG NO. **315**

End of Boring at 40.0'

Packet Pg. 723

CLIENT **REVA Development Acquisitions, LLC, Chicago, Illinois**BORING **3** DATE STARTED **8-30-18** DATE COMPLETED **8-30-18** JOB **L-88,672**

ELEVATIONS

GROUND SURFACE **746.0**END OF BORING **706.0**

WATER LEVEL OBSERVATIONS

▽ WHILE DRILLING **33.0'**▽ AT END OF BORING **30.0'**

▼ 24 HOURS

DISTANCE BELOW SURFACE IN FEET	LENGTH RECOVERY	SAMPLE		N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
		NO.	TYPE							
0								0.3	745.7	3½" Bituminous Concrete**
								0.7	745.3	5" Crushed Stone**
								1.5	744.5	FILL - Dark brown silty CLAY, trace sand and gravel, trace organic (CL)
		A 1	SS	15	21.7	3.5*	106			
		B			10.3					
		2	SS	23	9.0					
5		3	SS	27	13.0					FILL - Brown silty SAND and GRAVEL [Crushed Stone], little clay lumps, damp to moist
		4	SS	23	4.7					** Approximate thicknesses determined by flight auger methods
10		5	SS	12	14.7	3.5*		10.5	735.5	Very tough gray silty CLAY, little sand, trace gravel, moist (CL)
		6	SS	7	13.4			13.0	733.0	Loose brownish-gray clayey SILT, little sand, trace gravel, moist (ML)
15		7	SS	8	12.7	1.75*		15.5	730.5	
		8	SS	13	10.8	3.5*				Tough to very tough gray silty CLAY, some sand, trace gravel, moist (CL)
20								22.0	724.0	
		9	SS	9	20.0					Loose gray clayey SILT, trace to little sand, very moist (ML)
25								27.0	719.0	
		10	SS	8	20.1	1.75*				▽ Tough gray silty CLAY, little sand, trace gravel, moist (CL)
30								33.0	713.0	▼
		11	SS	20	14.9	3.0*				Very tough to hard gray silty CLAY, little sand and gravel, moist (CL)
35										
		12	SS	26	15.2	4.5*				* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.
40										

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

DRILL RIG NO. **358**

End of Boring at 40.0'

Packet Pg. 724

CLIENT **REVA Development Acquisitions, LLC, Chicago, Illinois**BORING **4** DATE STARTED **8-30-18** DATE COMPLETED **8-30-18** JOB **L-88,672**

ELEVATIONS

GROUND SURFACE **743.0**END OF BORING **703.0**

WATER LEVEL OBSERVATIONS

▽ WHILE DRILLING **8.0'**▽ AT END OF BORING **4.0'**

▼ 24 HOURS

	LENGTH RECOVERY	SAMPLE		N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
		NO.	TYPE							
0								0.5	742.5	6" Bituminous Concrete**
								1.2	741.8	8" Crushed Stone**
		1	SS	8	21.0	3.0*	104			FILL - Dark brown silty CLAY, little sand, trace gravel, trace organic, moist (CL)
		2	SS	4	30.3	1.41 1.25*		3.0	740.0	▽ Tough dark brown silty CLAY, little sand, trace organic, very moist (CL/CH)
5		3	SS	7	31.2	1.28 1.25*		5.5	737.5	Tough brown trace gray silty CLAY, little sand, very moist (CL/CH)
		4	SS	7	16.0			8.0	735.0	▼ Loose gray clayey SAND and GRAVEL, very moist (SC/GC)
10		5	SS	16	10.4			10.5	732.5	Firm to loose gray silty SAND and GRAVEL, very moist to wet (SM/GM)
		6	SS	8	12.5					
15		7	SS	16	19.4			15.5	727.5	Firm gray SILT, little sand, trace gravel, occasional sand seams, occasional Cobbles, very moist to moist (ML)
		8	SS	26	17.3					
20		9	SS	12	13.6	2.11 2.0*		23.0	720.0	Very tough gray silty CLAY, little sand, trace gravel, occasional sand seams, moist (CL)
		10	SS	14	14.3	2.75*				
30		11	SS	14	15.5	2.24 2.25*				
		12	SS	24	20.2	2.56 2.25*				
40										

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

Diedrich Automatic Hammer used for SPTs

DRILL RIG NO. **315**

End of Boring at 40.0'

Packet Pg. 725

CLIENT **REVA Development Acquisitions, LLC, Chicago, Illinois**BORING **5** DATE STARTED **8-30-18** DATE COMPLETED **8-30-18** JOB **L-88,672**

ELEVATIONS

GROUND SURFACE **746.0**END OF BORING **706.0**

WATER LEVEL OBSERVATIONS

▽ WHILE DRILLING **5.5'**▽ AT END OF BORING **5.0'**

▼ 24 HOURS

DISTANCE BELOW SURFACE IN FEET	LENGTH RECOVERY	SAMPLE		N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
		NO.	TYPE							
0								0.3	745.7	3" Bituminous Concrete**
								0.7	745.3	5" Crushed Stone**
		1	SS	6	25.5	1.0*				Black clayey TOPSOIL, very moist (OL) [Possible Partial Fill]
		2	SS	5	22.4	0.5*		3.0	743.0	Soft brown silty CLAY, little sand and gravel, very moist (CL)
5		3	SS	9	17.7			5.5	740.5	Loose brown silty SAND, little gravel, very moist (SM)
		4	SS	2	18.4			8.0	738.0	Very loose brown clayey SILT, little sand, trace gravel, very moist (ML)
10		5	SS	3	19.3					
		6	SS	16	15.1	3.74 4.0*		13.0	733.0	Very tough to hard gray silty CLAY, little sand, trace gravel, moist (CL)
15		7	SS	14	15.8	4.5*				
		8	SS	7	16.2	1.49 1.5*		18.0	728.0	Tough brownish-gray very silty CLAY, little sand, trace gravel, very moist (CL)
20		9	SS	10	15.2	1.25*				
		10	SS	20	10.5	2.68 2.5*		28.0	718.0	Very tough brownish-gray silty CLAY, little sand and gravel, moist (CL)
25		11	SS	28	16.8	2.75*				
		12	SS	25	20.7	1.62 2.0*		37.0	709.0	Diedrich Automatic Hammer used for SPTs
30										Tough to very tough gray silty CLAY, little sand, trace gravel, moist (CL)
35										
40										

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

DRILL RIG NO. **315**

End of Boring at 40.0'

Packet Pg. 726

CLIENT **REVA Development Acquisitions, LLC, Chicago, Illinois**BORING **6** DATE STARTED **8-30-18** DATE COMPLETED **8-30-18** JOB **L-88,672**

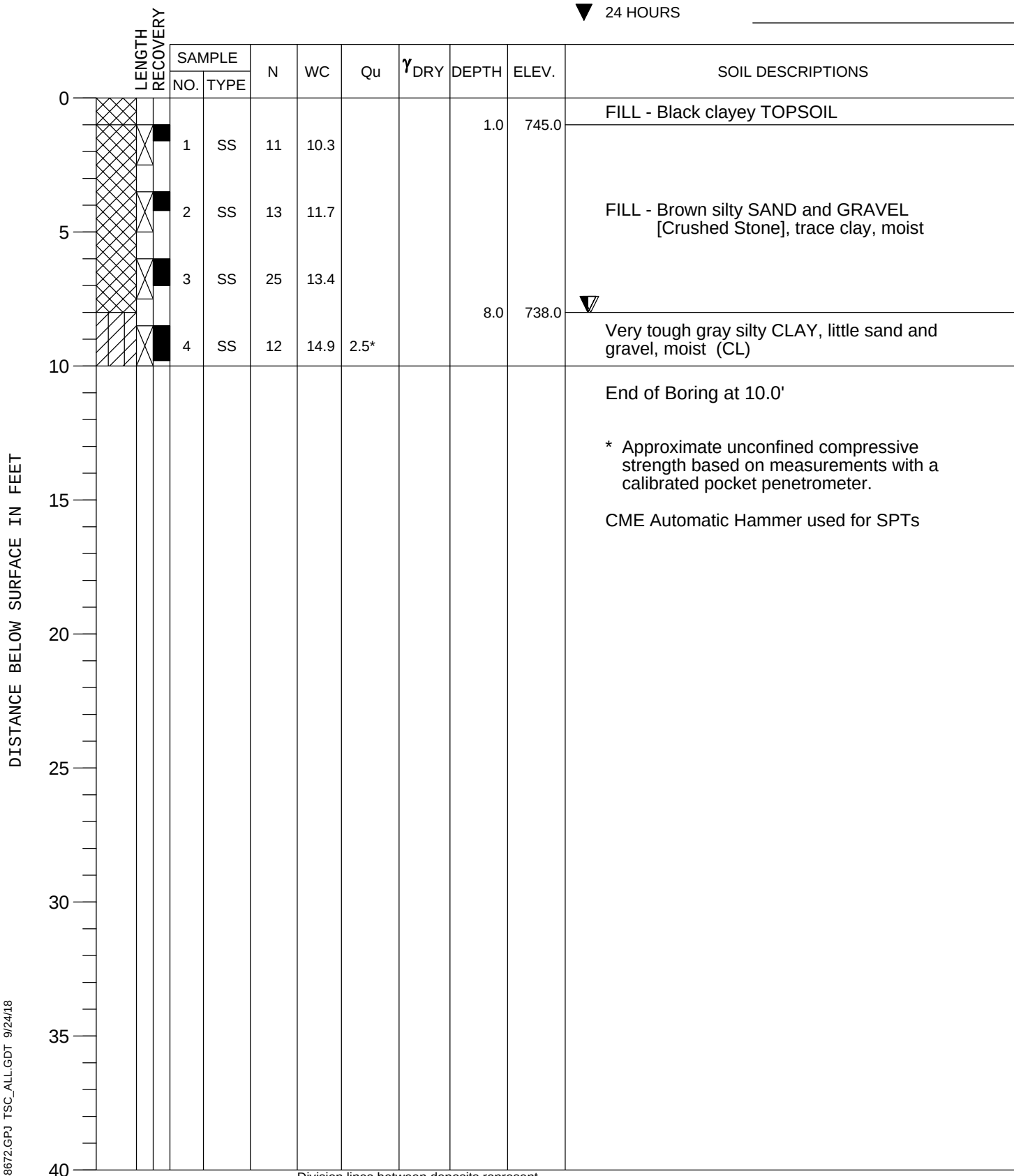
ELEVATIONS

GROUND SURFACE **746.0**END OF BORING **736.0**

WATER LEVEL OBSERVATIONS

▼ WHILE DRILLING **8.0'**▼ AT END OF BORING **8.0'**

▼ 24 HOURS



Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

DRILL RIG NO. **358**

Packet Pg. 727

CLIENT **REVA Development Acquisitions, LLC, Chicago, Illinois**BORING **7** DATE STARTED **8-30-18** DATE COMPLETED **8-30-18** JOB **L-88,672**

ELEVATIONS

GROUND SURFACE **749.0**END OF BORING **739.0**

WATER LEVEL OBSERVATIONS

▼ WHILE DRILLING **Dry**▼ AT END OF BORING **Dry**

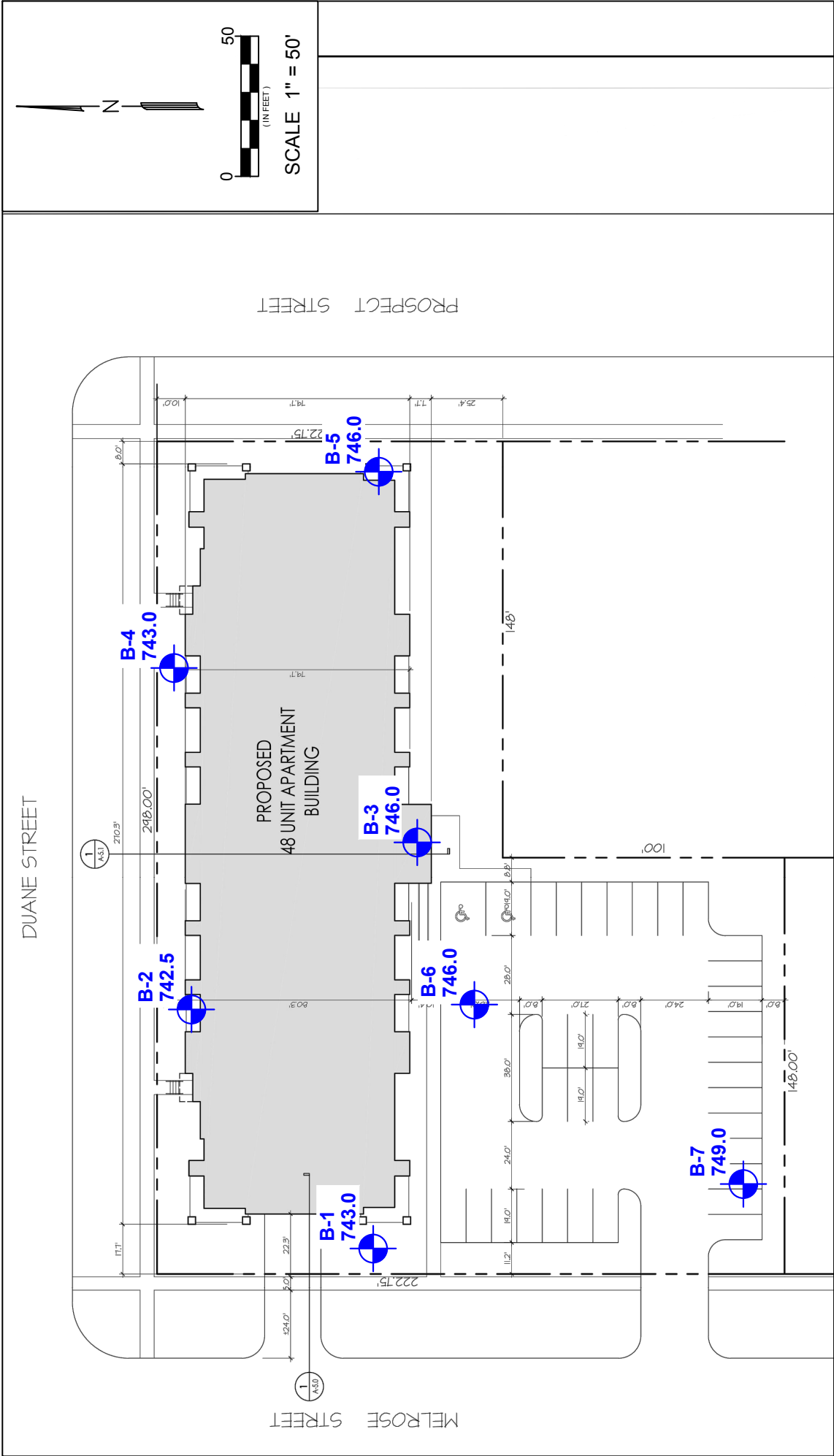
▼ 24 HOURS

DISTANCE BELOW SURFACE IN FEET	LENGTH RECOVERY	SAMPLE		N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
		NO.	TYPE							
0										FILL - Black clayey TOPSOIL
		1	SS	6	22.3	1.75*		1.3	747.7	Tough brown trace black silty CLAY, little sand, moist (CL)
		2	SS	11	15.6	4.5+*		3.0	746.0	Hard brown silty CLAY, little sand, trace gravel, moist (CL)
		3	SS	11	16.8	4.5*		8.0	741.0	Very tough brown trace gray silty CLAY, little sand, trace gravel, moist (CL)
		4	SS	11	17.4	2.25*				End of Boring at 10.0'
10										* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.
15										CME Automatic Hammer used for SPT
20										
25										
30										
35										
40										

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

DRILL RIG NO. **358**

Packet Pg. 728



NOTE: GROUND SURFACE ELEVATIONS AT THE BORINGS WERE ACQUIRED BY TSC USING A TRIMBLE R8S GNSS RECEIVER, BEING ROUNDED TO THE NEAREST 0.5 FOOT.

LEGEND SOIL BORING LOCATION	BORING LOCATION PLAN AVERE ON DUANE 48-UNIT APARTMENT BUILDING SEC DUANE & MELROSE STREETS GLEN ELLYN, ILLINOIS	 TESTING SERVICE CORPORATION 457 EAST GUNDERSEN DRIVE CAROL STREAM, ILLINOIS 60188	DRAWN BY: JAC	PAGE NO. 1 OF 1
			CHECKED BY: AJB	
			JOB NO.: L-88,672	
			DATE: 09-26-18	

ket Pg. 729