



Meeting Agenda

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Committee of the Whole

Tuesday, April 01, 2025
[immediately following Village Board Meeting]

CALL TO ORDER

ROLL CALL

APPROVAL OF THE MINUTES

- 1. Approval of the Minutes** for the meeting of the Committee of the Whole from **March 18, 2025.**

PUBLIC COMMENT (limited to 3 minutes per speaker)

OLD BUSINESS

NEW BUSINESS

- 2. Discussion and Recommendation of Annexing a Parcel** located at **92XX Sheringham Drive.** (PIN 08-11-100-013) into the Village of Roscoe and designating the zoning of such parcel as Village of Roscoe **RE - Single Family Rural Estate Residential District**

[Applicant: KG2JGS Investments, LLC & Robert S. & Lynne M. Twigg]

ZBA recommends approval voting 7-0-0 on March 12, 2025.

- 3. Discussion and Recommendation for Approval of a Replat** for the properties located at **10307 and 10375 Clearwing Lane** (PIN 08-05-104-016 & 08-06-231-002).

[Applicant: Joshua Petry]

ZBA recommends approval voting 5-1-1 on March 12, 2025.

- 4. Discussion and Recommendation for Approval of a Planned Unit Development (PUD)** for the properties located at **10307 and 10375 Clearwing Lane** (PIN 08-05-104-016 & 08-06-231-002).

[Applicant: Joshua Petry]

ZBA recommends approval voting 5-1-1 on March 12, 2025.

Committee of the Whole Meeting
Meeting Agenda - April 01, 2025

- 5. Discussion and Recommendation** of ratifying an **Illinois Department of Transportation Resolution** for Improvement under the Illinois Highway Code in the Amount of **\$53,500.00.**
- 6. Discussion and Recommendation** of declaring certain items of personal property surplus, and authorizing their sale and disposition. [Kubota ZD1211 72" Zero Turn Mower]
- 7. Discussion and Recommendation** of the purchase of Two Kubota ZD1611 72" zero turn mowers from **Bobcat of Rockford** for the quoted amount of **\$34,847.44.**
- 8. Discussion and Recommendation** of **Crimson Valley Landscaping** for the quoted amounts **\$23,808** for rebuilding the Village Hall retaining wall and restoration of the turf.

PUBLIC COMMENT (limited to 3 minutes per speaker)

PRESENTATIONS

9. Project Updates:

- Trustee Laptops
- Hodges Run Small Business Incubators
- RFP for Development of 11243 Main Street
- Purchase of 10517 Main Street

EXECUTIVE SESSION (IF NECESSARY)

ADJOURNMENT



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Committee of the Whole Meeting

Tuesday, March 18, 2025

CALL TO ORDER

Administrator Kurlinkus called meeting to order

ROLL CALL

PRESENT

Trustee Stacy Mallicoat
Trustee Susan Petty
Trustee Justin Plock
Trustee Michael Sima
Trustee Michael Wright
Village President Carol Gustafson

ABSENT

Trustee William Babcock

APPROVAL OF THE MINUTES

Approval of the Minutes for the meeting of the Committee of the Whole from **March 04, 2025**

Administrator Kurlinkus entertained a motion,

Motion made by Trustee Mallicoat, Seconded by Trustee Plock.

Voting Yea: Trustee Mallicoat, Trustee Petty, Trustee Plock, Trustee Sima, Trustee Wright

PUBLIC COMMENT (limited to 3 minutes per speaker)

None

OLD BUSINESS

None

NEW BUSINESS

1. **Discussion and Recommendation** of the issuance of a **Special Event Permit** for **Stateline YMCA Stonebridge 1/2 Marathon & 5K**. The event will take place on Saturday, September 27, 2025.

Administrator Kurlinkus summarized the recommendation stating the Stateline Family YMCA is hosting their ½ marathon & 5K on Saturday September 27, 2025. The event will begin at Leland Park and continue down Stonebridge path. The YMCA provides volunteers along the path to ensure the safety of all the participants. This includes first aid, hydration, and clean up. The cost to the Village of Roscoe is minimal. The event has rented the pavilion at Leland Park. Public Works will maintain the park. Police and Fire have both approved this event for safety purposes. There will be police assistance at the Caledonia Road crossing by the Sheriff's Department as well as an ambulance at the start/finish line.

Motion made by Trustee Plock, Seconded by Trustee Petty.

Voting Yea: Trustee Mallicoat, Trustee Petty, Trustee Plock, Trustee Sima, Trustee Wright

2. **Discussion and Recommendation** of the execution of a Land Donation Agreement for acceptance by the Village of the donation of a portion of the property located at **10514 Main Street**.

Administrator Kurlinkus summarized the recommendation stating that Mr. Nick Sommer is the owner of 10514 Main Street, located at the northwest corner of the Main Street and Bridge Street intersection. Mr. Sommer has proposed donating part of the rear western portion of the property to the Village which currently serves as a private parking lot for the businesses located within the 10514 Main Street building. The Village is interested in accepting Mr. Sommer's donation offer as it already owns the property immediately west of and adjacent 10514 Main Street and is in the process of developing the same. A Land Donation Agreement has been prepared and approved by the Village Attorney and the Attorney for the Donor. The Village will be paying for all costs associated with closing the transaction, such as recording the deed. The Village will necessarily be responsible for maintenance and upkeep of the donated property after it acquires title. Mr. Sommer anticipates that one of the businesses located in the 10514 Main Street Building, Velvet Robot Coffee Lab, may wish to use some of the donated outdoor space for events on certain days. Section 24B of the Land Donation Agreement addresses the procedures to be followed if the business wishes to do so. The Village would agree to waive the application fee for any recurring special event permit or general special event permit submitted in accordance with that Section

Motion made by Trustee Plock, Seconded by Trustee Petty.

Voting Yea: Trustee Mallicoat, Trustee Petty, Trustee Plock, Trustee Sima, Trustee Wright

3. **Discussion and Recommendation** of approving **Rush Power Systems** for the generator repairs at the Village Hall and Police Department for the quoted amount of **\$5,205.57**.

Administrator Kurlinkus summarized the recommendation, asking Troy to provide an overview to the board. Troy stated that the generator for the Village Hall and Police Department was recently serviced and tested. During the service and testing, the contractor (Rush Power Systems) found that the generator had a bad ATS (automatic transfer switch) that was causing the generator to not be able to perform its monthly test of starting up and running through its cycles. By not being able to perform monthly tests, we will not know if there is an issue with the generator, and not know if it will work properly if there is ever a power outage.

Motion made by Trustee Mallicoat, Seconded by Trustee Plock.

Voting Yea: Trustee Mallicoat, Trustee Petty, Trustee Plock, Trustee Sima, Trustee Wright

PUBLIC COMMENT (limited to 3 minutes per speaker)

None

PRESENTATIONS

None

EXECUTIVE SESSION (IF NECESSARY)

None

ADJOURNMENT

Administrator Kurlinkus entertained a motion,

Motion made by Trustee Plock, Seconded by Trustee Petty.

Voting Yea: Trustee Mallicoat, Trustee Petty, Trustee Plock, Trustee Sima, Trustee Wright

meeting adjourned 707pm

Zoning Board of Appeals Meeting of March 12th, 2025**Application No. ZBA 2025-006****Applicant:** Kaycee Chadwick for Scott Twigg**Location:** PIN #08-11-100-013**Requested Action:** Annexation Agreement and Zoning Map Amendment**Existing Use:** Vacant Land/Agricultural**Proposed Use:** Vacant Land/Single-Family Home**Existing Zoning:** Urban Transitional (UT) once annexed**Adjacent Zoning:**

North: Outside Village (Along Quarry View Drive)

East: Outside Village (Off of Belvidere Road)

South: R1 (contiguous)

West: R1 (Across Interstate 90)

Description: The applicant is requesting both an annexation agreement and a zoning map amendment from the Urban Transitional (UT) district to the One-Family Residential (R-1) district. This parcel is approximately 65.55 acres in size and located on the Village's east side, directly east of Interstate 90.

Zoning Analysis: While this application is not assessing the conceptual plat plans, this report will assess the entire parcel for compliance with the R-1 zoning standards. Please see the table below for further information:

	District Standard	Proposed
Lot Size Min.	9,500 square feet	2,855,430.32 square feet
Lot Width Min.	75 feet	2,445 feet
Lot Depth Min.	125 feet	1,420 feet
Front Setback Min.	30 feet	Can be accommodated
Side Setback Min.	10 feet	Can be accommodated
Rear Setback Min.	30 feet	Can be accommodated
Lot Coverage Max.	30 percent (856,629 sqft)	Can be accommodated

Land Use Consistency: The surrounding area is occupied by mostly single-family homes and agricultural uses. Without a comprehensive plan, municipalities have to rely on the area context to determine if map amendments are consistent with the general direction of development in the area. The subdivision to the south is within the Village boundaries and is currently zoned R-1. The subdivision to the north is outside of the Village but contains large-lot single-family homes as well. Given this evidence, staff concludes that a map amendment to R-1 for the parcel in question is consistent with the area context.

Annexation Agreement: The applicant has provided staff with a complete Petition for Annexation for the parcel. The facts provided by the Petition have been deemed true through staff analysis. The Petition also requests the following:

1. The annexation should be contingent upon sale of the property to the Twigg family, who are seeking to build a single-family home.
2. The existing agricultural use of the property be allowed to continue until further development comes forward for approval from the Village. The applicant requests a Special Use Permit for this.

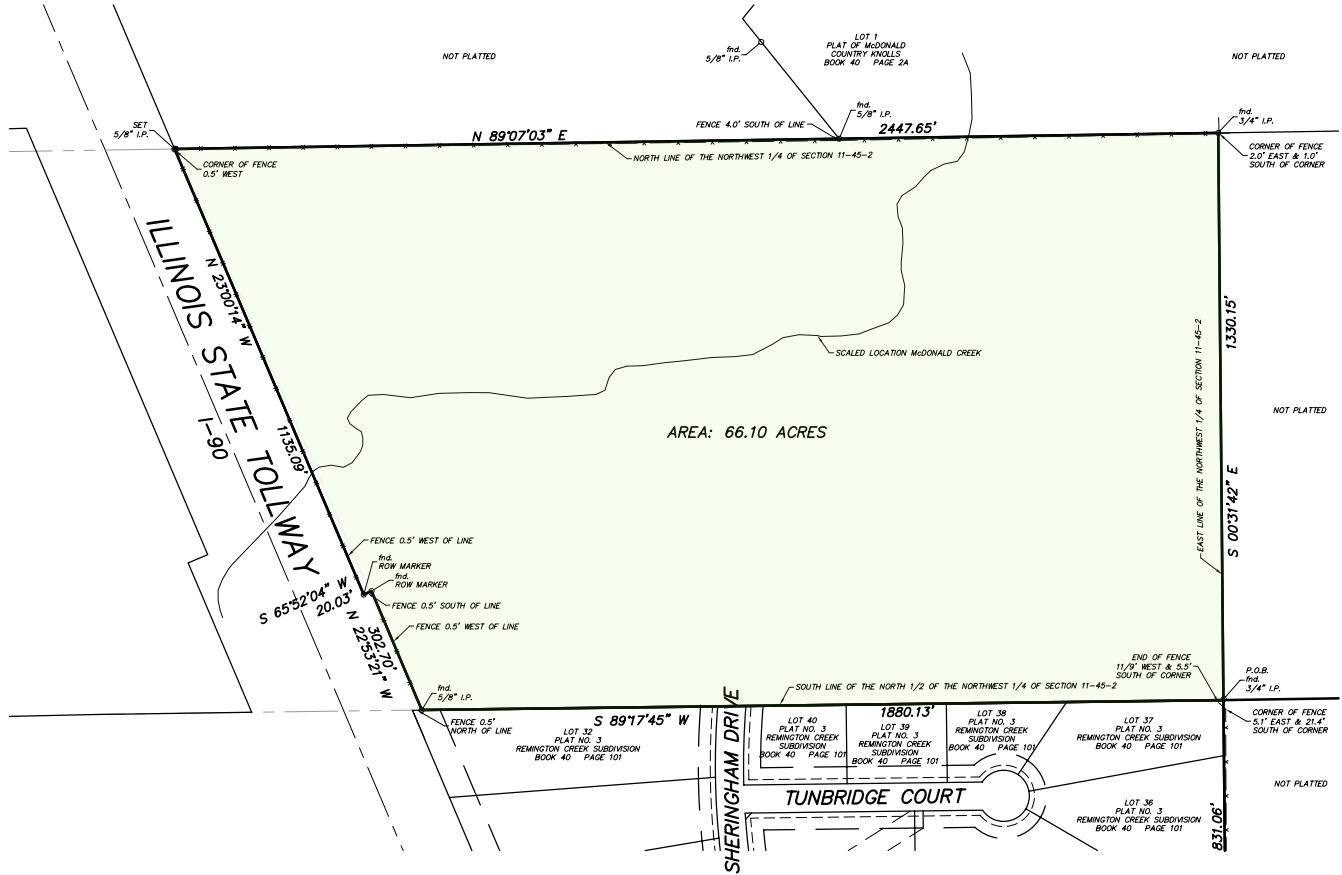
Staff has reviewed these requests in the Petition and find them agreeable and within the bounds of the Village's ordinances. With the annexation of this property and its agricultural use, it would technically become nonconforming. For the purposes of Section 15-582 and 15-583, vacant cropland or pausing farming operations in the off-season of the crops shall not comprise a discontinuance of the agricultural use, and the nonconforming use can continue. Because of this, no Special Use Permit is necessary.

Staff Recommendation: Staff recommends **approval** of the annexation agreement and zoning map amendment for the parcel at PIN #08-11-200-013, subject to the following conditions:

1. The existing agricultural use on the property is allowed to continue until further development takes place.
2. The applicant provides staff with the full annexation agreement prior to Village Board approval.

BOUNDARY SURVEY

OF
PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4
OF SECTION 11, TOWNSHIP 45 NORTH, RANGE 2
EAST OF THE THIRD PRINCIPAL MERIDIAN
WINNEBAGO COUNTY, ILLINOIS
JULY 2018



Legal Description:

Part of the North Half (1/2) of the Northwest Quarter (1/4) of Section 11, Township 45 North, Range 2 East of the Third Principal Meridian, bounded and described as follows, to-wit: Beginning at the Northeast corner of Plat No. 3 of Remington Creek Subdivision, being a subdivision of part of Section 11, Township 45 North, Range 2 East of the Third Principal Meridian, the plot of which subdivision is recorded in Book 40 of Plats on Page 1015 in the Recorder's Office of Winnebago County, Illinois; thence South 89°-17'-45" West, along the North line of said Plat No. 3 of Remington Creek Subdivision, 1880.13 feet to the East line of the Illinois State Tollway; thence North 22°-53'-21" West, along the East line of said Illinois State Tollway, 302.70 feet; thence South 65°-52'-04" West, along a North line of said Illinois State Tollway, 20.03 feet; thence North 23°-00'-14" West, along the East line of said Illinois State Tollway, 1135.09 feet to the North line of the Northwest Quarter (1/4) of said Section; thence North 89°-07'-03" East, along the North line of the Northwest Quarter (1/4) of said Section, 2447.65 feet to the East line of the Northwest Quarter (1/4) of said Section; thence South 00°-31'-42" East, along the East line of the Northwest Quarter (1/4) of said Section, 1330.15 feet to the point of beginning. Situated in the County of Winnebago and State of Illinois. Containing 66.10 Acres.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF LOCATING THE BOUNDARIES AND CORNERS THEREOF AND THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

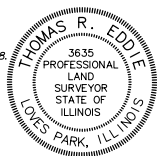
DIMENSIONS ARE GIVEN IN FEET AND DECIMALS OF A FOOT.

FIELD WORK FOR THIS SURVEY WAS COMPLETED ON JULY ____, 2018.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL THE ____ DAY OF JULY, 2018.

THOMAS R. EDDIE I.P.L.S. 3635
EXPIRATION DATE: 11/30/2018



BEARING BASIS: ASSUMED

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

PREPARED BY:
R.K. JOHNSON & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS - LAND SURVEYORS
1515 WINDSOR ROAD, LOVES PARK, ILLINOIS 61111
(815) 633-5097 (815) 633-4593 FAX
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004994
JULY 17, 2018 JOB NO. 17030
PREPARED FOR: DAN HUBERT

**VILLAGE OF ROSCOE, ILLINOIS
ORDINANCE NO. 2025-XX**

AN ORDINANCE APPROVING AN ANNEXATION TO THE VILLAGE OF ROSCOE OF PROPERTY LOCATED AT 92XX SHERINGHAM DRIVE, ROSCOE, ILLINOIS (PIN: 08-11-100-013) WITH VILLAGE OF ROSCOE “RE - SINGLE-FAMILY RURAL ESTATE RESIDENTIAL DISTRICT”.

WHEREAS, the Village of Roscoe is a duly-authorized Illinois municipal corporation operating under the provisions of the Illinois Municipal Code (65 ILCS 5/1-1, et.seq.);

WHEREAS, the owners of the property located at 92XX Sheringham Drive, Roscoe, Illinois (PIN: 08-11-100-013), have petitioned the President and Village Board of Trustees of the Village of Roscoe, to annex said property into the territorial boundaries of the Village; and

WHEREAS, legal notices regarding the intention of the Village of Roscoe to annex said territory have been sent to all public bodies required to receive such notice by State Statute; and

WHEREAS, copies of such notices required to be recorded, if any, have been recorded in the office of the Recorder of Deeds of Winnebago County; and

WHEREAS, a public hearing to consider the proposed Annexation and Zoning was held on March 12, 2025, at 5:30 p.m. at the Roscoe Village Hall, 10631 Main Street, Roscoe, Illinois; and

WHEREAS, all petitions, documents, and other necessary legal requirements are in full compliance with the statute of the State of Illinois, specifically, 65 ILCS 5/7-1-13, et. Seq., as amended; and,

WHEREAS, it is in the best interests of the Village of Roscoe, Winnebago County, Illinois, that said territory be annexed thereto.

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Roscoe, that:

Section 1. The foregoing recitals shall hereby be incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

Section 2. That the following described territory, being indicated on an accurate map of the annexed territory, which is appended hereto and made a part of this Ordinance, be, and is hereby annexed to the Village of Roscoe, Winnebago County, Illinois:

See Exhibit A attached hereto (Map & Legal Description)

Section 3. That the map amendment request by the owner of the property located at 92XX Sheringham Drive, Roscoe, Illinois (PIN: 08-11-100-013), as further described in

the description attached hereto as Exhibit “A”, be and hereby is approved, and shall be zoned “**RE - Single-Family Rural Estate Residential District**” as described in the Village of Roscoe Code of Ordinances, and such property shall be held to such Village Zoning Regulations, prior to and following annexation.

- Section 4. Continuance of Use.** The Property may continue to be used for agricultural purposes, including crop cultivation and related customary farming operations, notwithstanding its incorporation into the Village’s corporate limits. Such agricultural use shall be deemed a legal conforming use and may continue until such time as the property owner elects to discontinue such use or the property is developed or rezoned for another use in accordance with the Village’s zoning and development regulations.
- Section 5.** That the Village Clerk is hereby directed to record with the Recorder of Deeds and to file with the County Clerk a certified copy of this Ordinance, together with the accurate map of the territory annexed and appended to said Ordinance.
- Section 5.** This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

2025-XX				
1st Read: April 1, 2025				
PASSED BY ROLL CALL VOTE ON:				
NAME	AYE	NAY	ABSTAIN	ABSENT
Trustee William Babcock				
Trustee Stacy Mallicoat				
Trustee Susan Petty				
Trustee Justin Plock				
Trustee Michael Sima				
Trustee Michael Wright				
President Carol A. Gustafson				

APPROVED APRIL XX, 2025:

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

**Exhibit “A”
(Ordinance 2025-XX)**

ANNEXATION MAP & LEGAL DESCRIPTION

CERTIFICATE

STATE OF ILLINOIS)
)
WINNEBAGO COUNTY)

I, Stephanie Johnston, Clerk of the Village of Roscoe, in the County of Winnebago, State of Illinois, do hereby certify that the above and foregoing is a full, true and complete copy of an Ordinance entitled **“AN ORDINANCE APPROVING AN ANNEXATION TO THE VILLAGE OF ROSCOE OF PROPERTY LOCATED AT 92XX SHERINGHAM DRIVE, ROSCOE, ILLINOIS (PIN: 08-11-100-013) WITH VILLAGE OF ROSCOE “RE - SINGLE-FAMILY RURAL ESTATE RESIDENTIAL DISTRICT”** passed by the Board of Trustees of said Village of Roscoe and approved by the President of said Board of Trustees on the **XXth day of April, 2025**, as the same appears from the records and files of said Village of Roscoe in my office remaining. I further certify that I am, by virtue of my said office of Clerk, keeper of the records and files of said Village of Roscoe.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this XXth day of March 2025.

Stephanie Johnston, Village Clerk

SUBSCRIBED and sworn to before
me this ____ day of _____, 2025.

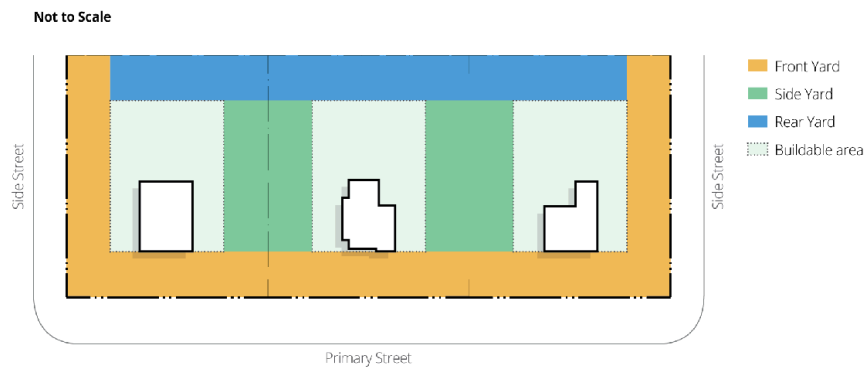
NOTARY PUBLIC

All development in residential districts must comply with the requirements in Table 15-408 unless otherwise expressly stated.

Table 15-408. Residential Districts-Bulk and Yard Standards

District	<i>Minimum Site</i>			<i>Development Intensity</i>			<i>Minimum Yards</i>		
	Area	Width Interior Lot	Min. Depth	Max. Height	Max. Lot Coverage	Min. Site Area per DU	Front (1)	Side	Rear
RE	22,000 sf	110 ft.	150 ft.	35 ft.	25 percent	22,000 sf	30 ft.	30 ft. in total with a min. of 10 ft. per side	30 ft.
R1	9,500 sf	75 ft.	125 ft.	35 ft.	30 percent	9,500 sf	30 ft.	10 ft.	30 ft.
R2	15,000 sf	100 ft.	125 ft.	35 ft.	30 percent	7,500 sf	30 ft.	15 ft.	30 ft.
RM	19,800 sf	100 ft.	125 ft.	35 ft.	30 percent	3,300 sf	30 ft.	15 ft.	30 ft.

(1) The required front yard setback of lots fronting Main Street between Grove Street and Elevator Street or fronting Elevator Street between Highway 251 and Pearl Street shall be a minimum of ten feet and a maximum of 20 feet.



Item # 2.

Graphic 15-408. Residential Required Yards

(Ord. of 3-2-2021, § 155.3.2)

Zoning Board of Appeals Meeting of March 12th, 2025

Application No. ZBA 2025-003

Applicant: Joshua Petry

Location: 10297 Clearwing Lane (08-05-104-016) and
10329 Clearwing Lane (08-06-231-002)

Requested Action: Amendment to the Clearwing Subdivision Plat

Existing Use: Vacant Land

Proposed Use: Vacant Land

Existing Zoning: RM (Residential-Multifamily)

Adjacent Zoning:

North: RM (contiguous)

East: RM (contiguous)

South: RM (contiguous)

West: RM (contiguous)

Description: The applicant is requesting to replat the parcels at 10297 Clearwing Lane (08-05-104-016) and 10329 Clearwing Lane (08-06-231-002). This would be a combination of the parcels and an amendment to “Lot A” of the plat of the Clearwing Plat 3 subdivision, making the parcel available for further residential development, based on the Multifamily Residential Zoning District standards, as shown below in the table below:

	District Standard	Proposed
Lot Size	19,800 square feet	2.28 acres (99,316 sqft)
Lot Width	110 linear feet	319 feet minimum
Lot Depth	150 linear feet	233 feet minimum
Development Setback Standards		
Front Setback	30 feet	Able to Accommodate
Side Setback	15 feet	Able to Accommodate
Rear Setback	30 feet	Able to Accommodate

As seen above, the proposed replat of the parcel would conform to the Multifamily Residential Zoning District and to any other Village Ordinances.

Further Context:

In 2001 when the tentative plat of Clearwing Plat 3 was approved, the site is currently designated as “Lot A” was identified on the tentative plat as the site for the construction of a condo-association owned and maintained community center. In 2004, when the final plat of Clearwing Plat 3 was submitted for approval, the planning commission required that “Lot A” remain designated as future common area property. No plans for an association owned clubhouse or community center have ever been submitted to the Village, and the “Lot A” remains in the ownership of the original developer, and undevelopable due to the notation on the plat.

At this time, the Clearwing Plat 3, has been fully built out and there are ~ 3 - 4 condominium associations owning various buildings within the Plat. Several buildings owned and operated as rentals by various investors. At this time, it is highly unlikely that the parcel will be ever be developed into a community center, as the costs of building and maintenance would be assessed against members of a master condo association not currently in existence, and is unlikely to be formed in the future by the majority of the owners of the properties of Plat 3 of the subdivision.

This was intended to be common space. This land was never intended to be dedicated parkland or open space. At this point, there is no indication that the land will ever be developed into a community center. As Roscoe is currently experiencing high demand for multifamily and other rental housing, the owner of the parcel would like to consider development of the parcel for additional multifamily buildings. Further development of smaller apartment buildings with around 4 units would help supply this type of housing in the area to meet that elevated demand. . With this in mind, replatting this lot to become developable consistent with the multifamily uses surrounding it is the highest and best use of the land.

Staff Recommendation: Staff recommends **approval** of the requested replatting, subject to the following conditions:

1. Applicant is to provide staff with updated plat documents indicating the proposed change by the next Village Board meeting.
2. Revised plat must be on-file with the Winnebago County Register of Deeds prior to any improvements being made.

PLAT THREE OF CLEARWING

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 5,
AND PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 45 NORTH,
RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF ROSCOE,
COUNTY OF WINNEBAGO, STATE OF ILLINOIS

POINT OF COMMENCEMENT
NORTHEAST CORNER OF THE NORTHEAST
QUARTER OF SECTION 6-45-2

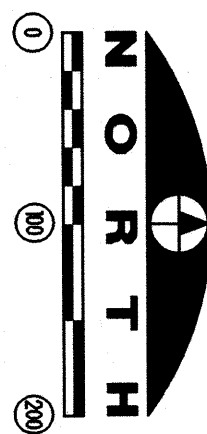
ROSCOE ROAD

COUNTY HIGHWAY 63

MORNING CLOAK

PLAT ONE OF
CLEARWING

STREET



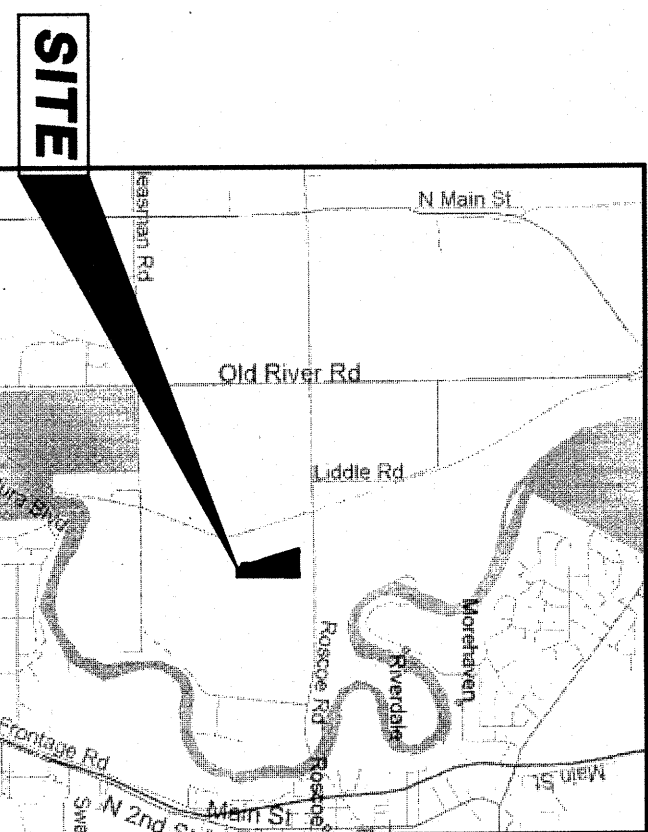
LEGEND

■	SET CONCRETE MONUMENT
●	3/4" PIN
R	RADIUS
MEASURED BEARING	
MEASURED DISTANCE	
PROPOSED BUILDING SETBACK LINE	
EXISTING BUILDING SETBACK LINE	
PROPOSED EASEMENT LINE	
EXISTING EASEMENT LINE	
SECTION LINE	
PROPOSED RIGHT-OF-WAY LINE	
EXISTING RIGHT-OF-WAY LINE	
EXTERIOR BOUNDARY LINE	
INTERIOR LOT LINE	
LOT NUMBER	
S.F.	SQUARE FEET
U.E.	UTILITY EASEMENT
D.E.	DETENTION EASEMENT
G.M.E.	GAS MAIN EASEMENT
W.M.E.	WATERMAIN EASEMENT
B.S.L.	BUILDING SETBACK LINE

- NOTES
1. TEMPORARY 60' RADIUS TURN-AROUND EASEMENT AS DEDICATED UPON PLAT ONE OF CLEARWING HEREBY VACATED.
 2. FRONT YARD SETBACK IN RM - MULTI-FAMILY RESIDENTIAL DISTRICT IS 1/2 RIGHT-OF-WAY
 3. INTERIOR SIDE YARD SETBACK IN RM - MULTI-FAMILY RESIDENTIAL DISTRICT IS TEN (10) FEET.
 4. REAR YARD SETBACK IN RM - MULTI-FAMILY RESIDENTIAL DISTRICT IS TWENTY (20) FEET.

OWNERS

PETRY TRUST No. 1989
P.O. BOX 6027
LOVES PARK, ILLINOIS 61822



VICINITY MAP

SOUTH LINE OF THE NORTHWEST
QUARTER OF SECTION 5-45-2

SOUTH LINE OF THE NORTHWEST
QUARTER OF SECTION 5-45-2

Clearwing Lot A Historical Information

10307 & 10375 Clearwing Lane (PIN 08-05-104-016 & 08-06-231-002)

3/15/2004 Planning Commission

Recommends approval of final plat with the community lot.

3/17/2004 Letter from Arc Design

Letter from Arc indicating the plat was revised per the Planning Commission's discussion. Community Lot label 'Lot A' is on the plat.

4/1/2004 Village Board

Plats 3 & 4 of Clearwing approved by the board

**Planning Commission Meeting
Village of Roscoe
March 15, 2004**

Meeting called to order at 6:03 p.m.

Roll Call taken : Present Steve Graceffa, Jerry Lindmark, J.P. Vyborny, and Timothy Vivian
Absent Kathy Kliebe, Steve Ueck, and Mike Crabtree

Minutes to review from March 1, 2004 meeting. Motion to approve made by Mr. Vivian
Seconded by Mr. Vyborny Vote 4 yes 3 absent

First on the agenda the tentative plat review of Green Acres held over from previous meeting, Mr. Greenlee presenting for approval. Continuing the discussion of properties adjoining the plate as to whether or not added roadways were needed finding that county has plans to keep the east as green space and that west was already done as developed the road opening to the south was in and would be as required by village. A letter from the sanitary district stating that there was not going to be any service to that area by that motion to recommend waiver of 608.2 and section 611 of subdivision ordinance made by Mr Vivian second by Mr. Lindmark Vote 3 yes 1 no Mr. Graceffa 3 absent.

Waiver for section 1001.1.b for exception to urban street improvements standards motioned by Mr. Vivian second by Mr Vyborny Vote 2 yes 2 no Mr Graceffa Mr. Lindmark 3 absent

Waiver to 1001.9.a the length of the Culde Sac due to the small numbers of homes made by Mr. Vyborny second by Mr. Vivian Vote 4 yes 3 absent

Mr Graceffa calling out the vote then Thanked Mr Greenlee

Second on the agenda design review of replat of Molott Commercial Center which was held over from previous meeting. Questions from the R.E.D. report led to questions of if this plat had already been done to some part it had not. The back lot did not have access to street directly but did have a drive to it. Mr Graceffa wished the owner to be sure that a sign stating it was a private drive be posted. Waiver of 1004.5 that every lot shall have front on or abut a public street made by Mr Vivian second by Mr Vyborny Vote 4 yes 3 absent

Third on agenda the review of final plats 3 and 4 of Clearwing Mr Bourgault presenting the finals of Clearwing noting the R.E.D report. Reviewing the plate It was presented that the community center would be removed and additional building would go in. Commenting from the commission that the community center and what it meant to the development was very important as shown on the tentative. Remarks that the community center was the reason commission approved the tentative. Continued discussion on whether to allow building or not.

Motion made by Mr. Vivian to recommend that the tentative originally including the community center be used and that no additional apartments be added so as to determine later what lots 117, 116, 115 can be used for in the best interest of the development. Second by Mr. Vyborny Vote 4 yes 3 absent

Forth on the agenda review of the final plats 2,3,4,5 of Crystal Hills slope of 10 percent was needed for Merrion Rd motion made by Mr Vyborny to approve no second motion dead.

Mr Graceffa concerned that an additional 16 homes were added from the tentative and that lots were sized down from tentative. A Motion to have 8 percent used on Merrion Rd made by Mr Lindmark second by Mr Vivian Vote 3 yes 1 no Mr Vyborny 3 absent

Continuing that the developer was within ordinances as the sizing of lots commission made point that tentative was approved for the size of lots not these smaller ones.

Motion to approve the original density of homes and lot sizes of the original tentative plat made by Mr Lindmark second by Mr Vivian Vote 4 yes 3 absent

Planning Commission March 15, 2004

Recommendations from March 15, 2004 meeting

Review of Green Acres

To waiver 608.2 on public services of water and sanitary vote 3 yes 1 no
To waiver 1001.1.b exception to urban street improvements curbs and gutters 2yes 2 no Tie vote
To wavier 1001.9a length of Cul de Sac which exceeds 600 ft due to only six homes light
Density on the street vote 4 yes 3 absent

Review of Molott Commercial Center

To waiver 1004.5 that every lot shall have front or abut a public street vote 4 yes 3 absent

Clearwing plat 3 ,4

Recommend that the tentative originally including the community center be used and that
No other apartments be added so as to determine at later date what lots 117 ,116 ,115 can be
Used for in the best interest of the development vote 4 yes 3 absent

Crystal Hills plats 2,3,4,5

Motion to use 8 % slope on Merrion Rd not 10% 3yes 1 no 3 absent
Motion to approve the original density of homes and lot sizes of the original tentative plat
Not of the final plats vote 4 yes 3 absent



CIVIL ENGINEERING
LAND SURVEYING

March 17, 2004

Mr. Chris Hodges
Village of Roscoe
10595 Main Street
Roscoe, IL 61073
Via Delivery

**RE: Final Plat of Clearwing Plat 3
Resubmittal per engineer comments**

Dear Mr. Hodges,

Please find enclosed two (2) full size and one (1) reduced size copy of the final plat 3 of Clearwing Subdivision, as modified per your review comments dated March 15, 2004 and received at the planning commission meeting. Listed below is a disposition of your comments:

Provide "Inlet Special" type inlets instead of the proposed inlet type A.

Our client agrees to this change and we will revise the construction drawings for resubmittal upon plat approval by the Village Board.

Road width is 30' per current ordinance. Old ordinance required 32' back to back.

Per the annexation agreement, the current standard, being less restrictive, is the one to be followed. The tentative plat and plats 1 and 2 were both approved with a 30' back to back street width. This shall be followed on plat 3.

Provide the required number of drywells as shown on the approved tentative plat.

We agree to add the necessary drywells on the plans once the plat is approved by the Village.

This plat shows three additional lots instead of the community lot.

Per the discussion at the planning commission, our client has agreed to revise the number of lots and reinstall the community lot, labeled Lot A on the enclosed plat.

Two concrete monuments should be set per statutes.

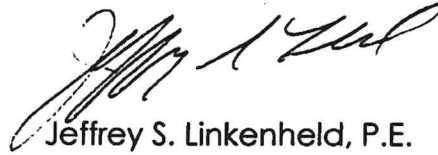
The required monuments have been added to this revised plat.

The enclosed drawings and response above satisfactorily address all of your comments. Once the Village Board approves the plat, we will deliver to you revised sets of

1475 S. PERRYVILLE ROAD
ROCKFORD, IL 61106
VOICE: 815-484-4300
FAX: 815-484-4303
www.arcdesign.com

construction drawings for your final approval. Please call me if you have any questions. We look forward to your positive recommendation to the Board at Thursday's meeting.

Very truly yours,



Jeffrey S. Linkenheld, P.E.

enc.

c: Village Clerk (3 large, 12 small)
Marc Bourgault (2 small)

THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF ROSCOE WAS CALLED TO ORDER BY PRESIDENT STERETT ON THURSDAY EVENING, APRIL 1, 2004 AT 7:00 P.M. AT THE ROSCOE VILLAGE HALL.

FOLLOWING THE CALL TO ORDER, THE PLEDGE OF ALLEGIANCE WAS RECITED.

MINUTES:

MINUTES OF THE PREVIOUS MEETING OF MARCH 18, 2004 WERE PRESENTED. PRESIDENT STERETT ENTERTAINED A MOTION TO APPROVE. TRUSTEE BRANCH MOVED, SECONDED BY TRUSTEE DECARLO TO APPROVE. ROLL CALL VOTE, ALL AYES.

TREASURER'S REPORT:

THE TREASURER'S CASH REPORT WAS PRESENTED AND EXPLAINED. TRUSTEE BERGERON MOVED TO PAY THE MFT TO THE GENERAL FUND FOR ROAD MAINTENANCE LABOR. THE BILLS WERE PRESENTED. PRESIDENT STERETT ENTERTAINED A MOTION TO PAY THE BILLS IN THE AMOUNT OF \$36,935.53. TRUSTEE KRIENKE MOVED, SECONDED BY TRUSTEE BERGERON TO PAY THE BILLS IN THE AMOUNT OF \$36,935.53. ROLL CALL VOTE, ALL AYES.

TRUSTEE KRIENKE MOVED TO HOLD BACK \$4500.00 OF ROAD MAINTENANCE TO THE GENERAL FUND, SECONDED BY TRUSTEE BERGERON. ROLL CALL VOTE, ALL AYES.

TRUSTEE BERGERON MOVED TO TRANSFER \$4,844.56 OF MOTOR FUEL TAX FUNDS INTO THE GENERAL FUND, SECONDED BY TRUSTEE RICHARDSON. ROLL CALL VOTE, ALL AYES.

PUBLIC COMMENT:

PRESIDENT STERETT READ A LETTER FROM BUASCHKE & ELLIOTT STATING THEY COULD NO LONGER BE THE VILLAGE AUDITORS AS MR. ELLIOTT HAS TAKEN OVER THE VILLAGE'S TREASURER'S POSITION.

MRS. FISHER INQUIRED ABOUT THE BILL FOR BUSINESS CARDS FOR THE TRUSTEES.

ALSO, THERE WAS QUESTION REGARDING THE ATTORNEY'S BILL.

HELEN GEORGE MADE SUGGESTION REGARDING THE VILLAGE DOING A SPECIAL CENSUS. IN ORDER TO PAY FOR THIS SHE SUGGESTED THE VILLAGE HAVE THE RESIDENTS BUY VEHICLE STICKERS WHICH WOULD HELP TO GET THE SEWER SYSTEM IN AND PAID FOR.

CHRIS MARKS QUESTIONED THE EXTRA PAGES ON THE TREASURER'S REPORT THAT SHE DID NOT RECEIVE.

COMMITTEE REPORTS:

PUBLIC SAFETY: NO REPORT.

PUBLIC WORKS:

CHAIRMAN KRIENKE MOVED TO ENTER INTO OUR YEARLY SALT CONTRACT WITH THE CMS FOR ONE THOUSAND TONS AT \$40,000.00, BUT COULD RUN OVER TEN PERCENT, TRUSTEE DECARLO SECONDED THE MOTION. ROLL CALL VOTE, ALL AYES.

CHAIRMAN KRIENKE SCHEDULED A PUBLIC WORKS MEETING FOR MONDAY EVENING, APRIL 12, 2004 AT 7:00 P.M.

BUILDINGS/GROUNDS:

CHAIRMAN DECARLO THANKED THE PUBLIC WORKS DEPT. FOR THE NICE BOOKSHELVES THEY MADE.

PARKS:

CHAIRMAN BERGERON SCHEDULED A PARKS MEETING FOR MONDAY, APRIL 12, 2004 FOLLOWING THE PUBLIC WORKS DEPT.

FINANCE:

CHAIRMAN BRANCH SCHEDULED A FINANCE MEETING FOR WEDNESDAY, APRIL 14, 2004.

COMMUNITY DEVELOPMENT:

CHAIRMAN ABERNATHY REPORTED THE WEB PAGE HAS BEEN BROUGHT UP TO DATE.

CAPITAL IMPROVEMENTS:

CHAIRMAN RICHARDSON SCHEDULED A CAPITAL IMPROVEMENTS MEETING FOR WEDNESDAY EVENING, APRIL 14, 2004 FOLLOWING FINANCE.

PLANNING COMMISSION:

THE TENTATIVE PLAT OF GREENACRES WAS PRESENTED. MR. TOM EDDY WAS PRESENT TO ANSWER ANY QUESTIONS. TRUSTEE BERGERON MOVED, SECONDED BY TRUSTEE RICHARDSON TO APPROVE SUBJECT TO THE ENGINEER'S COMMENTS. MR. GREENLEE IS ASKING FOR A WAIVER FROM CURB AND GUTTER. ROLL CALL VOTE, ALL AYES. MR. GREENLEE WILL PAY IMPACT FEES AND HAS AGREED TO A PRE-ANNEXATION AGREEMENT. THE MALOTT COMMERCIAL CENTER RE-PLAT WAS PRESENTED. MR. EDDY WAS PRESENT TO ANSWER ANY QUESTIONS. TRUSTEE BERGERON MOVED TO APPROVE, SECONDED BY TRUSTEE RICHARDSON SUBJECT TO THE ENGINEER'S COMMENTS. ROLL CALL VOTE, ALL AYES.

PLATS 3 AND 4 OF CLEARWING WERE PRESENTED. TRUSTEE KRIENKE MOVED, SECONDED BY TRUSTEE BRANCH TO APPROVE. ROLL CALL VOTE, VOTING AYES WERE TRUSTEES DECARLO, KRIENKE, RICHARDSON, ABERNATHY, BRANCH. VOTING NAY WAS TRUSTEE BERGERON.

PLATS 2,3,4,5 OF CRYSTAL HILLS WERE PRESENTED. MARC BOURGAULT WAS PRESENT TO ANSWER ANY QUESTIONS. TRUSTEE KRIENKE MOVED, SECONDED BY TRUSTEE BRANCH TO APPROVE. ROLL CALL VOTE, VOTING AYES WERE TRUSTEES DECARLO, KRIENKE, ABERNATHY, BRANCH. VOTING NAYS WERE TRUSTEES RICHARDSON, AND BERGERON.

ZONING BOARD: NO REPORT.

OLD BUSINESS: NONE.

NEW BUSINESS:

PRESIDENT STERETT ENTERTAINED A MOTION TO APPROVE THE RESOLUTION TO APPOINT DON ELLIOTT AS THE IMRF AGENT. TRUSTEE BERGERON MOVED, SECONDED BY TRUSTEE DECARLO TO APPROVE THIS RESOLUTION. ROLL CALL VOTE, ALL AYES.

PRESIDENT STERETT ASKED THE BOARD TO REVIEW THE MEMO REGARDING THE REMOVAL OF PUD ORDINANCE, ARTICLE 1X. THIS WILL BE DISCUSSED AT OUR NEXT BOARD MEETING. IF THERE WOULD BE QUESTIONS, PLEASE CONTACT PRESIDENT STERETT.

PUBLIC COMMENT:

JOAN LANGLEY STATED THE DRAINAGE DITCHES IN CHICORY RIDGE ARE FULL OF ALL KINDS OF DEBRIS AND WAS CONCERNED IF ALL OF THIS WAS EMPTYING INTO THE RIVER.

SHE ALSO STATED SHE HAS READ ARTICLES ABOUT MR. PETRY DEVELOPING IN OTHER SMALL TOWNS AND HAS DONE THE SAME WAY IN OTHER TOWNS THAT HE HAS DONE IN OURS.

CHRIS MARKS ASKED CHRIS HODGES IF HE HAD CHECKED OUT THE SIDEWALKS ON DOWNING PLACE. CHRIS HODGES STATED THE VILLAGE HAS NOT TAKEN OVER THE RIGHT-OF-WAYS AND CHRIS WILL BE TOLD WHEN THIS IS DONE.

MS. FISHER ASKED IF THE BIKE PATH WAS COMPLETE OR IF THERE WAS MORE YET TO DO. CHRIS HODGES STATED WE HAVE A PUNCH LIST THAT HAS TO BE COMPLETED BEFORE WE ACCEPT IT.

TOM GEORGE ASKED WHO HE SHOULD CONTACT TO GET WATER TO HIS HOME.

DIANA STOCKWELL ASKED HOW MUCH PREANNEXATION DOES THIS MR. PETRY HAVE. SHE STATED HOW MUCH MORE DOES THIS MAN OWN.

MR. FLYNN VOICED CONCERN REGARDING THE TRAFFIC ON ROSCOE ROAD AND WITH THE NEW PLATS OF CLEARWING AND CRYSTAL HILLS WHAT KIND OF A TRAFFIC CONGESTION WILL WE HAVE IN THAT AREA. THE VILLAGE WILL HAVE TO WORK WITH THE COUNTY ON THIS.

HELEN GEORGE VOICED CONCERN REGARDING EXITING ONTO ROSCOE ROAD.

MRS. FYLNN VOICED CONCERN REGARDING THE TRASH IN THE CHICORY RIDGE AREA. A LETTER WILL BE SENT TO MR. PETRY REGARDING THE MATTER.

PRESIDENT STERETT ENTERTAINED A MOTION TO CONVENE OUR MEETING TO EXECUTIVE SESSION TO DISCUSS POSSIBLE LITIGATION. TRUSTEE BERGERON MOVED, SECONDED BY TRUSTEE RICHARDSON TO CONVENE TO EXECUTIVE SESSION. ROLL CALL VOTE, ALL AYES.

PRESIDENT STERETT ENTERTAINED A MOTION TO RECONVENE TO OUR REGULAR MEETING. TRUSTEE RICHARDSON MOVED, SECONDED BY TRUSTEE BERGERON TO RECONVENE TO OUR REGULAR MEETING. THERE WAS NO ACTION TAKEN. ROLL CALL VOTE, ALL AYES.

THERE WAS NO FURTHER BUSINESS TO COME BEFORE THIS BOARD. PRESIDENT STERETT ENTERTAINED A MOTION TO ADJOURN OUR MEETING. TRUSTEE BERGERON MOVED, SECONDED BY TRUSTEE KRIENKE. ROLL CALL VOTE, ALL AYES.

RESPECTFULLY SUBMITTED,

BONNIE L. MILES,
VILLAGE CLERK

Zoning Board of Appeals Meeting of February 12th, 2025**Application No. ZBA 2025-004****Applicant:** Joshua Petry**Location:** 10297 Clearwing Lane (08-05-104-016) and 10329 Clearwing Lane (08-06-231-002)**Requested Action:** Planned Unit Development**Existing Use:** Vacant Land**Proposed Use:** Vacant Land**Existing Zoning:** RM (Residential-Multifamily)**Adjacent Zoning:**

North: RM (contiguous)

East: RM (contiguous)

South: RM (contiguous)

West: RM (contiguous)

Description: The applicant is seeking approval of a Planned Development at the newly replatted lot created from PINs 0805104016 and 0806231002. The applicant intends to develop this property to create 23 additional dwelling units. These new units would be split between 5 4-unit buildings and 1 3-unit building. Currently, the site is vacant and is at the center of the Clearwing subdivision on the Village's west side. The development site would be centered on a turnaround street connecting along Clearwing Lane.

Development: The project site is approximately 2.30 acres in size and the 23 dwelling units for this development create an overall density of 10 dwelling units per acre. The development area is surrounded by 4-unit multifamily buildings, which comprise the vast majority of the entire subdivision. However, this development includes dwelling units that are considerably smaller than the larger buildings' in the subdivision, at a size of 92 feet wide by 40 feet in depth, amount to approximately 3,680 square feet per building. There is a common open space at the center of the development between the two connections to Clearwing Lane. Each dwelling unit is provided with an individual 20 foot-long driveway and garage space, creating two parking spaces. An additional 12 parking spaces have been provided in the middle of the development, adjacent to the open space.

The turnaround street is 22 feet in width. The minimum driveway length is 20 feet. The applicant has not proposed any sidewalk or walkway features to the project. Sidewalks are not found throughout the rest of the development either. The 3- and 4-family homes in this development are located on both the interior and exterior of this turnaround street. In total, there are 2 building within the turnaround street and 5 on the perimeter.

Zoning Analysis: Because the development would include multiple different buildings on the same lot, the setback requirements within the Zoning Code pertain to the edges of the parcel, rather than the individual buildings. For example, while a building in this development could be less than 30 feet from another, which the zoning code typically requires (15 ft setback from each side lot line), there is effectively no required setback since there are no lot lines. That being said, the applicant's site plan demonstrates that it complies with the required front, side, and rear setbacks for all the buildings on this lot.

Without the setback requirements, the subsequent district dimensional requirements are listed in the table below:

	District Standard (RM)	Proposed Development
Lot Coverage	30 percent maximum	21,220 sqft (21.2%)
Site Area per DU	3,300 sqft per DU (75,900 sqft required)	99,316 sqft
Building Height	35 feet	35 feet

As shown above, the proposed development would be compliant with the subsequent zoning dimensional standards.

Regarding engineering standards, Fehr-Graham has indicated that there is no need to hold up approvals for the Planned Development, and that the applicant's stormwater management memo will need to be provided to staff and granted final approval from the Village Engineer as a condition of approval.

Parking: Section 15-619 of the Village Code governs off-street parking requirements for different uses. For multifamily land uses, the Section requires 2.5 parking spaces per dwelling unit at a minimum. Furthermore, the Section requires each dwelling unit to have at least 1 parking space to be in a fully enclosed area (garage). Regarding the applicant's site plan, there are a total of 58 individual parking spaces provided within the development. These 58 spaces consist of: 23 garage parking spaces, 23 driveway parking spaces, and 12 parking lot spaces. These spaces are consistent with the dimensional requirements for parking spaces within the Village.

Landscaping: The applicant has submitted a landscaping plan in addition to the site plan. Generally, landscaping will be either installed or maintained throughout the site. The applicant has

provided a mix of grasses, shrubs, and both deciduous and evergreen trees. Much of the smaller landscape plantings are to be installed around the base of each of the multifamily buildings to increase the aesthetic quality of the development. Additionally, the applicant indicates a consistent rhythm of trees around the perimeter of the site, along with several larger trees on the interior of the site. These larger plantings will allow for greater screening and privacy where additional development may, at one time, have been a concern. While these plantings go a considerable length to increase the aesthetic value and screening on-site, the landscape plan is not technically compliant with the Village Code. Village staff has identified that the current plan is deficient in two areas:

1. The landscape plan does not meet the Transition Yard requirements in the Code, which dictate that there be at least 4 large canopy or evergreen trees every 100 linear feet along the perimeter of the site. As indicated in the applicant's application, this requirement is short a few trees of meeting the standard.
2. The landscape plan does not meet the Parking Lot Perimeter requirements in the Code, which dictate that any new or extended parking lots have at least one shrub or native grass planted every three feet. It also states that landscape beds must run for a minimum of 50% of the length of the parking lot. The applicant's landscape plan shows a reduced landscape bed in the front of each of the parking lot areas, but these landscaped beds would not fully meet the code.

Through conversations with Village staff, the applicant and staff have come to the understanding that the large amounts of landscaping around the foundations of the individual multifamily buildings and throughout the site as a whole provides sufficient screening and beautification of the site. This landscaping would be generally consistent with the landscape pattern within the existing subdivision.

Table of Requested Flexibilities:

	Code Standard	Proposed	Staff Recommend?
Allow multiple residential buildings on one lot.	Currently, only 1 multi-family building would be allowed on the lot in question.	6 multifamily buildings (3- and 4-family units)	Staff recommends <u>approval</u> of the requested flexibility.
Landscaping Item #1: Transition Area flexibility.	Currently, 4 large canopy or evergreen trees would be required every 100 linear feet of lot perimeter.	The applicant is proposing a mix of large and medium sized trees around the perimeter of the lot consistent with the	Staff recommends <u>approval</u> of the requested flexibility.

		existing landscaping in the subdivision.	
Landscaping Item #2: Parking Lot Perimeter flexibility.	Currently, one native grass or shrub planting would be required every 3 feet around the perimeter of the proposed parking lots.	The applicant is proposing reduced landscaping beds on the fronts of each small parking lot areas.	Staff recommends <u>approval</u> of the requested flexibility.

Staff Recommendation: Staff recommends **approval** of the Planned Development, subject to the following condition:

1. All proposed multifamily buildings receive Design Review approval before construction.
2. Final approval of applicant's stormwater management memo by Village Engineer.



ZBA File # _____

Item # 4.

**APPLICATION FOR DEVELOPMENT APPROVAL:
PLANNED DEVELOPMENT REVIEW AND APPROVAL**

This form is to be used for all special use Planned Development applications to be heard by the Village of Roscoe. Failure to complete this form properly will delay its consideration.

PART I. GENERAL INFORMATION

A. Project Information

1. Project/Owner Name: Joshua Petry
2. Project Location: 10311 Clearwing Ln, Roscoe, IL 61073
3. Brief Project Description:
Construction of a private drive, sanitary sewer extension, and water main extension to
serve 6 new multi-family homes (23 total units).

4. Project Property Legal Description:

LOT A OF PLAT THREE OF CLEARWING
TOWNSHIP 45 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL
MERIDIAN, VILLAGE OF ROSCOE, WINNEBAGO COUNTY,

5. Project Property Size in Acres and Square Feet: 98,628 S.F. (2.264 AC)

B. Owner Information

1. Signature: _____
2. Name: Joshua Petry
3. Address: _____
4. Phone Num _____

C. Agent Information (Designation of an agent to act on behalf of the owner is optional.)

1. Signature: _____
2. Name: Jeff Linkenheld (Arc Design Resources, Inc.)
3. Address: _____
4. Phone Num _____

Official Use Only

ZBA Pre-App Date _____	ZBA Date(s) _____	Zoning District _____
App Date _____	CA Date(s) _____	Comp Plan _____
ZBA Approved _____	Approved with conditions _____	Denied _____
CA Approved _____	Approved with conditions _____	Denied _____

PART II. APPLICATION REQUIREMENTS

The materials required to be included with an application for a Planned Development are the minimum necessary to submit a complete application. Village staff, consultants, review agencies, commissions, and boards may require additional materials as necessary to fully evaluate the proposed project. A pre-application conference with Village staff is required. At the meeting, the ZBA may add or delete items from this list as they deem appropriate. All information, including this application form, must be submitted electronically in either a PDF or Word format to the email address noted below the table. If the combined file size exceeds 10MB, a Dropbox or zip file must be used.

Official Use Only

Item # ^(a)	Application Material	Initial Application		Revisions		Second Set of Revisions	
		Required Materials	# Copies Received	# Copies Required	# Copies Received	# Copies Required	# Copies Received
1.	Completed Development Application	X					
2.	Project Narrative	X					
3.	Basic Application Fee	X					
4.	Agreement for Reimbursement of Professional Consulting Fees	X					
5.	Proof of Ownership	X					
6.	Agent Affidavit	X					
7.	Property Owners within 250 feet	X					
8.	General Location Map	X					
9.	Survey / Legal Description (To include: easements, covenants, and any other restrictions on property)	X					
10.	Site Plan (To include: landscape plan, parking plan, common spaces, etc.)	X					
11.	Building Elevations	X					
12.	Floor Plans	X					
13.	Roof Plan	X					
14.	Color Rendering	X					
15.	Photographs of Existing Property and Area	X					
16.	Village Utility Impact Calculations and Report*	*					
17.	Preliminary Utility Improvement Plans*	*					
18.	Utility Letters*	*					
19.	Traffic Study*	*					
20.	IDOT Permit for Work*	*					
21.	Professional economic analysis*	*					

*= if Village staff deems necessary for analysis and approval.

Submit all of the above electronically to: Janel Reidinger at jreidinger@villageofroscoe.com.

If you have any questions, please call Janel at 815-623-2829 ext. 104.

PART III. SITE DATA TABLE

Please fill in the following table with information about the site.

Total Development Size	98,628 S.F. (2.264 AC)
Minimum Lot Size(s)	98,628 S.F. (2.264 AC)
Minimum Front Yard Setback(s)	33'
Minimum Side Yard Setbacks	15'
Minimum Rear Yard Setback(s)	30'
Minimum Impervious Surface Percentage	38%
Maximum Height of Buildings	35'
Maximum Number of Dwelling Units (for residential projects)	23
Average Unit Square Footage	1,776 S.F.
<u>Total Building Area by Floor for Each Building</u> <u>(for non-residential projects)</u>	
Minimum Lot Coverage Percentage This is calculated by adding the total footprint of all buildings and structures on a lot and dividing by the total lot area.	21%
Minimum Number of Underground/Covered Parking Spaces	23 garage parking stalls
Minimum Number of Surface/Uncovered Parking Spaces	23 driveway parking stalls 12 additional surface parking stalls

PART IV. JUSTIFICATION OF THE PROPOSED PLANNED DEVELOPMENT

Please answer all questions, but be concise and brief in your answers. If additional pages are needed to complete your answers, please be sure to include the appropriate and complete question number for each response. **Applicants are encouraged to refer to drawings or other application materials as necessary to add clarity to their answers.**

1. How are the plans, designs, and/or proposals for the proposed Planned Development in harmony with the purposes, goals, objectives, policies and standards of the Village of Roscoe Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

The goal of the proposed Planned Development is to provide affordable, quality housing for residents of The Village of Roscoe. The proposed Planned Development includes (1) 3-family Home and (5) 4-family homes to provide a total of 23 dwelling units.

2. How does the proposed Planned Development provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site?

Landscape screening is proposed on provide reasonable visual and auditory privacy for neighbors within and adjacent to the site. No excess noise is anticipated from the Planned Development as this is all residential area.

3. How are fences, walls, barriers and/or landscaping arranged in the proposed Planned Development to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants?

The proposed Planned Development has been designed to blend in with the adjacent multi-family homes. No walls or fences are proposed as none exist currently in the adjacent subdivision.

Landscaping is arranged to provided privacy without completely blocking sight lines.

4. How is the proposed Planned Development designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property?

The proposed Planned Development site is surrounded by developed multi-family lots, and this project is intended to “in-fill” a vacant lot within the existing subdivision. The development of this site will not negatively impact the use and enjoyment of adjoining properties as the surrounding properties are already developed.

5. How are all of the elements of the proposed Planned Development designed and arranged so that they exist harmoniously with nearby existing and anticipated development? Elements to consider include: buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors.

The proposed Planned Development consisting of multi-family homes makes the most sense for this parcel of land as the land is surrounded by existing multi-family homes. A private drive is proposed to provide access to the (6) multi-family homes that are proposed. The proposed homes are arranged in a manner that is consistent with the surrounding area.

6. How are noxious emissions or conditions not typical of land uses in the underlying zoning district associated with the proposed Planned Development effectively confined so as not to be injurious or detrimental to nearby properties?

No noxious emissions or conditions not typical of land uses in the underlying zoning district are associated with this development.

7. Are there any uses that need to be permitted by exception? Are they necessary or desirable and appropriate with respect to the primary purpose of the development and not of such a nature, or so located, as to exercise a detrimental influence on the surrounding neighborhood? Explain.

The proposed Planned Development consists of (6) multi-family homes on one lot, which needs to be permitted by exception. The proposed Planned Development site is large enough to fit multiple multi-family homes, but not large enough to subdivide into traditional lots. Allowing for a PUD development provides the highest and best use of the property.

8. Planned Developments are intended to allow for greater design flexibility than is permitted by the standard district regulations for tracts of land where the planned development would better utilize the topographic and natural character of the site and would produce a more economical and stable development. Planned Developments are intended to be consistent with the spirit of the zoning ordinance and conform with the general character of the Village or the immediate neighborhoods.

In the table below, provide all of the proposed modifications to the standards in the underlying zoning district for the proposed Planned Development. Additionally, provide the justification, based on the intent for planned developments as described in the Village of Roscoe Zoning Ordinance Section 15-721, for these proposed changes. If no modification is proposed, simply respond N/A.

Code Standard	Proposed Modifications	Justification
Uses	Multiple multi-family homes on 1 lot	The proposed Planned Development site is large enough to fit several multi-family homes, but not large enough to subdivide into traditional lots. Allowing a PUD on this site provides for more housing to be available to Village residents than would otherwise be available.
Total Lot Area/ Dimensions	N/A	
Lot Area per Unit/Density	N/A	
Floor Area	N/A	
Front Setback	N/A	

Side Setback	N/A	
Rear Setback	N/A	
Building Height	N/A	
Open Space/ Lot Coverage See lot coverage calculation in above data table	N/A	
Accessory Structures	N/A	
Landscaping	The proposed design is technically short a few trees on the code requirement for the three perimeter "Transition Areas". We have worked with Village staff to balance out need vs. acknowledgement of existing trees on the site	If all of the other "non code trees provided on site" are counted, the proposed design is over the total tree counts.
Parking	N/A	

CLEARWING LOT A PUD

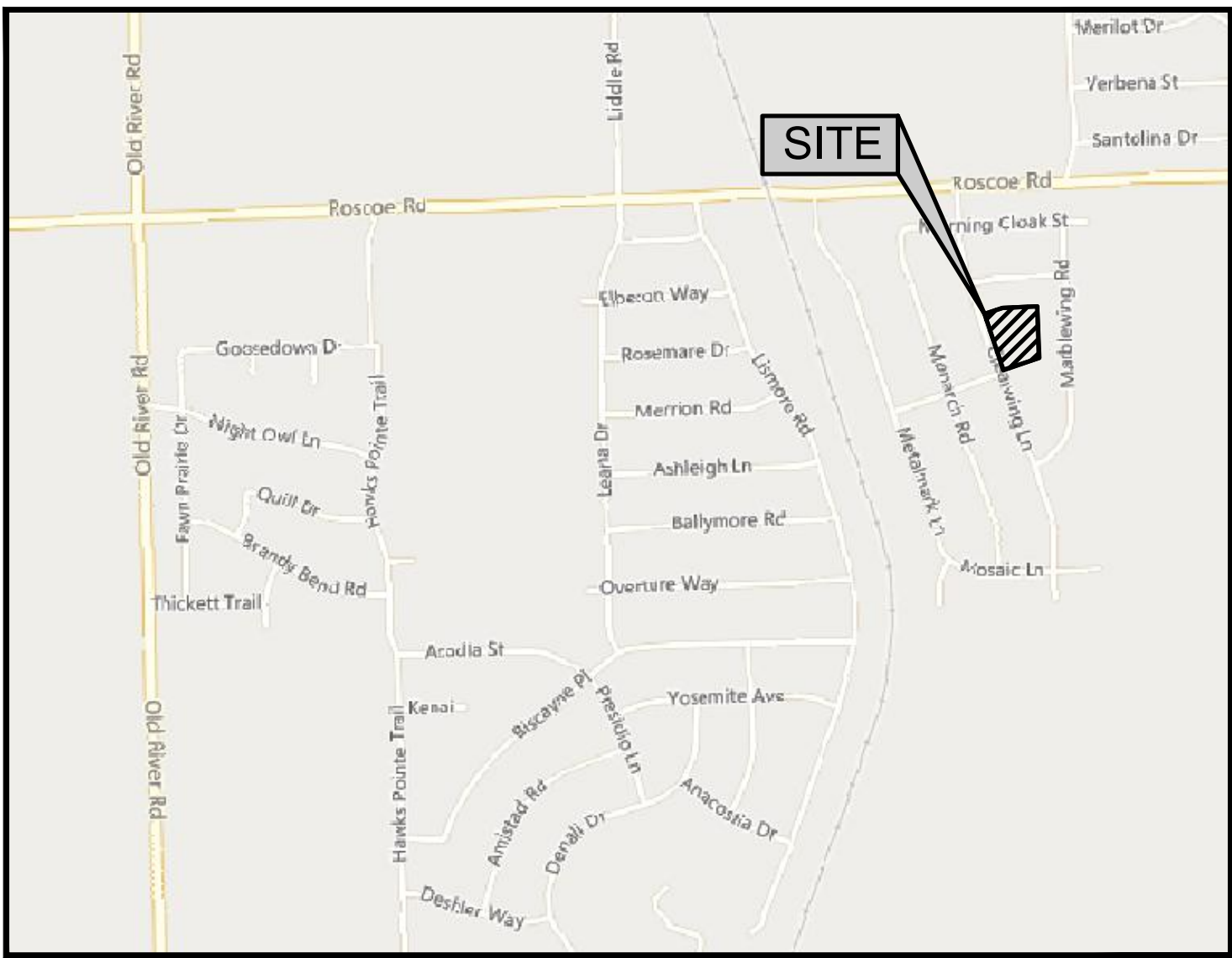
10311 CLEARWING LN

ROSCOE, IL 61073

GENERAL NOTES

- The designs represented in these plans are in accordance with established practices of civil engineering for the design functions and uses intended by the owner at this time. Neither the engineer nor its personnel can or do warrant these designs or plans as constructed except in the specific cases where the engineer inspects and controls the physical construction on a contemporary basis at the site.
- The contractor, by agreeing to perform the work, agrees to indemnify and hold harmless the owner, the engineer, the city, and all agents and assigns of those parties, from all suits and claims arising out of the performance of said work, and further agrees to defend or otherwise pay all legal fees arising out of the defense of said parties.
- In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractors safety measures, in, or near the construction site. The contractor is responsible for maintaining adequate signs, barricades, fencing, traffic control devices and measures, and all other measures that are necessary to protect the safety of the site at all times.
- Maintain access for vehicular and pedestrian traffic as required for other construction activities. Use traffic control devices to include temporary striping, flagmen, barricades, warning signs, and warning lights shall be in accordance with current MUTCD and IDOT standards.
- All phases of the site work for this project shall meet or exceed industry standards and requirements set forth by the Village of Roscoe, the State of Illinois, and this plan set.
- The Village of Roscoe must be notified at least two (2) working days prior to the commencement or resumption of any work.
- The contractor shall coordinate all permit and inspection requirements with responsible local, state, and federal agencies. The contractor shall include the costs of this coordination and all inspection fees in the bid price.
- All work performed by the contractor shall come with a warranty against defects in workmanship and materials. This warranty period shall run concurrent with the required warranty periods the owner must provide to each local government agency, as a condition of the permit.
- The contractor will be held solely responsible for and shall take precautions necessary to avoid property damage to adjacent properties during the construction of this project.
- All structures, inlets, pipes, swales, roads and public egresses must be kept clean and free of dirt and debris at all times.
- Any field tiles encountered during construction shall be recorded showing size, location, and depth by the contractor, and either reconnected and rerouted or connected to the storm sewer system. The owner shall be notified immediately upon encountering any tile.
- The contractor shall field verify the elevations of the benchmarks prior to commencing work. The contractor shall also field verify the location and elevation of existing pipe inverts, curb or pavement where matching into existing work. The contractor shall field verify horizontal control by referencing property corners to known property lines. Notify the engineer of discrepancies in either vertical or horizontal control prior to proceeding.
- All elevations are on NAVD 88 datum.
- Parking areas designated as A.D.A. and all sidewalk shall be compliant with state and local A.D.A. requirements.
- Tactile warning plates per IDOT specifications shall be placed at all locations where sidewalk that is to be replaced intersects public roads and at locations indicated in this plan set.
- The contractor shall verify the location of all utilities in the field prior to construction. This includes sanitary sewer, water main, storm sewer, General Telephone, Commonwealth Edison, Northern Illinois Gas and cable television, if any. The J.U.L.I.E. number is 1-800-892-0123.
- Property corners shall be carefully protected until they have been referenced by a Professional Land Surveyor.
- The contractor shall keep careful measurements and records of all construction and shall furnish the Engineer, the Owner and the City with record drawings in a digital format compatible with AutoCAD Release 14 upon completion of his work.
- Any excess dirt or materials shall be placed by the contractor onsite at the owner's direction or as indicated on the plans.
- Notify the owner and Village of Roscoe of any existing wells. Obtain permit form the Illinois Bureau of Minerals and the State Water Survey. Cap and abandon wells in accordance with local, state, and federal regulations.
- Finish grade shall in all areas not specifically reserved for storm water management shall drain freely. No ponding shall occur. Tolerances to be observed will be measured to the nearest 0.04 of a foot for paved surfaces and 0.10 of a foot for unpaved areas.

VICINITY MAP



DIAL 811 OR (800)
892-0123



OWNER:

WHITE OAK TRUST

747 GLEASMAN ROAD
ROSCOE, IL 61073

ENGINEER:

ARC DESIGN
RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Illinois Design Firm License No. 184-001334

Sheet List Table

Sheet Number	Sheet Title
C00	COVER SHEET
C01	GENERAL NOTES
C02	GENERAL NOTES, TYPICAL SECTION & SUMMARY OF QUANTITIES
C03	SWPPP SITE MAP
C04	SWPPP DETAILS
C05	EXISTING CONDITIONS & REMOVALS PLAN
C06	LAYOUT PLAN
C07	GRADING PLAN
C08	PRIVATE DRIVE PLAN & PROFILE STA. 100+00 TO 103+00
C09	PRIVATE DRIVE PLAN & PROFILE STA. 103+00 TO 105+33
C10	FRSA STANDARD DETAILS
C11	DETAILS
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L01	LANDSCAPE PLAN OVERVIEW
L02	LANDSCAPE DETAILS

UTILITY OFFICIALS

PUBLIC WORKS DEPARTMENT:

VILLAGE OF ROSCOE
5402 SWANSON ROAD
ROSCOE, IL 61073
WADE KRETSINGER
SUPERVISOR
(815) 877-0746

SEWER DISTRICT:

FOUR RIVERS SANITATION AUTHORITY
3501 KISHWAUKEE STREET
ROCKFORD, IL 61109
CHRISTOPHER T. BAER, P.E.
DIRECTOR OF ENGINEERING
(815) 387-7660

TELEPHONE:

AT&T MIDWEST
2404 8TH AVENUE
ROCKFORD, IL 61108
HECTOR GARCIA
(630) 639-8372

ELECTRIC:

COM ED
123 ENERGY DRIVE
ROCKFORD, IL 61109
(815) 490-2335

WATER DEPARTMENT:

NORTH PARK PUBLIC WATER DEPARTMENT
1350 TURRET DRIVE
MACHESNEY PARK, IL 61115
(815) 633-5461

CABLE TELEVISION:

COMCAST
4450 KISHWAUKEE STREET
ROCKFORD, IL 61101
THOMAS YUCCAS
(815) 395-8977

GAS:

NICOR GAS
1844 FERRY ROAD
NAPERVILLE, IL 60563
(708) 878-1242



PROJECT NAME
OWNER'S NAME

CLEARWING
LOT A PUD

10311 CLEARWING LN
ROSCOE, IL 61073
WINNEBAGO COUNTY

WHITE OAK TRUST
747 GLEASMAN ROAD
ROSCOE, IL 61073

CONSULTANTS

ISSUED FOR

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COVER SHEET

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PROJECT NUMBER
SHEET NUMBER

24146

C00

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STORM SEWER NOTES

- Storm sewer shall be constructed in accordance with the following:
 - Standard Specifications for Water and Sewer Main Construction in Illinois" (Standard Specifications), Seventh Edition dated 2014 (and all revisions and supplements thereto)
 - Standards and requirements of Village of Roscoe.
 - Additional details and requirements provided in the contract documents, including this plan set.Where criteria of the aforementioned specifications conflict, the more stringent criteria shall be implemented.
 - All storm sewer pipe shall be reinforced concrete pipe unless otherwise specified in this plan set.
 - All storm sewer system elements shall conform to the following specifications:
 - Storm pipe:
 - Sump pump service connection and storm sewer extension (4" and 6"):
 - ABS pipe shall be in accordance with ASTM D2751.
 - SDR 35 PVC pipe shall be in accordance with ASTM D3034.
 - Concrete sewer pipe (10" diameter and smaller) shall be Class III (minimum) in accordance with ASTM C14.
 - Reinforced circular concrete pipe (12" diameter and larger) shall be Class III (minimum), wall B, in accordance with ASTM C78.
 - Reinforced concrete arch culvert pipe shall be double-lined reinforced, Class III (minimum) in accordance with ASTM C506.
 - Reinforced concrete elliptical culvert pipe shall be Class HE-III or VE-III (minimum) in accordance with ASTM C507.
 - Underdrain pipe (4" and 6") shall be SDR 35 PVC pipe in accordance with ASTM D2729.
 - Galvanized corrugated steel culvert pipe shall be type B, with a minimum wall thickness of 14 gauge per AASHTO M246 (shall only be used for culverts).
 - Joints for storm pipe:
 - ABS pipe joints shall be in accordance with ASTM D2235.
 - PVC pipe joints shall be in accordance with ASTM 3121 (push-on type), except underdrain pipe, which shall have solvent welded joints.
 - Casing Pipes:
 - 1/4" thick steel in accordance with ASTM A252, grade 2, or ASTM A139, grade B, or approved equal having a minimum yield strength of 35,000 psi.
 - Manholes and Catch Basins:
 - Manholes and catch basins shall be precast reinforced concrete in accordance with ASTM C478.
 - Manholes and catch basins shall be sized as follows:
 - D.2.a. For sewers eighteen inches in diameter or less, manholes shall have a forty-eight inch inside diameter.
 - D.2.b. For sewers twenty-one to thirty-six inches in diameter, manholes shall have a sixty inch inside diameter.
 - D.2.c. For sewers greater than thirty-six inches in diameter, manholes shall have a seventy-two inch inside diameter or as specified in this plan set.
 - Adjusting rings:
 - D.3.a. No more than 2 precast concrete adjusting rings shall be allowed.
 - D.3.b. Precast concrete adjusting rings shall have a maximum height of 6 inches.
 - Seals:
 - D.4.a. For pipe and frame seals, all pipe connection openings shall be made watertight with hydraulic cement. The hydraulic cement sealing pipe connections shall extend the full thickness of the structure wall. Hydraulic cement shall also be applied within the structure from the cone section, past all adjustment rings, to the frame.
 - All bottom sections shall be monolithically precast including bases and invert flowlines.
- Inlets:
 - E.1. Inlets shall be precast reinforced concrete in accordance with ASTM C478 and ASTM C443.
 - Inlets shall have a twenty-four inch inside diameter and a maximum depth of four feet.
 - Adjusting rings:
 - No more than 2 precast concrete adjusting rings shall be allowed.
 - Precast concrete adjusting rings shall have a maximum height of 6 inches.
 - Only one pipe connection shall be allowed, and it shall be precast with resilient rubber watertight pipe to manhole sleeves or seals. External flexible watertight sleeves shall also extend from the manhole cone to the manhole frame.
 - Bottom sections: All bottom sections shall be monolithically precast including bases and invert flowlines.
- Castings (Unless otherwise noted within the plans):
 - Unless otherwise specified as a "closed lid", manhole frames and covers shall be as listed below. Close lid frame and covers shall be Neenah R-1916-C embossed "STORM SEWER".
 - Manhole steps shall be Neenah R-1981-N.
 - Six inch curb and gutter inlet shall be Neenah R-3278-A.
 - Yard inlets shall be Neenah R-4340-B.
 - Parking lot inlets shall be Neenah R-2595-A.
 - Crushed Granular Bedding shall be crushed gravel or crushed stone course aggregate in accordance with ASTM C33 (Size No. 57).
- All end sections 24" and greater shall come equipped safety bars per IDOT detail Standard 542411.
- Inspect pipe for defects and cracks before being lowered into the trench, piece by piece. Remove and replace defective, damaged or unsound pipe or pipe that has had its grade disturbed after laying. Protect open ends with a stopper to prevent earth or other material from entering the pipe during construction. Remove dirt, excess water, and other foreign materials from the interior of the pipe during the pipe laying progress.
- Install pipe in accordance with manufacturer's written recommendations.
- Commence installation at the lowest point for each segment of the route. Lay RCP with the groove or bell end up-stream.
- Lay pipe to the required line and slope gradients with the necessary fittings, bends, manhole, risers and other appurtenances placed at the required location as noted on Drawings.
- All storm sewers under and within two feet of any existing or proposed pavement shall be backfilled with granular backfill material IDOT gradation FA-6 or approved equal (Grade B or Grade 5).
- Compact backfill to 98 percent of maximum density in accordance with ASTM D698, (or 95 percent of maximum density, in accordance with ASTM D1557) obtained at optimum moisture as determined by AASHTO T180.
- Do not backfill trenches until required tests are performed and utility systems comply with and are accepted by applicable governing authorities.
- Backfill trenches to contours and elevations shown on the drawings.

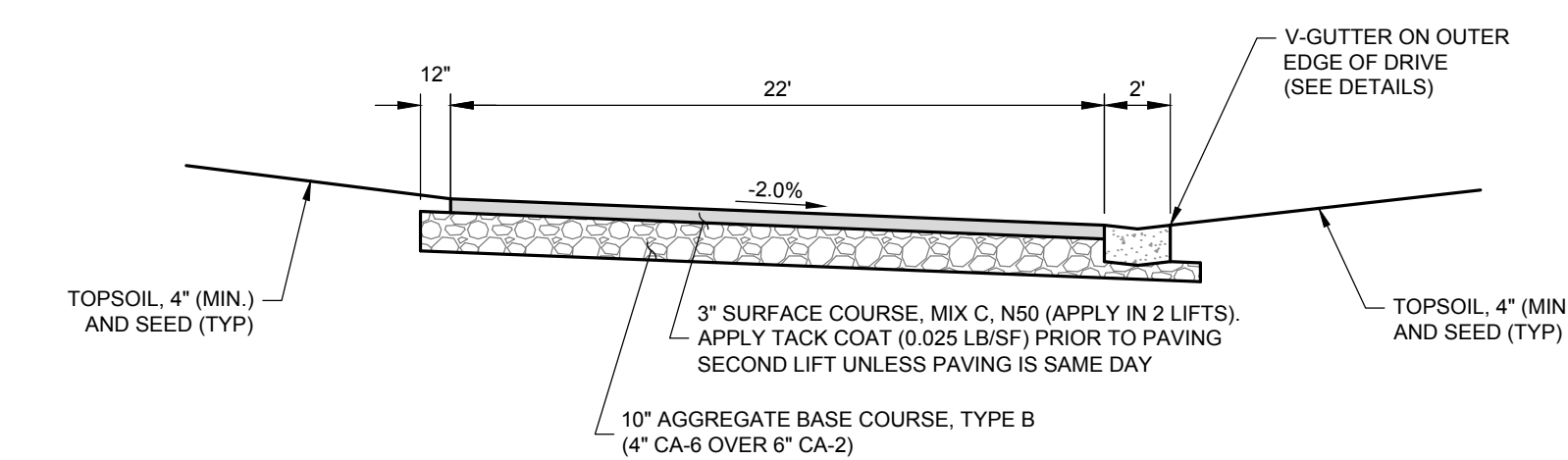
SANITARY SEWER NOTES [FRSA]

- Sanitary sewer notes:
 - The Four Rivers Sanitation Authority (FRSA) shall be notified forty-eight (48) hours before construction of the sanitary sewer can commence. Contact FRSA Survey and Field Operations Mgr. Ben Christiansen, cell 815-209-7952. Any sanitary sewer construction performed in the absence of an FRSA inspector will not be accepted.
 - Notice Allowing Connections must be issued by the FRSA before individual service connections will be permitted under the standard FRSA service connection permit process.
 - The permit holder is responsible for the sanitary sewer system workmanship and materials for two (2) years after the FRSA issued Notice Accepting the Sewer, and for the sanitary sewer trench settlement for a period of three (3) years after the completion of the project.
- Sanitary Sewer shall be constructed in accordance with the following:
 - "Standard Specifications for Water and Sewer Main Construction in Illinois" (Standard Specifications), seventh edition dated 2014 , and all revisions and supplements thereto.
 - "General Provisions and Technical Specifications for Sanitary Sewer Construction" in the Four Rivers Sanitation Authority (formerly known as the Sanitary District of Rockford) dated October 24, 1983, and all standards and revisions adopted by the Board of Trustees for said Sanitary District of Rockford.
- Additional details and requirements provided in the contract documents, including this plan set. Where criteria of the aforementioned specifications conflict, the more stringent criteria shall be implemented.
- All PVC sanitary sewer (SDR 26 AND SDR 35) shall meet the requirements of ASTM D-3034 (4"-24") or ASTM F-679 (18"-24") with joints in accordance with ASTM D-3212. All PVC watermain-quality sanitary sewer (SDR 26) shall meet the requirements of ASTM D-2241 with joints in accordance with ASTM D-3139. Pipe bedding for all PVC pipe shall be Class 1a in accordance with ASTM D-2321-74.
- Sanitary sewer services shall be 6" PVC/Watermain Quality SDR 26 in accordance with ASTM D-2241, and shall extend to the limits shown on the plans. Joints between the wye and end of service riser shall be gasketed in accordance with ASTM D-3139. All services shall be sloped from the main at 1% minimum. Mark at backside of cleanout with a 2x4 painted green. End of service risers are required in accordance with the FRSA standard details included in these plans.
- WYE or TEE branches shall be a minimum 7" from the outside of any sanitary manhole and be furnished and installed by the Contractor as shown on the Engineering drawings.
- All testing, fittings, bedding, granular cradle, and trench backfill where necessary shall be included in the unit costs for the installation of the underground facilities unless quantified on plans.
- PVC pipe should be installed with proper bedding providing uniform longitudinal support under the pipe. Bedding material should be worked under the sides of the pipe to provide satisfactory haunching. Initial bedding material should be placed to a minimum depth of one foot over the top of the pipe. All pipe embedment material should be selected and placed carefully, avoiding large stones, frozen lumps, and debris.
- After placement and compaction of pipe embedment materials, the balance of backfill materials may be machine placed and should contain no large stones or rocks, frozen material or debris. Excavated materials free from topsoil may be used in the final trench depth provided they are placed in 9" lifts loose measured and compacted to not less than 95% ASTM D-998 standard proctor.
- All sanitary sewer manholes shall have eccentric cones with the cone openings centered over the pipe. All manholes shall be guaranteed by the contractor for 3 years after FRSA acceptance.
- All sanitary sewer manholes shall be 48-inch diameter precast concrete, unless shown otherwise.
- The allowable infiltration shall not exceed 200 gallons/inch diameter/mile/24 hours.
- Sanitary sewers shall be air-tested in accordance with FRSA requirements.
- All new sanitary sewer manholes shall be vacuum tested in accordance with ASTM C 1244.
- All sanitary sewers under or within two feet of any existing or proposed street pavement or curb shall be backfilled with IDOT approved granular backfill material. Trench backfill shall be placed in lifts not to exceed 9" compacted to 95% of maximum standard proctor density.
- Four Rivers Sanitation Authority shall be notified 48 hours prior to the start of construction and air testing of sanitary sewers. Water main, water services, and storm sewer must be installed and FRSA notified soon after installation before sanitary sewer testing can be performed.
- Trenches must be backfilled to 2' below subgrade and mains and services must have 5' minimum depth of cover over the top of pipe before sanitary sewer testing can be performed.
- Manhole frames shall be provided with self sealing lids, FRSA Logo, Neenah 1670-2004 /-0358 only. Neenah or East Jordan per FRSA Standard Details Sheet (Sheet C10).
- Upon completion of construction, all sanitary manhole castings shall be exposed and set at final grade.
- Exterior manhole seals shall be required on all new manholes including the barrel sections.
- Deflection testing for flexible conduit:
 - All sanitary sewer lines shall be deflection-tested after 30 days following final backfill operations.
 - If the deflection test is to be run using a rigid ball or mandrel, it shall have a diameter equal to 95% of the base diameter of the pipe as established in proposed ASTM D-3034. The test shall be performed without mechanical pulling devices.
 - Wherever possible and practical, the testing shall initiate at the downstream lines and proceed towards the upstream lines.
 - Maximum allowable pipe deflection is 5%. Where deflection is found to be in excess of 5% of the original pipe diameter, the Contractor shall excavate to the point of excess deflection and carefully compact around the point excess deflection was found. The line shall then be retested for deflection. However, should after the initial testing the deflected pipe fail to return to the original size (inside diameter) the line shall be replaced.
- Proposed sanitary sewers shall be separated at least 10' from existing and proposed water mains, water services, storm structures and storm sewers measured from outside edge to outside edge. The top of proposed sanitary sewers shall be at least 18" below the bottom of existing and proposed water mains and storm sewers. When sanitary sewer crosses over water main or storm sewer, the bottom of the sanitary sewer shall be at least 18" above the top of water main or storm sewer.
- Where sanitary sewer depths exceed 12' the contractor shall use the Alternate Service Riser method to install the sewer service line so that the invert of the service, at the property line, is 10.5' below the proposed centerline grade.
- Upon completion of construction all sanitary manhole castings shall be exposed and set to final grade. FRSA must inspect this work.
- Exterior manhole seals will be required as part of manhole adjustments. Flattop manholes are not permitted. No adjusting rings are required outside a paved roadway or in a roadway with curb and gutter. All manholes adjusted or reconstructed where more than two rings are involved will require vacuum testing.
- The Four Rivers Sanitation Authority will furnish a full-time inspector for all sanitary work.
- All fill material in the area of sanitary sewer mains and services must be placed and compacted prior to installation of the sewer mains and services.
- The Four Rivers Sanitation Authority specifies the following for manhole adjustment requirements:
 - A minimum of 4" of adjusting rings (4" adjusting ring not required in turf areas or in full curb and gutter roadways)
 - A maximum of 12" of adjusting rings
 - A maximum of 1- 12" adjusting ring per manhole.
 - A maximum of 30" from the top of casting to the first step
- Notes: Adjustment by grooving is not permitted. Where the roadway agency of jurisdiction allows, rubber adjusting rings shall be used
- Labeled pipe lengths are from center of manhole to center of manhole.
- The length of the public sewer shall be the distance from the center of the downstream manhole to the center of the upstream manhole. The slope of the public sewer and inverts of the sewer at the manholes shall be based on the distance between the outside faces of the manholes.
- All watermain and watermain services shall be installed before the sanitary sewer is air and deflection tested.
- FRSA must receive a satisfactory utility plan for gas, electricity, cable TV, telephone, etc. in order to ensure that these utilities will not conflict with the proposed sanitary sewer locations.

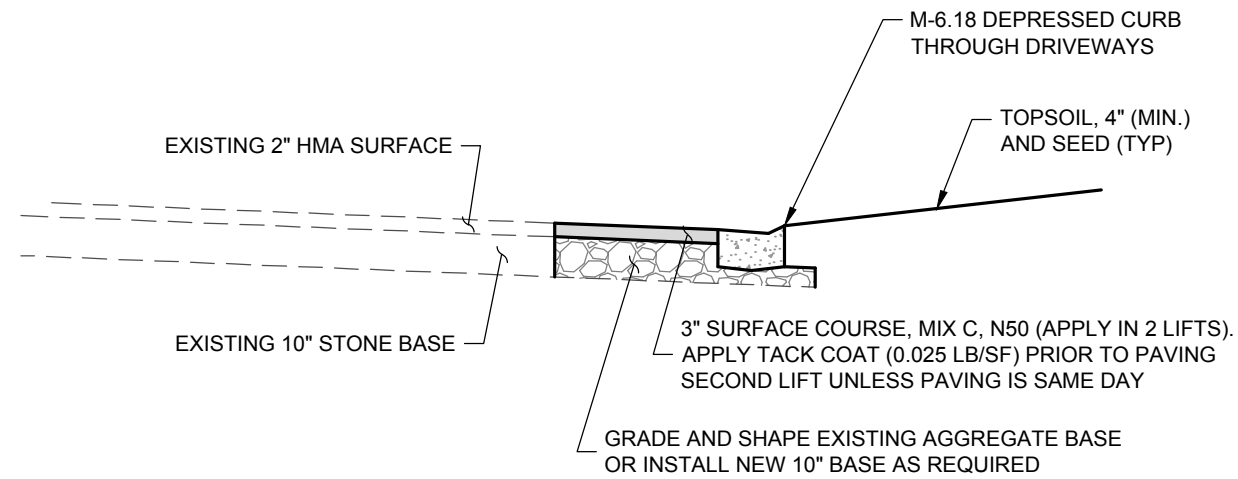
Sanitary Sewer Service Connection

- Contractor must complete a standard FRSA Industrial/Commercial (IC) application and submit to FRSA for approval of the sewers shown as part of the building connection permitting process.
- The contractor shall coordinate all FRSA fees associated with this project. the contractor shall pay all application fees, and should be reimbursed by the owner. Contractor shall provide the owner with a written breakdown of all FRSA fees with evidence of payment.
- FRSA will require inspection of the sewer installation. Contractor shall coordinate this work directly with FRSA. Owner shall pay for all inspection fees.
- All sanitary sewer, manholes, services and other appurtenances shall be installed as required by the FRSA and/or the Village contractor is responsible for familiarizing himself with the specific requirements for materials and construction for these two agencies.
- The Village of Roscoe may also require inspection of the building connections. the contractor shall coordinate all Village inspections with the Roscoe building inspector, if needed.
- Contractor to install 6" services from main to designated point of connection as shown on the plans as part of sewer installation.
- FRSA sanitary sewer service connection permits will not be issued under the Standard FRSA process until after the FRSA has issued a "Notice Allowing Connections".

SUMMARY OF QUANTITIES



TYPICAL SECTION - PRIVATE DRIVE



TYPICAL SECTION - CLEARWING LANE PATCH

ARC DESIGN
RESOURCES INC.

5291 ZENTH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

**CLEARWING
LOT A PUD**

10311 CLEARWING LN
ROSCOE, IL 61073
WINNEBAGO COUNTY

WHITE OAK TRUST
747 GLEASMAN ROAD
ROSCOE, IL 61073

CONSULTANTS

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**GENERAL NOTES,
TYPICAL SECTION &
SUMMARY OF
QUANTITIES**

DRAWN M.J.H.
CHECKED J.S.L.
PM J.S.L.

PROJECT NUMBER
SHEET NUMBER

24146

C02

ARC DESIGN
RESOURCES INC.

5281 ZENITH PARKWAY
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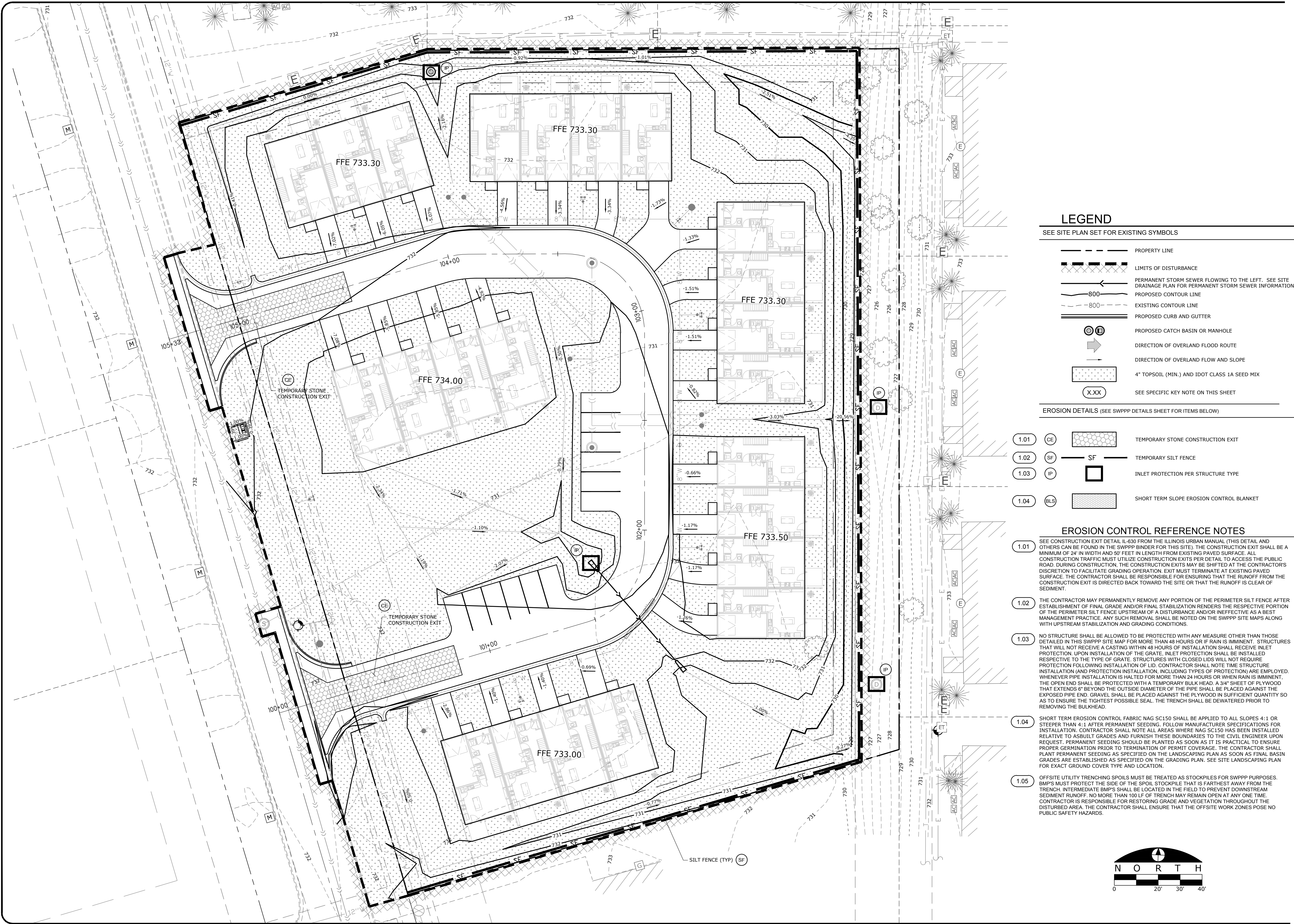
SWPPP SITE MAP

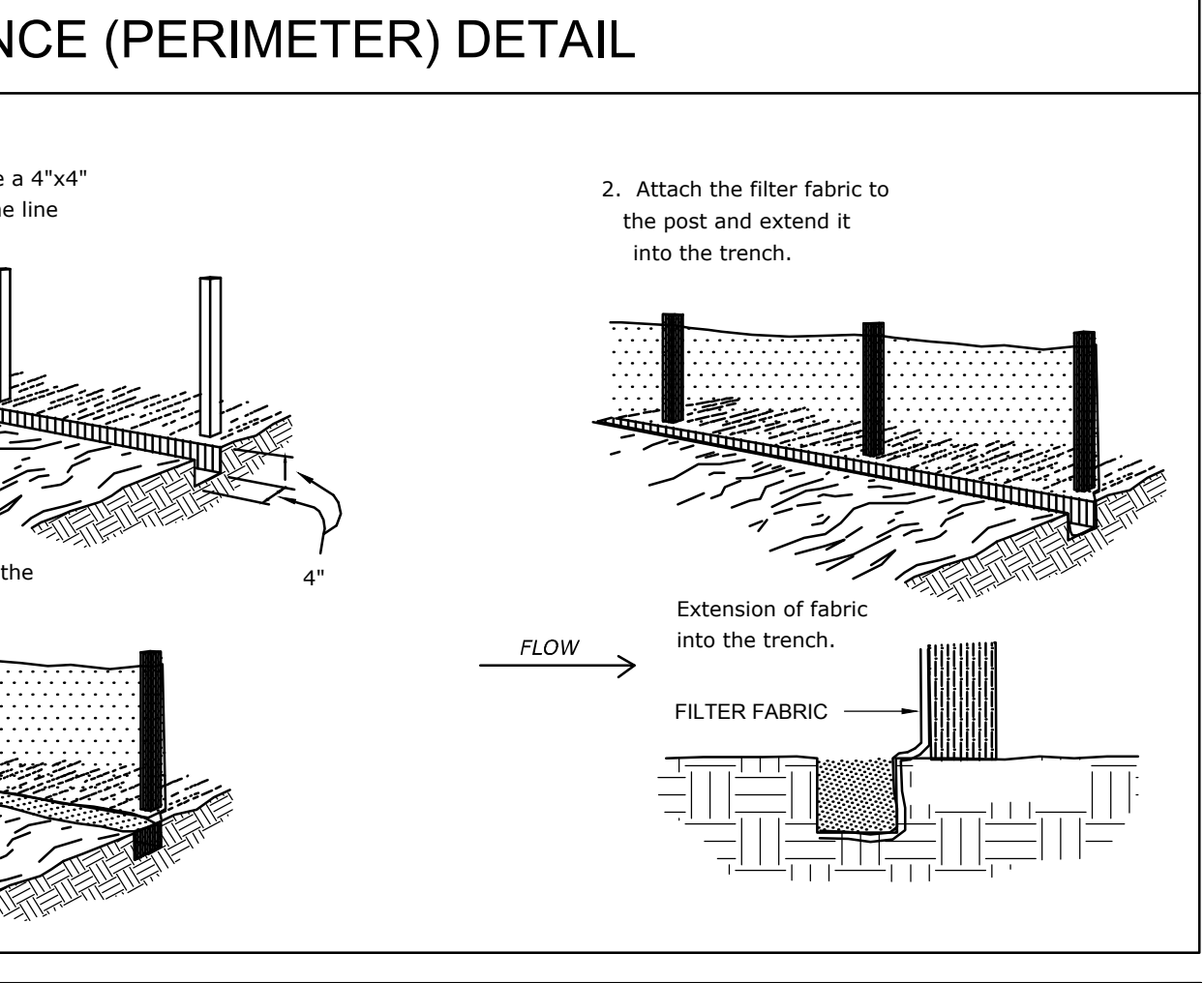
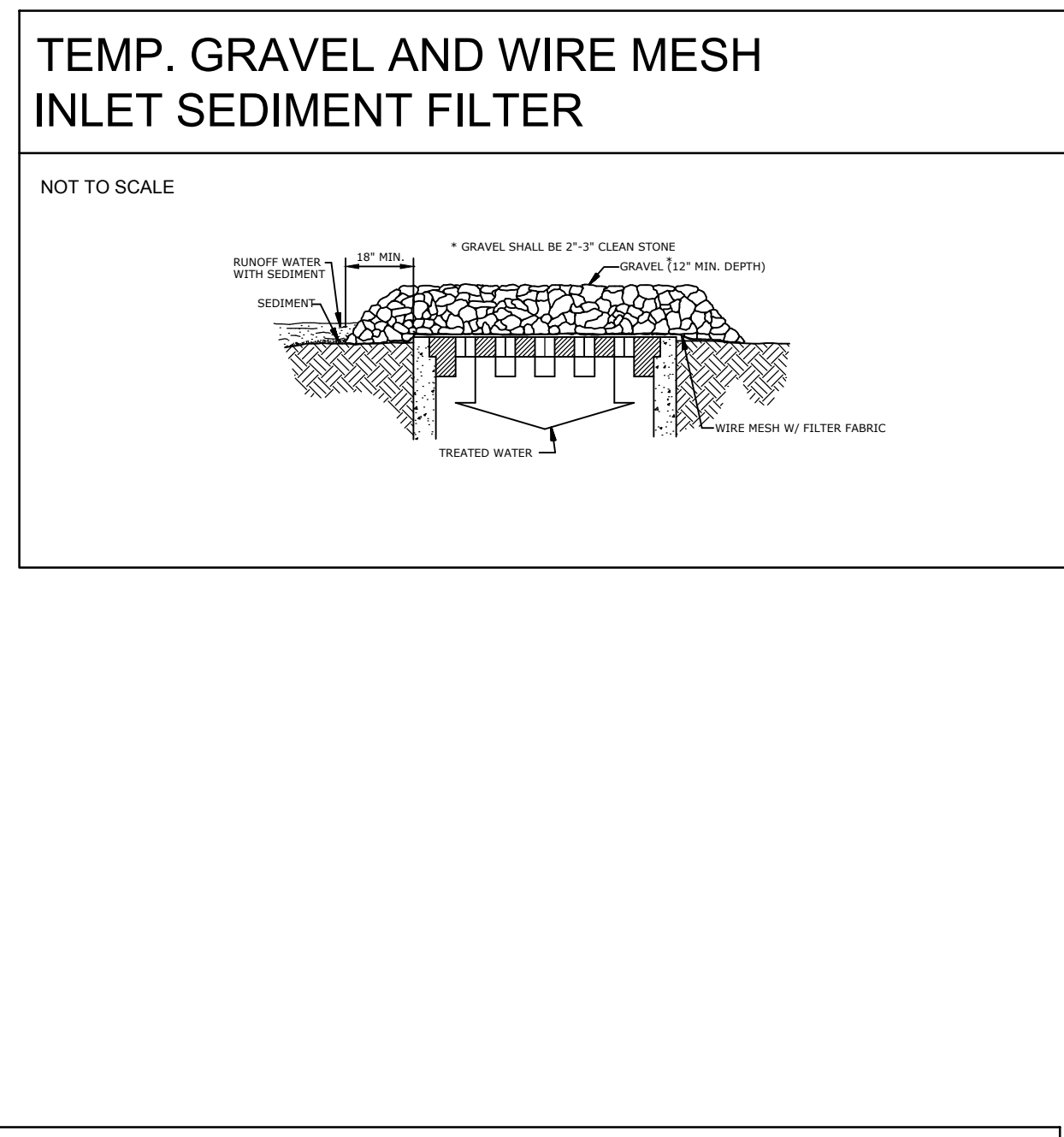
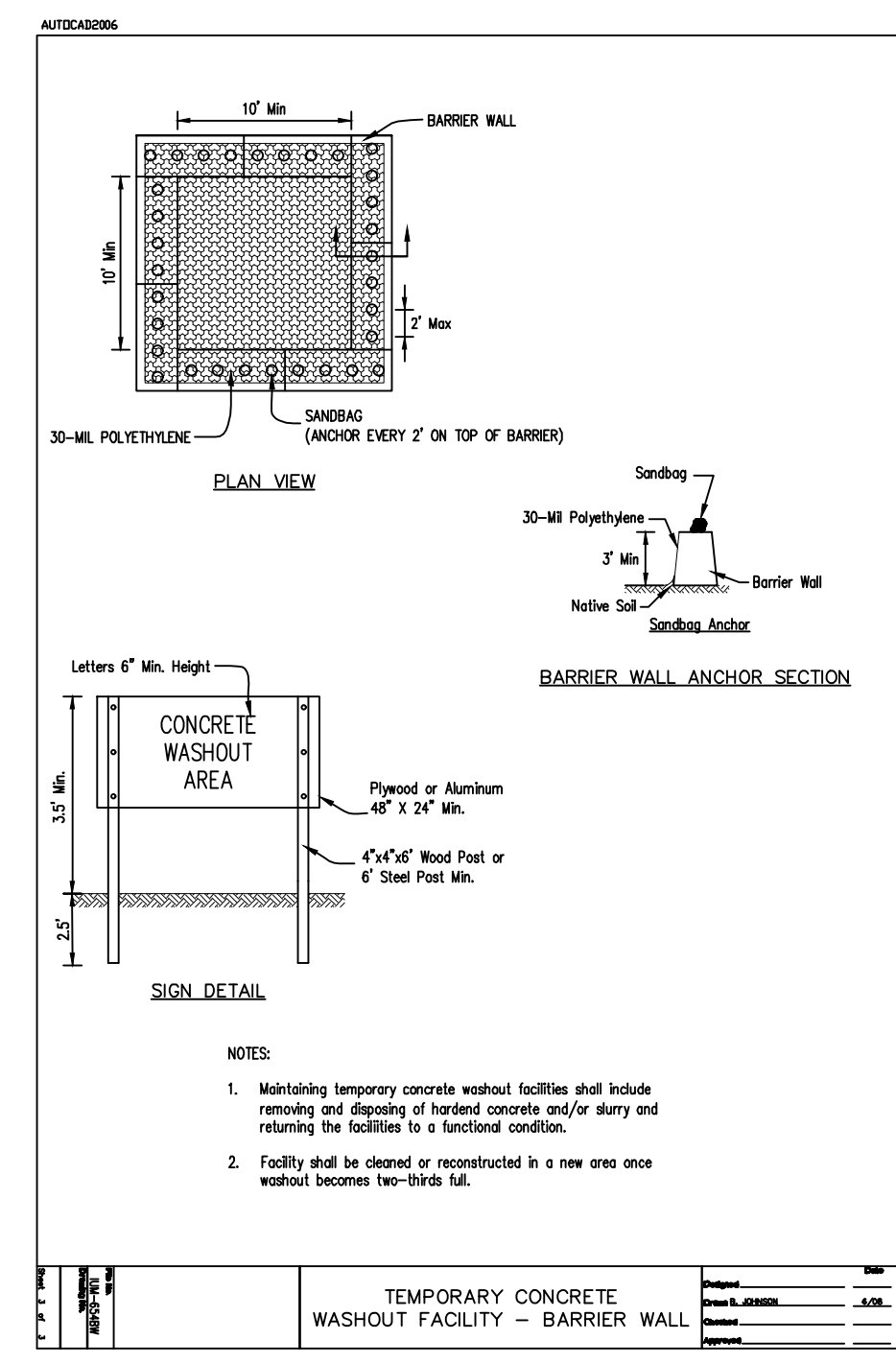
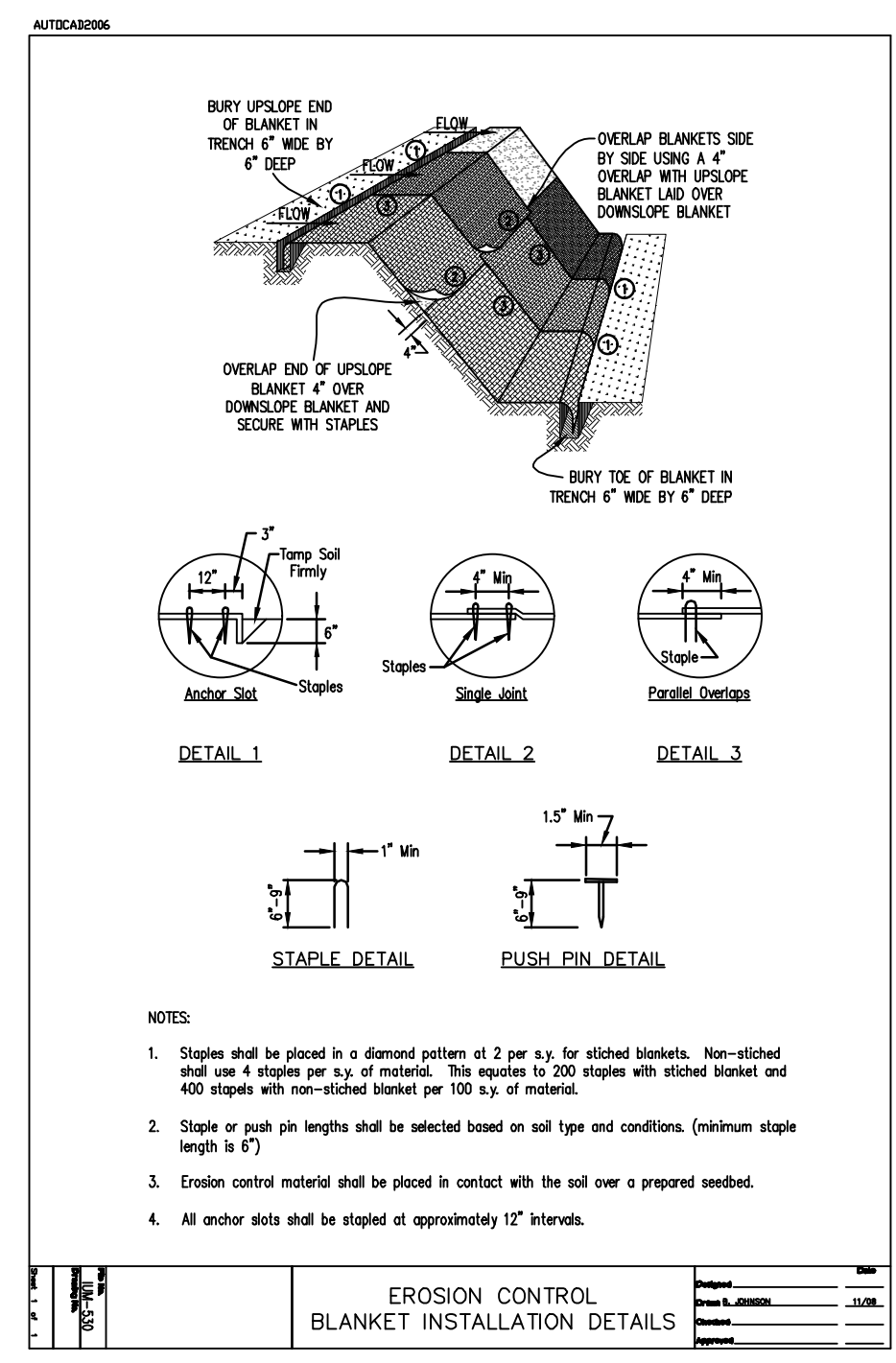
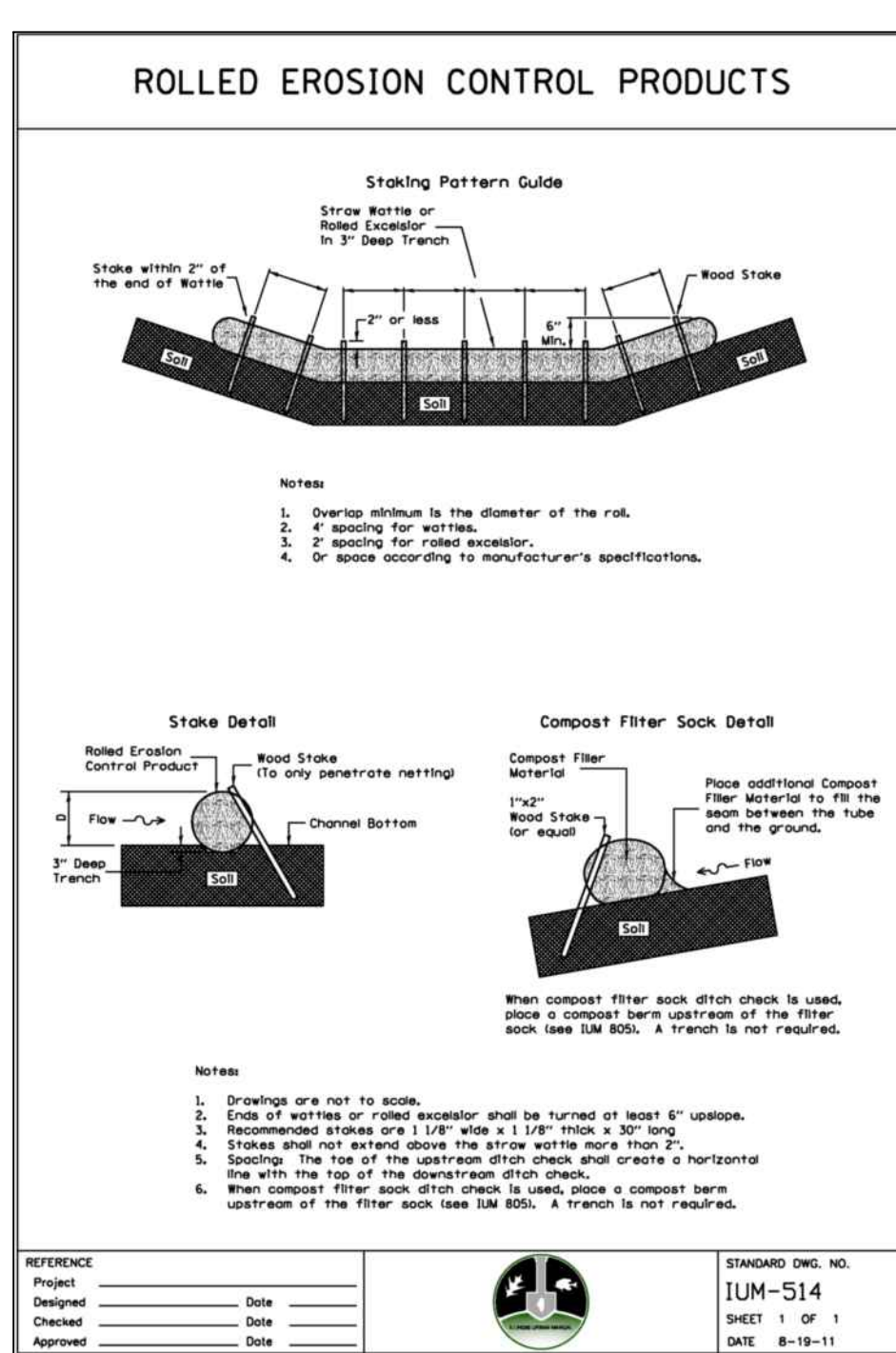
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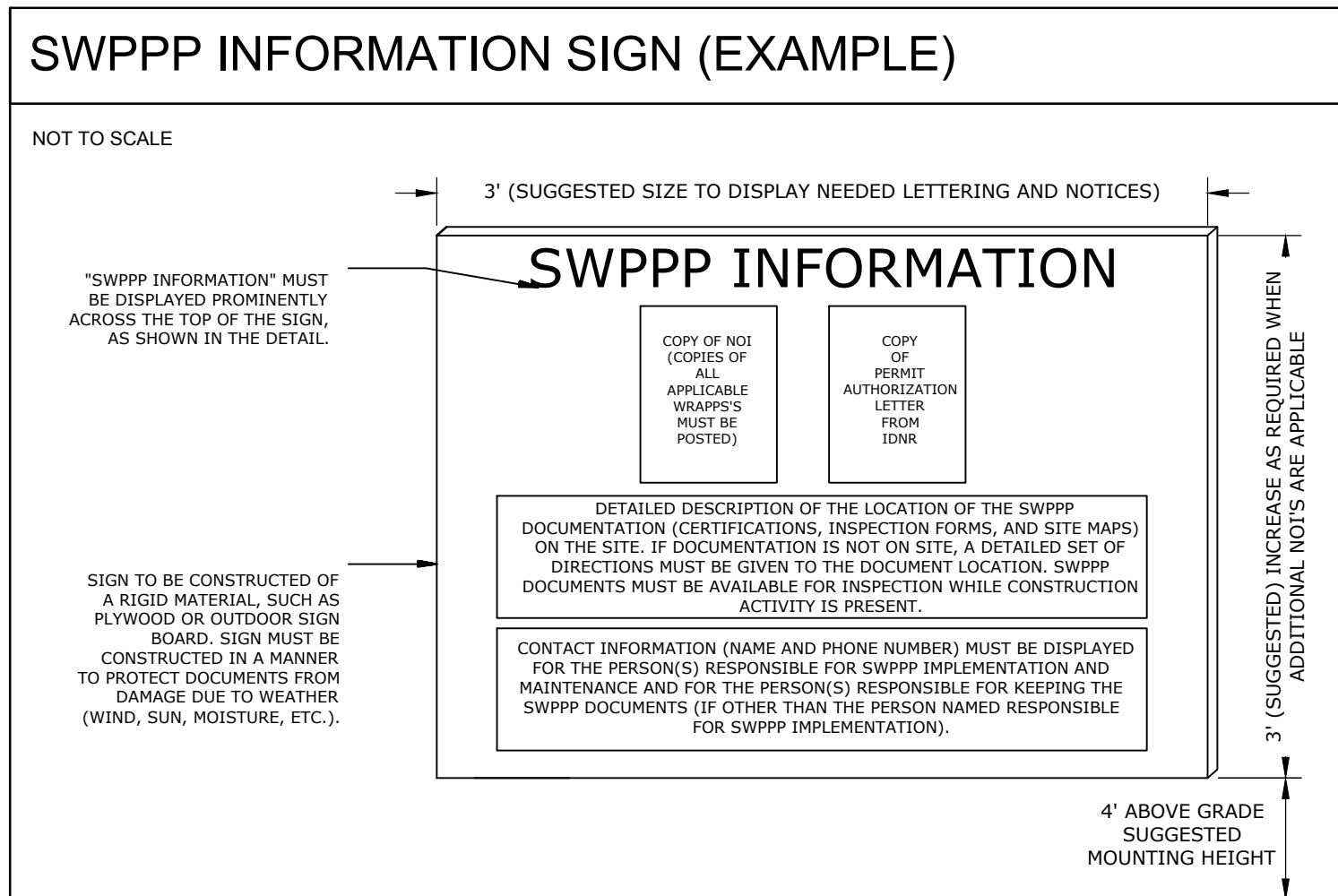
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OWNER'S NAME

**CLEARWING
LOT A PUD**

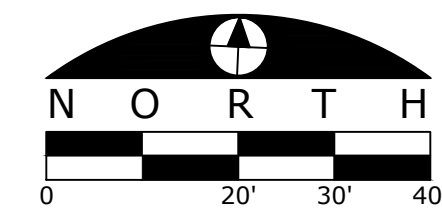
**10311 CLEARWING LN
ROSCOE, IL 61073
WINNEBAGO COUNTY**

WHITE OAK TRUST
747 GLEASMAN ROAD
ROSCOE, IL 61073

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CHECKED	JSL
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LEGEND	
	PROPERTY LINE
	LOT LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT LINE
	EXISTING CURB AND GUTTER
	REMOVE EXISTING CURB AND GUTTER
	EXISTING SANITARY SEWER TO REMAIN
	REMOVE EXISTING SANITARY SEWER
	EXISTING STORM SEWER TO REMAIN
	REMOVE EXISTING STORM SEWER
	EXISTING WATER TO REMAIN
	REMOVE EXISTING WATER
	EXISTING OVERHEAD UTILITIES TO REMAIN
	REMOVE EXISTING OVERHEAD UTILITIES
	EXISTING GAS MAIN TO REMAIN
	REMOVE EXISTING GAS MAIN
	EXISTING FENCE TO REMAIN
	REMOVE EXISTING FENCE
	EXISTING CONTOUR LINE
	REMOVE EXISTING PAVEMENT, CONCRETE SIDEWALKS OR FOUNDATIONS
(SVG)	"SALVAGE"
(TYP)	"TYPICAL" FOR ALL SIMILAR ITEMS
	EXISTING WATER TO REMAIN
	REMOVE EXISTING WATER
	EXISTING SIGN TO REMAIN
	REMOVE EXISTING SIGN
	EXISTING GAS METER TO REMAIN
	REMOVE EXISTING GAS METER
	EXISTING ELECTRIC METER TO REMAIN
	REMOVE EXISTING ELECTRIC METER
	EXISTING STORM SEWER TO REMAIN
	REMOVE EXISTING STORM SEWER
	EXISTING SANITARY SEWER TO REMAIN
	REMOVE EXISTING SANITARY SEWER
	BENCHMARK
	EXISTING TRAFFIC SIGNAL MAST ARM
	EXISTING SIGNAL CONTROLLER
	EXISTING LIGHT POLE TO REMAIN
	REMOVE EXISTING LIGHT POLE
	REMOVE EXISTING SHRUBS
	REMOVE EXISTING TREE
	EXISTING TREE TO REMAIN



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PROJECT NAME
OWNER'S NAME

CLEARWING
LOT A PUD

10311 CLEARWING LN
ROSCOE, IL 61073
WINNEBAGO COUNTY

WHITE OAK TRUST
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LAYOUT PLAN

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PROJECT NUMBER
SHEET NUMBER

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C06

LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- X X

EXISTING FENCE

12

NUMBER OF PROPOSED PARKING SPACES IN A ROWPROPOSED PARKING STALLSPROPOSED STANDARD DUTY ASPHALT PAVEMENTPROPOSED TURF AREA
(4" TOPSOIL (MIN.) AND IDOT CLASS 1A SEED MIX)

LAYOUT NOTES

- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS, CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
- COORDINATE WORK WITHIN CLEARWING LANE ROW WITH THE VILLAGE OF ROSCOE. TRAFFIC CONTROL SHALL CONFORM TO IDOT STANDARDS FOR WORK WITHIN THE R.O.W.
- ALL RADII ARE DIMENSIONED TO THE EDGE OF PAVEMENT.
- REFER TO THE DETAIL SHEETS FOR V-GUTTER AND FLUME DETAILS.
- SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT, CURB AND SIDEWALKS MEET EXISTING PAVEMENT, CURB AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH ENGINEER PRIOR TO CONSTRUCTION OF WORK.
- FOR REQUIRED PAVEMENT REMOVAL ADJACENT TO THE CURB AND GUTTER REMOVAL WITHIN RIGHT OF WAY, A FULL DEPTH SAWCUT SHALL BE UTILIZED AND SHALL NOT BE LESS THAN 2' IN WIDTH.

BENCHMARKS

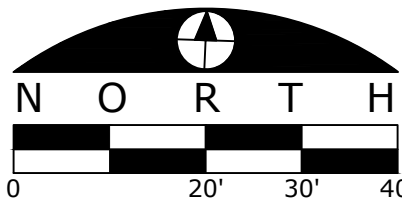
DESCRIPTION	ELEVATION (USGS)
BENCHMARK 1 EAST ARROW BOLT ON FIRE HYDRANT ADJACENT TO SITE ALONG CLEARWING LANE	734.13
BENCHMARK 2 BOX CUT WEST SIDE OF CONCRETE PAD NEAR SOUTHEAST CORNER OF SITE	732.56

BENCHMARKS ESTABLISHED FROM WinGIS MONUMENTATION:
WinGIS STATION # 38 WIN 18.1N-7.1E, ELEVATION = 734.185

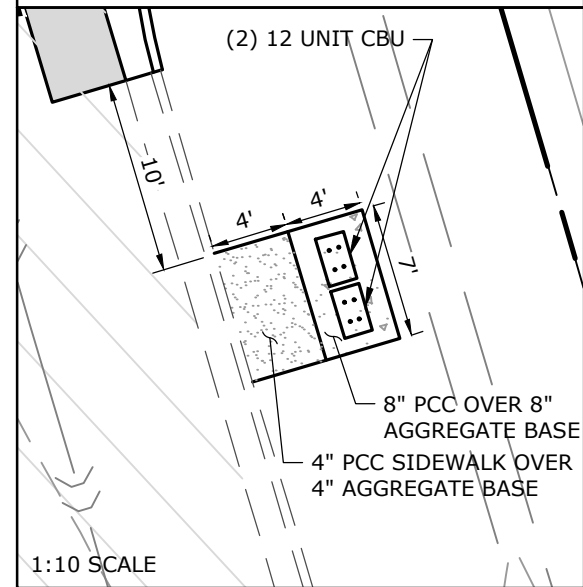
(1) 3-FAMILY HOME
(5) 4-FAMILY HOMES

23 TOTAL UNITS

PARKING REQUIREMENT:
2.5 STALLS PER UNIT
2.5 * 23 UNITS = 58 STALLS
GARAGE STALLS = 23
DRIVEWAY STALLS = 23
ADDITIONAL STALLS = 12
TOTAL STALLS = 58



DETAIL A



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Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

CLEARWING
LOT A PUD

10311 CLEARWING LN
ROSCOE, IL 61073
WINNEBAGO COUNTY

WHITE OAK TRUST
747 GLEASMAN ROAD
ROSCOE, IL 61073

CONSULTANTS

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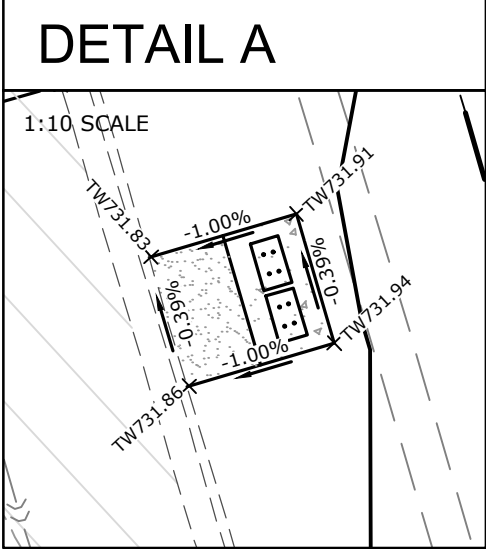
GRADING PLAN

DRAWN MJH
CHECKED JSL
PM JSL

PROJECT NUMBER
SHEET NUMBER

24146

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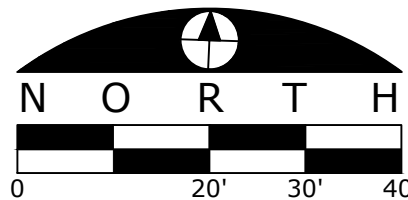
GARAGE DOOR OPENINGS
ARE 0.30' BELOW FFE (TYP)

LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED GRADE BREAK LINE
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- PROPOSED CATCH BASIN OR MANHOLE
- PROPOSED CLEANOUT
- DIRECTION OF SHEET FLOW
- TOP OF WALK ELEVATION
- TOP OF PAVEMENT ELEVATION
- FINISHED GRADE ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- BENCHMARK
- EMERGENCY OVERLAND FLOW ROUTE

GRADING NOTES

- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL OR VERTICAL CONTROL BY REFERENCING SHOWN COORDINATES OR ELEVATIONS TO HORIZONTAL OR VERTICAL CONTROL POINTS PRIOR TO PROCEEDING WITH WORK.
- ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SODDED (OR SEEDED WHERE NOTED) AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- ALL STORM SEWER PIPE IS TO BE REINFORCED CONCRETE CULVERT PIPE CLASS IV UNLESS OTHERWISE NOTED. WHERE HDPE OR PVC PIPE IS LISTED AS ACCEPTABLE MATERIALS, PVC SDR 35, HDPE DOUBLE WALL (ADS N-12), OR PVC SCHEDULE 40 MAY BE USED AT THE CONTRACTOR'S DISCRETION.
- THE MAXIMUM SLOPE RATIO ON CUT/FILL SLOPES IS 3.5 HORIZONTAL TO 1 VERTICAL.
- PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL SET ALL CLEANOUT, MANHOLE AND INLET CASTINGS, FIRE HYDRANTS AND VALVE BOXES TO FINISHED GRADE.
- ALL PROPOSED PAVED AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
- THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.



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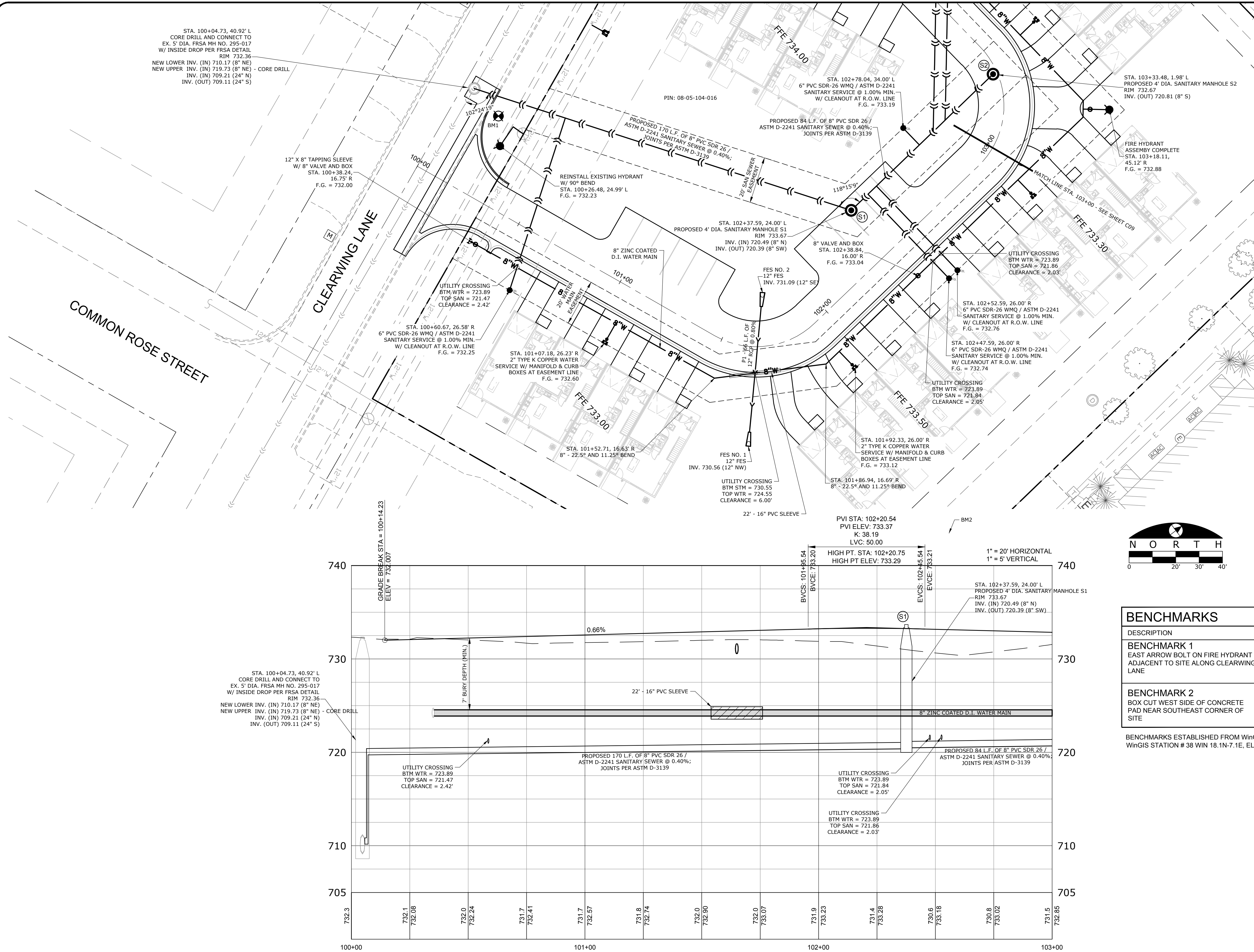
PRIVATE DRIVE
PLAN & PROFILE
STA. 100+00 TO
103+00

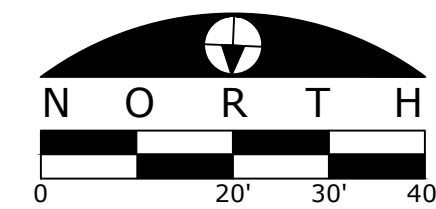
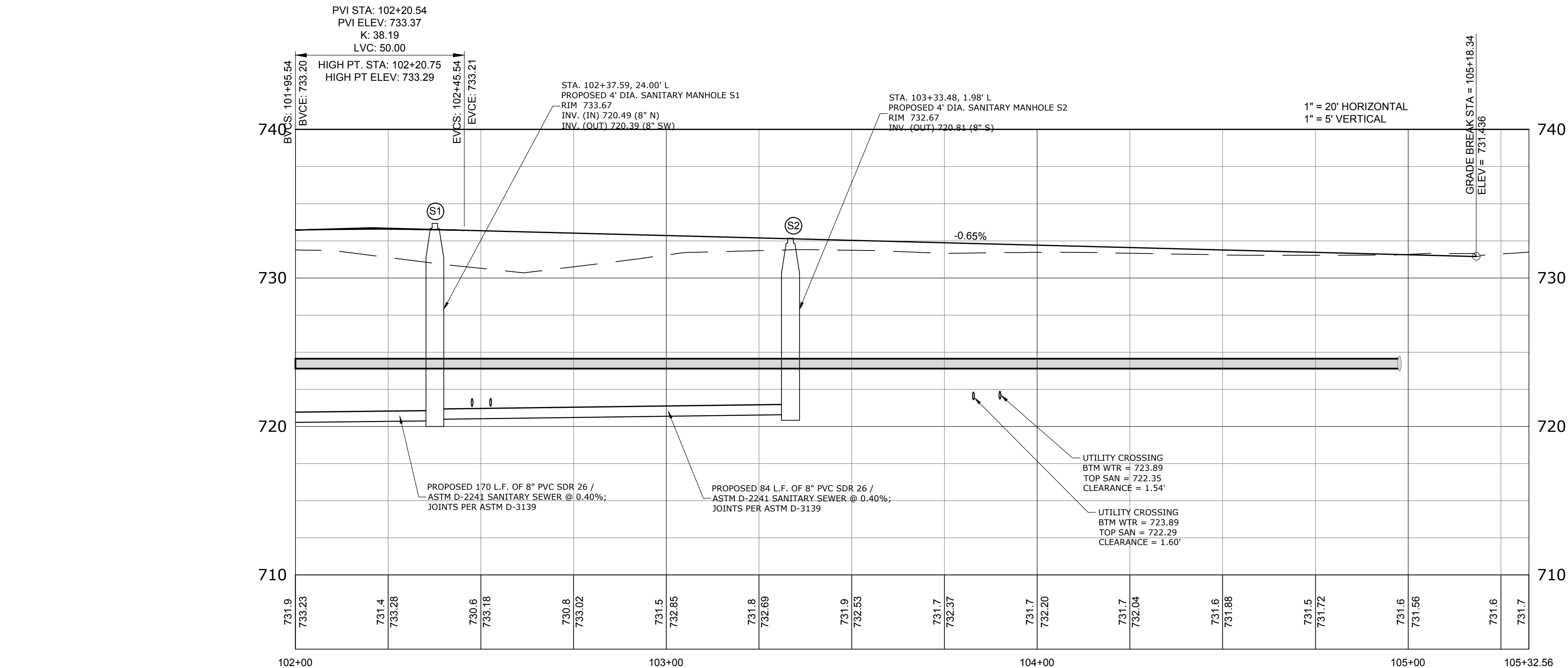
DRAWN MJH
CHECKED JSL
PM JSL

PROJECT NUMBER
SHEET NUMBER

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C08





BENCHMARKS	
DESCRIPTION	ELEVATION (UGS)
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BENCHMARK 2 BOX CUT WEST SIDE OF CONCRETE PAD NEAR SOUTHEAST CORNER OF SITE	732.56

BENCHMARKS ESTABLISHED FROM WinGIS MONUMENTATION:
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PRIVATE DRIVE
PLAN & PROFILE
STA. 103+00 TO
105+33

DRAWN	MJH
CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER

PROJECT NAME
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 LOT A PUD**

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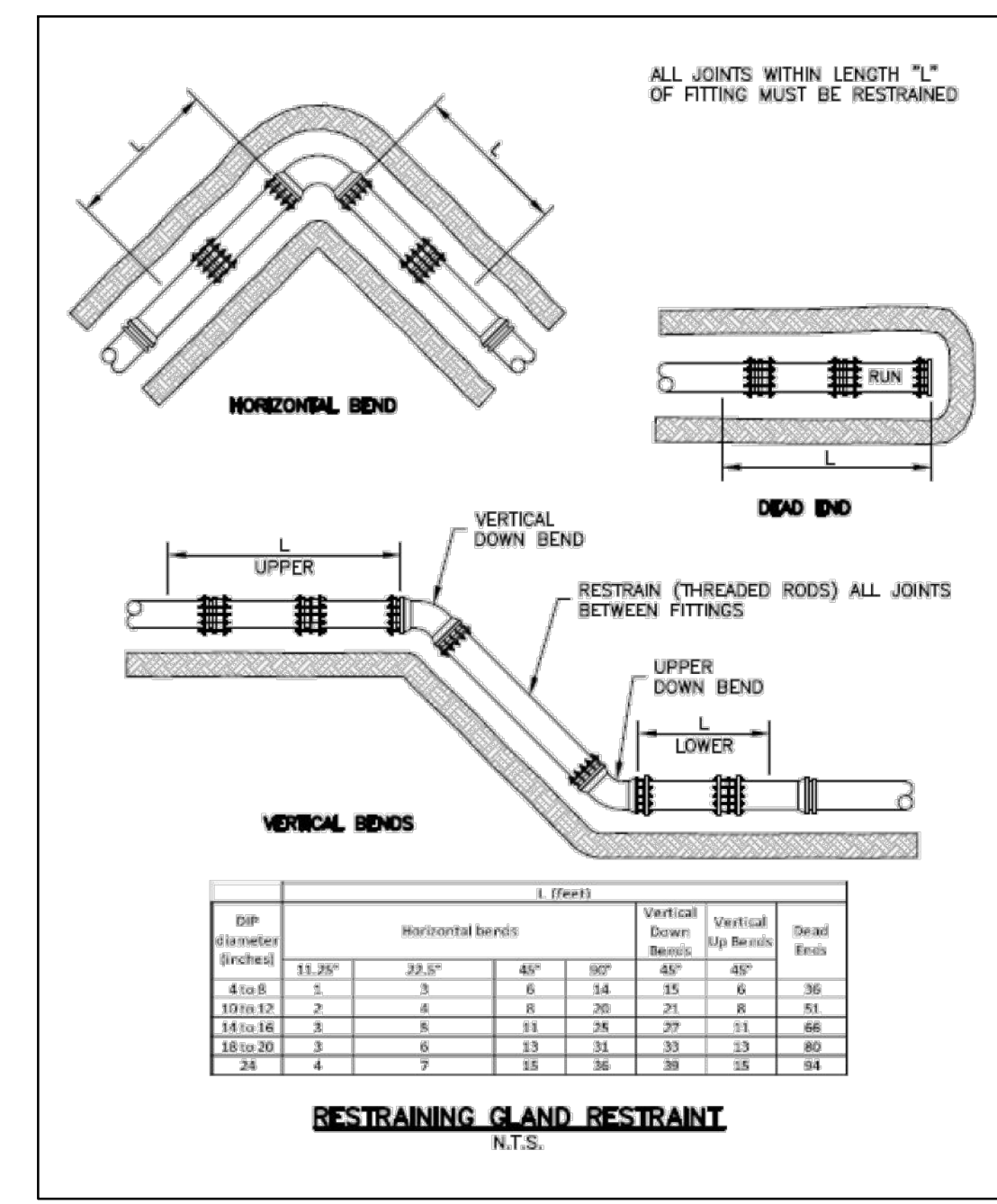
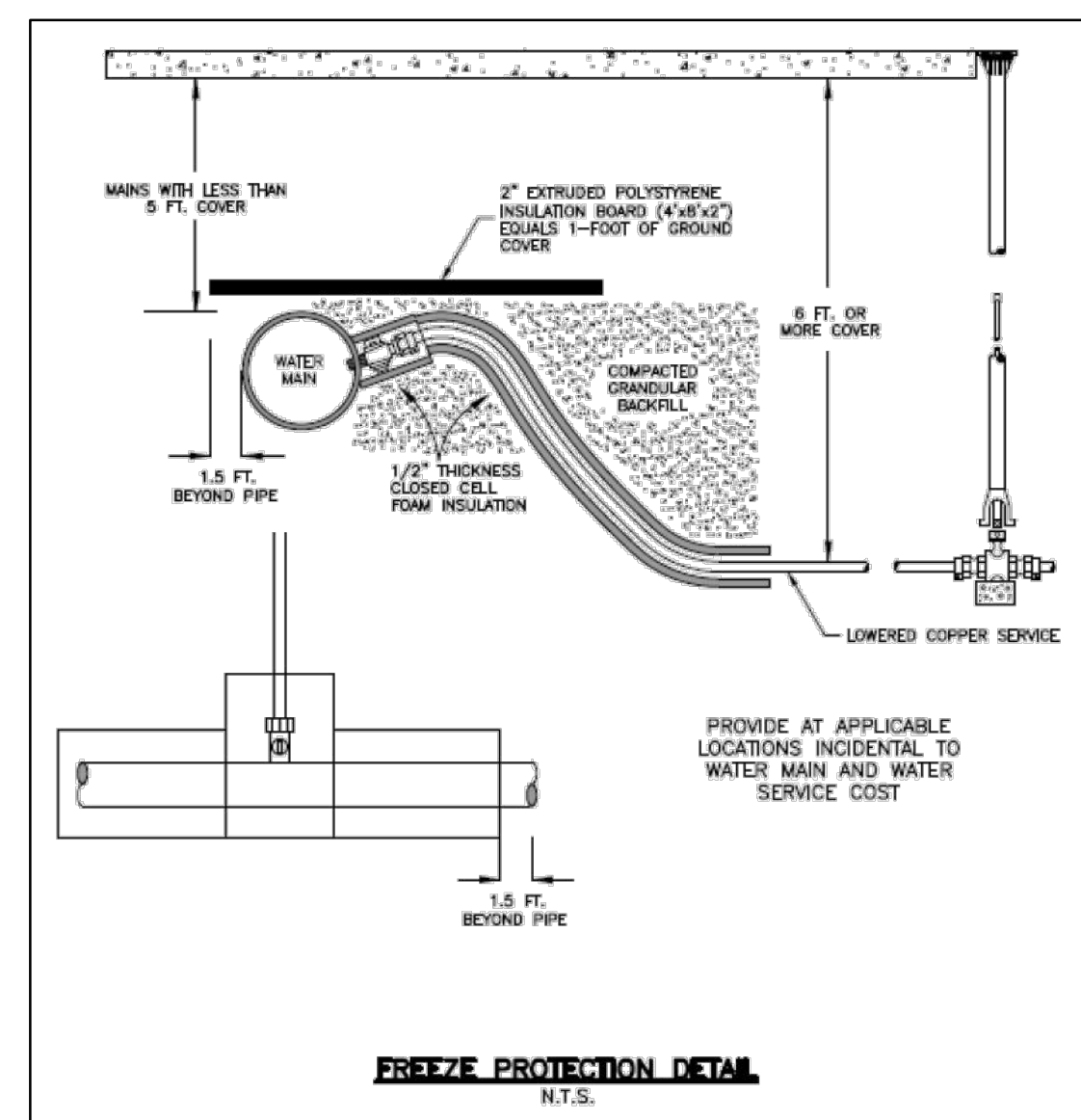
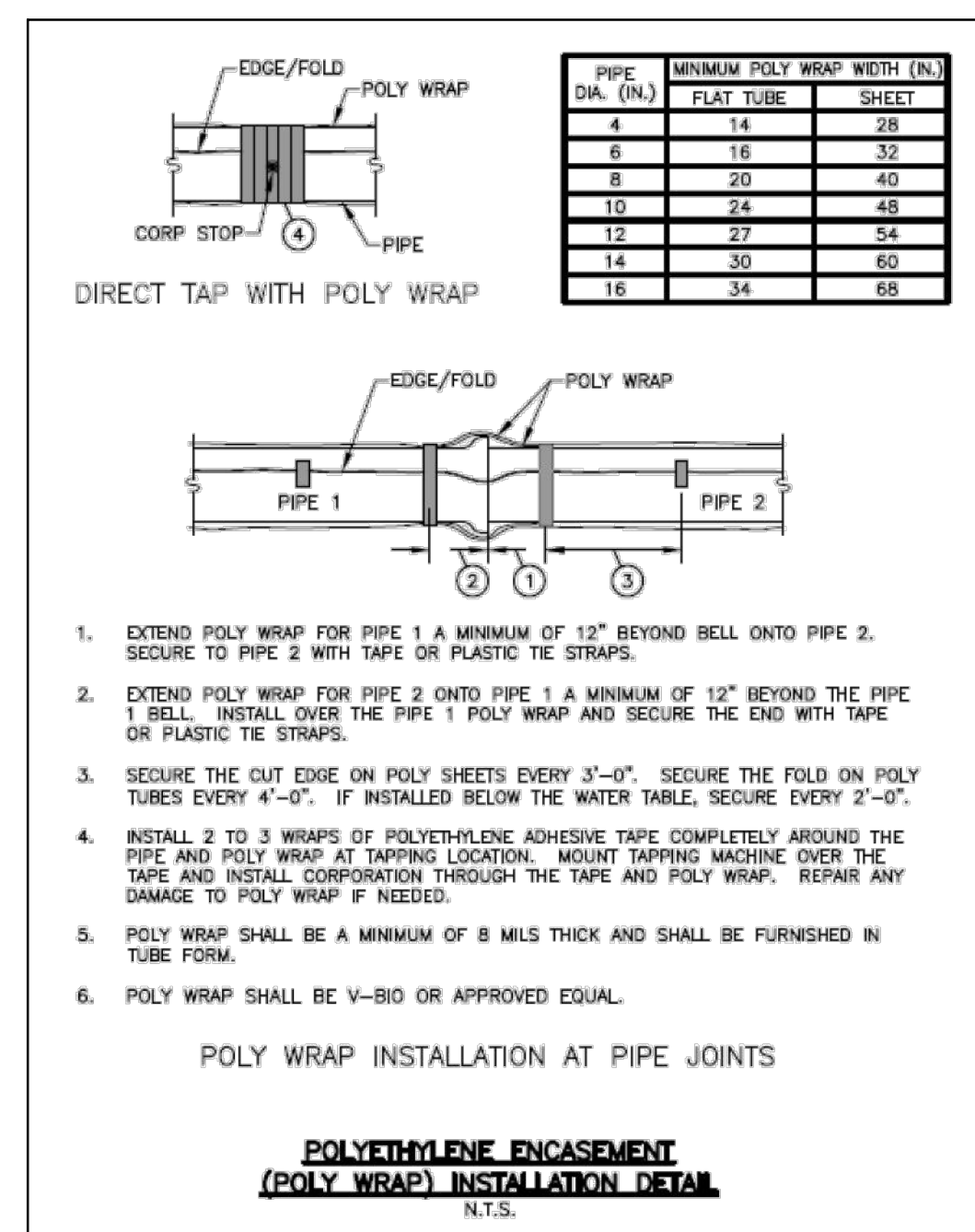
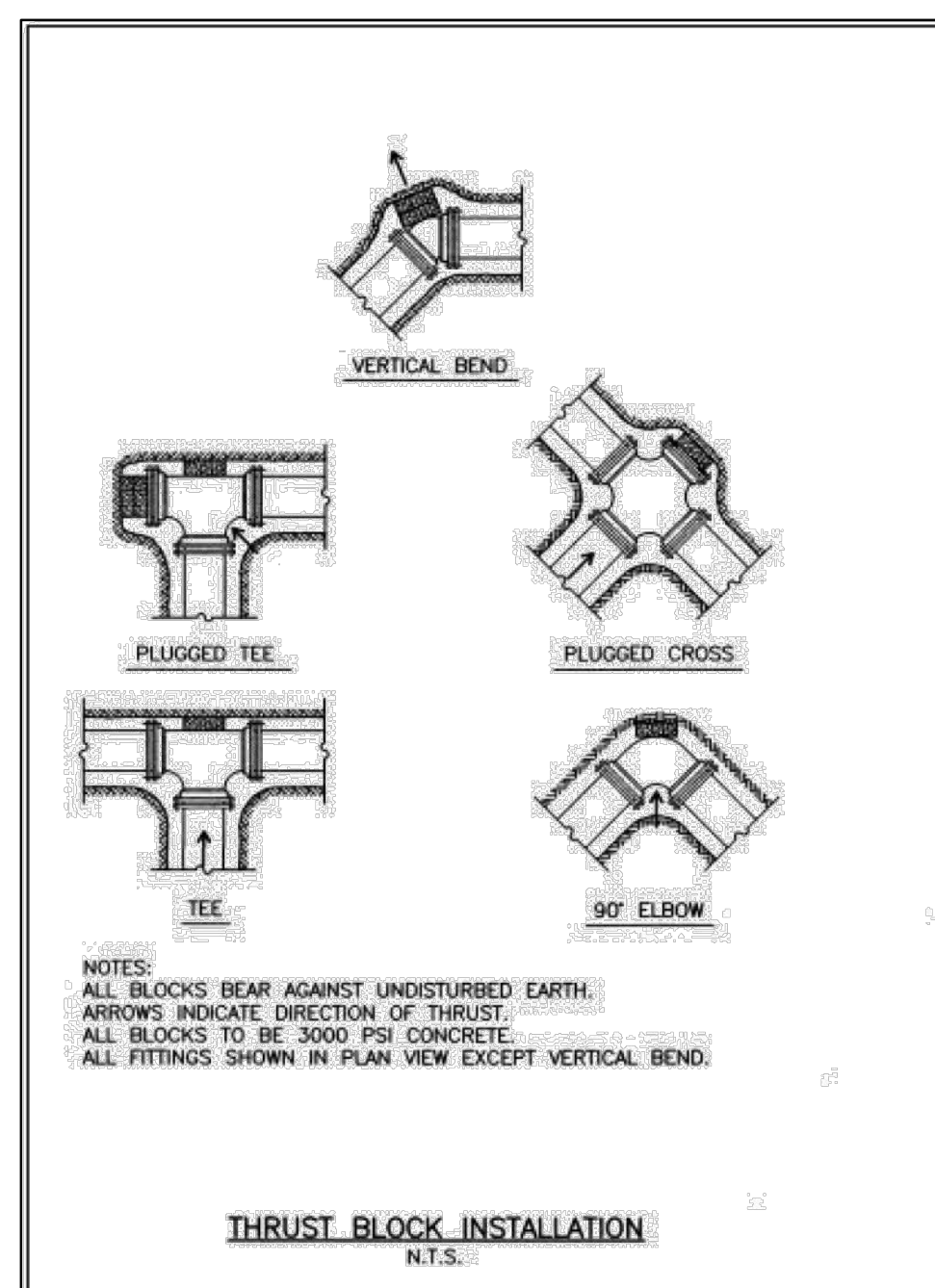
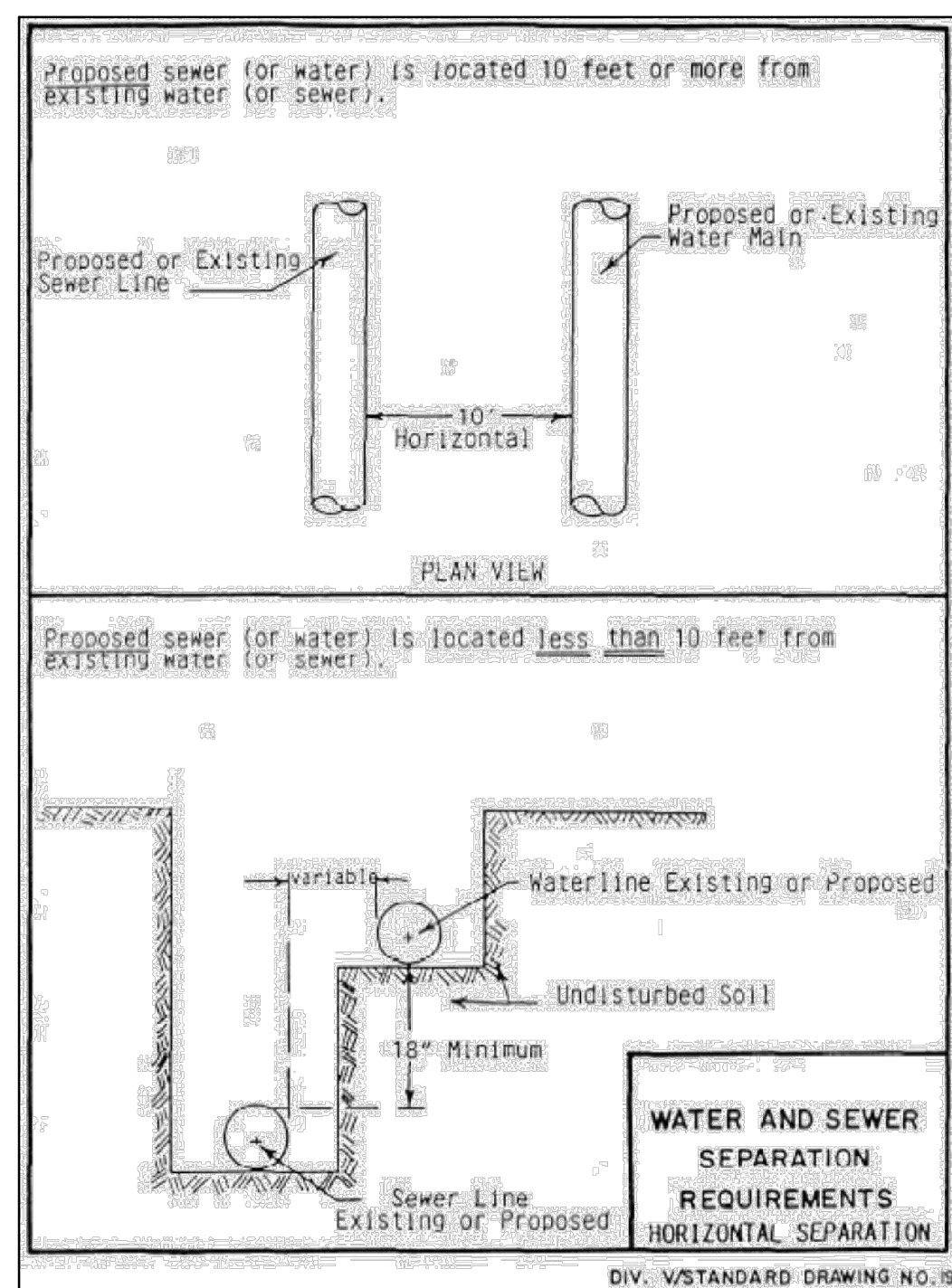
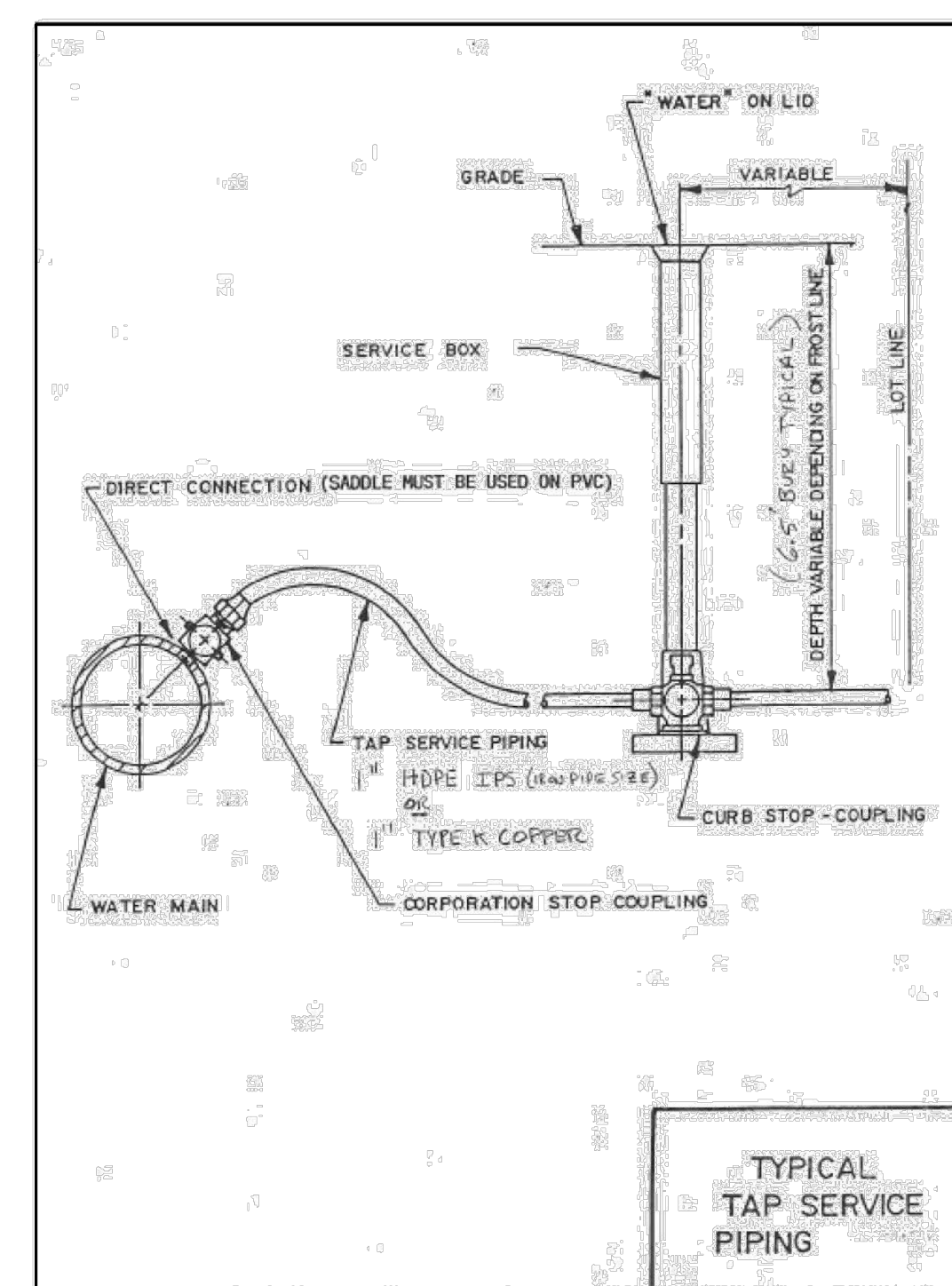
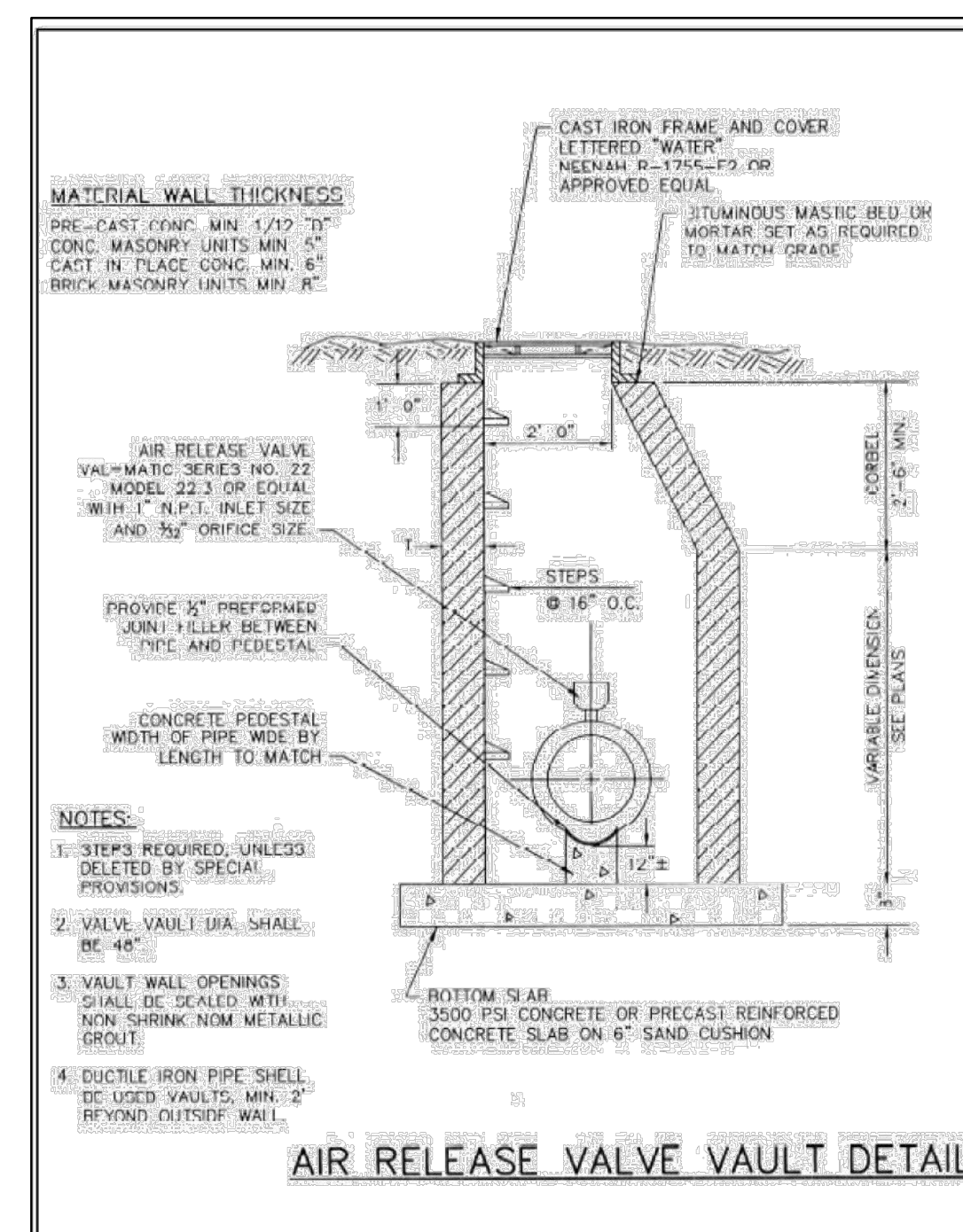
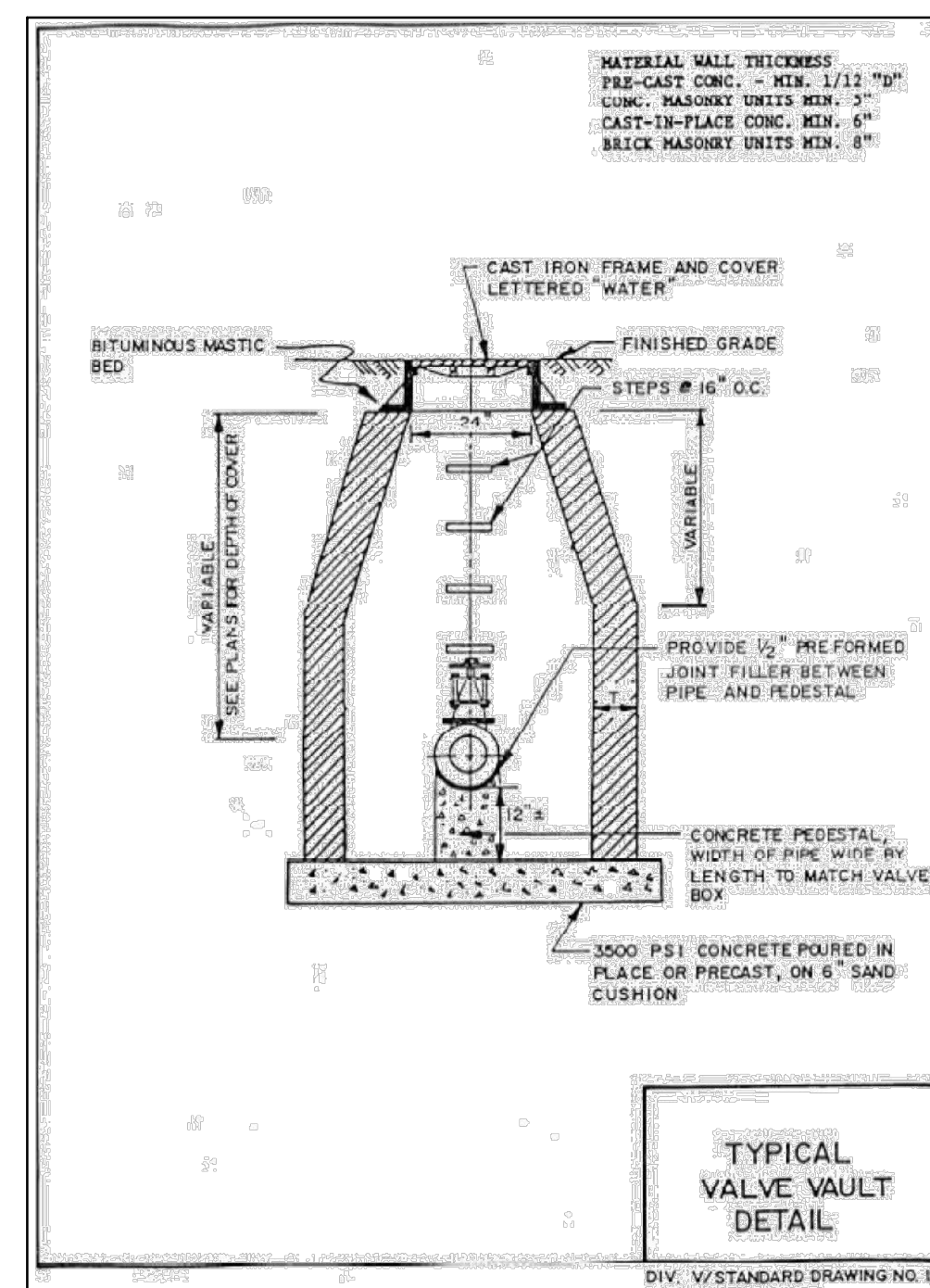
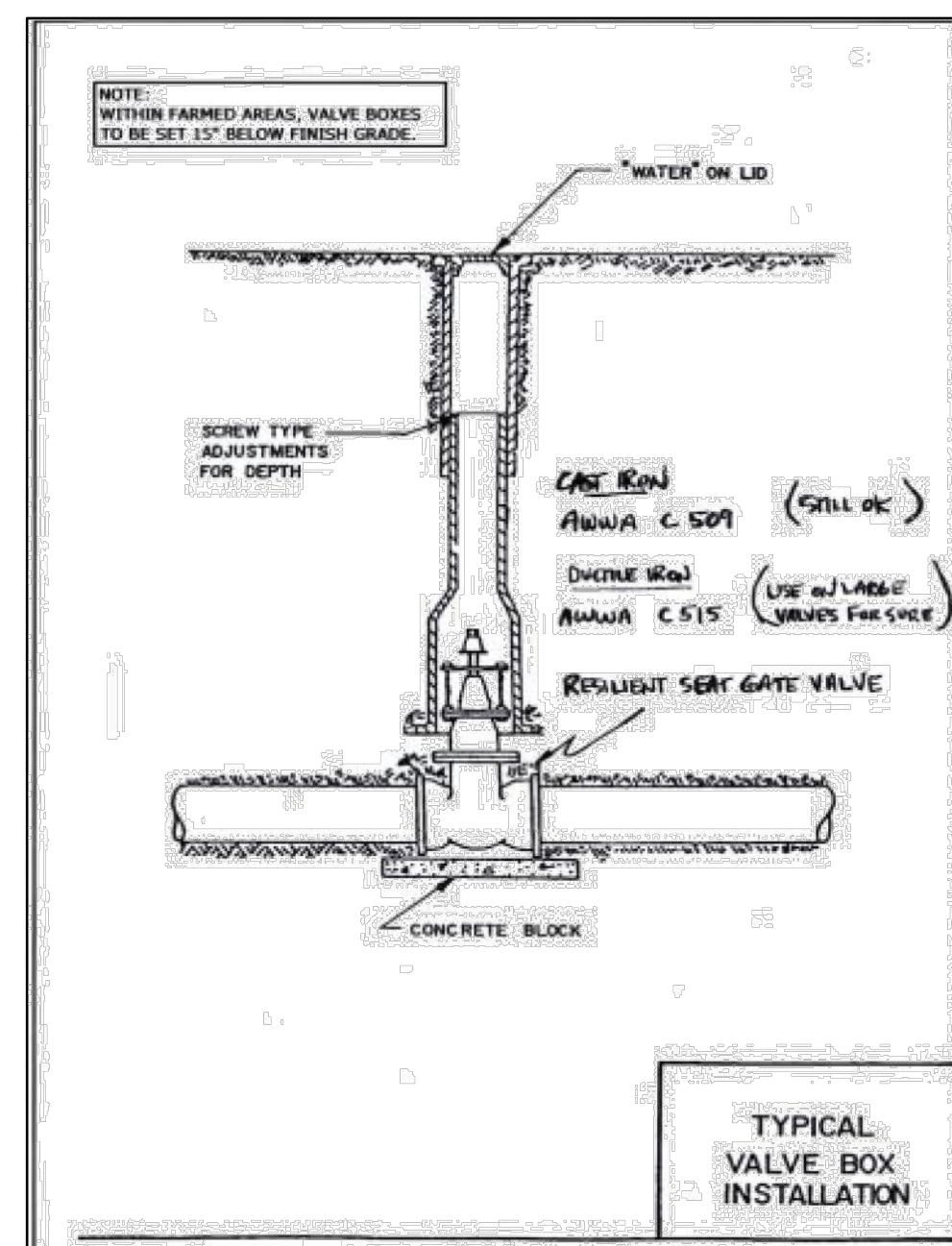
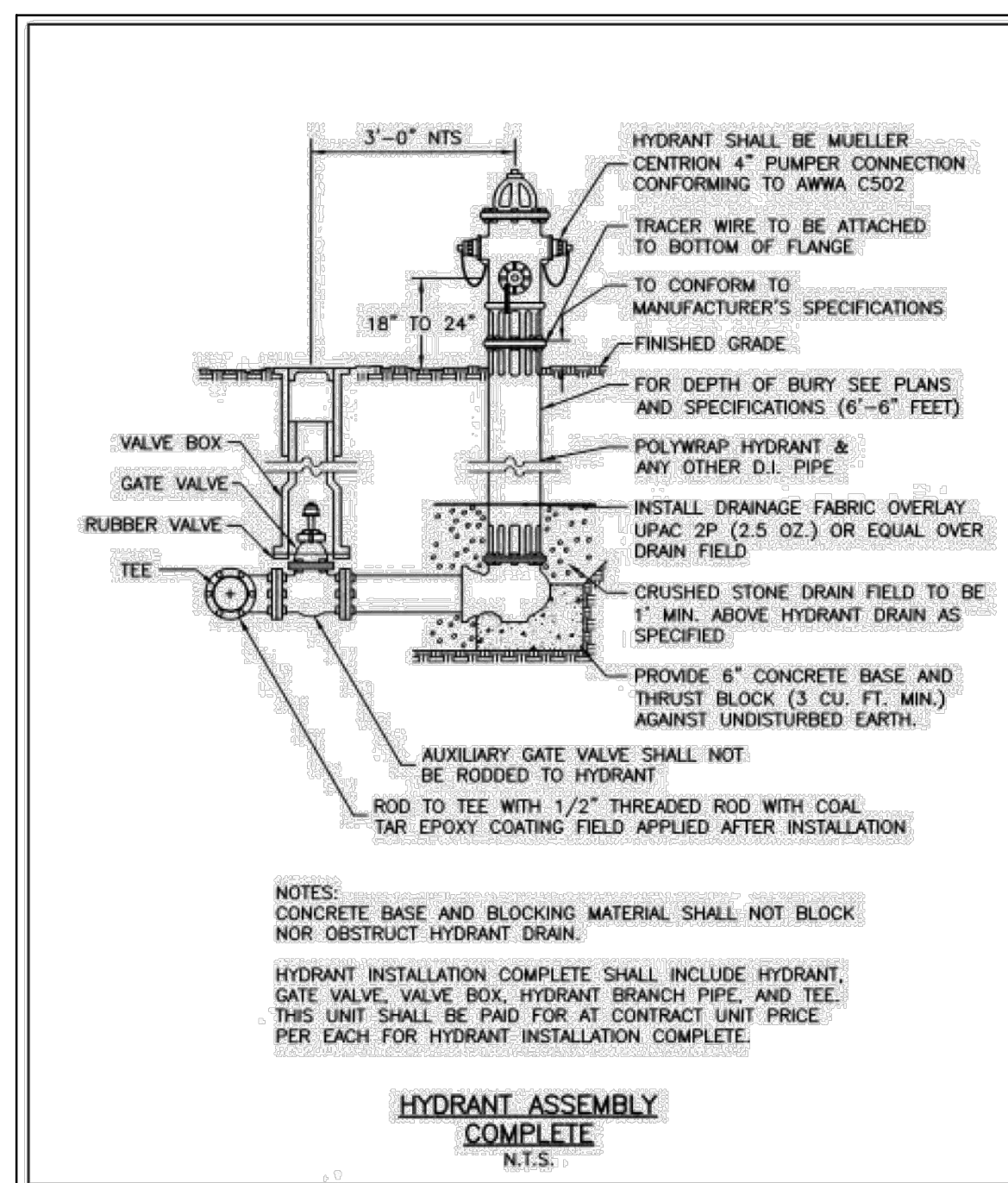
DETAILS

 DRAWN MJH
 CHECKED JSL
 PM JSL

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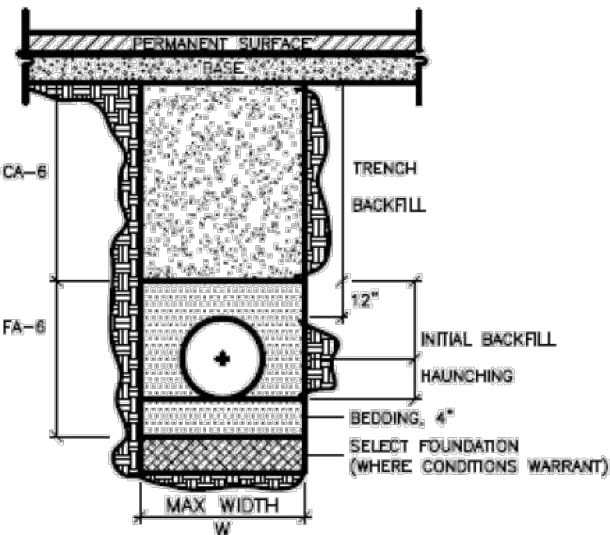


DIP (Inches)	Horizontal bends				Vertical Down Bends	Vertical Up Bends	Dead Ends
	15.25"	20.5"	45"	90"			
4 to 8	5	5	6	14	15	6	36
10 to 12	2	4	6	25	25	8	81
14 to 18	5	5	11	25	27	11	66
18 to 20	5	6	13	33	33	13	80
24	4	7	15	36	36	15	94

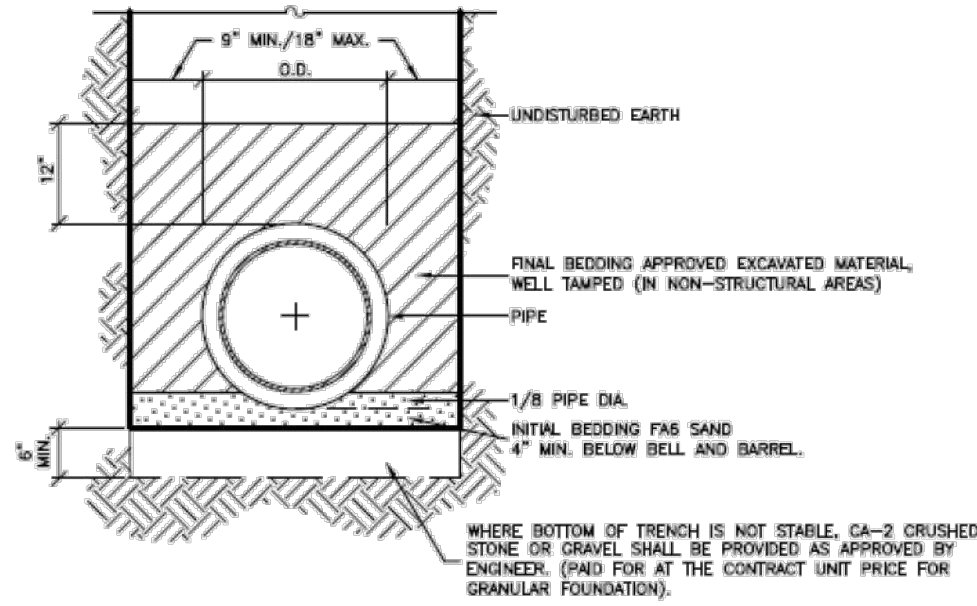
NOTES:

1. THE CONTRACTOR SHALL INSURE THAT ALL TRENCHING OPERATIONS CONFORM TO THE LATEST OSHA REGULATIONS.
2. PIPE BEDDING MATERIAL AND GRANULAR BACKFILL MATERIAL SHALL BE THE SAME AS TRENCH BACKFILL MATERIAL.
3. GRANULAR BACKFILL AND BEDDING MATERIAL SHALL BE INCIDENTAL TO THE CONTRACT.
4. TRENCH BACKFILL MATERIAL SHALL BE COMPACTED AT A MAXIMUM OF 12" INCREMENTS TO 95% STANDARD PROCTOR OPTIMUM DENSITY.
5. APPROVED EXCAVATED MATERIAL SHALL MEET THE REQUIREMENTS OF ARTICLE 1003.04 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. NO COMPENSATION WILL BE ALLOWED AS TRENCH BACKFILL FOR THE PORTION OF THE TRENCH BACKFILLED WITH EXCAVATED MATERIAL.
6. AG-LIME (FA20/FA21) WILL NOT BE ALLOWED FOR TRENCH BACKFILL MATERIAL.
7. BEDDING, HAUNCHING, AND INITIAL BACKFILL SHALL BE SAND. TRENCH BACKFILL SHALL BE CA-6.

NOTE:
THESE ITEMS WILL BE INCIDENTAL ON WATER SERVICES.
TRENCH BACKFILL SHALL BE MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR OPTIMUM DENSITY.

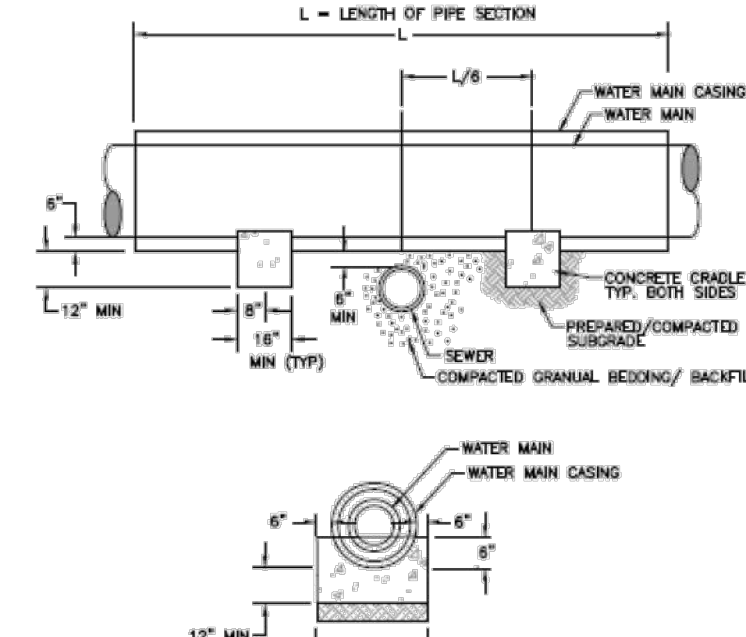


TRENCH BACKFILL AND SELECT FOUNDATION MATERIAL PAY LIMIT SCHEDULE
N.T.S.



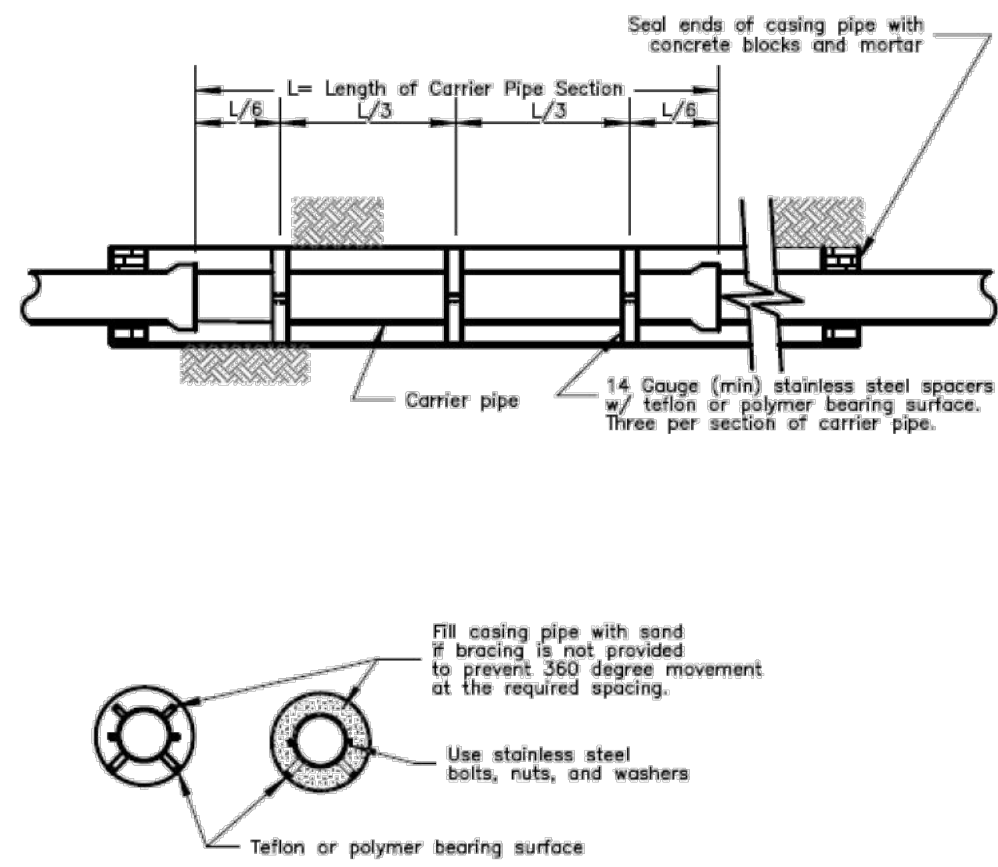
- NOTES:
1. SEE TRENCH BACKFILL DETAIL FOR FINAL BEDDING IN STRUCTURAL AREAS
 2. INITIAL BEDDING SHALL BE INCIDENTAL TO THE CONTRACT.

WATER MAIN PIPE BEDDING DETAIL
N.T.S.



- NOTE:
1. CONCRETE CRADLES ARE REQUIRED WHEN WATER MAIN CROSSES OVER SEWER PIPES WITH A VERTICAL CLEARANCE OF LESS THAN 18\"/>

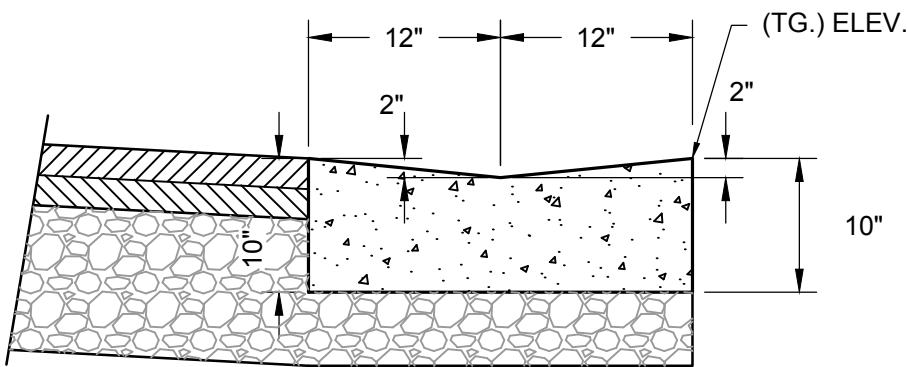
CONCRETE CRADLE DETAIL
N.T.S.



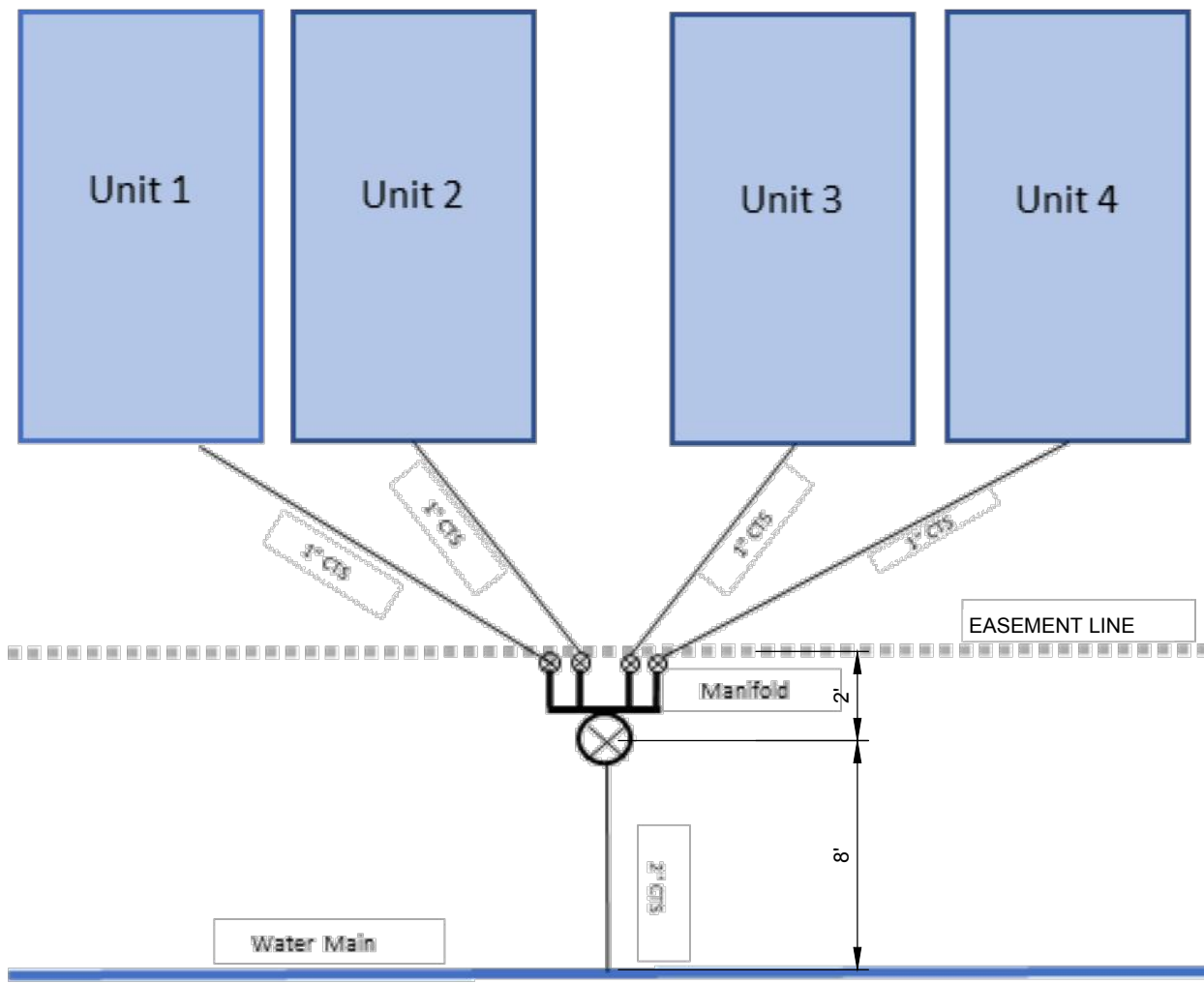
WATER MAIN CASING DETAIL
N.T.S.

"V" GUTTER DETAIL

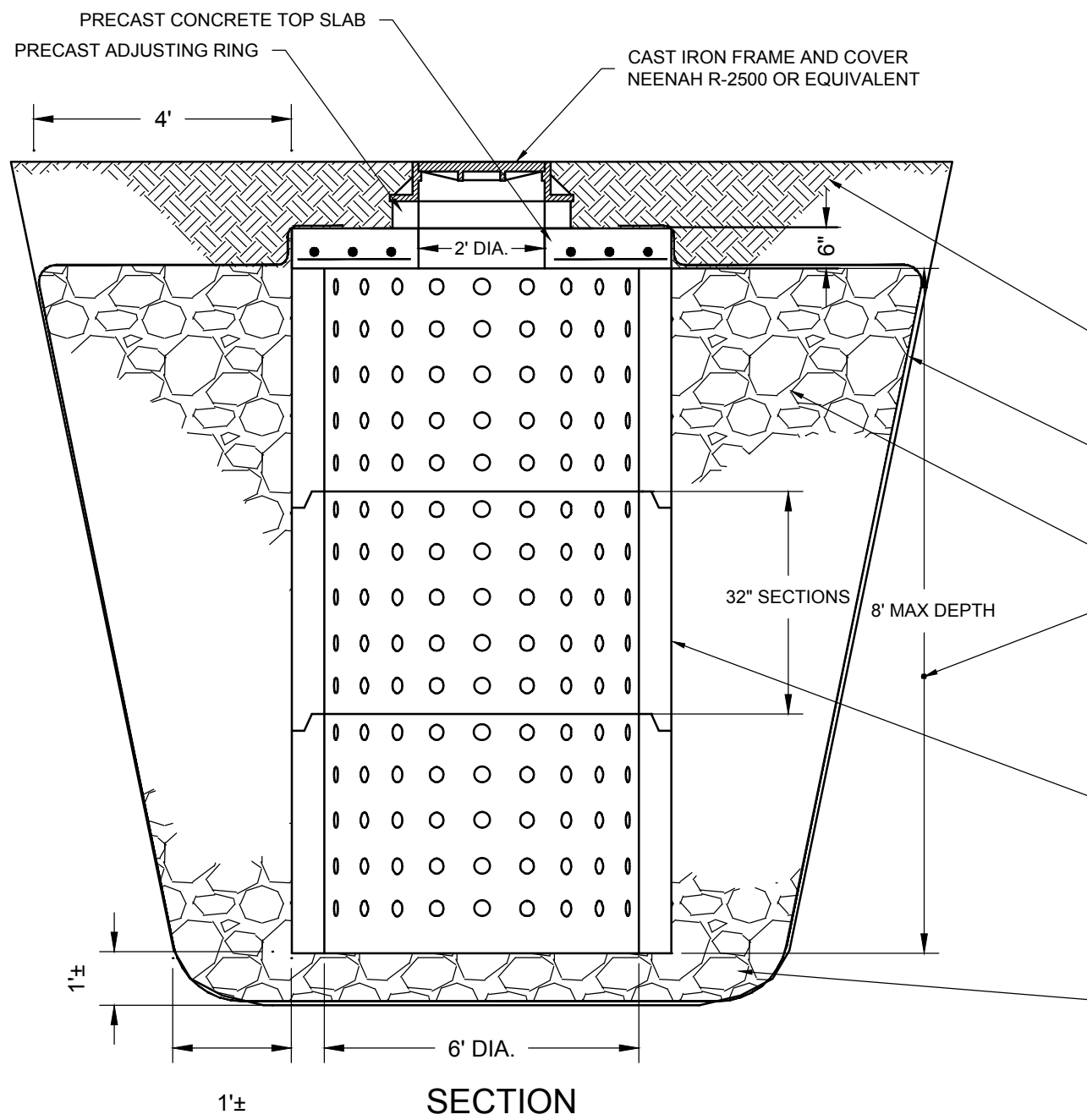
EXPANSION JOINTS AT 100' INTERVALS AND AT CONSTRUCTION JOINTS INCLUDING 1" PREMOULDED JOINT FILLER AND 1" SMOOTH DOWELS (2).
CONSTRUCTION JOINTS AT 25' INTERVALS.



WATER SERVICE MANIFOLD DETAIL

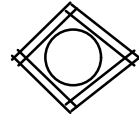


CONCRETE DRYWELL DETAIL



NOTES:

1. CONCRETE SUBSTRUCTURE SHALL BE CONSTRUCTED WITH 3500 P.S.I. CONCRETE.
2. STEEL REINFORCING IN TOP SLAB SHALL BE #5'S AT 10" ON CENTER EACH WAY TOP AND BOTTOM. USE 2-#5'S TOP AND BOTTOM DIAGONALLY ACROSS OPENING.



LIGHTLY COMPACTED TOPSOIL OVER GEOTEXTILE FABRIC
PLACE SUPAC No. 4 NP GEOTEXTILE FABRIC BARRIER ON ENTIRE PERIMETER, TOP AND BOTTOM OR REVIEWED EQUIVALENT

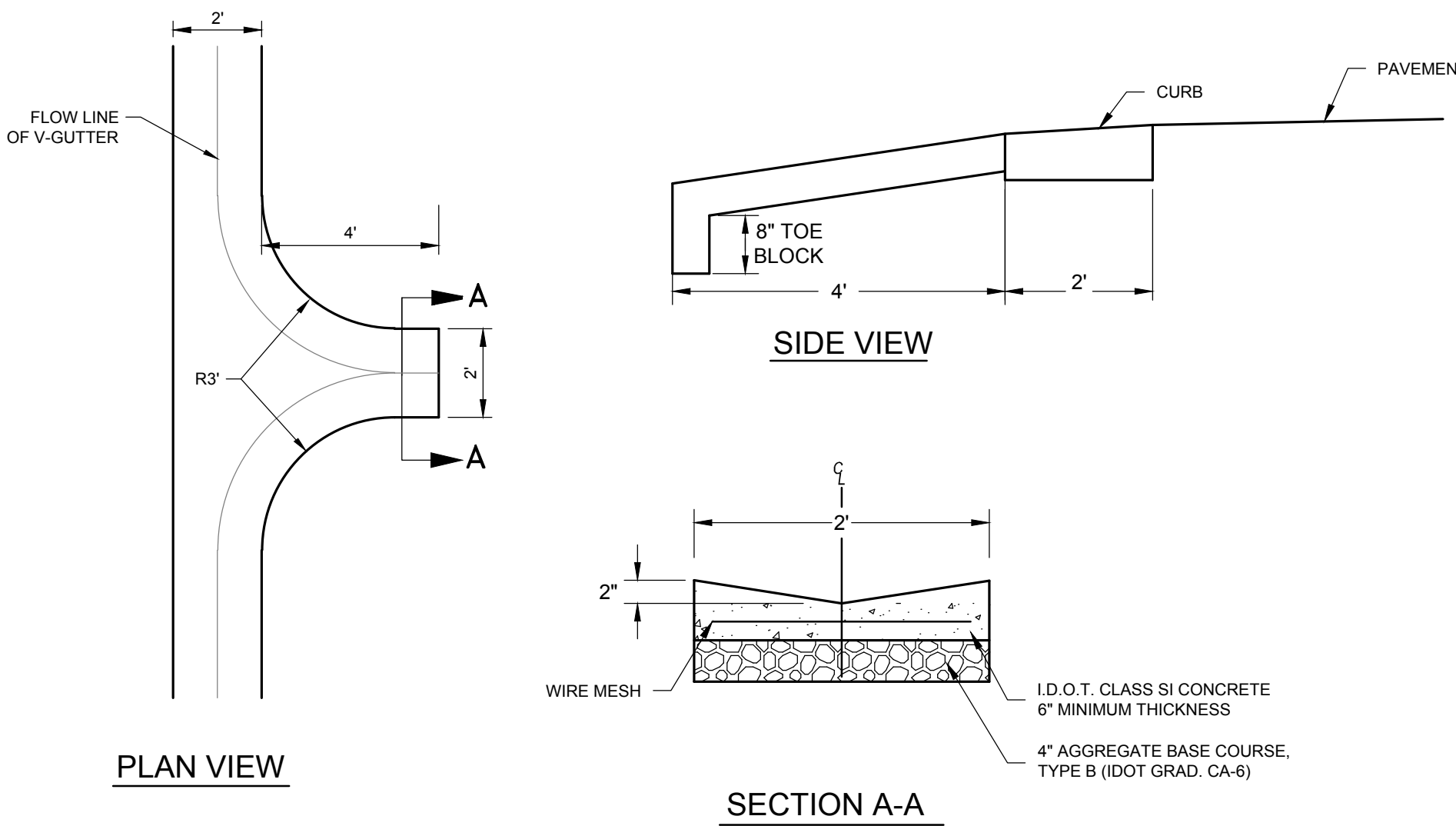
BACKFILL EXCAVATION WITH 2" - 3" DIAMETER WASHED GRAVEL
SEE PLAN FOR ACTUAL DEPTH OF DRYWELL

PRECAST BARREL SECTIONS WITH 2" DIAMETER HOLES

1" THICK CA-6 BASE SET LEVEL

SECTION

CONCRETE FLUME DETAIL



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DETAILS

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CHECKED JSL
PM JSL

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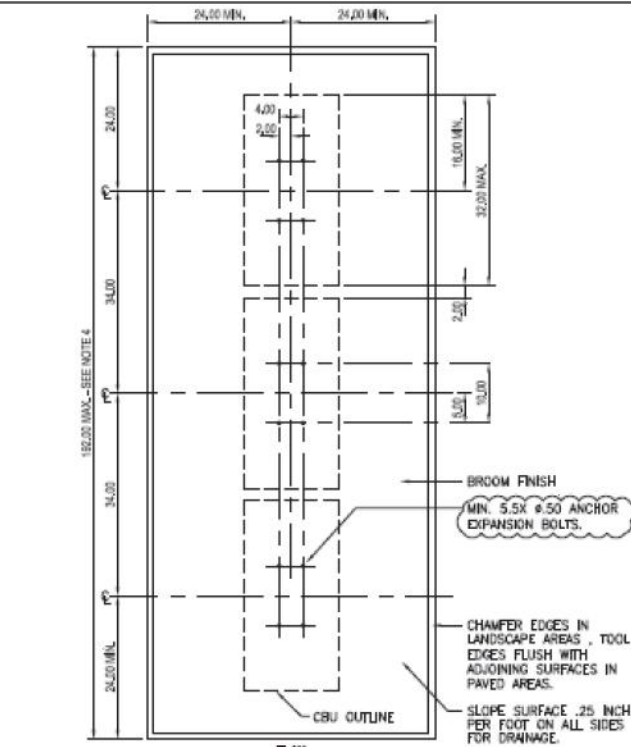
C13



Developers & Builders Guide

APPENDIX B – Cluster Box Unit Installation Multiple Unit

NOTES TO A/E:



- NOTES:
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS. CONCRETE MIN. 75 MPA. AND INSTANTANEOUS BE FOLDED WITH A 1:2.50 - 4:1.00 SLUMP IN ACCORDANCE WITH ALL SET.
 2. RESPONSIBLE PARTY SHALL CONFORM TO ASTM AREA, GRADE, AND DIMENSIONS. 1/2" DIAMETER x 1" INTERNAL LENGTH. CATALOG NUMBER: 900-12700. ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2".
 3. EXPANSION BELLS SHALL BE EQUIVALENT TO THE FOLLOWING PROFILES:
 - a. 1/2" DIAMETER x 1" INTERNAL LENGTH. CATALOG NUMBER: 900-12700. ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2".
 - b. 1/2" DIAMETER x 1" INTERNAL LENGTH. CATALOG NUMBER: 900-12700. ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2".
 - c. 1/2" DIAMETER x 1" INTERNAL LENGTH. CATALOG NUMBER: 900-12700. ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2".
 4. A 1/2" DIAMETER x 1" INTERNAL LENGTH. CATALOG NUMBER: 900-12700. ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2".

Detail: CLUSTER BOX UNIT (CBU) INSTALLATION - MULTIPLE UNIT

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

USPS S&L Issued: 10/1/2016 Last Revised: 10/2/2016

vital™ Cluster Box Units

Pre-configured units include parcel lockers and outgoing mail collection to be used alone or in large groupings. Pedestal included ensures mailboxes and parcel lockers comply with USPS installation regulations. Available in six architectural colors (see page 7).



MODEL #	CBU TYPE	INSTALLED HEIGHT	INSTALLED WIDTH	INSTALLED DEPTH	PEDESTAL HEIGHT	WEIGHT (LBS)	STANDARD TENANT COMPARTMENT DIMENSIONS	MAILBOX COMPARTMENTS	PARCEL LOCKERS
1570-8XX	vital™ Type I CBU	62"	30-1/2"	18"	28-1/2"	144	3"H x 12"W x 15"D	8	2
1570-12XX	vital™ Type II CBU	62"	30-1/2"	18"	28-1/2"	144	3"H x 12"W x 15"D	12	1
1570-16XX	vital™ Type III CBU	62"	30-1/2"	18"	14-1/2"	175	3"H x 12"W x 15"D	16	2
1570-13XX	vital™ Type IV CBU	62"	30-1/2"	18"	14-1/2"	167	4-3/4"H x 12"W x 15"D	13	1
1570-4T5XX	vital™ Type V CBU	62"	30-1/2"	18"	28-1/2"	145	6-1/2"H x 12"W x 15"D	4	2
1570-8T6XX	vital™ Type VI CBU	62"	30-1/2"	18"	14-1/2"	176	3"H x 12"W x 15"D	8	4

Note: Exchange "XX" in Model # above for two-digit color reference: Black= BK Dark Bronze= DB Sandstone= SD Postal Gray= PG White = WH Forest Green = FG



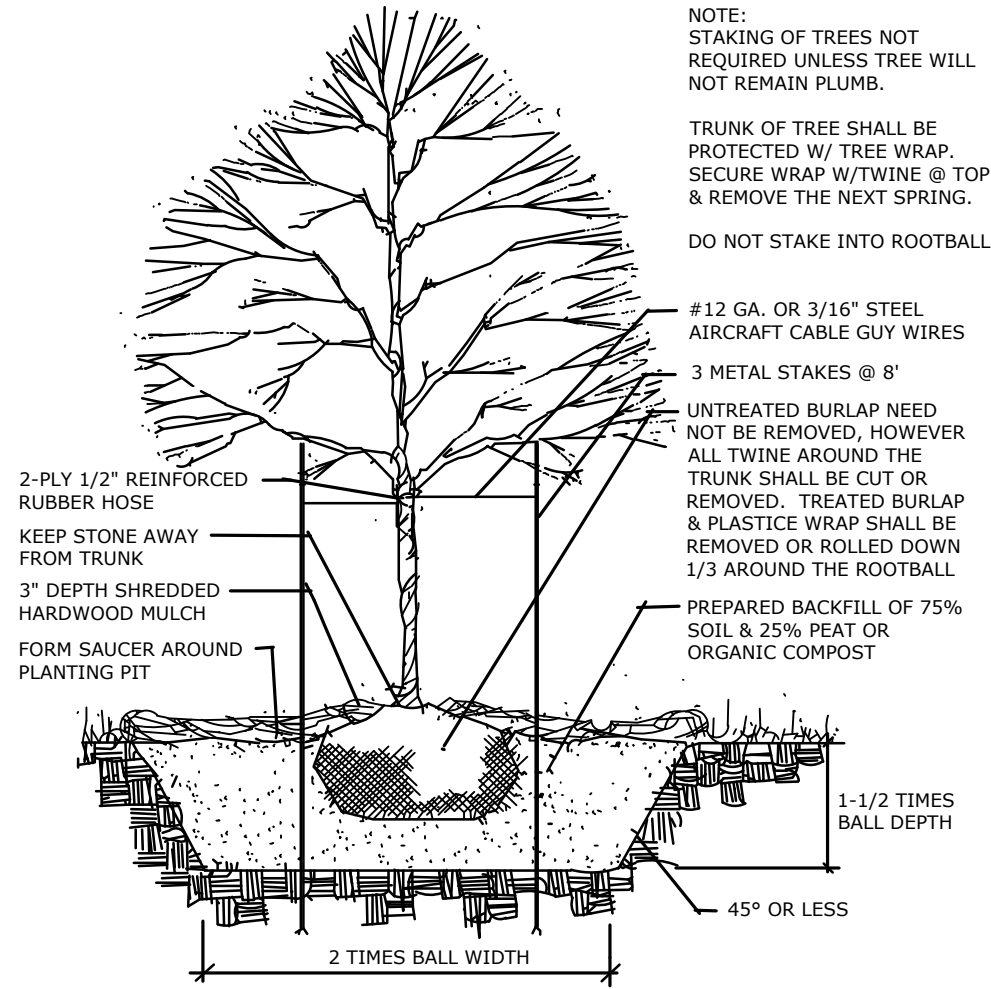
LEGEND

- EXISTING TREES TO REMAIN
- MIXED PERENNIALS / ORNAMENTAL GRASSES
- EVERGREEN / DECIDUOUS SHRUBS
- LARGE DECIDUOUS SHADE TREE
- EVERGREEN TREE / ORNAMENTAL TREE

FOR UNIT PLANTING DETAILS
SEE SHEET L02

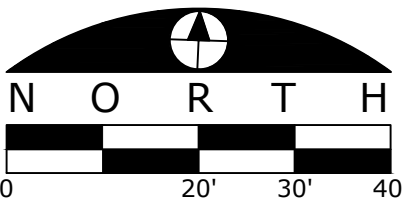
PLANT LIST - SITE TREES

KEY	QTY	Botanical name COMMON NAME	SIZE	REMARKS
AAB	3	Acer freemanii 'Autumn Blaze' AUTUMN BLAZE MAPLE	2.5"	HYBRID RED MAPLE SHADE TREE
AC	4	Abies concolor WHITE FIR	6'	EVERGREEN
BN	6	Betula nigra 'Heritage' RIVER BIRCH	7'	MULTISTEM
GTS	2	Gleditsia triacanthos 'Skyline' SKYLINE HONEYLOCUST	2.5"	SHADE TREE
MCA	2	Malus x 'Adirondack' ADIRONDACK CRABAPPLE	7'	MULTISTEM, UPRIGHT ORNAMENTAL
MCP	2	Malus x 'Prairie Fire' PRAIRIE FIRE CRABAPPLE	7'	MULTISTEM, UPRIGHT ORNAMENTAL
PGD	5	Picea glauca x densata BLACK HILLS SPRUCE	6'	EVERGREEN
Q8	3	Quercus bicolor SWAMP WHITE OAK	2.5"	LARGE SHADE TREE
QR	3	Quercus rubrum RED OAK	2.5"	LARGE SHADE TREE
SRT	2	Syringa reticulata JAPANESE TREE LILAC	7'	MULTISTEM ORNAMENTAL
POS	6	Physocarpus opulifolia 'Summer Wine' SUMMER WINE PHYSOCARPUS NINEBARK	5 GAL	DECIDUOUS SHRUB
SBG	12	Spiraea bumalda 'Goldflame' GOLDFLAME SPIRAEA	5 GAL	DECIDUOUS SHRUB
CFR	12	Calamagrostis acutifolia 'Karl Forster' KARL FORSTER FEATHER REED GRASS	2 GAL	ORNAMENTAL GRASS - 3' O.C.



TREE PLANTING DETAIL

NOT TO SCALE



ARCDESIGN
RESOURCES INC.

5281 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Illinois Design Firm License No. 184-00134

PROJECT NAME
OWNER'S NAME

CLEARWING
LOT A PUD

10311 CLEARWING LN
ROSCOE, IL 61073
WINNEBAGO COUNTY

WHITE OAK TRUST
747 GLEASMAN ROAD
ROSCOE, IL 61073

CONSULTANTS

ISSUED FOR

DATE

1. OWNER REVIEW	11-14-2024
2. AGENCY APPROVAL	01-14-2025
3. ---	---
4. ---	---
5. ---	---
6. ---	---
7. ---	---
8. ---	---
9. ---	---
10. ###	###
11. ###	###
12. ###	###

REVISIONS

ITEM	DATE
1. ---	---
2. ---	---
3. ---	---
4. ---	---
5. ---	---
6. ---	---

SHEET TITLE

LANDSCAPE PLAN
OVERVIEW

DRAWN MJH

CHECKED JSL

PM JSL

PROJECT NUMBER
SHEET NUMBER

24146

L01

Contractor shall verify locations of all underground utilities prior to beginning construction on his phase of work. Electric, gas, telephone, and cable television can be located by calling J.U.L.I.E. at '811'. For regional locating, contact "Digger's Hotline". Any damage or interruption of services shall be the responsibility of the contractor. Contractor shall be responsible for obtaining all necessary permits for this job and shall report any unacceptable job conditions to owner's representative prior to commencing work.

2. Contractor shall grade entire site to correct surface irregularities in preparation for sod/seed. Rot-toil, disc, drag, harrow or hand rake sub-grade in all lawn areas and remove construction debris, foreign matter or stones larger than 2" in diameter. Remove all debris from depressions or ruts. Fill depressions or ruts with compacted fill. Level, rake and roll as necessary to an even true condition and obtain positive drainage in all areas. Finish grades shall meet the approval of owner prior to lawn installation.

3. All disturbed areas should be seeded, or graded with "topsoil" to a depth of 6 inches in areas to be grassed or sodded. 1/2" inch of seed shall be applied to the seed bed. Seed shall be applied evenly to be finished with smooth, straw mulch, seed, sod, etc. or as noted. All lawn areas to be watered until a healthy stand of grass is established. (see seed/sod notes for acceptance details)

4. All quantities shall be taken as a combined total. However, the contractor shall only bill quantities. The drawings shall take precedence over the lists.

5. Plantings may need to be adjusted in the field to accommodate utilities, easements, drainage ways, downspouts, etc.; however, quantities and sizes shall remain consistent with these plans.

6. Size of plants shall be as specified on drawings. Plants shall be of the highest quality and of the 1 AMERICAN STANDARD OF NURSERY STOCK, by the American Nursery & Landscape Association. Plant material shall be nursery grown and be either balled and burlap or container grown.

7. All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. Substitutions must be approved by the landscape architect and/or owner.

8. Any plant materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected by Landscape Architect and/or Owner. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump.

9. All material, especially trees, must be sourced within a fifty (100) mile radius of the subject property or construction site.

10. Upon inspection and acceptance of all landscape items by Landscape Architect and/or Owner the contractor shall have 30 days to complete the landscape. The contractor shall be responsible for all lawn material, including watering, cultivating, weeding, pruning, mulching and spraying as necessary to keep plants free of insects and in a healthy, vigorous condition until responsibility is transferred to the owner (see below).

11. All plant material shall be guaranteed for one (1) year after acceptance by landscape architect and/or owner. If, within the first year, any plants or shrubs should die, the contractor shall be responsible (see above). Plant material shall replace without cost to owner any dead or unacceptable plants, as determined by the landscape architect at the end of one (1) year guarantee period. Contractor shall notify immediately, in writing, any concerns related to maintenance practices.

12. All plants and shrubs shall be planted in a hole 2" deeper than the depth shredded hardwood mulch, shall be planted within. All deciduous trees (shade / ornamental) that are not located in a planting bed shall be mulched with a 3'-0" diameter circle. Evergreen trees and multi-stemmed ornamental trees shall be mulched to outer-most branches at the end of the installation.

13. Planting beds shall be delineated with 1" x 4" x 16" saucers shall require a minimum 4" depth "vee" shaped cultivated, spaded edge with a vertical face abutting all lawn areas and sloped to inside of planting bed continuous between lawn and mulched areas as indicated on plan.

14. All seed shall include a combination of bluegrass, perennial ryegrass, and fescue. Seed shall be mixed and red fescue with the suggested following analysis by weight: 30% ryegrass Kentucky bluegrass, 20% park Kentucky bluegrass, 20% creeping red fescue, 20% scalds lawn fescue, and 10% perennial ryegrass. Seed to be applied at a rate of 4 lbs. per 1,000 S.F. All seeded lawn areas shall be covered with straw mulch or organic straw netting and watered daily for 14 days. All seeded areas shall be watered daily until the grass can be walked upon to reduce erosion of seed and topsoil but loose enough to allow air to circulate. Install per Method 1, Section 251, of the Standard Specifications for Road and Bridge Construction.

15. All seeded turf areas shall be fertilized at installation with 6-20-20 analysis, at a rate of 6 lbs. per 1,000 S.F. and apply 1/2" inch of straw mulch at 14 lbs. per 1,000 S.F. at a rate of 6 lbs. per 1,000 S.F. after first cutting. Acceptance and guarantee notes shall apply to all seeded areas.

16. Acceptance of grading and seed shall be by landscape architect and/or owner. Contractor shall assume maintenance responsibilities for a minimum of sixty (60) days or until second cutting, whichever is longer. After the second cutting, the contractor shall assume maintenance responsibilities for the remainder of the year to keep lawn in a thriving condition. Upon final acceptance, owner shall assume all maintenance responsibilities. After lawn areas have germinated, areas which fail to show a uniform stand of grass for any reason whatsoever shall be re-seeded repeatedly until all areas are covered with a satisfactory stand of grass. The minimum amount of seed shall be 1/2" inch of seed. Areas which are not covered with a uniform stand of grass are larger than one (1) square foot and when combined do not exceed 2% of total lawn area.

KEY	QTY	Botanical name COMMON NAME	SIZE	REMARKS
JHG	8	Juniperus horizontalis 'Hagedus' GOOD VIBRATIONS GOLD JUNIPER	5 GAL	EVERGREEN
SBG	8	Spiraea betulifolia 'Glow Girl' GLOW GIRL TOR SPIREA	18" / 5 GAL	
SJD	8	Spiraea japonica 'Double Play' DOUBLE-PLAY ARTISAN SPIREA	18" / 5 GAL	
SPB	2	Syringa patula x 'Bloomerang' DWARF REBLOOMING KOREAN LILAC	24" / 5 GAL	
WFB	1	Weigela florida x 'Bokrasopin' SONIC BLOOM PINK WEIGELA	24" / 5 GAL	
CFR	9	Calamagrostis acutifolia 'Karl Forster' KARL FORSTER FEATHER REED GRASS	2 GAL	3'-0" O.C. - PERENNIAL
HHR	12	Heimerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	GAL	2'-0" O.C. - PERENNIAL
SEF	12	Salvia x 'East Friesland' FRIESLAND MEADOW SAGE	GAL	2'-0" O.C. - PERENNIAL

KEY	QTY	Botanical name COMMON NAME	SIZE	REMARKS
JHG	10	Juniperus horizontalis 'Hegedus' GOOD VIBRATIONS GOLD JUNIPER	5 GAL	EVERGREEN
SBG	9	Spiraea betulifolia 'Glow Girl' GLOW GIRL TOR SPIREA	18" / 5 GAL	
SJD	5	Spiraea japonica 'Double Play' DOUBLE-PLAY ARTISAN SPIREA	18" / 5 GAL	
SPB	1	Syringa patula x 'Bloomerang' DWARF REBLOOMING KOREAN LILAC	24" / 5 GAL	
WFB	1	Weigela florida x 'Bokrasopin' SONIC BLOOM PINK WEIGELA	24" / 5 GAL	
CFR	8	Calamagrostis acutifolia 'Karl Forster' KARL FORSTER FEATHER REED GRASS	2 GAL	3'-0" O.C. - PERENNIAL
HHR	15	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	GAL	2'-0" O.C. - PERENNIAL
SEF	15	Salvia x 'East Friesland' FRIESLAND MEADOW SAGE	GAL	2'-0" O.C. - PERENNIAL

 MIXED PERENNIALS /
ORNAMENTAL GRASSES

 EVERGREEN / DECIDUOUS SHRUBS

 LARGE DECIDUOUS SHADE TREE

 EVERGREEN TREE / ORNAMENTAL TREE

CATEGORY	QUANTITY	REQUIREMENT	PROVISION
TRANSITION AREA LANDSCAPE PLANTING (BUFFER YARDS)	NORTH PL: 332 L.F. EAST PL: 319 L.F. SOUTH PL: 233 L.F.	13 TREES (4 / 100 LF) 13 TREES (4 / 100 LF) 9 TREES (4 / 100 LF)	8 TOTAL* - 5 TREES + 3 EXISTING (MIXED VARIETY SHADE, EVERG.) 11 TOTAL - 4 TREES + 7 EXISTING (MIXED VARIETY SHADE, EVERG.) 4 TOTAL* - 4 TREES (MIXED VARIETY OF SHADE, EVERG.) *19 ADDITIONAL SITE TREES ARE PROVIDED; AGGREGATELY, THESE EXCEED THE REQUIREMENT.
PARKING PERIMETER LANDSCAPE PLANTING	ALL PARKING AREAS, TWO (2) PROVIDED = 54 L.F. EA	27 L.F. - MINIMUM OF 50% THE LENGTH OF PARKING PERIMETER	32 L.F. = 60% OF THE PARKING PERIMETER LENGTH PLANTED
FOUNDATION LANDSCAPE PLANTING	UNIT A TYPE - 218 L.F. UNIT B/C TYPE = 264 L.F.	174 L.F. - MINIMUM 80% OF FACADE 211 L.F. - MINIMUM 80% OF FACADE	175 L.F. - 80% OF FOUND. 213 L.F. - 80% OF FOUND.
EXISTING TREES	14 TREES - MIXED VARIETIES (DECIDUOUS AND EVERGREEN) AND SIZES (CALIPER INCH WIDTH OR HEIGHT)		

KEY	QTY	Botanical name COMMON NAME	SIZE	REMARKS
JHG	11	Juniperus horizontalis 'Hagedus' GOOD VIBRATIONS GOLD JUNIPER	5 GAL	EVERGREEN
SBG	9	Spiraea betulifolia 'Glow Girl' GLOW GIRL TOR SPIREA	18" / 5 GAL	
SJD	6	Spiraea japonica 'Double Play' DOUBLE-PLAY ARTISAN SPIREA	18" / 5 GAL	
SPB	2	Syringa patula x 'Bloomingang' DWARF REBLOOMING KOREAN LILAC	24" / 5 GAL	
WFB	1	Weigela florida x 'Bokrasopin' SONIC BLOOM PINK WEIGELA	24" / 5 GAL	
CFR	11	Calamagrostis acutifolia 'Karl Forster' KARL FORSTER FEATHER REED GRASS	2 GAL	3'-0" O.C. - PERENNIAL
HHR	15	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	GAL	2'-0" O.C. - PERENNIAL
SEF	15	Salvia x 'East Friesland' FRIESLAND MEADOW SAGE	GAL	2'-0" O.C. - PERENNIAL

(GROUND COVER, PERENNIALS & ANNUALS)

(GROUND COVER, PERENNIALS & ANNUALS)

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DATE _____

DRAWN

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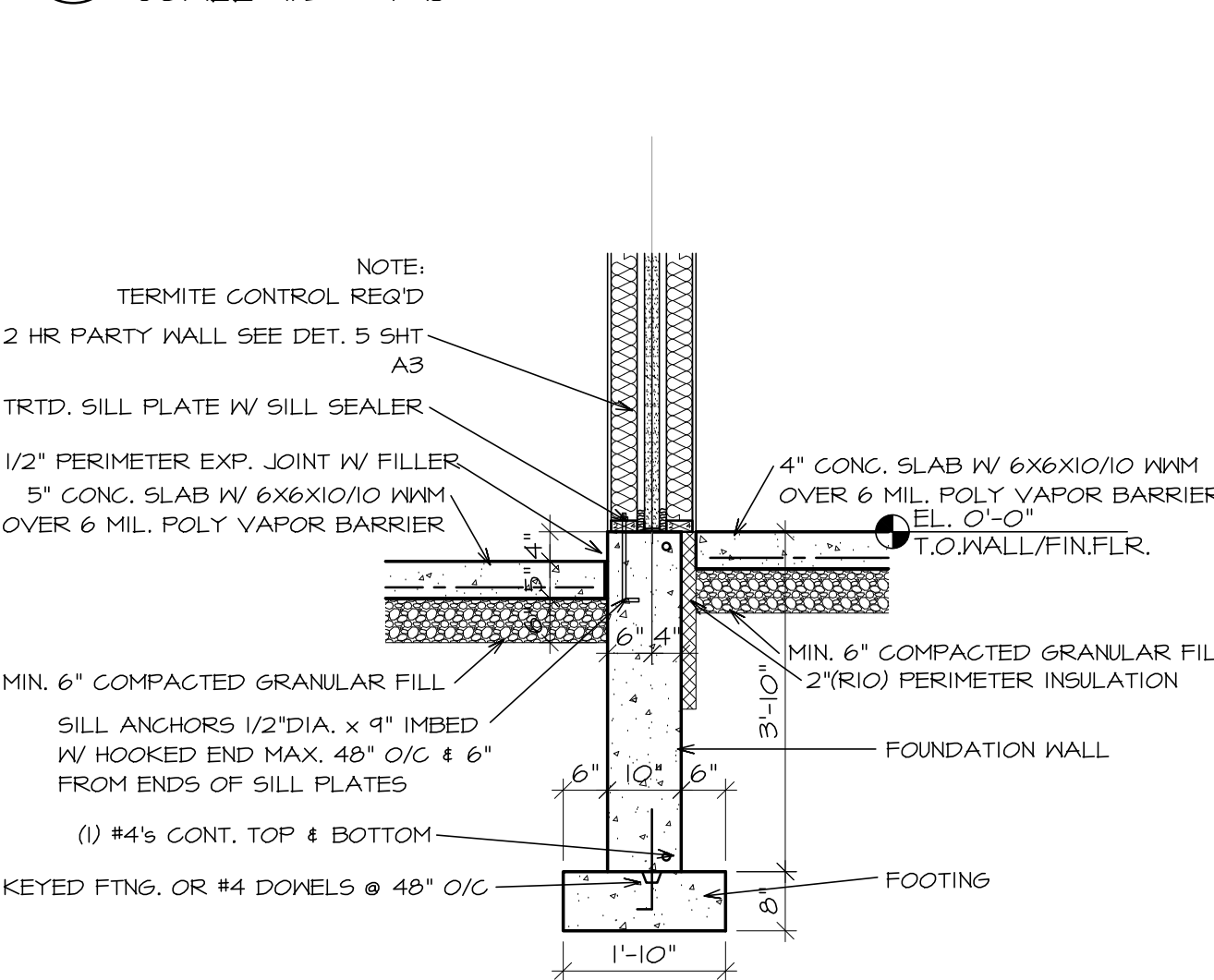
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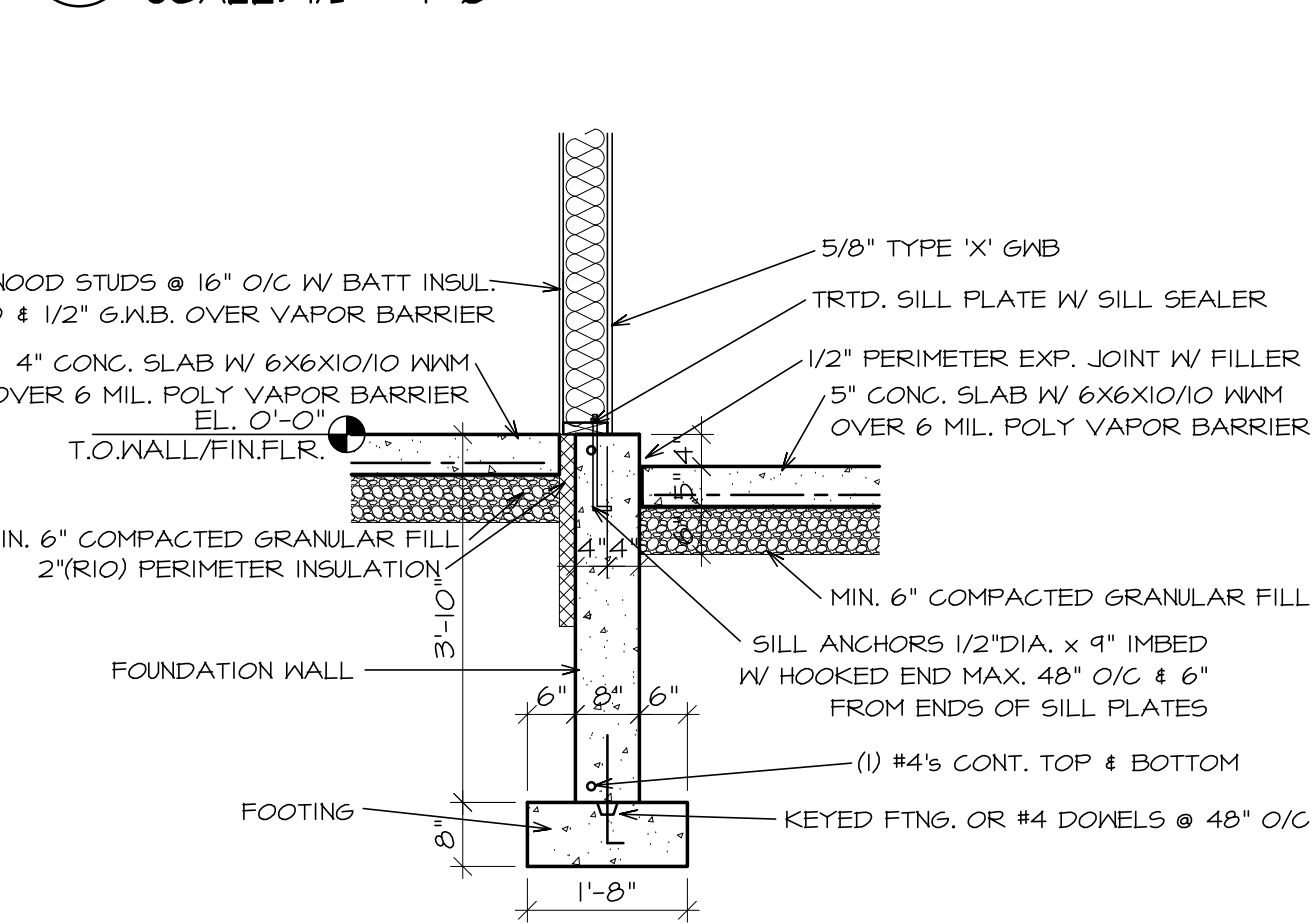
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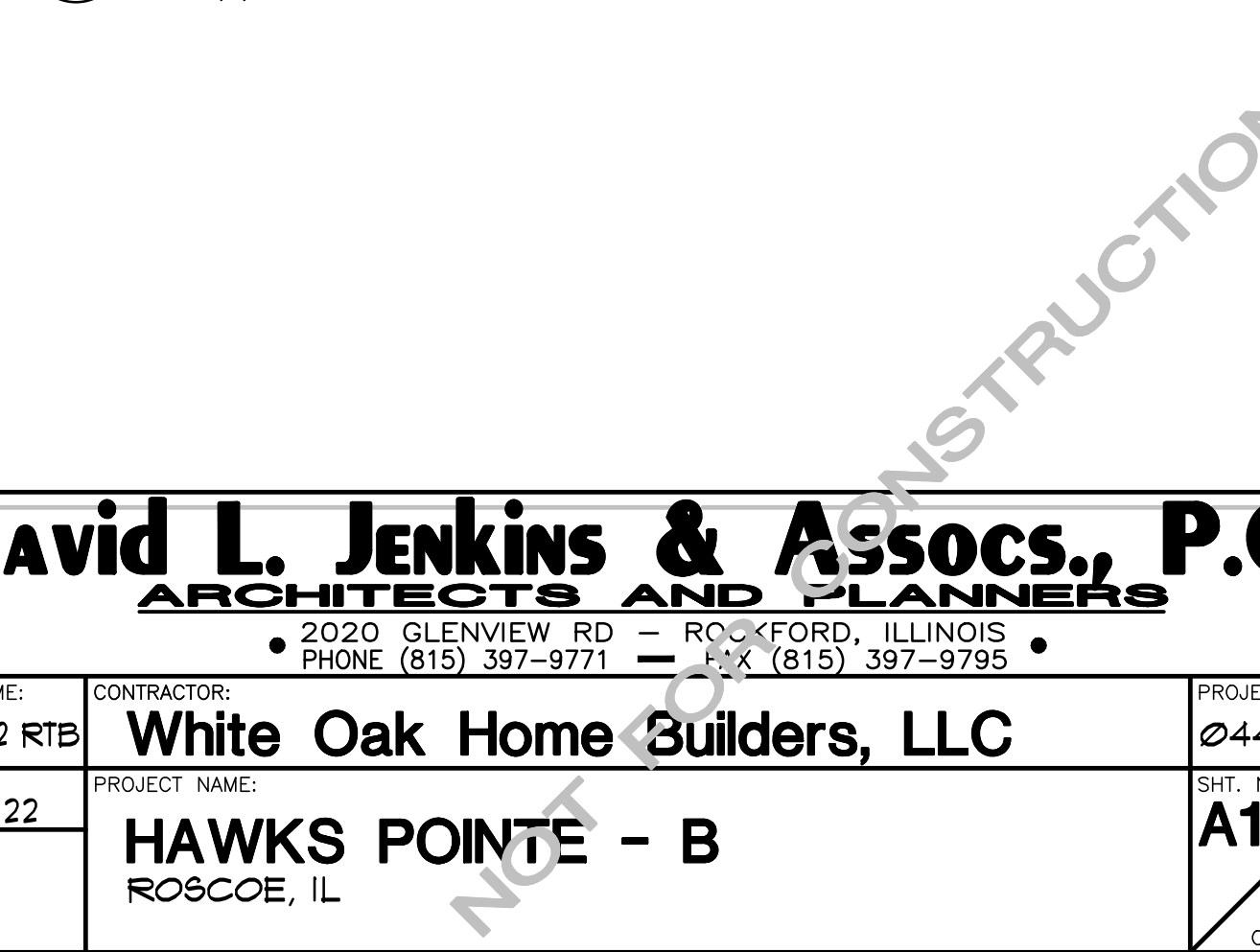
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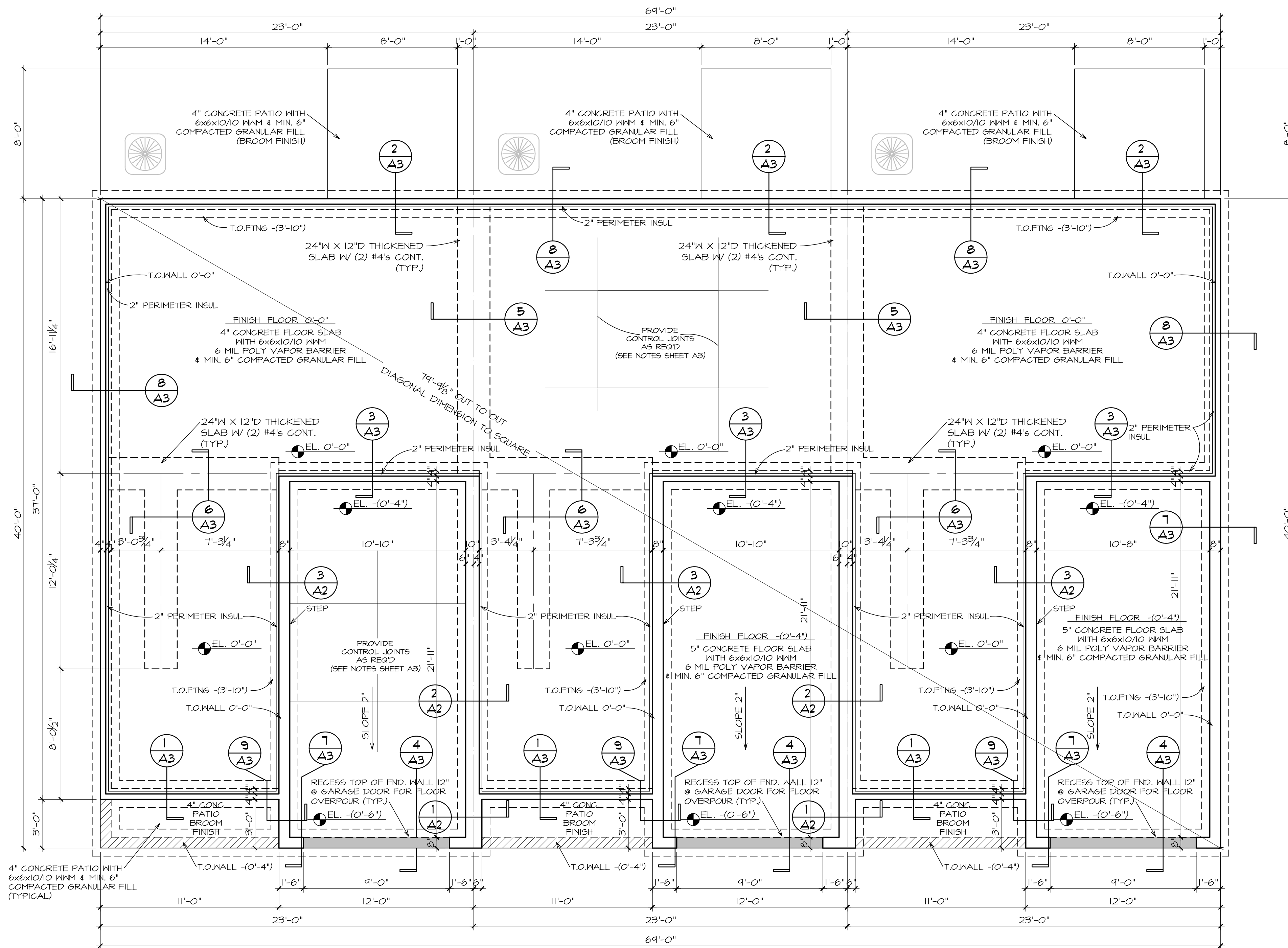


SCALE 1/4" = 1'-0"

THE ARCHITECT IS NOT PROVIDING PROJECT CONSTRUCTION SUPERVISION OR ANY FORM OF PROJECT MANAGEMENT FOR THE BUILDING COVERED BY THIS SET OF DOCUMENTS. THE USE OF THESE DRAWINGS BY ANY CONTRACTOR, SUB-CONTRACTOR, BUILDER'S TRADESMAN OR WORKER SHALL INSTIGATE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND THE ARCHITECT. THE USER OF THE DRAWINGS AGREES TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARDS TO CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND FOR ANY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AND FURTHER SHALL HOLD THE ARCHITECT HARMLESS FOR ANY LIABILITY OF THE USER OR THE USER'S EMPLOYEES, CONTRACTOR, SUB-CONTRACTOR, TRADESMAN OR WORKMEN. THE USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT SHALL TAKE NO RESPONSIBILITY FOR THE PLANNED USER'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR CONTRACT DOCUMENTS.

David L. Jenkins & Assocs., P.C.
ARCHITECTS AND PLANNERS

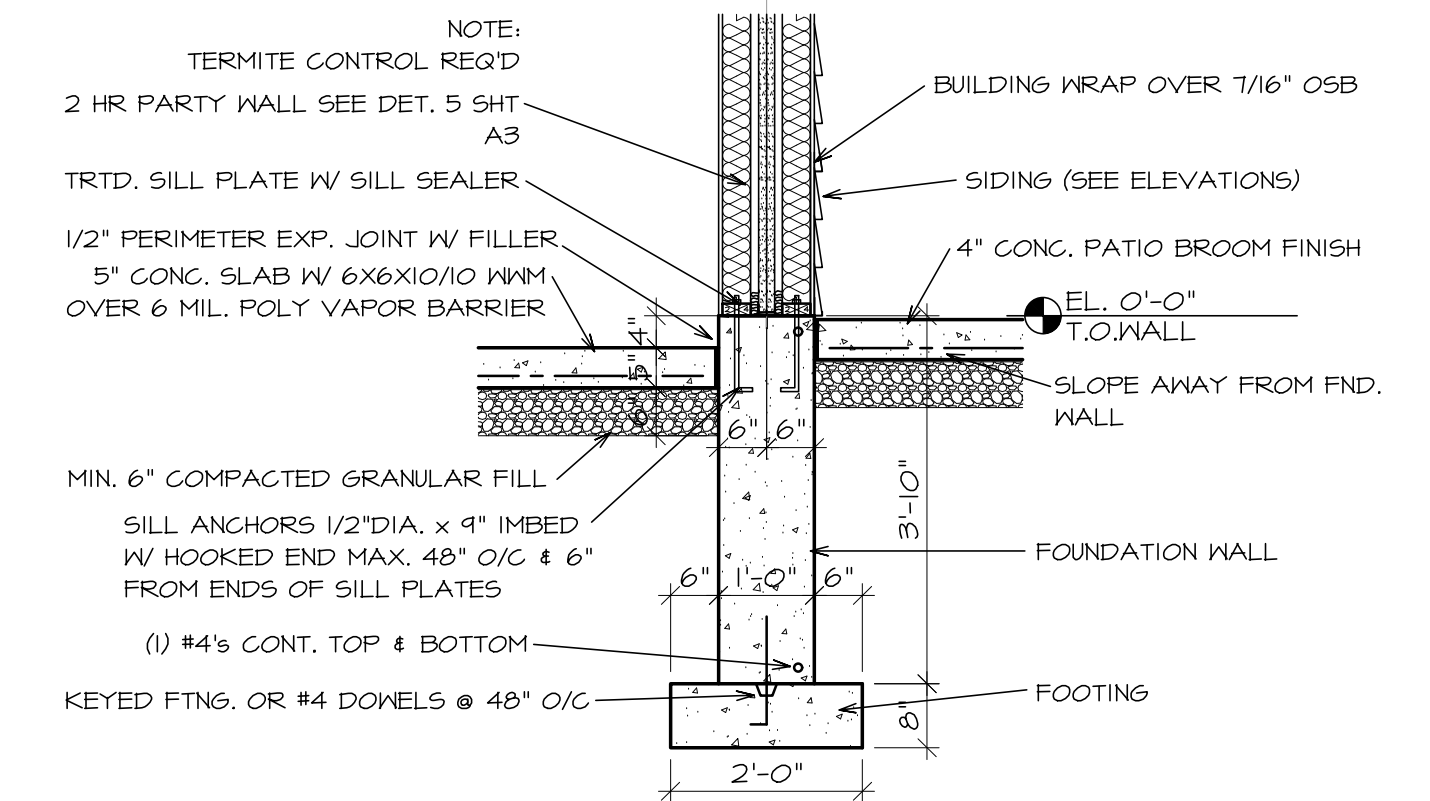
2020 GLENVIEW RD - ROCKFORD, ILLINOIS PHONE (815) 397-9771 - FAX (815) 397-9795	
FILE NAME: 044-22 RTB	CONTRACTOR: White Oak Home Builders, LLC
DATE: 12-12-22 REVISED:	PROJECT NAME: HAWKS POINTE - B ROSCOE, IL
	PROJECT NO: 044-22 SHT. NO.: A1 OF: 7



OVERALL FOUNDATION PLAN 3 UNIT

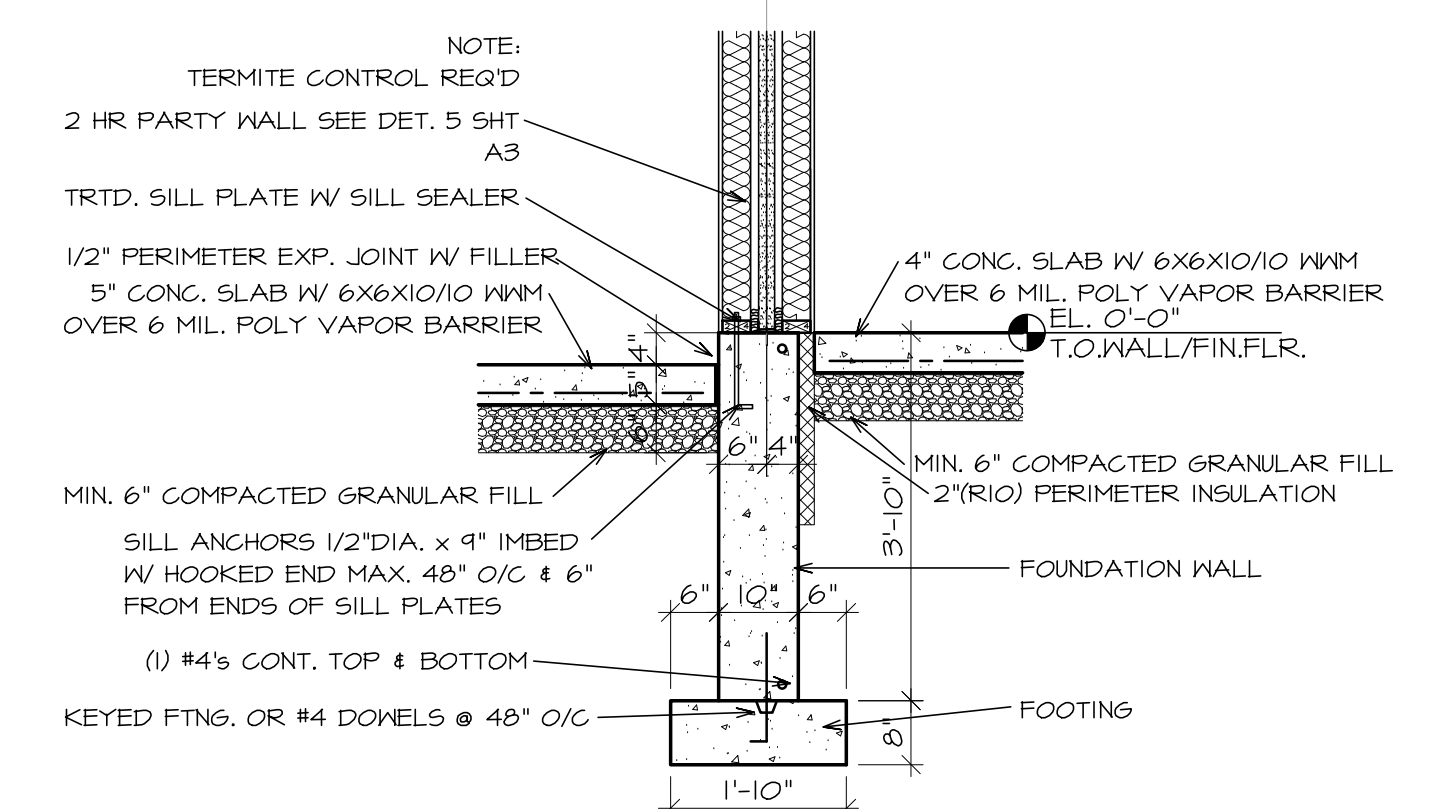
SCALE 1/4" = 1'-0"

NOTE: DIMENSIONS SHOWN ARE TO EITHER FACE OF FOUNDATION WALL OR CENTERLINE OF THICKENED SLAB



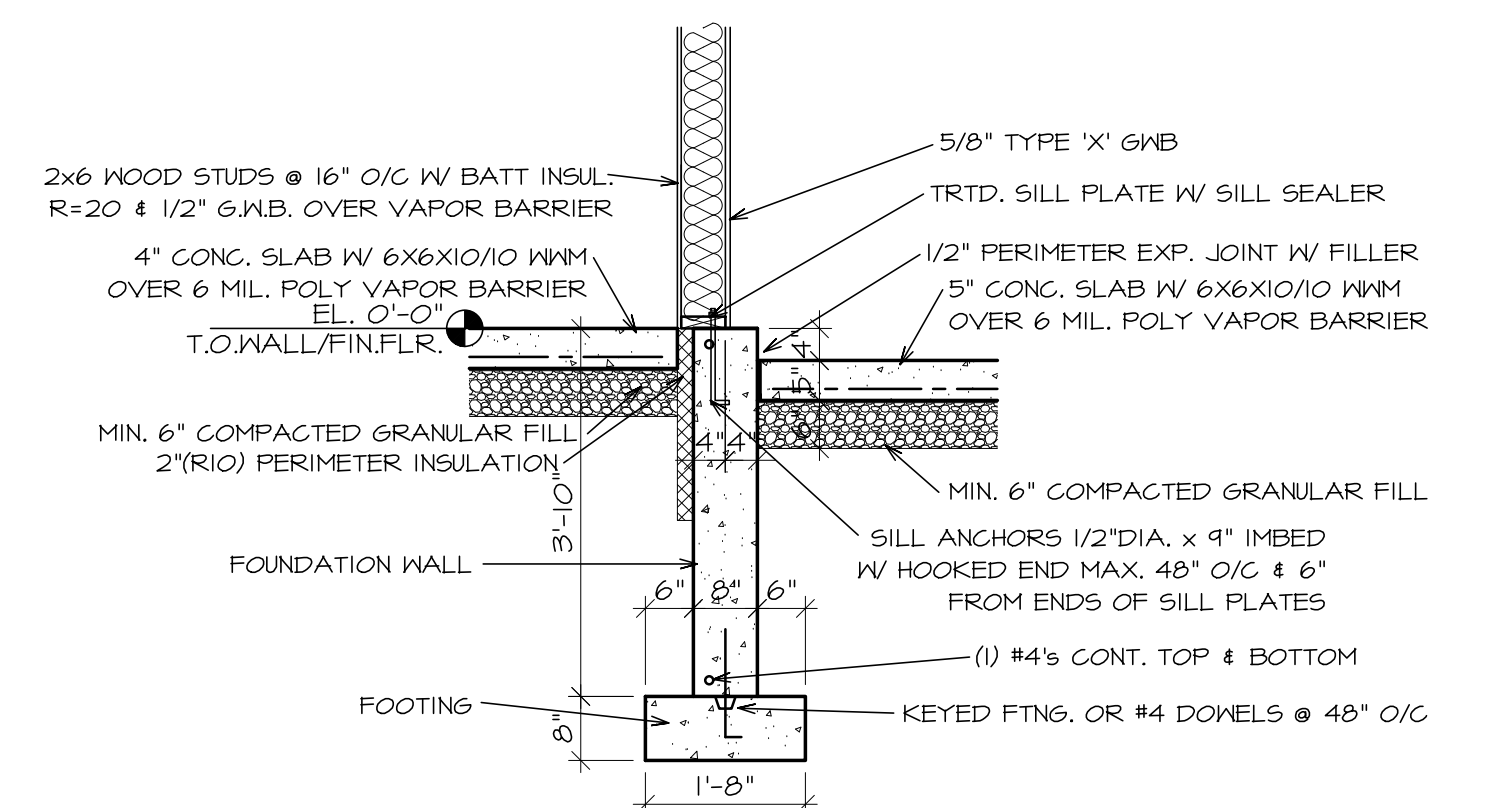
1 PARTY WALL FOUNDATION

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



2 PARTY WALL FOUNDATION

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



3 GARAGE FOUNDATION WALL

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

David L. Jenkins & Assocs., P.C.
ARCHITECTS AND PLANNERS

2020 GLENVIEW RD. ROSCOE, ILLINOIS
PHONE (815) 397-9771 FAX (815) 397-9795

FILE NAME:

044-22 RTB

DATE:

12-12-22

REVISED:

CONTRACTOR:

White Oak Home Builders, LLC

PROJECT NAME:

HAWKS POINTE - B
ROSCOE, IL

PROJECT NO.:

044-22

SHT. NO.:

A2

OF: 7

THE ARCHITECT IS NOT PROVIDING PROJECT CONSTRUCTION SUPERVISION OR ANY FORM OF PROJECT MANAGEMENT FOR THE BUILDING COVERED BY THIS SET OF DOCUMENTS. THE USE OF THESE DRAWINGS BY ANY CONTRACTOR, SUB-CONTRACTOR, BUILDER'S TRADESMEN OR WORKER SHALL INSTIGATE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND THE ARCHITECT. THE USER OF THE DRAWINGS AGREES TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARDS TO CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AND FURTHER SHALL HOLD THE ARCHITECT HARMLESS FOR COST AND PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, SUB-CONTRACTOR, TRADESMEN OR WORKMEN. THE USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT SHALL TAKE NO RESPONSIBILITY FOR THE PLANNED USER'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR CONTRACT DOCUMENTS.

CONCRETE NOTES

1. READY MIXED CONCRETE SHALL BE AS FOLLOWS. ALL CONCRETE WORK IN ACCORDANCE WITH ACI LATEST CODES AND APPLICABLE SPECIFICATIONS.
- STRUCTURAL CONCRETE - (FOOTINGS, WALLS, PIERS, ETC.)
- STRENGTH - MINIMUM OF 3,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
- MIX - MINIMUM OF 6 BAGS MIX OR 4 1/2 BAGS WITH THE ADDITION OF ASTM 444 WATER-REDUCING ADMIXTURE.
- SUMP - MAXIMUM OF 5" FOR STANDARD MIXES OR 6" WITH THE ADDITION OF ASTM 444 WATER-REDUCING ADMIXTURE.
- WATER CEMENT RATIO - SHALL NOT EXCEED 0.53 BY WEIGHT.
- AIR ENTRAINMENT - 4% MINIMUM TO 7% MAXIMUM.
- NOTE: CONFIRMATION OF THIS MIX MUST BE IDENTIFIED ON EACH "REDMIX TICKET" THAT ACCOMPANIES EACH DELIVERY.
- INTERIOR SLABS CONCRETE
- STRENGTH - MINIMUM OF 4,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
- MIX - MINIMUM OF 6 BAGS (OR 5 1/2 BAGS WITH ADDITION OF ASTM 444 WATER-REDUCING ADMIXTURE).
- SUMP - MAXIMUM OF 5" FOR STANDARD MIXES OR 6" WITH ADDITION OF ASTM 444 WATER-REDUCING ADMIXTURE.
- WATER CEMENT RATIO - SHALL NOT EXCEED 0.50 BY WEIGHT.
- AIR ENTRAINMENT - 0% MINIMUM TO 3% MAXIMUM.
- NOTE: CONFIRMATION OF THIS MIX MUST BE IDENTIFIED ON EACH "REDMIX TICKET" THAT ACCOMPANIES EACH DELIVERY.
- FLOOR FLATNESS AND LEVELNESS - FLOORS UNDER TOP-INSET TILE AND BEDS - (F) OF 20, (F) OF 13. FLOORS UNDER VCT, SEALERS, PAINT AND CARPET - (F) OF 20, (F) OF 11.
- MIN LOCAL VALUE FFIS / FLIO
- EXTERIOR SLABS CONCRETE
- STRENGTH - 4,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
- MIX - MINIMUM 6 BAGS.
- SUMP - MAXIMUM 4".
- WATER CEMENT RATIO - SHALL NOT EXCEED 0.45 BY WEIGHT.
- AIR ENTRAINMENT - 5% MINIMUM TO 8% MAXIMUM.
- COARSE AGGREGATE - SHALL BE STATE OF ILLINOIS "SUPERSTRUCTURE QUALITY" GRADE AND SHALL CONTAIN NO MORE THAN 2% TOTAL BY WEIGHT OF DELETERIOUS MATERIALS WHOSE DISINTEGRATION IS ACCOMPANIED BY AN INCREASE IN VOLUME WHICH MAY CAUSE SPALLING IN THE CONCRETE.
- FINE AGGREGATE - CLEAN NATURAL SAND.
- GENERAL NOTES
- NOTE: ON ALL EXTERIOR FLATWORK POURED AFTER SEPT, IS THE MINIMUM CEMENT CONTENT SHALL BE INCREASED TO 6-1/2 BAGS AND CALCIUM CHLORIDE SHALL BE ADDED TO A RATE OF 1/2%-2% BY WEIGHT. CALCIUM CHLORIDE SHALL BE ADDED IN SOLUTION AND MIXED THOROUGHLY. DO NOT USE WATER REDUCING AGENTS.
- NOTE: CONFIRMATION OF THIS MIX MUST BE IDENTIFIED ON EACH "REDMIX TICKET" THAT ACCOMPANIES EACH DELIVERY.

2. INTERIOR CONCRETE SLABS SHALL BE OF THICKNESS AS SHOWN ON THE DRAWINGS AND REINFORCED AS SHOWN ON THE DRAWINGS AND SHALL RECEIVE ONE COAT OF A HARDENER, DAYTON-SUPERIOR (JIS) OR SONNEBORN'S LAPIDOLITH OR A CURER/SEALER, DAYTON-SUPERIOR (J20) OR SONNEBORN'S KURE-N-SEAL, 25 FOR CURE ONLY USE DAYTON-SUPERIOR'S (J11) OR KUR, MEADOWS 1100-CLEAR, FOR APPLIED FLOORS (VCT, CERAMIC, ETC.) SHEET OR KET CURE ONLY.
3. INTERIOR CONCRETE SLABS SHALL HAVE A MONOLITHIC STEEL-TROWELED FINISH.
4. CURE AND PROTECT ALL CAST IN PLACE CONCRETE PER ACI CODE REQUIREMENTS.
5. FOUNDATION WALLS SHALL BE AS PER ARCHITECTURAL PLANS. ALL COLD JOINTS SHALL BE DONE TOGETHER WITH #4 DOWELS, 12" O/C VERTICALLY. ALL REINFORCING SHALL BE CONTINUOUS FROM POUR TO POUR.
6. ALL REINFORCING BARS TO BE BILLET STEEL BARS ASTM A-15, GRADE 40.
7. CONSTRUCTION AND/OR CONTROL JOINTS SHALL BE PROVIDED AS REQUIRED, NOT MORE THAN 225 SQUARE FOOT AREAS, WHERE JOINT FILLER IS CALLED FOR USE: SONOMERIC I, SONOLASTIC, TRENGO DYMERIC, TRENGO LASTO-MERIC OR EQUAL, IE VINYL SIDING.
8. A 2" EXPANSION JOINT SHALL BE PROVIDED AROUND THE ENTIRE PERIMETER OF THE BUILDING FLOOR AND 1/2" AROUND EACH PIER AND CENTER COLUMN.
9. PROVIDE 6" COMPACTED GRANULAR FILL UNDER CONCRETE SLABS ON GRADE AS A MINIMUM REQUIREMENT WHEN FILL IS NOT SPECIFIED IN THE DRAWINGS. COVER W/ 6 MIL POLY VAPOR BARRIER.
10. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE REQUIRED CONCRETE PADS FOR ELECTRICAL AND HVAC EQUIPMENT.
11. ALL CONCRETE HAS BEEN DESIGNED BASED ON THE GEOTECHNICAL ENGINEERING REPORT'S BEARING CAPACITY OF 3,000 PSF. IF THE CONTRACTOR SHOULD ENCOUNTER POOR SOIL, HE WILL CONTACT THE ARCHITECT IMMEDIATELY.
12. WHERE CONTRADICTIONS ON THE PLANS AND/OR SPECIFICATIONS EXIST, THE ITEM REQUIRING THE GREATER MATERIAL AND/OR LABOR SHALL TAKE PRECEDENT.
13. AIR-ENTRAINING ADMIXTURE SHALL BE USED FOR ALL CONCRETE EXPOSED TO THE WEATHER. NO OTHER ADMIXTURES SHALL BE ADDED TO THE CONCRETE.
14. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS, DEPRESSIONS, CURBS, FLOOR FINISHES, INSERTS AND OTHER EMBEDDED ITEMS. VERIFY SIZES AND LOCATION FOR ALL OPENINGS IN CONCRETE PRIOR TO FORMING.
15. ALL CONCRETE TOPPING SLABS SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3,000 POUNDS PER SQUARE INCH AT 28 DAYS.
16. ELEVATION TOP OF FOOTINGS IS SHOWN ON THE PLANS. VERIFY ALL BEARING MATERIAL WITH THE ARCHITECT. ALL FOOTINGS SHALL BEAR ON SOLID UNDISTURBED SOIL. NO CONCRETE SHALL BE POURED IN EXCAVATIONS CONTAINING WATER.
17. ALL FILL AND BACKFILL FOR INTERIOR SLABS ON GRADE SHALL BE COMPACTED TO 95% OF ASTM 1557.

ANCHOR BOLT NOTES

ANCHOR BOLTS SHALL BE AS SHOWN AND CALLED FOR, INCLUDING PROJECTION FROM CONCRETE, DIAMETER, AND QUANTITY.

ALL ANCHOR BOLTS SHALL BE ASTM A307 OR EQUAL IE VINYL SIDING IN ORDER TO CONFORM TO A.B.C. DESIGN ASSUMPTIONS BASED ON ALLOWABLE STRESSES GIVEN IN THE MANUAL OF STEEL CONSTRUCTION, 8TH EDITION, A.I.S.C., 1980, SECTION 1.5.

BOLT LENGTHS SHOULD BE SUFFICIENT TO ALLOW ENOUGH EMBEDMENT INTO THE CONCRETE FOR THE BOND STRENGTH (WITH OR WITHOUT HOOK) TO DEVELOP AT LEAST 75% OF THE ALLOWABLE TENSILE CAPACITY OF THE BOLT, AND IN NO CASE SHALL THE LENGTH BE LESS THAN 20 TIMES THE NOMINAL DIAMETER OF THE BOLT UNLESS OTHERWISE NOTED.

ALL ANCHOR BOLT DESIGN IS BASED ON THEIR PLACEMENT IN CONCRETE WITH AN ULTIMATE CONCRETE WITH AN ULTIMATE CONCRETE COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.

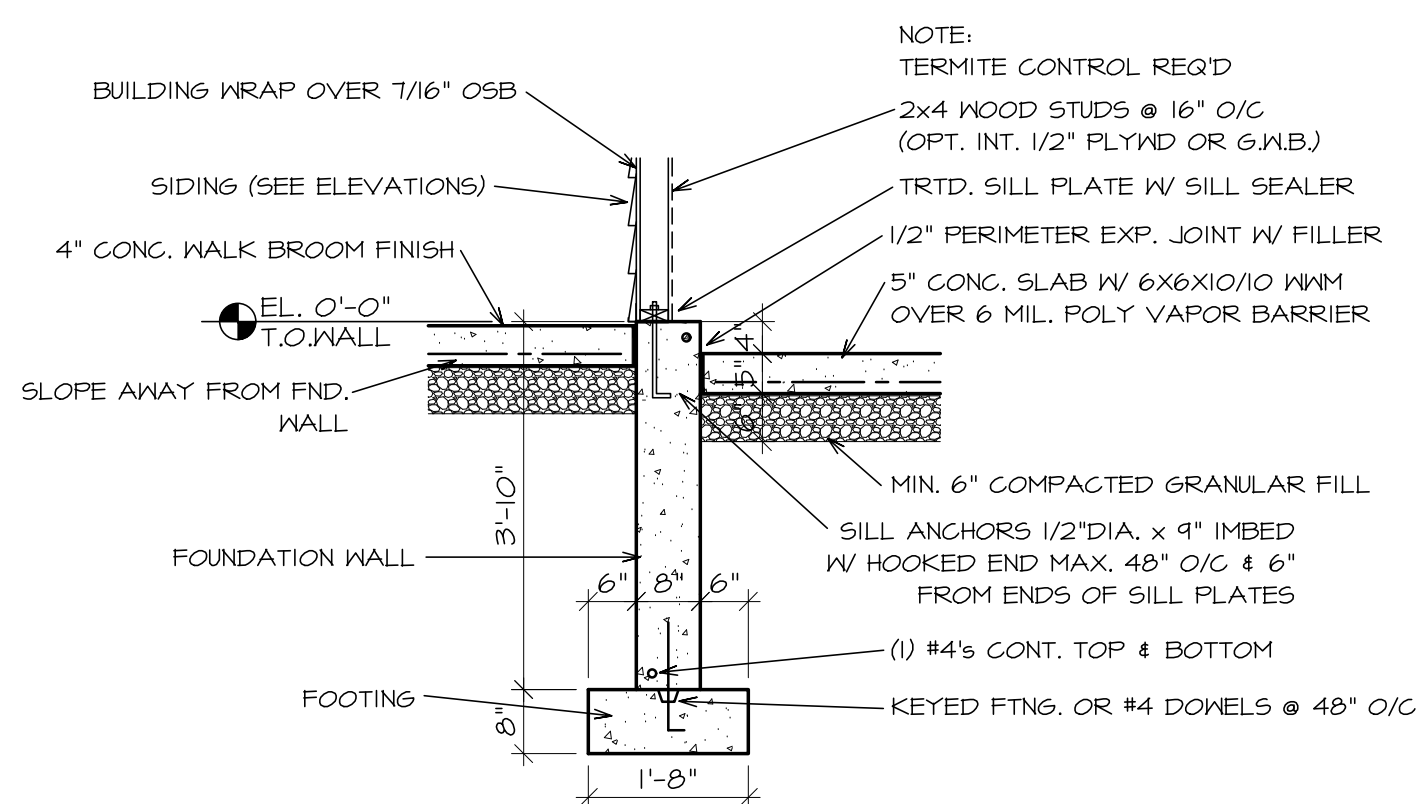
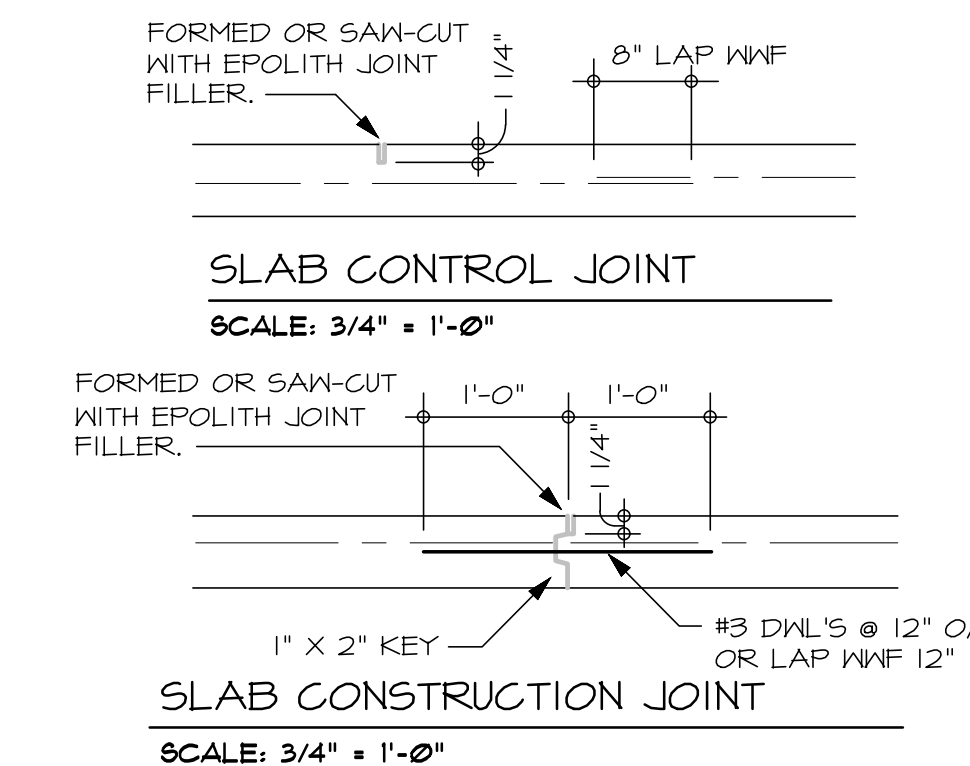
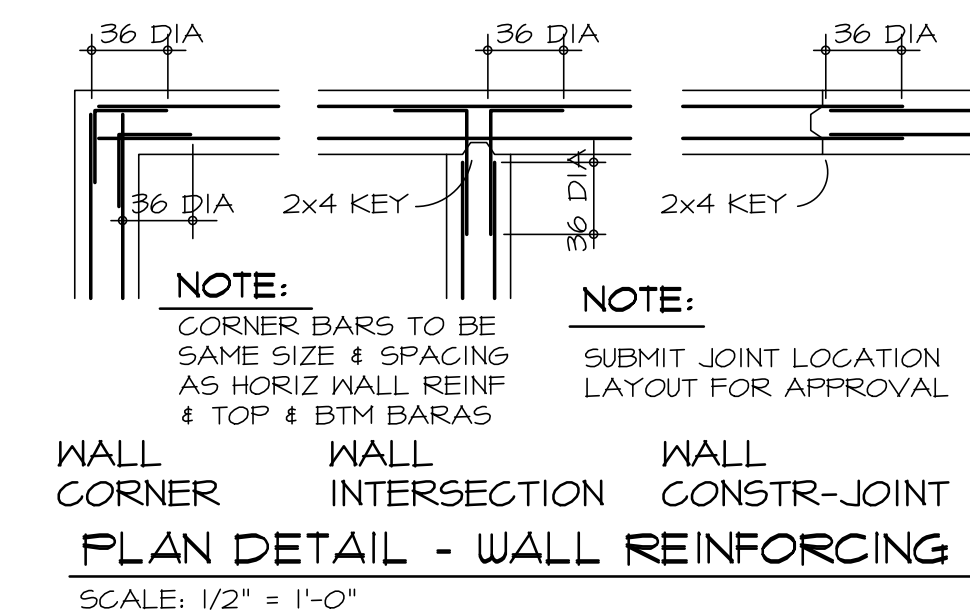
FOOTING ALTERNATE #1
IN LIEU OF KEYED FOOTING
PROVIDE #4 "J" BARS @ 4'-0" O.C.

FOOTING ALTERNATE #2
IN LIEU OF KEYED FOOTING
PROVIDE #4 ANGLED BARS @ 4'-0" O/C

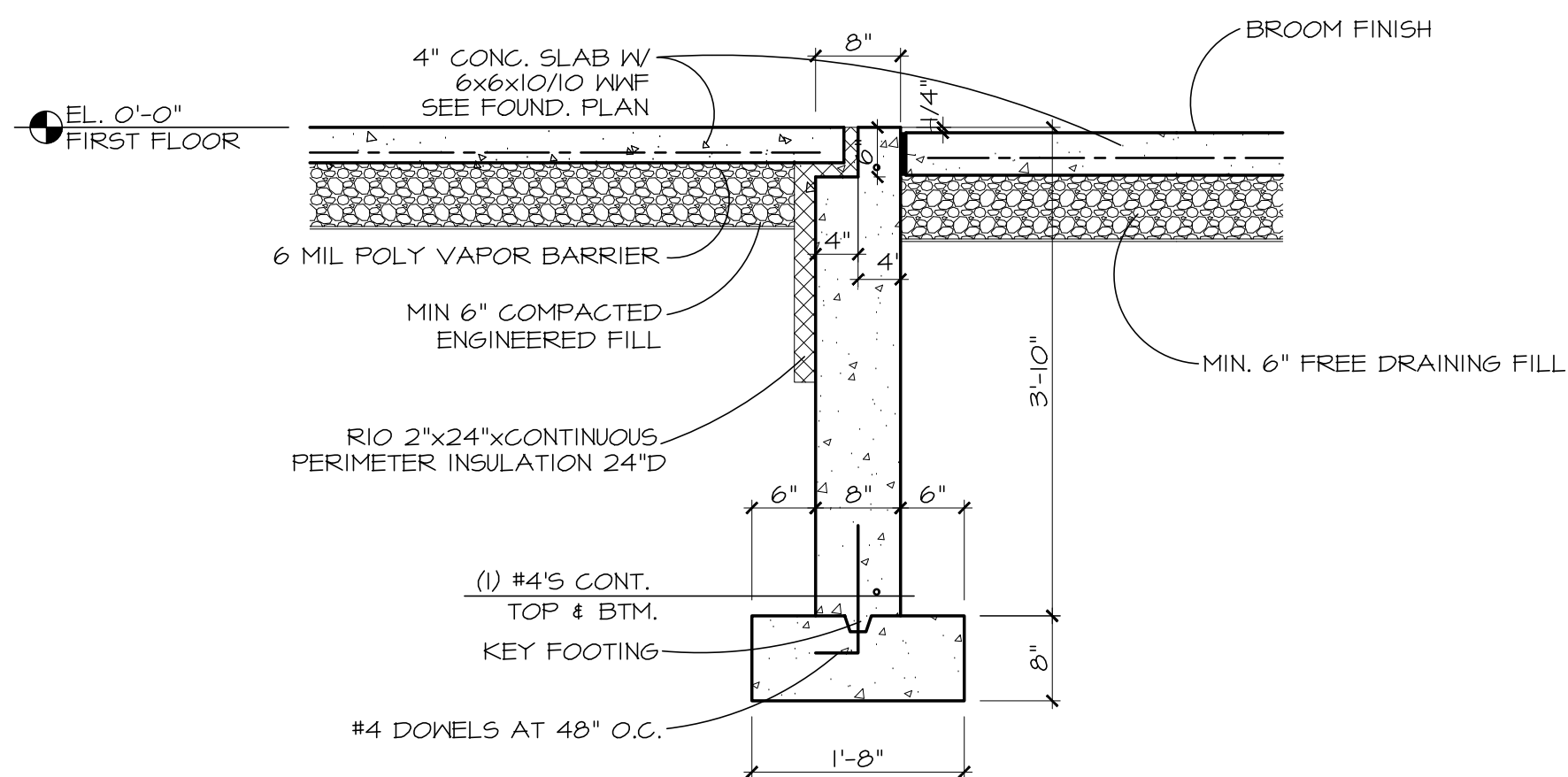
FOR BOLT PROJ.
SEE APPROPRIATE
ANCHOR BOLT SETTING
PLAN

DIAMETER	LENGTH = L
1/2"	4"
3/4"	13 1/2"
1"	18"
1 1/4"	22 1/2"

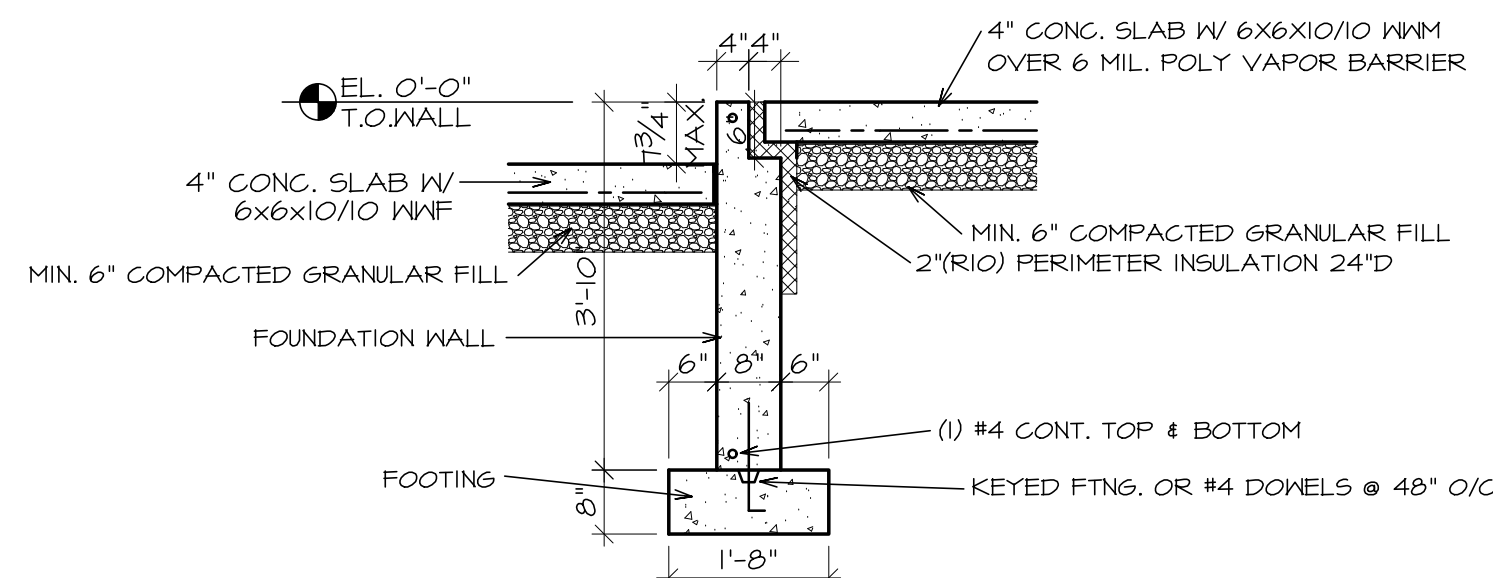
REC. A. B. DETAIL



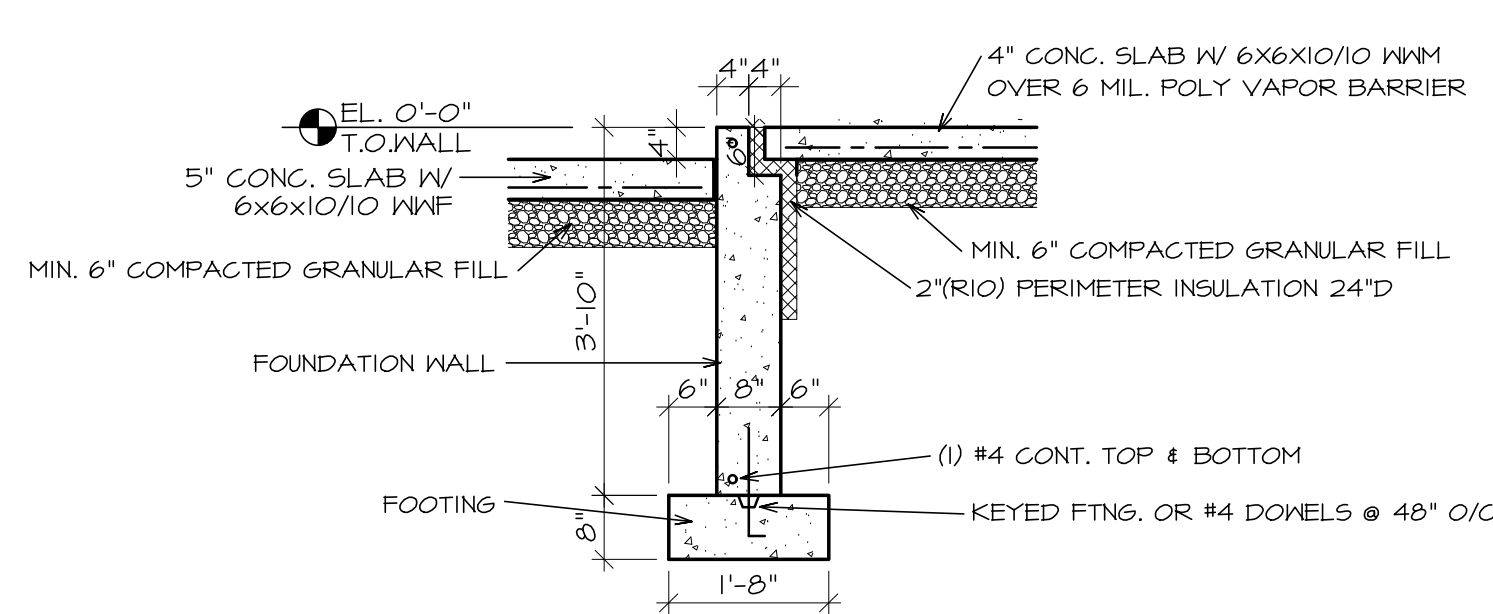
⑨ GARAGE FOUNDATION WALL
SCALE: 1/2" = 1'-0"



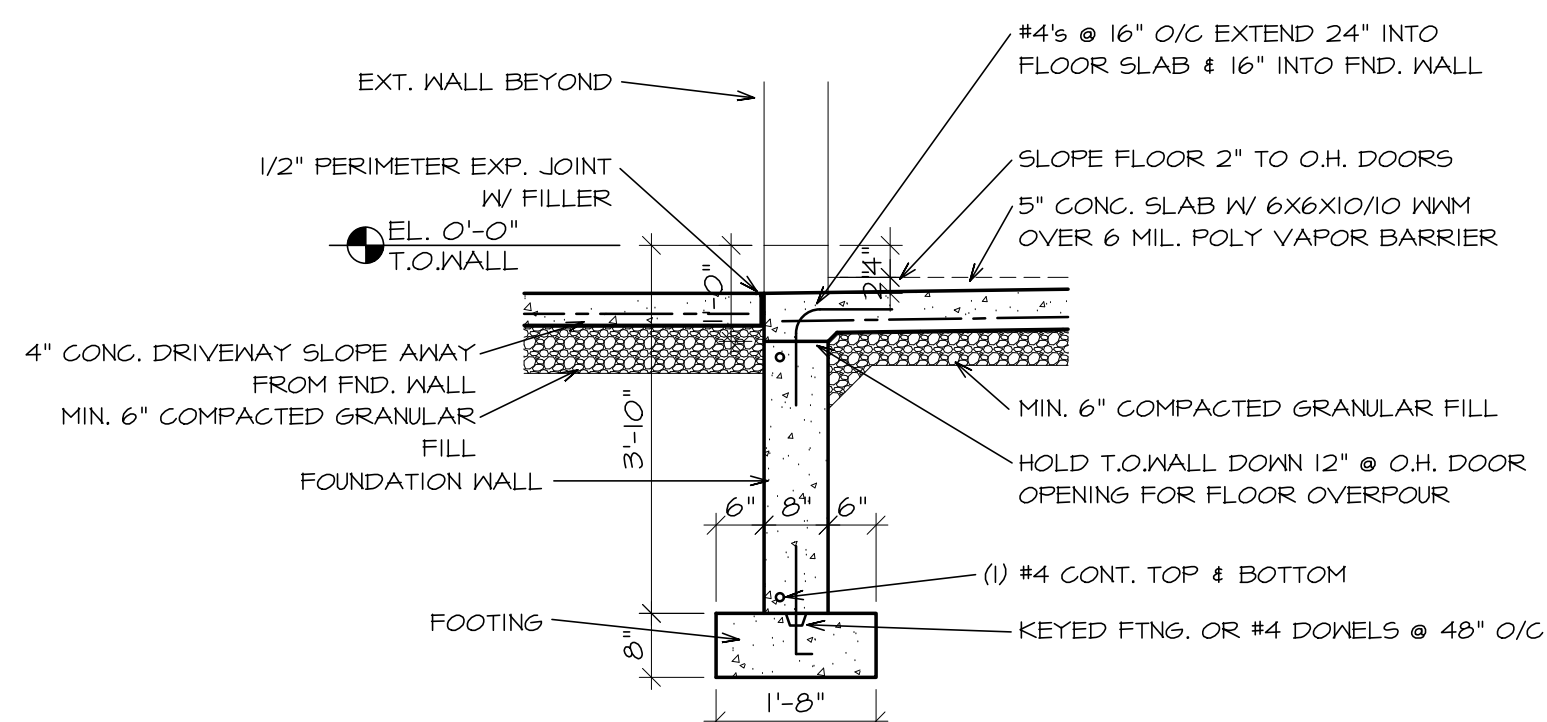
① FND. WALL @ ENTRY DOORS
SCALE: 3/4" = 1'-0"



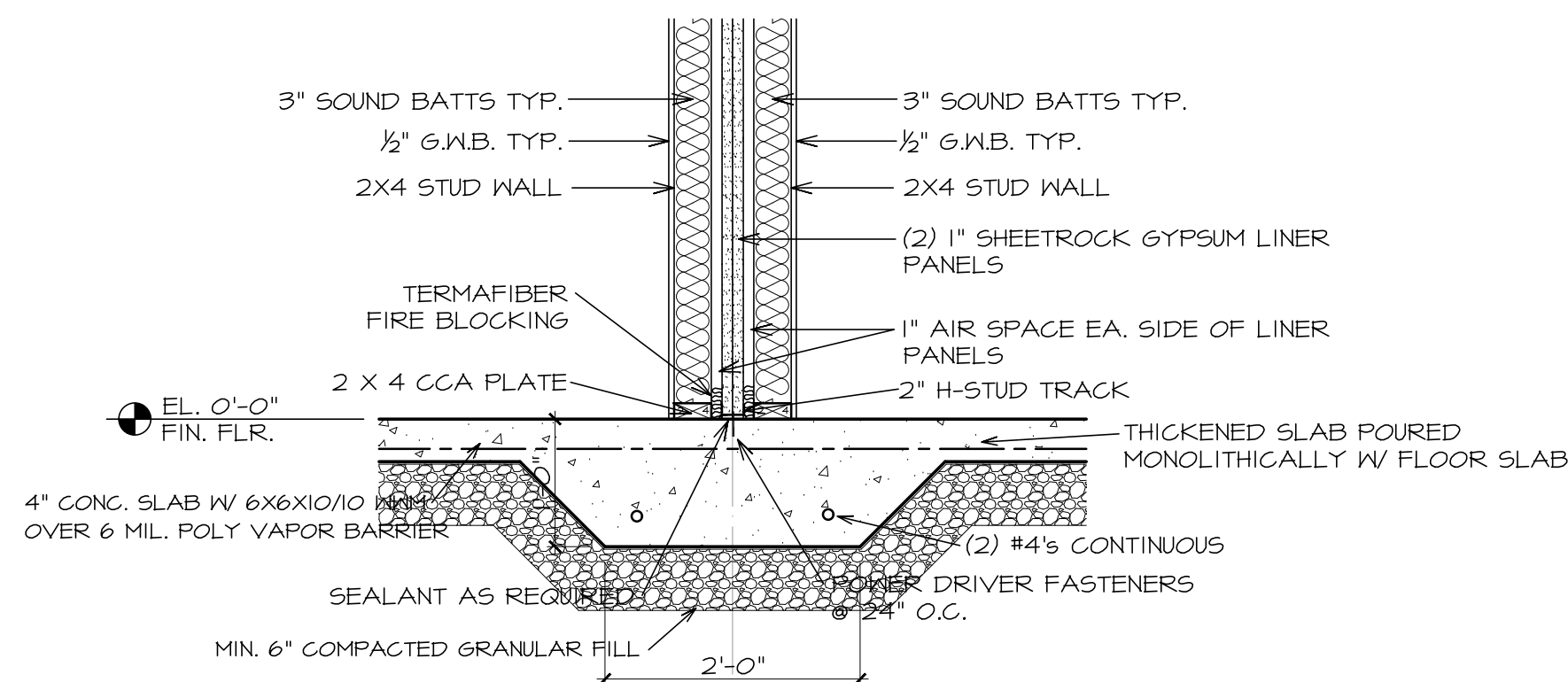
② FOUNDATION WALL AT PATIO
SCALE: 1/2" = 1'-0"



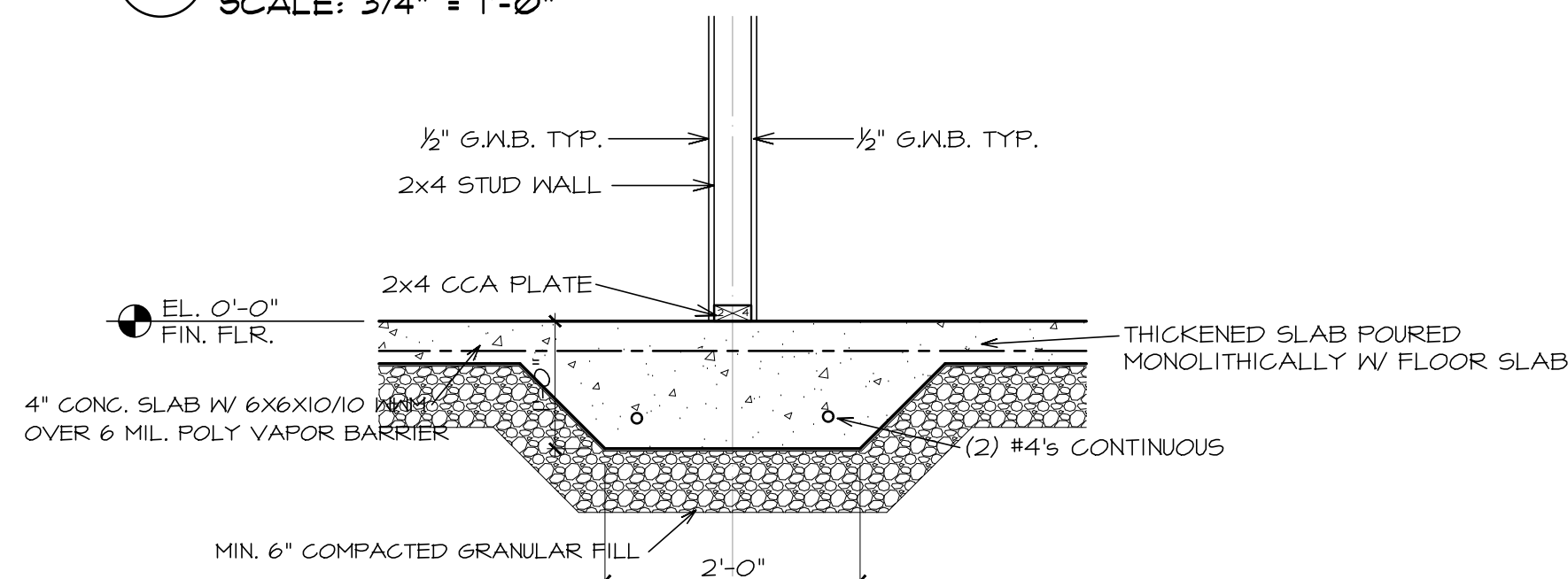
③ FND WALL AT GARAGE
SCALE: 1/2" = 1'-0"



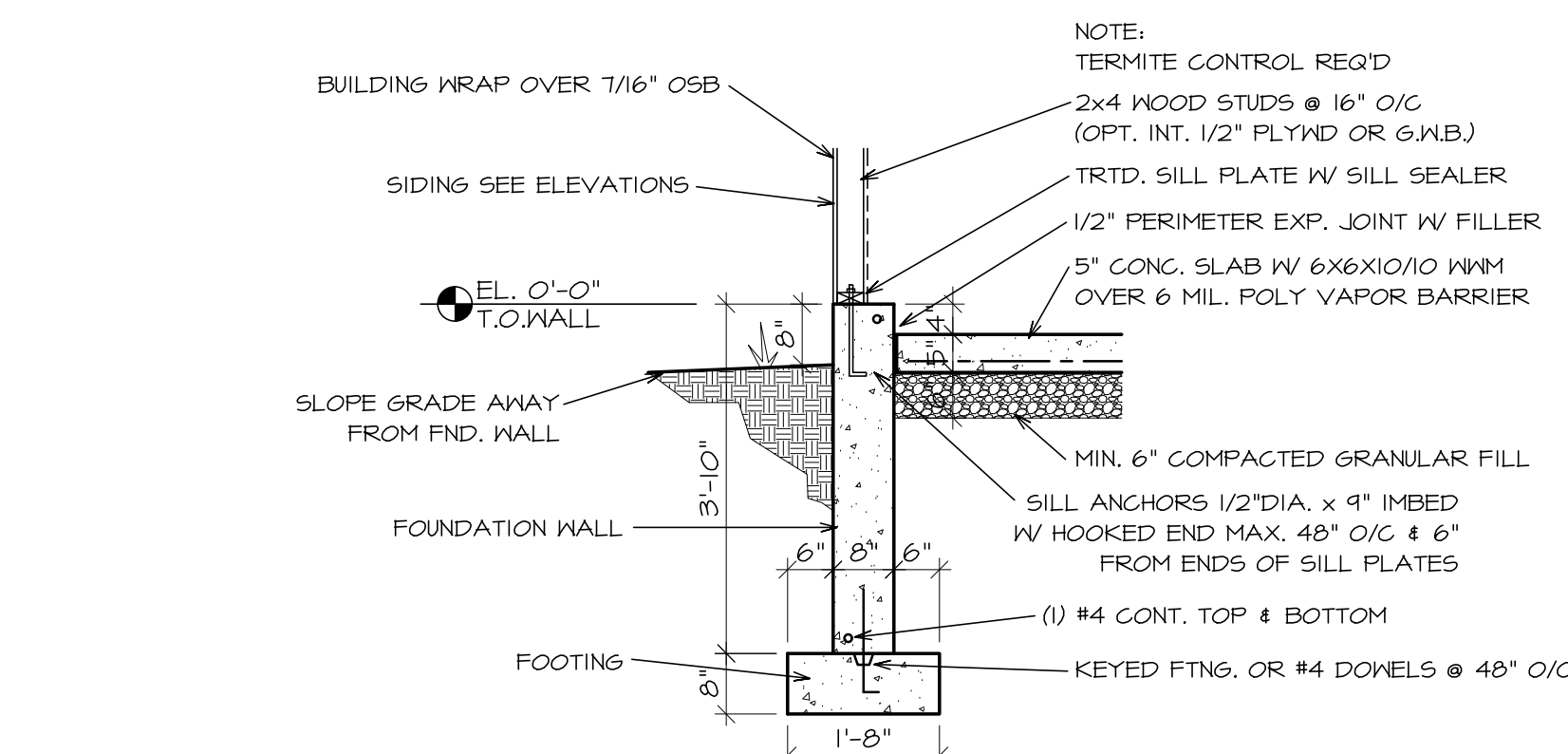
④ FND. WALL AT O.H. DOOR
SCALE: 1/2" = 1'-0"



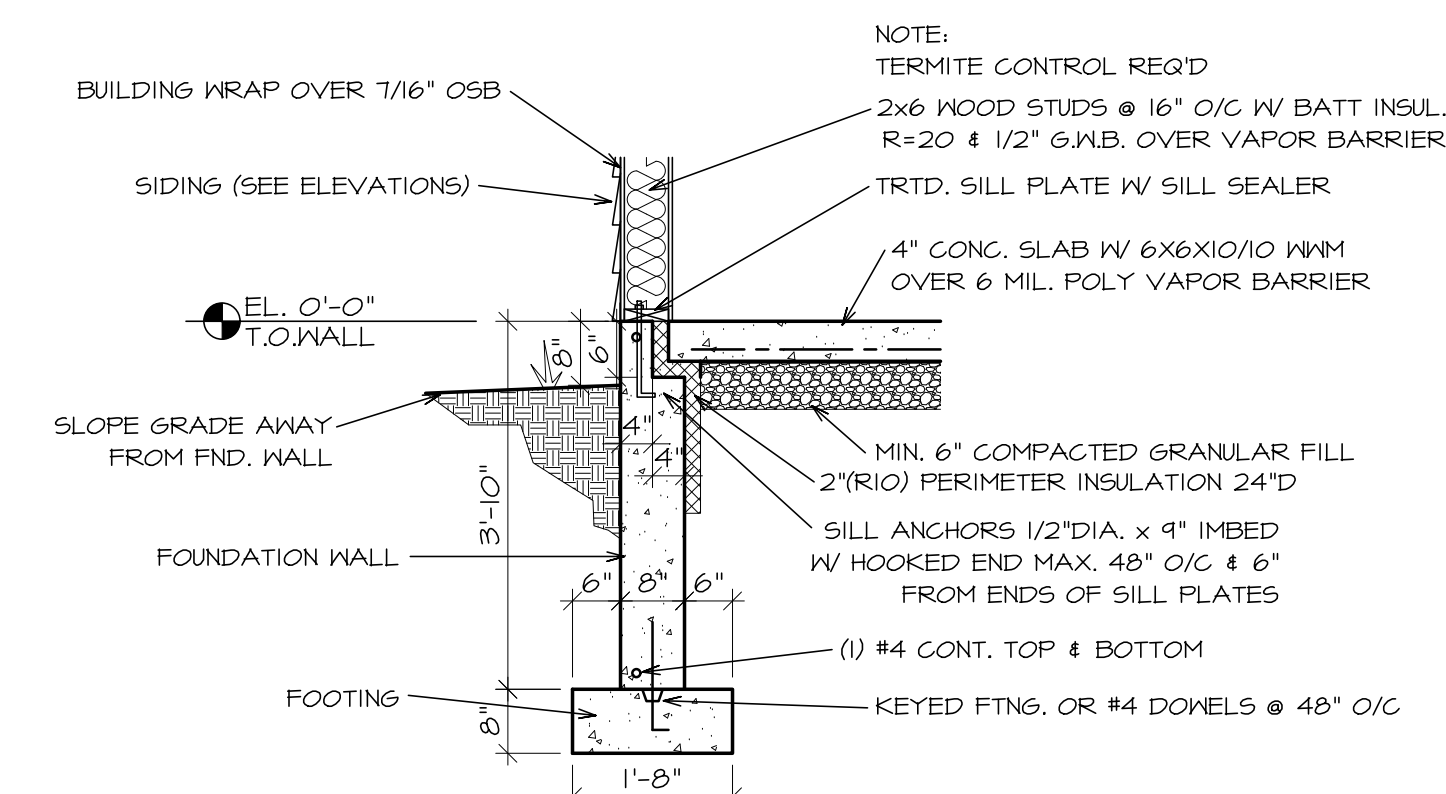
⑤ THICKENED SLAB DETAIL @ PARTY WALL
SCALE: 3/4" = 1'-0"



⑥ THICKENED SLAB DETAIL
SCALE: 3/4" = 1'-0"



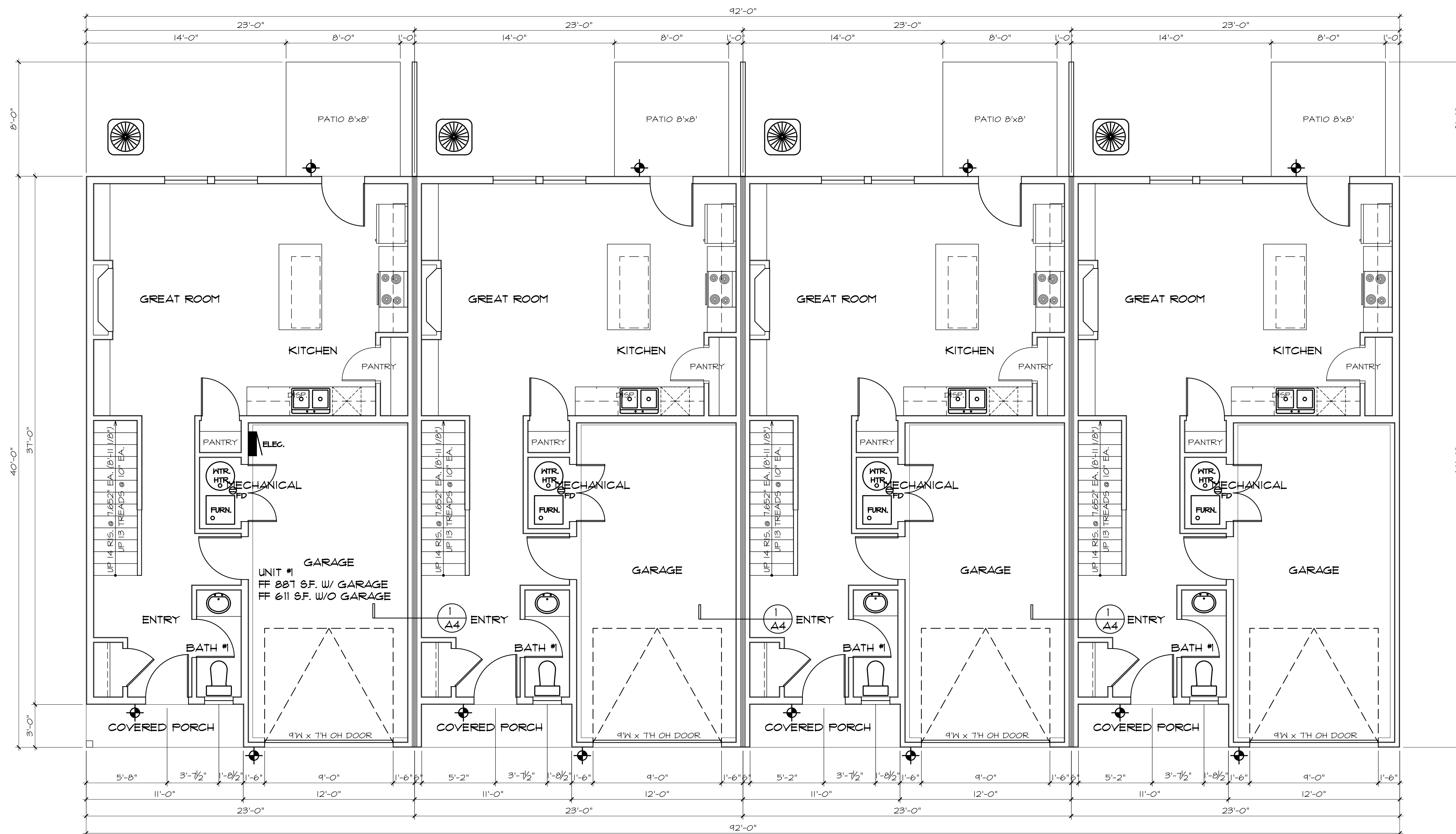
⑦ GARAGE FOUNDATION WALL
SCALE: 1/2" = 1'-0"



⑧ TYP. FOUNDATION WALL
SCALE: 1/2" = 1'-0"

David L. Jenkins & Assocs., P.C.
ARCHITECTS AND PLANNERS
2020 GLENVIEW RD. - ROCKFORD, ILLINOIS
PHONE (815) 397-9771 - FAX (815) 397-9795

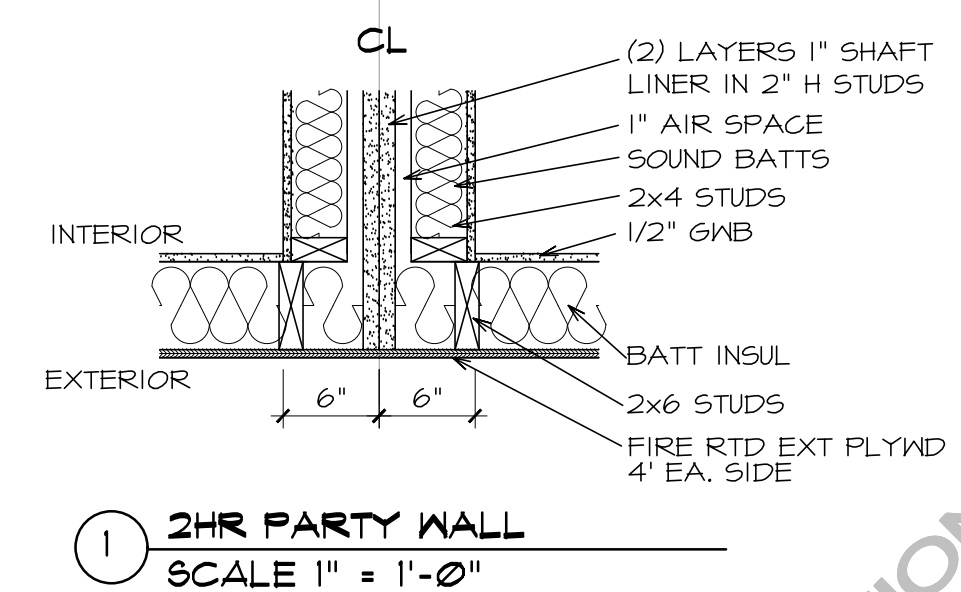
FILE NAME: 044-22 RTB	CONTRACTOR: White Oak Home Builders, LLC	PROJECT NO.: 044-22
DATE: 12-12-22	PROJECT NAME: HAWKS POINTE - B	SHT. NO.: A3
REVISED:	ROSCOE, IL	OF: 7



OVERALL FIRST FLOOR PLAN 4 UNIT

SCALE 1/4" = 1'-0"

NOTE: DIMENSIONS SHOWN ARE TO EITHER FACE OF FOUNDATION WALL OR CENTERLINE OF THICKENED SLAB



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ARCHITECTS AND PLANNERS

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PHONE (815) 397-9771 FAX (815) 397-9795

FILE NAME:
044-22 RTB
DATE:
12-12-22
REVISED:

CONTRACTOR:
White Oak Home Builders, LLC

PROJECT NAME:

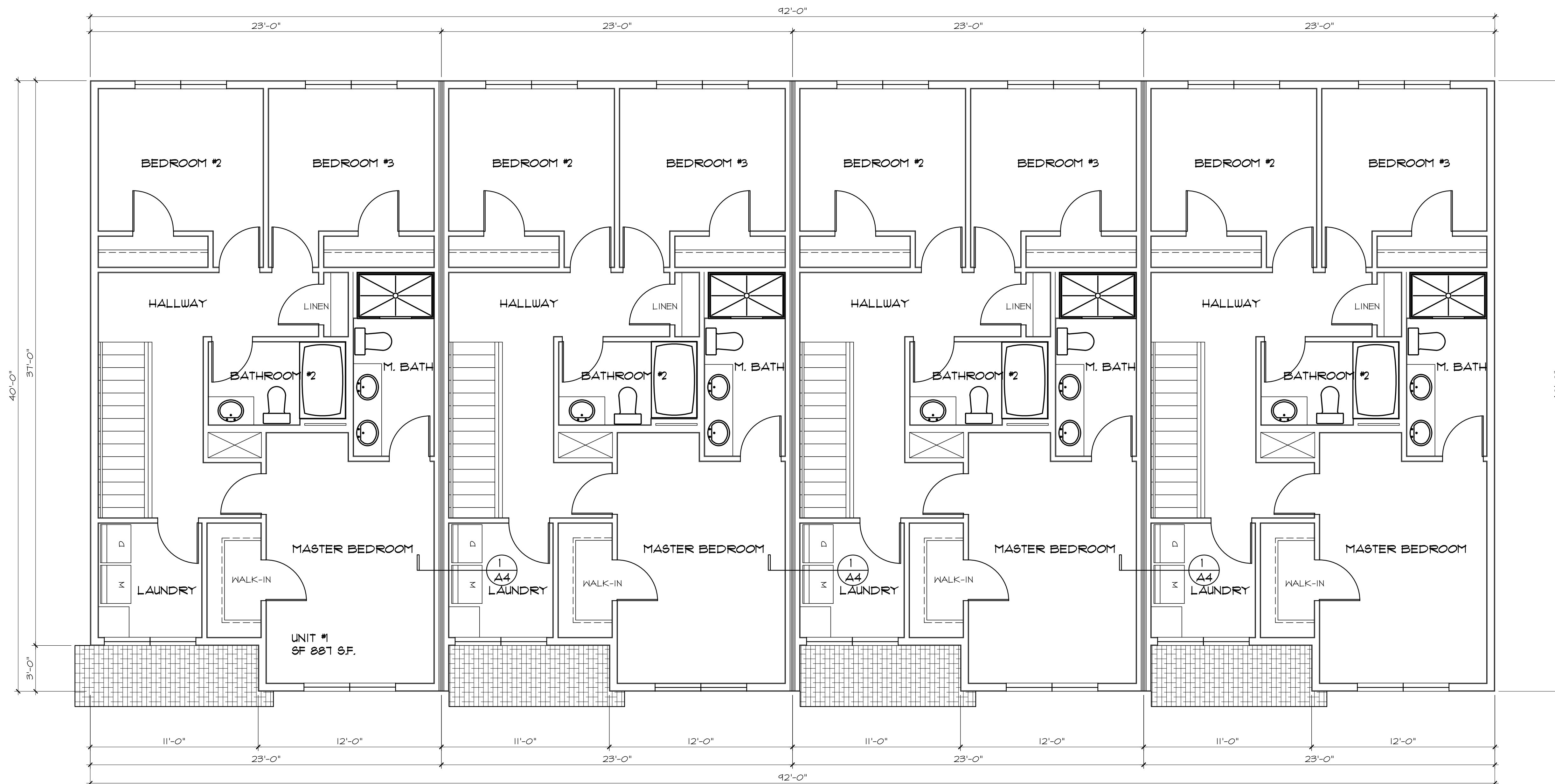
HAWKS POINTE - B
ROSCOE, IL

PROJECT NO.:
044-22

SHT. NO.:
A4

OF: 7

THE ARCHITECT IS NOT PROVIDING PROJECT CONSTRUCTION SUPERVISION OR ANY FORM OF PROJECT MANAGEMENT FOR THE BUILDING COVERED BY THIS SET OF DOCUMENTS. THE USE OF THESE DRAWINGS BY ANY CONTRACTOR, SUB-CONTRACTOR, BUILDER'S TRADESMEN OR WORKER SHALL INSTIGATE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND THE ARCHITECT. THE USER OF THE DRAWINGS AGREES TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARDS TO CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AND FURTHER SHALL HOLD THE ARCHITECT HARMLESS FOR COST AND PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, SUB-CONTRACTOR, TRADESMEN OR WORKMEN. THE USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT SHALL TAKE NO RESPONSIBILITY FOR THE PLANNED USER'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR CONTRACT DOCUMENTS.



OVERALL SECOND FLOOR PLAN 4 UNIT

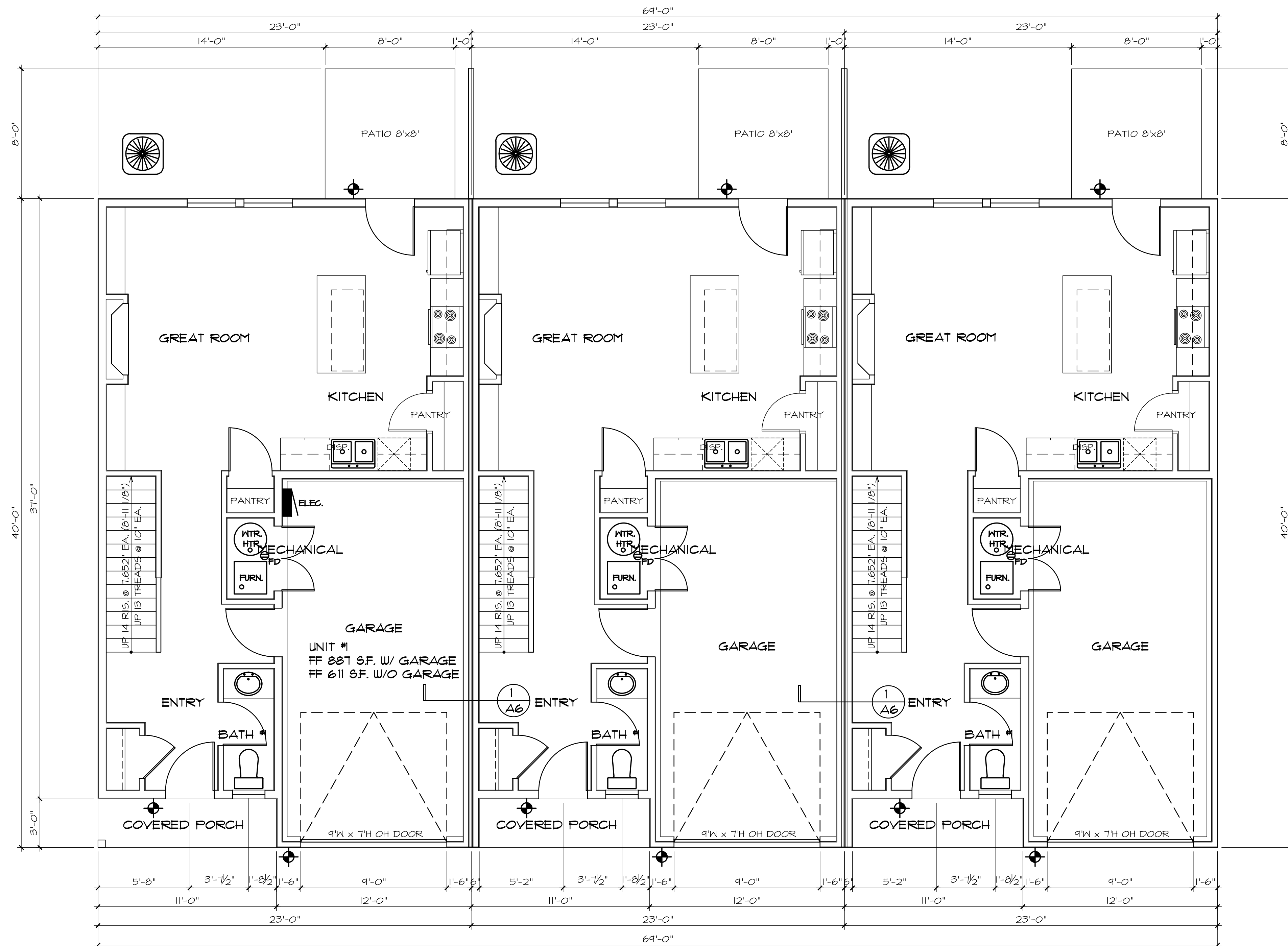
SCALE 1/4" = 1'-0"

NOTE: DIMENSIONS SHOWN ARE TO EITHER FACE OF FOUNDATION WALL OR CENTERLINE OF THICKENED SLAB

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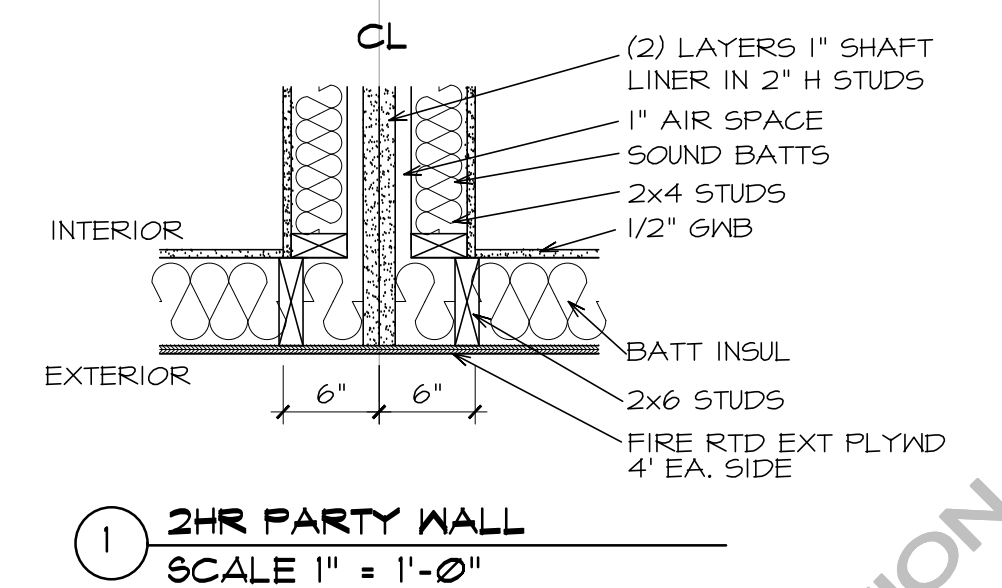
David L. Jenkins & Assoc., P.C.			
ARCHITECTS AND PLANNERS			
2020 GLENVIEW RD - ROCKFORD, ILLINOIS PHONE (815) 397-9771 - FAX (815) 397-9795			
FILE NAME: 044-22 RTB	CONTRACTOR: White Oak Home Builders, LLC	PROJECT NO.:	044-22
DATE: 12-12-22	PROJECT NAME: HAWKS POINTE - B	SHT. NO.:	A5
REVISED:	ROSCOE, IL	OF:	7



OVERALL FIRST FLOOR PLAN 3 UNIT

SCALE 1/4" = 1'-0"

NOTE: DIMENSIONS SHOWN ARE TO EITHER FACE OF FOUNDATION WALL OR CENTERLINE OF THICKENED SLAB



THE ARCHITECT IS NOT PROVIDING PROJECT CONSTRUCTION SUPERVISION OR ANY FORM OF PROJECT MANAGEMENT FOR THE BUILDING COVERED BY THIS SET OF DOCUMENTS. THE USE OF THESE DRAWINGS BY ANY CONTRACTOR, SUB-CONTRACTOR, BUILDER'S TRADESMEN OR WORKER SHALL INSTIGATE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND THE ARCHITECT. THE USER OF THE DRAWINGS AGREES TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARDS TO CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AND FURTHER SHALL HOLD THE ARCHITECT HARMLESS FOR COST AND PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, SUB-CONTRACTOR, TRADESMEN OR WORKMEN. THE USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT SHALL TAKE NO RESPONSIBILITY FOR THE PLANNED USER'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR CONTRACT DOCUMENTS.

David L. Jenkins & Assoc., P.C.
ARCHITECTS AND PLANNERS
2020 GLENVIEW RD. - ROCKFORD, ILLINOIS
PHONE (815) 397-9771 - FAX (815) 397-9795

FILE NAME:
044-22 RTB
DATE:
12-12-22
REVISED:

CONTRACTOR:
White Oak Home Builders, LLC

PROJECT NAME:
HAWKS POINTE - B
ROSCOE, IL

PROJECT NO.:
044-22

SHT. NO.:
A6

OF: 7



OVERALL SECOND FLOOR PLAN 3 UNIT

SCALE 1/4" = 1'-0"

NOTE: DIMENSIONS SHOWN ARE TO EITHER FACE OF FOUNDATION WALL OR CENTERLINE OF THICKENED SLAB

THE ARCHITECT IS NOT PROVIDING PROJECT CONSTRUCTION SUPERVISION OR ANY FORM OF PROJECT MANAGEMENT FOR THE BUILDING COVERED BY THIS SET OF DOCUMENTS. THE USE OF THESE DRAWINGS BY ANY CONTRACTOR, SUB-CONTRACTOR, BUILDER'S TRADESMEN OR WORKER SHALL INSTIGATE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND THE ARCHITECT. THE USER OF THE DRAWINGS AGREES TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARDS TO CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AND FURTHER SHALL HOLD THE ARCHITECT HARMLESS FOR COST AND PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, SUB-CONTRACTOR, TRADESMEN OR WORKMEN. THE USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT SHALL TAKE NO RESPONSIBILITY FOR THE PLANNED USER'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR CONTRACT DOCUMENTS.

David L. Jenkins & Assoc., P.C.			
ARCHITECTS AND PLANNERS			
2020 GLENVIEW RD - ROCKFORD, ILLINOIS PHONE (815) 397-9771 - FAX (815) 397-9795			
FILE NAME: 044-22 RTB	CONTRACTOR: White Oak Home Builders, LLC	PROJECT NO.:	044-22
DATE: 12-12-22	PROJECT NAME: HAWKS POINTE - B	SHT. NO.:	A7
REVISED:	ROSCOE, IL	OF: 7	61

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



VILLAGE of
ROSCOE

Item # 5.

Agenda Item: IDOT Resolution for Improvement - Main St. Pedestrian Bridge Design Services

Date: April 1, 2025

Meeting: Committee of the Whole

Prepared by: Brandon Boggs

Department: Public Works/Engineering

Overview/Background Information

Fehr Graham is presenting an IDOT MFT resolution for the engineering design services related to the Main Street Pedestrian Bridge. Due to MFT funds being utilized for the design services, a Resolution for Improvement must be approved by the Board and submitted to IDOT for approval.

Key Issues

Fehr Graham's original design contract, approved by the Village on 06-21-22 (2022-R42), was approved with the understanding that MFT funds would be utilized but the appropriate IDOT Resolution for Improvement was submitted to the Village for approval. **Approving this resolution is simply a paperwork cleanup process and does not require any additional funding to be allocated/spent by the Village.**

Fiscal Note/Budget Impact

N/A – this design contract was approved in 2022.

Prior Legislative Actions

N/A

Action Required/Recommendation

Staff recommends approval of the IDOT Resolution to ensure that all appropriate paperwork is up to date with IDOT.

Attachments

- IDOT Resolution for Improvement
- Original FG design contract (signed)



Resolution for Improvement
Under the Illinois Highway Code

Item # 5.

Is this project a bondable capital improvement?

☒ Yes ☐ No

Resolution Type

Supplemental

Resolution Number

Section Number

20-00033-00-PV

BE IT RESOLVED, by the President and Board of Trustees of the Village

Governing Body Type

Local Public Agency Type

of Roscoe Illinois that the following described street(s)/road(s)/structure be improved under

Name of Local Public Agency

the Illinois Highway Code. Work shall be done by Contract

Contract or Day Labor

For Roadway/Street Improvements:

Name of Street(s)/Road(s)	Length (miles)	Route	From	To

For Structures:

Name of Street(s)/Road(s)	Existing Structure No.	Route	Location	Feature Crossed
Main Street			Roscoe, IL	KINNIKINNICK CREEK

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

Supplemental Phase I & II engineering services for the proposed pedestrian bridge crossing of the Kinnikinnick Creek on Main Street.

2. That there is hereby appropriated the sum of Fifty-Three Thousand Five Hundred

Dollars (\$53,500.00) for the improvement of

said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Stephanie Johnston

Village

Clerk in and for said Village

Name of Clerk

Local Public Agency Type

Local Public Agency Type

of Roscoe in the State aforesaid, and keeper of the records and files thereof, as provided by

Name of Local Public Agency

statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

President and Board of Trustees of Roscoe

Governing Body Type

Name of Local Public Agency

at a meeting held on April 01, 2025

Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this _____ day of _____ .

Day

Month, Year

(SEAL, if required by the LPA)

Clerk Signature & Date

Approved

Regional Engineer Signature & Date
Department of Transportation

NOTE: Form instructions should not be included when the form is submitted.

This form shall be used when a Local Public Agency (LPA) wants to construct an improvement using Motor Fuel Tax(MFT) funds. Refer to Chapter 9 of the Bureau of Local Roads and Streets Manual (BLRS Manual) for more detailed information. For signature requirements refer to Chapter 2, Section 3.05(b) of the BLRS Manual.

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

Is this project a bondable capital improvement?

Check Yes if the project was a bondable capital improvement, check no if it is not. An example of a bondable capital project may include, but is not limited to: project development, design, land acquisition, demolition when done in preparation for additional bondable construction, construction engineering, reconstruction of a roadway, designed overlay extension or new construction of roads, bridges, ramps, overpasses and underpasses, bridge replacement and/or major bridge rehabilitation. Permanent ADA sidewalk/ramp improvements and seeding/sodding are eligible expenditures if part of a larger capital bondable project. A bondable capital improvement project does not mean the LPA was required to sell bonds to fund the project, however the project did meet the criteria to be bondable.

Resolution Number

Enter the resolution number as assigned by the LPA, if applicable.

Resolution Type

From the drop down box choose the type of resolution:

- Original would be used when passing a resolution for the first time for this project.
- Supplemental would be used when passing a resolution increasing appropriation above previously passed resolutions.
- Amended would be used when a previously passed resolution is being amended.

Section Number

Insert the section number of the improvement the resolution covers.

Governing Body Type

From the drop down box choose the type of administrative body. Choose Board for County; Council for a City or Town; President and Board of Trustees for a Village or Town.

LPA Type

From the drop down box choose the LPA body type. Types to choose from are: County, City, Town or Village.

Name of LPA

Insert the name of the LPA.

Contract or Day Labor

From the drop down choose either Contract or Day Labor.

Roadway/Street Improvements:

Name Street/Road

Insert the name of the Street/Road to be improved. For additional locations use the Add button.

Length

Insert the length of this segment of roadway being improved in miles.

Route

Insert the Route Number of the road/street to be improved if applicable.

From

Insert the beginning point of the improvement as it relates to the Street/Road listed to the left.

To

Insert the ending point of the improvement as it relates to the Street/Road listed to the left.

Structures:

Name Street/Road

Insert the name of the Street/Road on which the structure is located. For additional locations use the Add button.

Existing Structure No.

Insert the existing structure number this resolution covers, if no current structure insert n/a.

Route

Insert the Route number on which the structure is located.

Location

Insert the location of the structure.

Feature Crossed

Insert the feature the structure crosses.

1

Insert a description of the major items of work of the proposed improvement.

2

Insert the dollar value of the resolution for the proposed improvement to be paid for with MFT funds in words followed by in the same amount in numerical format in the ().

Instructions for BLR 09110 - Page 2 of 2

Item # 5.

Name of Clerk	Insert the name of the LPA clerk.
LPA Type	Insert the type of clerk based on the LPA type. Types to choose from are: County, City, Town or Village.
Name of LPA	Insert the name of the LPA.
Governing Body Type	Insert the type of administrative body. choose Board for County; Council for a City or Town; President and Board of Trustees for a Village or Town
Name of LPA	Insert the name of the LPA.
Date	Insert the date of the meeting.
Day	Insert the day Clerk is signing the document.
Month, Year	Insert the month and year of the Clerk's signature.
Seal	The Clerk shall seal the document here, if required. If a seal is required, electronic signatures should not be used.
Clerk Signature	Clerk shall sign here.
Approved	The Department of Transportation shall sign and date here once approved.

A minimum of three (3) certified signed originals must be submitted to the Regional Engineer's District office OR email PDF completed form with electronic signatures to your local District LRS office.

Following IDOT's approval, distribution will be as follows:

Local Public Agency Clerk
Engineer (Municipal, Consultant or County)
District

May 25, 2022

Mr. Scott Sanders
Village of Roscoe
10631 Main Street
Roscoe, Illinois 61073

RE: Roscoe Main Street – Pedestrian Bridge Design Additional Services

Dear Mr. Sanders,

Fehr Graham is pleased to present you with the following proposal for professional engineering services pertaining to the design of a pedestrian bridge crossing of the South Kinnikinnick Creek immediately adjacent to the Main Street roadway bridge crossing of said Creek. Our understanding of the scope of work is to complete supplemental topographic survey tying into the previously complete topographic survey for the Main Street Reconstruction project (FG Project No. 20-580), hydrologic and hydraulic design and reporting, and prefabricated pedestrian bridge design plans. It is assumed that this project will be constructed utilizing MFT funding as the funding source. Below is a description of the scope of service to be completed by Fehr Graham.

SCOPE OF SERVICES

Topographic Survey & Data Collection

Fehr Graham will complete a supplemental topographic survey of the area near the proposed pedestrian bridge crossing immediately east of the Main Street roadway bridge crossing of the South Kinnikinnick Creek. Ground features will be collected to develop an existing 3-Dimensional Surface for use in engineering design. Creek cross sections will be required upstream and downstream from the proposed crossing in order to properly complete the hydraulic review for the proposed structure.

In addition to the topographic survey and to supplement the base map, LIDAR data will be requested from local/County GIS databases. This LIDAR data will be obtained to see topographic conditions beyond the survey limits, both upstream and downstream of the existing culverts, to assist with the hydraulic analysis on this project.

Hydrologic and Hydraulic Report

Utilizing information obtained from the topographic survey and local/County GIS, Fehr Graham will complete the hydraulic design engineering to size the pedestrian bridge opening to allow for proper flow of the Kinnikinnick Creek and compile a hydrologic and hydraulic report for ultimate submission to the IDNR for review.

Engineering Plans

Fehr Graham will prepare detailed engineering plans for purposes of bidding and construction for a prefabricated steel pedestrian bridge with a concrete deck. It is our understanding that the Village would like to incorporate lighted handrails along the bridge. One geotechnical boring will be completed on either side of the creek crossing (two total) to assist with the bridge substructure design.

The final engineering plans are expected to include the following sheets:

- Cover Sheet
- General Notes, Standard Legend & Abbreviations and Typical Pavement Sections
- Removal Plan
- Bridge Substructure Plans
- Manufacturer Provided Prefabricated Bridge Plans
- Erosion Control Plans
- Standard Details

Plans will be signed and sealed by an Illinois licensed structural engineer.

Geotechnical Borings

Fehr Graham will subcontract with a geotechnical boring company to complete two (2) geotechnical borings. One boring will be completed on either side of the creek in the approximate location of each proposed abutment. A report will be provided by the geotechnical firm to recommend substructure design approaches.

EXCLUSIONS

The following items are **not** included in the scope of services proposed here within:

- Bidding documents and services separate from those already covered within the original scope of FG Project 20-580. It is assumed this bridge construction will be bid with the roadway reconstruction project.
- Boundary and plats of surveys, easement documents or legal descriptions
- Environmental studies including IDNR Eco-CAT & IHPA consultation
- Wetlands delineation or mitigation services
- Local/State Permitting or fees
- Construction Management, Observation and Layout
- Public presentations, board meeting attendance

Any of the above services can be performed as an additional cost to the project upon request.

FEES

Based on the information available at this time, we are prepared to provide these services as outlined for the following fee amount:

Topographic Survey & Data Collection	\$	2,900
Stormwater Analysis for Culvert Sizing	\$	12,300
Engineering Plans	\$	32,300
Geotechnical Borings	\$	6,000
Total	\$	53,500

Payment for the services rendered will be requested via an invoice prepared monthly.

May 25, 2022
Mr. Scott Sanders, Village of Roscoe
Roscoe Main Street – Pedestrian Bridge Design Additional Services
Page 2

AUTHORIZATION

We appreciate the opportunity to provide you with this proposal and trust that the information we have provided is in line with your expectations. Please sign the authorization line below to include this proposed scope and fee in the existing contract (Fehr Graham Project 20-580) and the associated terms and general conditions.

If you should have any questions, please do not hesitate to contact me.

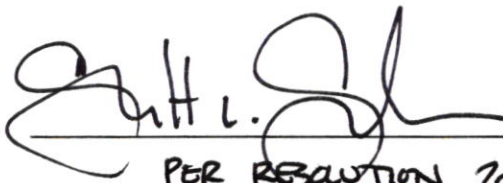
Sincerely,



Seth Gronewold, PE
Principal

SWG:ted

Authorization:

 Date: 6.22.22
PER RESOLUTION 2022-P42 APPROVED 6.21.22

N:\Proposals\2022\Seth Gronewold\Roscoe, Village of\Main Street Pedestrian Bridge Proposal.docx

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



VILLAGE of
ROSCOE

Item # 6.

Agenda Item: Surplus of Kubota ZD1211 72" Zero Turn Mower

Date: 04/01/2025

Meeting: Committee of the Whole

Prepared by: Troy Taylor

Department: Public Works

Overview/Background Information

This agenda request is to approve of the Kubota ZD1211 72" zero turn mower to be surplus. This mower will be traded in at Bobcat of Rockford with the purchase of the Villages two new zero turn mowers, if approved. Bobcat of Rockford has offered the Village \$5,000 for this mower going towards the purchase of the two new mowers.

Key Issues

- \$5,000 going towards the purchase of the two new mowers.

Fiscal Note/Budget Impact

The \$5,000 will help towards the capital purchase of the two new zero turns.

Prior Legislative Actions

First hearing

Action Required/Recommendation

Committee approval to send to the Village Board.

Attachments

- Bobcat of Rockford quote for trade in value.
- Pictures of mower approving surplus.

Quote Provided By
BOBCAT OF ROCKFORD
Jeremy Morgan
5925 WHEELER RD.
CHERRY VALLEY, IL 61016
email: sales.bobcat01@gmail.com
phone: 8153328300

-- Standard Features --

-- Custom Options --



ZD1600 Series

ZD1611LF-72

*** EQUIPMENT IN STANDARD MACHINE ***

DIESEL ENGINE

Model: Kubota V1505-CR-TE5-ZD1
Type: Diesel, liquid (4cyl.) with DPF
HP 30.8 Gross @ 2500 rpm
Displacement: 91.4 cu. in.
Battery 12v CCA 670A, RC115 min
Alternator Capacity: 75 Amps / 12 Volts

TRANSMISSION

Hydrostatic Drive
(2) HST w/Gear Reduction
Brake - Wet Multi Disks
Forward Speeds 0 - 10.6 mph
Reverse Speeds 0 - 5.3 mph

STEERING / MOTION CONTROL

(2) Hand Levers, Adjustable
Hydraulically Damped, Adjustable

FLUID CAPACITY

Fuel Tank 13.1 gal
Engine Coolant 3.96 qts
w/ Recovery Tank
Crankcase w/ Filter 4.1 qts
Transmission Case and Axle Gear 12.8 qts
and Axle Gear

ENGINE/MACHINE MONITORING

DPF Regeneration Status
Fuel Level
Water Temperature
Hour Meter
RPM
Oil Pressure
Service Reminder

DIMENSIONS

Height (rops up): 78.7"
Height (rops down): 64.6"
Length: 105.7"
Width Overall (w/o Mower) 60.6"
Wheelbase: 61.4"
Weight 2094 lbs.

* Manufacturer's estimate.

TIRES AND WHEELS

Front 15 x 6.5 - 8 Flat-free
Front 26 x 12.0 Turf, Low Profile

OPERATING FEATURES

Zero Turn Radius
Selectable Front Axle:
Rigid/Oscillating
Premium Air Ride Suspension
Seat
Advanced Engine Monitor
Hands-free Hydraulic Deck Lift
Hands-free Parking Brake
Toolless Front Maintenance Lift
12 V Power Outlet
Front Axle Tie Down Features
Dual Element Air Filter
Cup Holder

SAFETY EQUIPMENT

Seat Safety Switch
Control Lever Safety Switch
Parking Brake Safety Switch
Foldable ROPS
Electronic Key Shut Off

SIDE DISCHARGE MOWER

72" Kubota PRO Deck w/ACS
8 Gauge, 6" Deep Deck
1-5" Cut Height, Adjustable
1/4" Increments
Flexible Discharge Cover
3 Blades

POWER TAKE OFF

Hydraulic Independent PTO
Shaft Drive Mower Deck
Wet Disk Clutch

REAR DISCHARGE MOWER

72" Kubota PRO Deck
5.5" Deep Deck
1-5" Cut Height, Adjustable
1/4" Increments
3 Blades
Bolt-on Skid Bars

ZD1611LF-72 Base Price: \$27,899.00

Configured Price: \$27,899.00

Sourcewell Discount: (\$6,137.78)

SUBTOTAL: \$21,761.22

Dealer Assembly: \$0.00

Freight Cost: \$262.50

PDI: \$400.00

Trade 2016 Kubota ZD1211-72 (\$5,000.00)

Total Unit Price: \$17,423.72

Quantity Ordered: 2

Final Sales Price: \$34,847.44

Purchase Order Must Reflect Final Sales Price.

To order, place your Purchase Order directly with the quoting dealer

*Some series of products are sold out for 2022. All equipment specifications are as complete as possible as of the date on the quote. Additional attachments, options, or accessories may be added (or deleted) at the discounted price. All specifications and prices are subject to change. Taxes are not included. The PDI fees and freight for attachments and accessories quoted may have additional charges added by the delivering dealer. These charges will be billed separately. Prices for product quoted are good for 60 days from the date shown on the quote. All equipment as quoted is subject to availability.

**VILLAGE OF ROSCOE
RESOLUTION NO. 2025-RXX**

A RESOLUTION OF THE VILLAGE OF ROSCOE DECLARING SURPLUS CERTAIN PERSONAL PROPERTY AND AUTHORIZING ITS SALE AND DISPOSITION (PUBLIC WORKS)

WHEREAS, the Superintendent of Public Works of the Village of Roscoe has presented information to the Village certain equipment and/or vehicles have no functional use within the department, and should be declared surplus; and

WHEREAS, 65 ILCS 5/11-76-4, authorizes the Village to sell personal property which is no longer necessary or useful to, or for the best interests of, the Village; and

WHEREAS, the President and Board of Trustees of the Village of Roscoe have determined that it is no longer necessary, or useful to, or in the best interests of the Village to retain the items of personal property identified in Exhibit A, attached hereto and incorporated herein (collectively referred to herein as the “Property”); and

WHEREAS, the Village has determined that it is in the best interests of the Village to sell the Property in such manners as the Village may designate, with or without advertising, including, but not limited to, sale by sealed bid, trade-in, directly to an interested purchaser, or to otherwise dispose of the Property.

NOW THEREFORE, be it resolved by the President and Board of Trustees of the Village of Roscoe, Illinois, as follows:

SECTION 1: The foregoing recitals are incorporated herein by reference.

SECTION 2: Pursuant to 65 ILCS 5/11-76-4, the Village President and Board of Trustees of the Village of Roscoe find that the Personal Property set forth below is no longer necessary or useful to the Village, and the best interest of the Village will be served by the sale of the Property in such manners as the Village may designate, with or without advertising, including, but not limited to sale by sealed bid, trade-in, directly to an interested purchaser or to otherwise dispose of the Property. Further the Village President is hereby authorized to execute any documents necessary to effectuate the sale contemplated herein and the Village Clerk to attest the same.

SECTION 3: The following items of personal property including equipment, and/or vehicles, are hereby declared surplus by the Village of Roscoe:

See Exhibit “A”

SECTION 4: That the Village President, Village Administrator, and Supervisor of Public Works are hereby authorized to dispose of the above referenced surplus equipment through such methods as may be provided for under the laws of the State of Illinois or ordinances of the Village of Roscoe, and in such manner as to carry out the intent of this resolution.

2025-RXX				
1 st Read: April 1, 2025				
PASSED BY ROLL CALL VOTE ON:				
NAME	AYE	NAY	ABSTAIN	ABSENT
Trustee William Babcock				
Trustee Stacy Mallicoat				
Trustee Susan Petty				
Trustee Justin Plock				
Trustee Michael Sima				
Trustee Michael Wright				
President Carol A. Gustafson				

APPROVED APRIL XX, 2025:

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

**EXHIBIT “A”
(Ordinance 2025-RXX)**

PUBLIC WORKS SURPLUS ITEMS

- 1) Kubota ZD1211 72" Zero Turn Mower



VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



Item # 7.

Agenda Item: Two 72" Zero Turn Mowers

Date: 04/01/2025

Meeting: Committee of the Whole

Prepared by: Troy Taylor

Department: Public Works

Overview/Background Information

This agenda request is for the purchase of two Kubota ZD1611 72" zero turn mowers for \$34,847.44. This quote is from Bobcat of Rockford with a Sourcewell government discount of \$6,137.78, plus a trade in of the older 72" Kubota zero turn for \$5,000.

These two mowers will replace our older 72" and 60" zero turn mowers. These new mowers have more power and fuel capacity to help with getting more acreage mowed.

Key Issues

- Villages older mowers now are starting to break down more often.
- New mowers will be able to cut more, be under warranty, and have less break downs.

Fiscal Note/Budget Impact

These two mowers were budgeted for the 2025 year at \$45,000. We will be under budget by Kubota holding their quoted price from late-2024 and still be able to order extra parts such as front tires, back tires, mowing blades, and all the different type of filters for the first service.

Prior Legislative Actions

First Hearing

Action Required/Recommendation

Committee approval to send to the Village Board.

Attachments

Bobcat of Rockford quote.

Quote Provided By
BOBCAT OF ROCKFORD
Jeremy Morgan
5925 WHEELER RD.
CHERRY VALLEY, IL 61016
email: sales.bobcat01@gmail.com
phone: 8153328300

-- Standard Features --

-- Custom Options --



ZD1600 Series

ZD1611LF-72

*** EQUIPMENT IN STANDARD MACHINE ***

DIESEL ENGINE

Model: Kubota V1505-CR-TE5-ZD1
Type: Diesel, liquid (4cyl.) with DPF
HP 30.8 Gross @ 2500 rpm
Displacement: 91.4 cu. in.
Battery 12v CCA 670A, RC115 min
Alternator Capacity: 75 Amps / 12 Volts

TRANSMISSION

Hydrostatic Drive
(2) HST w/Gear Reduction
Brake - Wet Multi Disks
Forward Speeds 0 - 10.6 mph
Reverse Speeds 0 - 5.3 mph

STEERING / MOTION CONTROL

(2) Hand Levers, Adjustable
Hydraulically Damped, Adjustable

FLUID CAPACITY

Fuel Tank 13.1 gal
Engine Coolant 3.96 qts
w/ Recovery Tank
Crankcase w/ Filter 4.1 qts
Transmission Case and Axle Gear 12.8 qts
and Axle Gear

ENGINE/MACHINE MONITORING

DPF Regeneration Status
Fuel Level
Water Temperature
Hour Meter
RPM
Oil Pressure
Service Reminder

DIMENSIONS

Height (rops up): 78.7"
Height (rops down): 64.6"
Length: 105.7"
Width Overall (w/o Mower) 60.6"
Wheelbase: 61.4"
Weight 2094 lbs.

* Manufacturer's estimate.

TIRES AND WHEELS

Front 15 x 6.5 - 8 Flat-free
Front 26 x 12.0 Turf, Low Profile

OPERATING FEATURES

Zero Turn Radius
Selectable Front Axle:
Rigid/Oscillating
Premium Air Ride Suspension
Seat
Advanced Engine Monitor
Hands-free Hydraulic Deck Lift
Hands-free Parking Brake
Toolless Front Maintenance Lift
12 V Power Outlet
Front Axle Tie Down Features
Dual Element Air Filter
Cup Holder

SAFETY EQUIPMENT

Seat Safety Switch
Control Lever Safety Switch
Parking Brake Safety Switch
Foldable ROPS
Electronic Key Shut Off

SIDE DISCHARGE MOWER

72" Kubota PRO Deck w/ACS
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1-5" Cut Height, Adjustable
1/4" Increments
Flexible Discharge Cover
3 Blades

POWER TAKE OFF

Hydraulic Independent PTO
Shaft Drive Mower Deck
Wet Disk Clutch

REAR DISCHARGE MOWER

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5.5" Deep Deck
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Bolt-on Skid Bars

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SUBTOTAL: \$21,761.22

Dealer Assembly: \$0.00

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Trade 2016 Kubota ZD1211-72 (\$5,000.00)

Total Unit Price: \$17,423.72

Quantity Ordered: 2

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**VILLAGE OF ROSCOE, ILLINOIS
RESOLUTION NO. 2025-RXX**

**A RESOLUTION APPROVING THE PURCHASE OF TWO 72 KUBOTA ZERO TURN
RADIUS MOWER FOR USE BY THE VILLAGE OF ROSCOE PUBLIC WORKS
DEPARTMENT**

WHEREAS, the Village of Roscoe wishes to protect the health, welfare and safety of its residents by providing well maintained roads, parks, and other public places, and a provide for a safe and well-equipped public works department; and

WHEREAS, the Village of Roscoe is in need of a two (2) new zero turning radius mowers for use by the Village of Roscoe Public Works Department; and

WHEREAS, the Village of Roscoe has put out for bid, under the auspices of National Joint Powers Alliance (Sourcewell) contract, specifications for two ZD1611LF-72 Kubota Zero Turn Radius Mowers, as further specified set forth in Exhibit “A”, which is incorporated herein by reference; and

WHEREAS, the President and Board of Trustees of the Village of Roscoe find that it is in the best interest of the Village and its residents to purchase said ZD1611LF-72 Kubota Mowers as provided for in the JNPA Joint Purchase Agreement, from Bobcat of Rockford; and

WHEREAS, the Village of Roscoe is authorized and empowered by statute to adopt and enforce the provisions of this resolution.

NOW THEREFORE BE IT RESOLVED by the Board of Trustees of the Village of Roscoe, that:

Section 1. The Village President, is authorized to sign an agreement with **Bobcat of Rockford, IL** for the purchase of two new ZD1611LF72 Zero Turn Radius Mowers, as further specified set forth in Exhibit “A”, which is incorporated herein by reference, for use by the Village Public Works Department, for an amount not to exceed **\$35,000.**

Section 2. That the Village Treasurer is hereby authorized, and instructed to expend funds, and issue payment in an amount not to exceed **\$35,000.**, under the terms and amounts as set forth in Exhibit “A”.

[SIGNATURE PAGE TO FOLLOW]

2025-RXX

1st Read:

PASSED BY ROLL CALL VOTE ON:

NAME	AYE	NAY	ABSTAIN	ABSENT
Trustee William Babcock				
Trustee Stacy Mallicoat				
Trustee Susan Petty				
Trustee Justin Plock				
Trustee Michael Sima				
Trustee Michael Wright				
President Carol A. Gustafson				

APPROVED APRIL X, 2025:

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

Exhibit “A”
Resolution 2025-RXX

[QUOTE FOR MOWERS]

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



VILLAGE of
ROSCOE

Item # 8.

Agenda Item: Village Hall Retaining Wall

Date: 04/01/2025

Meeting: Committee of the Whole

Prepared by: Troy Taylor

Department: Public Works

Overview/Background Information

A section of the retaining wall behind Village Hall has collapsed and another section of the wall is beginning to fail. Staff is recommending replacement of the entire wall and has solicited quotes from various contractors to complete its restoration. Staff will be meeting with contractors to ensure standard construction practices are followed and that accommodations are made to protect the existing sidewalk constructed along the building.

Key Issues

Sections of the wall have collapsed and other sections are beginning to fail. Based on site inspections and review of the Village Hall construction plans, it appears that the proper drainage was not installed behind the wall which has led to the failures.

Although the quoted amounts exceed the Village's threshold to let the project for formal bid, because this is an urgent (non-emergency) repair, and because the majority of the quotes were within the same general range, we request that the Village waive its bidding requirement for this project, and award this to Crimson Valley Landscaping. .

Fiscal Note/Budget Impact

After reviewing the proposals that the Village received, staff recommends entering into an agreement with Crimson Valley Landscaping, for the quoted amount of **\$23,808.00**.

Prior Legislative Actions

N/A

Action Required/Recommendation

Staff is recommending entering into a contract with Crimson Valley Landscaping for the replacement of the entire wall, with additional drainage improvements being added to prevent future failures.

Although Crimson Valley's quote does not appear to be the "low" quote, it should be noted that the apparent low quote submitted by Durascapes includes replacing only 60 feet of retaining wall compared to the 105-110 feet quoted by other contractors.

Attachments

Quote Review Sheet

Contractor quotes

Pictures of retaining wall failure

Village Hall Retaining Wall Repairs
Quote Review Sheet

Item # 8.

	Bidder	Address	Bid for Entire Improvements	Notes
1	Crimson Valley Landscaping	4313 W. State Street Rockford, IL 61102	\$23,808.00	Remove & replace 111 feet of wall, geogrid fabric, sewer chip backfill to aid drainage, restoration of disturbed areas, 10 year warranty
2	LawnCare by Walter	P.O. Box 5037 Rockford, IL 61125	\$41,115.00	Remove & replace 110 feet of wall, geogrid fabric, sewer chip backfill and perforated drain-tile to aid drainage, restoration of disturbed areas, 10 year warranty
3	Brad's Proscapes	10395 Glen Abbey Cl. Rockford, IL 61107	\$28,640.79	Remove & replace 110 feet of wall, sewer chip backfill to aid drainage, restoration of disturbed areas, 5 year warranty
4	Durascape Improvements	177 Flora Church Rd Kirkland, IL 60146	\$22,000.00	Remove & replace 60 feet of wall, sewer chip backfill and perforated drain-tile to aid drainage, restoration of disturbed areas
5	Fritzel's Landscaping	13146 Farm School Rd Durand, IL 61024	\$32,245.00	Remove & replace 105 feet of wall, geogrid fabric, sewer chip backfill and perforated drain-tile to aid drainage, restoration of disturbed areas, 10 year warranty

Low Quote: Crimson Valley Landscaping



VILLAGE OF ROSCOE
10631 MAIN STREET
ROSCOE, ILLINOIS 61073

Sales: Nate Bozovsky

Village of Roscoe - Turf Restoration & Stone
 10631 Main Street Roscoe, Illinois 61073

Est ID: EST5206248

Date: Mar-13-2025

TURF RESTORATION & STONE BEHIND WALL

\$4,348.00

Landscape fabric to help prevent weed growth
 3/4" stone for bed behind wall
 Includes yard restoration due to construction:
 Pulverized topsoil as needed
 Premium seed blend w/ starter fertilizer
 Straw blanket for erosion control & seed protection

**LABOR WARRANTIES: Hardscape - 10 years | Deck & Pergola - 2 year | Lighting - 1 year |
 Irrigation - 1 year | Pools - 1 year**

MATERIAL WARRANTIES: Per manufacturer specifications

*** Estimate is valid for (15) days**

*** Prices are subject to change due to material availability**

CRIMSON VALLEY NURSERY AND LANDSCAPING, INC ESTATE DECK AND FENCE, INC. PURCHASE AND INSTALLATION AGREEMENT

Customer hereby hires Crimson Valley Nursery and Landscaping, Inc. hereunder known as "CVL" and/or hereby hires Estate Deck & Fence, hereunder known as "EDF" Inc to install the materials identified in the Estimate and shown on any Drawing for the above Property Address, which additional documents are hereby incorporated by reference in this Agreement, for the Purchase Price and upon the Terms and Conditions stated below. All warranties are non-transferable. This agreement authorizes Crimson Valley Landscaping to use photographs of my property for purposes including publicity, marketing and promotion without compensation. Location & address will never be used or shared.

TERMS AND CONDITIONS:

LIABILITY: It is understood and agreed that the contractor is not liable for any damage of any kind whatsoever that is not caused by negligence of the contractor, its agents, or employees. If necessary for equipment to use Customer's driveway, CVL and/or EDF will not be held responsible for setting, cracking, or chipping of existing asphalt, concrete, or pavers.

WORKMANSHIP: All CVL and/or EDF work shall be completed in a substantial and workmanlike manner. Drawings and details are to serve as a guide and shall be followed as closely as possible but CVL and/or EDF reserves the right to make on-site adjustments at their discretion. CVL and/or EDF's work week is based on 40 hours, does not include Saturdays or Sundays, and may not include full days (at production's discretion).

SUBCONTRACTOR: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

FORCE MAJEURE: Neither party will be liable for any failure of or delay in the performance of this Agreement due to causes beyond its reasonable control, including but not limited to acts of God, war, embargoes, government orders, civil unrest, pandemic or epidemic, or any other force majeure event; however, after thirty (30) days of nonperformance due to a force majeure event, the other party may terminate this Agreement without penalty.

CONCEALED OBSTRUCTIONS: CVL and/or EDF will hold to quoted price except when unforeseen conditions arise during the normal landscaping process, including but not limited to all underground cables, tree roots, rocks, or any other unknown objects below existing grade. Any of these circumstances will lead to an additional charge based on time and materials needed. CVL and/or EDF is not responsible for any damage to septic field.

POOL INSTALLATIONS: If septic lines, utility lines, etc are in the direct path and/or too close to proposed work area based on municipal code(s), customer will be responsible for all additional charges to complete original scope of work.

MATERIALS: CVL and/or EDF reserves the right to make any changes from the agreed upon project design due to unforeseen conditions, limited or lack of manufacturer's stock, and aesthetic value or for any other reason CVL and/or EDF deems necessary (will consult Customer for their consent to change). CVL and/or EDF shall supply all materials as specified but shall have the right to substitute materials of equal or higher value when necessary. All job materials remain the property of CVL and/or EDF until customer's invoice is paid in full.

PROPERTY LINES: Customer shall be responsible for location of all property lines and shall provide CVL and/or EDF with a plat of survey and/or lot survey upon our request.

DRIVEWAYS: If necessary for equipment to use driveway, CVL and/or EDF will not be held responsible for settling, cracking, or chipping of existing asphalt, concrete, or pavers.

PERMITS: All zoning, building and construction permits necessary shall be obtained by CVL and/or EDF, unless required otherwise by homeowner's municipality. Customer is solely responsible for compliance with any subdivision rules, restrictions, and covenants and/or any subdivision association requirements. Customer is responsible for all permit fees and will be billed during the project or upon completion for these additional fees.

LABOR WARRANTIES:

HARDSCAPES (brick, stone or tile pavers, retaining walls, etc.): CVL and/or EDF warrants the workmanship on the installation of hardscapes for a period of (10) years from completion of the work.

PERGOLAS/DECKS/ROOF STRUCTURES/FENCES: CVL and/or EDF warrants the workmanship on the installation of pergolas, decks, roof structures, and fences for a period of (2) years from completion of the work.

POOL: CVL and/or EDF warrants the workmanship on the installation of pools for a period of (1) year from completion of the work.

IRRIGATION: CVL and/or EDF warrants the workmanship of its installation of irrigation systems for a period of one (1) year from completion of installation. Customer responsible for requesting of yearly backflow inspection per the State of Illinois.

LIGHTING: CVL and/or EDF warrants the workmanship of its installation of all lighting systems for a period of one (1) year from completion of installation.

LIMITED WARRANTIES:

MATERIALS: All products sold and installed by CVL and/or EDF have a manufacturer's warranty and CVL and/or EDF warranties shall not extend to the products sold to Customer hereunder. CVL and/or EDF hereby assigns all manufacturer warranties for the products sold hereunder to the Customer.

PLANTS: All plant material shall be in healthy condition when leaving the nursery. All plant material has a one (1) year (from date of installation) non-transferable warranty, provided that the plants have had adequate care and have not been damaged by Customer or third parties. Customer shall begin maintenance of plants immediately after the installation is complete unless otherwise stated in Agreement. CVL and/or EDF is not obligated to replace plants that fail due to drought or abnormal weather conditions and/or other factors beyond our control. Death/loss of 30% or more of the plantings constitutes neglect and voids the warranty. There is no warranty on plants that are transplanted onsite. Plant warranty replacements will be done either between the last week of May through the first week of June, or the last week of September through the first week of October. Plants are replaced (1) one time only.

EXCLUSIONS FROM WARRANTY:

NATURAL WOOD: Products such as cedar, treated lumber, etc. may have minor or non-structural check or splitting occur. This is a natural characteristic of this type of product. Color variations are also possible. Staining or sealing these products can make the color variations even more pronounced.

CONCRETE: There is no warranty on concrete for cracks, flaking, popping, discoloration, shifting, settling, or spalling.

TURFCARE: Customer shall begin maintenance of turf immediately after the installation is complete in an area unless otherwise stated in Agreement. It is the responsibility of Customer to water, to weed, to provide insect and disease treatment and fertilization of turf. CVL and/or EDF does not guarantee lawns and does not assume responsibility for settling and germination.

PAYMENT-INITIAL DISCLOSURE: Periodic invoices will be rendered as CVL and/or EDF work progresses with final invoice upon completion of the work. Purchase of services are due and payable upon presentation of invoice. No finance charge will be imposed if the total of such purchases is paid in full within thirty (30) days of invoice date. If not paid in full, a finance charge will be imposed at a periodic rate of 2% per month. Late payments will be applied first to previous invoices and finally to new invoices. Customer hereby agrees to pay service charges of 2% per month on all accounts outstanding more than thirty (30) days. In the event it becomes necessary to bring action to collect payment, Customer agrees to pay all reasonable costs, expenses and attorney's fees incurred in such proceeding and a service charge thereon at the rate of 2% per month on all such amounts due and payable. It is further agreed that if suit or action is brought, jurisdiction and venue shall lie in Winnebago County, Illinois. All CREDIT CARD PAYMENTS must be approved prior to the start of construction and will be subject to a 3% convenience fee.

CANCELLATION POLICY: If the decision to cancel is made after materials have been ordered, the deposit becomes forfeit as payment for the re-stocking fee of said material. If a blueprint and/or design, which are property of CVL and/or EDF, is given to the client prior to the decision to cancel, the deposit shall act as payment for the blueprint and/or design.

PAYMENT TERMS:**Est ID:** _____

Total Amount of Contract: \$ _____

Down Payment: \$ _____

Start Payment (First Day On-Site): \$ _____

Midpoint Payment: \$ _____

Final Payment (Due Upon Completion): \$ _____

All warranties will be voided if payment is not received within 10 days of job completion.
Completion of any punch list items will be completed within 10 working days after final payment is received.

INITIALS

_____ Received and reviewed "Warranty & Service Agreement."

_____ Received or Waived "Home Repair-Know Your Customer Rights" pamphlet.

_____ Customer is responsible for all lines and materials underground not marked by utility locators

_____ Customer is responsible to mark all lines not marked by utility locators. The locators will only mark the lines that the utility companies own. The locators will not mark privately installed utilities such as connections to a garage or workshop. Lines not marked by the locators include but not limited to low voltage wire, invisible dog fence, irrigation lines, buried downspouts, satellite service, etc. CVL and/or EDF are not responsible for any damage to the lines not marked by the locators.

_____ Customer will abide by plant & turf care instructions.

_____ Contract matches 2d design & customer understands 3d pictures & videos are conceptual only

Terms of this agreement accepted by: By signing, customer agrees to all terms and warranties stated above.

Client Authorization: _____ CVL / EDF Representative Authorization: _____

Printed Name: _____ Printed Name: _____

Signature Date: ____/____/____

Signature Date: ____/____/____



VILLAGE OF ROSCOE
10631 MAIN STREET
ROSCOE, ILLINOIS 61073

Sales: Nate Bozovsky

Village of Roscoe - Retaining Wall
 10631 Main Street Roscoe, Illinois 61073

Est ID: EST5201250

Date: Mar-13-2025

INSTALL NEW RETAINING WALL

\$19,460.00

Includes removal of existing wall
 Geotextile fabric between base & subbase & behind wall to help control erosion
 Base consists of 6-10" of compacted limestone chips
 Includes geogrid behind wall for reinforcement
 Sewer chips used for backfill behind wall to aid in drainage
 Rochester Classic 8 block
 Wall Face: Straight / Beveled
 Color: Brown / Gray / Sandstone / Sandstone Brown
 Rochester Universal Caps
 Color: Brown / Gray / Sandstone / Sandstone Brown

**LABOR WARRANTIES: Hardscape - 10 years | Deck & Pergola - 2 year | Lighting - 1 year |
 Irrigation - 1 year | Pools - 1 year**

MATERIAL WARRANTIES: Per manufacturer specifications

*** Estimate is valid for (15) days**

*** Prices are subject to change due to material availability**

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TERMS AND CONDITIONS:

LIABILITY: It is understood and agreed that the contractor is not liable for any damage of any kind whatsoever that is not caused by negligence of the contractor, its agents, or employees. If necessary for equipment to use Customer's driveway, CVL and/or EDF will not be held responsible for setting, cracking, or chipping of existing asphalt, concrete, or pavers.

WORKMANSHIP: All CVL and/or EDF work shall be completed in a substantial and workmanlike manner. Drawings and details are to serve as a guide and shall be followed as closely as possible but CVL and/or EDF reserves the right to make on-site adjustments at their discretion. CVL and/or EDF's work week is based on 40 hours, does not include Saturdays or Sundays, and may not include full days (at production's discretion).

SUBCONTRACTOR: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

FORCE MAJEURE: Neither party will be liable for any failure of or delay in the performance of this Agreement due to causes beyond its reasonable control, including but not limited to acts of God, war, embargoes, government orders, civil unrest, pandemic or epidemic, or any other force majeure event; however, after thirty (30) days of nonperformance due to a force majeure event, the other party may terminate this Agreement without penalty.

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PROPERTY LINES: Customer shall be responsible for location of all property lines and shall provide CVL and/or EDF with a plat of survey and/or lot survey upon our request.

DRIVEWAYS: If necessary for equipment to use driveway, CVL and/or EDF will not be held responsible for settling, cracking, or chipping of existing asphalt, concrete, or pavers.

PERMITS: All zoning, building and construction permits necessary shall be obtained by CVL and/or EDF, unless required otherwise by homeowner's municipality. Customer is solely responsible for compliance with any subdivision rules, restrictions, and covenants and/or any subdivision association requirements. Customer is responsible for all permit fees and will be billed during the project or upon completion for these additional fees.

LABOR WARRANTIES:

HARDSCAPES (brick, stone or tile pavers, retaining walls, etc.): CVL and/or EDF warrants the workmanship on the installation of hardscapes for a period of (10) years from completion of the work.

PERGOLAS/DECKS/ROOF STRUCTURES/FENCES: CVL and/or EDF warrants the workmanship on the installation of pergolas, decks, roof structures, and fences for a period of (2) years from completion of the work.

POOL: CVL and/or EDF warrants the workmanship on the installation of pools for a period of (1) year from completion of the work.

IRRIGATION: CVL and/or EDF warrants the workmanship of its installation of irrigation systems for a period of one (1) year from completion of installation. Customer responsible for requesting of yearly backflow inspection per the State of Illinois.

LIGHTING: CVL and/or EDF warrants the workmanship of its installation of all lighting systems for a period of one (1) year from completion of installation.

LIMITED WARRANTIES:

MATERIALS: All products sold and installed by CVL and/or EDF have a manufacturer's warranty and CVL and/or EDF warranties shall not extend to the products sold to Customer hereunder. CVL and/or EDF hereby assigns all manufacturer warranties for the products sold hereunder to the Customer.

PLANTS: All plant material shall be in healthy condition when leaving the nursery. All plant material has a one (1) year (from date of installation) non-transferable warranty, provided that the plants have had adequate care and have not been damaged by Customer or third parties. Customer shall begin maintenance of plants immediately after the installation is complete unless otherwise stated in Agreement. CVL and/or EDF is not obligated to replace plants that fail due to drought or abnormal weather conditions and/or other factors beyond our control. Death/loss of 30% or more of the plantings constitutes neglect and voids the warranty. There is no warranty on plants that are transplanted onsite. Plant warranty replacements will be done either between the last week of May through the first week of June, or the last week of September through the first week of October. Plants are replaced (1) one time only.

EXCLUSIONS FROM WARRANTY:

NATURAL WOOD: Products such as cedar, treated lumber, etc. may have minor or non-structural check or splitting occur. This is a natural characteristic of this type of product. Color variations are also possible. Staining or sealing these products can make the color variations even more pronounced.

CONCRETE: There is no warranty on concrete for cracks, flaking, popping, discoloration, shifting, settling, or spalling.

TURFCARE: Customer shall begin maintenance of turf immediately after the installation is complete in an area unless otherwise stated in Agreement. It is the responsibility of Customer to water, to weed, to provide insect and disease treatment and fertilization of turf. CVL and/or EDF does not guarantee lawns and does not assume responsibility for settling and germination.

PAYMENT-INITIAL DISCLOSURE: Periodic invoices will be rendered as CVL and/or EDF work progresses with final invoice upon completion of the work. Purchase of services are due and payable upon presentation of invoice. No finance charge will be imposed if the total of such purchases is paid in full within thirty (30) days of invoice date. If not paid in full, a finance charge will be imposed at a periodic rate of 2% per month. Late payments will be applied first to previous invoices and finally to new invoices. Customer hereby agrees to pay service charges of 2% per month on all accounts outstanding more than thirty (30) days. In the event it becomes necessary to bring action to collect payment, Customer agrees to pay all reasonable costs, expenses and attorney's fees incurred in such proceeding and a service charge thereon at the rate of 2% per month on all such amounts due and payable. It is further agreed that if suit or action is brought, jurisdiction and venue shall lie in Winnebago County, Illinois. All CREDIT CARD PAYMENTS must be approved prior to the start of construction and will be subject to a 3% convenience fee.

CANCELLATION POLICY: If the decision to cancel is made after materials have been ordered, the deposit becomes forfeit as payment for the re-stocking fee of said material. If a blueprint and/or design, which are property of CVL and/or EDF, is given to the client prior to the decision to cancel, the deposit shall act as payment for the blueprint and/or design.

PAYMENT TERMS:**Est ID:** _____

Total Amount of Contract: \$ _____

Down Payment: \$ _____

Start Payment (First Day On-Site): \$ _____

Midpoint Payment: \$ _____

Final Payment (Due Upon Completion): \$ _____

All warranties will be voided if payment is not received within 10 days of job completion.
Completion of any punch list items will be completed within 10 working days after final payment is received.

INITIALS

_____ Received and reviewed "Warranty & Service Agreement."
 _____ Received or Waived "Home Repair-Know Your Customer Rights" pamphlet.
 _____ Customer is responsible for all lines and materials underground not marked by utility locators
 _____ Customer is responsible to mark all lines not marked by utility locators. The locators will only mark the lines that the utility companies own. The locators will not mark privately installed utilities such as connections to a garage or workshop. Lines not marked by the locators include but not limited to low voltage wire, invisible dog fence, irrigation lines, buried downspouts, satellite service, etc. CVL and/or EDF are not responsible for any damage to the lines not marked by the locators.
 _____ Customer will abide by plant & turf care instructions.
 _____ Contract matches 2d design & customer understands 3d pictures & videos are conceptual only

Terms of this agreement accepted by: By signing, customer agrees to all terms and warranties stated above.

Client Authorization: _____ CVL / EDF Representative Authorization: _____

Printed Name: _____ Printed Name: _____

Signature Date: ____/____/____

Signature Date: ____/____/____

Durascape Improvements

177 Flora Church Rd
Kirkland, IL 60146

Jesus Esquivel A.J. Esquivel
(815) 997-6229 (815) 520-0327

Proposal

March 20, 2025

Village of Roscoe
10631 Main St.
Roscoe, IL 61073

We hereby submit specifications and estimates to:

1. Remove & Replace retaining wall approximately 60ft x 5 ft.
2. Address Gravel (Road Stone) base as needed approximately 4 inches. Excavate & compact as needed.
3. Haul away old brick and dispose.
4. Install new retaining wall with 80 lb block 5-6 layers, as needed along with down step effect as needed, finish with wall with caps.
5. Install plastics, geogrids and drain tile as needed.
6. Back fill with stone chips for better drainage.
7. Clean site from project debris, haul and dispose.
8. Install & provide dirt around the project area for restoration, as needed.
9. Install seed & straw blanket, as needed, and clean the site.

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:

\$ 3,500 (three thousand five hundred)(1 & 3 (Removal.) \$ 16,000(sixteen thousand)(2-6 Rebuild,) \$2,500 (two thousand five hundred)(7-9 Project Restoration.)

Total: \$22,000 (Twenty two thousand).

Any additional work will be extra and added to the final sum. Signing of this Document acts as a binding Contract

Acceptance of Proposal

Signature:_____ Date:_____ Print_____

Signature:_____ Date:_____ Print_____



Proposal #3580

Item # 8.

Date: 3/20/2025
PO #

Customer:

Anthony Ford

Property:

Village of Roscoe
10631 Main St.
Roscoe, IL 61073

Retaining wall installation

- Install new walls using County material integrity block-several colors to choose from

2025

Retaining wall installation

Items	Quantity	Unit
Drainage rock	20.00	cuyd
County Integrity wall corner	15.00	unit
County Integrity wall	350.00	unit
Retaining wall installation:		\$19,553.56
PROJECT TOTAL:		\$19,553.56

Payment Schedule

Schedule	Total Price
Deposit	\$5,865.00
Balance due upon completion	\$13,688.56
	\$19,553.56

Terms & Conditions

30% deposit is required to schedule project

Balance due in full upon completion

This quote is valid for the next 15 days, after which values may be subject to change.

Hardscape

5 year installation warranty on brick paver installation and concrete block retaining walls

Many of the brick manufacturers (ie: Unilock, Rochester, etc) have a lifetime warranty on the actual material. Please refer to the manufacturer brochure for any warranties offered on material. Brad's Proscapes does not offer a warranty on the actual brick paving material.

Warranty of installation is void if customer adds improper irrigation or watering material after installation

Example-installing a sprinkler line behind a retaining wall and the water line breaks causing the retaining wall to shift

By _____
Brad Myers

Date 3/20/2025
Brad's Proscapes Inc

By _____

Date _____
Village of Roscoe

Date: 3/20/2025

PO #

Customer:

Anthony Ford

Property:

Village of Roscoe
10631 Main St.
Roscoe, IL 61073

Retaining wall installation quote 2

- Remove existing retaining wall
- Leave existing block wall onsite for customer
- Re-seed areas damaged by machines during installation

2025

Retaining wall installation

Items	Quantity	Unit
Top Soil	12.00	cuyd
Delux 50 seed	50.00	lb
Straw roll	10.00	Roll
Straw/sod staples	1.00	Box
4" Black perforated drain tile	100.00	LF
Geogrid	500.00	SF
Retaining wall installation:		\$9,087.23
PROJECT TOTAL:		\$9,087.23

Payment Schedule

Schedule	Total Price
Deposit	\$2,726.00
Balance due upon completion	\$6,361.23
	\$9,087.23

Terms & Conditions

30% deposit is required to schedule project

Balance due in full upon completion

This quote is valid for the next 15 days, after which values may be subject to change.

Hardscape

5 year installation warranty on brick paver installation and concrete block retaining walls

Many of the brick manufacturers (ie: Unilock, Rochester, etc) have a lifetime warranty on the actual material. Please refer to the manufacturer brochure for any warranties offered on material. Brad's Proscapes does not offer a warranty on the actual brick paving material.

Warranty of installation is void if customer adds improper irrigation or watering material after installation

Example-installing a sprinkler line behind a retaining wall and the water line breaks causing the retaining wall to shift

By _____
Brad Myers
 Date 3/20/2025

Brad's Proscapes Inc

By _____

 Date _____

Village of Roscoe



Fritzel's Landscaping

13416 Farm School Rd.
Durand, IL 61024
815-248-2601

Item # 8.

Village of Roscoe
Anthony Ford
10631 Main St.
Roscoe, IL 61073

3/18/2025

Take down the existing limestone retaining wall on the north/east side of the building. We will stack the limestone pieces on pallets provided by the customer.

4,980.00

4,980.00

Excavate for the new block retaining wall. Remove any existing base rock, haul away and dispose of the material.

2,300.00

2,300.00

Please sign and return.

Subtotal

\$7,280.00

\$7,280.00

Date: _____

Accepted By: _____



Fritzel's Landscaping

13416 Farm School Rd.
Durand, IL 61024
815-248-2601

Item # 8.

Village of Roscoe
Anthony Ford
10631 Main St.
Roscoe, IL 61073

3/18/2025

Install a minimum of 8" of gravel base for the new block retaining wall and compact. Install the retaining wall to match the same footprint as the existing wall. The blocks and caps will be Rochester Cement Products Classic 8" DOT straight face blocks with 4" Universal caps adhered to the top. Behind the wall we will install clean gravel chips, a filter fabric and 4" perforated drain tile with a sock. Total length of the wall is 105', ranging from 1' to 40" in height.		23,190.00	23,190.00
Install topsoil as needed to repair any damage done during construction. Finish grade, seed and cover all areas with straw netting.		1,775.00	1,775.00
Note: Winnebago County prevailing wage rate's will be paid to employees.			

50% deposit due on delivery of materials, balance due on completion.

Subtotal \$24,965.00
\$24,965.00

Date: _____

Accepted By: _____



P.O. Box 5037
Rockford IL 61125
p: 815-332-9544
f: 815-332-7028

March 25th, 2025

Village of Roscoe
c/o Troy Taylor
10631 Main St.
Roscoe, IL 61073

Dear Mr. Taylor:

Thank you for allowing LawnCare by Walter, Inc. to give you a quote for your landscape needs. Prices and scope of work are as follows:

Retaining Wall

- Removal of existing retaining wall blocks and to set aside.
- Removal and disposal of existing base and backfill material.
- Excavation of proposed area for base prep.
- Installation of a minimum 8" CA-6 compacted gravel base.
- Installation of Unilock Olde Quarry wall block to construct new 110' retaining wall. Wall will be terraced to match existing layout. Highest part of wall will be 4-ft and lowest will be 2-ft.
- Installation of Geogrid fabric throughout retaining wall.
- Wall block will be secured in place using landscape adhesive and finished with a matching coping.
- Installation of 4" perforated drain-tile and 1" limestone chip behind wall for drainage.

Your price would be: \$41,115.00

We at LawnCare by Walter, Inc. back our craftsmanship with a ten (10) year warranty against product defects, settling, or separation under normal wear for which the product was intended. If one of the above occurs due to improper installation or product failure, LawnCare by Walter, Inc. will conduct the necessary repairs and/or replacements at no additional cost. Guidelines and limitations apply.

LawnCare by Walter, Inc. is not liable for damages to non-utility personal electric lines, plumbing, or irrigation. J.U.L.I.E. does not mark these lines; we ask that all non-utility lines be marked by the owner prior to the start of the project to avoid damages. Any damages to unmarked lines are the responsibility of the homeowner.

LawnCare by Walter, Inc. strives to complete each project within the estimated timeline discussed with your project manager, however project schedules are continuously subject to change due to the weather and other unforeseen circumstances. Therefore, we cannot always adhere to or promise a specific completion date. We appreciate your patience and understanding.

All employees are uniformed and work from marked vehicles. Also, our applicators are licensed by the State of Illinois.

Village of Roscoe HS 2025 (#32604)



This contract and price for this project are guaranteed for 30 days. All work is to be completed in a workmanlike manner according to industry standards. We do request 50% down at time of acceptance and the remainder is due the day of completion. Any changes to the above would be agreed upon by both parties. Any unforeseen circumstances regarding this project would be addressed at the time of the project. Any changes to the price would be assessed at that time.

If you have any questions, please call 815-332-9544. If you agree to the above, sign below and return a copy to us. You may fax us at 815-332-7028 or email to lalberts@lcbwalter.com.

Sincerely,



Logan Alberts
Landscape Designer/Sales
LawnCare by Walter, Inc.

I agree to the price of \$41,115.00 for the Retaining Wall: ____ Yes ____ No

We impose a surcharge of 3.0% on the transaction amount when paying with a credit card, which is not greater than our cost of acceptance. We do not surcharge debit cards. By selecting 'Yes' in this option I agree to adding this surcharge to the total of the above approved options:

____ Yes, add the surcharge to my total

____ No, I will pay by cash or check

Signed _____ Date _____

I authorize that LawnCare by Walter may use on-site water and/or electricity as needed as it pertains to the above scope of work: (please initial) _____

Cancellation and Refund Policy

Please be advised that cancellation requests after a signed agreement and down payment have been made will be honored but are subject to a 20% cancellation fee for the total amount of the project. If cancellation occurs after the project has begun, i.e., materials have been ordered or labor has begun, the client is responsible for payment of these portions of the project.

I agree to LCBW cancellation policy stated above: (please initial) _____

