Agenda
Village of Homer Glen
PLAN COMMISSION
Thursday, February 19, 2026 – 7:00 p.m.
Village Board Room, 14240 W. 151st Street, Homer Glen

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1. **Call to Order.**
2. **Pledge of Allegiance to the Flag.**
3. **Roll Call.**
4. **Amendments to the Agenda.**
5. **Approval of the Agenda.**
6. **Minutes.**
   a) January 15, 2026
7. **Public Comment.**
8. **New Business and Possible Action.**
   a) **Case No. HG-2603-V, 18032 S. Virginia Lane:** A request for approval of a Variance to increase the maximum permitted gross width of a circular driveway from twenty-eight (28) feet to forty-six (46) feet in the R-2 Single-family Residential District at the common address 18032 S. Virginia Lane, Homer Glen, Illinois (PIN: 16-05-35-406-005-0000).
   b) **Case No. HG-2423-APUD (Non-Public Hearing Item)**: A request for approval of Final Plat of Subdivision and Final Plan (Site Improvement Plans) for Phase 1 only, for certain real property located at the southeast and southwest corners of W. 159th Street and S. Hidden Valley Trail (PINs: 16-05-23-200-025-0000, 16-05-23-100-049-0000, 16-05-23-100-048-0000), Homer Glen, Illinois.
9. **Village Board & Committee Updates.**
10. **Other Business.**
11. **Attendance Confirmation.**
    a) Attendance Confirmation for March 5, 2026 PC Meeting
12. **Adjournment.**

DISABLED: *Any individual requiring special accommodations as specified by the Americans with Disabilities Act is requested to notify the Village Manager of Homer Glen at 708-301-0632 at least 24 hours in advance of the meeting date.*

RECORDING MEETINGS: *The Public May Record All Meetings Required to Be Open under the Open Meetings Act, Subject to Reasonable Rules Approved by the Village.*

Plan Commission

Minutes of the Meeting on
January 15, 2026

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Village of Homer Glen
14240 W 151st Street, Homer Glen, IL 60491
Village Board Room

1. **Call to Order.**
   The meeting was called to order at 7:03pm by Chairman Hand.

2. **Pledge of Allegiance to the Flag.** The Pledge was led by Commissioner Foley.

3. **Roll Call.**

Members present: Commissioner Foley, Chairman Hand, Commissioner Stanly, Commissioner Lyons, and Vice Chair McGary.

Also present were Planning Director Gruba, Assistant Planner Kahn, and Senior Planner Udarbe.

Members absent: Commissioner Marshall and Commissioner Mesaf.

4. **Approval of Amendments to the Agenda**
   None.

5. **Approval of the Agenda**
   Not called because there were no changes to the agenda.

6. **Minutes.**
   a) **December 18, 2025:** Commissioner McGary made a motion to approve the minutes as amended, which was seconded by Commissioner Stanly. A voice vote was taken, all were in favor, zero (0) opposed and the motion carried.

7. **Public Comment.**
   Commissioner Hand asked if there was anyone that wanted to speak on anything that was not on the agenda. There were no public comments related to items not on the agenda.

8. **New Business and Possible Action**

   a) **Case No. HG-2526-SP, Runnings Outdoor Storage (Public Hearing):** A request for approval of an amendment to a Special Use Permit for Outdoor sales and storage in the C-3 General Business District at 15830 S. Bell Road, Homer Glen, Illinois. (PIN: 16-05-14-400-014-0000)

Planner Kahn introduced the case with Runnings Supply store. Runnings is requesting to add trailers to the outdoor sales and storage in their parking lot. They have already placed the trailers on their property since at least November 2025 without an amended Special Use Permit. In 2014, Central Big R store was granted an ordinance on this property. In 2023, Town County Sheds was granted an amendment to the Special Use Permit to add sheds to the property. The current outdoor merchandise includes 10 trailers, sheds, gates for farmers, bags of gravel/rock, wire mesh, storage materials for farmers and landscapers, farm-related equipment, and plants in the springtime. On January 5, 2026, staff received in-person complaints about a semi-truck in the parking lot, that the merchandise on-site never seems to “move” and that the south side wall sign appears exceptionally bright.

Planner Kahn showed a side-by-side of the previously approved site plans under ORD14-061 and ORD23-006. In 2023, one area of storage was reduced to ~10,000 sf because it had not been utilized for several years. In 2023, a fire lane was addressed on the site plan. Planner Kahn showed the latest proposed site plan with 4 main storage areas. Town County Sheds proposes

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to reduce their storage area for sheds. During site visits, the parking stalls to the south of the large storage area are blank and faded; these stalls need to be repainted as a condition. There is also merchandise outside of the fenced area encroaching on parking stalls, which is another condition to relocate the merchandise. Also, there is a semi-truck trailer along the west property line blocking the fire lane. This truck is not permitted on-site and should be removed as a condition of this case.

The applicant is requesting around 52,000 sf of outdoor storage and sales. Planner Kahn showed site photos of the storage and also code violations. The current fenced area is made of two different fence heights and materials. There are prohibited signs affixed to the fences which need to be removed as a condition of the case. The parking lot is ADA compliant. Planner Kahn presented aerials from 2023, 2024, and 2025 showing the merchandise on-site. Staff recommends the following conditions:

1. Fire lane must remain clear.
2. Fire hydrants must remain clear and accessible.
3. Staff recommends that the 23 stalls located immediately south of the 31,752-sf storage area must be re-striped no later than August 1, 2026.
4. Per 220-1005, signage must conform to sign code.
5. Per 220-1005 C(4)(b), staff recommends that Runnings removes any signs affixed to fences
6. Per 220-828 [E], staff recommends that all materials, except for sheds, be stored inside the fenced area and outdoor storage items cannot block stalls.
7. Per 220-829[D], staff recommends that the property be cleared of litter by Runnings on a weekly basis.
8. Semi-truck tractors and trailers shall not be stored or parked on the property unless actively loading or unloading within designated loading zone.
9. The outdoor storage area shall conform to the locations depicted on the site plan and shall not exceed 52,184 square feet.

Commissioner Stanly made a motion to open the public hearing, seconded by Commissioner Foley. A voice vote was taken, all voting in favor, zero (0) opposed. The public hearing was opened.

Petitioner Comment:
James Sugrue, the store manager of Runnings, said that he discussed the outdoor storage plan with Running's corporate leaders and they agreed with the plan. Mr. Sugrue also mentioned that the semi-cab that was in the front of the parking lot was not theirs, and that they constantly have to chase out semi-trucks that park on their lot without permission. The store enforces parking themselves.

Public Comment:
A resident named Pat Cleary, said that he lives behind the Runnings store and that the wall sign on the south is very bright all night. Mr. Cleary mentioned that the semi-truck on the west side of the property has not moved in over a year. Mr. Cleary asked about what customers are buying during winter and that the outdoor storage is an eye sore. Mr. Cleary said that the merchandise just sits there with an exception for the sheds.

Plan Commission Discussion:
Chairman Hand asked if the sign is up to code. Director Gruba said that the wall sign did have a permit and was inspected. Director Gruba said that it wouldn't be appropriate to require that this wall sign be dimmed as a condition of approval, because it does not directly relate to the special

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use permit request for outdoor storage. However, the Plan Commission could politely ask Runnings to dim this wall sign as a courtesy to the neighbors to the south. Chairman Hand asked the Runnings store manager if the sign can be dimmed. Mr. Sugrue said that he'd look into this. Mr. Sugrue mentioned that the storage trailer in the rear is a full semi of straw for sale that they don't have room elsewhere to store. Mr. Sugrue would not be able to move the outdoor merchandise like hay indoors because it is farm material. Mr. Sugrue stated that if they have to get rid of the truck then they will not be able to sell straw anymore. Mr. Sugrue said that they leave the wall sign on at night for advertising but they can either dim the sign or turn it off at night.

Chairman Hand asked staff whether the semi-trailer filled with hay for sale is allowable per code. Planner Kahn reiterated that the trailer is not permitted long-term and is blocking the fire lane. Director Gruba said that the semi-trailer should be in the loading zone and not alongside the property line. Mr. Sugrue said that the trailer is full with around 40 pallets of straw. Director Gruba said that with the additional information, the trailer of straw for sale functions as outdoor storage and suggested that the straw be could be stored in a shed within the requested outdoor storage area, or within the permanently fenced area located at the southwest corner of the building.

Commissioner Foley felt that the merchandise does not look good, there are currently shopping carts in the fenced area, and the products just sit there. Vice Chair McGary stated that the outdoor storage could look better, and the shopping carts could be in the building instead. Commissioner Lyons asked if there are any restrictions on types of merchandise that can be outside; Director Gruba stated that the code is vague on the type of products but the semi-trucks and trailers cannot be stored on-site. Commissioner Lyons asked if Runnings is deficient for parking, and Director Gruba stated that the business is deficient by parking based on the square footage of the building. Parking stalls need to be restriped because they are deficient in parking and some of the stalls are currently very faded. Chairman Hand said that the remaining parking looks sufficient for this use.

Chairman Hand shared that the black galvanized 5-foot fence looks better. Currently, there are two fence materials and heights. Mr. Sugrue stated that part of the fence was from the previous business on this property and will work on replacing the 4-foot gray fence with a 5-foot black fence all around the storage area.

Mr. Sugrue shared that the shed storage/sales area is rented out to Town & Country Sheds on a month-to-month basis. The trailers, on the other hand, are sold by Runnings. They will only have 10 trailers for sale at a time and don't expect to expand this.

Commissioner Stanly asked if there is another place for the hay trailer on the west property line, such as the loading dock. Mr. Sugrue stated that there are 2 loading docks; one which Runnings uses all the time and another where secondary vendors load merchandise. Mr. Sugrue thinks that he could not put the semi-truck trailer filled with hay in either loading dock. Director Gruba stated that either way, the semi-truck trailer cannot be stored there because outdoor storage needs to be at least 15 feet away from property lines.

Commissioner Foley asked if the hay can be placed within the storage area in the southwest corner of the building. Mr. Sugrue doesn't think that the hay could be stored there. Director Gruba asked if the hay can be stored in several sheds instead but Mr. Sugrue stated that there is too much hay to store in a shed. Director Gruba stated that the trailer itself either needs to be in the loading zone or needs to be removed from the site. Commissioner Stanly suggested a Conex box instead.

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Mr. Sugrue said that he will just put the hay in the propane lot (the permanently fenced area at the southwest corner of the building) since he doesn't want to expand storage elsewhere. As such, the store will have schedule more frequent deliveries of hay.

Commissioner Stanly made a motion to close the public hearing, seconded by Commissioner Lyons. A voice vote was taken, all voting in favor, zero (0) opposed. The public hearing was closed.

Motion for Consideration
Commissioner McGary made a motion to recommend approval with conditions, seconded by Commissioner Stanly of an amendment to a Special Use Permit for Outdoor sales and storage, in accordance with the reviewed plans, public testimony and findings of fact, for certain real property located in the C-3 General Business Zoning District at the common address 15830 S. Bell Road, Homer Glen, Illinois [HG-2526-SP]. The motion carries 5-0.

The Special Use Permit is subject to the following conditions:

1. *The existing fire lane must remain open and clear of any storage or vehicles;*
2. *The area in front of the fire hydrant on the southern edge of the parking lot must remain clear and accessible;*
3. *The 23 faded parking stalls located immediately south of the 31,752 square foot storage area shall be re-striped no later than August 1, 2026;*
4. *Any proposed signage for outdoor sales must conform to sign regulations, and applicant must submit permit applications for any future signage;*
5. *The existing prohibited signs on the fence around the 31,752 square foot outdoor storage area, as illustrated on pages 4 and 5 of the Plan Commission staff report, shall be removed per §220-1005 C(4)(b);*
6. *Merchandise and materials, except for the sheds, must be stored within the fenced area and cannot block parking stalls as shown on the site plan;*
7. *The property shall be cleared of litter and debris on a weekly basis by Runnings employees or contracted janitorial services;*
8. *Semi-truck tractors and trailers shall not be stored or parked on the property unless actively loading or unloading within the designated loading zone;*
9. *The outdoor storage area shall conform to the locations depicted on the site plan and shall not exceed 52,184 sf;*
10. *For storage area 2 (the 31,752-sf area), the fence height and material must be consistent with a 5' tall black fence around the entirety of that storage area.*

Commissioner Stanly made a motion to recommend approval of findings of facts, seconded by Commissioner Lyons, for an amendment to a Special Use Permit for Outdoor sales and storage, in accordance with the reviewed plans, public testimony and findings of fact, for certain real property located in the C-3 General Business Zoning District at the common address 15830 S. Bell Road, Homer Glen, Illinois [HG-2526-SP]. The motion carries, 5-0.

This case will go to the Village Board on Wednesday, February 11, 2026 for a final action.

b) Case No. HG-2530-PUD, 13812 & 13830 S. Bell Road – Car Wash, Gas Station, Restaurant, Convenience Store (Continued Public Hearing): A request for approval of [1] a Special Use Permit for a Major Change to the PUD for Menards Subdivision with requested exceptions, [2] a Special use Permit for a car wash (classified as an automobile repair, service and body shop use), [3] a

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Special Use Permit for a drive-through establishment, [4] a Special Use Permit for an automobile service station (gas station), [5] a Special Use Permit for 24-hour operation; and [6] Site Improvement Plans for a unified development for certain real property located in the C-2 Local Business District at 13812 S. Bell Road and 13830 S. Bell Road, Homer Glen, Illinois. (PINs: 16-05-02-213-002-0000, 16-05-02-213-005-0000, 16-05-02-213-004-0000)

Director Gruba described that this case has nearly identical plans to the 2023 case approved under HG-2301-PUD. The approval of the Special Use Permit for the Major Changes to the PUD was valid for one year and expired on October 11, 2024; there was a grace period of 6 months after the PUD expired, which also expired on April 11, 2025. On November 25, 2025, the applicant resubmitted the application for reapproval of the PUD and intends to begin construction in March 2026. We have more detailed plans including Final Engineering. Staff wanted to ensure that all components of the case were properly noticed and that we have all the correct set of plans. Final Plat of Re-subdivision was approved and recorded by Will County in January 2025 as part of the original approval and it does not expire.

Director Gruba shared that the detention pond is existing. Stormwater run-off would be captured in underground pipes and sent to the detention pond, which would improve the drainage on the lot and surrounding lots. Lot 1 would have the car wash, lot 2 would have the gas station, convenience store, and restaurant, and the remnant of lot 4 would have a monument sign and a few light poles. The applicant put the gas station and car wash buildings on two separate lots because in the future, the gas station or car wash could be sold to different owners.

Director Gruba showed 3D building renderings, but the building is actually longer and has a slightly different design. The building would still have jumbo brick and limestone veneer. Refer to the scaled architecture renderings for an accurate depiction of the proposal. For the gas canopy, the applicant is requesting an exception for two canopy signs on the east elevation. The liquor and gaming licenses must be requested separately. The applicant can likely open with liquor license if they submit paperwork on time The applicant can likely obtain gaming license within 6 months after opening if they submit paperwork on time.

Director Gruba shared that the landscape plan meets code, and the applicant would be adding a substantial amount of plant material that exceeds code. Staff is recommending a condition of approval that the proposed maple trees be replaced with Chicagoland Hackberry since Homer Glen's tree canopy is over 40% maples.

There are two proposed monument signs, one that is 13' near Menards and 11' further north. The electronic gas price displays are permitted per code. Note that the site plan within the sign plan incorrectly notes different heights for the monument signs. Otherwise, the Sign Plan accurately reflects the signage that is proposed, except that it does not include the signage for the gas station building. Any future signage on the gas station building must comply with the Village's current sign regulations, and the applicant has agreed to this condition of approval. The pay canopy and vacuum pump plans are in black and white, and staff would like to know the proposed colors.

The applicant is requesting a Special Use Permit for 24-hour operation for Lot 2, but not Lot 1.

The public hearing was kept open from the December 18, 2026 Plan Commission Meeting.

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Petitioner Comment:
Mark Daniel, the applicant, shared that the project began with a multi-tenant building instead of a gas station and convenience store. Mr. Daniel stated that the project was delayed due to investing and a moratorium on gaming. The 24-hour operation is only for the gas station lot (including the pumps and convenience store) which was not originally requested. Mr. Daniel stated that the site aggregate is 3.02 acres and that 24-hour operations are allowed under state regulations with gaming, c-store, and the restaurant because the site is over 3 acres. Semi-trucks and trailers cannot access the site, which was done on purpose. Only smaller delivery trucks will be allowed. They plan to have a "no semi" sign on-site. The dog washing station will only be offered in the summer and during non-peak hours. Architecturally, the canopies, pay station, and will match the car wash building. The canopy above the pumps is not illuminated.

Mr. Daniel said that the colors of the gas canopy align with the brand requirements of Mobil gas. Mr. Daniel also confirmed with Director Gruba that the condition of the shared parking agreement between Lot 1 and Lot 2 should be removed; this is in the event that lot ownership is divided. Mr. Daniel stated that both lots will be managed as a whole even though there is overlap in parking stalls.

Mr. Daniel mentioned that the property is next to the horse farm. The stormwater system for Menards was designed for the whole development and all outlots. To the north, there is a landscape buffer between the Menards development and the horse farm. The applicant adjusted the photometric plans to reduce light trespass and comply with the village's Lighting Ordinance. For Electric Vehicle (EV) charging stations, Mr. Daniel thinks that Homer Glen would not qualify for grants, but in the future, they would look to install EV station in the south parking stalls. Mr. Daniel stated that they plan to start construction in March 2026. Rick Scali will run the restaurant. Mr. Daniel also confirmed that the masonry wrapping of the poles supporting the gas pump canopy will match the building.

Public Comment:
Chairman Hand asked if there is any public comment. Several members of the public spoke at the podium.

Juan Valenzuela, a resident and representative of Rivera's Horse Farm, said that the farm has been there around 10 years and that flooding worsened after Menard's developed on the previous farmland. There is a 20-foot grade change, and it is an issue. Mr. Valenzuela asked about the orientation of the pumps because the renderings are different across the proposed site materials. Mr. Valenzuela asked about the signage and lighting since the signs face the farm; he would prefer if the signs were dimmed at night as to not disturb the horses or the farm. Mr. Valenzuela also asked if a fourth gas station is necessary especially when they are all in close proximity (Meijer gas, Speedway on 143rd, and Shell). Mr. Valenzuela expressed concerns about exposure to Benzene from petrol products and oils/liquids that will leak from cars and pollute the detention pond and their well water. Mr. Valenzuela also expressed concerns about gaming, noise pollution from cars and also drive-through intercom speakers, loitering, and economic impact. The cars would also startle the horses more often with the addition of traffic next to the farm. Mr. Valenzuela researched studies that showed a 1000-meter setback from a gas station to residential properties because of fumes and pollution. Mr. Valenzuela wants to keep their property as a farm and has concerns about the character of Homer Glen with this development.

Hector Rivera, a resident, was concerned about the water and reiterated the flooding issues with the Menard's development. Mr. Rivera asked if they can block the line to go to the pond so it does not discharge onto their farm property.

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Bhoupat Patel, another resident, raised concerns about the animal welfare and safety with fuel tank noise, increased traffic, increased fumes, and bright lights which are all not good for horses. Mr. Patel said that gas stations bring in quite a bit of traffic and existing vegetation creates blind spots along Bell Road. The narrow entrance can be dangerous. Mr. Patel explained the significance of the farm to his wife and family. Homer Glen is quiet and rural which is why his family moved to Homer Glen 6 years ago. Homer Glen is a family place, and he does not believe that a gas station will add much value to Homer Glen and will take away the rural aspect. Mr. Patel doesn't believe that this development would add value to Homer Glen's motto of Community & Nature in Harmony.

Maria Brewster, a resident and representative of Rivera's Horse Farm, agreed with all the other public statements. Ms. Brewster's biggest concern was the noise from traffic, specifically cars honking horns. Ms. Brewster stated that horses get alarmed with loud noises from cars and her horses have even knocked her off because of getting startled. If horses do get startled, the horse does not check both ways before crossing the street and can get hurt if they run away. She has done her best to desensitize her horses, but the additional noise from this development will negatively impact her horses. With more traffic so close to the horses, the horses could get scared and hurt themselves.

Plan Commission Discussion:
Vice Chair McGary asked for clarification on what happened with the water on the Menards property when they first developed and if this was taken into consideration in the proposed site plans. Mark Daniel, the applicant, said no but that should be addressed with the Bell Road widening project. Vice Chair McGary asked if there is a way to separate out oil from the runoff water. Mr. Daniel mentioned post-construction best practices standards for design. Jeff Miller, the project engineer, stated that there is a berm on the northwest side of the pond; stormwater quality and quantity is established already. Mr. Miller said that there are natural plantings and a sump to settle down like it does naturally and gets filtered just like a wetland. Treatment is happening with the runoff. Mr. Daniel stated that this development wouldn't create extra traffic but would mainly draw from existing traffic.

Vice Chair McGary asked if after the project is built, would the flooding on the horse farm be the same, better, or worse. The applicant said that the flooding should be less but that the farm has a wetland, a 100-year floodway, and a 100-year flood plain. Mr. Daniel stated that this development would be a substantial improvement.

Chairman Hand pointed out the applicant underestimated the $17,000 water bill for the car wash. Mr. Daniel confirmed that that is a mistake.

Commissioner Lyons asked about the location and orientation of the ground signs. The gas pumps are perpendicular which differs from the color rendering that was included in the packet materials. Commissioner Lyons asked if the car wash is branded, and Mr. Daniels said that it is not.

Commissioner Stanly asked how many gas tanks would be on-site and where the vents will be. Mr. Daniel could not provide an answer for certain. Mr. Daniel said that the vents might be south of the sidewalk.

Chairman Hand asked if the filter for run off gets cleaned. Jeff Miller, the engineer, explained that the sump filters off the top and the solids settle. The catch basin sumps typically get cleaned in

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the fall, around November, every year to remove biomatter. Mr. Miller stated that during normal flow, the gas in the run off gets filtered and is contained in the catch basin until it is emptied; in high flow, it will wash through and go to the stormwater storage basin. Chairman Hand asked if the site will be level or follow the pitch. Mr. Miller said that the site will be flat and that is why the south will get a little steeper. Mr. Miller stated that only the embankment that is north of the car wash will flood where landscaping would be planted. Mr. Miller said that the roadway drainage is separate from the private development. Mr. Miller also said that the development will not add to the flow but they are redirecting to the creek without going through the adjacent horse farm to the north. Mr. Miller said that they have a Will County letter approving the site plan.

Chairman Hand asked if the IL EPA or the fire station approved the site plan for the gas station. Mr. Daniel said that the State Fire Marshall approves the plan. Chairman Hand also asked where the gas trucks park to fill the tanks. Mr. Miller said that the gas trucks will go to the concrete pad east of the gas canopy.

Chairman Hand clarified that the color renderings are more conceptual that the actual plan. Mr. Daniel said that the renderings are not representative, and he forgot to bring brick samples for the proposed building. Mr. Daniel added that the canopy may be metal or other materials during the permitting process. Mr. Daniel said the site plan has not changed but the photometric plans have been updated with reduced light trespass since the last case.

Chairman Hand asked if the signs on the north of the car wash will be illuminated and if so, if they could turn them off for most of the night so as not to disturb the horse farm. The Commissioners and applicants settled on turning off all wall signs on the car wash building at closing time each day. Mr. Daniel stated that there would be video security to protect the property.

Chairman Hand clarified that the dog wash would not need additional approval and is permitted by right. Director Gruba noted that this use is permitted by-right.

Mr. Daniel mentioned that the development orients the car wash to minimize noise pollution. He said that trees will filter other noise. Mr. Daniel said that they can put up signs stating “respect the neighbors”, if it is permitted by code. Mr. Daniel finally shared that the car wash is automated and staff will be there to assist with money collection.

Juan Valenzuela asked to respond to the applicant. In the site plan, Mr. Valenzuela pointed out the steep drop off in grade; for ice and snow, he hopes that this will be mitigated. Also, there is a change in speed right at the corner of the horse farm so there will be a downshifting noise and more engine noise where cars will be entering the development.

Mr. Daniel confirmed that replacing the Armstrong Maples with Chicago Hackberry is fine.

Motions for Consideration:

Vice Chair McGary made a motion to ***close the public hearing,*** *seconded by Commissioner Stanly for Case Number HG-2530-PUD.*

1. *Commissioner Foley a motion recommend approval with conditions, seconded by Vice Chair McGary of* ***a Special Use Permit for a Major Change to the Menards Planned Unit Development*** *(PUD) with requested exceptions [see exceptions below], in accordance with the reviewed plans, public testimony and staff report, on certain real property generally located at 13812 S. Bell Road and 13830 S. Bell Road, Homer Glen,*

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Illinois, PINs: 16-05-02-213-002-0000, 16-05-02-213-005-0000, & 16-05-02-213-004-0000, with the following conditions [see conditions below]. The motion carries, 4-1.

Commissioner Lyons provided Standard #3 as reason for denial of the Special Use Permit for a Major Change to the Menards PUD.

<u>PUD Exceptions:</u>

1. *Reduce the Required Landscape Setback along S. Bell Road from the required 30' to 20'. (Zoning Ordinance, Table 2B, Site and Structure Bulk Requirements);*
2. *Reduce the south side yard setback for the car wash from 20' to 17.2' for Lot 1. (Zoning Ordinance, Table 2B, Site and Structure Bulk Requirements);*
3. *Reduce the north side yard setback for the restaurant/convenient store from 20' to 12.6' feet for Lot 2. (Zoning Ordinance, Table 2B, Site and Structure Bulk Requirements);*
4. *Reduce the parking lot/drive aisle setback from 5' to 0' along the property line between Lots 1 and 2. (§220-1002(C)(3));*
5. *Increase the accessory structures height from 15' to 19.2' for the pay canopy for the car wash and from 15' to 17' for the gas pump canopy. (Zoning Ordinance, Table 2B, Site and Structure Bulk Requirements);*
6. *Increase the lot coverage/impervious coverage for Lot 2 from 65% to 69.7%. (Zoning Ordinance, Table 2B, Site and Structure Bulk Requirements);*
7. *Reduce the parking lot stall depth from 19' to 18.5'. (§220-1002(F));*
8. *Allow 2 wall signs on both the north and south walls of the car wash, whereas only 1 is permitted on each wall. (§220-1005);*
9. *Increase wall sign copy area for east Elevation of Car Wash from 43 square feet to 76 square feet. (§220-1005);*
10. *Allow an off-site sign, the multi-tenant monument sign, on the remnant of Lot 4. (§220-1005);*
11. *Reduce the setback for the monument sign on the remnant of Lot 4 from 5' to 1'. (§220-1005);*
12. *Allow 2 wall signs on the east side of the gas station pump canopy, whereas only 1 wall signs permitted. (§220-1005);*

<u>PUD Conditions:</u>

1. *Meet all applicable building code requirements and apply for all applicable building permits;*
2. *Meet all applicable engineering codes and requirements for Final Engineering;*
3. *The car wash special use is approved on the condition that the operator will take precautions necessary during the peak season to avoid hazards in the access road or blocking of the access road, including one of more or the following: additional staff will be used to help direct and manage the traffic flow through the site; a staff person will be placed at the internal intersection west of Bell Road to help direct traffic; electing the most efficient time for vacuuming (i.e. before or after a car wash; and/or traffic exiting the car wash will be prohibited from making a left turn to (1) exit the car wash site via the right-turn in/right-turn out access drive or (2) enter the vacuum stations. The operator shall also report to staff upon inquiry concerning the peak season operations and any of the precautions noted above;*
4. *To provide masonry veneer on the gas pump canopy columns. Masonry veneer shall consist of brick or stone of the variety used on the primary building;*
5. *Signage on the building on Lot 2 shall comply with current Village sign regulations;*

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6. *Replace 4 Armstrong Maple trees with 4 Chicagoland Hackberry trees per the Landscape Plan;*
7. *All wall signs on the car wash building shall be turned off at closing time each day;*
8. *The color of the canopies for the car wash vacuums stations and the car wash pay station shall match the car wash building and shall not include any gas brand dress.*

2. *Commissioner Foley a motion to recommend approval, seconded by Vice Chair McGary of a **Special Use Permit for a car wash** (classified as an automobile repair, service and body shop use), in accordance with the reviewed plans, public testimony and staff report, on certain real property generally located at 13812 S. Bell Road and 13830 S. Bell Road, Homer Glen, Illinois, PINs: 16-05-02-213-002-0000, 16-05-02-213-005-0000, & 16-05-02-213-004-0000. The motion carries, 4-1.*

Commissioner Lyons provided Standard #3 as reason for denial of the Special Use Permit for a car wash.

3. *Commissioner Stanly made a motion to recommend approval, seconded by Vice Chair McGary of a **Special Use Permit for a drive-through establishment**, in accordance with the reviewed plans, public testimony and staff report, on certain real property generally located at 13812 S. Bell Road and 13830 S. Bell Road, Homer Glen, Illinois, PINs: 16-05-02-213-002-0000, 16-05-02-213-005-0000, & 16-05-02-213-004-0000. The motion carries, 4-1.*

Commissioner Lyons provided Standard #3 as reason for denial of the Special Use Permit for a drive-through establishment.

4. *Commissioner Stanly made a motion to recommend approval, seconded by Vice Chair McGary, of a **Special Use Permit for an automobile service station (gas station)**, in accordance with the reviewed plans, public testimony and staff report, on certain real property generally located at 13812 S. Bell Road and 13830 S. Bell Road, Homer Glen, Illinois, PINs: 16-05-02-213-002-0000, 16-05-02-213-005-0000, & 16-05-02-213-004-0000. The motion carries, 4-1.*

Commissioner Lyons provided Standard #3 as reason for denial of the Special Use Permit for a gas station.

5. *Commissioner Stanly motion to recommend approval, seconded by Vice Chair McGary, a **Special Use Permit for 24-hour operation**, in accordance with the reviewed plans, public testimony and staff report, on certain real property generally located at 13812 S. Bell Road and 13830 S. Bell Road, Homer Glen, Illinois, PINs: 16-05-02-213-002-0000, 16-05-02-213-005-0000, & 16-05-02-213-004-0000. The motion carries, 4-1.*

Commissioner Lyons provided Standard #1 as reason for denial of the Special Use Permit for 24-hours.

6. *Commissioner Stanly made a motion to recommend approval **of Site Improvement Plans** for a unified development, seconded by Vice Chair McGary in accordance with the reviewed plans, public testimony and staff report, on certain real property generally located at 13812 S. Bell Road and 13830 S. Bell Road, Homer Glen, Illinois, PINs: 16-05-02-213-002-0000, 16-05-02-213-005-0000, & 16-05-02-213-004-0000. The motion carries, 4-1*

DRAFT

Commissioner Lyons provided Standard #1 as reason for denial of the Special Use Permit for Site Improvement Plans

7. *Commissioner Stanly made a motion to **adopt the applicant's findings** as the findings of the Plan Commission, seconded by Vice Chair McGary. The motion carries 5-0.*

This case will go to the Village Board on Wednesday, February 11, 2026 for a final action.

9. Village Board and Committee Updates

Director Gruba listed some of the projects discussed at the Village Board meeting on January 14, 2026, including the proposed ComEd substation improvements, Chase Bank and the Fischer Plaza ground sign. He noted that the next steps for review of the ComEd substation improvements are being discussed but that it will eventually make its way to the Plan Commission for a public hearing. He noted that the Major Change to the PUD and Special Use Permits for Chase Bank were approved and that they intend to begin renovations soon. He stated that the landscape plan for the Fischer Plaza ground sign, related to former variance requests, was modified.

10. Other Business

None.

11. Attendance Confirmation

Commissioners Hand, McGary, Lyons, and Stanly confirmed their attendance at the February 5, 2026 meeting. Commissioner Foley is not sure if he can make the next meeting.

12. Adjournment.

A motion was made to adjourn by Commissioner Lyons, seconded by Commissioner Stanly, A voice vote was taken with all in favor, zero (0) opposed and the meeting was adjourned at 10:12 PM.

Minutes transcribed and respectfully submitted by:

Dana Kahn (Assistant Planner): _____

Approved Date: _____

DRAFT

PLAN COMMISSION MEMORANDUM

Agenda Item Number:	**8.a.**
Plan Commission Meeting Date:	**February 19, 2026**
Subject:	**Case No. HG-2603-V**
Address:	**18032 S. Virginia Lane**

Item Title: Consider a request for approval of a Variance to increase the maximum permitted gross width of a circular driveway from twenty-eight (28) feet to forty-six (46) feet for certain real property located in the R-2 Single-family Residential District at the common address 18032 S. Virginia Lane, Homer Glen, Illinois [HG-2603-V].

Staff Contact: Dana Kahn, Assistant Planner

Property Information

Location:	18032 S. Virginia Lane
PIN:	16-05-35-406-005-0000
Property Size:	51,452 sf
Existing Zoning/Use:	R-2 Single-Family Residential
Adjacent Zoning:	N: R-2 Single-Family Residential E: R-2 Single-Family Residential (Vacant Outlot) S: R-2 Single-Family Residential W: R-2 Single-Family Residential

Background Information

The applicants, Nader Ayyad and Eman Abushamah, live at the subject property at 18032 S. Virginia Lane located in the Hunt Club Woods Phase Two subdivision. This property is in the R-2 Single-Family Residential District [*see Attachment 3 with Land Use Viewer*]. They are applying for a Zoning Variance to increase the maximum permitted gross width of a circular driveway form twenty-eight (28) feet to forty-six (46 feet) for their new residential property. The applicant installed an additional driveway without Village approval. The proposed and approved Grading Plan for the Single-Family Home Permit #2022-4106 from June 6, 2022 (issued November 18, 2022 and completed job date of November 18, 2024) did not include the circular driveway *[See Attachment 4 with Approved Grading Plan and Attachment 5 with Existing Site Plan].*

On October 28, 2025, staff provided the applicant with the following options:

1. Remove the circle drive to match the 2022 final grade survey that had been approved,
2. Revise the driveways to meet the 14' width at front property line by removing concrete, or;
3. Request a zoning variance to permit an increase in maximum driveway width from the required 14' each to 28' and 16' and keep the driveway as is.

Building Department Notes

The Building Department Manager provided the following information regarding this property:

In June 2022, the permit for this home was issued to a builder (M & M Development). Around mid-2024, work had stalled and no final inspections were done. After posting notices on site, the Building Department Manager was contacted by the current owner, Nader. He advised that he purchased the home from M & M and would be finishing the project for his primary residence since the initial builder had abandoned the project when it was about 75% done, and the owner has since been catching up. In December 2024, a TCO was issued due to final grade approval, vegetative cover, and parkway trees. A final grade survey was later received but only showed the primary driveway. Around mid-2025, Engineer Tom Summers visited the site to inspect the culvert. Tom discovered the new circle driveway, and Nader was notified of the non-compliance. The homeowner is working towards final occupancy from a TCO on October 27, 2025 but field inspections show the addition of a circle driveway that is not on the Proposed Grading Plan (PGP) or Final Grading Plan.

The following contractors were switched during the construction process:

- Roofing contractor changed on October 20, 2022
- Electrical contractor changed on October 21, 2022
- Electrical contractor changed again on April 27, 2023
    - General contractor had a new contractor start
- Plumbing contractor changed again on April 28, 2023

The home is still on a temporary certificate of occupancy (TCO) bond. That is, a deposit paid to secure occupancy if the home is habitable but has outstanding non-life safety issues. The TCO was issued on December 9, 2024, and the TCO expired on June 1, 2025. The TCO was extended indefinitely until the issue with the circle driveway is resolved. A definitive date for TCO completion will be in place after the Plan Commission and Board meetings. Vegetative cover and parkway trees are still required.

Conformance with Zoning Regulations

§ 220-807: Permitted obstructions in yards

- Driveways for single family homes are permitted obstructions in front yards.

§ 220-VI-614 (A)(7): Other residential standards

- Driveways. All driveways must maintain a minimum setback of five feet from the property line. Only a means of ingress and egress perpendicular, or nearly perpendicular, to the public right-of-way may encroach this required setback. **At the property line, a driveway shall have a maximum width of 28 feet, except for circular driveways with two curb cuts, in which case the maximum width shall be 14 feet.**

	Code Requirement	Existing	Notes
Permitted Obstruction	Front, corner side, rear, or side yard	Front yard	
Max Curb Cuts Per Property Line	2	2	
Max turning radius for side-loaded garage	26’	26’	
Max driveway width	28’	29.4’ (on one side) & 16.3’ (on the other) = Total of 46’	Requesting a variance to increase the driveway width
Driveway setback	5’	Greater than 5’	
Impervious Surface Coverage	30% for R-2	6,445 sf, 12.52%	Proposed 4,605 sf, 8.95%

Note that in addition to the circular driveway, the applicant added two sidewalks without permit approval. See the additional impervious surfaces within the table below.

Impervious Surface Coverage
The table below shows the impervious surface coverage that was approved under residential permit #2022-4106 versus the existing impervious coverage after the work was completed.

Structure	Approved Impervious for Permit #2022-4106	Existing Impervious Coverage	Note
Home & Garage	2,617 sf	2,617 sf	
Driveway(s)	1,704 sf	3,372 sf	Increased by 1,668 sf with the extra circular driveway
Front Porch/Sidewalk	285 sf	358 sf	Increased by 70 sf
Side Walkway	-	98.43 sf	Not approved
Total	4,605 sf (8.95%)	6,445 sf (12.52%)	

While impervious and lot coverage increased beyond the approved plans, the plan does not appear to exceed the maximum permitted in this district.

Similar Variances Granted[1]:
- HG-1807-V: 14403 W. Erin Lane; Increase maximum gross driveway width from 28' to 50' in R-4 District
- HG-1815-PSV: 16545 S. Hidden Cove Ct; Increase maximum gross driveway width from 28' to 48' in R-2 District
- HG-2216-V: 16454 S. Spaniel Lake Ct; Increase the maximum driveway width from 28' to 33' in R-2 District
- HG-2231-V: 16455 S. Hidden Cove Ct; Increase the maximum driveway width from 28' to 33' in the R-2 District

Public Comment:
On February 6, 2026, a resident called to ask about this case and the reason for the public hearing. Staff explained that the applicants are requesting a driveway variance for the width and informed them of the public hearing date. This resident did not have any other questions or comments regarding the case.

Findings of Fact
Section 220-1207C (1-3) of the Code of the Village of Homer Glen states the required standards for making findings of fact for a Variance. The Code requires that the Plan Commissioners consider these standards in making its finding and determining a recommendation to send to the Village Board. Please refer to the applicant's findings in *Attachment 1.*

Conformance with other Village Regulations
Exterior Construction Standards (Chapter 75, Article II): The Exterior Construction Standards do not apply to the requested Variance as such standards apply only to primary dwellings and accessory structures greater than two hundred twenty-five (225) square feet in area located in residential zones.

Lighting (Chapter 75, Article II): The Lighting regulations do not apply to this request as no exterior lighting has been proposed at this time. Any proposed lighting must meet the required regulations of the outdoor lighting ordinance.

[1] All variances were approved with other variances and weren't standalone variances like case no. HG-2603-V.

Conservation Subdivision (Chapter 107, Article IV): The Conservation Subdivision regulations do not apply to this request because the applicant has not proposed the development of a residential subdivision greater than ten (10) acres in area, nor have they proposed the development of a residential subdivision made up of lots less than one and one-half (1.5) acres in size.

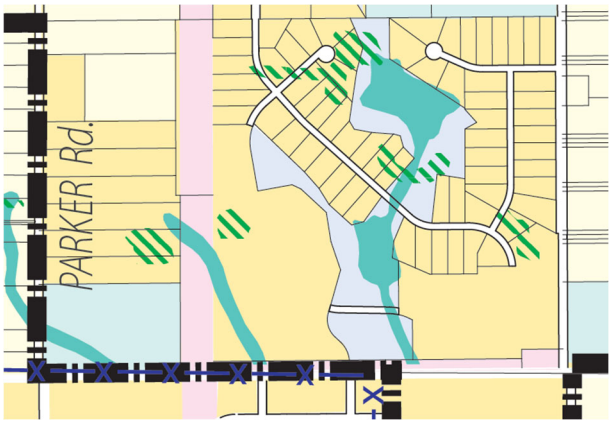
Tree Preservation (Chapter 107, Article III): The Tree Preservation regulations do not apply to this request as the applicant has not requested the approval of a Preliminary Plat of Subdivision or proposed the division of the subject property, and the subject property is less than five (5) acres in size.

Subdivision & Stormwater (Chapter 138, Article I): The Subdivision regulations do not apply to this request as the applicant has not proposed the division of the subject property at this time. The Stormwater regulations do not apply to this request.

Park Donation (Chapter 138, Article II): The Park Donation regulations do not apply to this request as these regulations only apply when the final Plat for a residential subdivision or development has been approved, or when the final Plat for a Planned Unit Development has been approved.

Conformance with Adopted Plans

Comprehensive Land Use Plan: The Comprehensive Plan designates the subject property as Single-Family – Estate. This aligns with the subject property's current zoning, R-2 Single-Family Residential and the Single-Family land use.



Transportation Plan: The Variance requested by the applicant conforms to the regulations and recommendations set forth within the Village of Homer Glen Transportation Plan.

Motions for Consideration

Is there a motion to recommend _____ (approval / approval with conditions / denial) of a Variance to increase the maximum permitted gross width of a circular driveway from twenty-eight (28) feet to forty-six (46) feet, in accordance with the reviewed plans, public testimony and staff report, for certain real property located in the R-2 Single-family Residential District at 18032 S. Virginia Lane, Homer Glen, Illinois [HG-2603-V]?

Findings Motion for Consideration

Is there a motion to adopt the applicant's findings as the findings of the Plan Commission?

Attachments

1. Findings of Fact
2. Site Photos from February 12, 2026
3. Land Use Viewer
4. Originally Approved Grading Plan
5. Existing Site Plan (not approved)

Attachment 1 – Findings of Fact

Standards for Variances

Chapter 220-1207C(1-3) of the Code of the Village of Homer Glen lists the standards by which the Plan Commission shall make the findings of fact. The following are the categories with the applicant's findings in *italics*:

1. The Plan Commission shall not vary the provisions of this Ordinance as authorized unless it has made findings based upon the evidence presented to it in the following cases:

   (a) That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.

   The subject property is a single-family residence and is not intended to generate income or financial return. The requested variance is not sought for financial gain, but rather to allow continued reasonable and functional residential use for the property as constructed in good faith reliance on the builder's representation.

   (b) That the plight of the owner is due to unique circumstances.

   The hardship is due to unique circumstances not created by the owner. The horseshoe driveway was constructed by the builder during the original construction of the home. The owner was informed by the builder that all necessary permits had been obtained. The owner relied on this representation in good faith and had no reason to believe the driveway was not properly permitted until notified by the Village.

   (c) That the variance, if granted, will not alter the essential character of the locality.

   Granting the variance will not alter the essential character of the neighborhood. The driveway is consistent with the appearance and residential nature of the surrounding area and does not negatively impact neighboring properties, traffic flow, drainage, or public safety. The driveway has been in place and functioning as intended, and its continued use will maintain the existing character of the locality rather than introduce any new or incompatible use.

2. A variance shall be recommended to the Village Board only if the evidence, in the judgment of the Plan Commission, sustains each of the three conditions enumerated in Subsection C(1).

3. For the purpose of supplementing the above standards, the Plan Commission, in making its determination, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:

   (a) That the particular surroundings, shape, or topographical conditions of the specific property involved will bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out.

   Strict enforcement of the ordinance would require substantial removal and reconstruction, resulting in unnecessary hardship that goes beyond a mere inconvenience. In addition, the owner incurred a significant financial hardship, having paid approximately $35,000 for the driveway as part of the original construction. The

condition was not self-created, as the driveway was completed prior to occupancy based on good faith reliance on the builder's representation.

(b) That the conditions upon which the petition for variance is based would not be applicable, generally, to other property within the same zoning classification.

The subject property is unique in that it contains an existing horseshoe driveway that allows for safe and efficient vehicle access and minimizes the need for vehicles to back into the roadway, without negatively impacting surrounding properties or public safety.

(c) That the purpose of the variance is not exclusively based upon a desire to make more money out of the property.

I am not seeking a variance to increase the value of my property or make additional profit. My intension was simply to build a functional and safe driveway from my home, as advised by my contractor I hired. I have already invested $35,000 in this project, and the variance request is solely to correct the permitting issue so that the driveway can remain in its current form without violating local regulations. I am acting in good faith to comply with the Village's requirements and ensure the property is safe and accessible, not for financial gain.

(d) That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.

I did not create the circumstances requiring this variance. The driveway was built based on the contractor's representation that a permit had been obtained. The circumstances namely the driveway's location and design were planned and constructed in good faith, relying on the contractor's professional advice. I am now seeking the variance to correct an unintentional permitting oversight, not because of any deliberate action on my part.

(e) That the granting of the variance will not be detrimental to the public welfare or unduly injurious to other property or improvements in the neighborhood in which the property is located.

The variance would not harm public welfare or neighboring properties. The driveway is fully on my property, does not interfere with traffic or sight lines, and is constructed safely and neatly. It complements the property's layout and maintains the character of the neighborhood without creating any negative impact.

(f) That the exterior architectural appeal and functional plan of any proposed structure will not be so at Variance with the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.

The driveway design complements the existing homes and landscaping in the neighborhood. Its horseshoe shape is functional, aesthetically consistent with surrounding properties, and does not detract from the overall appearance. It is unlikely to negatively impact property values, as it is a well-built, visually unobtrusive feature that enhances accessibility without altering the character of the neighborhood.

(g) That the proposed variance will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

The driveway does not block airflow to my property or neighboring properties. It is constructed with proper spacing and materials, and its design does not create any additional fire hazards. It meets standard safety practices, ensuring no increased risk to the neighborhood.

Attachment 2 – Site Photos from February 12, 2026



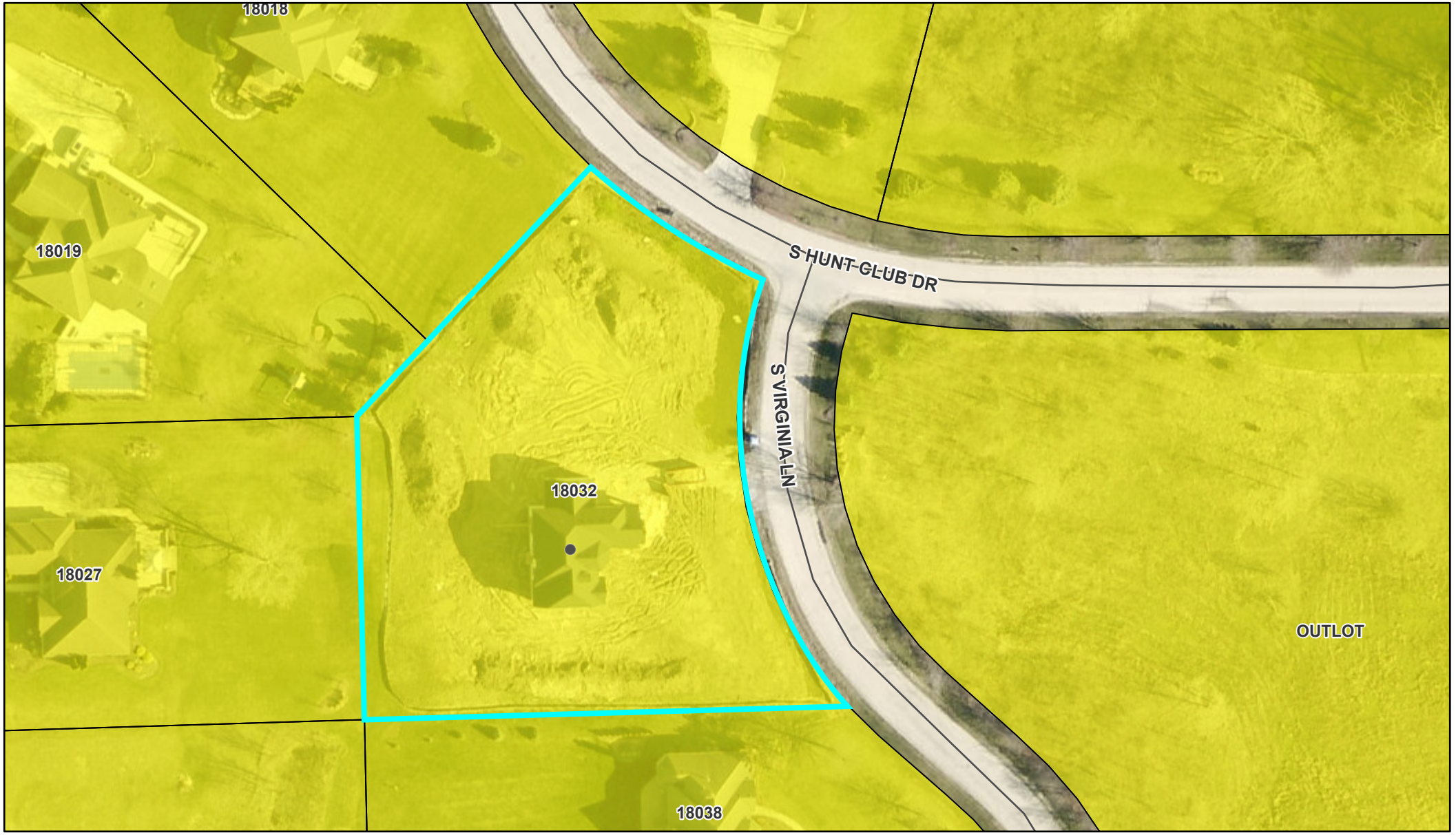








Attachment 3: Land Use Viewer of 18032 S. Virginia Lane



2/4/2026, 4:53:14 PM

Homer Glen Boundary

Street Centerlines

Parcels- Will County

Zoning Districts

R-2 Single-family Residential

Subject Property

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

County of Will, Microsoft, Vantor

N

Village of Homer Glen

Planning and Zoning Department

PROPERTY ADDRESS:
18032 S. VIRGINIA LN.
MOKENA, IL. 60448

PIN: 16-05-35-406-005-0000

Attachment 4: Originally Approved Grading Plan under Permit #2022-4106

PROPOSED GRADING PLAN

PLAT OF SURVEY

of

LOT 9 IN HUNT CLUB WOODS PHASE TWO PLANNED UNIT DEVELOPMENT, A SUBDIVISION PART OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPLE MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 2002 AS DOCUMENT NUMBER R2002-79328 AND CERTIFICATE OF CORRECTION RECORDED JUNE 26, 2002 AS DOCUMENT NUMBER R2002-104422, ALL IN HOMER TOWNSHIP, WILL COUNTY, ILLINOIS

LOT AREA 51,452 SF (SF=Square Feet)

BUILDING AREA 2,617 SF±
(REFER TO BUILDING DESIGN PLANS)

ILLINOIS SPC EAST ZONE (GRID/NAVD88)

1	1781506.0736	1092962.5127	0.0000	LOTX
2	1781640.1260	1093085.7730	0.0000	LOTX
3	1781580.6328	1093177.7531	0.0000	LOTX
4	1781352.9541	1093223.7528	0.0000	LOTX
5	1781344.1331	1092966.9041	0.0000	LOTX
6	1781486.9193	1093051.7453	707.0000	10' O/S BLD BOX T/F=
7	1781488.9793	1093111.7299	707.0000	10' O/S BLD BOX T/F=
8	1781404.2393	1093114.6401	707.0000	10' O/S BLD BOX T/F=
9	1781402.1792	1093054.6555	707.0000	10' O/S BLD BOX T/F=

THE CONTRACTOR SHALL VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS. IF ANY DISCREPANCY IS NOTED ON THE PLOT PLAN OR ON CONSTRUCTION LAYOUT THE CONTRACTOR SHALL CONTACT THE SURVEYOR TO RESOLVE THE DIFFERENCE.

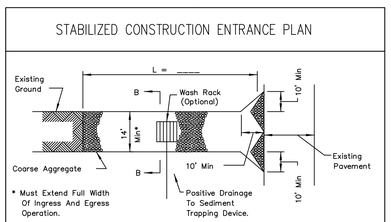
Flood Zone Classification: The property is located in Zone X Unshaded "Areas determined to be outside of the 0.2% annual chance floodplain" based on graphic plotting only, using the FIRM flood insurance rate map for Will County, Illinois, Map Number 17197C0195G with an effective date of February 15, 2019.

Approved
08/31/2022 9:14:14 AM
By Brett Westcott

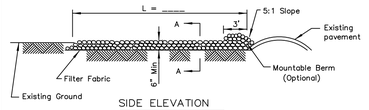
APPROVED
Planning & Zoning Department

North
10
0 20
SCALE: 1" = 20'

STABILIZED CONSTRUCTION ENTRANCE PLAN



PLAN VIEW



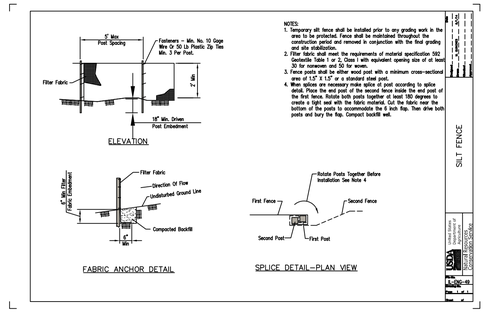
SIDE ELEVATION

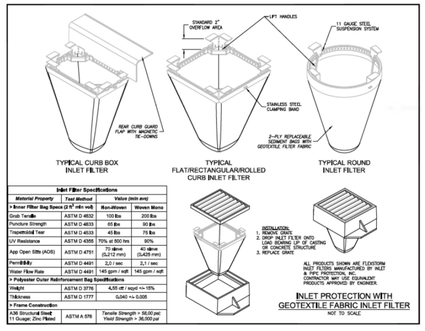
NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class , I or II and shall be placed over the cleared area prior to the placing of rock.
2. Rock shall meet one of the following gradations: AHTD Aggregate Base Course Class 1,2 or 3, or ASTM C33 Coarse Aggregate Size 1, 2, 3, 357, 4 or 467, and be placed according to Construction Specification 25 ROCKFILL using placement Method 1 and Class I or III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufactures specifications.

Rev.3-19-96

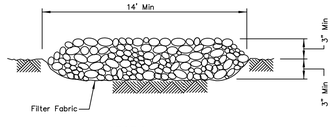
REFERENCE	U.S. DEPARTMENT OF AGRICULTURE	STANDARD DWG. NO.
Project	NATURAL RESOURCES CONSERVATION SERVICE	AR-ENG-709
Designed ____ Date ____	ENGINEERING DESIGN SECTION LITTLE ROCK, ARKANSAS	SHEET 1 OF 2
Checked ____ Date ____	(ADOPTED FROM ILLINOIS IL-630)	DATE 8-18-94
Approved ____ Date ____		

CAD FILE = AR-70952.20

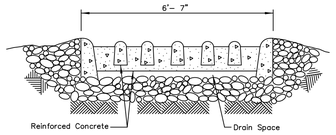




STABILIZED CONSTRUCTION ENTRANCE PLAN



SECTION A—A



SECTION B—B

Rev.3-19-96

REFERENCE	U.S. DEPARTMENT OF AGRICULTURE	STANDARD DWG. NO.
Project	NATURAL RESOURCES CONSERVATION SERVICE	AR-ENG-709
Designed ____ Date ____	ENGINEERING DESIGN SECTION LITTLE ROCK, ARKANSAS	SHEET 2 OF 2
Checked ____ Date ____	(ADOPTED FROM ILLINOIS IL-630)	DATE 8-18-94
Approved ____ Date ____		

CAD FILE = AR-70952.20

LOT AREA = 51,452 SF (SF=Square Feet)

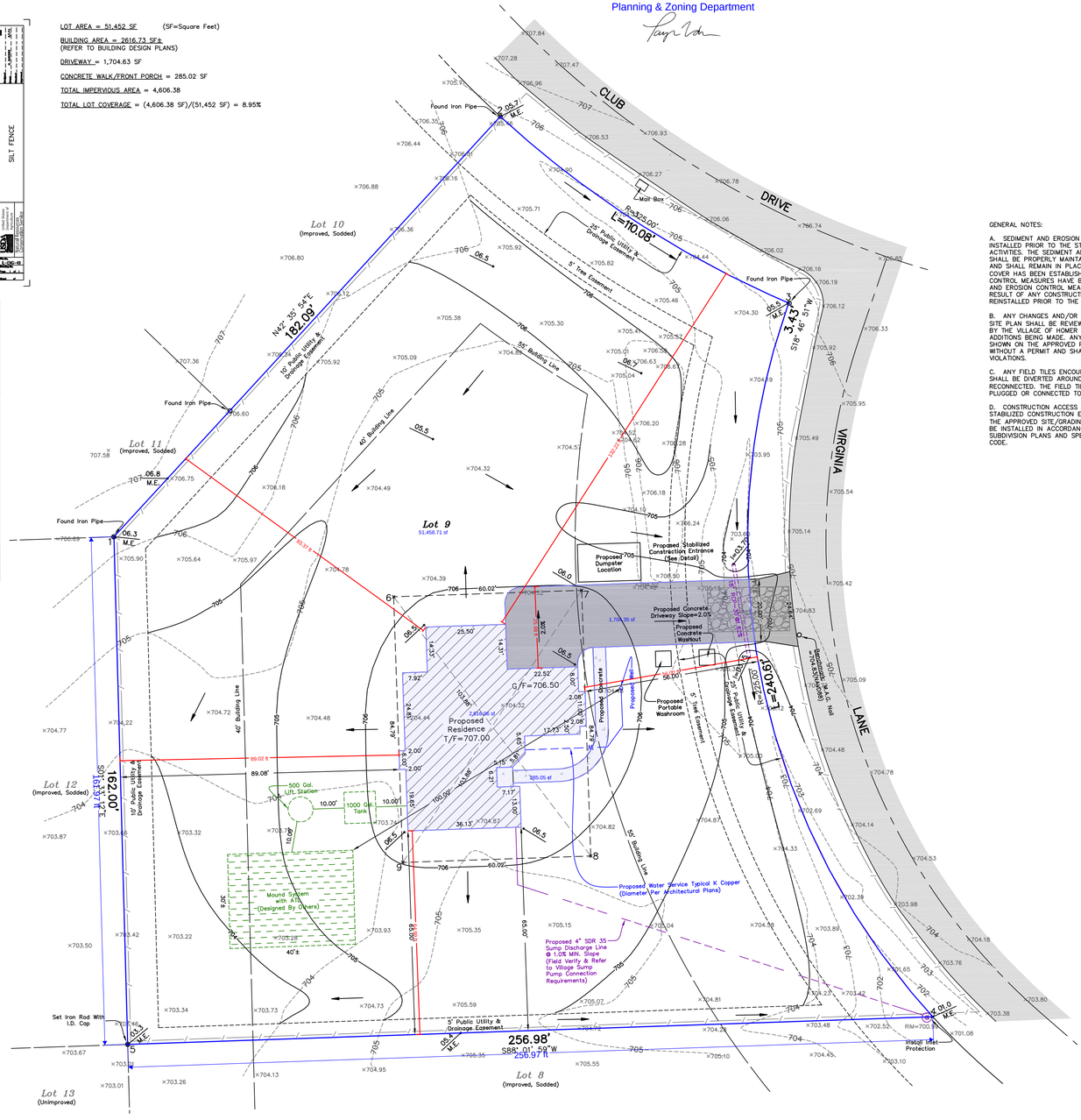
BUILDING AREA = 2616.73 SF±
(REFER TO BUILDING DESIGN PLANS)

DRIVEWAY = 1,704.63 SF

CONCRETE WALK/FRONT PORCH = 285.02 SF

TOTAL IMPERVIOUS AREA = 4,606.38

TOTAL LOT COVERAGE = (4,606.38 SF)/(51,452 SF) = 8.95%



GENERAL NOTES:

A. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. THE SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED THROUGHOUT THE PROJECT AND SHALL REMAIN IN PLACE UNTIL THE FINAL VEGETATIVE COVER HAS BEEN ESTABLISHED AND/OR PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED. ANY SEDIMENT AND EROSION CONTROL MEASURES THAT ARE REMOVED, AS A RESULT OF ANY CONSTRUCTION ACTIVITIES, MUST BE PROPERLY REINSTALLED PRIOR TO THE END OF EACH DAY.

B. ANY CHANGES AND/OR ADDITIONS FROM THE APPROVED SITE PLAN SHALL BE REVIEWED AND APPROVED (IN WRITING) BY THE VILLAGE OF HOMER GLEN, PRIOR TO ANY CHANGES OR ADDITIONS BEING MADE. ANY WORK COMPLETED, WHICH IS NOT SHOWN ON THE APPROVED PLAN, SHALL BE CONSIDERED WORK WITHOUT A PERMIT AND SHALL BE SUBJECT TO THE SAME VIOLATIONS.

C. ANY FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE DIVERTED AROUND THE CONSTRUCTION AREA AND RECONNECTED. THE FIELD TILE(S) SHALL NOT BE ABANDONED, PLUGGED OR CONNECTED TO THE STORM SEWER SYSTEM.

D. CONSTRUCTION ACCESS SHALL BE LIMITED TO THE STABILIZED CONSTRUCTION ENTRANCE ONLY, AS IDENTIFIED ON THE APPROVED SITE/GRADING PLAN.E. PARKWAY TREES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED SUBDIVISION PLANS AND SPECIFICATIONS AS WELL AS VILLAGE CODE.

NOTES:

1. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
2. DIMENSIONS ARE NOT TO BE ASSUMED OR SCALED.
3. BASIS OF BEARINGS: HOLDING THE SOUTHERLY LINE OF LOT 9 AT S 88° 01' 59" W, PER THE PLAT OF SUBDIVISION.
4. NO TITLE COMMITMENT OR ABSTRACT WAS PROVIDED TO THE SURVEYOR FOR THE USE OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH COULD AFFECT THIS PARCEL.
5. *FINAL LOCATIONS OF THE WATER AND SANITARY SERVICES SHALL BE DETERMINED BY THE CONTRACTOR. LOCATIONS SHOWN ON THE APPROVED PLAN, SHALL BE CONSIDERED WORK WITHOUT A PERMIT AND SHALL BE SUBJECT TO THE SAME VIOLATIONS.
6. B-BOX WAS NOT LOCATED DURING TIME OF FIELDWORK. CONTRACTOR MUST LOCATE B-BOX TO CONNECT WATER SERVICE LINE. THE PROPOSED SERVICES SHALL BE INSPECTED BY VILLAGE. VILLAGE MUST BE CONTACTED PRIOR TO WORK.
7. NO SOILS OR GEOTECHNICAL INFORMATION WAS PROVIDED BY THE BUILDER. WE WOULD RECOMMEND THAT SOIL BORINGS BE TAKEN TO DETERMINE IF THE UNDERLYING SOILS WOULD BE SUITABLE FOR SUPPORT AND PROTECTION OF THE PROPOSED STRUCTURE.
8. PRIOR TO EXCAVATION, CALL JULIE AT 1–800–892–0123.

CALL J.U.L.I.E. TOLL FREE
800-892-0123

Legend
- Property Line
- Right of Way
- Underlying or Adjacent Property Line
- Easement
- Silt Fence
- W Proposed Water
- Proposed Sanitary
- Proposed Storm
- 700 Existing Contours
- 700 Proposed Contours
- Set/Found Monumentation
- 01.2 Proposed Grade
- Proposed Flow Arrow
- Proposed Concrete/Asphalt
- Storm Manhole

JOB NO: 21–315
ORDERED BY: M&M DEVELOPMENT

SURFACE WATER DRAINAGE CERTIFICATE
STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THE LOT IMPROVEMENTS OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.

DATED THIS 11TH DAY OF JULY, 2022

ENGINEER_____

I, ANTHONY D. SMIERCIAK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THE INFORMATION CONTAINED ON THIS PLAT IS DESIGNED FOR THE SOLE BENEFIT OF THE OWNER/CLIENT. WE ASSUME NO LIABILITY WHATSOEVER FOR THE UNAUTHORIZED USE OR REUSE OF THIS DOCUMENT.

DATE FIELDWORK COMPLETED: NOVEMBER 22, 2021
DATE OF PLAT: JULY 11, 2022

ANTHONY D. SMIERCIAK
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3888
EXPIRES: 11/30/2022

ANTHONY D. SMIERCIAK PROFESSIONAL No. 3888 STATE OF ILLINOIS LAND SURVEYOR

LEE NAGAI 062-064524 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

EXPIRES 11–30–23

Revised: 08–29–2022 (Per Village Review #1)
Revised: 08–30–2022 (Per Village Review #2)

SMIERCIAK LAND SURVEYING
www.smierciaksurvey.com
116 E. Joliet Street
Schererville, IN. 46375
Phone: (219) 227-8733
Fax: (888) 214-4353

Attachment 5: Existing Site Plan (not approved)

PROPERTY ADDRESS:
18032 S. VIRGINIA LN.
MOKENA, IL. 60448

PIN: 16-05-35-406-005-0000

LOT AREA 51,452 SF (SF=Square Feet)

BUILDING AREA 2,617 SF±
(REFER TO BUILDING DESIGN PLANS)

ILLINOIS SPC EAST ZONE (GRID/NAVD88)

1	1781506.0736	1092862.5127	0.00000	LOT X
2	1781640.1260	1093065.7730	0.00000	LOT X
3	1781580.6328	1093177.7531	0.00000	LOT X
4	1781352.9541	1093233.7528	0.00000	LOT X
5	1781344.1331	1092966.9041	0.00000	LOT X
6	1781486.9193	1093051.7453	707.0000	10' O/S BLD BOX T/F=
7	1781468.9793	1093111.7293	707.0000	10' O/S BLD BOX T/F=
8	1781404.2393	1093114.6401	707.0000	10' O/S BLD BOX T/F=
9	1781402.1792	1093054.6555	707.0000	10' O/S BLD BOX T/F=

THE CONTRACTOR SHALL VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS. IF ANY DISCREPANCY IS NOTED ON THE PLOT PLAN OR ON CONSTRUCTION LAYOUT THE CONTRACTOR SHALL CONTACT THE SURVEYOR TO RESOLVE THE DIFFERENCE.

PROPOSED GRADING PLAN

Flood Zone Classification: The property is located in Zone X Unshaded "Areas determined to be outside of the 0.2% annual chance floodplain" based on graphic plotting only, using the FIRM flood insurance rate map for Will County, Illinois, Map Number 17197C0195G with an effective date of February 15, 2019.

final grade approved w/o circle drive
Approved
By Brett Westcott

PLAT OF SURVEY

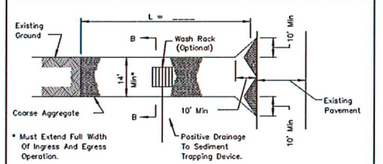
of

LOT 9 IN HUNT CLUB WOODS PHASE TWO PLANNED UNIT DEVELOPMENT, A SUBDIVISION PART OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPLE MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 2002 AS DOCUMENT NUMBER R2002-79328 AND CERTIFICATE OF CORRECTION RECORDED JUNE 26, 2002 AS DOCUMENT NUMBER R2002-104422, ALL IN HOMER TOWNSHIP, WILL COUNTY, ILLINOIS

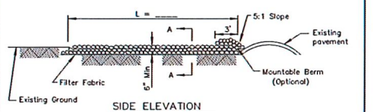
North
0 10 20
SCALE: 1" = 20'

I verify that these the deminsions we are requesting

STABILIZED CONSTRUCTION ENTRANCE PLAN



PLAN VIEW



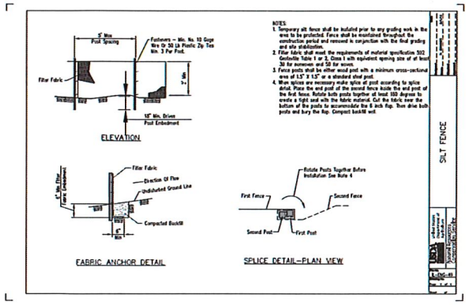
SIDE ELEVATION

NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class , I or II and shall be placed over the cleared area prior to the placing of rock.
2. Rock shall meet one of the following gradations: AHTD Aggregate Base Course Class 1,2 or 3, or ASTM C33 Coarse Aggregate Size 1, 2, 3, 357, 4 or 467, and be placed according to Construction Specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturers specifications.

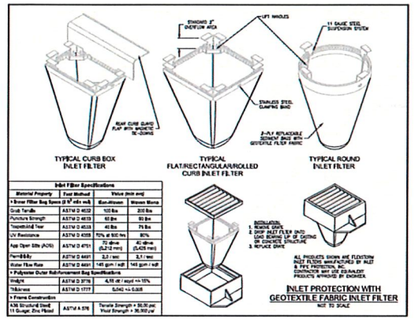
Rev.3-19-96

REFERENCE		U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	STANDARD DWG. NO.
Project		ENGINEERING DESIGN SECTION LITTLE ROCK, ARKANSAS	AR-ENG-709
Designed	Date	(ADOPTED FROM ILLINOIS IL-430)	SHEET 1 OF 2
Checked	Date		DATE 8-18-94
Approved	Date		

CAD FILE = AR-709S2.DGN

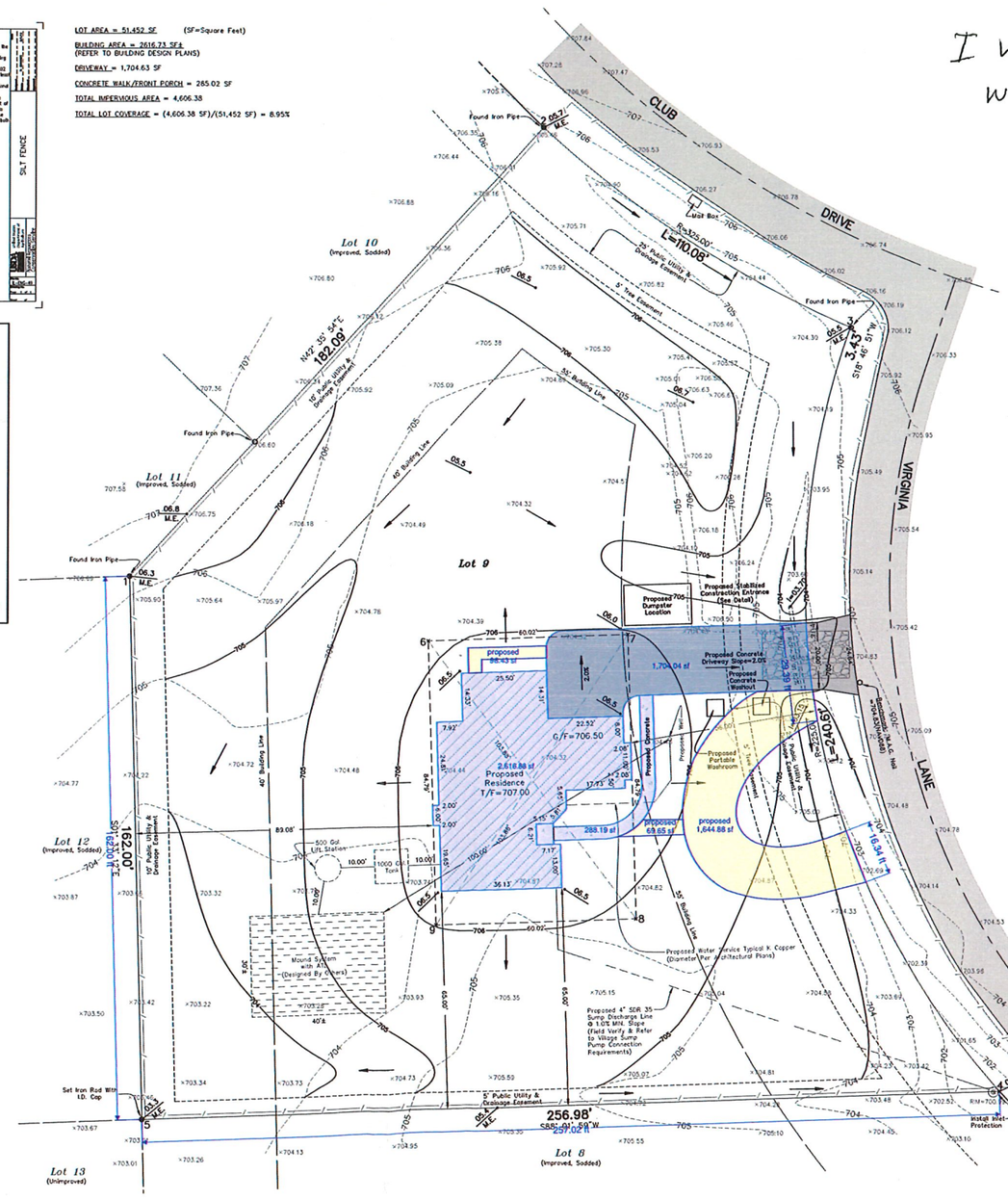


NOTES
1. Temporary silt fence shall be installed prior to any grading work in the area to be protected. Fence shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table I or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either wood post with a minimum cross-sectional area of 3 sq. in. or steel posts with projections.
4. Where splices are necessary provide splice at post according to splice detail. Place the end post of the second fence inside the end post of the first fence. Rotate both posts together at least 180 degrees to create a tight seal with the fabric material. Cut the fabric near the bottom of the posts to accommodate the 8 inch flap. Then drive both posts and bury the flap. Compact backfill well.



Material Property	Test Method	Value (min avg)	
• Grab Tensile	ASTM D 4632	100 lbs	200 lbs
Puncture Strength	ASTM D 4833	40 lbs	80 lbs
Trapezoid Tear	ASTM D 4533	40 lbs	75 lbs
UV Resistance	ASTM D 4355	70% at 500 hrs	80%
Apparent Opening Size (AOS)	ASTM D 4751	70 sieve (0.212 mm)	40 sieve (0.425 mm)
Permittivity	ASTM D 4491	2.2 / sec	2.7 / sec
Water Flow Rate	ASTM D 4491	145 gpm / sqft	160 gpm / sqft
• Polyester Outer Reinforcement Bag Seam Strength			
Weight	ASTM D 3776	4.90 oz / sqyd +/-10%	
Thickness	ASTM D 1777	0.040 in 0.028	
• Frame Construction			
12# Structural Steel 11 Gauge Zinc Plated	ASTM A 36	Tensile Strength = 58,00 psi Yield Strength = 36,000 psi	

INLET PROTECTION WITH GEOTEXTILE FABRIC INLET FILTER
NOT TO SCALE



GENERAL NOTES:

A. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. THE SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED THROUGHOUT THE PROJECT AND SHALL REMAIN IN PLACE UNTIL THE FINAL VEGETATIVE COVER HAS BEEN ESTABLISHED AND/OR PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED. ANY SEDIMENT AND EROSION CONTROL MEASURES THAT ARE REMOVED, AS A RESULT OF ANY CONSTRUCTION ACTIVITIES, MUST BE PROPERLY REINSTALLED PRIOR TO THE END OF EACH DAY.

B. ANY CHANGES AND/OR ADDITIONS FROM THE APPROVED SITE PLAN SHALL BE REVIEWED AND APPROVED (IN WRITING) BY THE VILLAGE OF HOMER GLEN, PRIOR TO ANY CHANGES OR ADDITIONS BEING MADE. ANY WORK COMPLETED, WHICH IS NOT SHOWN ON THE APPROVED PLAN, SHALL BE CONSIDERED WORK WITHOUT A PERMIT AND SHALL BE SUBJECT TO THE SAME VIOLATIONS.

C. ANY FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE DIVERTED AROUND THE CONSTRUCTION AREA AND RECONNECTED. THE FIELD TILE(S) SHALL NOT BE ABANDONED, PLUGGED OR CONNECTED TO THE STORM SEWER SYSTEM.

D. CONSTRUCTION ACCESS SHALL BE LIMITED TO THE STABILIZED CONSTRUCTION ENTRANCE ONLY, AS IDENTIFIED ON THE APPROVED SITE/GRADING PLANS. PARKWAY TREES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED SUBDIVISION PLANS AND SPECIFICATIONS AS WELL AS VILLAGE CODE.

NOTES:

1. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
2. DIMENSIONS ARE NOT TO BE ASSUMED OR SCALED.
3. BASIS OF BEARINGS: HOLDING THE SOUTHERLY LINE OF LOT 9 AT S 88° 01' 59" W, PER THE PLAT OF SUBDIVISION.
4. NO TITLE COMMITMENT OR ABSTRACT WAS PROVIDED TO THE SURVEYOR FOR THE USE OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH COULD AFFECT THIS PARCEL.
5. *FINAL LOCATIONS OF THE WATER AND SANITARY SERVICES SHALL BE DETERMINED BY THE CONTRACTOR. LOCATIONS SHOWN HEREON FOR REFERENCE ONLY. B-BOX AND SANITARY STUB WAS NOT ABLE TO BE LOCATED DURING THE COMPLETION OF FIELD WORK. WATER AND SANITARY CONNECTIONS MUST HAVE PROPER SEPARATION.
6. B-BOX WAS NOT LOCATED DURING TIME OF FIELDWORK. CONTRACTOR MUST LOCATE B-BOX TO CONNECT WATER SERVICE LINE. THE PROPOSED SERVICES SHALL BE INSPECTED BY VILLAGE. VILLAGE MUST BE CONTACTED PRIOR TO WORK.
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8. PRIOR TO EXCAVATION, CALL JULIE AT 1-800-892-0123.

PLANNING & ZONING
RECEIVED
01/23/2026

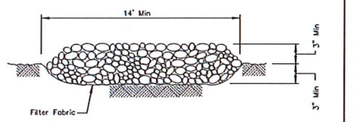
CALL J.U.L.I.E. TOLL FREE 800-892-0123

Legend
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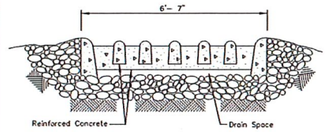
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STABILIZED CONSTRUCTION ENTRANCE PLAN



SECTION A-A



SECTION B-B

Rev.3-19-96

REFERENCE		U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	STANDARD DWG. NO.
Project		ENGINEERING DESIGN SECTION LITTLE ROCK, ARKANSAS	AR-ENG-709
Designed	Date	(ADOPTED FROM ILLINOIS IL-430)	SHEET 2 OF 2
Checked	Date		DATE 8-18-94
Approved	Date		

CAD FILE = AR-709S2.DGN

I, ANTHONY D. SMIERCIAK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THE INFORMATION CONTAINED ON THIS PLAT IS DESIGNED FOR THE SOLE BENEFIT OF THE OWNER/CLIENT. WE ASSUME NO LIABILITY WHATSOEVER FOR THE UNAUTHORIZED USE OR REUSE OF THIS DOCUMENT.

DATE FIELDWORK COMPLETED: NOVEMBER 22, 2021
DATE OF PLAT: JULY 11, 2022

ANTHONY D. SMIERCIAK
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3888
EXPIRES: 11/30/2022

ANTHONY D. SMIERCIAK No. 3888 STATE OF ILLINOIS PROFESSIONAL LAND SURVEYOR

SURFACE WATER DRAINAGE CERTIFICATE
STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THE LOT IMPROVEMENTS OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.

DATED THIS 11TH DAY OF JULY, 2022

ENGINEER

LEE NAGAI 062-044924 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

EXPIRES 11-30-23

Revised: 08-29-2022 (Per Village Review #1)
Revised: 08-30-2022 (Per Village Review #2)

HOMER GLEN

PLAN COMMISSION MEMORANDUM

Agenda Item Number:	**8.b.**
Plan Commission Meeting Date:	**February 19, 2026**
Subject:	**Case No. HG-2423-APUD Villas of Hidden Valley Final Development Plan, Phase 1**
Address:	**SE & SW corners of Hidden Valley Trail & 159th Street**

Item Title: Consider a request for approval of the Final Development Plan for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159th Street, Homer Glen, Illinois, commonly known as The Villas of Hidden Valley West (Phase 1 of Villas of Hidden Valley). (PINs: 16-05-23-100-048-0000, 16-05-23-100-049-0000, 16-05-23-200-025-0000 and 16-05-23-101-022-0000)

Staff Contact: Christopher Gruba, AICP, Planning & Zoning Director

Property Information

Location:	SE & SW corners of Hidden Valley Trail & 159th Street
Property Size:	Villas of Hidden Valley (both phases): 21.81 acres Villas of Hidden Valley West (Phase 1): 12.59 acres
Existing Zoning/Use:	R-6A, Attached Single-Family Residential, undeveloped
Adjacent Zoning:	N: C-3, General Business & I-1, Industrial E: A-1, Agricultural (ComEd high tension power lines) S: R-3 Single Family Residential (Hidden Valley Estates) W: A-1, Agricultural (single-family home)

Background Information

The applicant, Marth Enterprises, is proposing a new subdivision on a 21.81-acre area split among 4 existing parcels, located at the southeast and southwest corners of Hidden Valley Trail and 159th Street. The development would be divided into two phases with Phase 1 being the west portion and Phase 2 being the east portion. The applicant is only seeking approval of Phase 1 at this time. Phase 2 will require a separate review by the Plan Commission and Board after the final engineering has been completed for that portion. The motion before the Plan Commission is whether to recommend approval of the Final Development Plan for Phase 1. The Final Plat has also been included as an attachment to this report for clarity, although the Final Plat only requires approval by the Board. If the Plan Commission views the project favorably, staff recommends that the Plan Commission approve Phase 1 and acknowledge in the meeting that Phase 2 will require review at a later date.

The Villas of Hidden Valley include a total of 25 duplex townhome buildings (50 dwelling units total). Phase 1 includes a total of 14 duplex townhome buildings (28 dwelling units). Phase 2 includes a total of 11 duplex townhome buildings (22 dwelling units). Each unit would contain two (2) bedrooms, two (2) bathrooms and measure approximately 2,180 square feet. Each unit would have a basement. The homes would be clustered on two publicly dedicated cul-de-sac roads that would diverge from Hidden Valley Trail (Whispering Pine Circle & Evergreen Circle).

The Villas are targeted to the 50 and over community that want to downsize but desire to stay in the community in a one floor maintenance-free environment. During the review history of this project, including several public meetings, it was decided that the Village would prefer a cash-in-lieu donation for public parkland instead of a physical donation of public parkland.

Project History & Next Steps

- **March 7, 2025**: Parks & Recreation Committee meeting to discuss the required parkland donation.
- **March 20, 2025**: Plan Commission Public Hearing regarding the Preliminary Plat, Rezoning from C-2 to R-6A, Preliminary Plan and PUD. Motion passed, 4-1.
- **April 9, 2025**: Village Board meeting regarding the Preliminary Plat, Rezoning from C-2 to R-6A, Preliminary Plan and PUD. The project was tabled.
- **April 15, 2025**: An informational meeting was held with residents to address their concerns (neighborhood meeting).
- **April 23, 2025**: Village Board meeting regarding the Preliminary Plat, Rezoning from C-2 to R-6A, Preliminary Plan and PUD. Approved via Ord 25-019.
- **November 12, 2025**: Village Board meeting regarding the proposed Special Service Area (SSA). This item was tabled, likely to be revisited after final action by the Board.
- **February 19, 2026**: Plan Commission meeting to review the Final Development Plan, required per §220-902(D)(3)(a).
- **TBD**: Village Board meeting. The Board may approve the Final Development Plan and Final Plat.
- **TBD**: Village Board meeting to propose an ordinance establishing the SSA.
- **TBD**: Village Board meeting to conduct a public hearing regarding the SSA.
- **TBD**: Village Board meeting to potentially adopt an ordinance stablishing the SSA.

Phase 1 Information

Phase 1 would contain 14 duplex townhome buildings (28 dwelling units total) on 12.59 gross acres. This phase would contain 3 outlots for stormwater (A, B, H) and 3 outlots for "tree preservation/conservation easement" (D, E, G). Outlot E, at the intersection of Hidden Valley Trail and 159th Street, was formerly considered for a public park, but would now be partially developed for one additional duplex building and for additional open space to be owned and maintained by the new HOA. Whispering Pine Circle would be a new, publicly dedicated right-of-way. Phase 1 has a total of 12.59 gross acres. When the detention pond and right-of-way areas are subtracted (4.92 acres), the result is 7.67 net acres. With a total of 28 dwelling units, the official density is 3.65 dwelling units/net acre. The R6-A zone district permits a maximum density of 6 d.u./net acre. There is no minimum lot size for lots in the R-6A zone district when part of a Conservation Subdivision. Below is the area breakdown in chart format.

Hidden Valley West (Phase 1)		
	Area (sq. ft.)	Area (ac.)
Outlot A (pond)	42,179	0.97
Outlot B (pond)	52,500	1.21
Outlot H (pond)	42,250	0.97
Outlot D (open space)	66,257	1.52
Outlot E (open space)	27,304	0.63
Outlot G (open space)	7,200	0.17
Lot 1	8,172	0.19
Lot 2	8,484	0.19
Lot 3	8,898	0.20
Lot 4	8,884	0.20
Lot 5	7,166	0.16
Lot 6	10,101	0.23
Lot 7	8,758	0.20
Lot 8	9,472	0.22
Lot 9	12,964	0.30
Lot 10	12,205	0.28
Lot 11	6,829	0.16
Lot 12	6,825	0.16
Lot 13	6,825	0.16
Lot 14	6,825	0.16
Lot 15	6,825	0.16
Lot 16	6,825	0.16
Lot 17	6,848	0.16
Lot 18	6,989	0.16
Lot 19	7,272	0.17
Lot 20	7,678	0.18
Lot 21	8,654	0.20
Lot 22	8,582	0.20
Lot 23	8,581	0.20
Lot 24	8,581	0.20
Lot 25	8,506	0.20
Lot 26	10,894	0.25
Lot 49	7,449	0.17
Lot 50	7,436	0.17
Right-of-Way	77,303	1.77
Total	548,521	12.59
Total Net Area		7.67
Max dwelling units/acre R-6A	(net)	6.00
Dwelling units/acre Phase 1	(net)	3.65

Main changes to the plans since the Plan Commission public hearing on March 20, 2025

During review of the project by the Village Board between April 9 and April 23, 2025, the plans changed slightly. Below is a summary of the changes:

- The development was divided into two phases.
- Outlot E was changed from a public park to one additional duplex and private open space.
- Outlot A of Hidden Valley Estates (the southern half of the existing detention pond) is now included in the project. This outlot would be retitled Outlot H on the Final Plat.
- The detention pond along 159th Street (Outlot B) was enlarged slightly and additional landscaping added.

Final Development Plan Overview

Site regulations for the R6-A Zoning District and applicable regulations throughout the zoning code were reviewed for compliance. Below is an overview of parking, landscaping and signage requirements.

Traffic & Pedestrian Circulation

All traffic would enter the development from the access point on 159th Street. The Homer Township Fire Protection District reviewed the Engineering Plans and noted that no vehicles should be allowed to park within the cul-de-sac bulbs to allow for fire trucks to make a complete turn-around. Parking would be permitted on either side of Whispering Pine Circle. The existing landscaped median within the right-of-way of Hidden Valley Trail would have to be slightly shortened at the new intersection to provide for ADA striping connecting the two halves of this development.

There is an existing 5' sidewalk along the south side of 159th, which would tie into a proposed sidewalk along the east side of Hidden Valley Trail, which would also tie into the sidewalk system within Hidden Valley Estates as part of Phase 2. The applicant is proposing 5' wide sidewalks on both sides Whispering Pine Circle within Phase 1.

Parking

Attached single-family dwellings require 2 parking spaces for each dwelling unit; plus 0.5 guest spaces for each 1,200 square feet of the dwelling unit. The proposed development provides a two-car garage and two additional surface stalls outside the garage for each unit, which provides four spaces per unit and exceeds code requirements.

Landscaping

In proposed subdivisions, street trees are required at the rate of one per 40 feet, with a minimum of two trees per lot per §138-3. Street trees may be planted within the road right-of-way or on individual lots. The Landscape Plan illustrates that all of the required street trees are located within the right-of-way, which is preferred. However, in addition to that, the applicant is also proposing several trees on individual lots, going beyond code requirements to create an attractive streetscape.

Landscaping is also being provided along the foundation of each unit (see attached Landscape foundation planting plan). This landscaping is also not required per code, but will again enhance the overall appearance of the development. The common open space outlots and the detention pond outlots will also be landscaped with a mix of trees and shrubs, exceeding code requirements. This is most noticeable within the interior of outlots D and F, which will be densely planted with Swamp White Oak, Kentucky Coffee tree, Serviceberry, Black Hills Spruce and Norway Spruce.

A letter from IDOT, dated January 21, 2026, indicated that landscape berms are ***not*** required in front of the existing/proposed detention ponds for either Phase 1 or Phase 2, although they typically are required. Berming is required per Village code and per IDOT between 159th Street and the proposed duplexes and open space areas. The Final Engineering Plans reflect a berm along the required areas, meeting code.

The applicant has indicated to staff that private fences would not be permitted within this development *except* for several wood, split rail fences between the detention ponds and the right-of-way of Whispering Pine Circle, due to the drop in grade from the sidewalk to the pond.

Lastly, it should be noted that 3 "protected" trees would be removed as part of this project. See the section below for Tree Preservation for further details.

Signage

The applicant is proposing a masonry ground sign at the entrance to Whispering Pine Circle. This sign (and its twin for the entrance to Evergreen Circle in Phase 2) would measure 3' tall and therefore does not need to be located outside of the clear vision triangle area. This sign would be located on a private lot but within a 20'x20' sign easement. Signage would be maintained by the HOA. Maximum copy for a monument sign in a residential district is twenty-four (24) square feet and the proposed sign has approximately eight (8) square feet of copy.

Other

The common open space outlots surrounding the buildable lots provide a 30' landscape buffer along 159th and along the east and west sides of the development. This open space outlot buffer narrows to 20' along the south side of the development adjacent to Hidden Valley Estates.

Conformance with other Village Regulations

Exterior Construction Standards (Chapter 75, Article II): The exterior construction standards **do apply** to this request. The attached ranch villas meet Village code and will be constructed with one hundred (100) percent masonry on the first-floor elevation.

Outdoor Lighting (Chapter 75, Article II): The Lighting regulations **do apply** to this request as the applicant is proposing decorative street lights (Village Standard). The is proposing to install the Village light standard (not required, but recommended), the Cyclone street lights that are along the Heritage Circle. The proposed lighting has been reviewed by the Village's lighting consultant and are found to be in compliance.

Conservation Subdivision (Chapter 107, Article IV): The Conservation Subdivision regulations **do apply** to this request because the subdivision consists of a total land area of 10 acres or more, exclusive of roads or easements of access, which is approximately 21 acres. Aside from the exceptions that were approved during the public hearing and the subsequent Board meeting (Ord 25-019), the proposed subdivision meets the regulations set forth in the Conservation Subdivision Ordinance.

Tree Preservation (Chapter 107, Article III): The Tree Preservation regulations **do apply** to this request as the subject property is over 5 acres in size. A total of 6 "significant trees" (over 6" in diameter) would be removed, all in "fair" condition, consisting of Cottonwood, Mulberry and Pear. However, since the total caliper inch removed does not constitute more than 50% or 75% of the total caliper inches of trees on the site, no on-site tree mitigation/restitution is required for these trees. A

total of 6 “protected trees” (over 24” in diameter) would be removed, all of which are Burr Oak. Of these 6 Burr Oak, 3 are in fair condition and 3 are in poor condition. As such, restitution would only be required for the 3 trees in fair condition, which have a combined total of 158 caliper inches. With restitution required at a 1:2 caliper ratio for protected trees, a total of 316 caliper inches would be required to be planted on-site, or $39,500, or a combination of the two. Protected trees require a total of $250/caliper inch if removed. The Tree Ordinance requires that protected trees mitigated on-site must be of the same species. The Landscape Plan proposes twenty (20), 2.5” caliper Burr Oak trees, having a total of 50 caliper inches. As proposed, a restitution of $27,000 would be required in addition to the 20 Burr Oak mitigation trees. However, the applicant could amend the Landscape Plan to increase the number of Burr Oak trees to avoid the cash restitution payment, but this would require another 44 Burr Oak trees on-site, for a total of 64 Burr Oak Trees. As proposed, the applicant is proposing 255 deciduous trees of 14 different species within the development. Having the development’s trees consist of 25% Burr Oak would make the site very “Burr Oak-heavy”. §138-5 notes that any tree species should not consist of more than 10% of the trees planted. It should be noted that if the requirement did not exist that protected trees must be mitigated with the same species, the on-site mitigation would be met and grossly exceeded. The applicant sought an exception as part of the PUD to permit the 3 removed burr oaks to be replaced with several different species of trees and not just burr oak. This exception was granted by the Board on April 23, 2025, per Ord 25-019, attached to this report. As such, no on-site mitigation or cash-in-lieu payment is required for this development because the exception allowed for overplanting of the site with different tree species.

Subdivision & Stormwater (Chapter 138, Article I): The Subdivision regulations as well as the Stormwater regulations **do apply** to this request. The applicant submitted final engineering plans which were reviewed by the Village Engineer and HR Green.

Park Donation (Chapter 138, Article II): The Park Donation regulations **do apply** when the Final Plat for a residential subdivision or development has been approved, or when the Final Plat for a Planned Unit Development has been approved. Both phases total 50 dwelling units, but Phase 1 would be completed first. Below is the required parkland donation and the Village is preferring a cash donation.

	Both Phases	Phase 1	Phase 2
Number of Units*	50	28	22
Estimated Population	99.52	55.73	43.79
Park Donation - ACRES	1.095	0.613	0.482
Park Donation - CASH	$87,560	$49,034	$38,526

*100% Attached single-family (duplex) development, all units are 2-bedroom

Other Districts
The Fire District has indicated that vehicles of any type shall not be allowed to park within cul-de-sac bulbs, due to the turning radius needed for fire trucks. The Final Engineering Plans note that “no parking in cul-de-sac” signs would be posted in front of each cul-de-sac bulb.

The School Districts do not have any comments on this proposed development. It’s unlikely that the targeted 50 and over demographic would have a large impact on enrollment.

Motions for Consideration

Review of the Final Development Plan is outlined in §220-902(D)(3). It states that the Final Development Plan shall be forwarded to the Plan Commission for “certification that the Final

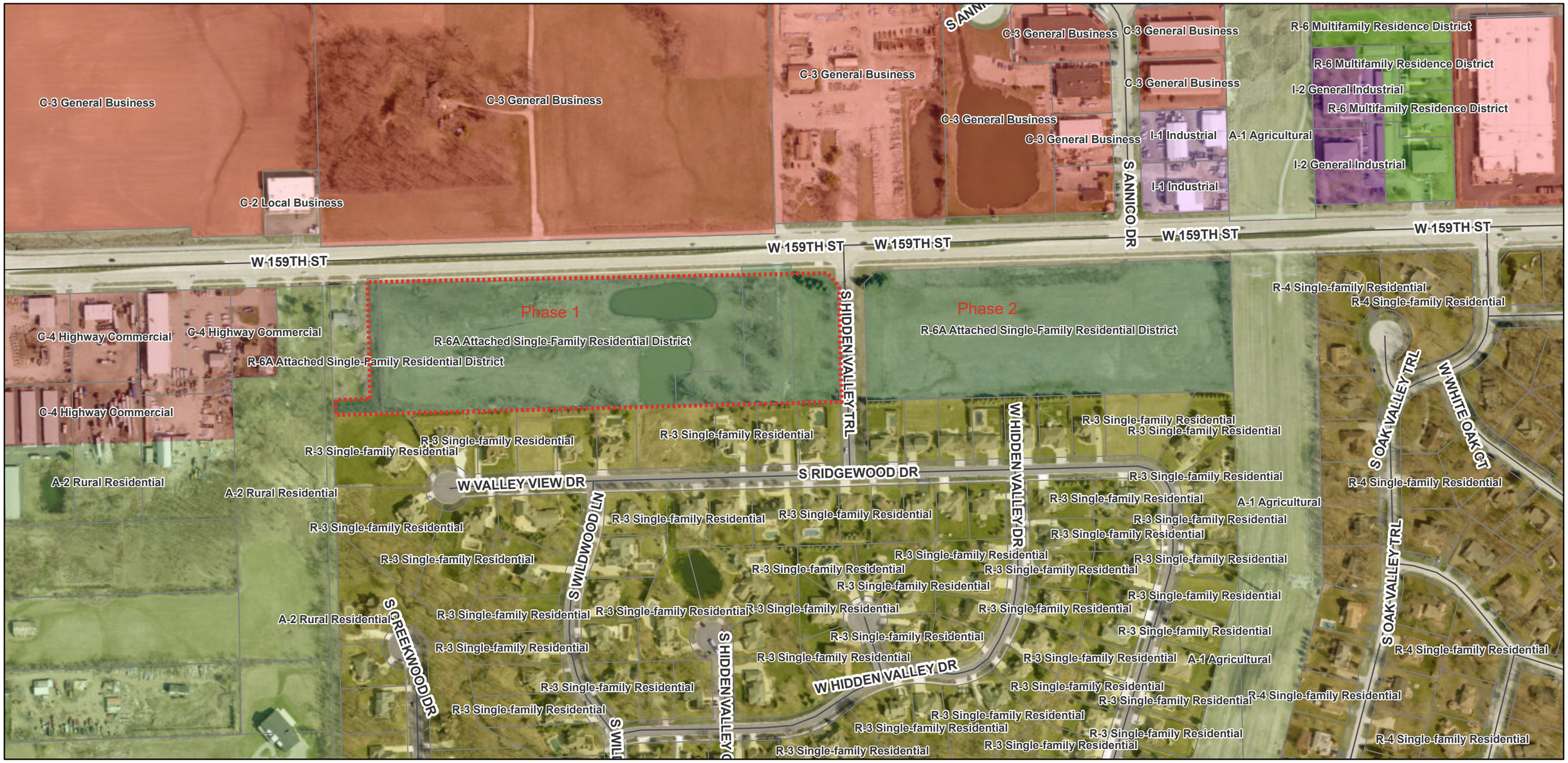
Development Plan is in conformity with the…approved Preliminary Plans". In subsection (c), it notes that this review by the Plan Commission is a recommendation. It also lists that the Plan Commission's options are either recommending approval or denial. If denial is recommended, there shall be a clear statement noting the reasons for denial. It does not appear that the Plan Commission can add conditions of approval to the motion, but any discussion will be included with the recorded minutes that will be transmitted to the Board for final action. Since this review is only for the Final Development Plan, there are no associated Findings of Fact.

1. Is there a motion to recommend approval/denial of the Final Development Plan for the Villas of Hidden Valley West (Phase 1) for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159th Street (PINs 16-05-23-100-048-0000, 16-05-23-100-049-0000, 16-05-23-200-025-0000 and 16-05-23-101-022-0000)?

Attachments

1. Aerial Map of Subject Property with Zoning Overlay
2. Meeting minute excerpts
    a. Parks & Recreation Committee, March 7, 2025
    b. Plan Commission, March 20, 2025
    c. Village Board, April 9, 2025
    d. Village Board, April 23, 2025
    e. Village Board, November 12, 2025
3. Ordinance 25-019, approving the Preliminary Plat, Preliminary Plan, Rezoning & PUD for Villas of Hidden Valley (including exceptions and conditions of approval)
4. Color Rendering of Phase 1, February 12, 2026
5. 3D rendering of building front, October 31, 2024
6. 3D rendering of building rear, October 31, 2024
7. Covenants, Conditions and Restrictions (CCR's), February 13, 2026
8. Arborist Report, July 17, 2024
9. Letter noting fences prohibited, November 6, 2024
10. Material sample (brick & roofs), January 3, 2025
11. Monument sign detail, January 3, 2025
12. Retaining Wall Detail & Specifications, March 6, 2025
13. Split rail fence detail, February 12, 2026
14. Scaled Building Elevations, February 20, 2025
15. Photometric Plan, February 2, 2026
16. Floorplans, November 6, 2024
17. Landscape Plan, Phase 1, November 12, 2025
18. Landscape Plan, building foundations, October 31, 2024
19. Final Engineering Plans, February 12, 2026
20. Final Plat, February 12, 2026

Villas of Hidden Valley



2/13/2026, 12:02:37 PM

Homer Glen Boundary
Street Centerlines
Parcels - Will County Parcels

Zoning Districts

A-1 Agricultural
A-2 Rural Residential
C-2 Local Business
C-3 General Business
C-4 Highway Commercial
I-1 Industrial
I-2 General Industrial
R-3 Single-family Residential
R-4 Single-family Residential
R-6 Multifamily Residence District
R-6A Attached Single-Family Residential District

1:4,514

0 0.04 0.07 0.15 mi

0 0.05 0.1 0.2 km

County of Will, Vantor

Village of Homer Glen

Will County Clerk Tax Extension | Planning Group, Chicago Metropolitan Agency for Planning 233 S Wacker Drive, Suite 800, Willis Tower Chicago, IL 60606 | Will County 9-1-1 GIS Department, addressing@willcounty9-1-1.com | County of Will, Vantor |

Trustee Rose Reynders asked Parks Director Jennifer Vittori if there will be a burn this year in Heritage Park. Vittori let the Committee know that she is taking burns to the next A&F. Vittori is hoping to do it this fall; if not, next spring. Vittori also said this will be for Culver Park, Erin Hills, and Heritage Park.

Trustee Rose Reynders talked about the park for the new Marth Subdivision on 159th Street. Christopher Gruba, AICP Planning & Zoning Director let the Committee know that he talked to Jim Marth about this and it is going to public hearing before the planned commission on March 20th for the first time. Gruba said the plans have been in the works for some time and at the last Parks Committee meeting, this should have been brought to them before he started with the Village. Gruba mentioned when he talked to Jim Marth, he would really like to have the park at the intersection of Hidden Valley Trail and 159th Street. Gruba then talked about if the park were to be moved to the East, next to the Com Ed power lines, there would be parking on Eastwood Court. Gruba let the Committee know that the Fire Department is not allowing anyone to park within the cul-de-sac due to fire access. Gruba said if the park is at where it is now, then people can park along Westwood Court and along outlots on west side of street. Gruba then brought up safety to Jim Marth; and that there will be a berm along the park and 159th Street.

Committee Member Russell Knaack asked the Committee if they wanted a park there. Trustee Rose Reynders said there is not a park anywhere in the area. Knaack also said that the Committee talked a few meetings ago about where to put parks and where not to.

Committee Member Amy Blank asked if there were sidewalks by Hidden Valley Trail. Gruba let the Committee know that Marth is proposing a sidewalk on the East side of Hidden Valley Trail.

Committee Member Dan Kenney and Russell Knaack think that the population of Hidden Valley and Marth subdivision is not enough to justify a park.

Committee Member Dan Kenney would be an advocate for just taking the money and dedicating it to other parks.

Committee Member Amy Blank wanted to give clarification about the sidewalk and the trail. Blank said the trail goes on the Com Ed and then the outlot F. Gruba said yes; the Northeast corner. Blank asked if there can be a trail there this way you can go from the trail to outlot F down Eastwood Court to get to the park. Blank said the Hidden Valley Trail is busy and asked if there is a divider. Gruba said there is a median. Blank said as a mom, she would not want her kids

on a bike because she would not want them riding around. Gruba said there is a sidewalk on 159th on the South side.

Committee Member Dan Kenney does not know why they are doing residential on 159th Street and that it was intended for commercial property. Gruba let the committee know that no one is biting at the commercial; Jim Marth is pretty confident that he will sell these.

Committee Member Amy Blank asked if we took the money will we be proposing to invest this in parks that we already have or find another place for the park? Committee Member Dan Kenney mentioned since the Village inherited the Township Parks, this depleted our financial position in terms of maintaining the parks we already have, plus all the parks need to be updated and have repairs. Kenney would like to take care of all the parks we have before adding anymore parks. Committee Member Amy Blank asked if we took the money would this remain an open lot? Gruba said this could be an HOA owned park, wooded area, or we could add more duplexes and take the park money. Committee Member Amy Blank asked if we took the park money, wouldn't we have to keep the open land? Gruba said this is something he has to investigate.

Committee Member Dale Janssen questioned how many people are between the new subdivision, Hidden Valley, and Oak Valley. Committee Member Russell Knaack thinks it is enough houses to justify a park. Knaack does not like the location of where the proposed park will be. He thinks the park should go on Hidden Valley Trail so it is assessible to Hidden Valley, which would be off of 159th Street South of Westwood Court. Knaack also talked about the park being on the other side of the street but should be on the other side of Hidden Valley trail. Knaack feels strongly that this is where the park should be located which is off of 159th Street and adjacent to Hidden Valley trail.

Chris Gruba let the Committee know that Hidden Valley will be going to public hearing and asked the Committee if they would like money in lieu of the park. If so, he would need to know now.

Chris Gruba proposed another alternative, which would Northeast and Northwest open spaces. Gruba asked them to treat and have a one-acre park in the middle. Gruba asked Jim Marth to make nice berms and put landscaping for ecological value. Gruba then talked about an alternative which would be to take Northwest and Northeast corner and have them as HOA parks. They'd have open space; then take the money for the park that is the one acre, and have Jim Marth develop that. Gruba then said people would be using the HOA park, unless they forbid people to use it.

Committee Member Amy Blank asked if we can tell the HOA what to do with the land. Gruba said no.

Committee Member Martin Pavlik asked why not make a parking lot with the open space.

Committee Member Bob Kman suggested taking the land and putting pickleball courts.

Trustee Rose Reynders said right now we can use the money for the parks budget.

Chris Gruba likes the idea of removing lots 47 and 48, giving that open space and then putting two duplexes on park lot and still get the cash in lieu.

Committee Member Russell Knaack asked Chris Gruba to repeat. Gruba said to move lots 47 and 48 over to the park and then add another duplex to the park area. Gruba then said Marth is up two units. Lots 47 and 48 would be open space added to outlot F so there would be a larger useable area. Then we would get the park cash in lieu of donation because there is no actual park. Committee Member Amy Blank asked how this helps us. Gruba said it helps us because we are able to get cash in lieu of the park donation and then Marth would get two extra units and there would be a larger open space area on the Northeast corner.

Committee Member Dan Kenney said how ever they want to lay out the rest of the subdivision is not a concern. Kenney said his biggest concern is that we do not have a funding source for the parks anymore and that the gas tax has been sucked up by maintenance of the Township parks and everything else. Kenney said this is an opportunity to build out our parks fund for development of Heritage Park for maintaining and updates of our existing parks.

Committee Member Russell Knaack would like to come up with a plot of land that we can put a park to serve the new subdivision, Hidden Valley and Oak Valley. Knaack also mentioned if we take the money instead of the land for the park then we would need to make it a number one priority to find land and actively seek it to serve these neighborhoods.

Parks Director Jennifer Vittori likes Committee Member Bob Kman's idea which was to move the townhomes on the East side to the West side and put pickleball. Vittori said per capita we should have five and a half courts per our population and we don't. Vittori said we have two courts. Committee Member Russell

Knaack is happy that Vittori quoted the Parks Master Plan because this has not come up in a couple meetings. Knaack said we can look at this way and we can take this land and not get any money for it and put pickleball courts that we will have to pay for, or if we took the money we can take the land we already own in one of the Township parks and put the pickleball courts there.

Trustee Rose Reynders let the Committee know that we need to decide to either take the money and with the intent to find another piece of property for all the subdivisions over there. Committee Member Russell Knaack suggested to vote on it.
Committee Member Dan Kenney: We have no funding source for our parks anymore and also said Heritage Park is not finished and is the crown jewel of this whole Village. Kenney also said that once Heritage Park is completed it will be a game changer. Kenney said to take the money and invest with what we have.

Committee Member Bob Kman: We need to take care of what we have now. Kman voiced his opinion to take the money for the park.

Committee Member Martin Pavlik: Thinks we should take the full lot and that it serves the border community.

Committee Member Dale Janssen: Would like to negotiate for some lots on the East. Janssen does not like the proposed location for the park.

Committee Member Russell Knaack: Would like to build off of outlot F and negotiate for a few more lots 44, 45 and 46 and gain outlot E back there would be a good sizeable park there that can serve this development and Hidden Valley. Knaack said if this does not work then take the money in lieu of land and at the same time make it a priority to buy some land near this development, Hidden Valley and Oak Valley.

Committee Member Amy Blank reminded the committee that if we were to take the land, we would have to pay for the park. Blank also agrees with Committee Member Dan Kenney that whether it is in outlot E and outlot F if we get land, we would still have to pay for a park, and we do not have the money. Blank also said as a mom with kids she feels like there is a lot of emphasis of having to service each neighborhood. Blank is more than happy to get in her car and go to different parks.

Trustee Rose Reynders: Would like to negotiate money with Marth.

Committee Member Russell Knaack mentioned that we need to have capital improvements requirement in our park donation ordinance.

Consensus to take the money over land for the new Marth subdivision on 159th Street:
Trustee Rose Reynders: money
Committee Member Bob Kman: money
Committee Member Dale Janssen: money
Committee Member Dan Kenney: money
Committee Member Martin Pavlik: park
Committee Member Russell Knaack: money
Committee Member Amy Blank: money

- **Reports and Communications from Staff-**

  Parks Director Jennifer Vittori talked about Spring cleaning in the parks. Vittori and staff are checking everything out making sure everything made it through the winter.

- **Committee Member Updates-**

  Trustee Rose Reynders talked about Meadowview land for a park. Reynders said there is some things going on with Bengston's until this gets resolved we can not do anything else.

- **Adjournment.** – 11:16 a.m.
  - Member Bob Kman Motioned to Adjourn. Seconded by Committee Member Martin Pavlik.

Respectfully Submitted:

Ashley Kocolowski

Ashley Kocolowski
Committee Secretary

1. Call to Order.
The Meeting was called to Order at 7:00 PM

2. Pledge of Allegiance to the Flag was led by Commissioner Stanly.

3. Roll Call.
Members present: Commissioner Stanly, Commissioner Lyons, Commissioner Komperda, Commissioner Foley and Chairman Hand. Also present were Director Gruba, Planner Udarbe, Economic Development Director Patch and Plan Commission Secretary Pesavento.

Not present: Commissioner Bradarich and Vice-Chair McGary.

4. Minutes.

a) March 6, 2025
A motion was made to approve the minutes from March 6, 2025 by Commissioner Foley, seconded by Commissioner Stanly. All in favor, zero (0) opposed. The motion carried.

5. Public Comment.
None.

The Plan Commission Secretary swore in all wishing to speak. Chairman Hand provided a statement as to the order and operation of business for the Plan Commission process.

6. New Business and Possible Action.

a) Case No. HG-2423-APUD: Map Amendment (rezoning), Special Use Permit for Planned Unit Development (PUD), Preliminary Plat of Subdivision and Site Improvement Plans (Public Hearing): Consideration of a request for approval of (1) a Preliminary Plat of Subdivision, (2) a Map Amendment from C-2 Local Business to R-6A Attached Single-Family Residential District, (3) a Special Use for a Planned Unit Development with certain exceptions, and (4) Site Improvement Plans for certain real property located at the southeast and southwest corners of W. 159th Street and S. Hidden Valley Trail (PINs: 16-05-23-200-025-0000, 16-05-23-100-049-0000, 16-05-23-100-048-0000), Homer Glen, Illinois.

Director Gruba presented the facts of this case. This is a request for the Villas of Hidden Valley. The applicant, Marth Construction, is proposing twenty-four (24) duplex townhomes, forty -eight (48) units along 159th Street and Hidden Valley Trail at the entrance of Hidden Valley Estates. The entire site is twenty point four six (20.46) gross acres. Looking at the zoning map on the right, the subject property is zoned, C-2. That's local business. It has R-3 Single-Family Residential to the south, R-4 Single-Family Residential to the east. C-3 General Business to the north and agricultural to the west and a little bit more business over there to the west as well. It would require four (4) action items tonight. It requires a rezoning from C-2 Local Business to R-6A Attached Single-Family Residential. It requires a plat a subdivision to combine the existing parcels and subdivide them into lots. It also requires site plan approval and a special use permit for a planned unit development, with sixteen (16) exceptions and six (6) conditions, although these may change during the course of the night, depending on how it goes, but these are recommended by staff. This is up for discussion by the Plan Commission.

There's been four (4) public comments that have been received. Taylor just told me of another one to which are listed in the staff report, but I have two (2) other ones. If I could read these into the record. The first one here, was a resident that stopped in and Taylor took this one. A resident directly south of phase one of the proposed development came into the Village to review plans. Staff reviewed the project plans and details with the resident and they generally were not concerned with the proposed residential use. They expressed that they did still have concerns about the visibility to the new units and stated that they want to make sure that the proposed landscape plan buffer is planted, if approved. They wanted to know if the existing Hidden Valley Estates Subdivision monument signs would remain in the Hidden Valley Trail median. Staff said that they could clarify this at the meeting. They also wanted to note the proposed street names of Westwood and Eastwood Courts may be too similar to some of the names of the other streets in Hidden Valley Estates subdivision because all those streets end with the word "wood".

This is another email that we received from a resident. Dear plan commission members, I hope this letter finds you well. While I regret that I cannot attend the upcoming meeting in person, I wanted to formally submit my concerns regarding the proposed residential development on the lot adjacent to my home at 13340 Valley View Drive. For years, I have engaged in discussions with the Village regarding the responsible development of this lot, with a focus on maintaining the natural beauty of the area and ensuring the privacy of the existing homeowners. While I appreciate the efforts made to incorporate a tree preservation easement and a landscape buffer, I would like to reiterate the importance of the following: [1] Tree preservation and environmental impact: It is crucial that the designated tree preservation easements remain fully intact, with strict protections against unnecessary tree removal. Any construction activity should include measures to protect the root systems of existing trees to prevent long term damage. [2] privacy and landscape buffer: The landscape buffer along the shared property line should be substantial enough to provide adequate privacy and minimize the impact of new construction on existing homes. My neighbor's and I request that they plant more trees for privacy and not take any existing ones down. We would like either a fence or more trees as now as we are going to have to take up the expense of putting up more trees for privacy, as well as accommodate this new building development. I would like to request clear guidelines on how this buffer will be maintained over time and whether there will be any homeowner association or Village oversight to ensure compliance. [3] Noise and family impact: As a mother of a nine-month-old and another baby due in November, noise is a major concern. Construction noise, particularly early morning or late evening work, could significantly disrupt my young child's sleep and our household's daily routine. I respectfully request that construction hours be limited to reasonable daytime hours of 7 a.m. to 6 p.m. and that noise mitigating strategies be considered to minimize disturbances to neighboring families. Lastly, [4] Construction and long-term compliance: I request the strict guidelines be enforced regarding construction practices to minimize noise, debris, and any disruption to the surrounding properties. Additionally, I'd like to understand how the Village plans to enforce long term compliance with the landscape buffer and tree preservation easement once the development is completed.

Those are the things that we received in addition to what was already in the staff report and I think we received another email today. Planner Udarbe said, I just have one more that I got this afternoon. This is also an email that says, hello. Hope this email finds you well. We are new homeowners in Hidden Valley Estates subdivision and just had a concern with the potential new construction that we hear may be taking place behind our home. We have a new build and are

slightly concerned with all the dirt/dust that will be going on and will potentially affect our homes exterior. I'm sure we can speak for most of the people that are facing the construction site, that they'd want to preserve the aesthetic of their homes during this large build. Although it may seem like a silly concern, we would like to know if there will be any steps implemented to minimize the dirt/dust that will be ongoing until the completion of this project. Thank you. Neighbors at Hidden Valley Estates. Director Gruba said, those are the public comments. I didn't want to forget to read those into the record. We can kind of come back to them if we need to.

This would be a new planned unit development and the process for this is as follows: number one, there's a Plan Commission public hearing, that's today. A recommendation for preliminary plat, preliminary development plan, including the preliminary engineering plans, rezoning and special use permit for the planned unit development. After that, it goes to the Village Board. It would be reviewed for the preliminary plat, preliminary development plan, rezoning and special use permit for the PUD. That's the exact same thing as we're doing here tonight. After that, because it's a new PUD, it would come back to the Plan Commission again for review of a final plat and final development plan. It would then go to the Board for final action on the final plat and final development plan. I kind of wanted to lay that out there about the process. Here is an aerial of the property. There's a couple of detention ponds that are already existing on the property, as you can see in the photograph. We can come back to this. It's mostly undeveloped and you see the subdivision there to the south.

This is just to kind of get us oriented of what we're looking at. We have single family lots with the duplexes on them. There will be a pond on Outlot A, which exists, and on Outlet B, that also exists. Outlot C would be a new pond and Outlet E would be a one point zero two (1.02) acre park. All the other lots, as you can see these little duplex townhomes on there, those are all individual lots. In addition, there would be outlots that are surrounding the entire development. You see Outlot F to the northeast and wraps around to the side. It's thirty (30) feet wide at the north and flares out toward the cul-de-sac. It is thirty (30) feet wide on the east and twenty (20) feet wide on the south. Another small outlot down here, and then another outlot southwest and north over there. That's to get us oriented with the site. It will be forty-eight (48) units, within twenty-four (24) duplex townhomes. There would be forty-eight (48) lots. The right-of-way would be dedicated to the Village for Eastwood and Westwood courts. Development would require several exceptions as part of the PUD variances, and staff is also listing several conditions. It's up to the Plan Commission, as I mentioned, whether you want to agree with the exceptions and conditions that are listed tonight. There's no minimum lot size for a PUD in the R-6A. There is for other zone districts, but not for this zone district. That's clearly in the code. At least twenty (20) percent of the gross land area must be preserved as open space per the Conservation Subdivision ordinance. This development provides thirty-six and a half (36.5) percent open space. It does exceed that requirement. [Per code], the development cannot exceed forty (40) percent impervious surface, thatcannot be drained with water so no more than buildable structures, sidewalks, driveways, things like that. The entire PUD, if calculated as a whole, is thirty point seven five (30.75) percent impervious. That complies with the code. An exception, however, was noted that, we would need to calculate the entire area impervious as a whole and not lot-by-lot. Going back to the drawing and if we took each lot individually, I think that some of them would exceed forty-five (45) percent impervious on the lots themselves. Taking a look at Lot 29 over here, if you include the driveway, the house, the patio in the back, it's coming really close to forty-five (45) percent, if not exceeding it. I don't have those figures. The applicant is

here tonight. He can speak to this if I'm mistaken. Moving on from that, I just wanted to be safe and say that there would be an exception [required for impervious coverage]. This was done for the Villas of Old Oak as well, three (3) years ago. That was all counted as a whole so that it didn't exceed the impervious. Two (2) ground signs would be installed on either side of Hidden Valley Trail at the new intersection of Eastwood and Westwood Court. That'd be on private property and not in the right-of-way. Unlike Old Oak, each unit would be built on a separate lot for ease of assigning a PIN number to each lot, since they'll be individually owned. Each duplex in Old Oak was placed on one lot, which led to issues with assigning PINs to two (2) units [on 1 lot]. I don't think [that] was done in the best way possible. The layout of Hidden Valley is also a little bit different than Old Oak, that instead of landscape easements around the entire development, there is a separate outlot. I noted that before. So this outlot [around the perimeter] would be owned and maintained by the homeowner's association and adds another layer of protection from disturbance by the residents that live nearby. In my opinion, I think they're less likely [that a resident would] remove the trees that are not on their lot than if they were on their lot. This also helps meet the requirements for each lot abutting open space and meeting the open space requirement itself. During the Old Oak review process, there was initial discussion that the park would be installed with landscaping and park equipment, and I think the park equipment part was dropped in favor of providing the conservation outlot -t he one with all the mature trees on 143rd Street, in exchange for the park equipment. I wasn't here at the time, but I think that's how it went down. The applicant can correct me if I'm wrong about that. I'm bringing this up because the Hidden Valley one point zero two (1.02) acre park is proposed to have some trees planted along the right of way, but the rest would be grass and basically prepped for equipment by the Village. This is open for discussion. I just want to point on an error in the staff report on page 2 of 19, referencing Old Oak, it should be Hidden Valley, also by Marth Construction. We're in the process of working on some outlots for Old Oak and I mixed the two (2) up briefly, so my apologies on that.

This is kind of blowing up the preliminary engineering plans. This is the west side, just to get a closer look at the townhomes and the outlots and the park outlot in the northeast corner. On the east side, on Eastwood Court is the large detention pond on the northwest corner of that part. We can kind of come back to that. This would require rezoning from C-2 Local Business to R-6A Attached Single-Family Residential, as I mentioned. This would go against the 2005 Comprehensive Plan, but the argument could be made that commercial is not the best use of this property. The property is narrow. It's been vacant for years, and there has not been a lot of interest in commercial [development]. Also, I'm guessing that the existing residents to the west, south and east would probably prefer residential to commercial uses next to them. Lastly, more residential rooftops would help support existing commercial business in the area. We can discuss that later as well. A traffic study was stated that a right-turn lane from 159th Street was unwarranted. There has been some discussion or question about a turn lane being built to allow for traffic to enter onto Hidden Valley Trail. This was unwarranted. The Village is not going to require that this be installed. Five (5) foot sidewalks are proposed on both sides of Eastwood and Westwood courts. That's the two (2) cul-de-sacs on either side, whereas only one side is permitted. Only one side of the street can have a sidewalk, but the applicant is proposing sidewalks on both sides of the street for convenience. That would be an exception as part of the PUD. I keep throwing the term *exception* around and that basically means that it's a variance as part of the planned unit development. Staff supports this exception to the PUD. There's also a ten (10) foot wide bike path along the north side of 159th Street, opposite of the proposed

development. I think everybody knows about that. A sidewalk would be added to the east side of Hidden Valley Trail only, connecting to 159th Street, down to Hidden Valley Estates to the south. Here's the intersection right here. You can kind of see, this landscape median would have to be cut back a little bit to allow the ADA accessible, striping, connecting the sidewalks to connect the two (2) halves of this development. There would be a sidewalk installed in the east side of Hidden Valley Trail going up to 159th Street. Light poles would be the same as Old Oak. The photometric plan is mostly complete, but it's missing some details. There'd be eight (8) light poles in total along the two (2) streets. After the public hearing tonight, the applicant has agreed to make any changes necessary and to update the photometric plan to be in compliance with chapter 75, Article II, Outdoor Lighting. Each building would have six (6) lights in the front of it and two (2) lights in the back. Specifications will be forthcoming at the next Plan Commission meeting for review of the final development plans and final plat. I'm not sure if the [proposed] ground signs will have any lighting. I didn't see that in the plan. Once I'm done with this presentation, we can answer some of these outstanding questions. This is a blow up of the west side of the development with the photometric plan. You can see these pink blobs. Those are street lights and then all these other little circles. There are six (6) circles in the front. Those are six (6) lights in the front. Then there are these red circles in the back. There are two (2) lights in the back of each of these duplex units.

Preliminary engineering has been obtained, but final engineering requires even more work and may result in changing the plans slightly. There shouldn't be any loss of units at this point. The preliminary engineering plans show some topographic lines, hills and valleys, but this is only [illustrated] around the ponds, and not for the entire development. Notably, it does not illustrate the berm along 159th Street. There is a berm and I'm going to talk about that in a second. Here are the preliminary engineering plans. You can see the topographic lines dipping down for these two (2) ponds, but then when you look at the rest of the development, you don't see those contour lines. You don't see the contour lines of the berm that would be along 159th Street. The applicant is telling us that it's there. I have no reason to believe that he's not telling me the truth. They are just not shown in the plans right now. This is on the east side and again, showing the contour lines for the pond, but then kind of not showing it for the other parts of the development. There'd be a 3-tiered retaining wall along the south side of the pond and Outlot C. This wall will be visible from 159th Street. The materials, color and height should be discussed tonight. I would recommend that. Typically, what I've seen in the past is that there would be material samples that would be brought and colors. People can be particular about the colors. They might not want it to be gray. They might want to have some brown, split face, block for the retaining walls, things like that. The height of the wall when you're looking at it from 159th Street is going to fluctuate depending on the water level in the pond so there is that as well. I wanted to bring that up so there are no surprises in the future. One other note is that, this public hearing is the kickoff to this whole project so any and all questions, don't be shy tonight. There would be a split rail fence between the retaining walls and the sidewalk along the north side of Eastwood Court for safety reasons. I'm just going to back up, this pond over here is notably steep. There would be three (3) retaining walls, kind of tiered and then between the sidewalk and the retaining walls, there would be a wood split rail fence so that people don't tumble from the sidewalk down. Other than that, there's no other fence that is proposed for the entire development. They could be added around the park for protection if desired. The pond on Outlot B may need to be enlarged. That's the pond in the northwest corner on the west side, close to 159th Street. If this is the case, Lots 1-6 six could be made narrower. They are wider than the

other lots and subdivisions so those could be narrowed and the pond could be expanded if need be.

This is the tree preservation plan. The interior of this site is not wooded. The perimeter of the site does have quite a few trees. All of the trees around the perimeter of the site would be saved. They're going to be preserved. Only these trees here that are in the middle of the site on the west side of Hidden Valley Trail would be removed. On the west side there's six (6) Cottonwoods, so typically a lower value tree. Those would be removed. On the east side, you have six (6) Burr Oak that would be removed, but it's a higher value tree. Of the six (6) Burr Oaks, three (3) of them are poor, almost dead condition. The other three (3) would need to be mitigated with planting of other trees on the site. It's the three (3) Burr Oak's that would be lost and need to be mitigated on the site. On the east side of Hidden Valley Trail, you can see some of the trees. It's a little bit hard to tell on this without zooming in, but suffice to say is that the trees along the south property line and in the northeast corner would have construction fencing that would be protecting them during the development. Those would be preserved and additional landscaping would be planted, where appropriate to fill in the gaps. This is the west side of the landscaping plan. I just want to say that this site has gone above and beyond for landscaping that's required per code. You can see all these circles. These are the trees and shrubs in this plan. The only thing that's required per code is landscaping that's along the berm along 159th Street, and then [along] the new streets. Landscaping is not required on the west side or the south side or around the detention ponds. It's not required per code or even in these outlots in the northeast and northwest corners. The applicant has stuffed as many trees and plants in here and if there were any more that were planted, they'd start to crowd each other out. I wanted to make a note of that. Here's the east side. You see plenty of trees and shrubs filling in the gaps. The three (3) removed Burr Oak trees add up to one hundred and fifty-eight (158) caliper inches. A caliper inch is basically the diameter of the tree. You take the three (3) trees and it's about fifty (50) caliper inches each, times three (3) and you get one hundred and fifty-eight (158) caliper inches. That must be replaced at a 1:2 ratio. That means that three hundred and sixteen (316) caliper inches of new trees would need to be planted on the site. If each new tree is two and half (2.5) inches in caliper, which is typical, that equates to one hundred and twenty-seven (127) Burr Oak trees that would be required per code. The code requires that the trees that are removed on site must be replaced on site with the exact same species. Staff recommends against planting like-for-like, and instead prefers an exception to permit fourteen (14) different species of trees instead. The applicant is proposing high value trees, a bunch of different species. If there's a blight, you don't want them all to die. I think that this is strange in the code and the Plan Commission and the public can disagree with me if they want to. I just kind of wanted to throw that out there. The applicant is proposing two hundred and fifty-five (255) trees of fourteen (14) different species, including Burr Oak. If the like-for-like requirement didn't exist, the mitigation requirements would be grossly exceeded. In general, landscaping provided greatly exceeds code requirements. A three (3) foot tall berm with a five (5) foot wide top is required along the entire length of 159th Street. The applicant has verbally told staff that this berm will be installed, but it can't be verified on the plans. It's believed that the berm will be along the entire length, except in front of the ponds on Outlots B and C, and I confirmed this today. That is the case. The berm may not reach three (3) foot tall in all locations, and may not have a five (5) foot wide top in all locations. I don't know that because we don't have the more, finalized engineering drawings at this time. If the berm is not able to be three foot (3) tall along the entire berm, and it's not because there won't be a berm in front of the

ponds, then it would require an exception or a variance as part of the PUD. This has a list of all the trees and plants and shrubs that the applicant is proposing. You have some Hackberry, those are high value trees. Kentucky Coffeetree is another high value tree and Swamp White Oak and Bald Cypress, among others. It would be a healthy assortment of mitigation trees on the site.

The code requires parkland based upon the number of dwelling units. At forty-eight (48) units, a total of one point zero five one (1.051) acres of parkland would be required. The proposed park is one point zero two (1.02) acres. It's slightly undersized, a difference of about one thousand three-hundred and fifty (1,350) square feet. The applicant would be required to pay a very small amount into the Park Fund, about two thousand four hundred and seventy-nine (2,479) dollars, give or take, with the proposed size of the park, as-is. The Parks and Recreation Committee met on March 7th and recommended that a park not be installed in this location and instead collected cash-in-lieu amount. They had concerns about safety being a busy intersection along a busy road. They also had concerns about the park's budget and instead of accepting another park to maintain, it made more sense to accept the money and improve other existing parks in the Village. The cash-in-lieu amount donation would be as follows: forty-eight (48) units would be eighty-four thousand and fifty-eight (84,058) dollars. When the number of units goes up, if it did, that number [for the park donation] would increase. If the park were replaced with additional duplexes, it could be added as a condition of approval tonight and that we would need to revise plans prior to the Village Board meeting. They could probably install two (2) more duplexes, four (4) more units on the place of the park. These are some colorized elevation drawings with full masonry, brick on the sides, a little bit of stone veneer on the front. I believe this is like a hardy board material. Sort of like a wood, that's mixed with plastic. It is very much more durable and looks like wood. Then on top, we've got the shingles over here and some windows at the top and then some windows on top of the garage doors as well. This is another view of the front of the townhome. These are the elevation drawings. These are scaled. It just kind of shows the exact same thing. The overall height of these buildings would be up to twenty-five (26) feet tall to the peak of the roof. These are the side drawings and the other side. This is the duplex floor plan showing both units. They would have basements. Unit A would have two thousand one hundred and seventy-six (2,176) square feet and Unit B would be the same thing. There would be no second story. It would be about twenty-six (26) feet to the peak of the roof. There would be a 2-car garage for each unit. There's an optional deck and an optional sunroom for each unit. If you look here in the back, you see a deck over here and a patio over here, and then you see a sunroom over here and a sunroom over on this side as well. This sunroom, for example, could be moved over to this side here and put on the side of the unit instead of on the back if they wanted to. This might apply to some lots more than others if there's the room to put it on the side for a corner lot. This floor plan is pretty accurate, but it could change a little bit. The other thing I wanted to note, it shows a deck on this side and a patio on this side and that might be swapped or it might be two (2) patios, or it might be two (2) decks. In either case, these decks or patios will never be enclosed, unlike the optional sunroom, which would be enclosed. They are aimed at the 50 years and older demographic, but it is not age-restricted. This is the landscape plan that is showing foundation plantings around the foundation of the building. This is not required by code. This is an additional landscaping that the applicant has elected to do. This is showing that there's a tree in the front yard and then some other shrubs to soften the appearance.

Here is the list of exceptions, for the PUD and these are basically variances. It looks like that there's a lot, but a lot of this kind of comes with the territory of any PUD. I can go through these one at a time and we can talk about these later. These would be reiterated at the end when voting on the motion for the PUD. This PUD motion would have exceptions and conditions. These are the exceptions and there are sixteen (16). I'm going to read through them really quick. 1. Reduce minimum lot frontage from 50' to 33.8'. That lot frontage is where the front property line connects to the street in the front. Thirty-three point eight (33.8) feet is a little bit narrow, but that applies to the corner lots at the ends of the cul-de-sac. That's why it's narrower back there because they're pie shaped lots. 2. Reduce minimum corner side yard setback from 47' to 30'. There are a couple lots that are corner lots, Hidden Valley Trail and Eastwood and Westwood courts. Those corner yard setbacks need to be forty-seven (47) feet, but they're proposing thirty (30) feet. 3. Allow for maximum impervious area to be calculated as an aggregate of the entire PUD. I already mentioned this at the beginning of this presentation. 4. Allow 0% of the units to have side-load garages, whereas at least 30% is required. At least thirty (30) percent of the units are supposed to have side-loaded garages and none of them do. 5. Reduce the minimum setback requirement for driveways to side property lines from 5' to 0'. The reason for this is that these duplex units have a lot [line] going right down the middle of the duplex and there's a driveway on either side of that lot line. The driveways are sort of close to each other. I can go back to that drawing, but that's the reason for the setback requirement for driveways. 6. Reduce the minimum building side-to-side separation from 30' to 20' for all lots except lots 7, 8, 47, & 48. 7. Reduce the minimum front yard setback from 30' to 25' for all lots. That's the distance from the street to the front of the building on Eastwood and Westwood Court. 8. Reduce the minimum side yard setback from 10' to 0' for all lots. The side yard setback again, when you take a lot and the lot line goes right through the middle of the unit obviously it's going to be a zero (0) foot side yard setback because the unit itself is divided. There's no side yard setback in that regard. 9. Reduce the minimum rear yard setback from 30' to 20' for lots 7, 8, 45, & 46. That's a rear yard setback on the far east and far west sides of the development. It should be thirty (30) feet and twenty (20) feet is proposed just for those units. All the other units have a thirty (30) foot rear yard. 10. Reduce the minimum lot width for standard lots from 80' to 52.5'. The minimum lot width is measured at the building setback [line]. It's similar to lot frontage, but it's a little bit different. I'm sorry if some of these are a little bit redundant, but when you go through the code and look line by line, there's a bunch of these little nuances. It's really just being as thorough as possible to ask for these exceptions. A lot of these are very common for PUD's. 11. Permit the minimum lot width for cul-de-sac lots to be less than 60'. 12. Increase the maximum number of dwelling units permitted within a residential cluster from 20 to 26. You have the two (2) cul-de-sacs on either side on Westwood and Eastwood Court. You should have no more than twenty (20) units on each cul-de-sac. I think one of the cul-de-sacs, I think it's the west one that has twenty-six (26) units. That's the exception for that. 13. Waive the requirement for a trail or sidewalk within the landscape buffer along 159th Street. Along 159th Street there's a thirty (30) foot wide, open space, outlot that would have the landscape berm on top of it. It is Chapter 138-5 and the code requires a trail along this landscape buffer. If you had a trail five (5) foot wide or ten (10) foot wide, you're really going to be taking out a whole bunch of landscaping that's on top of the berm. It seems kind of counterproductive and there's also a sidewalk that's on the south side of 159th Street. I don't know why you'd have to have two (2) sidewalks adjacent to each other so that would be an exception. 14. Permit sidewalks on both sides of Eastwood and Westwood Court, whereas sidewalks are only permitted on 1 side of the street. 15. Allow the open space area to be

configured at less than 80% of a single whole. When you have a PUD, you're supposed to set aside some land for open space. That open space should be more or less, one whole piece. The way that this property is divided by Hidden Valley Trail, you can't really get eighty (80) percent of open space on one side or the other. You have fifty (50) percent on this side and fifty (50) percent on the other. That is what the code says. 16. To permit the required landscape berm along 159th Street to be less than 3' tall with a 5' width at the highest point of the berm. I put that in red because I think we're going to have some discussion about that.

Incremental improvements, so that's a strange term which means, what is the developer doing in order to ask for these exceptions to the code? What are the tangible benefits that are being given? 1. Architectural upgrades/four-sided architecture in addition to meeting all Village masonry requirements. They are quality materials on the outside [of the units]. 2. They went above and beyond the code requiring open space preservation. 3. Pedestrian streetscape lighting matching the recommended Village standard street light. 4. Landscaping of common open spaces, which is not required per code. I mentioned that also through the presentation. The only landscaping that's required per code is along the berm along 159th Street and along the streets of Eastwood and Westwood Court. Everything else is a bonus. Also, landscaping around the building foundations, which is not required per code.

The conditions of approval, if this is forwarded with a positive recommendation tonight, and the Plan Commission can take 1 to 3 actions tonight: they can approve the proposal with conditions, they can table it to another meeting, or they could recommend denial to the Village Board. These conditions would be attached to a recommendation for approval if the Plan Commission chose to go that route. 1. Meet all final engineering and building code requirements, including Final Plat submittal. 2. Prior to issuance of any building permits, final draft of Homeowners' Association Covenants shall be submitted to the Village for approval. You have a draft that was included in the packet, but this is not the final. 3. All Outlots, with the exception of Outlot E (public park), shall be owned and maintained by the Homeowners Association. The Homeowner's Association would own and maintain all outlots, the detention ponds and all the other lots themselves. I believe they would be either maintained by the owner of that lot, or the HOA might maintain those as well. I'm going to defer to the applicant on that. 4. Prior to issuance of any building permits, a "dormant" or "backup", Special Service Area (SSA) shall be created to maintain the stormwater management improvements and common open spaces. What this basically means is that if the HOA subdivision fell apart or went bankrupt, that there's a financial guarantee that the Village can make the improvements and do whatever needs to be done if the HOA fails for whatever reason, in that unlikely event. 5. Detention and drainage of design should conform to all applicable ordinances of the Village. All detention and retention areas within the subject property shall be privately maintained and owned by the Homeowners Association. 6. The developer shall comply with the park donation ordinance of the Village in connection with the development of the subject property. I noted it here, but I think that this is probably going to change, that the developer shall construct and equip the park an Outlot E. As noted right now, the developer would install the landscaping for the park but not equip the park. There wouldn't be any playground equipment that would be installed at the expense of the developer. I believe that Old Oak, there initially was the discussion that the developer was going to install the landscaping and install the park equipment. I think that went away. Old Oak right now just has landscaping out there, and then it's incumbent on the Village to install that park equipment. I don't want to speak too much about that because I wasn't around at the time. I

don't want to misspeak about how everything went down with that. These are the four (4) motions for consideration and that concludes my presentation.

A motion was made to open the public hearing by Commissioner Lyons seconded by Commissioner Stanly all in favor, zero (0) opposed. Motion carried.

The petitioner said, good evening. I'm Matthew Klein on behalf of Marth Enterprises, who's the developer that will be doing the Villas of Hidden Valley. Jim Marth, Kristine Gentile and Mike Ford, our engineer. First, I'd ask that, Chris' staff presentation be included in the record of the public hearing just for a formality. Chris really covered what our development is so we're here to answer questions. There are a couple of comments that we would like to cover. The nature of the units that Marth builds, they are one-floor residential units, but they're typically pretty upscale units. A lot of their customers, live in Homer Glen or one of the surrounding towns. The kids grow, kids move out of the house, and they don't want quite as big a house. They like the townhome project, the one floor living. This is a unit that's been extremely successful. Old Oak and several developments in Orland Park have been successful. They find their customers come from the existing community. They want the one-floor living. They want a slightly smaller house. It is your residents that will be living here for the most part. I mean, there'll be a few younger people that move in, but typically very few kids reside in the subdivision. The development would be in two (2) phases. There will be an east phase and a west phase. In conjunction with that, we would ask that the subdivision extractions be paid as each phase to be developed rather than at the start of the first phase. Some of the engineering is going to have to cross both sides of it because of the way the water flows from across 159th Street. That's a necessity. The development will be one side and then the other. Jim can expand on that a little bit if you have questions on how that process will work. The other comment, is that, Marth is putting in an awful lot of trees on the site. They're taking down six (6) Burr Oaks, three (3) of which are in good condition, three (3) of which are in fair condition. As Chris said, your ordinance requires that they be replaced with Burr Oaks, which doesn't make a lot of sense because of the number of Burr Oaks we'd have to put on the site. We ask that you formally list as an exception that we'd be allowed to replace the Burr Oaks with other species of trees, as shown on our plan. That pretty much covers what we need to do. If you have questions for Jim, Mike, Kris or myself, we're here and open. I think the presentation you've had from Chris really covers the development.

Director Gruba said, I forgot to mention that we have the sample [material] board over there in the corner. I can bring that out and stand it out in the front for everybody to see if we want to. Chairman Hand said, I think that's good idea.

The public spoke.

Rob Marshall- I live in Hidden Valley on Hidden Valley Circle. I have just a couple of questions. It's my understanding that this proposal is duplicating what is done in Old Oak in terms of size, lot dimensions, quality of materials, and in terms of pricing. We are looking at pretty much upscale, duplexes in the five hundred and fifty thousand (550,000) dollars and up. Is that the idea? Can we do it this way or do you just want me to continue? Chairman Hand said, I'd prefer if you just continue. We'll have plenty of questions. Rob said, there wasn't clarity around that. I just want to make sure that everybody understood. I think some of the concerns that I have is around density of the number of lots there in comparison to the egress of the subdivision itself. I didn't know if there was any consideration about having a different access point, in addition to

the opening at Hidden Valley in one of the outlets, potentially. I know that there is a concern around not having a park in the area based on the recommendation from the Parks and Recreation Board. I think that's a mistake. I think they need to be looking at the demographics of the existing homes, and there are a ton of little kids there. I think that the Plan Commission should consider whether we retain the park or not. I did notice the cul-de-sacs were pretty narrow. Have we had the fire protection group take a look at accessibility for fire trucks and all that sort of thing? My understanding is that we wouldn't be able to park in the two (2) cul-de-sacs, which then provides additional congestion in the straight parts of the two (2) streets. Those are my concerns. Chairman Hand said, I know that the fire department has approved the cul-de-sacs as long as there's no parking. Rob asked, who would be enforcing that then? Chairman Hand said, that would be code enforcement and the sheriff deputies.

Kevin Baer- Good evening. Sir. I have a few questions. There was no plan for a [right] turn [lane] in which I'd like to know how you managed to get the Highway Department to tell you there was no need or was unwarranted. Obviously, you haven't turned into our subdivision off of 159th Street and have another car coming right up behind you. That's a problem. I don't know if you've noticed it, but I would hope you would look into it. If there's an association, which there obviously is, will there be anything that they can do to try to absorb our community into it, or no? Has the property already been sold to you? Chairman Hand said, please make your comments and we're keeping track of all the questions. A lot of this is going to come up multiple times so we'll have a good idea what the questions are. Kevin said, my one comment then would be the additional traffic congestion. You have one turn in lane west on 159th Street, but coming east on 159th, there's no turn lane there. It's just two (2) lanes. You have traffic speeding up or you're putting your turn signal on back at Parker Road to make sure you indicate that somebody is turning in there. I suggest you try to do it because it's not fun. If I can't get the answers to my questions then those are my comments. Chairman Hand said, their traffic study is part of the information here tonight. It's all public record and it's been approved where they do not need a right-hand turn lane. That's a traffic study, done by an engineering firm that they've hired.

Pam Hammond- 13200 Valley View Drive. I back up to the proposed townhomes. Since I back up, my concern is that there's really no proposed landscaping from the townhomes to the back of our lots. I'd like to know if tall evergreens can be planted as a buffer. That would help. Then, I'd like to know if this proposal is accepted, when do they plan on doing developing? If you're not having the park, I noticed in the Old Oaks subdivision, that was just a big blob of land. There was nothing done there, no landscaping, nothing. If there is not a park and if there are not units, could they do something that it looks more attractive? I guess those are my questions.

Colleen Jurgensen- I thought it was just a sign in.

Erin Sagon- I also live in Valley View Drive. I won't repeat some of the ones that have already been stated, but I am very concerned about the decrease in the buffer between our existing single-family homes and the lots. I think that that is definitely too close. On Valley View Drive we do have flooding already between the ponds. I'm a little bit concerned about any rerouting of the water. I want to make sure that is taken care of. I will reiterate the entrance. It is extremely difficult to maneuver, so increasing the number of homes will tend to be a problem. I want to also reiterate and discuss or understand the price point of these homes. I think this is a personal concern just because of my job, but we already have overcrowding in our schools, which isn't being addressed. We don't have plans for new school districts. So, having these overcrowded

subdivisions put in Homer Glen, I was wondering how that was going to be addressed with our school districts that are already at facing overcrowding that's coming right now? Thank you.

Kevin Sagon- He did not have anything to add after his wife spoke.

Ed & Debra McChrystal- We do not have any additional questions.

Len & Laura Vigna- We thought it was a sign in sheet.

Chris Trzeciak- Good evening. First, I'll address you as Chris Trzeciak, Homer Glen, 33C School District Board member. I would just reemphasize, I think that, representatives from the school have been here with the Village and worked closely with the Plan Commission and with the Village time and time again as new developments come in. Actually, the segway was the perfect segway and I'll just continue to echo that cautionary statement that our school district is very constrained in terms of capacity. I can't speak for the other school districts serving Homer Glen, although unofficially, I can tell you they are also very constrained. We are always concerned when residential developments are proposed that we're going to increase the number of students and we're dealing with the class size issues. We're dealing with expansion. I think a lot of the folks in the Village are intimately familiar with the expansion that's currently going on at the main campus on Bell Road for the primary reason to kind of contend with schools overcrowding. I did hear that these units were intended for individuals over age 50. It's not age-restricted so anyone can move in there and any time we're looking at adding students, that's always a concern. Now I'll address you as Chris Trzeciak, resident of Hidden Valley. I want to echo a few things. I don't want to repeat everything that was said, but I think one of the most important concerns for me is the lack of a park. There is no park accessible to our children right now. If you want to go to the park, you have to drive your child. That's not how I grew up. We knew that when we moved into the subdivision so obviously, we all knew there wasn't a park there, but it's unfortunate. If we have an opportunity to add an acre park, I think we should absolutely pursue it. I would go so far and be so bold as to suggest that I would love to see the builder also save the Village of Homer Glen taxpayers some money and put some park equipment on it. That would be great. I won't repeat everything else. I think the neighbors did a good job of covering. Thank you all for your time.

Robert Karp- Good evening. I live on Ridgewood Drive. First, at some point I'd like to know what stage we're in the development. Has the property been purchased? Will there be any other public meetings where we can have any input? It was a bit disappointing to have the Park Committee have a meeting, and we weren't even aware that there were discussing the park. We'd like to know if there's any other opportunities other than today. As you know, there's only one entrance to the subdivision during construction. Will there be a temporary entrance for construction traffic so that Hidden Valley Trail is not blocked? If there isn't, what will Marth do to ensure there's no road debris? Again, we only have one entrance. As it's been stated, Marth sees these villas are targeted for 50 and over. 55 and up is a senior classification. This is not a retirement community that's being built so the HOA covenants have no age restrictions. There's nothing specified that would prevent anybody in their 30's or 40's purchasing any of these villas. The PUD said that the school district had no comment on impact, but they can't guarantee there won't be any children. As Chris mentioned, 33C already has capacity issues. The Hidden Valley residents, we are on an honor system to maintain the landscaping at the entrance. On a yearly basis, we have some residents that maintain the entrance. We collect money for weekly grass cutting, yearly edging of entrance beds, yearly mulch, yearly bush trimming, monthly pesticide

treatment by yearly herbicides and we also use that fund when we needed to have the retention walls by the pine trees rebuilt. So, given that there's no HOA for Hidden Valley Estates, how is the new HOA going to contribute to our annual maintenance costs since they're using our existing entrance? I like to talk about the community park. As mentioned, there are no parks within a distance. We have Heritage Park. Stonebridge is a similar subdivision with duplexes and houses. Glenview is another one. Evlyn's Gate has a North Park, but then the South Park is private only. Kingston Hills, you can't really go there because there's a median in the street to park, and Erin Hills is further away. I was disappointed to see that during the March 7th meeting, the Park commission agreed that there is a lack of any park in our area and basically, they lean toward, just taking the money for it. What I don't understand is they're willing to take eighty-four thousand (84,000) dollars, put it towards Heritage Park or other existing parks, yet for Old Oak, they're spending two hundred and fifty thousand (250,000) dollars on the equipment. This is the last possible chance we'll ever have a park in our area because there is no land left. We were developed prior to the Village and being incorporated. Plan Commission Secretary said, your time is up. Robert asked, can I get some extra time? Chairman Hand said, no. I'm sorry. We still have plenty of people to go.

Ray Trzeciak- First of all, I live in Hidden Valley at 16015 Wildwood Lane. My concern is two (2) things. One, is the entrance coming in and out of Hidden Valley, and I know some people have already addressed that, but in the morning, if you're a resident of Hidden Valley and you're leaving at 7 or 8:00 in the morning, if you're going east, it's pretty easy to get out. If you're going west, it's almost impossible. The average speed, if I'm going east and if I can get out before the light at the top of the hill changes off a Bell Road, is about 70 miles per hour. When I pull out of Hidden Valley, I have to punch my car to about 60 miles per hour so I don't get rear ended going east. West is not a problem. If you're coming west in, we've only got one lane to turn in, and if you don't have your turn signal on at the top of the hill, good chance you're going to get rear-ended because there is no traffic control on 159th Street. The traffic control is something you really have to consider as a Village. The speeding 159th Street is absolutely ridiculous. It's a real safety concern. That's my comment for tonight. Thank you.

Kevin Jennings- I live on Valley View Drive at 13215 W. Valley View Drive. I have a couple of concerns. First, I believe in a park system in support of people so we should have that park. It is our last chance to get a park. Second, I also have a concern with the traffic going eastbound coming into our subdivision. The other thing I'm wondering about, across the street from me directly, I'm facing that pond. In fact, that wetland across the street on the west side or the north side of Valley View Drive, on the west section. I'm wondering, are you still going to keep that landscape? Right now, I'm mowing the grass myself there so it looks nice. Those are my concerns. Thank you.

Bob & Carol Racic- We have no questions.

John Janiga- I'm at 16045 Ridgewood Drive. I think my concern is the traffic also, but that was addressed several times so I'm going to donate my time to the gentleman who ran out of time and that's pretty much it.

Dawn Spataro- I live on Valley View Drive. So, me and my family will be backing up to the new development. I have four (4) children. I would be very interested in a park. They don't have enough space for a park and there really is a lot of density. I know developers never want to hear this, but can you lose some units and give us a little more room for a park as well as the

buffer behind. In back of the lots there's a twenty (20) foot buffer. It doesn't say landscape buffer. It didn't say like utility and drainage easement, anything like that, but then from there to the actual setback of the building where some of the buildings were from our lot line to there, it'll be fifty (50) feet. Just from looking at the preliminary engineering, those buildings are maybe about four (4) feet higher elevation than our homes. Most of us along that back line will be in our backyards, and they'll be pretty much overlooking into us. My other concern is that the Village doesn't require the landscaping. They're graciously adding a bunch of landscaping, but what happens in the rear, in those buffer areas? Say they don't get enough sales, say sales are slow, something's happening and it's not part of the Village code where they have to do the landscaping. How are we guaranteed that we still would have some sort of a decent landscape buffer? The entrance is a concern for all of us. The plan is showing the existing ponds. They're raising the high-water level. That's a concern. This past summer, both of those ponds on the north side flooded. They flooded into our street and actually affected the pond to the south of Valley View Drive as well. That was for quite some time. Even the retention pond, that doesn't normally hold water was completely filled, overtopping and spilling into the street and into the adjacent pond. My next question is, can we get some variety in the buildings? They're all front-load. Can we do some side-loads? I know that would affect the lot size, but that would really give some different curb appeal and diversity. Right now, we're going to pull in and we're going to just see basically rows of buildings, concrete driveways, one by one, different things like that. I think maybe some side loads. Plan Commission Secretary Pesavento said, your time is up.

Stan Zadora- I live at 16050 Ridgewood Drive. I'll sound like a broken record, but my biggest concern is access for construction. Will they be using the main entrance? Has IDOT done a study on the traffic for traffic flow with adding the additional houses of maybe putting a light in? I know it was rejected before. That's all I got.

Mary- There was no reply from anyone in the public.

Rich Schwartz- I'm partners with my brother Dan for DanRich Collision Center across the street. We've been there for 45 years. 30 of those years I've been looking at undeveloped property across the street, and this looks like a wonderful project. I look at the one on 143rd Street and it's perfect. I can't wait for it to start. That is all I have.

Katie DeSalvo- I live in the first house coming into the subdivision. One of my big concerns is that our subdivision is made up of, I think mostly half (.5) acre lots or close to that with a variety of homes. They're all custom homes when they were built and now, we're going to be entering our subdivision with houses that all look exactly the same. They have flat fronts. There's no customization to them. They're just very plain. Looking at Old Oak, the landscaping is very underwhelming. I know they said that this one is supposed to be better, but I think when you compare the subdivisions that Old Oak backed up to, you're looking at houses where there's a significant price difference in value compared to Hidden Valley. The fact that they are asking for code variance to make these houses so close together when our lots are half (.5) acre lots. I'm also very disappointed with the decision that the Park Committee made or, are considering. I think it would be important that if we have to have this added, that it's approved that we could at least get a park for the kids in our neighborhood. I think, for them to even consider then taking that funding and using it for another source is bad enough, but then in addition, allowing additional duplexes to be built in that space. It just doesn't make sense. They should at least have that area open instead of adding more duplexes. Since I am backed up to that, I also have a pool. I'm concerned about the dirt and debris that would be coming into our backyards. As

someone else pointed out, the distance between the end of our lot is very short. I think they're also asking for a code variance for that. I don't think should be accepted. I feel like they're asking for a lot of code variances. I agree with everyone else that spoke about the traffic. I think it is very dangerous coming in and out of there at peak travel times. I understand that they hired someone, but has Homer Glen hired someone? Has IDOT taken a look at it with the new plan in consideration? I would like to see no parking on that main entrance so if there are these townhomes that only have four (4) spots available, that there wouldn't be parking because that space is not really wide enough to have parking there consistently in that main area. I also think that lighting should be added to the main entrance. Plan Commission Secretary Pesavento said, your time is up.

Chairman Hand said, Robert Karp, you can have a few more minutes.

Robert Karp again- Thank you for the extra time. We didn't get a chance to have any input for the park. The park could host Hidden Valley Estates, Oak Valley and there is also Meadowview Estates that has access through the bike path on 159th Street. One idea that they never discussed is taking Outlot A and extending it to Hidden Valley Estates, to Valley View Drive, where there's a detention easement and that's also owned by Leiponis. I don't know if they purchased that or not. They could use that land to expand upon southward, and that would also be a good second access point to a park if they built a park where Lots 21 through 26 are located. They could relocate Lots 23-26 to the north side of Westwood Court, where currently Outlot E is designated as a park. There is already in the PUD that they may need to expand Outlot B. If they were to expand Outlot A down, I'm assuming there would be a culvert going between Outlot B and Outlot A. If they went down into the area that's towards Valley View Drive, you could have a bigger pond. Then utilizing Outlot A to Valley View Drive would allow further resizing of Outlot E to fit Lots 21 and 22 so they could still have their three (3) duplexes and just move them across the street. That would address the issue of the undersized park, according to the park donation regulations. It would also address the issue that the Park Committee said that they don't want to park in Outlot E. They didn't want it in the northeast corner because it's close to 159th Street. If you moved it down to the south side of the street, that would be a better location for a park. You could have a park that's kind of L-shaped coming down. I think that would kind of satisfy our need for a park, give us better space, better location and it would address some of the issues that the Park Committee brought up and why they didn't want to put in a park. I don't know if there's any way for you guys to consider redesigning how that's oriented to move those three (3) units on the other side of street and get us a better park, because it would just make more sense. That was never discussed as an option. They were looking at the northwest corner or in the northeast corner for putting parks or pickleball courts or something like that in the open space, but to me it makes sense to shift it over there and you can make your ponds bigger. Kids can have bigger fishing ponds to go to. You can have a covered, picnic area. On the side we have a secondary access that's not off of Hidden Valley Trail. There are a lot of pros, but nobody's talked about that kind of option, so I want to bring that up to the board. I appreciate the extra time.

Chairman Hand said, I think I'd like to keep the hearing open and run through some questions. Director Gruba said, I think Taylor's been keeping copious notes of the questions. I guess what I'm recommending is if we go through the questions and the applicant could take the podium, and either he or I will answer the questions depending on what they are. Planner Udarbe said, we heard a few for clarity on price points for these units. Jim said, the units will be starting off at

about five hundred and fifty thousand (550,000) dollars. They do tend to go up from there. We did close one yesterday in Old Oak that was over nine hundred thousand (900,000) dollars. They are really high-end finishes and nice upgrades. Planner Udarbe asked, anyone else on that or do you want me to just keep going and you guys can visit after? Chairman Hand said, I'd like to get to the really big questions, like the park. Planner Udarbe said, if we want to talk about the Parks Committee more and their recommendation and what plan we have in front of us today. Director Gruba said, was the question was a lot of people wanted it park and not the cash-in-lieu donation? Planner Udarbe said, yes. Matt said, that's pretty much a Village issue, not a developer issue. We've planned the site for the park. We conform with your ordinance. We're just a hair under acreage. I think it's one point zero two (1.02) acres, and it's like one point zero five one (1.051) acres. We're very close. We're a hair short. In final development we may even be able to meet that, but we can't answer the question of whether you want a park there or not. Our development, and this kind of answers two (2) questions, through five (5) or six (6) of these townhome developments, I think there's been one unit that has children in it. We're not a large producer of school-age kids. Almost none. We're not a producer of kids that use a park with equipment designed for kids. It does make sense for us to put a child centric park there, but your ordinance calls for a park. We've got a site plan and it works. It is an appropriate location for a park. If you don't want the park, there's been a suggestion we put two (2) additional townhome buildings on that site and provide the cash-in-lieu to the park district. That's a call you have to make. That's not our call. Chairman Hand asked, has any thought been put into possibly relocating the park after the public comments here tonight? Jim said, no. We kind of think we have it in the best spot. There was talk about moving it to the cul-de-sac on the east side. I think that's Outlot F possibly losing a building. Parking would be an issue with the cul-de-sac. We can't park [cars] in the cul-de-sac so then it would be an issue. We kind of like where the park is at. It's next to the pond in the entrance to the subdivision and kind of opens up the subdivision a little bit. We like that location. It's close to the bike trails that run along 159th Street. Chairman Hand asked, what about swapping out some units on the south side of that road for the north side where the park would be? Jim said, we prefer not to do that. We try not to get as many units against the road. We'd be willing to give up on the north side. We don't really want to give up the south side. Planner Udarbe said, I also see that there's other questions about exploring alternative entrances or additional entrances into the subdivision, presumably off 159th Street. Matt said, the ability to get additional access, even temporary to 159th Street, is probably somewhere between zero and none. IDOT doesn't like to add additional curb cuts where they can avoid it. We really would not be changing the level of service of the entry at Hidden Valley Drive, but obviously it's not ideal from the neighbor experience. Director Gruba asked, neither a permanent or temporary is likely? Matt said, I would be shocked if IDOT would allow even a construction entrance. There really isn't a very good location because of all the water and detention ponds that are already flowing through there. We would attempt to, but I don't think it would be successful. Chairman Hand asked, the entrance road is a single lane because of the island in the center? Commissioner Foley said, it is a single lane. It is tough getting out. I live in the subdivision and it is hard to make a left-hand turn. Matt said, that's a public road. That's is your road and that's just the only access we have. Chairman Hand said, obviously, there can't be any parking there for construction like you had at Old Oak where you could park at the curb. Matt said, it will be all internal. Jim said, it is all on-site.

Planner Udarbe said, we got a few questions, comments about, drainage and generally like, some flooding in the existing ponds in the area. If you could address some of those concerns.

Mike Ford said, I mean, we've looked at it and we will accommodate. There's going to be three (3) stormwater basins on site to accommodate the stormwater runoff. Obviously, there's a lot coming from the north side of 159th Street that flows onto this site and there's been some depressional storage areas already constructed partially. We're going to enlarge those. If you see what's on the screen now, there's two (2) proposed on the west portion of the subdivision, and then there's a large one that takes the flow from north of 159th Street and then will accommodate our onsite stormwater. We are meeting all the current stormwater ordinances that have been increased over the last couple of years. We hope, by the fact that we're going to build these and construct these, that they will accommodate this off-site flow as well as our onsite flow. Planner Udarbe said, I guess while you're up there, there were also a lot of concerns about how the traffic study is saying that, in conclusion, there is no warrant for traffic control. Are you able to explain a little bit more of that? Mike said, unfortunately, I'm not the traffic engineer. I didn't do the traffic study. Jim said, I think part of it is, with these types of units, we're getting one to two (2) cars per unit and then with the number of units, it's not a lot of cars were adding to the road. It's not like single family homes where there's high school kids and you can have five (5) or six (6) cars. Most of our homeowners, one or two (2) would be max. It's only a two-car garage. Matt said, also not as many trips per day from one of the units. Again, because you don't have as many trips to the grocery store, to school and back from school. Half of them probably won't even have work trips because a lot of them will be retired. There will be trips. It's not likely there will be no trips, but it won't be as many as a single-family home. Planner Udarbe said, I know the traffic study is pretty technical. I couldn't even try to explain the exact methods that they're doing to come to these conclusions. Director Gruba said, the Village engineer isn't here tonight, but I believe that he looked at the traffic study that was prepared by BLA, Incorporated here. It's over one-hundred (100) pages. Marth Construction paid for the study. I believe that the Village engineer took a look at it, concurred with that assessment, that it is not warranted. I think that's how that worked out. Matt said, the largest take on it, is that the addition of this development would add a number of cars throughout the day, but it won't change the level of service of the intersection. I think that's probably the biggest take on it. Chairman Hand asked, it sounds like it's based on the amount of new traffic? Matt said, correct. The traffic study looks at the traffic generated on the site, added to the traffic's there and looks at the intersection from all the various movements that can be made, westbound, eastbound and northbound. The distribution of where traffic can go. Planner Udarbe said, there were quite a few concerns about capacity of school districts. I know you touched on this briefly, that there's one family unit in the Villas of Old Oak. Is that what you said? Jim said, we have one in our Orland development. Old Oak, we don't send any kids to the schools. It's not that we restrict it. It's not 55 or older. You'll see grandkids visiting, but you don't see kids living in the homes. Planner Udarbe asked, you guys wouldn't normally do any HOA covenants for age restriction or anything like that? Jim said, we don't like to restrict anybody just in case someone had to have a somebody move in if you had something happen and a grandkid moved in and had to go to school. That could be a scenario. We have not seen that in previous developments.

Director Gruba said, there's a question about density. They're proposing three point nine one (3.91) dwelling units per acre. That's net density. They're permitted up to six (6) dwelling units per net acre so they are below the density. They're not requesting any exception or variance for the density. Is there anything you guys want to mention about that? Matt said, it's kind of a corollary of density. The current permitted use there of commercial or industrial, the impact of a commercial development to your back door would be much more severe than backdoor to

residential townhomes. These are family homes just like yours are. You're going to be back of a family home to the back of a family home. That kind of goes with the impact. It's a little different than density, but it's also that correlation of how one use goes to the next use. Planner Udarbe said, with the landscaping, there were quite a few questions or concerns. Also, the proximity back-to-back to the homes, the visibility with the new units being higher and how landscaping gets maintained with an HOA. If you guys can explain a few of those points. Matt said, we'll have the HOA. The HOA maintains the major landscaping, the perimeter. They don't maintain someone's back deck or if they have flowers or vegetables on the back deck. The HOA maintains the perimeter. The Marth's are putting in an awful lot of landscaping along that south perimeter. It is a quantifiable large amount day one and it will grow and fill in over time. Jim said, it's very true. We put it in the covenants that in that twenty (20) foot buffer along the south, residents cannot remove the trees. They cannot cut them down. It's pretty much HOA property. It is controlled in that way where somebody can't decide, if they don't want this, they can cut it out. They can't go and add a bunch of arborvitaes if they decide they want to put a row of them, they would have to get HOA approval and the HOA wouldn't approve it. The landscaping that's approved by the Village, that's what will be in the development. Director Gruba said, this is looking along the south property line here on the west side of the property. As Mr. Marth said, there's a twenty (20) foot wide open space piece of land. It is not an easement on private property. It's owned by the HOA. People shouldn't be cutting anything down. There's nothing to prevent people from planting things on the back of their lot. Is that true? There is a drainage easement back there. Jim said, they would need to get HOA approval. We let them plant stuff around the building in the back if they want to do a little garden within four (4) feet of the building where we have mulch. We do allow people to add stuff there, but not out in the yard. They would have to get HOA approval. The HOA would never approve apple trees and stuff like that. Possibly an evergreen, but that would be based on the HOA's decision. Director Gruba said, I'm looking at all these letters here at the bottom of the screen and what they correlate to. There's a total smattering of things like, Kentucky Coffeetree, Tulip trees, Junipers, Arborvitae Crab Apples, Viburnum. You really have a whole bunch of deciduous and, coniferous or, evergreen trees that are in that area. I don't know if people would have more of a preference for being much more evergreen than deciduous, even though evergreens tend to have a less high biological value. They do have more of a visual screening value. I just wanted to say that and also that these plans that the Plan Commission would be possibly recommending to the Board, these would be eventually the plans that are approved. They need to be installed per the approved plans and the landscaping would have to survive per the approved plans. Myself and probably the Village forester would go out if everything was approved to make sure that everything was installed as required. I just wanted to mention that because I think there were some questions about who's going to make sure that it's installed and surviving and things like that.

Another question, when is the development going to happen, or would it happen? Jim said, ideally, we would like to get the first phase going, late summer/fall and then about a year or so after, the second phase. The west phase, ideally would go first. Chairman Hand said, as far as the two (2) phases, will you be doing the engineering for both sides at the same time, or just really trying to do one at a time? Jim said, talking with Mike, he thinks we should probably do them together. I think we're going to go to final engineering on both. We'll pull a letter of credit on the side that we're going to do, and then when we start the other side, we prefer to pull a letter of credit on that one. Chairman Hand asked, does that include the actual street too? Jim

said, yes. That would cover our streets. It would cover everything on the west side. The letter of credit usually covers the landscaping in the buffers that we're talking about around the park and around the ponds. Chairman Hand said, so all of the site work for both sites would be done? Jim said, we would do the site work one site at a time. Director Gruba asked, has the land already been purchased? Matt said, not yet. It's under contract. Director Gruba said, there's a question of whether there will be any other public meetings and yes there will be. As I said at the start here, this is the Plan Commission public hearing. The Plan Commission can recommend approval, table it to another Plan Commission meeting, or recommend denial to the Village Board. After that, it would go to the Village Board meeting. That is a public meeting. After that, it would go back to the Plan Commission again for final review, the final plat and the final development plan. That's a public meeting. Then the Village Board again for a second time. That's the approval process. There are multiple meetings that people can attend for that. There was a question about overcrowding in the schools. I think that we already talked about that. It's not age-restricted, but it tends to not have children, but the children could live there. Planner Udarbe said, there were concerns about uniformity from public comments about, general lack for exceptions or variances from our code requirements. Probably mainly the side-load garage requirement. If you guys could address some of those and why there are no side-load garages. Matt said, this is a very narrow, property from the north to south. It's not an easy site to design, especially with all the detention and waterway that's already there coming across the site, going south. Where the road is, is pretty well defined and where units can go is pretty well defined when you have the common wall townhome development. It's hard to design them with a sideload garage. It's not impossible, obviously, but it's more difficult and makes it less efficient. It makes it more difficult for people and limits the land people get with their townhome as well. We're providing a lot of open space on the site per your ordinance. We have large areas of open space at the far west corner, far east corner, adjacent to 159th Street. All the waterway will be cleaned up from the condition that's in now. That's also a lot of open space. The one-acre park, whether it becomes a park or additional units, that is your call. We are set up with it to be a park. Director Gruba asked, has IDOT done a study? I haven't seen one. I don't think that there has been a study. There's already the access for Hidden Valley Trail, and I think that's what they intend to use. Matt said, correct. Director Gruba said, there's a question about how will the new HOA contribute to maintaining the front entrance of the boulevard within Hidden Valley Trail at the entrance? Matt said, our HOA will maintain the portion on our land and our common area. As far as maintenance of the center strip of Hidden Valley Drive, I suppose that's negotiable with our association. It doesn't sound like you have a formal association. It sounds like an informal association. The public said, we just chip in to maintain it. Matt said, if you have some kind of organization, even if it's informal, we could do something with our association and have some kind of agreement with you. We have to do the landscaping for our site and all the common area. It wouldn't be that much addition to do it and get some contribution from you for maintaining that center strip as well. Robert Karp said, there are bushes on the side end of the median that are probably three (3) or four (4) feet high. They are probably going to have to get removed for line of site because if we are exiting out of the subdivision, I might not be able to see anybody coming from Westwood Drive, down to the driveway. Matt said, we'll look at that during construction. I presume that the Village would maintain that. It is the portion of the Village right-of-way. The Hidden Valley Drive is the Village, so I presume the center strip is as well. Some combination between you, our HOA and the Village would maintain it. Chairman Hand said, I'm sure the line of sight would be enforced.

Planner Udarbe said, there was one question about the maintenance or if there will be any changes to landscaping on the existing stormwater pond? I think they were talking about the outlot stormwater that's in the Hidden Valley Estates subdivision that connects to your ponds. Are you doing any offsite work on that other outlot? Matt said, I don't think we intend to, but as we clean up the drainage areas onsite and provide for the drainage areas for our development, it wouldn't improve the vegetation on that site, but I think it'll definitely improve the water flow. Director Gruba said, that's all the questions we had. I apologize if we missed any, maybe we want to ask the audience if any questions were not addressed. Chairman Hand asked, did we cover all the major questions and the minor questions? Dawn Spataro said, what about the size in between the lots and considering making that back to what the ordinance supplies, not the twenty (20) feet, but a little bit larger in between each lot. Chairman Hand asked, the rear setbacks? Katie DeSalvo said, what about the debris from the construction on the back lots that are backing to it like with us that have pools? Jim said, I believe all lots that back up to Hidden Valley are thirty (30) foot plus it has the twenty (20) foot buffer or, landscape easement. I do think we meet the code on everything that backs up to Hidden Valley. Director Gruba said, this buffer of the outlot is twenty (20) feet wide, and then it's a thirty (30) foot setback to the rear on these properties so that's fifty (50) feet. At least from the building to the edge of the development. The rear setback exceptions are for units 45 and 46, next to the ComEd powerlines. These are at a twenty (20) foot setback. The same thing on the west side, next to this, existing home or farmhouse or something like that. These are Lots 7 and 8. Those are at the twenty (20) foot building setback in the rear. All the other ones have the thirty (30) foot rear building setback. Jim said, I do believe the reason those don't meet is that we made the buffer bigger or the tree preservation, instead of doing a twenty (20) foot tree preservation, we did a thirty (30) foot. We ended up taking ten (10) feet out of the backyards. I guess if the Village wants, we could go back to the twenty (20) foot and then we would meet code on that one. I kind of think a thirty (30) foot tree preservation is better. Director Gruba said, I haven't memorized the code, but I know that along 159th Street, it required the thirty (30) foot buffer and the south side could be twenty (20) foot. I don't remember what it was for the west and east sides and if it had to be thirty (30) feet or twenty (20) feet. It would be a variance either way or exception either way. Jim said, I guess it would be the Village's preference. We're indifferent on which way we go with that. Matt said, as far as the number of, exceptions or deviations, between what we did in Old Oak, the Village had us developing it in one manner, with the two (2) units being on one lot. When we do two (2) separate lots for each building then we need that zero (0) side yard setback at the common wall because the same wall is the middle of the building. I think that three (3) or four (4) of these are based on, instead of having a eighty (80) foot wide that you have two (2) units on, we have fifty-two (52) foot wide lots that we have half of a building on one unit, but have half of a building. Some of these are just making, how your code applies to the units that we're building. Chairman Hand said, I know they had some issues in Old Oak trying to subdivide for PIN numbers, correct? Matt said, yes. Director Gruba said, this would fix that issue. Matt said, it does cause other issues which we have to address. Chairman Hand said, I think I'd like to open the floor now to the commissioners for questions.

Robert Karp asked, can you go to the aerial? Just to the left of Hidden Valley Trail, there is some old driveway that you can see. I know that we asked if there could be a temporary access and you said that IDOT would not approve anything, but would the Village be able to make them use that entrance so that can't congest Hidden Valley Trail? Matt said, if that is there, we might be able to get approval for that. Having trucks come in there would probably be fine. Chairman

Hand said, that could handle the west side anyway. Jim said, it wouldn't help with the east side. Chairman Hand said, it's something for the west side actually. That's pretty major, I think. Matt said, good for us too. Chairman Hand asked, is it still possible to turn west from there? Robert said, no. Matt said, the construction trucks would deal with that. Chairman Hand said, it would save a little wear and tear on Hidden Valley Trail. Jim said, I don't think we can prevent every truck. We get to a certain point of the development and we won't be able to use that. If we do end up not doing the park and putting units there, then that will cut that off. We could try to use it, but we just can't guarantee that we'll be able to the whole time. Commissioner Lyons said, could you guys just introduce yourself so the crowd knows who is speaking? Matt said, Matthew Klein, I'm the attorney for the project. Jim said, I'm Jim Marsh, developer. Kristine said, I'm Krissy Gentile. I work in the office. I work with all of our customers, and I work on sales. Mike said, I'm Mike Ford and I'm with design tech engineering, and I'm the civil site engineer. Commissioner Lyons said, I was not around when Old Oak was approved and started. Could you give us some information,since this keeps coming up as a comparison and how that subdivision is doing, percentage of completion, and average sale prices in that project? Jim said, Villas of Old Oak, we started construction a little over two (2) years ago. We have five (5) units left for sale, so we're pretty much there. We are ready to get this one going. The units in there did sell from five hundred and fifty thousand (550,000) dollars to a little bit over nine hundred thousand (900,000) dollars. I'd say on average; we see more in the six hundred and fifty thousand (650,000) dollars range after they had some upgrades. It's pretty typical. Commissioner Stanly said, the age demographic on 143rd Street, are you guys the same thing over 50 years old? Krissy said, yes. Commissioner Stanly asked, they're now kind of in that ballpark? Krissy said, the majority of the people in Villas of Old Oak are above 50, majority are retired. We've seen that through our other subdivisions in Orland Park as well, with the same product. Commissioner Stanly said, I just have a comment really quick. I have like three (3) pages of questions. I'm glad we have another meeting to get them all finalized. This is a very unique lot. I think what you have here is really nice. I think you've exceeded the landscaping and the trees. That's just incredible. A lot of builders that we've had before us would just do the minimal and I think you really you really knock it out of the park. Mitigation for dust in the summer, you guys are going to put up silt fence as normal and everybody will be protected on that side. Dust mitigation during the summer when it's warm and dry. Most HOA's are flush with money. The ones that I know of. When it comes to redoing your front entrance, the trees, most of the time, if you go to the president and all that, they're pretty good. Most of the time they're actually pretty good helping you out with that. Commissioner Foley said, I do live in the subdivision. I have talked to many of my neighbors and most of them do agree and like the idea of having townhomes instead of local businesses because you don't know what is going to come. I do like the Villas of Old Oak. I do have some concerns just like anyone else in the subdivision. Make it a left-hand turn onto 159th Street is very difficult. I don't what or if there is anything you can do for that. I would like a park. I know you guys don't have anything to do with it, but I think it should be there. It could incorporate the subdivision to the east of us, Oak Valley and our subdivision. What happened with the park in Old Oak? It is not going there now? Director Gruba said, the park in Old Oak is going in. I wasn't here at the time, but my understanding is that there's supposed to be equipment that was paid for by the developer, but I think that the developer instead provided that outlot with all the mature trees on it, instead of all the park equipment. Is that what happened? Jim said, what happened was we went to plan commission and we were doing a smaller park. The park would have been half the size of what is there now. We were doing just one lot, and then we were going to supply some adult-friendly

equipment, for active adults. Right before we went to the board meeting, we got some phone calls. The board decided instead of the park equipment; they would rather have two (2) lots. At that board meeting, as we were getting approval, we eliminated the equipment and then we did eliminate two (2) units. We gave up two (2) units so they could have a bigger park. They wanted to build their own park and design it their way. That's kind of how that went. Commissioner Foley asked, so there is one going there at some point? Director Gruba said, I'm not sure what the Parks and Recreation Committee has planned for the equipment in that park. The landscaping and the grass are there.

Commissioner Foley said, somebody did make the comment about the flooding that went over Valley View Drive last year and the problem was the beavers. Jim said, it was a beaver. The beaver dam was about four (4) feet tall. We did remove it and then the restrictor from that pond was completely full. We did dig that out. We pumped it out. We couldn't even shoot our grades around the pond because it was flooded. I think we fixed it and when we build our ponds, it should take care of those problems. Our HOA will take care of those restrictors that was causing the flooding over there. Commissioner Komperda said, I have a friend that backs up to your development in Old Oak. You do sit quite a bit higher than her, and she does have an in-ground pool so to give you a little bit of hope, she has said there's not been any issues whatsoever. Are you going to be as high in Hidden Valley as you are in Old Oak? Mike said, no. There are no walkouts proposed. I was looking at the grades, and they seem like they're going to be comparable for the most part. Sometimes it's an optical illusion or you don't know, but for the most part they look like they should be similar. Jim said, those units you're talking about in Old Oak, they are walkouts. You do pick up an extra nine (9) feet of brick. You have the basement door so they do look taller. I think we do have a few of those in this development, but they would be backing up to 159th Street. A couple of them, not many. Most are lookouts and flat lots. Commissioner Komperda said, she had mentioned that the landscaping that you put in was very nice and it did create a nice buffer because she has a nice in-ground pool too. That was a compliment from her. As far as the park goes, I've been a resident here almost thirty (30) years. I've had a couple kids here. We never had a park either. I was always driving them everywhere and I always wanted a park too. I did speak with the chairman of the Parks and Recreation Committee, as well as another committee member, because when we got the report, I was questioning it. They told me that apparently Homer Glen inherited fourteen (14) parks from the Township and a lot of them are in disrepair and disarray and need a lot of work, and it's very expensive to maintain them. They've been using the budget to maintain the parks, but there really hasn't been a budget to fix them, and that's definitely a need. Their concern is adding on another park that they're telling me is going to cost three-hundred thousand (300,000) dollars to five hundred thousand (500,000) dollars, which was a lot, I thought, to put equipment in and that the money just really isn't there. It's not a matter of they don't want to put in a park, it's just a matter of the money is really not there. They're trying to move some things around on the budget lines so that more money will be there for parks and recreation so that they can do more with them. That's kind of where their thinking was when they had this meeting, because I asked the same question. I wanted to give a little reference point, since I talked to them. Commissioner

Lyons said, I do you have a couple more questions about the HOA. The HOA would cover the insurance on the ponds, is that correct? Matt said, yes. Commissioner Lyons asked, other responsibilities would be the landscaping? Matt said, yes. The homeowner's association would maintain the ponds, and the Village would have a backup special service if for some reason, the homeowner's association doesn't do it. The Village would have the ability to do it and get

reimbursed by the homeowners. Commissioner Lyons said, I'm unfamiliar with insurance on these types of ponds. There's several of them proposed in the association. Is there an estimate cost? I mean, you'll be responsible for maintaining the insurance during construction and while you're phasing through. What do those expenses look like? What can people expect? You're building a five hundred thousand (500,000) dollar townhouse and the HOA requirements on top of that, what would someone expect their obligations to be walking into this association? Jim said, HOA dues in Old Oak are about two hundred and fifty (250) dollars a month. That does cover, lawn care, fertilizing, cutting bushes, snow removal on driveways, public sidewalks and we have a lot of money left in the funds. We do have insurance. I don't know the exact numbers, but it's not something that we are really budgeting for because it's not a big number. The biggest number we have is cutting the lawns. Commissioner Lyons said, I would expect the assessments to be higher here with the number of ponds since I know there is quite a large one in Old Oak. I would think that these several combined might be a little bigger, in addition to maintenance on those retention walls. Jim said, possibly on the retention walls. The ponds themselves, most of the plants around them are natural, like a natural grass that doesn't get mowed. A lot of it does stay natural. They want a certain percentage of it, and then we can actually mow. There will be very little maintenance on that. We do have a wetlands guy that does maintain the ponds. They come on a regular basis. We are looking to put fountains in the ponds. These ponds will hold water like we did in Old Oak. We put fountains with lights. It's kind of a nice look. Commissioner Lyons asked, does Marth self-manage the HOA's while you're in development? Jim said, we have control of it as we have the development. We do have a management company that does run it. We are on the board, so we get to make all the decisions. We keep the management company so we have somebody that can collect dues, go after somebody if they're not paying their dues, keep the insurance, keep everything legit. We hired Cambridge Management. Commissioner Lyons asked, at what point in Old Oak as an example, do you hand over the HOA to the homeowners? Jim said, we're thinking this fall. We think by this fall we'll have one hundred (100) percent occupancy in there. We said we have five (5) units in there, but we are in the planning stages of building the remaining buildings. I would say by fall will hand over Old Oak. Commissioner Lyons asked, is that the benchmark, one hundred (100) percent occupancy? Jim said, that's our benchmark. We will finish it out even if all the units don't sell. We will finish it and landscape everything. We've already done everything in Old Oak. We've done the final lift on the roads, parkway trees, ponds. We have all that approved from the Village. We're in the two (2) year maintenance period now with Old Oak. We've done everything we can to keep it moving along. We've got another two (2) years there for parkway trees and plants around the pond and then the homeowners take over. Commissioner Lyons asked, the financial status of that HOA at their time of transition, is there a standard or a goal of cash in the bank when you make that transition or a contract in place for maintenance and things like that? Jim said, we don't have a goal necessarily on this one. I think there's over one hundred thousand (100,000) dollars in that fund right now. Our maintenance on it, cutting the grass is about ninety (90) dollars a unit, and snow removal per month. They are putting about one hundred and sixty (160) dollars a month, each unit in that fund. It does grow pretty quick with forty-six (46) units. Commissioner Lyons asked, there's not necessarily a reserve percentage of annual expenses that you shoot to have in there when you're making the transition? Jim said, we don't. I would imagine when the HOA takes over, they will. Based on other developments, they have not raised the dues after we've handed it over. I think two hundred and fifty (250) dollars is a good number. I don't think they'll raise it too much, but I think if they are concerned, they could. We just don't want to make it too much. We want to make

sure we're covering all the expenses and putting some away. Commissioner Lyons said, I would just hate to see a development transitioning HOA's over, and the HOA not being as strong as the residents might have thought or hoped at the transition. Jim said, I understand your concern on that.

Chairman Hand said, I guess I have a few questions for Mike, the engineer. We don't really have a section view of the berm and I'm a little confused because there is a sidewalk on 159th Street, is that correct? Mike said, in the 159th Street right of way, that is correct. Mike said, the berm would be on our property. My understanding is the exceptions being asked, alongside the detention basins because those are sort of existing and we'd be coming down and using the natural slope that's out there to create these detention basins. That's my assumption, is that's where the variance is being asked for. We showed spot grades along 159th Street showing the berms that we would achieve three (3) feet. They are planned for. They are just not contoured out at this point. We will be able to achieve a three (3) foot berm behind all the residential units. Director Gruba said, if we can see my laser pointer, there should be a berm here along Outlet D and then behind the dwelling units within the thirty (30) foot wide buffer. That berm stops when in front of the detention pond. It picks back up at the park. There would be able to be within the thirty (30) feet wide buffer here and along Outlot D and at the park, that it could be three (3) feet tall for the entire length of that and with a five (5) foot wide top, is that correct? Mike said, yes. Director Gruba said, except in front of the ponds for this side and the side on the east. Chairman Hand said, all of the landscape in a buffer, that's pretty much on the berm or right at the berm? Mike said, I'm not familiar exactly with the landscape plans, but I assume they were showing the plantings because we didn't have final grading done. Typically, that's something that comes with final engineering. They're showing the plants then when we complete the final grading, the plantings will be on top of the berm and also up the sides. Chairman Hand asked, that's really intended for privacy off of 159th Street to the handful of units that backup? Mike said, privacy and screening. Chairman Hand said, I'm just looking at the landscape plan and it appears pretty heavy, but even when it's brand new? Mike said, I think it always takes some time for the landscape to mature and fill out. There's always that couple year time period for the plants and the trees to fill out. Chairman Hand asked, is three (3) foot high pretty much a regular berm? I was thinking it would be taller. Mike said, I think that's typical and that's what your ordinance calls for. If you get really tall, then plantings become an issue on top of there because they can't get the water. Chairman Hand said, I noticed there's going to be a split rail fence. Is that at all of the detention areas? Mike said, it would just be along those sidewalks where there is a steep fall off. In order to get the required volume, we had to maximize out the contouring. There are some retaining walls called for. Then along those retaining walls and where the slopes are going to be 4:1, there's going to be a little bit of a clearance area right off the sidewalk, like a three (3) to five (5) foot little shelf, maybe. When it starts to slope down, the split rail fence would be there for pedestrian safety. Chairman Hand asked, that fence is right at the retaining wall? Mike said, it'd probably be one or two (2) feet off the sidewalk. Chairman Hand said, I'm just trying to visualize all that. It would follow the sidewalk on Hidden Valley Trail and Eastwood Court there. Mike said, correct. Only where the slopes are going to be excessive. Director Gruba said, I thought that the split rail fence that was shown on the plans was only going to be along Outlot C, next to the retaining walls here? There would only be retaining walls on that pond and that's where the fence was going to be. Mike said, we were showing some on the western pond too. That can all be finalized in the final engineering. We will aim to make the grading transitions as soft as possible and minimize the steep fall offs. When we get into final engineering or finalize the

grades where there will be a steep fall off, we'll put up the split rail fence. Director Gruba said, I thought I only saw the fence called out on the east side and the pond and nowhere else. Mike said, we'll propose it on final engineering when the grades call for it.

Chairman Hand asked, if the park doesn't go through and you've got two (2) lots there, do you need to re-engineer the street there and move it to the south? Mike said, no. The street would stay where it is and we'd maintain the thirty (30) foot preservation area in the rear yards. Chairman Hand said, it's a little further north than the west end of Westwood. It just seems to me like it might be crowding 159th Street. Mike said, we have a drawing that shows the proposed layout in case the park doesn't move forward. I can pass them out if you would like to see them. Director Gruba said, I could just bring it up on the screen. Chairman Hand said, it would pretty much be the same buffer as the west end. Mike said, there will be a wider buffer on the side along the Hidden Valley entrance because we wanted to preserve those mature trees that are on the corner. Chairman Hand said, you have space for two (2) buildings, but not three (3) buildings. Mike said, it would be four (4) units with (2) duplex units. Commissioner Komperda asked, if you're going to give a donation to the Village or however it's worded in lieu of doing a park, are you absolutely proposing to put two (2) more units or you're saying you could put grass and landscaping and leave it open space? Jim said, I think we'd like to do two (2) more buildings. Commissioner Komperda said, with forty-eight (48) units, the amount is eighty-four thousand (84,000) dollars, but adding on four (4) more units it only goes to ninety-one thousand (91,000) dollars, which is really seven thousand (7,000) dollars more. It doesn't seem to be a significant amount to put in more density. Jim said, I agree with that. I think that's how the Village ordinance is on the part per unit cost. I think that is what the ordinance says, Chris? Director Gruba said, that's correct. Commissioner Komperda said, the other thing is we could opt to say to give the donation, but leave it open space. Director Gruba said, you could make that recommendation. If it did change to having the units there be on the site of the park and accepting the cash in lieu, that we would want these plans to be changed. All the plans would have to be changed before they got to the Board. It would take a lot of engineering and a lot of time to get that information. I'm looking for a clear direction [from the Plan Commission] on what the plans would look like going to the Board and I think the applicant is as well. Commissioner Komperda said, if they didn't put any other units in there, it's already drawn as open space right now. Director Gruba said, it is. Commissioner Komperda asked, what would change? Director Gruba said, the way that the ordinance is, the developer would either provide the parkland or provide the cash-in-lieu, but it sounds like you're asking to both provide the park and the cash-in-lieu. Commissioner Komperda said, all they would be doing is just putting grass, really, because landscaping is already going to be there no matter what. Director Gruba said, it would be land owned by the HOA and not owned by the Village. You could make that recommendation. I'd like to see how things all work out before we start to kind of finesse the motions, but in theory, you could request that.

Chairman Hand asked, when it goes to the board based on our decisions tonight, the park either has to be on there or not, or can it be a situation where they have alternate? Director Gruba said, it would be very preferable to have much more solidified plans that go to the Board, because the Board is going to be acting on the four (4) requests tonight. That's really when the plans get finalized. The final development plan and the final plat are more housekeeping items at that point. We should really try to figure out what is desirable now. I know the developer wants to move forward with this project as fast as possible. It's spring time and he wants to get started on this, but you could you could recommend approval tonight. If there's more questions

you could table [this project] to the next meeting. That's an option. I know the developer would not prefer that, but it depends on after all this conversation happens. There could be conditions that are added for approval to what the plans would look like in the future. There could be a condition that the Village does not want the park. The Village would want the cash-in-lieu donations and the plans that go to the Board can reflect for additional units. That would be clarity for the Board. Matt said, from a developer's perspective, I think we'd like you to make a recommendation, park or no park. If the Board goes the other way, I think we're fine if you have the alternate plan. If you recommend that there be a park there and say if the Board and the park district, choose not to do a park, then as an alternative, we recommend the two (2) unit buildings there. If you go the other way and say we recommend no park there, then it would go to the board with the overlay that shows the two (2) units. If the Board wants the park there, then you just pull the overlay off. I agree with Chris that you should make a recommendation because there is an issue with your park board recommendation. I don't think we can say what the Village Board is going to do. I have a pretty good idea what the neighbors prefer. I think you should make a recommendation one way or the other, and then, say, if the Board disagrees with us, then here is the plan that we looked at. Chairman Hand said, at least we've got a plan A, plan B with a park and no park. We can approve what we want to approve and then if it changes at the Board level, you've got it in your back pocket. Director Gruba said, to put some structure to this, if you wanted to go through the list of exceptions that were part of the PUD. We can go through one at a time with the with the commission to see if you all agree with them or disagree and then at the end of that probably discuss the park which is probably the biggest issue. That's just a suggestion. Chairman Hand asked, as we vote on the other three (3) motions and then get to this vote? Director Gruba said, I guess I'm recommending probably now because it all kind of fits together to probably discuss these exceptions as part of the PUD. Chairman Hand said, I would like to go through all the exceptions. Director Gruba said, it might just help to do it now and bring things into focus. Commissioner Stanly said, I think no park. The first gentleman we had come up said when he's pulling out in the morning, there are people going 70 miles an hour. Do we want their kids that close to a park? Unfortunately, it can't be moved. We can't do anything with it, but I would say the two (2) units would probably be better and no park. Commissioner Foley said, I want the park. Chairman Hand said, I agree with Dave with the traffic issue and the berm. It's not like a truck would bounce off of it. Commissioner Stanly said, unless the park was fenced in with a six (6) foot fence and a gate, like a dog park. Commissioner Foley said, it is not the most ideal place, but I would rather have it there than not have one at all.

Commissioner Lyons said, it's unfortunate that when Hidden Valley Estates was built, there was no park required for that subdivision. I agree with the developers that based on their history with the type of buyer, a park for children is not necessarily required or doesn't add value to the neighborhood. It shouldn't be the Villas of Hidden Valleys responsibility to build a park for Hidden Valley Estates. It's just an unfortunate situation when that development was built that now shouldn't fall on the Villas. I do think an open space alternative where you can still have people out there for picnics or the other homeowners in the estates could still go play fetch with their kids. It's still an open space option. I don't agree with adding more units. I think there is enough proposed with the open space option that we have in front of us. I think that's a happy medium for both sides. Commissioner Komperda said, I love the parks. I'm not against them at all. I don't think it should be the Villas responsibility to provide the park for all the other subdivisions. It is a very bad location. That was our concern right off the bat. The big concern

here is if they give us the land, and they have it all ready for a park, but then Homer Glen doesn't have the money to put a park in there. Now, they have to pay money to maintain it, and the equipment's still not going to be put in it. Who knows when it's going to be put in. Is it one year or five (5) years? Ten (10) years? Who knows. It's unlikely that they're going to put equipment in there anyway because they just don't have the funding for it. It's going to be an open spot that Homer Glen is going to have to maintain. That doesn't really make a lot of sense if that's the case, according to the Parks and Recreation Committee. As far as putting two (2) more units in there, I've got a toss of a coin on that one. I completely understand the developer's perspective and I understand homeowners like, why add more density? I don't know if I have a strong opinion either way on that one. Commissioner Stanly asked, if there was no park and it was just open space, would the HOA retain that property? Matt said, the concept of the park donation fee is that we give up a developable piece of land. You get a park and where you say you don't want a park and we have to give you money, it's not fair for us to still have to give up developable land. Commissioner Stanly said, if it was voted on as no park and just open space, it would still be retained? Matt said, it would still be a park. That's your park. That's the basis for you to tell us we can't use that for additional residents. Chairman Hand said, the HOA still has the other outlots to do what they want. Whether it's a little park or just a gazebo, they can do what they want. That's their property. It doesn't have to go through the Village to be developed into a park. Matt said, if we build something, we have to get a building permit. There's plenty of space at the open space at each of the east and west ends for a picnic table, reading table, a gazebo, something like that. If the homeowner's association chooses to do that. Chairman Hand said, if there's a demand for four (4) more units, they should be built. I think obviously there's a demand for four (4) more units. Matt said, absolutely. Commissioner Foley asked, if they have the open space along 159th Street, you could put tables or benches or something like that for people to sit. I'd rather not see, four (4) more units put up in that spot. Commissioner Foley said, I can totally see your point. However, if we leave it open, Homer Glen's Parks and Recreation gets nothing. If they put two (2) more units, then we get ninety-one thousand (91,000) dollars for Parks and Recreation to use within the Village where they need the money. Commissioner Lyons asked, if Homer Glen chose to keep it as an open space park, it would still be our open space? Matt said, it would either be Homer Glen property or Park District property. Director Gruba said, it would be one or the other. Commissioner Lyons asked, then Homer Glen could choose whatever type of park that we want or our Parks and Recreation Committee wants? Director Gruba said, if it's deeded to the Village. Commissioner Lyons said, there is an option for a happy medium. Happy medium being there is a chance the Parks Committee could leave it an open field and add some picnic tables. The Parks Committee doesn't have to build a jungle gym. Director Gruba said, [the Village] is still going to have to mow the grass, maintain the trees. I don't know if there be any trash pickup at all. There is still a cost associated with that. Commissioner Lyons asked, there's no requirement that we build a slide? Director Gruba said, correct. Commissioner Foley said, I like that idea better than more units. Director Gruba said, this is a tough one. This is how the Parks and Recreation Committee went back and forth for a while. It's a special use permit for a PUD and special use permits don't have to be approved. I'm not suggesting to recommend not approving it, but I'm not sure what the price point is if the units were lost. I'm not sure if it would be economically viable for the applicant. This is where the negotiation and discussion happens, I suppose. Commissioner Lyons said, they brought it to us with this park with whatever we choose to do with it and to them, there's enough money in it to make this offer? Director Gruba said, that's my understanding. Commissioner Lyon said, they are not asking for more units. They are asking for a park. Director Gruba said, yes.

Commissioner Foley asked, it could change at the Village Board meeting, correct? Director Gruba said, yes, they could. Chairman Hand asked, so we could not recommend a park, but recommend open space? Director Gruba said, you would recommend that this be a park that is conveyed to the Village as it is right now. That's basically what they're proposing, but it's up to the Parks and Recreation Committee whether they want to improve that park is up to them. It sounds like the as the plans are right now, maybe that's where everybody's leaning toward with the park shown on the plans. Commissioner Foley, the way they came in with it, yes. I'm for the development. I think it's very nice, but I would like that. I understand what everybody's saying and they didn't put a park in Hidden Valley Estates at all, but that's what they came here before with us and I would like to see that. Director Gruba said, I don't want to guide the conversation because the Parks and Recreation Committee made a firm recommendation, but it's all up to you if you want to agree with their recommendation. Commissioner Komperda said, I look at the Parks and Recreation Committee, this is their job within the Village and they've spent a lot of time and they know their budget. They know everything that's going on in the Village and the money that's needed. If they feel so strongly about this, that we need the money rather than another park there, then I'm not one to argue with them. That's my thoughts on it.

Chairman Hand asked, Chris, can we see the motion? Director Gruba asked, would you like to see the exceptions? Is that what you're referring to? Chairman Hand said, yes. Director Gruba asked, do we just want to go through these one at a time and get consensus? Chairman Hand said, yes. Director Gruba said, 1. Reduce the minimum front lot frontage from 50' to 33.8'. That's lot frontage and where the front property line meets the right of way. This is mostly at the cul-de-sacs so you're going to have those pie shaped lots. You're going to have lot frontage that's not fifty (50) feet wide. It's thirty-three point eight (33.8) feet wide. How does everybody feel about that? Chairman Hand said, fine. Director Gruba said, 2. Reduce the minimum corner side yard setback from 47' to 30'. This only applies to Lots 26 and 27 because those are the only corner lots in the whole development along Hidden Valley Trail. It should be setback forty-seven (47) feet and they are at thirty (30) feet. How does everybody feel about the thirty (30) foot setback? Chairman Hand said, fine. Director Gruba said, 3. Allow the maximum impervious area to be calculated as an aggregate of the entire PUD. Forty (40) percent is the max and they are at thirty (30) percent. Commissioner Lyons asked, does that take into consideration the optional sunrooms? Director Gruba said, yes it does. Everybody's okay with that one? Chairman Hand said, yes. Director Gruba said, 4. Allow 0% of the units to have side-load garages, whereas at least 30% is required. Everybody is okay with that one? Chairman Hand said, yes. Director Gruba said, I thought there might have been some discussion about that, but everybody's okay with that. 5. Reduce the minimum setback requirement for driveways to side property lines from 5' to 0'. Commissioner Lyons asked, are they conjoined driveways? Director Gruba said no. I think there might be like three (3) feet between the driveways. Mike said, correct. Director Gruba asked, we're good with that one? Chairman Hand said, yes. Director Gruba said, 6. Reduce the minimum building side-to-side separation from 30' to 20' for all lots except 7, 8, 47, & 48. I'm looking at the plans here, are all the buildings twenty (20) feet apart? I think there's more of a gap with the buildings at the cul-de-sacs, right? Mike said, there should be in the pie shaped lots. Director Gruba asked, is it at least thirty (30) feet? Mike said, it would be minimum of twenty (20) feet and at some locations it's more. Director Gruba said, the lots that I called out there, 7, 8, 47 and 48, are they at least thirty (30) feet apart? If they're less than, then I should strike those lots. Mike said, they are both twenty (20) feet. They're close up front and then as you go towards the rear, the space widens. Director Gruba said, I don't think that

they meet at least thirty (30) foot. Mike said, they don't. It's twenty (20) feet. Director Gruba said, we should strike that so instead of saying lots 7, 8, 47 & 48, it would just be reduce the minimum side-to-side separation from 30' to 20' for all lots. Everybody's okay with that? Chairman Hand said, yes. Director Gruba said, 7. Reduce the minimum front yard setback from 30' to 25' for all lots. That's along Eastwood and Westwood Court. Chairman Hand said, we are good with that. Director Gruba said, 8. Reduce the minimum side yard setback from 10' to 0' for all lots. That's because the property line now goes through the middle of the duplex. Chairman Hand said, okay. Director Gruba said, 9. Reduce the minimum rear yard setback from 30' to 20' for lots 7 & 8 on the west side and lots 45 & 46 on the east side. Chairman Hand said, that's good. Director Gruba said, 10. Reduce the minimum lot width for standard lots from 80' to 52.5'. As for the PUD, you can do that. Everybody good with that? Chairman Hand said, yes. Director Gruba said, 11. Permit the minimum lot width for cul-de-sac lots to be less than 60'. Again, that's at the building setback line and I don't know have the dimensions. I don't think the dimensions are on the plans, but I don't think that those lots are at least sixty (60) feet wide at the cul-de-sacs. Is everybody okay with it being less than sixty (60) feet? The commissioners said, yes. Director Gruba said, 12. Increase the maximum number of dwelling units permitted within a residential cluster from 20 to 26. Each cul-de-sac might have more than twenty (20) units. Resident said, would that increase to thirty (30) units with the two (2) additional units? Matt said, yes. If we have the fifty-two (52) units, that would have to increase, to thirty (30), I believe. Director Gruba asked, we're okay with more than twenty (20) units per cluster? The commissioners all replied, yes. Commissioner Lyons said, we moved past adding additional lots and moved forward with the proposed number of lots. Director Gruba said, that was sort of my understanding. Commissioner Lyons said, the number would not be higher than what is here. Director Gruba said, correct. 13. Waive the requirement for a trail or sidewalk within the landscape buffer along 159th Street. Chairman Hand said, yes. Director Gruba said, 14. Permit sidewalks on both sides of Eastwood and Westwood Court, whereas sidewalks are only permitted on one side of the street. Commissioner Foley said, correct. Director Gruba said, 15. Allow the open space area to be configured at less than 80% of a single whole. That will be separated by Hidden Valley Trail. The commissioners replied, yes. Director Gruba said, 16. To permit the required landscape berm along 159th Street to be less than 3' tall, with a 5' width at the highest point of the berm. For point of clarification, this is only in front of the ponds. Chairman Hand said, exactly. That needs to be stated. Director Gruba said, we can clean that up in a motion if there's a recommended motion for approval for this. Matt asked, could we also deal with the Burr Oak trees? Director Gruba said, that would be another exception. Instead of mitigating on site with one hundred and twenty-five (125) small Burr Oak trees they could have a variety of other trees instead. There is that exception as well. Everybody is okay with that? The commissioners replied, yes.

Director Gruba said, those are the exceptions. I don't know if you want to go through the conditions. I think that these are all pretty standard. I think maybe just turn it back to the commission for discussion and any final thoughts. Chairman Hand said, condition number six (6), is that from the ordinance? Director Gruba said, this would be a condition of approval of the planned unit development. The special permit for the PUD. There would have to be some slight wording change here. It says the developer shall comply with the park donation ordinance to the Village in connection with the development of the subject property. Developer shall construct an equip a park on Outlet E, so you take out the equip part. Developers shall construct a park on Outlet E as shown on the preliminary plat. That means trees and grass. Chairman Hand said,

we wouldn't need 6b then, correct? Director Gruba said, correct. That would be taken off as well. Chairman Hand said, 6a and 6c, we would still need.

A motion was made to close the public hearing by Commissioner Stanly seconded by Commissioner Komperda all in favor, zero (0) opposed. Motion carried.

Director Gruba said, I'll help us all through the motions in case there's any other changes. I think we can read 1 through 3 as written.

1. *Chairman Hand asked for a motion. Commissioner Stanly made a motion to recommend approval of a Preliminary Plat of Subdivision for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159th Street (HG-2423-APUD)? The motion was seconded by Commissioner Foley. A roll call vote was taken, where Commissioners Stanly, Komperda, Foley and Chairman Hand voted in favor of approval, and Commissioner Lyons voted unfavorable. The motion passed with four (4) favorable votes to approve and one unfavorable vote. This will go before the Village Board tentatively on April 9, 2025.*

2. *Chairman Hand asked for a motion. Commissioner Stanly made a motion to adopt the applicants' findings as the findings of the Plan Commission and recommend approval of a Map Amendment (rezoning) from C-2 Local Business to R-6A Attached Single-Family Residential District, for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159th Street (HG-2423-APUD)? The motion was seconded by Commissioner Komperda. A roll call vote was taken, where Commissioners Stanly, Komperda, Foley and Chairman Hand voted in favor of approval, and Commissioner Lyons voted unfavorable. The motion passed with four (4) favorable votes to approve and one unfavorable vote. This will go before the Village Board tentatively on April 9, 2025.*

3. *Chairman Hand asked for a motion. Commissioner Stanly made a motion to recommend approval of Site Improvement Plans for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159th Street for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159th Street (HG-2423-APUD)? The motion was seconded by Commissioner Komperda. A roll call vote was taken, where Commissioners Foley, Komperda, Stanly and Chairman Hand voted in favor of approval, and Commissioner Lyons voted unfavorable. The motion passed with four (4) favorable votes to approve and one unfavorable vote. This will go before the Village Board tentatively on April 9, 2025.*

4. *Chairman Hand asked for a motion. Commissioner Stanly made a motion to adopt the applicants' findings as the findings of the Plan Commission and recommend approval with conditions of a Special Use for a Planned Unit Development with certain exceptions and subject to the conditions listed below for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159th Street (HG-2423-APUD)? The exceptions and conditions are listed as follows:*

PUD Exceptions:

1. Reduce minimum lot frontage from 50' to 33.8' (Chapter 220, Attachment 1:3)
2. Reduce minimum corner side yard setback from 47' to 30' (Chapter 220, Attachment 1:3)
3. Allow for maximum impervious area to be calculated as an aggregate of the entire PUD.

(Chapter 220, Attachment 1:3)

4. Allow 0% of the units to have side-load garages, whereas at least 30% is required (§220-614(A)(6))
5. Reduce the minimum setback requirement for driveways to side property lines from 5' to 0' (§220-614(A)(7))
6. Reduce the minimum building side-to-side separation from 30' to 20' for all lots (§220 Art IX)
7. Reduce the minimum front yard setback from 30' to 25' for all lots (Chapter 138-5(C))
8. Reduce the minimum side yard setback from 10' to 0' for all lots (Chapter 138-5(C))
9. Reduce the minimum rear yard setback from 30' to 20' for lots 7, 8, 45 & 46 (Chapter 138-5(C))
10. Reduce the minimum lot width for standard lots from 80' to 52.5' (Chapter 138-5(C))
11. Permit the minimum lot width for cul-de-sac lots to be less than 60' (138-5(C))
12. Increase the maximum number of dwelling units permitted within a residential cluster from 20 to 26 (Chapter 138-5(C))
13. Waive the requirement for a trail or sidewalk within the landscape buffer along 159th Street (Chapter 138-5(C))
14. Permit sidewalks on both sides of Eastwood and Westwood Court, whereas sidewalks are only permitted on 1 side of the street (Chapter 138-5(C))
15. Allow the open space area to be configured at less than 80% of a single whole. (Chapter 138-5(C))
16. To permit the required landscape berm along 159th Street to be less than 3' tall with a 5' width at the highest point of the berm (Chapter 138-3(G)(3)
17. To permit several species of trees as opposed to 1 species of tree for on-site tree mitigation of the removed burr oak trees (Chapter 138-5b(5)(b)

PUD Conditions:

1. Meet all final engineering and building code requirements, including Final Plat submittal.
2. Prior to issuance of any building permits, final draft of Homeowners' Association Covenants shall be submitted to the Village for approval. Such covenants shall provide for the right (but not the obligation) of the Village to cause the common areas to be maintained upon the dissolution or default by the Homeowners' Association at the expense of the Homeowners' Association or of owners of units within the Subject Property.
3. All Outlots, with the exception of Outlot E (public park), shall be owned and maintained by the Homeowner's Association (HOA)
4. Prior to issuance of any building permits, a "dormant" or "backup" Special Service Area (SSA) shall be created to maintain the stormwater management improvements and common spaces in the event that the Homeowners Association fails to do so at some time in the future.
5. Detention and drainage design shall conform to all applicable ordinances of the Village. All detention and retention areas within the Subject Property shall be privately maintained and owned by the Homeowners' Association. No buildings or structures shall be placed in or upon such detention facilities.
6. Developer shall comply with the park donation ordinance of the Village in connection with the development of the Subject Property. Developer shall construct a park on "OUTLOT E", as shown on the preliminary plat. All park property to be dedicated to the Village hereunder shall be constructed in accordance with plans and specifications approved by the Village. "OUTLOT E" shall be dedicated to the Village no later than

the issuance of fifty percent (50%) of the certificates of occupancy for all dwelling units to be located within the Subject Property, provided, however, that the Village shall not be required to accept any such park property unless and until the following conditions have been met:

a) The seed has achieved a level of germination and growth reasonably satisfactory.
b) The landscaping has been inspected and approved by the Village.

The motion was seconded by Commissioner Foley. A roll call vote was taken, where Commissioners Komperda, Foley, Stanly and Chairman Hand voted in favor of approval, and Commissioner Lyons voted unfavorable. The motion passed with four (4) favorable votes to approve and one unfavorable vote. This will go before the Village Board tentatively on April 9, 2025.

Director Gruba said, this will go to the Village Board, but it's dependent on when we can get the revised plans. We need to see the topographic lines on the landscape plan. On the preliminary engineering plan, we want to see that berm so we know exactly what it looks like. As soon as we get those plans, we'll schedule for the next available Village Board meeting. Commissioner Foley said, you mentioned earlier about the brick around the pond. Chairman Hand said, the retaining wall. Director Gruba said, we never came back to that. I guess we probably should have had some discussion about colors and materials, but I think we've already made a motion on it. Chairman Hand, this will all be coming back to us. Director Gruba said, that is true. It will be as soon as we can get it to the Village Board. Chairman Hand asked, it could be a few more meetings from now? Director Gruba said, it might be. I know that they want to move really quickly. It won't be on the March 26th board meeting, but maybe first meeting in April, whenever that is. Director Gruba said, it might be. Commissioner Lyons asked, if there a deadline once those documents are received before it can make on the next agenda? Director Gruba said, no. It is pretty much how fast can they get it to us and how fast I can review it and can we print it all in time.

Director Gruba said, do you want to have a recess? Chairman Hand said, we will take a 5-minute recess.

Chairman Hand asked for a motion. Commissioner Lyons made a motion for a 5-minute recess. The motion was seconded by Commissioner Komperda.

b) Case No. HG-2507-A: Zoning Code Text Amendment (Public Hearing): Consideration of text amendments to Chapter 220, Article XII, "Administration and Enforcement" of the Zoning Code of the Village of Homer Glen to modify Board-approved time extensions for approved variances and special use permits.

Director Gruba presented the facts of this case. Currently the approved, special use permits and variances, including special use permits for PUD's are valid for only one year. In which time a building permit must be obtained and construction of the building must have started or the use has commenced. If not, right before that expiration of that one year, they can ask the Board for a one-time extension. The Board can extend a special use permit for one year, and they can extend a variance for one-hundred and eighty (180) days. That doesn't seem to be a lot of time for a lot of projects with material costs and labor and the interest rates. We've been seeing that the Board should only have this one-time shot at it, but staff is recommending that it be able to be approved as an unlimited number of times at the pleasure of the Board. The Board could

Ayes: (4) Trustees Mason, Steilen, Fialko, Reynders
Nays: (1) Trustee Consolino
Abstained: (0)
Absent: (1) Trustee McNaughton
The Mayor did not vote.
The motion carried.

1b. **A motion to approve an Ordinance Granting approval of a Variance to permit a mix of masonry and fiber cement siding materials on the first floor of the dwelling, in lieu of the exterior construction standards requiring that stone or brick material cover one hundred (100) percent of the aggregate total area of all first floor or story exterior walls, exclusive of doors, windows and associated trim [§75-67A (Applicability and scope: type of building or structure) of the Code of the Village of Homer Glen], for certain real property located in the R-2 Single Family Residential District at 15652 W. Mallard Ln, Homer Glen, Illinois.**

Trustee Reynders motioned to approve, Trustee Mason second.

Discussion – Trustee Reynders stated this is a balance of newer types of materials.
Trustee Mason agrees with Trustee Reynders.
Trustee Consolino stated that it seems consistent with the brick material.
Trustee Steilen stated there is a letter from the HOA that they approved the design.

The Mayor asked the Clerk to call the Roll:
Ayes: (5) Trustees Reynders, Fialko, Steilen, Mason, Consolino
Nays: (0)
Abstained: (0)
Absent: (1) Trustee McNaughton
The Mayor did not vote.
The motion carried.

Mayor Neitzke-Troike asked if any board member would seek a unanimous consent to incorporate as part of the official record for this agenda item, the line item, the agenda supplement sheet, L2 which sets forth the PUD exceptions 1 through seventeen and PUD conditions 1 through 6, including A and B?

Trustee Reynders motioned to approve.
Without objections, line item 2 is being incorporated in the record in advance of this motion.

2. **Motion to Approve a Ordinance granting [1] a Preliminary Plat of Subdivision, [2] a Map Amendment from C-2 Local Business to R-6A Attached Single-Family Residential District, [3] a Special Use for a Planned Unit Development with certain exceptions, and [4] a Preliminary Plan (Site Improvement Plan) for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159th Street, Homer Glen,**

Illinois, commonly known as The Villas of Hidden Valley (PINs: 16-05-23-200-025-0000, 16-05-23-100-049-0000, 16-05-23-100-048-0000), with certain exceptions and conditions [Case HG-2423-APUD].

Trustee Reynders motioned to approve, Trustee Mason second.

Discussion – Trustee Reynders asked the Mayor if the developers or attorney are here to give any insight before discussion happens.

The Chair recognized Matthew Klein, the attorney for the Villas of Hidden Valley. Trustee Reynders stated there are several questions regarding the subdivision and was wondering if any residents had reached out with their concerns. Jim Marth was present and stated that they are looking at density as 2.3 units per acre and the village code is six. The current plan has 7.6 acres plus the park for open space. They will offer six different elevations. The biggest concern they are hearing is mainly from the Village regarding a park provided onsite or contribution. Mr. Klein stated it is 20 acres and will only be 48 units. Mr. Marth stated it is the same product that is being built at the Villas of Old Oak. Trustee Reynders asked to name some type of materials would they be using. Mr. Marth said first floor 100 percent brick, LP siding which is similar to a hardy board, fiber products, concrete driveways, asphalt roofs, sidewalks.

Trustee Reynders mentioned that she is the Park Chair and that something that was not brought up at the Plan Commission level was the fact that the Parks Committee recommended to take cash in lieu of the land. The Committee does not feel it is safe to have a park on 159th street. This would allow the Parks Committee to look for another location somewhere in the subdivision or close proximity.

Trustee Mason stated an issue he heard being brought up was the maintenance for the entrance into Hidden Valley. He feels there needs to be some changes before the final plans are submitted.

Trustee Fialko – does not have his microphone on. He states that they did a nice job with the Villas of Old Oak but was disappointed with the garage doors. Agrees that a Park would be unsafe near 159th. He asked if the park does not go in there, would they be adding another unit? They said they would ask to add two more buildings which would equal 4 units. (microphone is still not on)

Trustee Consolino – states that most issues are being addressed tonight. She suggests a further discussion on tweaking what is preferred by the Village Board and residents.

Trustee Steilen – stated that we are losing some potential commercial revenue by accepting this. She likes the idea that a lot of the open space is along 159th Street. She stated her concerns about adding more homes there only being one entrance and exit. Mr. Klein states that the fire department did not object to the layout. Another concern is the density and a right turn in lane, but no other subdivision has that. Trustee Steilen mentioned that she took a look at Amberfield off of Parker which is similar to the proposed density, but the difference is the side load garages. Mr. Klein stated that those types of units are less desirable. Trustee Steilen mentioned that Parks are more than just a playground and when you design a park for the area, it needs to address the people whole live there. She also expressed concerns for Outlot B and Outlot A, where the ponds are located. Trustee Steilen had a few suggestions.

Mayor Neitzke-Troike stated she did attend the Plan Commission meeting and the developers seem very accommodating and willing to work with the neighbors. She mentioned that there didn't seem to be much push back regarding the residential zoning and while this was zoned for commercial use, there has not been anyone "pounding on our door" looking to purchase it for commercial use. Mayor Neitzke-Troike states that the Villas of Old Oak are not far from where she lives and at first she was not thrilled about duplexes but she drives past them daily and they are "beautiful." She stated she liked the tree buffer that was talked about at Planning Commission. Mayor Neitzke-Troike stated she is not in favor of a park in this development because of the location.

8:02PM – Trustee Consolino exits

Mayor Neitzke-Troike asked if this was to be approved, how soon they would want to be shovel ready and the answer was by Fall. The Mayor stated she would like to sit down with the residents that reached out to "deep dive" what the actual concerns are for this development.

8:05PM – Trustee Consolino returns

Trustee Reynders motions to table until April 23, 2025, second by Trustee Mason.

The Mayor asked the Clerk to call the Roll on tabling:
Ayes: (5) Trustees Steilen, Mason, Reynders, Consolino, Fialko
Nays: (0)
Abstained: (0)
Absent: (1) Trustee McNaughton
The Mayor did not vote.
The motion carried.

The Mayor asked the Clerk to call the Roll:
Ayes: (5) Trustees Reynders, Lepore, Steilen, Mason, Muller
Nays: (0)
Abstained: (0)
Absent: (1) Trustee McNaughton
The Mayor did not vote.
The motion carried.

3. **Consider for Approval the Mayor's Appointment of Tony DeMaso to the Homer Festival Committee**

Trustee Mason motioned to approve, Trustee Lepore second.

The Mayor asked the Clerk to call the Roll:
Ayes: (5) Trustees Steilen, Mason, Reynders, Muller, Lepore
Nays: (0)
Abstained: (0)
Absent: (1) Trustee McNaughton
The Mayor did not vote.
The motion carried.

4. **Motion to Approve the Reimbursement of $1,000.00 to Lenny's Gas & Wash for fines paid.**

No motion made. Motion failed.

5. **Motion to approve an Ordinance granting a Variance to reduce the required rear yard setback for a single-family home from seventy (70) feet to thirty-eight (38) feet for certain real property located in the R-1 Single-Family Residential Zoning District at 16312 S. Alberta Ct, Homer Glen, Illinois, Homer Glen, Illinois [HG-2508-V].**

Trustee Muller motioned to approve, Trustee Reynders second.

Discussion – Trustees Mason, Fialko and Steilen stated they support this.

The Mayor asked the Clerk to call the Roll:
Ayes: (5) Trustees Lepore, Muller, Mason, Steilen, Reynders
Nays: (0)
Abstained: (0)
Absent: (1) Trustee McNaughton
The Mayor did not vote.
The motion carried.

6. **Consider for Approval a Motion to take from the table an Ordinance granting [1] a Preliminary Plat of Subdivision, [2] a Map Amendment from C-2 Local Business to R-6A Attached Single-Family Residential District, [3] a Special Use for a Planned Unit Development with certain exceptions, and [4] a Preliminary Plan (Site Improvement Plan) for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159th Street, Homer Glen, Illinois, commonly known as The Villas of Hidden Valley (PINs: 16-05-23-200-025-0000, 16-05-23-100-049-0000, 16-05-23-100- 048-0000), with certain exceptions and conditions [Case HG-2423-APUD].**

Trustee Reynders motioned to pull from the table, second by Trustee Mason.

The Mayor asked the Clerk to call the Roll to pull from the table:
Ayes: (5) Trustees Lepore, Muller, Mason, Steilen, Reynders
Nays: (0)
Abstained: (0)
Absent: (1) Trustee McNaughton
The Mayor did not vote.
The motion carried.

Consider for Approval an Ordinance granting [1] a Preliminary Plat of Subdivision, [2] a Map Amendment from C-2 Local Business to R-6A Attached Single-Family Residential District, [3] a Special Use for a Planned Unit Development with certain exceptions, and [4] a Preliminary Plan (Site Improvement Plan) for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159th Street, Homer Glen, Illinois, commonly known as The Villas of Hidden Valley (PINs: 16-05-23-200-025-0000, 16-05-23-100-049-0000, 16-05-23-100-048-0000), with certain exceptions and conditions [Case HG-2423-APUD].

Trustee Reynders motioned to approve, second by Trustee Mason.

Discussion – Trustee Reynders stated there has been a lot of discussion on this subdivision and why the variances are being issued. Met with the residents last week and went over all the concerns. The builder/developer has made some concessions. One being the Village will be taking money in lieu of a park. The original plans showed 2 additional buildings where the park would have been, but they will only be putting one additional unit.

Trustee Steilen – stills feels the development will be too dense and hopes the developer does address the flooding.

Mayor Neitzke-Troike – thanked the Marth family and the developer for answering all the residents' questions and being accommodating.

The Mayor asked the Clerk to call the Roll to pull from the table:
Ayes: (5) Trustees Lepore, Muller, Mason, Steilen, Reynders
Nays: (0)
Abstained: (0)
Absent: (1) Trustee McNaughton
The Mayor did not vote.
The motion carried.

7. **Consider for Approval an Ordinance requesting an Extension of Ordinance 23-016 that granted [1] a Special Use Permit for a Major Amendment to the Homer Glen Bell Plaza Planned Unit Development (PUD) with certain exceptions; [2] a Special Use Permit for a drive-through establishment; and [3] a Site Plan, for certain real property generally located in the C-2 Local Business District at 14402 S Bell Road, Lot 1 of the Squisito Place Subdivision and also Lot 8 of the Homer Glen Bell Plaza PUD, Homer Glen, Illinois. [HG-2226-PUD, Lot 8 of Homer Glen Bell Plaza].**

Trustee Reynders motioned to approve, second by Trustee Mason.

Discussion – Trustee Reynders – stated this is just an extension.

The Mayor asked the Clerk to call the Roll:
Ayes: (5) Trustees Lepore, Muller, Mason, Steilen, Reynders
Nays: (0)
Abstained: (0)
Absent: (1) Trustee McNaughton
The Mayor did not vote.
The motion carried.

8. **Consider for Approval an Ordinance Accepting the Deed for Outlot D in the Villas of Old Oak subdivision for Conservation and Tree Preservation.].**

Trustee Mason motioned to approve, second by Trustee Reynders.

The Mayor asked the Clerk to call the Roll:
Ayes: (5) Trustees Lepore, Muller, Mason, Steilen, Reynders
Nays: (0)
Abstained: (0)
Absent: (1) Trustee McNaughton
The Mayor did not vote.
The motion carried.

9. **Consider for Approval a new Tent Contract with Joliet Tent in the amount of $29,995.000.**

Trustee Mason motioned to approve, second by Trustee Muller.

The Mayor asked the Clerk to call the Roll:
Ayes: (5) Trustees Lepore, Muller, Mason, Steilen, Reynders
Nays: (0)
Abstained: (0)
Absent: (1) Trustee McNaughton
The Mayor did not vote.
The motion carried.

10. **Consider for Approval waive the $5,000,000 Umbrella requirement for the Certificate of Insurance and the Rider for Joliet Tent, as reviewed and edited by the Village Attorney.**

Trustee Mason motioned to approve, second by Trustee Muller.

Discussion – Village Manager Baber stated this is the combined amount with the COI that reflects the three million. He also stated we seem to be running into this with a number of vendors, that getting to five million is costing them an additional fifteen hundred to two thousand dollars for their policy. This is something can be talked about at A&F to reconsider and put guidelines in place.

The Mayor asked the Clerk to call the Roll:
Ayes: (5) Trustees Lepore, Muller, Mason, Steilen, Reynders
Nays: (0)
Abstained: (0)
Absent: (1) Trustee McNaughton

Abstained: (0)
Absent: (0)
The Mayor voted AYE.
The motion tabled.

4. Motion to approve an Ordinance proposing the establishment of a Special Service Area (SSA) for the Villas of Hidden Valley, providing for a Public Hearing on this matter.

   Trustee Lepore motioned to approve, Trustee Mason second.

   Trustee Lepore motioned to table, second by Trustee Reynders.

   The Mayor asked the Clerk to call the Roll to table:
   Ayes: (6) Trustees Holzhauser, Reynders, Schaller, Mason, Muller, Lepore
   Nays: (0)
   Abstained: (0)
   Absent: (0)
   The Mayor did not vote.
   The motion carried.

5. Consider for approval a motion to initiate the process for 10 minor text amendments to the Zoning Ordinance [Case HG-2528-A].

   Trustee Holzhauser motioned to approve, Trustee Mason second.

   Discussion – Trustee Holzhauser stated this is housekeeping.

   The Mayor asked the Clerk to call the Roll to approve:
   Ayes: (6) Trustees Holzhauser, Reynders, Schaller, Mason, Muller, Lepore
   Nays: (0)
   Abstained: (0)
   Absent: (0)
   The Mayor did not vote.
   The motion carried.

6. Consider for Approval an Ordinance Adopting the Levy and Collection of Taxes for the Village of Homer Glen, Will County, Illinois for the Fiscal Year beginning May 1, 2025, and Ending April 30, 2026.

   Trustee Reynders motioned to approve, Trustee Mason second.

   Discussion – Trustee Reynders stated in 2020 we adopted a $1.5 million-dollar tax levy and since that time, this was for the creation of the Public Works Department and every year we have voted to maintain a 1.5 million tax levy without any additional monies being allocated. John Sawyers gave a brief explanation.

   Trustee Mason – explained this is something needed.

   Trustee Reynders – mentioned that the Trustees see firsthand how much equipment it takes to operate the Public Works Department. Through our IGA with the township, we were awarded a significant amount of equipment. However, from that point to now, we have had to replace nearly all of it. "It has been truly mind-boggling how much equipment required replacement and I want that on the record." Trustee Mason said "to be clear, we haven't replaced every

VILLAGE OF HOMER GLEN

CERTIFICATION

STATE OF ILLINOIS)
) SS.
COUNTY OF W I L L)

I, CANDICE BIELSKI, Clerk of the Village of Homer Glen, Will County, Illinois, DO HEREBY CERTIFY that the attached is a true and correct copy of Ordinance No. **25-019** duly passed and adopted by the Corporate Authorities of said Village on the **23rd** Day of **April**, **2025**, and duly approved by the President of said Village on the **23rd** Day of **April**, **2025**, the original of which Ordinance No. **25-019** is now on file in my office, and is in full force and effect.

I DO FURTHER CERTIFY that I am the legal custodian of all papers, contracts, documents and records of said Village.

WITNESS MY HAND and official seal of the said Village of Homer Glen, Will County, Illinois, this **23rd** day of **April**, **2025**.

Candice Bielski, Village Clerk

[Seal]

THE VILLAGE OF HOMER GLEN
WILL COUNTY, ILLINOIS

ORDINANCE
NUMBER 25-019

AN ORDINANCE GRANTING APPROVAL OF [1] A PRELIMINARY PLAT OF SUBDIVISION, TO BE REVISED, [2] A MAP AMENDMENT FROM C-2 LOCAL BUSINESS TO R-6A ATTACHED SINGLE-FAMILY RESIDENTIAL DISTRICT, [3] A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT WITH CERTAIN EXCEPTIONS, AND [4] A PRELIMINARY PLAN (SITE IMPROVEMENT PLAN) FOR CERTAIN REAL PROPERTY LOCATED AT THE SOUTHEAST AND SOUTHWEST CORNERS OF HIDDEN VALLEY TRAIL AND 159TH STREET, HOMER GLEN, ILLINOIS, COMMONLY KNOWN AS THE VILLAS OF HIDDEN VALLEY (PINS: 16-05-23-200-025-0000, 16-05-23-100-049-0000, 16-05-23-100-048-0000), WITH CERTAIN EXCEPTIONS AND CONDITIONS [CASE HG-2423-APUD]

CHRISTINA NEITZKE-TROIKE, Village President
CANDICE BIELSKI, Village Clerk

Village Trustees
NICHOLAS MULLER
MICHAEL LEPORE
CURT MASON
CJ MCNAUGHTON
ROSE REYNDERS
SUSANNA E. STEILEN

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Homer Glen
Prepared by: Peterson, Johnson, and Murray, LLC, Village Attorneys
1301 W. 22nd Street – Ste. 500 Oak Brook, Illinois 60523

AN ORDINANCE GRANTING APPROVAL OF [1] A PRELIMINARY PLAT OF SUBDIVISION, TO BE REVISED, [2] A MAP AMENDMENT FROM C-2 LOCAL BUSINESS TO R-6A ATTACHED SINGLE-FAMILY RESIDENTIAL DISTRICT, [3] A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT WITH CERTAIN EXCEPTIONS, AND [4] A PRELIMINARY PLAN (SITE IMPROVEMENT PLAN) FOR CERTAIN REAL PROPERTY LOCATED AT THE SOUTHEAST AND SOUTHWEST CORNERS OF HIDDEN VALLEY TRAIL AND 159TH STREET, HOMER GLEN, ILLINOIS, COMMONLY KNOWN AS THE VILLAS OF HIDDEN VALLEY (PINS: 16-05-23-200-025-0000, 16-05-23-100-049-0000, 16-05-23-100-048-0000), WITH CERTAIN EXCEPTIONS AND CONDITIONS [CASE HG-2423-APUD]

WHEREAS, the Village of Homer Glen, Will County, Illinois (the "Village") is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the "Home Rule Powers"); and,

WHEREAS, an application has been filed by Marth Enterprises for [1] a Preliminary Plat of Subdivision, [2] a Map Amendment from C-2 Local Business to R-6A Attached Single-Family Residential District, [3] a Special Use for a Planned Unit Development with certain exceptions, and [4] a Preliminary Plan (Site Improvement Plan) for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159th Street, Homer Glen, Illinois, commonly known as The Villas of Hidden Valley (PINs: 16-05-23-200-025-0000, 16-05-23-100-049-0000, 16-05-23-100-048-0000); and,

WHEREAS, the real property to which the application and this Ordinance relate ("Subject Property"), is commonly known as The Villas of Hidden Valley (PINs: 16-05-23-200-025-0000, 16-05-23-100-049-0000, 16-05-23-100-048-0000); and is legally described in Exhibit A, attached hereto; and,

WHEREAS, pursuant to a public notice published in a newspaper of general circulation within the Village as required by the Code of the Village of Homer Glen, the Plan Commission of the Village held a public hearing with regard to said application on March 20, 2025 and rendered its findings of fact and recommendations to the Board of Trustees of the Village; and,

WHEREAS, the Plan Commission after due consideration of the issues, exhibits, and testimony, made findings of fact which are incorporated into the record of its proceedings which are attached hereto as Exhibits B and C, and recommended approval of [1] a Preliminary Plat of Subdivision, [2] a Map Amendment from C-2 Local Business to R-6A Attached Single-Family Residential District, [3] a Special Use for a Planned Unit Development with certain exceptions, and [4] a Preliminary Plan (Site Improvement Plan) for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159th Street, Homer Glen, Illinois, commonly known as The Villas of Hidden Valley (PINs: 16-05-23-200-025-0000, 16-05-23-100-049-0000, 16-05-23-100-048-0000); and,

WHEREAS, the Village President and Board of Trustees carefully considered public

commentary and the recommendations of the Plan Commission which are incorporated into the record of its proceedings; and,

WHEREAS, the Village President and Board of Trustees, after due consideration have determined that granting [1] a Preliminary Plat of Subdivision, of which Outlot E as depicted thereon, will be revised to include two additional residential units, generally similar to and consistent with Sheet 6 of the Preliminary Engineering Site Plan, dated April 17, 2025, attached hereto as "Exhibit E," [2] a Map Amendment from C-2 Local Business to R-6A Attached Single-Family Residential District, [3] a Special Use for a Planned Unit Development with certain exceptions, and [4] A Preliminary Plan (Site Improvement Plan) for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159th Street, Homer Glen, Illinois, commonly known as The Villas of Hidden Valley (PINs: 16-05-23-200-025-0000, 16-05-23-100-049-0000, 16-05-23-100-048-0000) with certain exceptions and conditions, is in conformance with the Village's Comprehensive Plan and in the best interests of the public health, safety and welfare of the Village's residents.

NOW, THEREFORE, BE IT ORDAINED by the Village President and Village Board of Trustees of the Village of Homer Glen, Will County, Illinois, by and through its Home Rule Powers, as follows:

Section 1. Incorporation of Recitals. That the recitals and findings set forth above, and within the Plan Commission's findings as set forth in Exhibits B and C, are incorporated by reference as if fully set forth herein, and are expressly adopted as recitals and factual findings of the Village Board.

Section 2. Approval of a Preliminary Plat of Subdivision. The Preliminary Plat of Subdivision, attached hereto as "Exhibit D," of which Outlot E as depicted thereon, will be revised in the future to include two additional residential units, generally similar to and consistent with Sheet 6 of the Preliminary Engineering Site Plan, dated April 17, 2025, which is attached hereto as "Exhibit E," is hereby approved as revised.

Section 3. Map Amendment. The official Zoning Map of the Village, as adopted pursuant to the Zoning Ordinance, is hereby amended by classifying the subject property from C-2 Local Business to R-6A Attached Single-Family Residential District.

Section 4. Special Use. The Village hereby grants a Planned Unit Development for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159th Street, Homer Glen, Illinois, commonly known as The Villas of Hidden Valley (PINs: 16-05-23-200-025-0000, 16-05-23-100-049-0000, 16-05-23-100-048-0000), with certain exceptions and conditions:

PUD Exceptions:

1. Reduce minimum lot frontage from 50' to 33.8' (Chapter 220, Attachment 1:3)
2. Reduce minimum corner side yard setback from 47' to 30' for Lots 26 & 27 (Chapter 220, Attachment 1:3)

3. Allow for maximum impervious area to be calculated as an aggregate of the entire PUD. (Chapter 220, Attachment 1:3)
4. Allow 0% of the units to have side-load garages, whereas at least 30% is required (§220-614(A)(6))
5. Reduce the minimum setback requirement for driveways to side property lines from 5' to 0' (§220-614(A)(7))
6. Reduce the minimum building side-to-side separation from 30' to 20' for all lots (§220 Art IX)
7. Reduce the minimum front yard setback from 30' to 25' for all lots (Chapter 138-5(C))
8. Reduce the minimum side yard setback from 10' to 0' for all lots (Chapter 138-5(C))
9. Reduce the minimum rear yard setback from 30' to 25' for lots 1, 2, 49 & 50. Reduce the rear yard setback from 30' to 20' for lots 7, 8, 45 & 46 (Chapter 138-5(C))
10. Reduce the minimum lot width for standard lots from 80' to 52.5' (Chapter 138-5(C))
11. Permit the minimum lot width for cul-de-sac lots to be less than 60' (138-5(C))
12. Increase the maximum number of dwelling units permitted within a residential cluster from 20 to 28 (Chapter 138-5(C))
13. Waive the requirement for a trail or sidewalk within the landscape buffer along 159th Street (Chapter 138-5(C))
14. Permit sidewalks on both sides of the new public right-of-way serving the development, whereas sidewalks are only permitted on 1 side of the street (Chapter 138-5(C))
15. Allow the open space area to be configured at less than 80% of a single whole. (Chapter 138-5(C))
16. To permit the required landscape berm along 159th Street to be less than 3' tall with a 5' width at the highest point of the berm (Chapter 138-3(G)(3)
17. To permit several species of trees as opposed to 1 species of tree for on-site tree mitigation of the removed burr oak trees (Chapter 138-5b(5)(b)

PUD Conditions:

1. Meet all final engineering and building code requirements, including Final Plat submittal.
2. Prior to issuance of any building permits, final draft of Homeowners' Association Covenants shall be submitted to the Village for approval. Such covenants shall provide for the right (but not the obligation) of the Village to cause the common areas to be maintained upon the dissolution or default by the Homeowners' Association at the expense of the Homeowners' Association or of owners of units within the Subject Property.
3. All Outlots shall be owned and maintained by the Homeowner's Association (HOA).
4. Prior to issuance of any building permits, a "dormant" or "backup" Special Service Area (SSA) shall be created to maintain the stormwater management improvements and common spaces in the event that the Homeowners Association fails to do so at some time in the future.
5. Detention and drainage design shall conform to all applicable ordinances of the Village. All detention and retention areas within the Subject Property shall be privately maintained and owned by the Homeowners' Association. No buildings or structures shall be placed in or upon such detention facilities.

6. Developer shall comply with the payment of cash to Village, in lieu of Developer's dedication of park lands, in connection with the development of the Subject Property per §138-4 of the Code of the Village of Homer Glen.
7. The amount of evergreen planting shall be increased along the south property line, within Outlots D, F, and G, which may replace some of the deciduous landscaping in this area. This change shall be reflected on the Final Development Plan set, including the Landscape Plan.
8. The Homeowner's Association for the Villas of Hidden Valley shall responsible for lawn mowing of the landscaped boulevard within Hidden Valley Trail.
9. Construction hours for the project shall be limited to 7 am - 6 pm every day.
10. The common open space area (approximately .63 acres), that will remain after Outlot E is revised in the manner set forth in Section 2 above, will be owned and maintained by the HOA.

Section 5. Preliminary Plan Approval. The Village hereby grants approval of a Preliminary Plan (Site Improvement Plan) for the subject property.

Section 6. Severability. The various portions of this Ordinance are hereby expressly declared to be severable, and the invalidity of any such portion of this Ordinance shall not affect the validity of any other portions of this Ordinance, which shall be enforced to the fullest extent possible.

Section 7. Repealer. All Ordinances or portions of Ordinances previously passed or adopted by the Village of Homer Glen that conflict with or are inconsistent with the provisions of this Ordinance are hereby repealed.

Section 8. Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval.

Section 9. Notice to Applicant. That the Village Clerk is further directed to forward a copy of this Ordinance to the applicant as notification of the passage and approval of this Ordinance.

Adopted this 23rd day of April, 2025 pursuant to a roll call vote as follows:

	YES	NO	ABSENT	PRESENT
Muller	X			
LePore	X			
Mason	X			
McNaughton			X	
Reynders	X			
Steilen	X			
Neitzke-Troike (Village President)				
TOTAL	5		1	

APPROVED by the Village President on April 23, 2025

Christina Neitzke-Troike
Village President

ATTEST:

Candice Bielski
Village Clerk

Legal Description – "Exhibit A"

Location: Southeast and southwest corners of Hidden Valley Trail and 159th Street, Homer Glen, Illinois, commonly known as The Villas of Hidden Valley

PIN: 16-05-23-200-025-0000, 16-05-23-100-049-0000, 16-05-23-100-048-0000

Legal Description

Parcel 1:
That part of the West half of the Northeast quarter of Section 23, Township 36 North, Range 11 East of the Third Principal Meridian, described as follows: Beginning at a point on the East line of the West 35 feet of said West half of the Northeast quarter with the Southerly right of way line Illinois Route 7; thence Southerly 1127.74 feet to the South line of the North 1181.43 feet; thence East to the West line of Hidden Valley Estates Unit 1; thence Northerly along said subdivision line being the Westerly line of Lot 33 and Hidden Valley Trail to the Southerly right of way of Illinois Route 7; thence West along said Southerly right of way to the point of beginning, Together with that part of the West half of the Northeast quarter of Section 23, aforesaid, lying Easterly and Northerly of Hidden Valley Estates Unit 1 and Southerly of Illinois Route 7, excepting that part hereof falling in Hidden Valley Estates Addition recorded December 8, 2003 as document No. R2003-298148 and except therefrom the fee simple title thereof to that part thereof vested in the State of Illinois by decree entered in Case 13ED23 and recorded as document No. R2014-01800 and decree entered in Case 13ED26 and recorded as document No. R2014-020582, in Will County, Illinois.

Parcel 2:
The North 1181.43 feet of the West 35.00 feet of the West half of the Northeast quarter of Section 23, Township 36 North, Range 11 East of the Third Principal Meridian, and also the North 1181.43 feet of the East half of the Northwest quarter of said Section 23, excepting the West 22.00 feet thereof; and also excepting the East 110.00 feet of the West 132.00 feet of the North 396.00 feet thereof; and also excepting therefrom that part of the Northwest quarter of Section 23, Township 36 North, Range 11 East of the Third Principal Meridian described as follows: commencing at a point on the North line of the said Northwest quarter that is 99.75 feet west of the East line of the said Northwest quarter; thence Southerly along a line parallel with the said East line of the Northwest quarter 53.66 feet to a point on the Southerly right of way line of Illinois Highway Route No. 7 for a point of beginning; thence Westerly along the said Southerly right of way line of Illinois Highway No. 7, 1047.00 feet to a point; thence Southerly along a line parallel with the said East line of the Northwest quarter, 514.56 feet to a point; thence Easterly parallel with the said North line of the Northwest quarter, 847.00 feet to a point; thence Northerly along a line parallel with the said East line of the Northwest quarter, 217.11 feet to a point; thence Easterly along a line parallel with the said North line of the Northwest quarter, 200.00 feet to a point; thence Northerly along a line parallel with the said East line of the Northwest quarter, 297.00 feet to the point of beginning, except that part hereof falling in Hidden Valley Estates Addition recorded December 8, 2003 as document No. R2003-298148, and excepting therefrom the fee simple title thereof to that part thereof vested in the State of Illinois by decree entered in Case 13ED19 and recorded as document No. 2014-017999, Will County, Illinois.

Parcel 3:
That part of the Northwest quarter of Section 23, Township 36 North, Range 11 East of the Third Principal Meridian described as follows: commencing at a point on the North line of the said Northwest quarter that is 99.75 feet West of the East line of the said Northwest quarter; thence Southerly along a line parallel with the said East Line of the Northwest quarter, 53.66 feet to a point on the Southerly right of way of Illinois Highway No. 7 for a point of beginning; thence Westerly along the said Southerly right of way line of Illinois Highway No. 7, 1047.00 feet to a point; thence Southerly along a line parallel with the said East line of the Northwest quarter, 514.56 feet to a point; thence easterly parallel with the said North line of the Northwest quarter, 847.00 feet to a point; thence Northerly along a line parallel with the said East line of the Northwest quarter, 217.11 feet to a point; thence Easterly along a line parallel with the said North line of the Northwest quarter, 200.00 feet to a point; thence Northerly along a line parallel with the said East line of the Northwest quarter, 297.00 feet to the point of beginning, all in Homer Township, except therefrom the fee simple title thereof to that part thereof vested in the State of Illinois by decree entered in Case 13ED18 and recorded as document No. 2014-017993, in Will County, Illinois.

Findings of Fact-"Exhibit B"
Standards for Re-zoning

The Homer Glen Zoning Code states the required standards for making findings of fact for zoning approvals. The Code requires that the Plan Commissioners consider the following corresponding standards in making its finding and determining a recommendation to send to the Village Board. Chapter 220-1208D of the Code of the Village of Homer Glen lists the standards by which the Plan Commission shall make the findings of fact. The applicant has submitted the following responses to the re-zoning factors:

1. *Existing Uses of Property in the General Area.*
   The area to the south of the subject property is single-family residential entered through the subject property via Hidden Valley Drive, with a residential entry at 159th Street. Additional single-family residential is to the east. To the north is a mix of commercial, industrial, residential and agricultural, and vacant /agricultural. To the west are rural residential and commercial /industrial uses.

2. *The Zoning Classification of Property in the Area.*
   The subject site is zoned C-2 (Local Business) but is split by Hidden Valley Drive - the only access to the residences in the R-3 zoning to the South. The residences to the east are in R-4 Single-family Residential zoning. To the north is a mix of C-2 Local Business zoning, C-3 General Business, R-6 Multi-family, R-6A Attached Single Family, more R-5 Single family, R-4 Single family, and I-1 Industrial and I-2 General Industrial.

3. *The suitability of the property in question to the uses permitted under the existing zoning classification.*
   The site is unsuitable for Local Business zoning / use. It is long and narrow, with limited opportunities for commercial access. Any business would have difficulty establishing reasonable commercial access and parking, and would have no relation to other nearby businesses. The businesses this district was designed for are now located at other locations. The sole access point is the only access to the subdivision to the South off of Hidden Valley Drive.

4. *The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification.*
   The trend in the nearby area is towards residential use. Single-family development with little open space has occurred to the south and east. Agriculture / open space remains to the north and west. Development of the subject site with attached single-family homes clustered along drives east and west of Hidden Valley, with upgrading the maintenance of the existing detention, and preserved trees and open space would be the next step in the residential trend.

5. *The change in zoning is in conformance with the comprehensive plan of the Village and its official map.*

The Village planning for the subject property is no longer reflective of ongoing development. The subject site is zoned C-2 (local business) even though lacking direct access to 159th Street and lacking the depth needed for commercial frontage and parking fields. The Land Use Plan continues to show the site as commercial, even though commercial growth has moved north on Bell Road and further east along 159th. As the Plan states: *"It should be emphasized that the Land Use Plan is a general guide for growth and development within the planning jurisdiction. The Land Use Plan does not impose site development requirements. While it is specific enough to provide guidance on land use decisions, it is also flexible*
enough to allow for individual negotiations and the consideration of creative approaches to land development that are consistent with the policies and guidelines included in the Comprehensive Plan." Plan Pg 19.

6. *The length of time the property has been vacant as zoned, considered in context of the land development in the area surrounding the subject property.*
Development of the surrounding property has been slow, but the land to the south and east is almost completely developed as residential, with little or no open space or even neighborhood park land. No development has occurred on the property, and essentially no development of the property is likely under the current C-2 zoning.

7. *The extent to which property values are diminished by particular zoning restrictions.*
The property is essentially un-marketable for commercial use under current C-2 zoning. Limitations include no direct access to 159th, with access only through the residential Hidden Valley Drive entrance, lack of depth for commercial structures and parking fields, limited north south dimension, existing stormwater facilities, and use conflicts with Hidden Valley Drive residents.

Findings of Fact-"Exhibit C"
Standards for Special Use Permit

Section 220-1209D of the Code of the Village of Homer Glen states the required standards for making findings of fact for a special use (and any amendments thereto). The applicant has submitted the following responses to the special use standards:

1. *That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.*
   Development of the site as proposed with individually owned attached single-family homes will have no detrimental effects. The restoration of the open water and naturalized area for detention will be positive to all community and neighbor interests. The preserved open areas and buffering to the north along 159th street, the naturalized detention and the provision of a neighborhood park all provide enhancement to the public health, safety, morals, comfort and welfare.

2. *The proposed use at the proposed location will not have an undue or substantial adverse effect, above and beyond that inherently associated with such use, irrespective of the location in the particular zoning district, upon adjacent property, the character of the neighborhood, or other matters affecting the public health, safety and welfare of the community.*
   The attached owner occupied attached single-family Villas of Hidden Valley development as a conservation development will be very consistent with the surrounding residential development. The preservation of open area and water management at the north of the site, and provision of open space and open water as part of the naturalized modern detention area, improved managed drainage for the surrounding area will all positively affect the public health,
   safety and welfare of the community.

3. *That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*
   The attached single-family Villas of Hidden Valley conservation subdivision will have no negative effect on use, enjoyment nor value of surrounding property. The attached single-family units - designed as owner occupied next homes for those downsizing from larger single-family homes, and desiring community property maintenance, will fit well in the community. The property will be well buffered with perimeter open space, and open water and naturalized detention to the north. The attached single-family units are likely to enhance area property value, relative to any form of commercial development of the site.

4. *The proposed use at the particular location is desirable to provide a service or facility in the interest of public convenience and the gain to the public and all or a part of the community exceeds the hardship imposed upon the property owner.*

The Villas of Hidden Valley will provide substantial gain to public convenience and to the public. The attached owner-occupied single-family homes will provide a housing opportunity for Homer Glen residents desiring to downsize but remain in the community. The Villas of Hidden Valley are single family ranch homes, and provide maintenance free living. The plan provides for preservation of the prairie scape open water drainage along 159th Street, improved area drainage, and a new open space / community park site.

5. *The proposed special use is generally suitable for the particular zoning district and will not adversely affect development of adjacent properties in accord with the applicable district regulations.*
   The proposed Villas of Hidden Valley attached single family homes are consistent with the surrounding residential development. The surrounding residential zoning to the south and east is essentially fully developed, with the only access to the homes to the south through this site. Residential development is clustered to the east and west to take into account existing prairie and open water, and needed buffering of 159th Street. No negative impact on the vacant / agricultural / commercial / industrial properties to the north across 159th street will occur.

6. *That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*
   The bulk of surrounding property south of 159th is developed as residential. The proposed attached single-family homes developed as a conservation subdivision will be fully compatible with the existing residential uses surrounding the property. The proposed residential development of the property will not impede development of permitted commercial uses on property to the north across 159th or to the west.

7. *That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.*
   The attached single-family homes planned for the Villas of Hidden Valley are designed in a very traditional style, feature brick construction, and appropriate detailing, consistent with the single-family homes to the south and east. Each home will typically be about 2,000 to 2,200 square feet, have two bedrooms, two baths, a great room/ family room / dining room area, and a generous kitchen. Some homes will have a flex room that can be a separate dining room, den or office. Most homes will have a basement. Each home will have a two-car attached garage.

8. *That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.*
   All access ways, storm water management and utilities and other necessary facilities will be provided. Storm water is managed in naturalized open water ponds to the east and west

of Hidden Valley Drive. Public park / open space is provided at 159th and Hidden Valley Drive, with smaller open space / park acres at the east and west ends of the property.

9. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
   All access will be to Hidden Valley Drive. Residential development will minimize the new traffic entering 159th at Hidden Valley Drive. Ample provision is made for fire trucks, delivery trucks, garbage trucks and other larger vehicles serving homes off of Hidden Valley Drive.

10. *The proposed use has been considered in relation to the location, goals and objectives of the Village's Comprehensive Plan and is in general accord with the guidelines of the plan.*
    The proposed residential use, with development as a conservation subdivision, will enhance residential opportunities in accord with the Comprehensive Plan. Continued limitation of use of the site to commercial no longer reflects existing development patterns in the Village.

Plan Commission Recommendation

Chairman Hand asked for a motion. Commissioner Stanly made a motion to recommend approval of a Preliminary Plat of Subdivision for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159th Street (HG-2423-APUD)? The motion was seconded by Commissioner Foley. A roll call vote was taken, where Commissioners Stanly, Komperda, Foley and Chairman Hand voted in favor of approval, and Commissioner Lyons voted unfavorable. The motion passed with four (4) favorable votes to approve and one unfavorable vote. This will go before the Village Board tentatively on April 9, 2025.

Chairman Hand asked for a motion. Commissioner Stanly made a motion to adopt the applicants' findings as the findings of the Plan Commission and recommend approval of a Map Amendment (rezoning) from C-2 Local Business to R-6A Attached Single-Family Residential District, for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159th Street (HG-2423-APUD)? The motion was seconded by Commissioner Komperda. A roll call vote was taken, where Commissioners Stanly, Komperda, Foley and Chairman Hand voted in favor of approval, and Commissioner Lyons voted unfavorable. The motion passed with four (4) favorable votes to approve and one unfavorable vote. This will go before the Village Board tentatively on April 9, 2025.

Chairman Hand asked for a motion. Commissioner Stanly made a motion to recommend approval of Site Improvement Plans for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159th Street for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159th Street (HG-2423-APUD)? The motion was seconded by Commissioner Komperda. A roll call vote was taken, where Commissioners Foley, Komperda, Stanly and Chairman Hand voted in favor of approval, and Commissioner Lyons voted unfavorable. The motion passed with four (4) favorable votes to approve and one unfavorable vote. This will go before the Village Board tentatively on April 9, 2025.

Chairman Hand asked for a motion. Commissioner Stanly made a motion to adopt the applicants' findings as the findings of the Plan Commission and recommend approval with conditions of a Special Use for a Planned Unit Development with certain exceptions and subject to the conditions listed below for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159th Street (HG-2423-APUD)? The exceptions and conditions are listed as follows:

PUD Exceptions:

1. Reduce minimum lot frontage from 50' to 33.8' (Chapter 220, Attachment 1:3)
2. Reduce minimum corner side yard setback from 47' to 30' (Chapter 220, Attachment 1:3)
3. Allow for maximum impervious area to be calculated as an aggregate of the entire PUD. (Chapter 220, Attachment 1:3)
4. Allow 0% of the units to have side-load garages, whereas at least 30% is required (§220-614(A)(6))
5. Reduce the minimum setback requirement for driveways to side property lines from 5' to 0' (§220-614(A)(7))
6. Reduce the minimum building side-to-side separation from 30' to 20' for all lots (§220 Art IX)
7. Reduce the minimum front yard setback from 30' to 25' for all lots (Chapter 138-5(C))
8. Reduce the minimum side yard setback from 10' to 0' for all lots (Chapter 138-5(C))
9. Reduce the minimum rear yard setback from 30' to 20' for lots 7, 8, 45 & 46 (Chapter 138-5(C))

10. Reduce the minimum lot width for standard lots from 80' to 52.5' (Chapter 138-5(C))
11. Permit the minimum lot width for cul-de-sac lots to be less than 60' (138-5(C))
12. Increase the maximum number of dwelling units permitted within a residential cluster from 20 to 26 (Chapter 138-5(C))
13. Waive the requirement for a trail or sidewalk within the landscape buffer along 159th Street (Chapter 138-5(C))
14. Permit sidewalks on both sides of Eastwood and Westwood Court, whereas sidewalks are only permitted on 1 side of the street (Chapter 138-5(C))
15. Allow the open space area to be configured at less than 80% of a single whole. (Chapter 138-5(C))
16. To permit the required landscape berm along 159th Street to be less than 3' tall with a 5' width at the highest point of the berm (Chapter 138-3(G)(3)
17. To permit several species of trees as opposed to 1 species of tree for on-site tree mitigation of the removed burr oak trees (Chapter 138-5b(5)(b))

PUD Conditions:

1. Meet all final engineering and building code requirements, including Final Plat submittal.
2. Prior to issuance of any building permits, final draft of Homeowners' Association Covenants shall be submitted to the Village for approval. Such covenants shall provide for the right (but not the obligation) of the Village to cause the common areas to be maintained upon the dissolution or default by the Homeowners' Association at the expense of the Homeowners' Association or of owners of units within the Subject Property.
3. All Outlots, with the exception of Outlot E (public park), shall be owned and maintained by the Homeowner's Association (HOA)
4. Prior to issuance of any building permits, a "dormant" or "backup" Special Service Area (SSA) shall be created to maintain the stormwater management improvements and common spaces in the event that the Homeowners Association fails to do so at some time in the future.
5. Detention and drainage design shall conform to all applicable ordinances of the Village. All detention and retention areas within the Subject Property shall be privately maintained and owned by the Homeowners' Association. No buildings or structures shall be placed in or upon such detention facilities.
6. Developer shall comply with the park donation ordinance of the Village in connection with the development of the Subject Property. Developer shall construct a park on "OUTLOT E", as shown on the preliminary plat. All park property to be dedicated to the Village hereunder shall be constructed in accordance with plans and specifications approved by the Village. "OUTLOT E" shall be dedicated to the Village no later than the issuance of fifty percent (50%) of the certificates of occupancy for all dwelling units to be located within the Subject Property, provided, however, that the Village shall not be required to accept any such park property unless and until the following conditions have been met:
   a) The seed has achieved a level of germination and growth reasonably satisfactory.
   b) The landscaping has been inspected and approved by the Village.

The motion was seconded by Commissioner Foley. A roll call vote was taken, where Commissioners Komperda, Foley, Stanly and Chairman Hand voted in favor of approval, and Commissioner Lyons voted unfavorable. The motion passed with four (4) favorable votes to approve and one unfavorable vote. This will go before the Village Board tentatively on April 9, 2025.

The Villas of Hidden Valley West



MARTH CONSTRUCTION

RECEIVED
By Christopher Gruba at 7:46 am, Feb 13, 2026

RECEIVED
10.31.24

MARTH CONSTRUCTION

The Villas of Hidden Valley

Color Renderings













RECEIVED
10.31.24

Rear Elevation

DRAFT

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VILLAS OF HIDDEN VALLEY PHASE I, HOMER GLEN, IL

THIS DECLARATION made this ____ day of _____, 2026 by Villas of Hidden Valley LLC., an Illinois Limited Liability Company (hereinafter referred to as the "Declarant").

R E C I T A L S

A. The Declarant is the record owner of certain real estate located in the Village of Homer Glen, County of Will, State of Illinois, which is legally described on Exhibit "A" ("Property") and which is commonly known as the Villas of Hidden Valley Phase I.

B. The Declarant wishes to submit the Property to the provisions of this Declaration in the manner hereinafter provided and has formed (or will form) an Illinois not-for-profit corporation known as the Villas of Hidden Valley Phase I Homeowners Association for the purposes of owning, maintaining and administering certain portions of the Property and the facilities and improvements thereon, as hereinafter provided.

C. The property is a portion of a Planned Unit Development approved by the Village of Homer Glen as the Villas of Hidden Valley Phase I and are hereby subjected to the covenants herein.

NOW, THEREFORE, Declarant hereby declares that all of the Property shall be held, sold and conveyed subject to the following covenants, conditions, easements and restrictions, all of which shall run with the Property, as hereinafter defined, and be binding on all parties having or acquiring any right, title and interest in the Property or any part thereof, and shall inure to the benefit of each Owner thereof.

ARTICLE ONE
DEFINITIONS

The following words, when used in this Declaration or in any Supplementary Declaration shall, unless the context shall prohibit, have the following meanings:

1.01 Association. The Villas of Hidden Valley Phase I Homeowners Association, an Illinois not-for-profit corporation, its successors and assigns.

1.02 Property. The Property as hereinabove described and further described in Exhibit "A".

1.03 Common Area. All area within the Property, together with all improvements and facilities thereon, which is not part of a Dwelling Lot, including but not limited to any and all private roads and storm water management facilities, as described on the plat of survey and attached hereto and incorporated herein as Exhibit "B".

1.04 Lot. Any plot of land shown upon the Plat of Subdivision which is designated as a separate Lot thereon and which may be improved with a dwelling.

1.05 Dwelling Unit. The portion of a Building located on a Lot deeded to the record Owner.

1.06 Owner. The record owner, whether one or more persons, individuals or entities, of a fee-simple title to any lot which is a part of the Property, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

1.07 Declarant. Villas of Hidden Valley LLC, an Illinois Limited Liability Company.

1.08 Developer. Villas of Hidden Valley LLC, an Illinois Limited Liability Company or Marth Enterprises, Inc.as applicable.

1.09 Board. The Board of Directors of the Villas of Hidden Valley Phase I Homeowners Association, an Illinois not-for-profit corporation.

1.10 By-Laws. The provisions for the administration of the Property.

1.11 Common Expenses. The expenses of administration (including management and professional services), maintenance, operation, repair, replacement and landscaping of the Common Area; the cost of additions, alterations, or costs or improvements to the Common Areas, the cost of insurance required or permitted to be obtained by the Board; utility expenses for the Common Area; the expenses designated as Common Expenses by this Declaration, or the By-Laws; and any other expenses lawfully incurred by the Association for the common benefit of all the owners.

1.12 Building. A structure where residents live for residential purposes only.

1.13 First Mortgagee. The holder of a bona fide first mortgage, First Trust Deed or equivalent security interest covering a Lot.

1.14 Voting Member. The individual who shall be entitled to vote in person or by proxy in relation to a Dwelling Unit at meetings of the Owners, as more fully set forth in Article 2 and Article 3, Section 10.

ARTICLE TWO
MEMBERSHIP AND BOARD OF DIRECTORS

2.01 Membership. Every owner of a Dwelling Unit shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Dwelling Unit. Ownership of a Dwelling Unit shall be the sole qualification for membership.

2.02 Voting Rights.

(a) Subject to the provisions of Section 3.10 (d), voting rights of the members of the Residential Association shall be vested exclusively in the Voting Members. One individual shall be designated as the "Voting Member" for each Dwelling Unit Ownership. The Voting Member or his proxy shall be the individual who shall be entitled to vote at meetings of the Owners. If the Record ownership of a Dwelling Unit shall be in more than one person, or if an Owner is a trustee, corporation, partnership, or other legal entity, then the Voting Member for the Dwelling Unit shall be designated by such Owner or Owners in writing to the Board and if in the case of multiple individual Owners no designation is given, then the Board at its election may recognize any individual Owner of the Dwelling Unit as the Voting Member for such Dwelling Unit.

(b) Prior to the Turnover Date, all of the voting rights at each meeting of the Residential Association shall be vested exclusively in the Developer and the Owners shall have no voting rights. From and after the Turnover Date, all of the voting rights at any meeting of the Residential Association shall be vested in the Voting Members and each Voting Member shall have one (1) vote. From and after the Turnover Date any action may be taken by the Voting Members at any meeting at which a quorum is present (as provided in the By-Laws) upon an affirmative vote of a majority by the Voting Members present at such meeting, except as otherwise provided herein or in the By-Laws.

2.03 Board of Directors.

The Association shall be governed by a Board of Directors (the Board) comprised of three (3) persons, or such greater number as may be provided in the By-Laws, duly appointed by the Developer or elected by the members of the Association as provided herein and in the By-Laws. Except for Directors appointed by Developer, Directors shall be members of the Association. The Board shall maintain and administer the Common Areas and certain portions of the Lots and improvements thereon in accordance with the terms and provisions of this Declaration and the By-Laws. Prior to the appointment of the first Board, the Developer shall be accorded all powers and privileges and act in the capacity of the Board and may perform all its functions as set forth in this Declaration and in the By-Laws.

2.04 Appointment of Directors by Developer.

Notwithstanding anything in this Declaration or the By Laws of the Association to the contrary, until the election of a new Board at the initial meeting of members of the Association, the Board shall consist of and vacancies shall be filled by such persons (not less than three (3) as the Developer shall from time to time appoint, who need not be members of the Association. Said initial meeting shall be held upon not less than fifteen (15) days' written notice given by the Developer to the members of the Association. Such meeting shall be held on such date (the Turnover Date) as the Developer in its sole discretion shall determine, but in no event later than the date Developer has conveyed all of the lots in the property, including any additional property. Prior to the Turnover Date, neither the Articles of Incorporation of the Association, this Declaration, nor the By-Laws shall be amended, modified or changed without the prior written consent of Developer. Prior to the Turnover Date, Developer may, in its sole discretion, without affecting its right to appoint the Directors, appoint one or more members of the Association to act as non-voting advisors to the Board.

2.05 Election of Directors by Members.

On the Turnover Date a new Board shall be elected as provided in the By-Laws.

2.06 Director and Officer Liability.

Neither the Directors nor the Officers of the Association shall be personally liable to the Owners or the Association for any mistake of judgment or for any other acts or omissions of any nature whatsoever as such Directors or Officers except for any acts or omissions found by a court to constitute gross negligence or fraud. The Association shall indemnify and hold harmless the Directors and Officers, their heirs and legal representatives, against all contractual and other liabilities to others arising out of contracts made by or other acts of the Directors and Officers on behalf of the Owners or the Association or arising out of their status as Directors or Officers unless any such contract or act shall have been made fraudulently or with gross negligence. The foregoing indemnification shall include indemnification against all costs and expenses (including, but not limited to, attorneys' fees, amounts of judgments paid and amounts paid in settlement) actually and reasonably incurred in connection with the defense of any claim, action, suit or proceeding, whether civil, criminal, administrative or other, in which any such Director or Officer may be involved by virtue of being or having been such Director or Officer; provided, however, that such indemnity shall not be operative with respect to (i) any matter settled or comprised unless, in the opinion of independent counsel selected by the Board or in opinion of

independent counsel selected by or in a manner determined by the Board there is no reasonable ground for such person being adjudged liable for gross negligence or fraud in the performance of his duties as such Director or Officer.

ARTICLE THREE
EASEMENTS AND PROPERTY RIGHTS

3.01 Easements of Use and Enjoyment.

An easement is hereby declared and created over and upon the Common Area for the benefit of the entire Property, and every Owner shall have a right and easement of use and enjoyment and a right of access to and of ingress and egress on, over, across, in, upon and to the Common Area, and such right and easement shall be appurtenant to and shall pass with title to every Lot, subject to the following provisions:

(a) The right of the Association, in accordance with its By-Laws, to adopt rules and regulations governing the use, operation and maintenance of the Common Area.

(b) The right of the Association, in accordance with its By-Laws, to borrow money for the purpose of improving, maintaining and repairing the Common Area and facilities located thereon and the easements in favor of the Association and in aid thereof to mortgage the Common Area, provided that the rights of any such mortgagee in and to the Common Area shall, in the event of default, be limited to a right, after taking possession of such properties, to charge admission and other fees for the use and enjoyment by the Owners until the mortgage debt is satisfied, whereupon the possession of such properties shall be returned to the Association and all rights of the Owners hereunder shall be fully restored. Notwithstanding the foregoing, no mortgage shall be placed upon the Common Area unless such mortgage is approved by the Board and by more than fifty percent (50%) of the members, other than Declarant, voting at a general or special meeting duly called and held in accordance with the By-Laws, and by the mortgagees, as provided in Paragraph 6.01 hereof, provided that as long as Declarant owns a Lot, Developer's written consent to any such mortgage shall also be required.

(c) The right of the Association to dedicate or transfer all or any part of the Common Area or any utility system thereon to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members, provided that no such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer, signed by two-thirds (2/3) of the members of the Board of Directors, has been recorded, and the approval of mortgagees, as provided in Paragraph 6.01, has been obtained; provided further that as long as the Developer has the power to appoint a Director of the Association such instrument must also be signed by Developer. No such dedication or transfer shall restrict the right of each lot owner to an easement for ingress and egress. Outlot E – Tree Preservation/Conservation Easement, and upon request of the Village, Outlot A, B & H, Stormwater Management Easements.

3.02 Right of Occupants.

All persons who reside on a Lot shall have the same rights to use and enjoy the Common Area and all improvements situated thereon as the Owner of that Lot.

3.03 Utility Easements and Other Easements.

The Municipality, County and all public and private utilities (including cable companies) serving the Premises are hereby granted the right to lay, construct, renew, operate and maintain conduits cables, pipes, wires, transformers, switching apparatus and other equipment, into and through the Common Area for the purpose of providing utility services to the Premises or any other portion of the Property.

The Association is granted easements as shown on the Plat, included but not limited to the Outlot D, E & G Tree Preservation / Conservation Easements , Landscape Easement, Sign Easement, Outlot A, B & H Stormwater Management Easements.

3.04 Encroachments.

In the event that (a) by reason of design, construction, location, repair, settlement, shifting or movement, any dwelling, or other improvement as originally constructed by the Developer on any Lot or upon the Common Area overhangs or otherwise encroaches or shall hereafter encroach upon any other Lot or upon the Common Area, or (b) by reason of such design, construction, location, repair, settlement, shifting or movement it shall be necessary or advantageous to any Owner to use or occupy any portion of the Common Area for any reasonable use appurtenant thereto which will not unreasonably interfere with the use or enjoyment of the Common Area by other Owners, or (c) by reason of the design or construction of utility, ventilation and exhaust systems, as originally constructed by Developer, any mains, pipes, ducts or conduits servicing any Lot or more than one (1) Lot, encroach or shall hereafter encroach upon any part of any Lot or the Common Area, then, in any such case, valid easements for the maintenance of such encroachment and for such use of the Common Area, together with the right to enter upon such other Lot or Common Area to maintain, repair, replace such encroachment, are hereby established and shall exist for the benefit of such Lot or the Common Area, as the case may be, so long as such dwelling, garage or other improvement is rebuilt, the same encroachment may be reestablished and the easements herein granted for the maintenance, repair and replacement thereof shall continue in force; provided further that in no event shall a valid easement for any encroachment or use of the Common Area be created in favor of any Owner if such encroachment or use was created by the intentional, willful or negligent conduct of any Owner or that of his agent.

3.05 Transfer of Common Area to Association.

Declarant will convey to the Association and the Association shall accept the Common Area and easements herein described and any additions thereto, together with such facilities and improvements as the Developer may elect to install thereon and subject to such easements as the Developer may cause to be placed thereon, at such time or times as the Developer shall determine, provided that all Common Area shall be conveyed to the Association no later than sixty (60) days after the Turnover Date.

3.06 Maintenance of Common Area Prior to Conveyance to Association.

Notwithstanding the retention by Declarant of title to all or any portion of the Property designated herein to in any recorded Supplementary Declaration as Common Area, the Association shall, from the Owner's assessments, pay or reimburse the Developer for all real estate taxes and all other costs and expenses arising out of or incident to the ownership, maintenance and repair of such portion of the Common Area that is available for use by the Owners to the same extent as such costs and expenses would be the obligation of the Association if it were the record owner thereof.

3.07 Easements to Run with the Land.

All easements and rights described herein are easements appurtenant, running with the land, perpetually in force and effect, and at all times shall inure to the benefit of and be binding upon any Owner, purchaser, mortgagee or other person having an interest in the Property, or any part or portion thereof. Reference in the respective deeds of conveyance or in any mortgage or trust deed or other evidence or obligation to the easements and rights described in this Article or in any other part of this Declaration shall be sufficient to create and reserve such easements and rights to the respective grantees, mortgagees or trustees as fully and completely as though such easements and rights were recited fully and set forth in their entirety in such documents.

3.08 Stormwater Management Easement.

The portion of the Property described as the Drainage, Public Utility, Tree Preservation/Conservation, Landscaping and Sign Easement were created for the purpose of protecting the scenic attractiveness of the community and providing for storm water management and other public services. The Association shall have the obligation of perpetual duration to maintain, repair and replace said easement property and Stormwater Management Easements on Outlot A, B & H as shown on the Plat.

3.09 Management & Maintenance of Sign, Landscape, Tree Preservation/Conservation, Open Space, Drainage and Stormwater Management Easements.

Anything to the contrary contained in this Declaration notwithstanding, the Owners, their heirs, successors and assigns, covenant to do and refrain from doing upon the Sign, Landscape, Tree Preservation/Conservation, Open Space, Drainage and Stormwater Management easement property the various acts hereinafter set forth:

(a) The general topography of the stormwater management and drainage easement property shall be maintained in its present condition to the fullest extent practicable and no excavation, filling or typographic changes shall be made.

(b) No dumping or placing of trash, waste, soil or other substances or materials on any easement property shall be permitted.

(c) To the fullest extent practicable, the planting and landscaping on the stormwater management easement property shall be maintained in a condition that storm water storage and flow shall not be impeded.

(d) Maintenance and planting of the Sign, Landscape, Tree Preservation/Conservation and Stormwater Management easement property shall be provided for by By-Laws adopted by the Board.

3.10 CONDEMNATION:

In the case of a taking or condemnation by competent authority of any part of the Common Area, the proceeds awarded in such condemnation shall be paid to the Residential Association and such proceeds, together with any Common Area Capital Reserve being held for such part of the Common Area shall, in the discretion of the Board, either (i) be applied to pay the Association Expenses, including for the improvement of the remaining Common Area, (ii) be distributed to the Owners and their respective Mortgagees, as their interests may appear, in equal shares, or (iii) be used to acquire additional real estate to be used and maintained for the mutual benefit of all Owners, as Common Area under this Declaration.

3.10 Developer's Reserved Rights and Special Provisions During Development Period

In General: In addition to any rights or powers reserved to the Developer under the provisions of this Declaration or the By-Laws, the Developer shall have the rights and powers set forth in this Article. Anything in this Declaration or the By-Laws to the contrary notwithstanding, the provisions set forth in this Article shall govern. If not sooner terminated as provided in this Article, the provisions of this Article shall terminate and be of no further force and effect from and after such time as the Developer is no longer vested with or controls title to any part of the Development Area.

(a) PROMOTION OF PROJECT: In connection with the promotion or sale of any improvements upon the Development Area: (i) the Developer shall have the right and power, within its sole discretion, to construct such temporary or permanent improvements, or to do such acts or other things in, on, or to the Parcel as the Developer may, from time to time, determine to be necessary or advisable, including, without limitation, the right to construct and maintain model Dwelling Units, sales or leasing offices, parking areas, advertising signs, lighting and banners, or other promotional facilities at such locations and in such forms as the Developer may deem advisable; and (ii) Developer, its agents, prospective purchasers and tenants, shall have the right of ingress, egress and parking in and through, and the right to use and enjoy the Common Area, at any and all reasonable times without fee or charge.

(b) CONSTRUCTION ON PARCEL: In connection with the construction of improvements to any part of the Development Area, the Developer, its agents and contractors, shall have the right, at the Developer's own expense, (but shall not be obligated) to make such alterations, additions or improvements to any part of the Parcel including, without limitation, the construction, reconstruction or alteration of any temporary or permanent improvements to any structure which shall contain Dwelling Units which the Developer deems, in its sole discretion, to be necessary or advisable, and the landscaping, sodding or planting and replanting of any unimproved portions of the Parcel. In connection with the rights provided in the preceding sentence, the Developer, its agents and contractors, shall have the right of ingress, egress and parking on

the Parcel and the right to store construction equipment and materials on the Parcel without the payment of any fee or charge whatsoever.

(c) DEVELOPER CONTROL OF ASSOCATION: The Developer controlled Boards shall consist solely of three (3) persons from time to time designated by the Developer, which persons may, but need not, be members under Section 2.01. Thereafter, the Board shall consist of three (3) persons. Developer's rights under this Section to designate the members of the Board shall terminate on the first to occur of (i) such time as Developer no longer holds or controls title to any part of the Development Area, (ii) the giving of written notice by Developer to the Residential Association of Developer's election to terminate such rights, (iii) ten years from the date of Recording hereof or (iv) within sixty (60) days of the consummation of the sale of 75% of the maximum number of Dwelling Units which may be located in the Development Area. The date on which the Developer's rights under this Section shall terminate shall be referred to as the "Turnover Date." Prior to the Turnover Date, the Voting Members may elect that number of non-voting counselors to the Board as the Developer may, in its sole discretion, permit. From and after the Turnover Date, the Board shall be constituted and elected as provided in the By-Laws. Prior to the Turnover Date all of the voting rights at each meeting of the Owners shall be vested exclusively in the Developer and the Delegates shall have no voting rights.

(d) OTHER RIGHTS: The Developer shall have the right and power to execute all documents and do all other acts and things affecting the Parcel which, in Developer's opinion, are necessary or desirable in connection with the rights of Developer under this Declaration.

(f) ASSIGNMENT BY DEVELOPER: All rights which are specified in this Declaration to be rights of the Developer are mortgageable, pledgeable, assignable or transferable. Any successor to, or assignee of, the rights of the Developer hereunder (whether as the result of voluntary assignment, foreclosure, assignment in lieu of foreclosure, or otherwise) shall hold or be entitled to exercise the rights of Developer hereunder as fully as if named as such party herein. No such successor assignee of the acts of Developer hereunder shall have or incur any liability for the acts of any other party which previously exercised or subsequently shall exercise such rights.

ARTICLE FOUR
MAINTENANCE BY ASSOCIATION AND OWNERS

4.01 Association's Obligations.

In addition to the rights, powers and duties of the Association under applicable law or as otherwise set forth in this Declaration and in the By-Laws of the Association shall have the following rights, powers and duties with regard to the Common Area, the cost and expense of which shall be paid for by the Association from assessment fund:

(a) Lot. The Association shall maintain, repair, and replace all lawn, landscaping, trees or bushes and perennial plants provided by the Developer starting 1 year after planting. Included in the exterior maintenance will be grass cutting, fertilizing, trimming of bushes or trees, maintaining mulch areas, maintain, repair and keep in good working condition lawn sprinkler system, snow removal from driveways, front walks and public walks upon each lot.

(b) Stormwater Management, Tree Preservation/Conservation, Landscape and Sign Easements. The Association shall maintain, repair and replace all trees, bushes and perennials (starting 1 year after planting), trimming of bushes or trees and maintaining mulch areas. The Association shall maintain and replace as needed the irrigation well and fountains (if any). Maintenance surrounding the stormwater management easements including but not limited to retaining walls and guardrail fencing shall be the responsibility of the Association for perpetual duration.

(c) Building. The association shall maintain, repair and replace all roofs, siding and gutters upon each building. To the extent feasible, any repair or replacement of siding, gutter and roof to be consistent across the entirety of the individual building.

(d) Common Area. The Association shall repair, replace and maintain the Common Areas and all facilities, improvements, equipment (including fencing) entrance sign easements and signs, and pay for all expenses and services in connection therewith, including without limiting the generality of the foregoing: storm water management facilities including within easements, comprehensive liability, hazard and other insurance, payment of all taxes, assessments and other liens and encumbrances which are assessed to or charged against the Common Area or other property owned by the Association, and such other services for the Common Area as the Board deems to be in the best interest of the Association and its members.

4.02 Owners' Obligations.

Except for that which the Association is to provide or is liable for pursuant to Paragraph 4.01 (a, c), each Owner, at his sole cost and expense, shall maintain, repair and replace his dwelling and Lot and the improvements thereon, keeping the same sightly and in good condition and repair, including, without limitation, window washing repair and replacement, maintain dusk to dawn front exterior lighting in working condition so front exterior lights are on dusk to dawn, watering of all landscaping on the Lot, maintain repair and replace air conditioner of dwelling or elsewhere on his Lot. The Association, in addition to all other remedies available to it hereunder or by law, and without waiving any of said alternate remedies, shall have the right (but not the obligation), through its employees and agents or through independent contractors, upon reasonable notice or, in the case of an emergency, without notice, to enter upon any Lot and, if required, into any dwelling, to repair and maintain the Lot and the improvements situated thereon. Each Owner, by acceptance of a deed of his Lot, hereby covenants and agrees to pay the Association the cost of such repairs and maintenance, upon demand, and the Association shall have a lien upon said Lot enforceable in the manner of Assessments as provided in Article 5. The failure of such Owner to pay such costs shall carry with it the same consequences as the failure to pay any assessments levied hereunder when due, as herein

provided. The Association shall be responsible for and shall repair any damage caused by it in the exercise of its rights hereunder.

4.03 Maintenance of Elements Serving More than One Dwelling.

Where portions of the building or improvements constructed on the property serve more than one dwelling unit, including but not limited to party walls, the cost of maintaining, repairing or replacing such portions of the building in the normal course shall be divided equally among the dwelling units in the building served by the particular improvement. Maintenance, repair or replacement outside of the normal course, and disputes as to the necessity or allocation of cost of such maintenance, repair or replacement shall be governed by Article 8, Party Walls, and subject to the enforcement provisions of section 4.02.

4.04 Maintenance of Outlot A, B & H.

Should the Association fail to adequately maintain, repair, or reconstruct the stormwater management easements on Outlot A, B & H or other stormwater management facilities on the Premises, the Village of Homer Glen may provide for such maintenance, repair, or reconstruction. The Village may utilize the back up Special Service Area to provide the same as a "Special Service".

ARTICLE FIVE
COVENANTS AND ASSESSMENTS

5.01 Creation of the Lien and Personal Obligation for Assessments.

Each Owner of a Lot (excluding Declarant), by acceptance of a deed therefor, whether or not it shall be so expressed in any such deed or other conveyance, hereby covenants and agrees and shall be deemed to covenant and agree to pay to the Association, for each Lot owned by such Owner, all assessments and charges levied pursuant to this Declaration. Such assessments, together with such interest thereon and cost of collection thereof, as hereinafter provided, shall be a charge and a continuing lien upon the Lot against which such assessment is made. Each such assessment, together with such interest and costs, shall also be the continuing personal obligation of the Owner of such Lot. The sale of a lot shall not relieve such owner of the personal obligation. In addition, upon a sale of a lot, the purchaser of a Lot within the Association shall be responsible for any and all liens on the Lot, including the Association's lien for failure to pay assessments. No assessment shall be due as to lots owned by the developer prior to the conveyance of such lot by Developer to final Purchaser.

5.02 Purpose of Assessments.

The Assessments levied by the Association shall be used for the purpose of promoting the recreation, health, safety and welfare of the members of the Association and, in particular, without limiting the foregoing, for the maintenance, repair, replacement, improvements and additions of and to the Common Area and all of the improvements thereon, for all taxes, insurance, utilities, professional and other services, materials, supplies, equipment and other costs and expenses incident to the Ownership of the Common Area and all facilities and improvements thereon, for certain maintenance, repair and replacement of portions of the Lots and the exterior surfaces of certain improvements thereon, as hereinabove provided in

Article 4, and for otherwise carrying out the duties and obligations of the Board and of the Association as stated herein and in its Articles of Incorporation and By-Laws.

5.03 Assessment Procedure – Annual Assessments.

(a) Each year, on or before December 1, the Board shall prepare a budget for the Association for the ensuing twelve (12) months which shall include estimated cash expenditures and reasonable amounts as a reserve for repairs to and replacement of the improvements on the Common Area and may also include a reserve for repairs and replacement of those portions of the improvements on the Lots for which the Association is responsible, and for such other contingencies as the Board may deem proper, and shall, on or before December 15, notify each Owner in writing of the amount of such estimate, with reasonable itemization thereof. The budget shall also take into account the estimated net available cash income for the year, if any, that may be received by the Association. On or before the next January 1, following the preparation of the budget, and on the first day of each and every month for the next twelve (12) months, each Owner, jointly and severally, shall be personally liable for and obligated to pay to the Board or as it may direct, one-twelfth (1/12) of the assessment made pursuant to this paragraph. On or before May 1 of each year following the initial meeting, the Board shall supply to all Owners an itemized accounting, on an accrual or cash basis, of expenses for the preceding twelve (12) months together with a tabulation of the assessments and showing net excess or deficit, on an accrual or cash basis, if income over the sum of expenses plus reserves. Any such excess may, at the discretion of the Board, be retained by the Association or credited to the next monthly installments due under the current year's estimate, until exhausted and any such deficit may, at the discretion of the Board, be assessed against the Lots and added equally to the installments due under the current year's estimate in each of the succeeding three (3) months after rendering of the accounting. Any such credit or assessment shall be allocated equally among all the Lots provided that any such credit or assessment with respect to an excess or deficit for a calendar year in which Lots were added shall be allocated among the Lots that were subject to assessments during said calendar year in the proportion that the total assessments against each Lot during the year bears to the assessments against all Lots during that year.

5.04 Special Assessments for Capital Improvements.

In addition to the annual assessments authorized above, the Board may levy special assessments for the purpose of defraying, in whole or in part, the cost of constructing or purchasing a specified capital improvement upon or to the Common Area and for the necessary fixtures and personal property related thereto, provided that, unless otherwise provided in the By-Laws, any such assessments which in one (1) year exceed $5,000.00 shall first be approved by a majority of the Board and thereafter by a majority of the votes cast by members at a general or special meeting duly called and held for that purpose or, in lieu of such member's meeting, by an instrument signed by the members owning two-thirds (2/3) of the Lots. Special assessments levied hereunder shall be due and payable at such time or times and in such manner as shall be fixed by the Board or, where applicable, as approved by the members, and shall be used only for the specific purpose for which such assessment was levied.

5.05 Capital Reserves.

The annual budget shall include an amount to be specifically designated as a capital reserve. A portion of each installment of the annual assessments paid to the Association as this amount shall be segregated and maintained by the Association in a special capital reserve account to be used solely for making repairs and replacements to the Common Areas, to those portions of the Lots and improvements thereon which the Association is obligated to repair and replace in accordance with the provisions of this Declaration, and for the purchase of equipment to be used by the Association in connection with its duties hereunder.

5.06 Initial Capital Contribution.

At the closing of the sale of each Lot by the Declarant, the Owner purchasing such Lot will be required to make a capital contribution to the Association of twice the monthly assessment for each Lot pursuant to the initial budget of the Association. Such payment shall be held and used by the Association as an operating account, as the Board shall from time to time determine.

5.07 Notice and Quorum.

Written notice of any meeting called for the purpose of authorizing special Assessments which requires approval of the members shall be sent to all members not less than ten (10) days nor more than forty (40) days in advance of such meeting. At the first such meeting called, the presence of voting members in person or by proxy having fifty percent (50%) of the votes entitled to be cast shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than forty (40) days following preceding meeting.

5.08 Uniform Assessment.

Both annual and special assessments must be fixed at a uniform rate for all Lots, provided that no Lot owned by the Declarant shall be subject to the assessment, unless otherwise provided herein.

5.09 Commencement of Annual Assessments.

Annual assessments shall commence upon conveyance of the first Lot by Declarant or such later date as Developer shall designate.

5.10 Assessments in First Year.

Notwithstanding the foregoing, for the period of time from the date annual assessments commence through December 31, 2027 the monthly assessments for each Lot subject to assessment hereunder shall be $250.00. The Developer shall pay to the Association the amount, if any, by which actual operating expenses during that period exceed the aggregate of the assessments established and received from Owners pursuant to this paragraph. Actual operating expenses means those expenses actually incurred that are reasonably necessary to normal maintenance and operation of the Common Area and of those portions

of the Lots and the improvements thereon which the Association is to provide pursuant to Paragraph 4.01, and does not include capital expenditures, reserves, prepaid items, inventory items or similar expenses to the extent attributable to any subsequent period.

5.11 Collection of Assessments.

Any installment of an assessment which is not paid when due shall be delinquent. If said installment is not paid within thirty (30) days after the due date, the Board may, upon notice to Owner of such delinquency, accelerate the maturity of all remaining installments due with respect to the current assessment year, and the total amount shall become immediately due and payable and commence to bear interest from the date of acceleration at the maximum rate permitted by law. The Board may determine a late charge, not to exceed Fifty and 00/100 Dollars ($50.00) per month during the initial term of this Declaration, for all delinquent assessments. The Association may bring an action against the Owner personally obligated to pay assessments to recover the same, including interest, costs and reasonable attorneys' fees for any such action, which shall be added to the amount of such assessment and including any judgment rendered in any such action. To the extent permitted by any decision or any statute or law now or hereafter effective, the amount of any delinquent and unpaid charges or assessments, and any such accelerated installments, together with interest, late charges as determined by the Board, costs and attorneys' fees as above provided, shall be and become a lien or charge against the delinquent Owner's Lot when payable and may be foreclosed by any action brought in the name of the Association. To the extent permitted by statute, the Board may bring an action in Forcible Entry and Detainer to collect any delinquent assessments.

5.12 No Waiver of Liability.

No Owner may waive or otherwise escape liability for assessments provided for herein by non-use of the Common Area or abandonment of his Lot. Any claim by an Owner against the Association shall be by separate action and shall not be used as a defense or counterclaim to an action by the Association to collect assessments.

5.13 Subordination of the Lien to Mortgagees.

The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage placed at any time on a Lot by a bona fide Mortgagee. Each holder of a first mortgage on a Lot who obtains title or comes into possession of that Lot pursuant to the remedies provided in the mortgage, foreclosure of the mortgage, or by deed (or assignment) in lieu of foreclosure, or any purchaser at a foreclosure sale, will take the Lot free of any claims for unpaid assessments or charges which become payable prior to such acquisition of title or possession.

ARTICLE SIX
RIGHTS OF FIRST MORTGAGEES

In addition to all other rights of the first mortgagees pursuant to this Declaration, and notwithstanding any other provisions herein to the contrary:

6.01 Unless at least seventy-five percent (75%) of the first mortgagees (based upon one (1) vote for each first mortgage owned) of individual Lots (First Mortgagees) have given their prior written approval, the Association shall not be entitled to:

(a) By act or omission seek to abandon, partition, subdivide, encumber, sell or transfer any real estate or improvements thereon which are owned, directly or indirectly, by the Association for the benefit of the Lots and the Owners.

(b) Change the method of determining the obligations, assessments, dues or other charges which may be levied against a Lot and the Owner thereof as provided in Article 5, subject, however, to the provisions in Paragraph 6.05 hereof.

(c) By act or omission waive, abandon or materially change any scheme or regulations or enforcement thereof pertaining to the architectural design or the exterior appearance of any dwelling or garage on a Lot, the exterior maintenance of any such dwelling or garage, the maintenance of party walls or common fences and driveways, or the upkeep or lawns and plantings on the Property.

(d) Fail to maintain fire and extended coverage insurance on the insurable improvements to the Common Area in an amount not less than one hundred percent (100%) of the full insurable replacement cost.

(e) Use hazard insurance proceeds for losses to any improvements to the Common Area for other than the repair, replacement, or reconstruction of such improvements

6.02 First Mortgagees shall have the right to examine the books and records of the Association at reasonable times during normal business hours.

6.03 First Mortgagees may, jointly or singly, pay taxes or other charges which are in default and which may or have become a charge against the Common Area and may pay overdue premiums on hazard insurance policies or secure new hazard insurance coverage on the lapse of a policy to the Common Area and First Mortgagees making such payments shall be owed immediate reimbursement thereof from the Association.

6.04 Any First Mortgagee, at its written request, shall be entitled to written notice from the Board of any default by the mortgagor of such Lot in the performance of such mortgagor's obligations hereunder or under the By-Laws or rules and regulations of the Association which is not cured within thirty (30) days.

6.05 This Article 6 may be amended only with the written consent of seventy-five percent (75%) of the First Mortgagees (based upon one (1) vote for each first mortgage owned).

ARTICLE SEVEN
COVENANTS AND RESTRICTIONS AS TO USE AND OCCUPANCY

The Lots and Common Area shall be occupied and used as follows:

7.01 No part of the Property shall be used for other than housing and related common purposes for which the Property was designed. Each dwelling shall be used as a residence for a single family and for no other purposes.

7.02 There shall be no obstruction of the Open Space, Sign, Landscaping and Tree Preservation/Conservation Easements, shall ready access to an entrance to any Lot be obstructed or impeded in any manner.

7.03 No Owner shall permit anything to be done or kept on his Lot or in the Common Area which will increase the rate charged for or cause the cancellation of insurance carried by the Association on the Common Area improvements or contents thereof, or which would be in violation of any law, nor shall any waste be committed in the Common Area.

7.04 Each Building is equipped with dusk to dawn front exterior lighting. Each Owner shall keep front exterior can lights over garage door and front door, operating so front exterior lights are on dusk to dawn 365 days per year, subject to compliance with regulations of the Village of Homer Glen.

7.05 The covering of windows and other glass surfaces, whether by shades, draperies or other items visible from the exterior of any dwelling, shall be subject to the rules and regulations of the Board.

7.06 No animals of any kind shall be raised, bred or kept on any Lot except that dogs, cats or other small household pets may be kept subject to rules and regulations adopted by the Board, provided they are not kept, bred or maintained for any commercial purpose, and provided further that any such pet causing or creating a nuisance or unreasonable disturbances shall be permanently removed from the property upon ten (10) days written notice from the Board.

7.07 Owner may walk their dog, cat or other household pets on their Lot and in Common Area while on a leash. Owners shall remove and properly dispose of any pet waste created by their pet on Lot and any common areas.

7.08 No obnoxious or offensive activity shall be conducted on any Lot or in the Common Area nor shall anything be done therein or thereon, either willfully or negligently, which may be or become an annoyance or a nuisance to other Owners or occupants.

7.09 No industry, business, trade, occupation or profession of any kind, commercial, religious, educational or otherwise, designated for profit, altruism or otherwise, shall be conducted, maintained or permitted on any Lot.

7.10 Parking areas and driveways shall be used for parking operable automobiles only and no part of any Lot shall be used for storage, use of or parking of mobile homes, trailers, commercial vehicles, snowmobiles or boats except within the confines of a garage. No vehicle in excess of 6,000 gross lbs., shall be parked outside any garage on any Lot in The Villas of Hidden Valley Phase I. No repair or body work of any motorized vehicle shall be permitted except within the confines of a garage. Any violation of this provision shall be deemed a nuisance under Section 7.09. Passenger motor vehicles in non-operative condition shall not be parked, except in a garage. Further, no aircraft, recreational vehicle, commercial vehicle, boat or snowmobile shall be stored either temporarily or permanently outside any garage or otherwise in the open on any Lot in the Subdivision.

7.11 No "For Sale" signs, advertising or other displays shall be maintained or permitted on any part of the Property except at such locations and in such form as shall be determined by the Board. Notwithstanding the foregoing, the right is reserved by the Developer or its agents to place and maintain on the Common Area or on any Lot it owns, as long as Developer is engaged in sales activities in connection with the Property, sales models, a sales office, advertising signs or banners and lighting in connection therewith, at such locations and in such forms as the Developer shall determine. There is also reserved to the Developer, its agents and prospective purchasers, the right of ingress and egress in and through the Common Area and to park in the outdoor parking areas, for or incident to such sales purposes and for such other purposes as may be necessary for the Developer during the time the Developer owns any Lot. The provisions of this paragraph shall inure to the benefit of any successors or assigns of Developer.

7.12 Except as constructed or altered by or with the permission of the Developer, nothing shall be altered or constructed in or removed from the Common Area except upon the written consent of the Board.

7.13 The restrictions in Paragraphs 7.01 and 7.09 shall not, however, be construed in such a manner as to prohibit an Owner from: (a) maintaining his personal professional library therein; (b) keeping his personal business records or accounts therein; (c) handling his personal or professional telephone calls or correspondence therefrom, (d) nor from hosting occasional business, social, altruistic or religious meetings. Such uses are expressly declared customarily incident to the principal residential use and not in violation of said paragraphs.

7.14 The Owner shall be individually responsible for insuring his/her dwelling and personal property in his/her respective Lot, his/her personal property located elsewhere on the Property and against any personal liability.

7.15 The Owner may plant annual flowers or plants upon their lot without Board approval. The Owner shall be responsible for the well-being and care of these plants and is expected to keep the plants in a well-kept appearance.

7.16 The Owner may plant bushes and trees upon the written consent of the Board. The Owner shall be responsible for the maintenance, trimming and replacement of any bushes or perennial they plant.

7.17 No fences shall be allowed on the property or around patios.

7.18 No gazebo, screened-in porch, shed, awning or other exterior structures may be installed on any lot except upon the written consent of the Board.

7.19 Mulch shall be allowed only in such places and as specified (including color and material) by Rule adopted by the Board.

7.20 Fire Sprinklers are installed in the initial construction of each unit and shall be maintained so as to be perpetually operating by the individual unit owner. The Board may provide for testing, servicing, maintenance and / or replacement as an Association responsibility.

ARTICLE EIGHT
PARTY WALLS

8.01 Party Wall:

Every wall, including the foundations therefor, which is built as a part of the original construction of a building and placed on the boundary line between separate Dwelling Units shall constitute and be a "Party Wall", and the Owner of a Dwelling Unit immediately adjacent to a Party Wall shall have the obligation and be entitled to the rights and privileges of these covenants and, to the extent not inconsistent herewith, the general rules of law regarding party walls.

8.02 Rights in Party Wall:

Each Owner of a Dwelling Unit, which is adjacent to a Party Wall, shall have the right to use the Party Wall for support of the structure originally constructed thereon and all replacements thereof and shall have the right to keep, maintain, repair and replace therein all pipes, conduit, and ducts originally located therein and all replacements thereof.

8.03 Damage to a Party Wall:

(a) If any Party Wall is damaged or destroyed through the act or acts of any Owner of a Dwelling Unit which is adjacent to such Party Wall, or his agents, servants, tenants, guests, invitees, licensees, or members of his family, whether such act is willful, negligent or accidental, such Owner shall forthwith proceed to rebuild or repair the same to as good a condition as in which such Party Wall existed prior to such damage or destruction without costs therefor to the Owner of the other adjoining Dwelling Unit.

(b) Any Party Wall damaged or destroyed by some act or event other than one caused by the Owner of a Dwelling Unit which is adjacent to such Party Wall, or his agents, servants, tenants, guests, invitees, licensees, or members of his family, shall be rebuilt or repaired by the Owners of the adjacent Dwelling Units to as good a condition as in which such Party Wall existed prior to such damage or destruction at joint and equal expense of such Owners, and as promptly as is reasonably possible; provided that the cost of repairing or replacing any portion thereof which is part of Common Area shall be paid by the Residential Association as a Association Expense to the extent not covered by insurance.

(c) In the event that any Owner shall fail, within a reasonable time after the occurrence of damage or destruction referred to in this Section, to perform the necessary repair or rebuilding, then, the Board may cause such repairs or rebuilding to be performed in the manner as provided in this Section and the cost thereof shall be charged to such Owner as his personal obligation and shall be a continuing lien on the Owner's Dwelling Unit.

8.04 Changes to a Party Wall:

Any Owner of a Dwelling Unit who proposes to modify, rebuild, repair or make additions to any structure upon his Dwelling Unit in any manner which requires the extension, alteration or modification of any Party Wall shall first obtain the written consent thereto, as to said Party Wall, of the Owner of the other adjacent Dwelling Unit and the Board, in addition to meeting any other requirements which may apply.

8.05 Arbitration:

In the event of a disagreement between Owners of Dwelling Units adjoining a Party Wall with respect to their respective rights or obligations as to such Party Wall, upon the written request of either of said Owners to the other the matter shall be submitted to the Board and the decision of the Board shall be final and binding.

ARTICLE NINE
ARCHITECTURAL CONTROL

9.01 General Review and Approval.

No building, fence, wall, antenna, awning or other structure shall be commenced, erected or maintained upon the Property or upon any Lot, dwelling or other improvement thereon, nor shall any exterior addition to or change or alteration therein be made, except such as are erected or approved by the Developer, until written plans and specifications showing the nature, kind, shape, height, materials, color scheme and location of the same and the approximate cost thereof shall have been submitted to and approved in writing by the Board or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event the Board or its designated committee fail to approve or disapprove such design and location within ninety (90) days after said plans and specifications have been submitted to it, said approval will not be required and this Article will be deemed to have been fully complied with.

9.02 Television Dish.

Outdoor television dishes may be affixed to or placed upon the rear exterior walls or the rear 25% of the exterior side wall of the dwelling. A Maximum of one television dish per dwelling is allowed. No television dishes shall be affixed to or placed on the roof, deck or in the landscaping of the dwelling. Any repairs to the exterior of the dwelling caused by removal of television dish shall be the responsibility of the Owner. Prior to selling the dwelling, Owner must remove television dish and make any necessary repairs to exterior of dwelling.

9.03 Repair and Reconstruction.

In the event of damage to or destruction of any dwelling or other improvement installed by Developer on any Lot, the Owner or Owners from time to time of any such improvement, covenant and agree that they will, within a reasonable time after such destruction, repair or rebuild same in a substantial and workmanlike manner with materials comparable to those used in the original structure, and shall conform in all respects to the laws or ordinances regulating the construction of such structures in force at the time of such repair or reconstruction. The exterior of such structure, when rebuilt, shall be substantially the same

as the architectural design conformable with the exterior of such structure immediately prior to such damage or destruction. If an Owner fails to make the necessary repairs or reconstruction within a reasonable time after such damage or destruction occurs, the Board may cause the same to be done and the cost thereof shall be charged to such Owner as his personal obligation and deemed a part of his assessment and shall constitute a lien on his Lot.

ARTICLE TEN
LEASE OF DWELLING UNIT

10.01 No Owner shall lease any Dwelling Unit it owns for any purpose without Board approval, however prior to the initial sale of a Dwelling Unit Developer may rent such Unit(s).

ARTICLE ELEVEN
GENERAL PROVISIONS

11.01 Management and Other Contracts.

The Developer hereby reserves the right, from time to time, for and on behalf of the Association, to engage a manager for the Association and the Property during all or any portion of the period Developer has the right to appoint directors as provided in Paragraph 2.04. Thereafter the Board may engage the service of an agent to manage the Property to the extent deemed advisable by the Board. Any management agreement shall be terminable by either party for cause upon thirty (30) days written notice, and the term of any such agreement may not exceed one (1) year, renewable by agreement of the parties for successive one-year periods. Any other contract providing for services by the Developer must provide for termination on ninety (90) days written notice and may only be for a maximum contract term of three (3) years.

11.02 Enforcement.

In addition to all other rights herein granted to the Association, the Association may enforce the provisions of this Declaration, the Articles of Incorporation, By-Laws and Rules and Regulations of the Association by any proceeding at law or in equity against any person or persons violating or attempting to violate any such provisions. All rights and remedies may be exercised at any time from time to time, cumulatively or otherwise, and failure of the Association to enforce any such provisions shall in no way be deemed a waiver of the right to do so thereafter. All expenses incurred by the Association in connection with any such proceedings, including court costs and attorneys' fees, together with interest thereon at a interest rate set by the Board by Rule, not to exceed twelve percent (12%) per annum during the initial term of this Declaration, shall be charged to and assessed against any Owner violating any such provisions and shall be added to and deemed a part of his assessment and constitute a lien on his Lot and be enforceable as provided in Article 5. If any Owner, or his guests, violates any provision of this Declaration, the Articles of Incorporation, the By-Laws, or the rules and regulations of the Association, the Board may, after affording the Owner an opportunity to be heard, levy a reasonable fine against such Owner, and such fine shall be added to and deemed a part of his assessment and constitute a lien on his Lot and be enforceable as provided in Article 5. The Village may enforce the obligations of Section 3.08 and 4.01 in so far as such sections require the association to maintain the storm water

management facilities, against the Association or any owners, with all rights of the Association provided herein.

11.03 Severability.

Invalidation of any provision of this Declaration by judgment or court order shall not affect any other provision hereof, all of which shall remain in full force and effect.

11.04 Title in Land Trust.

In the event title to any Lot is conveyed to a title-holding trust under the terms of which all powers of management, operation and control of the Lot remain vested in the trust beneficiary or beneficiaries, then the beneficiary or beneficiaries thereunder from time to time shall be responsible for payment of all obligations, liens or indebtedness and for the performance of all agreements, covenants and undertakings chargeable or created under this Declaration against such Lot. No claim shall be made against any such title-holding trustee personally for payment of any lien or obligation hereunder created and the trustee shall not be obligated to sequester funds or trust property to apply in whole or in part against such lien or obligation. The amount of such lien or obligation shall continue to be a charge or lien upon the Lot and the beneficiaries of such trust, notwithstanding any transfers of the beneficial interest of any such trust or any transfer of title to such Lot.

11.05 Amendments.

The provisions of Article 3 and Paragraphs 5.08 and this paragraph may be amended only by an instrument in writing setting forth such amendment signed and acknowledged by all Owners. The provisions of Articles 3.08, 4.01 and 4.04 (in so far as they relate to storm water management) may only be amended with the consent of the Village of Homer Glen. Subject to Article 6, the remaining provisions of this Declaration may be amended by an instrument in writing setting forth such amendment, signed and acknowledged by the voting members having at least fifty-one percent (51%) of the total votes of the members or that is approved at a duly called and held general or special meeting of members by the affirmative vote, either in person or by proxy, of the voting members having a majority of the total votes of the members and containing a certification by an officer of the Association that said instrument was duly approved as aforesaid. Notwithstanding anything herein to the contrary, no provision relating to the rights of Declarant, Developer or holder of a mortgage on a Lot may be amended without such party's written consent for so long as the Developer or Declarant or their successors or assigns hold title to a Unit. In addition to the foregoing, Declarant and Developer reserve the right, from time to time as long as Declarant owns a Lot, without the consent of any other party, to Record a special amendment ("Special Amendment") to this Declaration at any time and from time to time which amends this Declaration (i) to comply with requirements of the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Department of Housing and Urban Development, the Federal Housing Authority, the Veteran's Administration, or any other governmental agency or any other public, quasi-public or private entity which performs (or may in the future perform) functions similar to those currently performed by such entities, (ii) to induce any of such agencies or entities to make, purchase, sell, insure, guarantee or otherwise deal with first mortgages covering Dwelling Units, (iii) to correct clerical or typographical errors in the Declaration or any Exhibit, or (iv) to bring the Declaration into compliance with applicable laws, ordinances or governmental regulations in connection

with the acquisition of any interest in first mortgages on Lots it may acquire or insure, provided that no such amendment shall reduce the rights of any mortgagee under the first mortgage on a Lot recorded prior to such amendment. In furtherance of the foregoing, a power coupled with an interest is hereby granted to Declarant and Developer, and each of them singly as attorney-in-fact, to so amend this Declaration, and each deed, mortgage or the instrument with respect to a Lot and the acceptance thereof shall be deemed a grant and acknowledgement of and consent to such power of each of said attorneys-in-fact and shall be deemed to reserve to each of them the power to execute and record such amendment. No amendment shall be effective until duly recorded in the Office of the Recorder of Deeds of Will County, Illinois.

11.06 Notices.

Any notice required or desired to be given under the provisions of this Declaration to any Owner shall be deemed to have been properly delivered when deposited in the United States mail, postage prepaid, directed to the person who appears as the Owner at his last known address, all as shown on the records of the Association at the time of such mailing.

11.07 Binding Effect.

The easements created by this Declaration shall be of perpetual duration. The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Association or the Owner of any Lot subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of thirty (30) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by the Owners of not less than seventy-five percent (75%) of the Lots has been recorded, agreeing to amend said covenants and restrictions in whole or in part.

11.08 Successors and Predecessors of Declarant or Developer.

No party exercising rights as Declarant or Developer hereunder shall have or incur any liability for the acts of any other party which previously exercised or subsequently shall exercise such rights.

Marth Enterprises, Inc and Villas of Hidden Valley, LLC shall be considered to be and have all rights of Declarant and Developer under this Declaration.

ARTICLE TWELVE
REMEDIES

12.01 Remedies

The violation of any rule or regulation adopted by the Board or the breach of any restriction, covenant or provision herein contained, shall give the Board the right (a) to enter upon that part of the Property where such violation or breach exists and summarily abate and remove, at the expense of the defaulting owner, any structure, thing or condition that may exist thereon contrary to the intent and meaning of the provisions hereof, and the Developer, the Declarant, its beneficiaries, successors or assigns, the Board and its agents, shall not thereby be guilty in any matter of the trespass; or (b) to enjoin, abate, or remedy

by appropriate legal proceedings, either at law or in equity, the continuance of any breach. All expenses of the Board in connection with such actions or proceedings, including court costs and attorneys' fees and other fees and expenses, and all damages, liquidated or otherwise, together with interest thereon at the highest legal rate per annum until paid, shall be charged to and assessed against such defaulting owner, and shall be added to and deemed part of such defaulting Owner's share of the Common Expenses, and the Board shall have a lien for all of the same upon the Lot of such defaulting Owner and upon all of the such defaulting Owner's personal property in the Lot or located elsewhere on the Property. In addition, the Association shall be entitled to take any action necessary under the Forcible Entry and Detainer Act of the State of Illinois. Any and all such rights and remedies may be exercised at any time and, from time to time, cumulatively or otherwise, by the Board.

ARTICLE THIRTEEN
INSURANCE

13.01 FIRE AND HAZARD INSURANCE:

The Association is not responsible for insuring the real property or personal property of the Owners, nor is the Association responsible for insuring any property, real or personal, other than noted elsewhere in this Declaration. Each owner shall be responsible for obtaining his own insurance coverage: (i) against loss or damage for fire, lightning and such other hazards as are customarily covered by fire and extended coverage policies in an amount equal to one-hundred percent (100%) of the insurable replacement cost of the real property without depreciation; and (ii) against comprehensive personal liability in an amount not less than $500,000.

The Owner shall obtain the insurance from an insurance company of his choice rated B+ or better by Best's Rating Guide. The Association shall be listed as an "additional insured as its interest may appear" on the comprehensive personal liability policy of each Owner.

A Certificate of Insurance must be delivered and filed annually with the Board or its designated agent within thirty (30) days from the effective/renewal date of the insurance policy. All new purchasers of Dwelling Units within the Association must provide a binder or Certificate of Insurance to the Board or its designated agent prior to the date of closing of said Dwelling Unit.

Failure to procure such insurance is deemed a violation of the Association's Declaration. In addition to all rights granted under the Declaration to enforce the Association's policies and rules, the Association will also be permitted to procure the required insurance coverage on behalf of any defaulting Owner. The cost of such insurance will be charged back to the Owner as a special assessment and be deemed a part of and added to the Owner's Association account. Failure to make the payment shall subject the Owner to all the legal and equitable remedies necessary for the collection thereof.

No owner shall cause or permit anything to be done or kept on the Association's or Owner's property which will result in the cancellation of insurance on such Owner's Dwelling Unit or any other Dwelling Unit.

13.02 Owner's Insurance for Liability and Contents of Villa.
Each Owner shall maintain at his own cost and expense such insurance coverage as he may desire with respect to physical damage losses for personal property and the contents of his villa, and shall further maintain at his cost and expense, any special flood hazard insurance as may be required by the first mortgagee of his Lot. The Association shall have no obligation in connection therewith.

13.03 Liability Insurance; the Association.

The Association shall obtain and maintain a policy or policies of comprehensive general liability insurance insuring on an occurrence basis the Association, the Directors, Officers, the Members, and their agents and employees against claims for personal injury, including death and property damage, arising out of any occurrence in connection with the ownership, occupancy, supervision, operation, repair, maintenance or restoration of the Common Areas, the Sidewalks (if any), the Entrance Gate (if any), or the Streetlight, in connection with any act or omission of or on behalf of the Association, its Board of Directors, agents or employees within the Properties. Such policies shall be in the amount of One Million and 00/100 Dollars ($1,000,000) **(or such greater amount determined by the Board**) for bodily injury, including death, and property damage arising out of a single occurrence, and shall contain a provision that may not be cancelled without at least a thirty (30) days prior notice to the Association, the Owners, and the First Mortgagees of the Lots.

13.04 Workmen's Compensation and Fidelity Insurance; other Insurance.

The Association shall obtain and maintain a policy or policies of insurance with reputable insurance carriers providing the following coverage: (a) Worker's Compensation and employers liability insurance in such form and in such amounts as may be necessary to comply with applicable laws; (b) Fidelity insurance or bonds in reasonable amounts for all officers and employees having fiscal responsibilities, naming the Association as obligee; and (c) Such other insurance in such limits and for such purpose as the Association may, from time to time, deem reasonable and appropriate.

13.05 Waiver of Subrogation.

To the extent feasible, all policies of insurance obtained by the Association shall contain provisions that no act or omission of any named insured shall affect or limit the obligation of the insurance company to pay the amounts of any loss sustained. So long as the policies of insurance provided for herein shall provide that a mutual release as provided for in this Section shall not affect the right of recovery thereunder and further provide coverage for the matters for which the release herein is given, all named insureds and all parties claiming under them shall, and do by these presents mutually release and discharge each other from all claims and liabilities arising from or caused by any hazard or source covered by any insurance procured by the Association, regardless of the cause of damage or loss.

13.06 Insurance Premium Expense.

The expense of insurance premiums paid by the Association under this Article shall be an expense of the Association to which the assessments collected by the Association from the Owners shall be applied.

Signed as of the day and year first above written.

Villas of Hidden Valley, LLC.

By: _____
Its: Manager

STATE OF ILLINOIS

COUNTY OF WILL

I, _____, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that before me on this day personally appeared James Marth, Manager of Villas of Hidden Valley LLC., personally known to me to be the same persons whose names are subscribed to the foregoing DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VILLAS OF HIDDEN VALLEY PHASE I, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument, on behalf of the Villas of Hidden Valley LLC. and as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this _____day of _____ 2025.

_____
Notary Public

EXHIBITS

A. Legal Description of the Property.

B. Plat of The Villas of Hidden Valley Phase I

C. By-Laws

EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT B

FINAL PLAT OF VILLAS OF HIDDEN VALLEY PHASE I
Recorded

BYLAWS

VILLAS OF HIDDEN VALLEY PHASE I HOMEOWNERS ASSOCIATION

An Illinois Not-For-Profit Corporation

ARTICLE I
NAME OF CORPORATION

The name of this corporation is VILLAS OF HIDDEN VALLEY PHASE I HOMEOWNERS ASSOCIATION (the "Association").

ARTICLE II
DEFINITIONS

All terms used herein shall have the meanings set forth in the Declaration, including, without limitation:

2.01 **Board:** The Board of Directors of the Association.

2.02 **Common Area:** All portions of the Property intended for the common and exclusive use and enjoyment of all members of the Association and such uses thereto by way of easement or other grant as may be granted for the common and exclusive use and enjoyment of the Owners. The Common Area shall generally include open space, recreation areas, green areas, and storm water management and shall not include the Units.

2.03 **Declarant:** VILLAS OF HIDDEN VALLEY, an Illinois Limited Liability Company.

2.04 **Declaration:** The DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VILLAS OF HIDDEN VALLEY PHASE I, HOMER GLEN, IL dated_____ and recorded as document _____ in the Office of the Recorder of Deeds of Will County, Illinois, and as may be amended from time-to-time.

2.05 **Developer:** VILLAS OF HIDDEN VALLEY LLC, an Illinois Limited Liability Company, its successors and assigns.

2.06 **Property:** The real estate described in Exhibit A of the Declaration.

2.07 **Unit:** Unit shall mean a residential lot containing a housing unit consisting of a group of rooms which may be attached to one or more other Units by common party wall and which are designed or intended for the exclusive use as living quarters by an Owner, as hereinafter defined, as located upon the Property.

2.08 **Member:** Every owner of a Unit.

2.09 **Owner:** The record owner, whether one or more persons, individuals or entities, of a fee-simple title to any Unit, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

ARTICLE III
PURPOSES AND POWERS

3.01 **Purposes:** The purposes of this Association are to perform all the obligations of the association as set forth in the Declaration, including without limitation, owning, maintaining and administering the Common Area and the facilities and improvements thereon and those portions of the Units as designated therein; to promote the health, safety and welfare, and the common use and enjoyment thereof by its Members; and to exercise all the rights and powers granted the Association in the Declaration, all on a not-for-profit basis, subject to and in accordance with the terms and provisions of the Declaration.

3.02 **Powers:** The Association shall have and exercise all powers as are now or may hereafter be granted by the General Not-For-Profit corporation Act of the State of Illinois, the Declaration and these By-Laws.

ARTICLE IV
ASSOCIATION OFFICES

4.01 **Registered Offices:** The Association shall have and continuously maintain in the State of Illinois, a registered office and a registered agent, whose office shall be identical with such registered office, and may have other offices within or without the State of Illinois as the Board of Directors may from time-to-time determine.

4.02 **Principal Office:** After the Turnover Date, as hereinafter defined, the principal office of the Association shall be maintained in the Village of Homer Glen, Illinois or as designated by the board. Prior to the Turn-over Date, the location of the principal office shall be determined from time-to-time by Developer.

ARTICLE V
MEMBERSHIP AND VOTING RIGHTS.

5.01 **Membership:** Every Owner of a Unit shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Unit. Ownership of a Unit shall be the sole qualification for membership.

5.02 **Voting Rights:** The Association shall have one class of membership and each Member shall have one vote for each Unit such member owns, provided that in no event more than one (1) vote be cast with respect to any Unit. The person entitled to vote with respect to each Unit is hereinafter referred to as the Voting Member. If more than one person is the record owner of any Unit, or if an Owner is a trustee, corporation, partnership or other legal entity, the vote for such Unit shall be exercised as such Owner or Owners of that Unit shall designate in writing to the Board, except that Developer shall designate who shall exercise the voting rights with respect to Units owned by Declarant. Such designation shall be revocable at any time by actual notice to the Board of the death or judicially declared incompetence of any Owner of that Unit or by written notice of revocation to the Board by any such Owner. In the absence of such written designation, the vote for any Unit may be exercised at any meeting of Members as the Owner or Owners of that Unit present at such meeting shall agree; provided, however, if all Owners of a Unit cannot agree as to how their vote shall be exercised, no vote shall be cast with respect to that Unit. In the event that a Unit is owned by more than one person and no designation is given, then the Board in its discretion may recognize one of those persons as the Voting Member for such Unit.

5.03 **Turnover Date:** The Turnover Date shall be the first to occur of any of the following:

(a) The expiration of sixty (60) days after the sale and transfer of title by Declarant of seventy five (75%) per cent of all units.
(b) Not later than three (3) years from date of recording of the Declaration; or
(c) Developer, by written notice to the Association and all owners, voluntarily elects to release its rights to appoint all members of the Board of Directors.

5.04 **Annual Meetings:** The initial meeting of Members shall be held upon thirty (30) days written notice given by the Developer, the President of the Association, or any three (3) Members after the Turnover Date as stated above.

Thereafter, there shall be an Annual Meeting of the Members on the same day of the same month of each succeeding year, at 7:30 p.m., or at such other reasonable time or date (not more than thirty (30) days before or after such date) as may be designated by written notice of the Board, delivered to the Members, not less than twenty (20) days prior to the date fixed for said meeting.

5.05 **Special Meetings:** Special meetings of the Members may be called at any time by the President of the Association, by the Board of Directors or, after the Turnover Date, upon written request of Voting members having twenty-five (25) per cent of the total votes.

5.06 **Notice of Meetings:** Written or printed notice stating the place, day and hour of any meeting of Members shall be delivered either personally or by mail to each Owner, not less than five (5) or more than forty (40) days before the day of such meeting. If allowed by law, the Board may provide for notice to be given electronically. Said notice shall be given by or at the direction of the President, Secretary or persons calling the meeting. In case of a special meeting or when required by statute or these By-Laws, the purpose for which the meeting is called shall be stated in the notice. Notices of the meetings shall be in writing addressed to the Owners at the addresses furnished by him to the Association for the purposes of service of notices or if no such address has been furnished to the Unit owned by such Owner. Notices addressed as above shall be deemed delivered, when deposited in the United States mail, postage prepaid, or when personally delivered to that address.

5.07 **Place of Meetings:** All meetings of Members shall be held at such place in Will or Cook County, Illinois, as determined by the Board.

5.08 **Quorum:** The presence at any meeting, in person and by proxy, of Owners having twenty-five per cent (25) of the total votes, shall constitute a quorum for any action to be taken by the Members, except as may otherwise be provided in the Declaration or in these By-Laws. Unless otherwise expressly provided in the Declaration or in these By-Laws, any action that may be taken by the Members may be taken at any meeting at which a quorum is present upon the affirmative vote of a majority of the Voting Members present at such meeting. If a quorum is not present at any meeting, a majority of the Voting Members present may adjourn the meeting at any time, without further notice. At any adjourned meeting at which a quorum shall be present, any business may be transacted which might have been transacted at the original meeting. Withdrawal of Voting Members from any meeting shall not cause failure of a duly constituted quorum at that meeting.

5.09 **Proxies:** At meetings of Members, a Voting Member may vote either in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall be revocable and shall automatically be void upon termination by the Member of his interest in this Unit.

ARTICLE VI
BOARD OF DIRECTORS

6.01 **In General:** The affairs of the Association shall be managed by the Board which, , shall consist of not less than three (3) persons; and in no event shall the number of persons comprising the Board exceed five (5). All directors elected by the Member shall be Members of the Association.

6.02 **Appointment of Directors by Developer:** Anything herein to the contrary notwithstanding, as provided in the Declaration, until the initial meeting of

Members has been held following the Turnover Date, the Board shall consist of, and vacancies on the Board shall be filled by, such persons, not less than three (3), as Developer shall from time-to-time, appoint. Prior to the Turnover Date, Developer may, from time-to-time, by written notice to the Association, elect to relinquish its right to appoint anyone or more directors, and continue to exercise its right to appoint the remaining directors.

6.03 **Election of Board Members:** At the initial meeting of Owners and at all subsequent annual meetings of the Owners, there shall be an election of the Board of Directors. In all elections for members of the Board of Directors, each Owner shall be entitled to vote on a cumulative voting basis and the candidates receiving the highest number of votes with respect to the number of offices to be filled shall be deemed to be elected. The initial Board of Directors designated by the Declarant pursuant to Section 6.02 hereof shall serve for a period commencing on the date the Declaration is executed and ending upon the qualification of the directors elected at the initial meeting of Owners held as provided in Section 5.04 hereof. Members of the Board elected at the initial meeting shall serve until the first annual meeting. Five (5) Board Members shall be elected at the initial meeting and the first annual meeting. The three (3) persons receiving the highest number of votes at the first annual meeting shall be elected to the Board for a term of two (2) years and the two (2) persons receiving the next highest number of votes shall be elected to the Board for a term of one (1) year. In the event of a tie vote, the members of the prior Board shall determine which members shall have the two (2) year terms and which members shall have the one (1) year terms. Upon expiration of the terms of office of the Board members so elected at the initial meeting and thereafter, successors shall be elected for a term of two (2) years each. Notwithstanding the aforesaid election procedure, the Declarant or its designee or beneficiaries may appoint a Board which will have the same powers and authority as given to the Board generally, as provided hereinafter, and such appointed Board shall function until such time as the initial meeting of the Members is held.

6.04 **Annual Meetings:** The Board shall hold an annual meeting of the Board within ten (10) days after each annual meeting of the Members, at such time and place as shall be fixed by the directors at the annual meeting of Members, and no further notice to the directors of their annual meeting shall be necessary.

6.05 **Regular Meetings:** In addition to its annual meeting, regular meetings of the Board shall be held at such time and place as a majority of the Board shall by resolution determine, provided that there shall not be less than one regular meeting each calendar quarter. Notice of such regular meeting of the Board shall be given to each director personally, by mail or by telephone at least five (5) days prior to the meeting.

6.06 **Special Meetings:** Special meetings of the Board may be called by the President or a majority of the directors. The person or persons authorized to call such special meetings of the Board may fix the place within Cook County or Will County, Illinois for holding any special meeting of the Board called by them.

6.07 Notice of Special Meetings: Notice of any special meeting of the Board shall be given at least three (3) days prior to any such meeting by written notice delivered personally or by mail to each director at his address as shown by the records of the Association. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail in a sealed envelope so addressed, with postage thereon prepaid.

6.08 Waiver of Notice - Contents of Notice: Any director may waive notice of any meeting. The attendance of a director at any meeting shall constitute a waiver of notice of such meeting, except where a director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the Board need be specified in the notice of such meeting, unless specifically required by law or by these By-Laws.

6.09 Informal Action: Any action required to or which may be taken at a meeting of the Board, may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all directors entitled to vote with respect to the subject matter thereof. Any such signed consent shall have the same effect as a unanimous vote of the directors.

6.10 Quorum: A majority of the directors serving from time-to-time on the Board shall constitute a quorum for the election of officers and for the transaction of business at any meeting of the Board, provided that if less than a quorum is present, a majority of the directors present may adjourn the meeting from time-to-time without further notice.

6.11 Manner of Acting: Except as otherwise expressly provided by law or by the Declaration or these By-Laws, any action of the directors may be taken upon the affirmative vote of a majority of the directors at which a quorum is present.

6.12 Compensation: Reimbursement for Expenses; Directors shall receive no compensation for their services, but shall be reimbursed for reasonable out-of-pocket expenses incurred in the course of the performance of his/her duties upon presentation of receipts or other appropriate evidence of such expense.

6.13 Removal or Resignation of Directors: Any director elected by the Members may be removed from office, with or without cause, by the affirmative vote or at least two-thirds (2/3) of the Voting Members at any annual meeting or at a special meeting called for such purpose. Any director may resign at any time by submitting his written resignation to the Board. If a director elected by the members ceased to

be a Member of the Association, he shall be deemed to have resigned as of the date his membership ceased. A successor to fill the unexpired term of a director elected by the Members who resigns or is removed may be elected by the Voting Members at any annual meeting or at any special meeting called for such purposes and any successor so elected shall serve the balance of his predecessor's term.

ARTICLE VII
POWERS AND DUTIES OF THE BOARD OF DIRECTORS

7.01 The Board shall maintain and administer the Common Area and those portions of the Units as provided in the Declaration, and have all the powers and duties granted and imposed upon it by the Illinois general Not-For-Profit Corporation Act, the Declaration and these By-Laws, including, without limiting the foregoing, the following:

(a) By vote of a majority of the Board members, and without approval of any of the Voting Members except as hereinafter set forth, to adopt and publish reasonable rules and regulations governing the use, operation and maintenance of the Property, and as otherwise authorized by the Declaration, and to amend or modify any existing rules and regulations. Written notice of such rules and regulations and of any amendments or modifications thereof shall be given to all Owners. If, within thirty (30) days from the date of such written notice to the Owners of the adoption of any such rule and regulation, or any amendment or modification thereof, the Voting Members having at least one-fourth (1/4) of the total votes shall file with the Board a written objection thereto, then such rules and regulations shall be deemed rescinded until approved by the Voting Members having at least two-thirds (2/3) of the total votes, provided, however, that the provisions of this sentence shall not apply, and no consent of any Voting Members shall be required with respect to any rules or regulations, or any amendments or modifications thereof adopted by the Board prior to the Turnover Date.

(b) To cause the annual budget to be prepared, each owner to be notified of the annual and any special assessments against his Unit and to collect the same, all in accordance with and as more fully set forth in the Declaration.

(c) To formulate policies for the administration, management, maintenance, improvement and operation of the Property.

(d) To provide for the designation, hiring and removal of employees and other personnel, including lawyers, engineers, architects and accountants, and to engage or contract for services to the Property.

(e) To procure and maintain such fire and extended coverage, public liability, workmen's compensation, fidelity, directors' and officers' liability

and other such insurance in such amounts and insuring against such risks as the Board deems desirable.

(f) Subject to the provisions of the Declaration, to engage the services of a professional manager for the Association and the Property, and such other personnel and services, including accounts and attorneys, as the Board may, in its discretion, deem appropriate.

(g) To provide for the maintenance, repair, replacements, improvements and additions of and to the Common Area and the facilities and improvements thereon, and to the extent set forth in the Declaration, the Units and improvements thereon.

(h) To pay all taxes and other costs and expenses incident to the ownership of the Common Area and all facilities and improvements thereon.

(i) To cause all officers or employees having fiscal responsibility to be bonded, as it may deem appropriate.

(j) To cause to be executed and delivered, in the name and on behalf of the Association, such agreements in favor of mortgagees of Units or others as may be required to qualify said mortgages in accordance with the requirements of Federal Rome loan Mortgage Corporation, the Federal National Mortgage Association, the Government National Mortgage Association, the Department of Housing and Urban Development, the Federal Housing Administration, the Veteran's Administration, or any other governmental agency or public, quasi-public or private entity which performs (or may in the future perform) functions similar to those currently performed by such organizations, or any institutional lender issuing a commitment to make first mortgage loans covering twenty percent (20) or more of the Units located in the Existing Property.

(k) To exercise all other rights, powers, duties and authority vested in or delegated to the Board or the Association by the Illinois Not-For-Profit Corporation Act, the Declaration, or these By-Laws, not expressly reserved to the Members.

ARTICLE VIII
OFFICERS

8.01 **Officers:** The officers of the Association shall be a President, a Vice President, a Secretary, a Treasurer, and such other officers as the Board may deem appropriate. All officers shall be elected at each annual meeting of the Board and shall hold office at the pleasure of the Board.

8.02 **Vacancy of Office:** Any officer may be removed at any meeting of the Board by the affirmative vote of the majority of the directors in office, either with or without cause, and any vacancy in any office may be filled by the Board at any meeting thereof.

8.03 **Powers of Officers:** The respective officers of the Association shall have such powers and duties as are usually vested in such office of a not-for-profit corporation, including, but not limited to the following:

(a) The President shall be the Chief Executive Officer of the Association and shall preside at all meetings of the Member and of the Board;

(b) The Vice President shall, in the absence or disability of the President, perform the duties and exercise the powers of such office;

(c) The Secretary shall keep minutes of all meetings of the Members and' of the Board and shall have custody of the Association Seal, and such other books, papers and documents as the Board may prescribe;

(d) The Treasurer shall be responsible for Association funds and securities and for keeping full and accurate accounts of all receipts and disbursements in the Association books of account kept for such purpose.

8.04 **Officer's Compensation:** The officers shall receive no compensation for their services except as expressly provided by a resolution duly adopted by the Board.

ARTICLE IX
COMMITTEES

9.01 **Board Committees:** The Board, by resolution adopted by a majority of the directors in office, may designate one or more committees, each of which shall consist of two or more directors; said committees, to the extent consistent with law and as provided in said resolution, shall have and exercise the authority of the Board in the management of the Association; but the designation of such committee and the delegation thereof of authority shall not operate to relieve the Board, or any individual directors, of any responsibility imposed upon it or him by law.

9.02 **Special Committees:** Other committees not having and exercising the authority of the Board in the management of the Association may be designated by a resolution adopted by a majority of the directors present at a meeting at which a quorum is present. Except as otherwise provided in such resolution, members of each such committee shall be Members of the Association, and the President of the Association shall appoint the members thereof. Any member thereof may be removed by the person or persons authorized to appoint such member whenever in their judgment the best interest of the Association shall be served by such removal.

9.03 **Term:** Each member of a committee shall continue as such until the next annual meeting of the Board and until his successor is appointed, unless the committee shall be sooner terminated, or unless such member be removed from such committee, or unless such member shall cease to qualify as a member thereof.

9.04 **Chairman:** One member of each committee shall be appointed chairman.

9.05 **Vacancies:** Vacancies in the membership of any committee may be filled by appointment made in the same manner as provided in the case of the original appointments.

9.06 **Quorum:** Unless otherwise provided in the resolution of the Board designating a committee, a majority of the whole committee may be filled by appointment made in the same manner as provided in the case of the original appointments.

9.07 **Rules:** Each committee may adopt rules for its own government not inconsistent with the Declaration, these By-Laws, or with rules adopted by the Board.

ARTICLE X
CONTRACTS. CHECKS. DEPOSITS AND FUNDS

10.10 **Contracts:** The Board may authorize any officer or officers, agent or agents of the Association, in addition to the officers so authorized by these By-Laws, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Association and such authority may be general or confined to specific instances.

10.02 **Payments:** All checks, drafts or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Association shall be signed by such officer or officers, agent or agents of the Association, and in such manner as shall from time-to-time be determined by resolution of the Board. In the absence of such determination by the Board such instruments shall be signed by the Treasurer or an Assistant Treasurer and countersigned by the President or a Vice President of the Association.

10.03 **Bank Accounts:** All funds of the Association not otherwise employed, shall be deposited from time-to-time to the credit of the Association in such banks, trust companies or other depositories as the Board may select.

10.04 **Special Receipts:** The Board may accept on behalf of the Association any contribution, gift, bequest or devise for the general purpose or for any special purpose of the Association.

ARTICLE XI
FISCAL MANAGEMENT

11.01 **Fiscal Year:** The fiscal year of the Association shall begin on the first day of January each year, except that the first fiscal year shall begin at the date of incorporation, and shall end on the last day of December of each year.

11.02 **Financial Statements:** On or before April 15 of each year following the initial meeting of Members, the Association shall furnish its Members with a statement of the income and disbursements of the Association for such fiscal year and such other information set forth in the Declaration, as provided in the Declaration, an annual budget shall be adopted and communicated to the Members by December 15 of the prior year.

11.03 **Special Assessments:** Special assessments may be authorized pursuant to the terms set forth in the Declaration.

ARTICLE XI
BOOKS AND RECORDS

The Association shall keep correct and complete books and records of account, and shall also keep minutes of the proceedings of its Members, Board and committees having any of the authority of the Board, and shall keep at the registered or principal office a record giving the names and addresses of the Members. All books and records of the Association may be inspected by any Member, or his agent or attorney, for any proper purposes at any reasonable time.

ARTICLE XIII
SEAL

The Board may provide for a corporate seal which shall be in the form of a circle and shall have inscribed thereon the name of the Association.

ARTICLE XIV
WAIVER OF NOTICE

Whenever any notice whatever is required to be given under the provisions of the General Not-For-Profit Corporation Act of Illinois, the provisions of these By-Laws or the Declaration, a waiver in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

ARTICLE XV
AMENDMENTS

The By-Laws may be amended or modified at any time or from time-to-time at any meeting of the Board, by a majority of the directors then serving on the Board, provided that (i) no amendments affecting the rights granted by these By-Laws to Developer shall be effective unless consented to in writing by the Developer; (ii) no provision of these By-Laws shall conflict with the Declaration; and (iii) no amendment shall diminish the authority of the Board while Developer has the right to appoint Directors.

RECEIVED
07.17.24

June 27, 2024

Marth Construction
Attn: Jim Marth

Re: Hidden Valley
Tree Survey – ARBORIST REPORT

OBJECTIVE:

To review and evaluate woody tree and shrub populations for a management plan.

OVERVIEW:

On June 17, 2024 I visited the site to become familiar with the overall scope of the project to facilitate a tree survey and inventory and began an individual inspection of the wooded areas to assess the growth for viability. This site consists of populations of species common to the area, consisting of tree species of Cottonwood, Mulberry, Oak, Spruce, & Wild American Cherry. There are also scattered areas of American Elm and Box Elder species.
The entire property is densely populated with thick overgrowth of invasive woody species of Buckthorn and Honeysuckle. The overpopulation of invasive growth within the site was challenging for navigational access. The inspection, identification, and tagging were completed on June 17, 2024.

METHODOLOGY:

The tree survey was performed by an ISA Certified Arborist using accepted methods within the Tree Care Industry, implementing ANSI A300 Standards. Trees were evaluated individually for species, size, and condition rating. Trees were identified with a numbered steel tag and attached by nail to the stem at eye level, mostly facing west. No trees of historical value were found on the site. Tags No. 2-159 were used.

Prepared By: Rich Reposh, ISA Certified Arborist #IL-0567, June 27, 2024.

MARTH
CONSTRUCTION

RECEIVED
11/06/2024

14800 S. 80TH AVE. ORLAND PARK, IL 60462
PHONE: (708) 873-9700 FAX: (708) 873-4433

November 6, 2024

RE: Fences in The Villas of Hidden Valley

To whom it may concern,

Fences will not be allowed in The Villas of Hidden Valley in Homer Glen, IL.

Sincerely,

James Marth

James Marth
President of Marth Construction

JMM:ceg

RECEIVED
By Christopher Gruba at 1:10 pm, Jan 03, 2025

The Villas of Hidden Valley

Presented by:
Marth Construction

Brick Colors:

Port Huron by Michigan Brick:



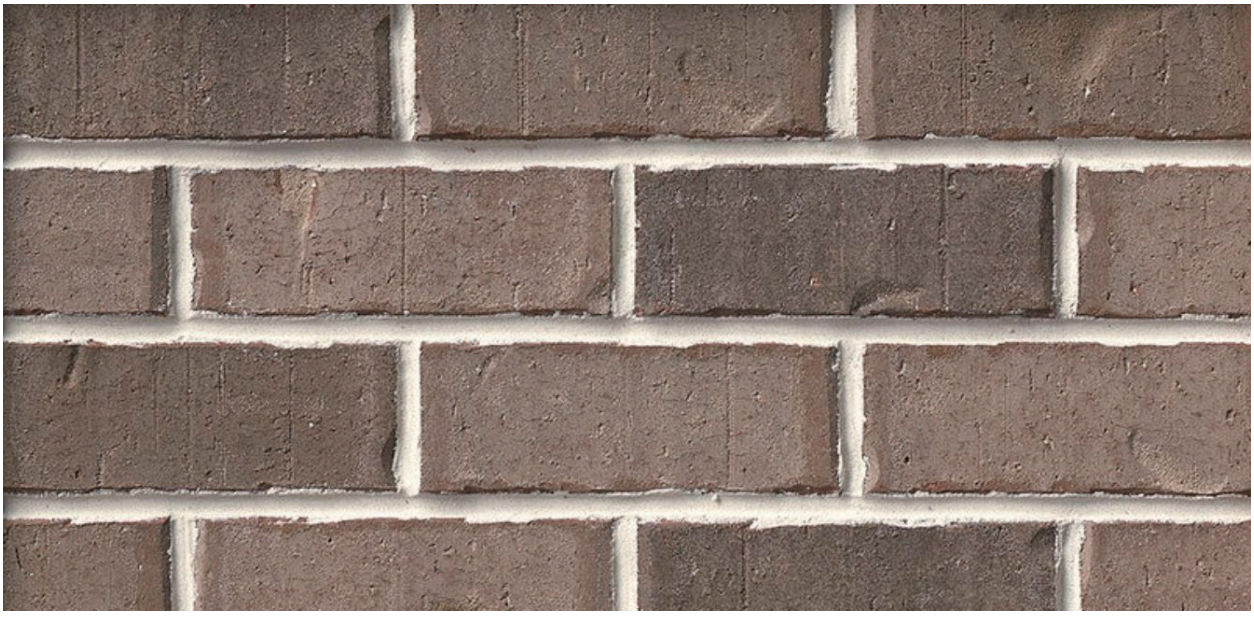
Stone Mill by Meridian Brick:



Oak Reserve by Meridian Brick:



Smokey Mountain by General Shale:



RECEIVED
By Christopher Gruba at 1:19 pm, Jan 03, 2025

The Villas of Hidden Valley

Presented by:
Marth Construction

Roof Color:

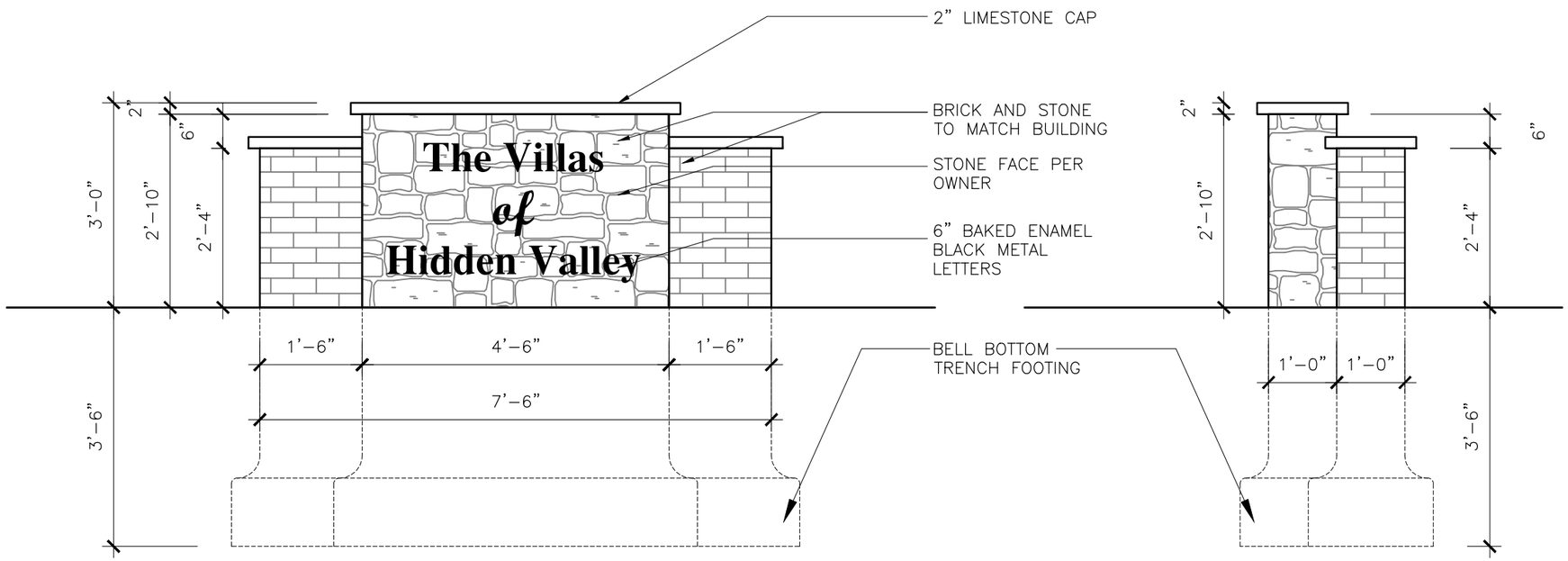
Owens Corning Driftwood:



IJM ARCHITECTS

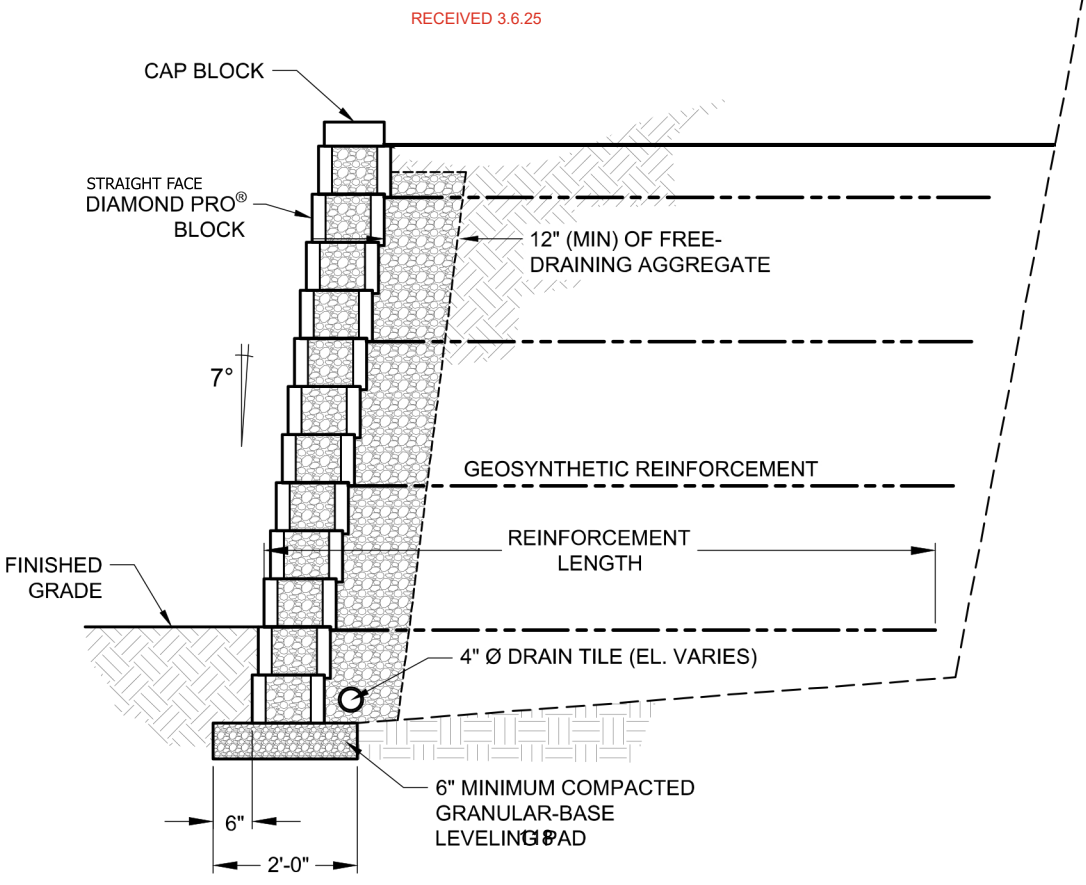
VILLAS OF HIDDEN VALLEY
MARTH CONSTRUCTION

RECEIVED
By Christopher Gruba at 1:09 pm, Jan 03, 2025



PROPOSED SIGN ELEVATION 1/2" = 1'-0"

RECEIVED 3.6.25



RECEIVED 3.6.25

BACKED BY ANCHOR DIAMOND INDUSTRY EXPERTS



DIAMOND PRO®

RETAINING WALL

AN IDEAL CHOICE FOR LARGE-SCALE PROJECTS, GIVING LANDSCAPES SUBSTANCE AND STABILITY

FEATURES & BENEFITS

- Rear-lip locator
- Large cores for ease in handling
- Matching corner and cap for a seamless appearance
- Gravity walls can be built up to 4 ft high*, including buried course with a 7.1° batter
- Walls in excess of 50 ft high have been built with Diamond Pro when combined with geosynthetic reinforcement
- Minimum outside radius, measured from the top course to the front of the units: 4 ft
- Minimum inside radius, measured on the base course to the front of the units: 6 ft

SHAPES & SIZES

STRAIGHT FACE



8 x 18 x 12

CORNER UNIT



8 x 18 x 9

CAP UNIT



4 x 17/12 x 10

**Gravity wall heights are based on project specific conditions and may be lower than this value.*

Check with your local Belgard Representative for product availability and color options.

Oldcastle APG - A CRH Company
400 Perimeter Center Terrace, Suite 1000
Atlanta, GA 30346
1-844-495-8210

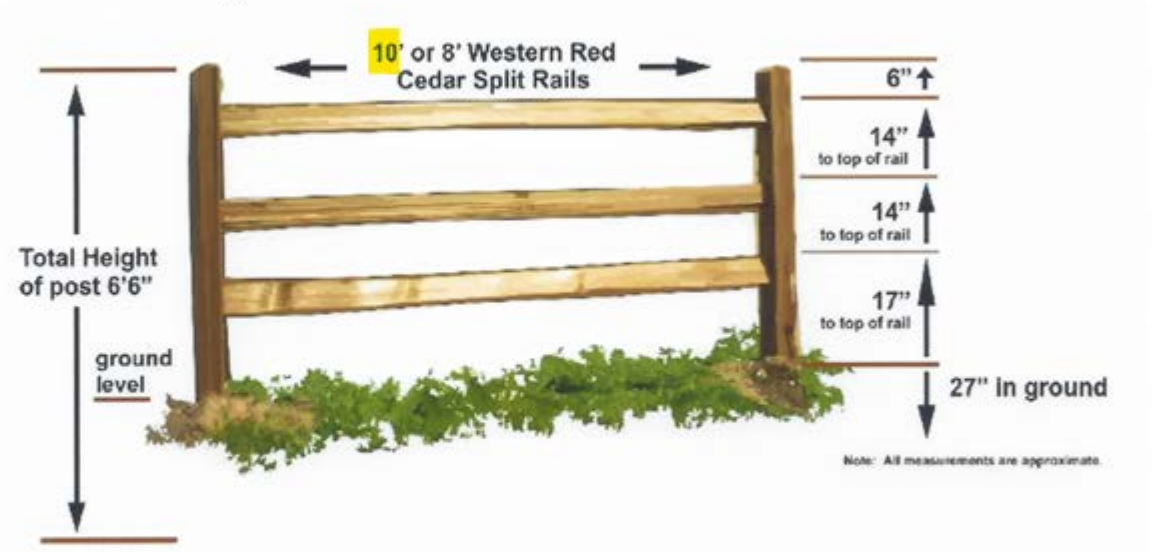
© 2022 Oldcastle® APG, A CRH Company. All Rights Reserved.
BEL20-202 Rev: June 16, 2022 3:17 PM

Rail Specifications:

RECEIVED
By Christopher Gruba at 1:55 pm, Feb 12, 2026

1. Rails shall be approximately 2" x 4½" with a minimum girth of 12". Tenon area shall be 2½" -3" in length by 1½" in thickness and 4" or less in width. The lower rail should be approximately 12" from the bottom of the rail to the existing ground.

2. Rails are 8' or 10' in length.



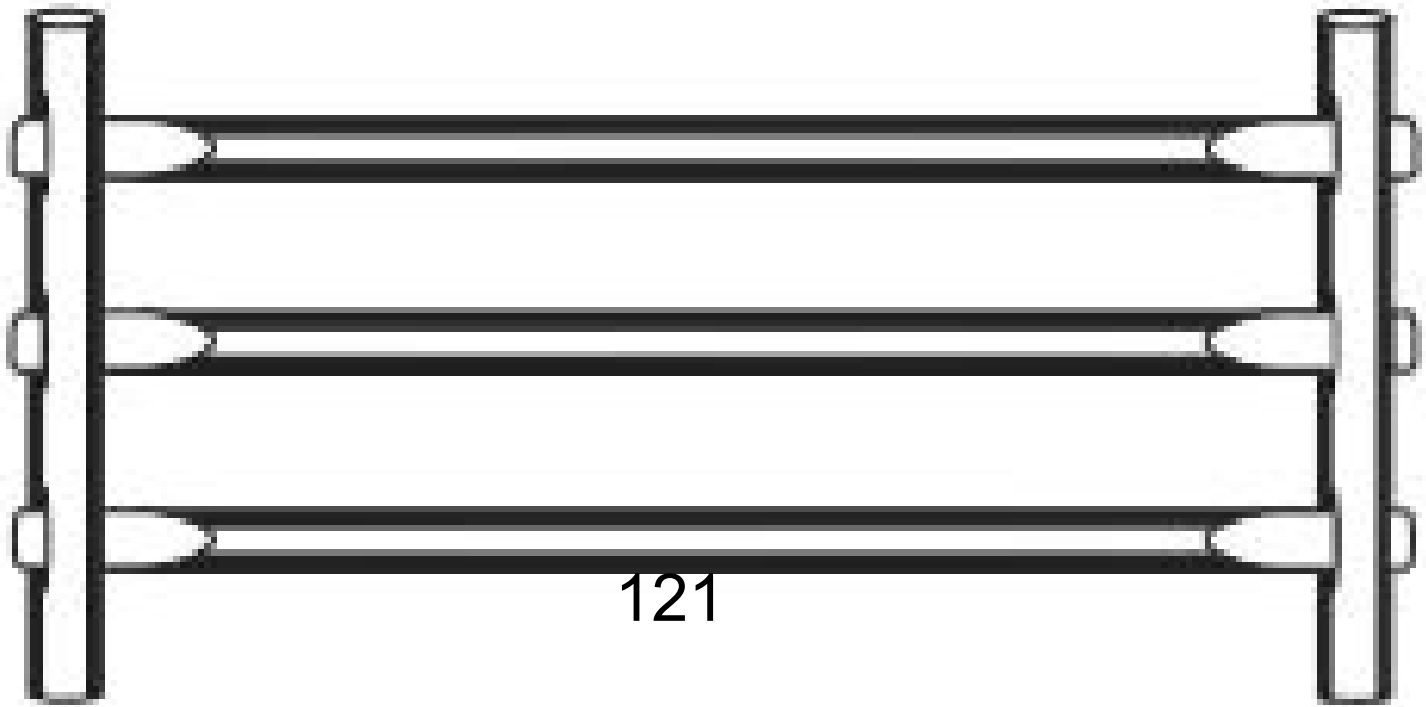
3-Rail Fence Specifications:

1. Posts shall measure approximately 4 1/2" by 5" by 6'6" in length. Minimum girth should measure 18" between the mortise openings.

2. The distance from the top of the post to the first mortise opening shall be 6" and the distance, center to center, between the mortise openings shall be 14". The mortise opening shall be 1-3/4" wide and approximately 4½" in length.

3. Posts are buried approximately 27" into the ground.

Scarfed Post and Rail



Split Rails - Western Red Cedar / Handsplit finish

LENGTH	GRADE	GIRTH	PART NO.	NOTES
8′	Standard	12" minimum	050597	
8′	Jumbo	14" minimum	056528	
10′	Standard	12" minimum	050598	
10′	Jumbo	14" minimum	056529	

3 Rail - Western Red Cedar / Handsplit finish • For 4' H Fence

DESCRIPTION	GRADE	GIRTH	PART NO.	NOTES
6'6" Line Post	Standard	18"	050587	
6'6" End Post	Standard	18"	050588	
6'6" Corner Post	Standard	18"	050589	

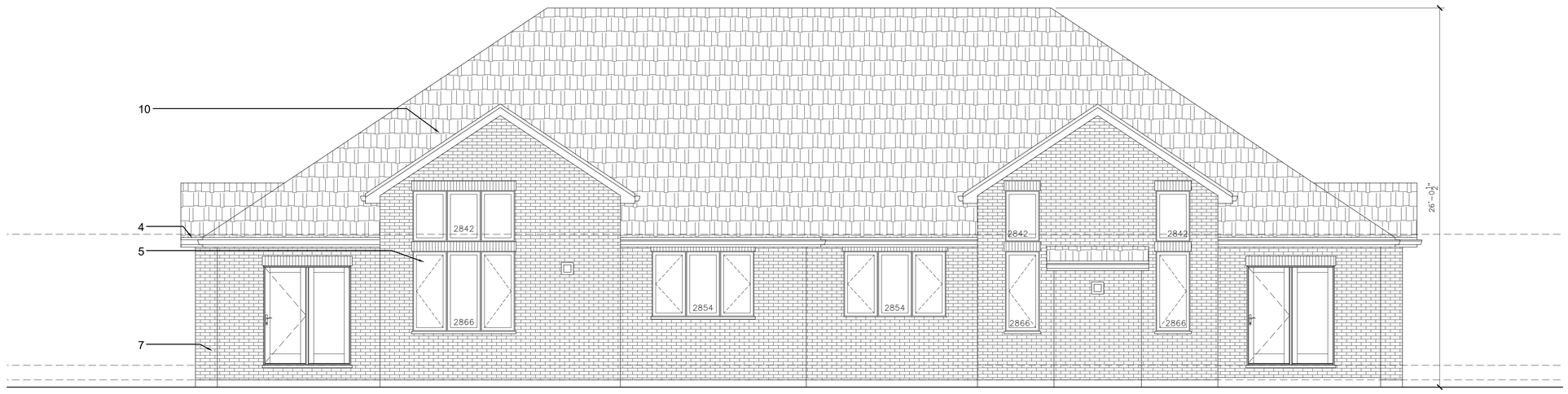
- KEY NOTES

1	LP SIDING
2	LP PANEL BOARD
3	METAL ROOF
4	ALUMINUM SOFFIT AND GUTTER - BRONZE COLOR
5	JELD WEN WINDOWS - CHESTNUT BRONZE COLOR
6	MASONRY STONE SELECTION BY GENERAL CONTRACTOR
7	MASONRY BRICK SELECTION PER COLORS PROVIDED
8	NON OPERABLE LOUVER VENT
9	FRONT DOOR SELECTION BY GENERAL CONTRACTOR
10	ARCHITECTURAL GRADE 30 YR. ASPHAULT SHINGLES - OWENS CORNING DRIFTWOOD
11	4" LIMESTONE SILL
12	CEDAR BRACKET STAINED TO MATCH

RECEIVED
By Christopher Gruba at 4:46 pm, Feb 20, 2025



FRONT ELEVATION 1/4" = 1'-0"



REAR ELEVATION 1/4" = 1'-0"

IJM ARCHITECTS

608 Hillgrove Ave
Western Springs, IL
60558
o:
708-469-7674
p:
708-404-4451

PROJECT

VILLAS OF HIDDEN VALLEY
MARTH CONSTRUCTION

SEAL:

LICENSED ARCHITECT
IAN JAMES
Mc DONNELL
001-020866
STATE OF ILLINOIS

EXP DATE:

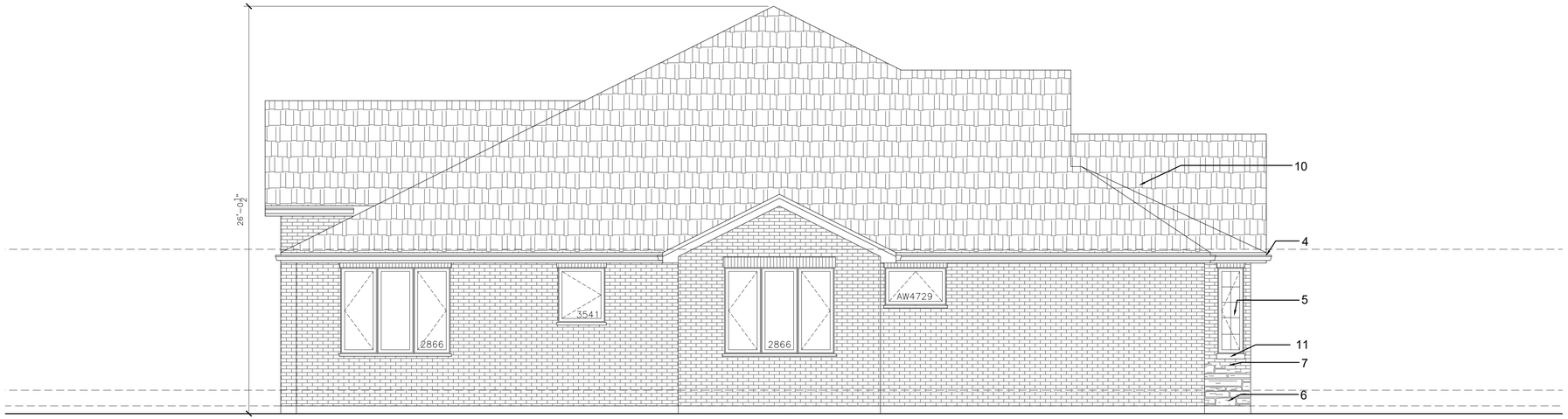
ISSUE

DATE
02.19.2025

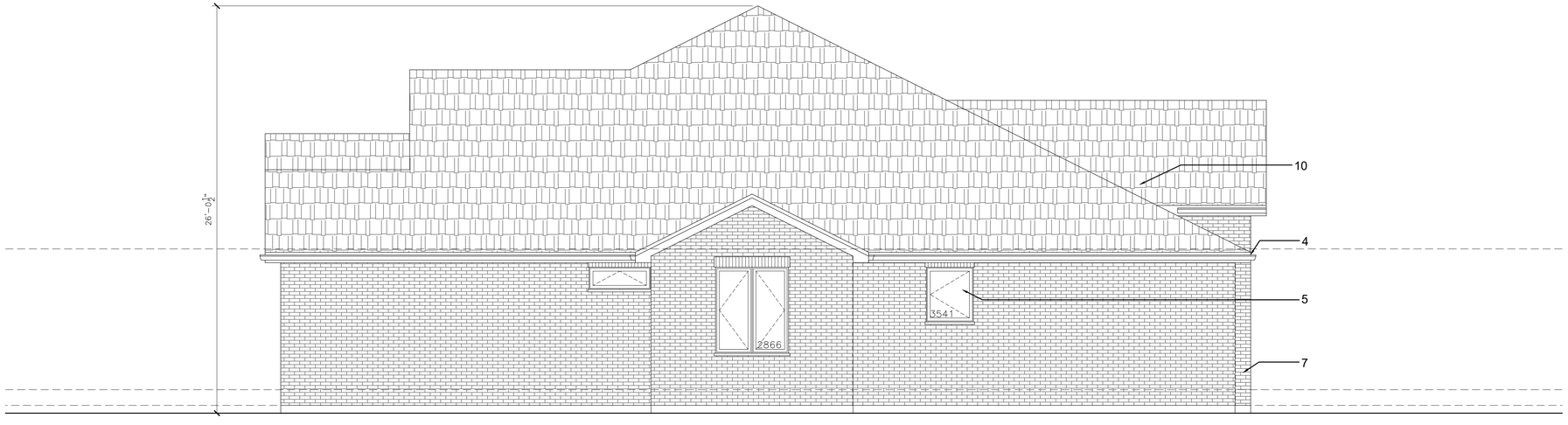
JOB #
2024-290

SHEET

© 2024



LEFT ELEVATION 1/4" = 1'-0"



RIGHT ELEVATION 1/4" = 1'-0"

IJM
ARCHITECTS

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60558
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p:
708-404-4451

PROJECT

VILLAS OF HIDDEN VALLEY
MARTH CONSTRUCTION

SEAL:

LICENSED ARCHITECT
IAN JAMES
Mc DONNELL
001-020866
STATE OF ILLINOIS

EXP DATE:

ISSUE

DATE
02.19.2025

JOB #
2024-290

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VILLAS OF HIDDEN VALLEY

OPTION 1



VILLAS OF HIDDEN VALLEY

OPTION 2

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PROJECT

VILLAS OF HIDDEN VALLEY
MARTH CONSTRUCTION

SEAL:

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Mc DONNELL
001-020866
STATE OF ILLINOIS

EXP DATE:

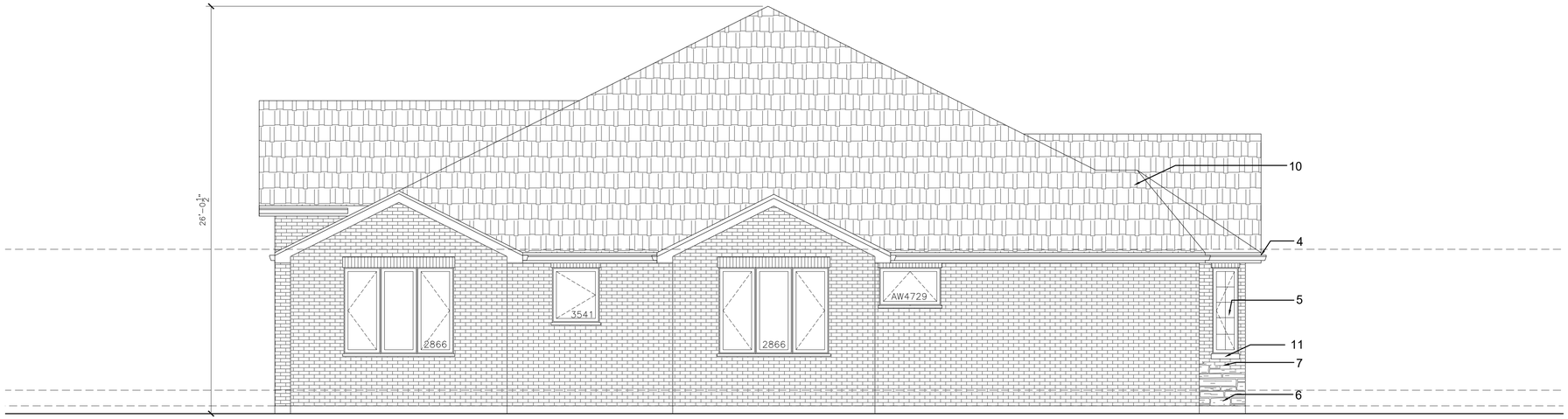
ISSUE

DATE
02.19.2025

JOB #
2024-290

SHEET

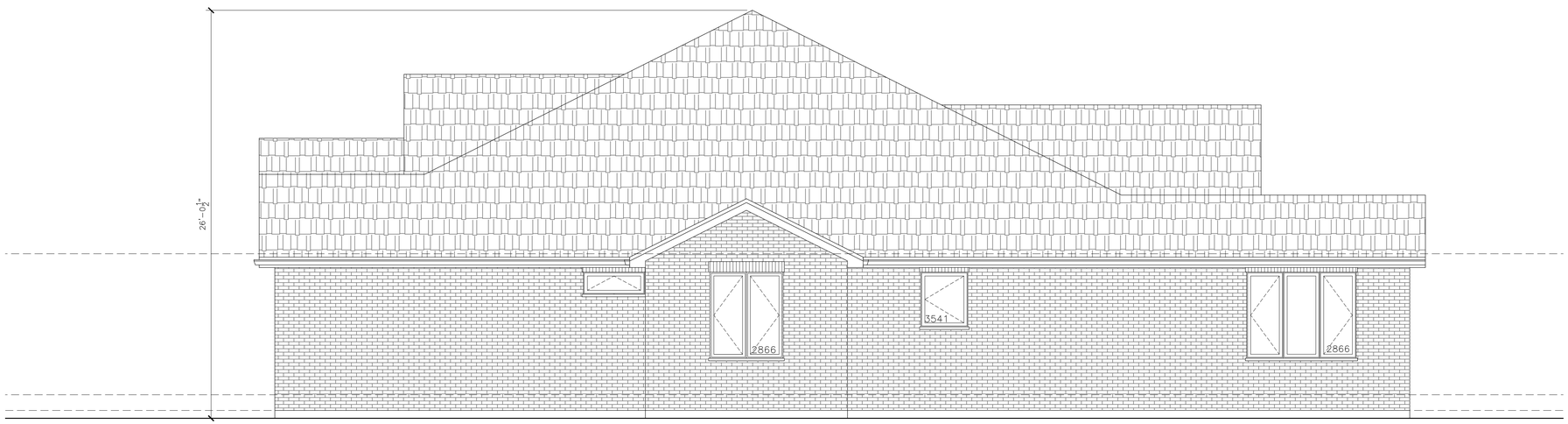
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LEFT ELEVATION

1/4" = 1'-0"

OPTIONAL SIDE SUNROOM



RIGHT ELEVATION

1/4" = 1'-0"

OPTIONAL REAR SUNROOM

IJM
ARCHITECTS

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Western Springs, IL
60558
o:
708-469-7674
p:
708-404-4451

PROJECT

VILLAS OF HIDDEN VALLEY
MARTH CONSTRUCTION

SEAL:

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Mc DONNELL
001-020866
STATE OF ILLINOIS

EXP DATE:

ISSUE

DATE

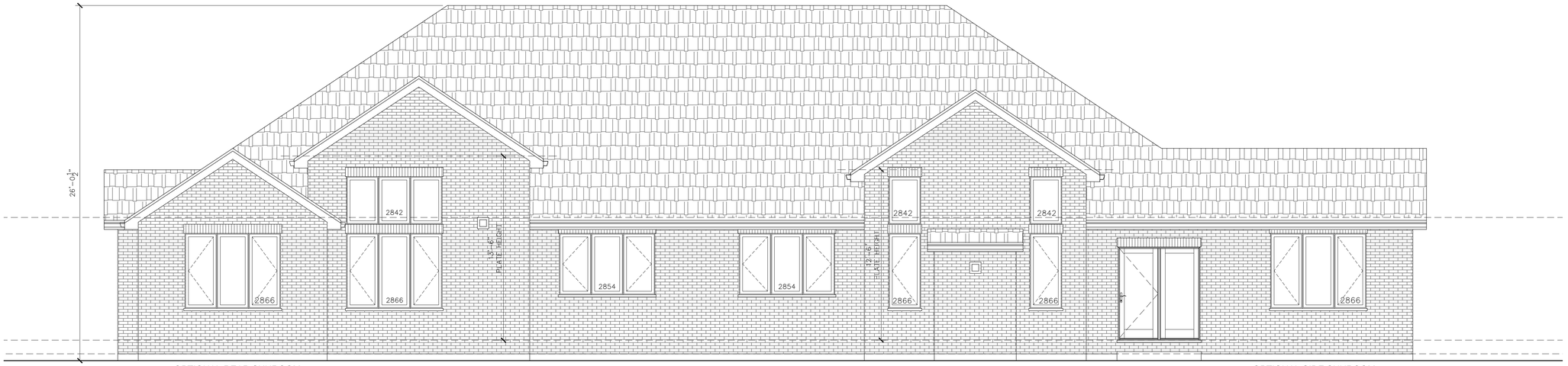
02.19.2025

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2024-290

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REAR ELEVATION

1/4" = 1'-0"

OPTIONAL SUNROOM

IJM
ARCHITECTS

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p:
708-404-4451

PROJECT:

VILLAS OF HIDDEN VALLEY
MARTH CONSTRUCTION

SEAL:

LICENSED ARCHITECT
IAN JAMES
Mc DONNELL
001-020866
STATE OF ILLINOIS

EXP DATE:

TITLE

DATE
02.19.2025

JOB #
2024-290

SHEET

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Project : Villas of Hidden Valley

Scope : Residential Street Lighting

RECEIVED
By Christopher Gruba at 9:11 am, Feb 02, 2026



Created by : Stefan T.
Checked by : Patrick Dranias

Date : 2/2/26

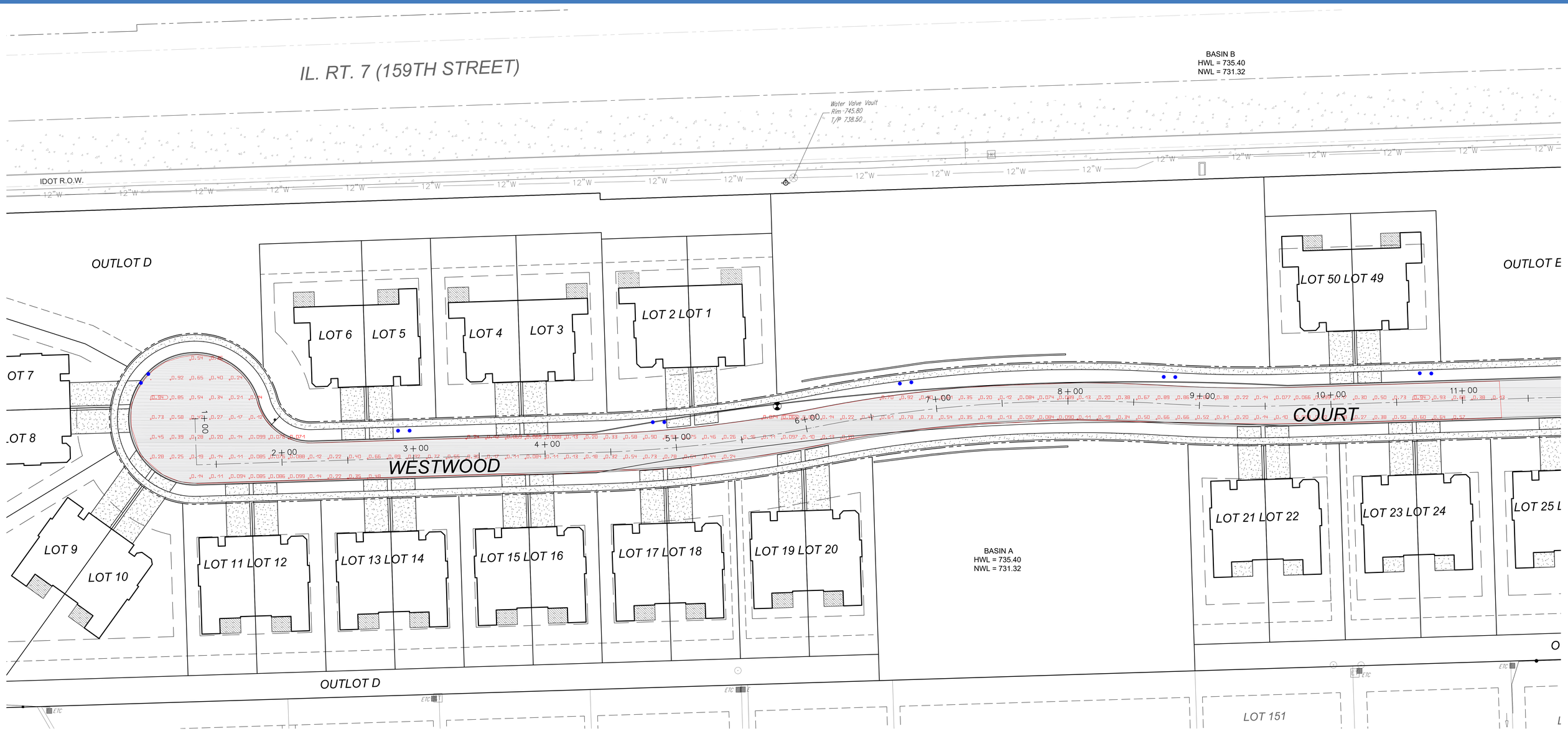
Scope : Residential Street Lighting

Project Summary

JARVIS LIGHTING

Project : Villas of Hidden Valley

Scope : Residential Street Lighting



FIXTURE INFORMATION						
LABEL	QTY	TYPE	POWER	LUMENS	MH	TILT
	12	GC6200 SERIES	41.2 W	4321 lm	25 ft	15°

PHOTOMETRIC RESULTS					
Average (FC)	Emax(FC)	Emin(FC)	Eavg/Emin	Emax/Emin	Height (FT)
0.35	0.94	0.064	5.5	14.7	0

Created by : Stefan T.
Checked by : Patrick Dranias

Date : 2/2/26

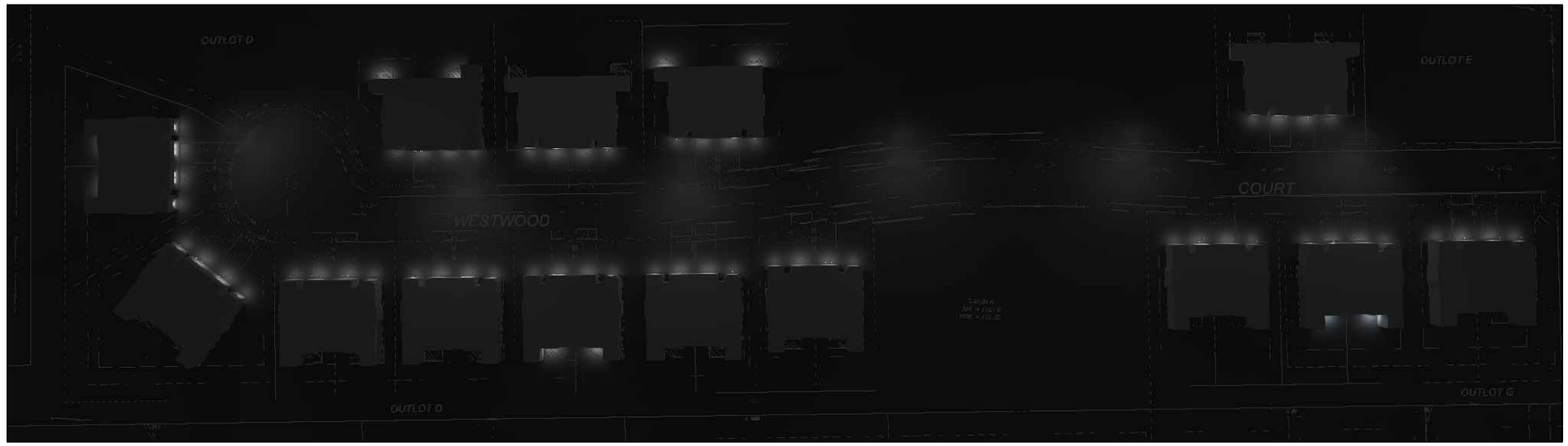
Scope : Residential Street Lighting

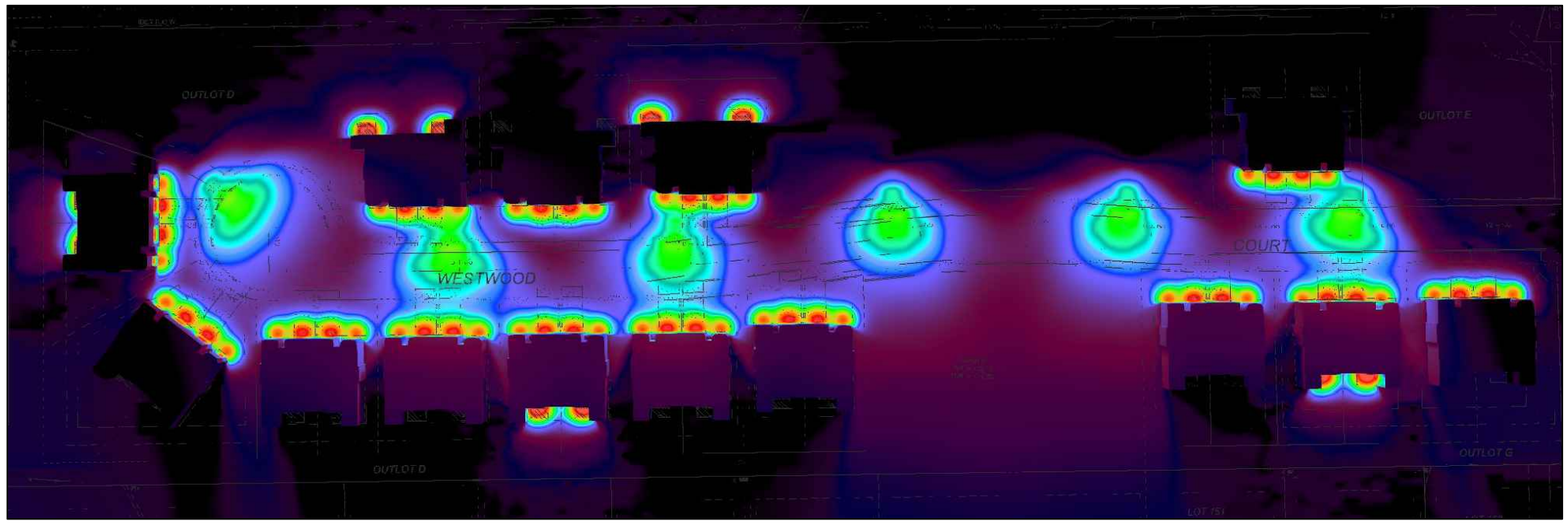
Photometric Summary

JARVIS LIGHTING

Project : Villas of Hidden Valley

Scope : Residential Street Lighting





Created by : Stefan T.
Checked by : Patrick Dranias

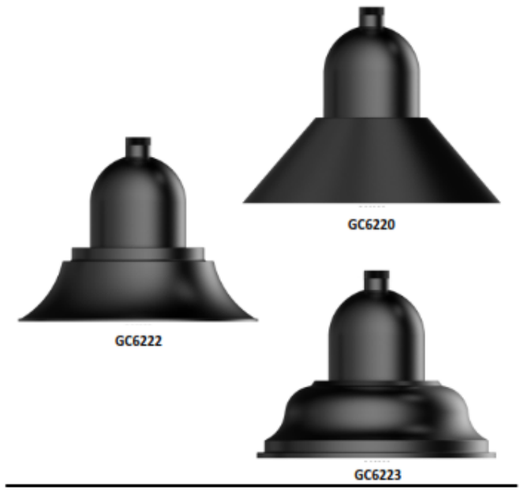
Date : 2/2/26

Scope : Residential Street Lighting

3D & False Color Render

JARVIS LIGHTING

GC6200 Series Luminaire - LED



FEATURES
- Stylish and efficient pendant mounted contemporary lighting fixture
- Lightweight cast aluminum fixture housing with stainless steel set screws for installation
- 1 1/2" Threaded Pipe mounting for secure attachment
- Durable Powder Coat Finish
- 0-10v Dimming Capability
- ETL Listed

LED LIGHT SOURCE OPTIONS
- 4 Power Levels
- 3 Color Temperatures
- 4 Light Distributions

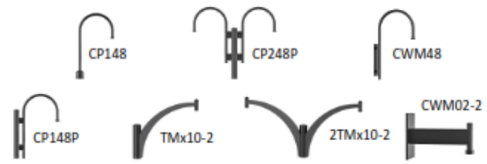
(HID Version Available-Consult Factory)

MATERIALS
- Housing - Cast Aluminum (A356)
- Shade - Spun Aluminum
- Hardware - Stainless Steel
- Lens (Optional) - Tempered Glass

LENS OPTION
- **TG** - Tempered Glass
- **NL** - No Lens

ACCESSORIES
- **PCLL** - PCL for LED Fixtures
- **26HSS** - 180° House Side Shield
- **SP1** - 10kV/10kA Surge Protection

GC6200 Series for use with brackets shown



LED LIGHT SOURCE CONFIGURATIONS

G2LED40—1 Driver, 1 LED Module, 1 Optic
G2LED65—1 Driver, 1 LED Module, 1 Optic
G2LED80—1 Driver, 2 LED Modules, 2 Optics
G2LED115—2 Drivers, 2 LED Modules, 2 Optics

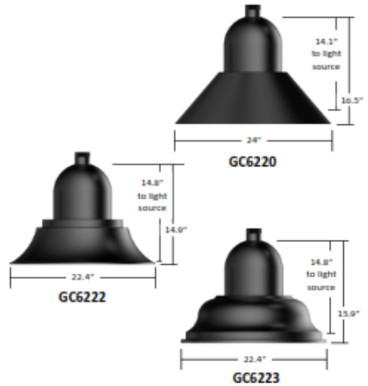
LED MODULE
12 High efficacy multi-die packages
2x6 LED Configuration
80CRI—2700, 3000, 4000 CCT

DRIVER
0-10v Dimming Compatible
120 to 277 Auto Sensing
Class 2, Class P
Minimum Rating IP66

LED OPTICS
2x6 Multi Lens
PMMA (Acrylic)
IES Type II, III, IV, V
Silicone Gasket
IP66 System

1605 N. Main St. Bldg B | Pearland, TX 77581 Phone 281-412-2944 | www.glpllc.co

GC6200 Series Luminaire - LED



LED Light Source Options

Light Source	Nominal Power	Distribution	CCT
G2LED40	41.2 W	Type II (T2)	2700K (27K)
G2LED65	67.9 W	Type III (T3)	3000K (30K)
G2LED80	82.1 W	Type IV (T4)	4000K (40K)
G2LED115	117.9 W	Type V (T5)	

LED Drivers are auto voltage sensing, standard 120V through 277V (347, 480V Version Available-Consult Factory)

Finish

The fixture will be finished with an electrostatically applied polyester powder coat suitable for exterior use. The fixtures are pretreated using industry standard environmentally responsible processes for a long lasting and durable finish.

Standard Finishes
BK - Black (Gloss)
BT - Black (Textured)
SB - Statuary Bronze
GN - Green

Premium Finishes
WH - White (Gloss)
CV - Copper Vein
GV - Green Vein
CF - Custom Finishes

LED Light Source Performance Data
In GC6220-TG Fixture

GC6200-TG SERIES			2700K (27K)		3000K (30K)		4000K (40K)	
MODULE NAME	NOM WATT	LIGHT DISTRIBUTION	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)
G2LED40	41.2	T2	4312	104.7	4626	112.3	4822	117.0
		T3	4321	104.9	4635	112.5	4831	117.3
		T4	4225	102.5	4532	110.0	4724	114.7
		T5	4297	104.3	4610	111.9	4805	116.6
G2LED65	67.9	T2	6194	91.2	6644	97.9	6926	102.0
		T3	6206	91.4	6658	98.1	6940	102.2
		T4	6068	89.4	6510	95.9	6785	99.9
		T5	6172	90.9	6621	97.5	6902	101.6
G2LED80	82.1	T2	8572	104.4	9195	112.0	9585	116.7
		T3	8589	104.6	9214	112.2	9604	117.0
		T4	8398	102.3	9009	109.7	9390	114.4
		T5	8542	104.0	9164	111.6	9552	116.3
G2LED115	117.9	T2	11001	93.3	11801	100.1	12301	104.3
		T3	11023	93.5	11825	100.3	12326	104.5
		T4	10778	91.4	11562	98.1	12052	102.2
		T5	10963	93.0	11761	99.8	12259	104.0

Ordering Guide

	Luminaire		Lens Material		LED Light		Distribution		CCT		Optional		Optional House		Finish
EXAMPLE	GC6222	–	NL	/	G2LED80	–	T3	–	40K	/	PCLL	/	26HSS	/	BT
	GC6220		NL		G2LED40		T2		27K		PCLL		26HSS		BK
	GC6222		TG		G2LED65		T3		30K						BT
	GC6223				G2LED80		T4		40K						SB
					G2LED115		T5								GN
															Premium Finishes
															WH, CV, GV, CF
	Required										Optional				Choose Finish

1605 N. Main St. Bldg B | Pearland, TX 77581 Phone 281-412-2944 | www.glpllc.co

This photometric plan is provided by Jarvis Lighting for informational purposes only. It is meant to help the customer or end-user understand the proposed layout and expected performance of lighting fixtures under certain conditions.

The plan is based solely on information provided to Jarvis Lighting and is shared without any guarantee or warranty regarding its accuracy, completeness, or suitability.

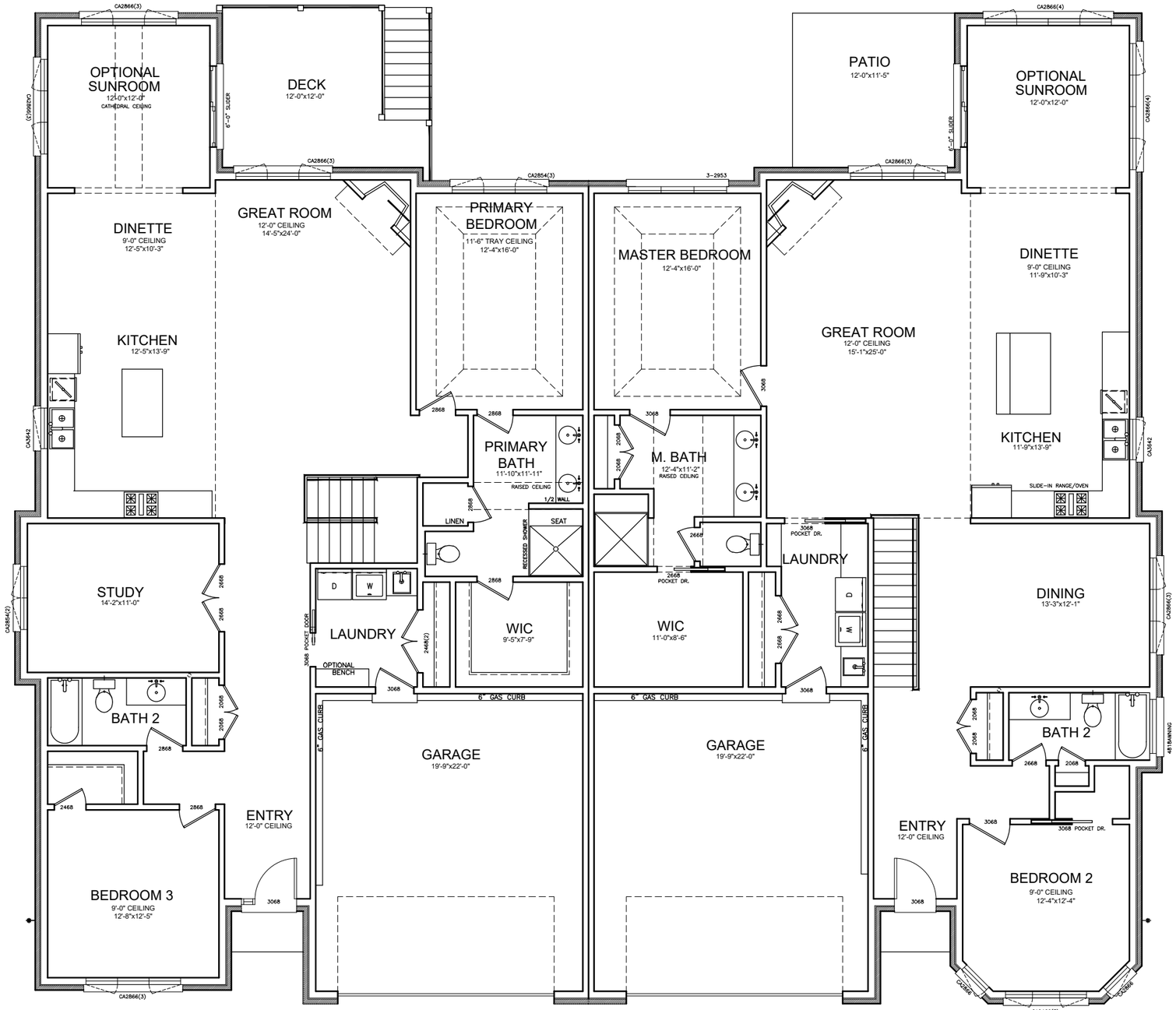
If any of the input information -- such as site drawings, field measurements, pole locations, mounting heights, electrical plans, or project specifications -- is inaccurate, incomplete, or outdated, the results and recommendations in this plan may not be valid.

It is the customer's or end-user's responsibility to review this plan with a qualified professional, such as a licensed engineer, to confirm that the design meets all applicable codes, performance requirements, safety standards, and project needs.

Jarvis Lighting is not responsible for any losses, damages, or claims resulting from the use of, or reliance on, this photometric plan.

IJM ARCHITECTS

RECEIVED 11.6.24



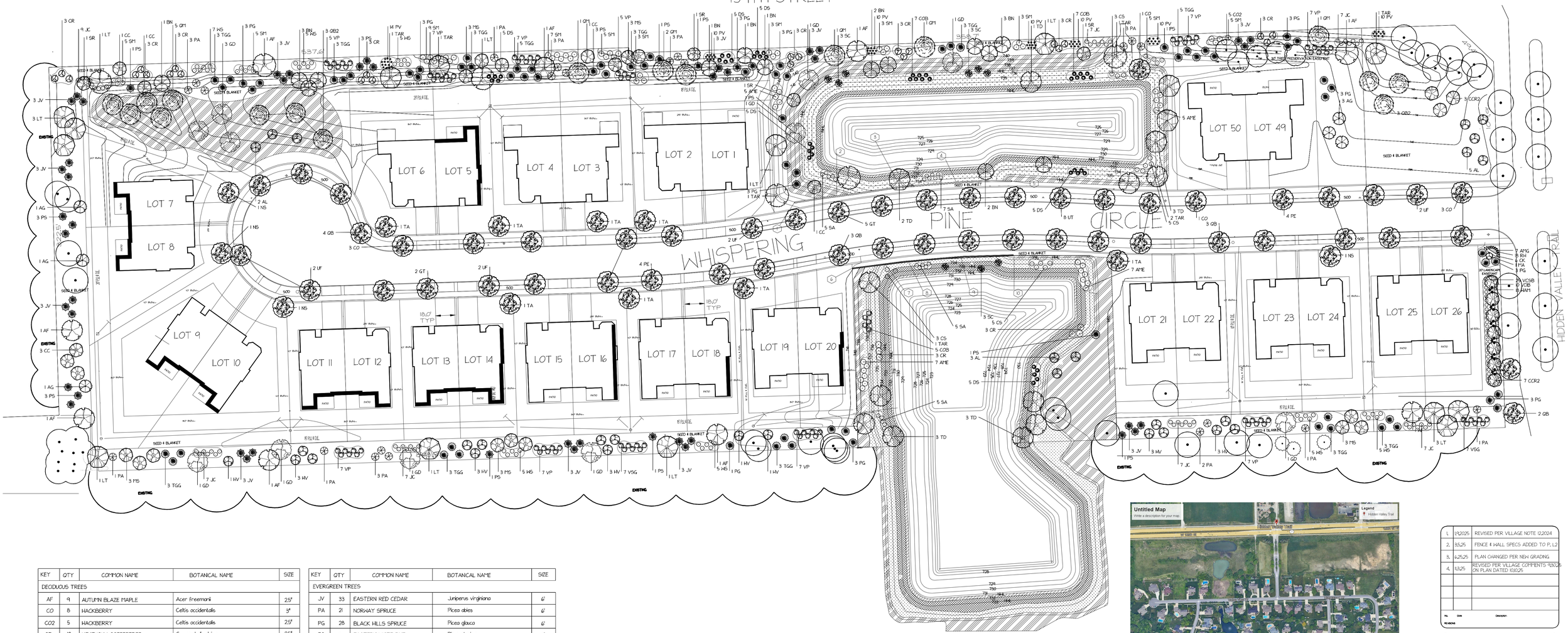
UNIT A
FIRST FLOOR: 2,176 SQ.FT.
GARAGE: 468 SQ.FT.

UNIT B
FIRST FLOOR: 2,182 SQ.FT.
GARAGE: 468 SQ.FT.

FIRST FLOOR PLAN

RECEIVED
By Christopher Gruba at 10:50 am, Nov 12, 2025

WEST PHASE



KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE
DECIDUOUS TREES				
AF	9	AUTUMN BLAZE MAPLE	Acer freemanii	2.5"
CO	8	HACKBERRY	Celtis occidentalis	3"
CO2	5	HACKBERRY	Celtis occidentalis	2.5"
GD	12	KENTUCKY COFFEETREE	Gymnocladis doicus	2.5"
GT	7	SKYLINE LOCUST	Gleditsia triacanthos v. inermis 'Skycole'	3"
LT	13	TULIP TREE	Liriodendron tulipifera	2.5"
NS	4	BLACK GUM	Nyssa sylvatica	3"
PE	8	EXCLAMATION PLANETREE	Platinus acerifolia 'Morton Circle'	3"
QB	12	SWAMP WHITE OAK	Quercus bicolor	3"
QB2	6	SWAMP WHITE OAK	Quercus bicolor	2.5"
QM	11	BUR OAK	Quercus macrocarpa	2.5"
TA	8	AMERICAN SENTRY LINDEN	Tilia americana 'McKSentry'	3"
TAR	8	REDMOND LINDEN	Tilia americana 'Redmond'	2.5"
TD	12	BALD CYPRESS	Taxodium distichum	2.5"
UF	8	FRONTIER ELM	Ulmus 'Frontier'	3"
UT	8	TRIUMPH ELM	Ulmus 'Morton Glossy'	3"
ORNAMENTAL TREES				
AG	6	AUTUMN BRILLIANCE SERVICEBERRY	Amelanchier x grandiflora 'Autumn Brilliance'	6'
AL	8	ALLEGHENY SERVICEBERRY	Amelanchier laevis	6'
BN	12	RIVER BIRCH	Betula nigra	6'
CC	7	AMERICAN HORNBEAM	Carpinus caroliniana	2"
CCR	10	EASTERN REDBUD	Cercis canadensis	2"
MA	1	ANN MAGNOLIA	Magnolia 'Ann'	6'
MS	15	RED JEWEL CRABAPPLE	Malus Spp.	2"
SR	4	IVORY SILK TREE LILAC	Syringa retiolata 'Ivory Silk'	2"

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES				
JV	33	EASTERN RED CEDAR	Juniperus virginiana	6'
PA	21	NORWAY SPRUCE	Picea abies	6'
PG	28	BLACK HILLS SPRUCE	Picea glauca	6'
PS	21	EASTERN WHITE PINE	Pinus strobus	6'
TGG	40	GREEN GIANT ARBORVITAE	Thuja Green Giant	6'
SHRUBS				
AME	24	BLACK CHOKEBERRY	Aronia melanocarpa v. Elata	#5/36"
COB	19	BUTTONBUSH	Cephalanthus occidentalis	#5/36"
CR	30	GREY DOGWOOD	Cornus racemosa	#5/36"
CS	16	RED TWIG DOGWOOD	Cornus racemosa	#5/36"
DS	30	KODIAK HONEYSUCKLE	Diervilla 'G2X88541'	#3
HV	18	VERNAL WITCHHAZEL	Hamamelis vernalis	4'
JC	51	SEA GREEN JUNIPER	Juniperus chinensis 'Sea Green'	#5/36"
SA	22	MEADOWSWEET	Spirea alba	#3
SC	9	ELDERBERRY	Sambucus canadensis	#5/36"
SM	53	DWF. KOREAN LILAC	Syringa meyeri 'Palibin'	#5/36"
VCSB	25	SPICE BABY VIBURNUM	Viburnum carlesii 'Spice Baby'	#5/36"
VSG	14	SPICE GIRL VIBURNUM	Viburnum carlesii 'Spice Girl'	#5/36"
VP	67	OPENING DAY VIBURNUM	Viburnum plicatum 'PIMVB-II'	#5/36"
WS	37	MAROON SWOON WEIGELA	Weigela x 'Slingco 2'	#5
PERENNIALS, GRASSES, & GROUNDCOVERS				
HAM	18	HOSTA 'AUGUST MOON'	Hosta 'August Moon'	#1
PV	74	HEAVY METAL SWITCH GRASS	Panicum virgatum 'Heavy Metal'	#1
RH	13	BLACK-EYED SUSAN	Rudbeckia hirta	#1
VDB	10	VINCA 'DART'S BLUE'	Vinca minor 'Dart's Blue'	FLAT
CK	6	KARL FOERSTER REED GRASS	Calamagrostis x acutiflora 'Karl Foerster'	#1



No.	Date	Description
1.	1.9.2025	REVISED PER VILLAGE NOTE 12.2024
2.	3.5.25	FENCE & WALL SPECS ADDED TO P. L2
3.	6.25.25	PLAN CHANGED PER NEW GRADING
4.	9.3.25	REVISED PER VILLAGE COMMENTS 9.30.25 ON PLAN DATED 10.10.25

REVISIONS

MARTH CONSTRUCTION
VILLAS OF HIDDEN VALLEY
HIDDEN VALLEY TRAIL
HOMER GLEN, ILLINOIS

N
0 10 20 40
1" = 40'

SCALE	1" = 40'
DRAWN BY	KTR
CHECKED BY	
DATE	10.1.2024
DATE OF PRINT	
PROJECT NO.	
SHEET NO.	L-1

Field Of Dreams Athletic Grass Seed Mixture

ITEM	GERM	ORIG
29.71% Prelude Supreme Perennial Ryegrass	90%	MN
29.44% Palmer III Perennial Ryegrass	90%	MN
19.82% Action Kentucky Bluegrass	92%	ID
19.69% Wild Horse Kentucky Bluegrass	87%	WA
0.68% Inert Matter, 0.66% Crop, 0.00% Weed		
Blossom 6lb.		

1 bsle, IL | IL # 03724
Net weight:50LB

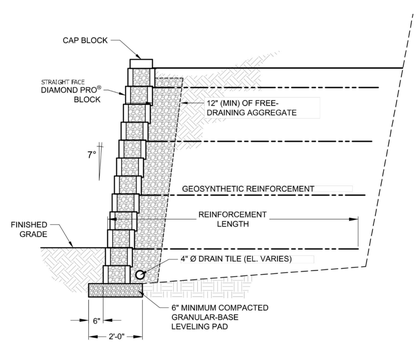
Lot # 12284
Seed Tested: 01/2024
Sell By: 04/2025
Noxious Weeds: None

FIELD OF DREAMS SEED

REGISTERED LANDSCAPE ARCHITECT
SANDRA KOSLOWSKI
157-001088
STATE OF ILLINOIS

NATIVE SEED

- WETLAND EDGE
- WET TO MESIC
- LOW PRO PRAIRIE
- NO MOW TURF



1	TW - 742.8 BW - 742.4
2	TW - 741 BW - 734.8
3	TW - 739.5 BW - 734.8
4	TW - 738 BW - 734.8
5	TW - 737 BW - 736.6
6	TW - 741.4 BW - 741
7	TW - 740.3 BW - 735
8	TW - 739.7 BW - 734.8
9	TW - 738 BW - 734.8
10	TW - 737 BW - 736.6

Low-profile Prairie Seed Mix

Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses:		
Boutelous curtipendula	Side Oats Grama	16.00
Carex spp.	Prairie Carex Mix	4.00
Elymus canadensis	Canada Wild Rye	32.00
Koeleria cristata	June Grass	1.00
Panicum virgatum	Switch Grass	1.00
Schizachyrium scoparium	Little Bluestem	36.00
	Total	90.00
Temporary Cover:		
Avena sativa	Common Oat	360.00
	Total	360.00
Forbs:		
Amorpha canescens	Lead Plant	0.50
Anemone cylindrica	ThimbleWeed	0.50
Asclepias syriaca	Common Milkweed	2.00
Asclepias tuberosa	Butterfly MilkWeed	2.00
Aster ericoides	Heath Aster	0.25
Aster laevis	Smooth Blue Aster	1.00
Aster novae-angliae	New England Aster	0.50
Baptisia lactea	White Wild Indigo	2.00
Chamaecrista fasciculate	Partridge Pea	12.00
Coreopsis lanceolata	Sand Coreopsis	5.00
Coreopsis palmata	Prairie Coreopsis	1.00
Dalea candida	White Prairie Clover	1.50
Dalea purpurea	Purple Prairie Clover	1.50
Desmanthus illinoensis	Illinois Sensitive Plant	3.00
Echinacea purpurea	Broad-Leaved Purple Coneflower	7.00
Eryngium yuccifolium	Rattlesnake Master	3.00
Lespedeza capitate	Round-Head Bush Clover	2.00
Liatris aspera	Rough Blazing Star	0.50
Lupinus perennis	Wild Lupine	4.00
Monarda fistulosa	Wild Bergamot	0.75
Parthenium integrifolium	Wild Quinine	1.00
Penstemon digitalis	Foxglove Beard Tongue	0.50
Penstemon hirsutus	Hairy Beard Tongue	0.50
Pycnanthemum virginianum	Common Mountain Mint	1.00
Ratibida pinnata	Yellow Coneflower	4.00
Rudbeckia hirta	Black-Eyed Susan	5.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Silphium terebinthinaceum	Prairie Dock	0.50
Solidago rigida	Stiff Goldenrod	1.00
Solidago speciosa	Showy Goldenrod	0.50
Tradescantia ohiensis	Common Spiderwort	0.75
Verbena stricta	Hoary Vervain	1.00
Vernonia spp.	Ironweed (Various Mix)	1.75
Veronicastrum virginianum	Culvers Root	0.25
	Total	68.75

Wet-to-Mesic Prairie Seed Mix

Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses:		
Andropogon gerardii	Big Bluestem	20.00
Calamagrostis canadensis	Bluejoint Grass	1.00
Carex spp.	Prairie Sedge Mix	4.00
Carex lurida	Bottlebrush Sedge	3.00
Carex vulpinoidea	Brown Fox Sedge	1.00
Elymus virginicus	Virginia Wild Rye	24.00
Panicum virgatum	Switch Grass	2.00
Scirpus cyperinus	Wool Grass	0.50
Sorghastrium nutans	Indian Grass	6.00
Spertina pectinata	Prairie Cord Grass	3.00
	Total	64.50
Temporary Cover:		
Avena sativa	Common Oat	360.00
	Total	360.00
Forbs:		
Asclepias syriaca	Common Milkweed	2.00
Aster novae-angliae	New England Aster	0.25
Baptisia lactea	White Wild Indigo	0.75
Chamaecrista fasciculate	Partridge Pea	12.00
Coreopsis lanceolata	Sand Coreopsis	3.50
Coreopsis tripteris	Tall Coreopsis	3.00
Desmodium illinoense	Illinois Tick Trefoil	0.50
Echinacea purpurea	Broad-Leaved Purple Coneflower	3.50
Eryngium yuccifolium	Rattlesnake Master	2.00
Helenium autumnale	Sneezeweed	2.50
Helianthus grosseserratus	Saw-Tooth Sunflower	0.50
Lespedeza capitata	Round-Headed Bush Clover	1.50
Liatris spicata	Marsh Blazing Star	1.00
Monarda fistulosa	Wild Bergamot	1.00
Parthenium integrifolium	Wild Quinine	1.00
Physostegia virginiana	Obedient Plant	0.25
Pycnanthemum virginianum	Common Mountain Mint	1.00
Ratibida pinnata	Yellow Coneflower	5.00
Rudbeckia hirta	Black-Eyed Susan	4.00
Rudbeckia laciniata	Wild Golden Glow	1.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	0.50
Senna hebecarpa	Wild Senna	2.25
Silphium integrifolium	Rosin Weed	1.00
Silphium laciniatum	Compass Plant	2.00
Silphium perfoliatum	Cup Plant	1.00
Silphium terebinthinaceum	Prairie Dock	6.00
Solidago juncea	Early Goldenrod	0.25
Solidago rigida	Stiff Goldenrod	1.00
Solidago rugosa	Rough Goldenrod	0.25
Tradescantia ohioensis	Common Spiderwort	1.25
Vernonia spp.	Ironweed (Various Mix)	3.00
Veronicastrum virginianum	Culvers Root	0.25
Zizia aurea	Golden Alexanders	0.50
	Total	63.50

Wetland Edge Seed Mix

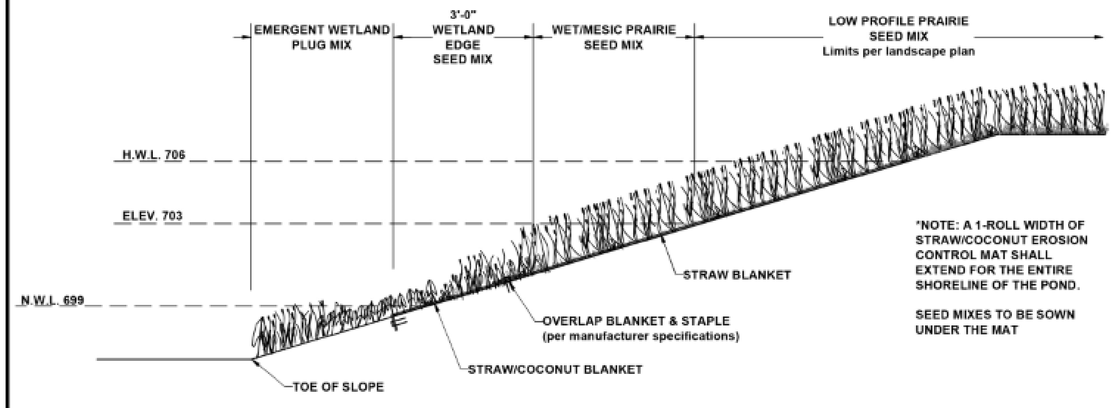
Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses/Sedges:		
Carex comosa	Bristly Sedge	1.00
Carex cristatella	Crested Oval Sedge	2.00
Carex frankii	Bristly Cattail Sedge	6.00
Carex vulpinoidea	Brown Fox Sedge	3.00
Eleocharis palustris	Great Spike Rush	0.50
Elymus virginicus	Virginia Wild Rye	12.00
Glyceria striata	Fowl Manna Grass	1.00
Juncus effusus	Common Rush	1.00
Leersia oryzoides	Rice Cut Grass	0.50
Scirpus atrovirens	Dark Green Rush	1.00
Scirpus cyperinus	Wool Grass	0.75
Scirpus fluviatilis	River Bulrush	0.50
Scirpus purgens	Chairmaker's rush	1.00
Scirpus validus	Great Bulrush	2.50
	Total	32.75
Temporary Cover:		
Avena sativa	Common Oat	360.00
	Total	360.00
Forbs:		
Acorus calamus	Sweet Flag	0.50
Alisma spp.	Water Plantain (Various Mix)	2.00
Asclepias incarnata	Swamp Milkweed	2.00
Aster puniceus	Bristly Aster	1.00
Aster umbellatus	Flat-Top Aster	0.25
Bidens spp.	Bidens (Various Mix)	2.00
Eupatorium perfoliatum	Common Boneset	1.00
Helenium autumnale	Sneezeweed	2.00
Iris virginica	Blue Flag	4.00
Lobelia cardinalis	Cardinal Flower	0.10
Lobelia siphilitica	Great Blue Lobelia	0.25
Lycopus americanus	Common Water Horehound	0.25
Mimulus ringens	Monkey Flower	1.50
Penthorum sedoides	Ditch Stonecrop	0.50
Polygonum spp.	Pinkweed (Various Mix)	0.50
Rudbeckia laciniata	Wild Golden Glow	0.75
Sagittaria latifolia	Common Arrowhead	2.00
Senna hebecarpa	Wild Senna	2.00
Sparganium eurycarpum	Common Bur Reed	4.00
Thalictrum dasycarpum	Purple Meadow Rue	0.50
Verbena hastata	Blue Vervain	1.50
Verbesuna alternifolia	Wingstem	2.00
Vernonia spp.	Ironweed (Various Mix)	2.00
	Total	32.60

NO MOW FESCUE SEED MIX

Prairie Nursery Westfield, WI

COMMON NAME	PERCENT	GERMINATION
SR5100 Chewings Fescue	23.52%	85%
Sheep Fescue	23.52%	85%
Dawson Red Fescue	11.76%	85%
SR100 Hard Fescue	11.76%	85%
Scaids Hard Fescue	11.76%	85%
Creeping Red Fescue	11.76%	85%
Annual Ryegrass	3.88%	90%

Seed Rate 5 lbs per 100 sq. ft. or 220 lbs per acre



TYPICAL DETENTION BASIN - SECTION 'A-A'

PRAIRIE SEEDING

- Low Profile Prairie Seed Mix
- Wet/Mesic Seed Mix
- Wetland Edge Seed Mix

Seed Bed Preparation

1. The Contractor shall remove stones, roots and sticks prior to seedbed preparation activities and kill any existing vegetation. All debris shall be disposed of off-site.

2. The Contractor shall prepare the seedbed with a unique rack or harrow to create a smooth level seedbed. The seedbed preparation activities shall reduce clod size to a minimum diameter of 2-inches and eliminate rivulets, gullies, crusting and caking. Working wet soils shall not be conducted. Following these seedbed preparation activities, the ground surface shall have minimum compaction, be smooth and level, and be free of debris to promote good seed to soil contact.

Seeding Specifications

1. The Contractor shall furnish, transport, and install all seed mixes in the areas specified on the Landscape Plan

2. Prairie seeding activities shall be performed after the seedbed has been properly prepared. Spring seeding shall occur between April 15 and June 15. Fall dormant seeding shall be conducted no earlier than November 1 and after the first frost and until the depth exceeds 1 inch.

3. The Contractor shall notify the Owner and/or the Owner's Agent 24 hours prior to planting.

a.Installation of specified seed mixtures shall be performed using a native seed drill and tractor mounted broadcast spreader. The seeding shall be conducted in the following manner with the drill installation conducted before the broadcast installation:

i. All of the seed oats, seventy-five percent (75%) by weight of the native grasses and twenty-five (25%) by weight of the forbes shall be installed with a native seed drill. This seed shall be buried to a 1/8-inch depth.

ii.Following drill seeding the remaining twenty-five percent (25%) and seventy-five percent (75%) of the forbes all shall be sown with a tractor mounted broadcast spreader. Additional oats can be added during the broadcast seeding if needed to improve metering of the seed mix.

4. All seed sources shall be within a 200-mile east-west radius and a 100-mile north-south radius of the site. Seeds shall be true to name and variety and have proper stratification and/or scarification to break dormancy for the appropriate planting seasons. Proof of origin shall be presented to the Owner and/or the Owner's Agent at the site prior to any seeding application. Seed mixes shall be supplied in pounds of Pure Live Seed (PLS). Purity and germination tests no older than twelve (12) months must be submitted for all seed supplied to verify quantities of bulk seed required to achieve the pounds of PLS specified. All species (grasses, sedges and forbes) will be supplied at 100% PLS. Seed not compliant with PLS requirements will be augmented with additional quantities in order to compensate for lack of viability and achieve specified amounts of PLS.

5. Installation of Wetland Seed Mix, Emergent Wetland Seed Mix and/or Stormwater Seed Mix (if specified) shall be performed with a tractor-mounted or ATV mounted broadcast spreader to ensure seed is placed on top of the ground surface (i.e. surface seeding). If the seeding area is too small or wet for a tractor (ATV), seed installation shall be hand-seeded or hydro-seeded using a hydraulic seeder. For hydro-seeding, the seed shall be installed with water only. Hydromulch shall not be mixed with the seed during the seed installation. APPROVAL from the Owner and/or the Owner's Agent is required prior to any hydraulic seeding.

6. The Contractor shall furnish seeds of specified local origin, hardy under the climate conditions at the project site, free of insects and diseases, and having the appearance of health, vigor, and habit normal for the species. Comply with applicable state and federal laws regarding inspections. All regulations applicable to the seed mix and landscape materials shall be followed.

7. The Contractor shall examine the grade, verify the elevations and water levels, observe the conditions under which work is to be performed, and notify the Owner and/or the Owner's Agent of unsatisfactory conditions. Proceeding with the work constitutes acceptance of existing conditions, including current water levels and soil conditions.

8. Seed shall not be sown during high winds or when the seedbed is not in the proper condition for seeding. Prior to starting work, calibrate all seeding equipment and adjust sow seed at the proper seeding rate. Operate equipment to ensure complete coverage of the entire area to be seeded.

9. Prior to installation, the Owner and/or Owner's Agent shall review any species substitutions and reserves the authority to deny use of any species if deemed inappropriate for the site.

10. All seed material shall be subject to inspection by the Owner and/or Owner's Agent prior to installation.

11. Contractor shall provide the Owner and/or Owner's Agent copies of all seed labels.

12. Seeding shall only occur in areas that will received the specified erosion control measures within 48 hours of seeding provided rain is not imminent. If rain is imminent, erosion control measures shall occur on the same day as seeding.

Erosion Control

1. Following seeding erosion control measures shall be completed within all newly seeded areas as shown on the Landscape Plan. If blankets are specified they shall be installed with staples following the manufacturer's specifications.

LONG-TERM MANAGEMENT ACTIVITIES

1. Following competition of the initial Three-year maintenance program the following Long-term maintenance shall be performed on a regular basis:

a. Prescribed burning will be performed every one to three years for established native prairie plantings and naturalized detention basins. Burning requires a permit from the Illinois EPA and notification of the local fire district and the Village of Homer Glen.

b. Late fall or early winter mowing to a height of six to twelve inches (6"-12"), with the removal of hay and debris, will be performed in alternate years where burning is not practical or conditions are not conductive to burning.

c. Applications of herbicide to control invasive will be required if burning or mowing does not control or eliminate said problematic or nuisance species. Those species shall include, but not limited to, reed canary grass, purple loosestrife, cattail, thistle and common reed. All herbicide applications shall be performed by a certified and licensed applicator. Herbicides shall be non-toxic to animals and aquatic life and will be applied in an appropriate manner to prevent the killing of desirable native species.

THREE-YEAR MANAGEMENT PERIOD ACTIVITIES

1. The work consists of the Contractor conducting routine ecological management activities during the three-year management and monitoring period in the naturalized planting areas as shown on the landscape plan to assist the Contractor in meeting required performance standards.
2. During the first two (2) growing seasons of the three-year period the Contractor shall high-mow the vegetation in the Prairie and/or Wet/Mesic Prairie areas several times during the growing season to ensure the vegetation does not exceed eighteen inches (18") in height. A rotary or flail type mower shall be used. During high-mowing, the vegetation shall be cut no lower than 6 to 9 inches so the native seeding are unharmed. Selective weed whipping can also be used if conditions are unfit (i.e., too wet) for a tractor, or if only small isolated areas of vegetation required cutting. In addition, cutting the inflorescence prior to seed set of many biennial species including teasel and sweet clover is an effective control method that can be utilized.
3. The Contractor shall conduct chemical and/or mechanical weed control activities in all of the naturalized seeded areas for a three-year period following planting/seeding. The Contractor shall conduct four annual weed control application periods (total of twelve (12) for the three-year period). The Contractor is responsible to achieve a 95% kill of reed canary grass, purple loosestrife, thistle and common reed and 80% kill of other problematic, nuisance species to successfully complete each of the application periods specified below.
   a. Application Period One (early spring): problematic species such as, but not limited to, reed canary grass, red/white cover, cattails.
   b. Application Period Two (late spring to mid-summer): problematic species such as, but not limited to, reed canary grass, while/yellow sweet cover, cattails, wild carrot, purple loosestrife and common reed.
   c. Application Period Three (mid to late summer): problematic species such as, but not limited to, reed canary grass, ragweed, cattails, purple loosestrife and common reed.
   d. Application Period Four (late summer to early fall): problematic species such as, but not limited to, reed canary grass, red/white cover, common reed.
4. Natural regeneration of cattails in the stormwater management facilities will likely occur following construction. As required by these planting specifications pre-planting weed control will be conducted if any problematic species are present. As for cattails, hand pulling cattails can be conducted when the cattails are small enough to ensure that the entire root is removed. Off-site disposal of cattails will be required. Larger cattails will require herbicide applications. Aggressive cattail control will be required after planting throughout the three-year management period to ensure plant establishment. After planting the hand-wick application method to control cattails shall be required.
5. If permitted, the Contractor shall conduct a prescribed burn in the prairie areas during the third growing season. The Contractor shall obtain all the required burn permits from the Illinois Environmental Protection Agency, City or Village, and local fire protect district and prepare all necessary documents required for the permit including a Burn Plan.
6. The Contractor shall irrigate all plant plugs as needed to achieve the survivorship requirements.
7. The Contractor shall remove and dispose of all planting enclosures during the second year of the management period.

PERFORMANCE CRITERIA

1. Within three (3) months of seed installation, at least 90% of the seeded area, as measured by aerial coverage, shall be vegetated. A minimum 90% vegetative coverage shall be maintained throughout and at the end of the three-year maintenance period for these areas. This standard does not apply to wetland plug areas (if planted).
2. At the end of the second growing season, a minimum of 75% vegetative coverage in the wetland plug area(s) shall be achieved and maintained throughout the end of the three-year maintenance period (if planted).
3. The stormwater management facilities shall not contain any rills greater than four inches (4") deep throughout and at the end of the three-year maintenance period.
4. At the end of the second and third growing seasons, no area greater than 1.0 square meters on slope areas shall be devoid of vegetation.
5. At the end of the second growing season, 30% seed mix presence for the prairie seed mix areas shall be achieved. At the end of the third growing season 50% seed mix presence for the prairie seed mixes shall be achieved.
6. At the end of the third growing season, the top three dominate species based on aerial coverage shall NOT be non-native species, cattail or reed grass
7. Relative coverage (determined by ocular estimation) of cattail shall be less than 10% throughout, and at the end of the three-year maintenance period.
8. Relative coverage (determined by ocular estimation) of common reed, reed canary grass, and loosestrife in aggregate shall be less than 5% throughout, and at the end of the three-year maintenance period.
9. Relative coverage (determined by ocular estimation) of thistle and teasel shall be less than 5% throughout, and at the end of the three-year maintenance period.
10. Plugs (if planted) must achieve 90% survivorship one (1) year from plant installation.

The Contractor shall water plant plugs (if planted) as needed in order to meet the performance criteria. The cost to irrigate is incidental to the contract and shall be included in the Contractor's bid price. The Contractor shall also perform vegetative management for three years following planting as specified under the section "Three-year Monitoring and Reporting Activities" to assist with meeting the Contractor Performance Criteria. If performance criteria are not achieved, Contractor is responsible to conduct additional activities, which may include supplemental seeding, supplemental planting and additional years of vegetation management to rectify areas at no additional cost to the Owner to achieve performance.

No.	Date	Description
1.	1.9.2025	REVISED PER VILLAGE NOTE 12.2024
2.	3.5.25	FENCE & WALL SPECS ADDED TO P. L2
3.	6.25.25	PLAN CHANGED PER NEW GRADING
4.	11.3.25	REVISED PER VILLAGE COMMENTS 9.30.25 ON PLAN DATED 10.10.25

REVISIONS

MARTH CONSTRUCTION
VILLAS OF HIDDEN VALLEY
HIDDEN VALLEY TRAIL
HOMER GLEN, ILLINOIS

N

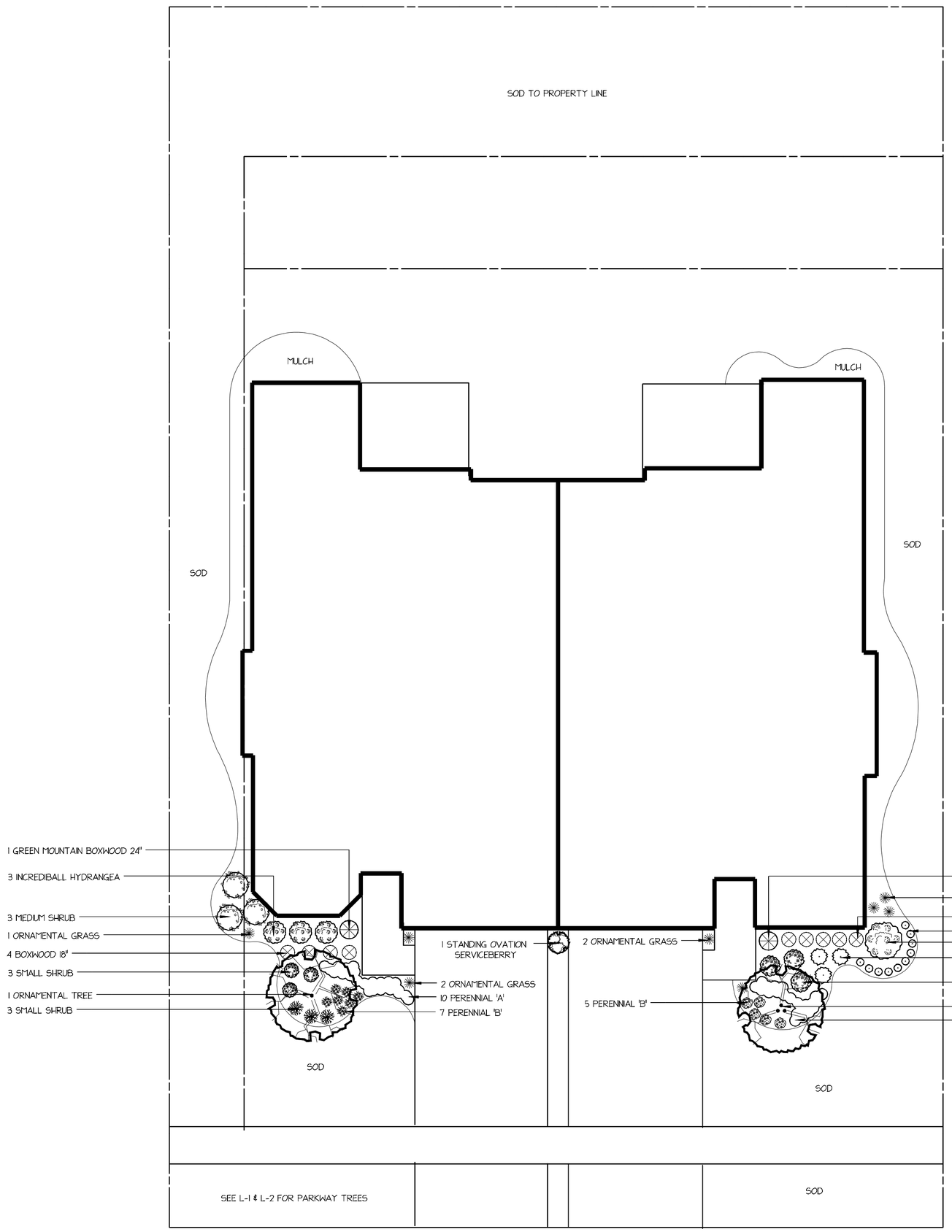
0 10 20 40
1" = 40'

Beary

SCALE	1" = 40'
DRAWN BY	KTR
CHECKED BY	
DATE	10.1.2024
DATE OF PRINT	

PROJECT NO.

SHEET NO.
L-2



SOUTH & WEST FACING UNITS

COMMON NAME	BOTANICAL NAME	SIZE	SUGGESTED	NOTES
ORNAMENTAL TREES				
AUTUMN BRILLIANCE SERVICEBERRY	Amelanchier grandiflora	6'		
SEVEN-SON FLOWER	Heptacodium miconioides	2"/6'		
MAGNOLIA	Magnolia spp	2"	'Butterflies"	Not over 15' wide, Variety available at time of install
MAGNOLIA	Magnolia spp	6'	Jane', Betty', 'Royal Star'	Not over 15' wide, Variety available at time of install
CRABAPPLE	Malus spp.	2"	Adirondack, Gladiator, Red Baron, Red Jewel	Upright/Narrow variety
TREE LILAC	Syringa reticulata	2"	Ivory Silk	Variety available at time of install
LARGE SHRUBS				Over 4' but less than 10' at maturity
DOGWOOD	Cornus spp	#5/30"	Neon Burst, Isanti, Arctic Fire Yellow	
HYDRANGEA	Hydrangea spp	#5	Limelight, Quick Fire, Berry While, Alice, Incrediball	
SCARLET BEAUTY SWEETSPIRE	Itea virginica 'Morton'	#3/#5		
NINEBARK	Physocarpus spp	#5	Summer Wine, Amber Jubilee, Panther	
MISS KIM LILAC	Syringa patula 'Miss Kim'	#5/24"		
VIBURNUM	Viburnum spp	#5/30"	Korean Spice, Opening Day, Glitters & Gloves	
MEDIUM SHRUBS				3-4' at maturity
LOW SCAPE SNOWFIRE CHOKEBERRY	Aronia melanocarpa 'SMNAMPEM'	#3		
DIERVILLA	Diervilla spp	#3	Red, Orange, Black, Dwf. Bush	
HYDRANGEA	Hydrangea spp	#3	Bobo, Tuff Stuff, Eclipse, Summer Crush	
KNOCKOUT ROSE	Rosa spp	#3	Easy Bee-zy, White, Pink, Peachy	
SPIREA	Spirea spp	#3	Glow Girl, Tor, Anthony Waterer	
VIBURNUM	Viburnum carlesii 'Spice Baby'	#3/#5		
WEIGELA	Weigela spp	#3	Dark Horse, Vinho Verde	
SMALL SHRUBS				Under 3' at maturity
CHOKEBERRY	Aronia spp	#2/#3	Ground Hug, Low Scape Mound	
HYDRANGEA	Hydrangea spp	#2/#3	Wee White, Tiny Tuff Stuff, Tiny Quickfire	
SCENTLANDIA SWEETSPIRE	Itea virginica SMNIVDFC'	#3		
DRIFT ROSE	Rosa spp	#3		Any Color
SPIREA	Spirea spp	#3	Double Play Doily, Blue Kazoo, Neon Flash	
WEIGELA	Weigela spp	#3	Spilled Wine, My Monet, Minuet, Electric Love	
EVERGREEN SHRUB				
BOXWOOD	Buxus spp	18" or 24"	Geen Velvet, Chicagoland Green, Winter Gem, Green Gem	Match both sides of unit, Size specified on plan
PERENNIALS, GRASSES & GROUNDCOVER				
PERENNIAL 'A'		#1	Coneflower, Catmint, Allium, Lavender, Coreopsis	
PERENNIAL 'B'		#1	Max Frei Cranesbill, Veronica, Monarda	
GROUNDCOVER		10 FLAT	Sedun Kamtchaticum, Liriope spicata, Phlox	
ORNAMENTAL GRASS		#1	Karl Foerster Reed Grass, Dwf. Fountain Grass, Switchgrass	Match both sides of unit

NORTH & EAST FACING UNITS

COMMON NAME	BOTANICAL NAME	SIZE	SUGGESTED	NOTES
ORNAMENTAL TREES				
AUTUMN BRILLIANCE SERVICEBERRY	Amelanchier grandiflora	6'		
SEVEN-SON FLOWER	Heptacodium miconioides	2"/6'		
MAGNOLIA	Magnolia spp	2"	'Butterflies"	Not over 15' wide, Variety available at time of install
MAGNOLIA	Magnolia spp	6'	Jane', Betty', 'Royal Star'	Not over 15' wide, Variety available at time of install
CRABAPPLE	Malus spp.	2"	Adirondack, Gladiator, Red Baron, Red Jewel	Upright/Narrow variety
TREE LILAC	Syringa reticulata	2"	Ivory Silk	Variety available at time of install
LARGE SHRUBS				Over 4' but less than 10' at maturity
BEAUTYBERRY	Calycarpa spp	#5	Pearl Glam	
DOGWOOD	Cornus spp	#5/30"	Neon Burst, Isanti, Arctic Fire Yellow	
HYDRANGEA	Hydrangea spp	#5	Limelight, Quick Fire, Berry While, Alice, Incrediball	
SCARLET BEAUTY SWEETSPIRE	Itea virginica 'Morton'	#3/#5		
VIBURNUM	Viburnum spp	#5/30"	Blue Muffin, Opening Day	
MEDIUM SHRUBS				3-4' at maturity
LOW SCAPE SNOWFIRE CHOKEBERRY	Aronia melanocarpa 'SMNAMPEM'	#3		
CLETHRA	Clethra Spp	#3	Summer Sparkler, Sixteen Candles	
DIERVILLA	Diervilla spp	#3	Red, Orange, Black, Dwf. Bush	
HYDRANGEA	Hydrangea spp	#3	Let's Dance Varieties,	
SHAMROCK INKBERRY	Ilex glabra 'Shamrock'	#3		
AZALEA/RHODODENDRON	Rhododendron spp	#3	Karen's, Delaware Valley White, Hineo-Crimson	
CORALBERRY	Symphoricarpos spp	#3	Proud Berry	
SMALL SHRUBS				Under 3' at maturity
CHOKEBERRY	Aronia spp	#2/#3	Ground Hug, Low Scape Mound	
DWF. FOTHERGILLA	Fothergilla gardenii	#3		
HYDRANGEA	Hydrangea spp	#2/#3	Tiny Tuff Stuff, Tiny Quickfire	
SCENTLANDIA SWEETSPIRE	Itea virginica SMNIVDFC'	#3		
EVERGREEN SHRUB				
BOXWOOD	Buxus spp	18" or 24"	Geen Velvet, Chicagoland Green, Winter Gem, Green Gem	Match both sides of unit, Size specified on plan
PERENNIALS, GRASSES & GROUNDCOVER				
PERENNIAL 'A'		#1	Hosta, Astilbe, Pulmonaria, Brunnera	not over 24" tall
PERENNIAL 'B'		#1	Heuchera, Lamium, Hosta	not over 18" tall
GROUNDCOVER		10 FLAT	Liriope spicata, pachysandra, vinca	
ORNAMENTAL GRASS		#1	Karl Foerster Reed Grass, Hakonechloa	Match both sides of unit

RECEIVED
10.31.24

NOTES

No.	Date	Description

REVISIONS

MARTH CONSTRUCTION HIDDEN VALLEY TYPICAL UNITS

0 5 10 20
SCALE IN FEET

Barry

SCALE	1" = 10'
DRAWN BY	KTR
CHECKED BY	
DATE	10.4.2024
DATE OF PRINT	

PROJECT NO.

SHEET NO.
L-3

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RECEIVED
By Christopher Gruba at 1:52 pm, Feb 12, 2026

FINAL ENGINEERING PLANS

FOR

VILLAS OF HIDDEN VALLEY

HOMER GLEN, ILLINOIS

LEGAL DESCRIPTION

PARCEL 1

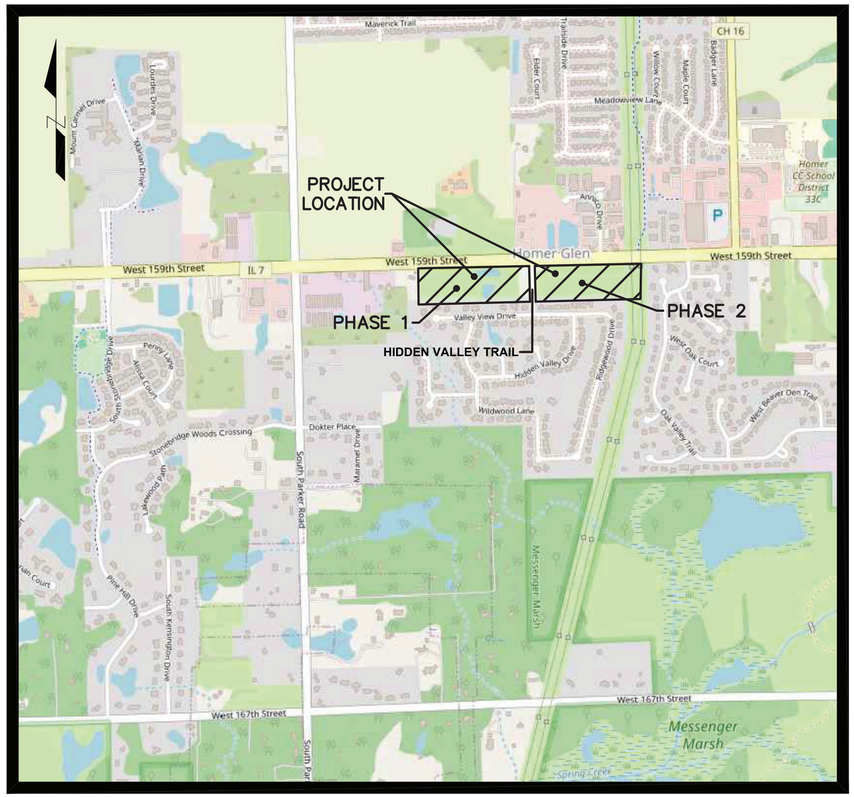
THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 35 FEET OF SAID WEST HALF OF THE NORTHEAST QUARTER WITH THE SOUTHERLY RIGHT OF WAY LINE ILLINOIS ROUTE 7; THENCE SOUTHERLY 1127.74 FEET TO THE SOUTH LINE OF THE NORTH 1181.43 FEET; THENCE EAST TO THE WEST LINE OF HIDDEN VALLEY ESTATES UNIT 1; THENCE NORTHERLY ALONG SAID SUBDIVISION LINE BEING THE WESTERLY LINE OF LOT 33 AND HIDDEN VALLEY TRAIL TO THE SOUTHERLY RIGHT OF WAY OF ILLINOIS ROUTE 7; THENCE WEST ALONG SAID SOUTHERLY RIGHT OF WAY TO THE POINT OF BEGINNING, TOGETHER WITH THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, AFORESAID, LYING EASTERLY AND NORTHERLY OF HIDDEN VALLEY ESTATES UNIT 1 AND SOUTHERLY OF ILLINOIS ROUTE 7, EXCEPTING THAT PART HEREOF FALLING IN HIDDEN VALLEY ESTATES ADDITION RECORDED DECEMBER 8, 2003 AS DOCUMENT NO. R2003-298148 AND EXCEPT THEREFROM THE FEE SIMPLE TITLE THEREOF TO THAT PART THEREOF VESTED IN THE STATE OF ILLINOIS BY DECREE ENTERED IN CASE 13ED23 AND RECORDED AS DOCUMENT NO. R2014-01800 AND DECREE ENTERED IN CASE 13ED26 AND RECORDED AS DOCUMENT NO. R2014-020582, IN WILL COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 1181.43 FEET OF THE WEST 35.00 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THE NORTH 1181.43 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 23, EXCEPTING THE WEST 22.00 FEET THEREOF; AND ALSO EXCEPTING THE EAST 110.00 FEET OF THE WEST 132.00 FEET OF THE NORTH 396.00 FEET THEREOF; AND ALSO EXCEPTING THEREFROM THAT PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SAID NORTHWEST QUARTER THAT IS 99.75 FEET WEST OF THE EAST LINE OF THE SAID NORTHWEST QUARTER; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER 53.66 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS HIGHWAY ROUTE NO. 7 FOR A POINT OF BEGINNING; THENCE WESTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS HIGHWAY NO. 7, 1047.00 FEET TO A POINT; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 514.56 FEET TO A POINT; THENCE EASTERLY PARALLEL WITH THE SAID NORTH LINE OF THE NORTHWEST QUARTER, 847.00 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 217.11 FEET TO A POINT; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SAID NORTH LINE OF THE NORTHWEST QUARTER, 200.00 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 297.00 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART HEREOF FALLING IN HIDDEN VALLEY ESTATES ADDITION RECORDED DECEMBER 8, 2003 AS DOCUMENT NO. R2003-298148, AND EXCEPTING THEREFROM THE FEE SIMPLE TITLE THEREOF TO THAT PART THEREOF VESTED IN THE STATE OF ILLINOIS BY DECREE ENTERED IN CASE 13ED19 AND RECORDED AS DOCUMENT NO. 2014-017999, WILL COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SAID NORTHWEST QUARTER THAT IS 99.75 FEET WEST OF THE EAST LINE OF THE SAID NORTHWEST QUARTER; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 53.66 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF ILLINOIS HIGHWAY NO. 7 FOR A POINT OF BEGINNING; THENCE WESTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS HIGHWAY NO. 7, 1047.00 FEET TO A POINT; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 514.56 FEET TO A POINT; THENCE EASTERLY PARALLEL WITH THE SAID NORTH LINE OF THE NORTHWEST QUARTER, 847.00 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 217.11 FEET TO A POINT; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SAID NORTH LINE OF THE NORTHWEST QUARTER, 200.00 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 297.00 FEET TO THE POINT OF BEGINNING, ALL IN HOMER TOWNSHIP, EXCEPT THEREFROM THE FEE SIMPLE TITLE THEREOF TO THAT PART THEREOF VESTED IN THE STATE OF ILLINOIS BY DECREE ENTERED IN CASE 13ED18 AND RECORDED AS DOCUMENT NO. 2014-017993, IN WILL COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE

INDEX OF PLAN SHEETS

1. COVER SHEET
2. GENERAL NOTES & PROJECT SPECIFICATIONS
3. CONSTRUCTION DETAILS
4-5. EXISTING CONDITIONS & TREE PRESERVATION PLAN
6. EXISTING TREE INVENTORY / REMOVAL LIST & LOT SUMMARY TABLE
7. OVERALL SITE PLAN
8-9. GEOMETRIC PLAN - PHASE 1 & 2
10-12. SOIL EROSION & SEDIMENT CONTROL
13-14. GRADING PLAN - PHASE 1 & 2
14A. EXISTING CONDITIONS - LAKE A OVERFLOW
15-16. UTILITY PLAN - PHASE 1 & 2
16A. HIDDEN VALLEY TRAIL INTERSECTION
17-18. UTILITY SERVICES PLAN - PHASE 1 & 2
19-20. PLAN & PROFILES - PHASE 1 & 2
21-29. CONSTRUCTION DETAILS (INCLUDING ILLINOIS AMERICAN WATER SPECIFICATIONS & DETAILS)

DEVELOPER:
MARTH CONSTRUCTION (JIM MARTH)
14800 S. 80th AVENUE
ORLAND PARK, ILLINOIS 60462
(708) 873-9700

ENGINEER & SURVEYOR:
DESIGNTEK ENGINEERING, INC.
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961

NOTES:

1. THE EXACT LOCATION OF UNDERGROUND UTILITIES SUCH AS GAS, TELEPHONE, FIBER OPTIC, ELECTRIC, CABLE TV AND PIPE LINES ARE UNKNOWN. THE CONTRACTOR SHALL CONTACT JULIE (1-800-892-0123 OR 811) AND ALL OTHER UTILITY OWNERS WHICH ARE IN THE PROJECT LIMITS BEFORE COMMENCING EXCAVATION.

2. THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI / ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILTIY DATA."

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTIES BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.

DATED 30TH DAY OF JANUARY, 2026

LICENSED PROFESSIONAL ENGINEER
MICHAEL J. FORD
062-055708
STATE OF ILLINOIS

Michael Ford
Expires 11/30/2027

BENCHMARKS

SITE BENCHMARK #1: THE NORTHWEST FLANGE BOLT ON THE FIRST FIRE HYDRANT WEST OF THE NORTHWEST CORNER OF PARCEL 3, ON THE SOUTH SIDE OF IL. RT. 7 (159TH STREET).
ELEVATION: 750.56 (NAVD 88)

SITE BENCHMARK #2: THE NORTHWEST FLANGE BOLT ON THE FIRST FIRE HYDRANT NORTH OF THE SOUTHWEST CORNER OF PARCEL 1, ON THE EAST SIDE OF HIDDEN VALLEY TRAIL.
ELEVATION: 744.11 (NAVD 88)

PARCEL IDENTIFICATION NUMBER

PARCEL ONE: 16-05-23-200-025-0000
PARCEL TWO: 16-05-23-100-048-0000
PARCEL THREE: 16-05-23-100-049-0000

BASIS OF BEARING

BASIS OF BEARINGS: ILLINOIS STATE PLANE EASTERN ZONE, NORTH AMERICAN DATUM 1983, (NAD '83 (2011)) GEOID 18

LEGEND

EXISTING		PROPOSED
	SANITARY SEWER	
SS	SANITARY SERVICE	SS
	SANITARY MANHOLE	
	STORM SEWER	
	STORM SERVICE	
	CATCH BASIN	
	OPEN LID STORM MANHOLE	
	CLOSED LID STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
WM	WATER MAIN	WM
WS	WATER SERVICE	WS
	VALVE VAULT	
	B-BOX	
	HYDRANT	
	VALVE BOX	
	STREET LIGHT	
	UTILITY POLE	
	RETAINING WALL	
	SILT FENCE	
XXX	CONTOUR	XXX
FM	FORCE MAIN	FM
XXXX x	SPOT GRADES	TF~XXX.XXx
	OVERFLOW ARROW	
TF XXX.XX	TOP OF FOUNDATION	TF~XXX.XX
FG XXX.XX	FINISH GRADE	FG~XXX.XX
FF XXX.XX	FINISH FLOOR	FF~XXX.XX
GF XXX.XX	GARAGE FLOOR	GF~XXX.XX

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REVIEW SET
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE REVIEW	MJF
2	09-26-25	PER VILLAGE REVIEW	MJF
3	10-10-25	PER IAWC REVIEW	MJF
4	11-04-25	PER VILLAGE REVIEW	MJF
5	11-20-25	PER IAWC REVIEW	MJF
6	01-30-26	PER IDOT REVIEW - PHASE 1	MJF

MARTH CONSTRUCTION
14800 S. 80th AVENUE
ORLAND PARK, ILLINOIS 60462
(708) 873-9700

FINAL ENGINEERING PLANS
FOR
VILLAS OF HIDDEN VALLEY PHASE 1 & 2
159TH STREET
HOMER GLEN, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L.
MOKENA, ILLINOIS 60448
(708) 326 - 4961
FAX: (708) 326 - 4962
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 24-0012
Scale: NONE
Date: 05/30/2025
Design By: MJF
Drawn By: DJB
Checked By: MJF

1
OF
29

COVER SHEET

L:\Projects\2024\24-0012\Engineering\DWG\Final\24-0012 FE.DWG, Plot Date/1/30/2026 3:43:48 PM By: dbussema

GENERAL NOTES

1. Definition of Terms
   a. The CONTRACTOR is the individual, firm, partnership or corporation contracting with the OWNER for performance of the prescribed work.
   b. The OWNER is the individual, firm, partnership or corporation having the authority to award the contract for the prescribed work.
   c. The ENGINEER where specifically referred to in the Specifications shall be the OWNER'S representative.
2. All CONTRACTORS shall be responsible for the following, which shall also be incidental to the cost of construction:
   a. Examination of the Engineering Plans and Specifications and the existing site conditions prior to submitting a bid, and notifying the ENGINEER at once of any discrepancies.
   b. The obtaining of any necessary permits not previously applied for by the OWNER, and posting of the necessary bonds.
   c. The notification of the start of construction to the Village of HOMER GLEN building department at (708) 301–1301, utility companies, and the ENGINEER at least two (2) working days prior to said start. All existing utilities must be staked prior to construction. All construction, including equipment startup, shall be between the hours of 7:00 a.m. to 8:00 p.m. weekdays, and 8:00 a.m. to 7:00 p.m. weekends and holidays.
   d. Calling attention to the OWNER of any errors or discrepancies, which may be suspected in lines and grades, which are established by the OWNER. The CONTRACTOR shall not proceed with the work until the lines and grades which are believed to be in error have been verified or corrected by the OWNER. Additional staking that may be required due to CONTRACTOR negligence shall be paid for by the CONTRACTOR.
   e. The providing of safe and healthful working conditions throughout the prosecution of the construction work. This shall include, but not be limited to: the removal of debris, the protecting of construction hazards with barricades and the keeping of public street pavements clean of construction dirt and debris.
   f. The restoration to the original condition or better of any areas that are damaged by the CONTRACTOR during construction.
   g. The testing of materials, if required by the OWNER and/or the jurisdictional agencies.
   h. The guarantee of all materials and workmanship for a period of one (1) year upon final acceptance by the OWNER and other jurisdictional agencies.
   i. Trees shall be installed a minimum of five (5) feet horizontally from sanitary sewers, sanitary services, watermains, and water services. Trees and light poles shall be installed a minimum of ten (10) feet horizontally from utility structures and appurtenances, including but not limited to manholes, valve vaults, valve boxes and fire hydrants.
   j. The contractor shall be responsible for implementation & maintenance of all soil erosion & sedimentation control measures throughout the entire project.
   k. Contractors are required to obtain applicable permits from the Municipality.
3. The OWNER shall be responsible for the following:
   a. Scheduling the necessary preconstruction meeting(s) with the jurisdictional agencies at least two (2) working days prior to the commencement of work.
   b. Insurance certificates from all contractors, naming the Village of Homer Glen as additional insured, prior to preconstruction meeting being set.
   c. Providing the CONTRACTOR with one (1) set of control line and grade stakes (at offsets mutually agreed upon) for the proper prosecution and control of the work.
   d. Applying for IEPA, IDOT, and all applicable County, Municipal and Sanitary District Permits. Other necessary permits shall be the responsibility of the CONTRACTOR.
4. The ENGINEER shall be responsible for the following:
   a. To periodically visit the construction site in order to better carry out the duties and responsibilities assigned by the OWNER and undertaken by the ENGINEER.
   b. The ENGINEER shall not, during such visits or as a result of such observations of the CONTRACTOR(s)' work in progress, supervise, direct or have control over the CONTRACTOR(s)' work nor shall the ENGINEER have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by the CONTRACTOR(s)', for safety precautions and programs incident to the work of the CONTRACTOR(s) or for any failure of the CONTRACTOR(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to the CONTRACTOR(s) furnishing and performing their work. Accordingly, the ENGINEER can neither guarantee the performance of the construction contracts by the CONTRACTOR(s) nor assume responsibility for the CONTRACTOR(s)' failure to furnish and perform their work in accordance with the Contract Documents.
5. Except where modified by the contract documents, all work proposed herein shall be in accordance with the following specifications, which are hereby made a part hereof:
   a. "Standard Specifications for Road and Bridge Construction", and "Supplemental Specifications and Recurring Special Provisions", latest edition, prepared by the Illinois Department of Transportation (IDOT Standard Specifications).
   b. Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition, as adopted by the Illinois Society of Professional Engineers, etal.
   c. Illinois Urban Manual, latest edition.
   d. Village of Homer Glen Codes and Ordinances, current edition when these plans were approved.
   e. American With Disabilities Act, Standards for Accessible Design, latest ed.
6. In the event of a conflict between statements, which apply to the construction work, the OWNER should contact the Public Works Director for direction.

EARTHWORK

1. Topsoil Excavation Includes:
   a. Excavation of topsoil and other structurally unsuitable materials within those areas that will require earth excavation or compacted earth fill material, in order to achieve the plan subgrade elevations. The amount of topsoil to be stripped shall be verified in the field by a soils engineer.
   b. Placement of the excavated material in OWNER designated areas for future use within areas to be landscaped, and those areas not requiring structural fill material.
   c. Compaction of the excavated material where placed in areas not requiring structural fill material, shall be moderate.
   d. Excess materials, if not utilized as fill or if not stockpiled for future landscaping, shall be completely removed from the construction site and disposed of by the CONTRACTOR.
2. Earth Excavation Includes:
   a. Excavation of earth and other materials which are suitable for use as structural fill. The excavation shall be to within a tolerance of 0.3 feet (+) of the plan subgrade elevations. The (+) tolerance within pavement areas shall be such that the earth material shall "balance" as part of the fine grading operation.
   b. Placement of the earth and other suitable materials shall be within those areas requiring structural fill in order to achieve the plan subgrade elevations to within a tolerance of 0.3 feet (+). The fill material shall be placed in loose lifts that shall not exceed eight (8) inches in thickness, and the water content shall be adjusted in order to achieve the required compaction. Earth material may be placed within those portions of the building site not requiring structural fill, to within four (4) inches of the plan finished grade elevation. In areas requiring structural fill, however, the earth material shall not be placed over topsoil or other unsuitable materials unless specifically directed by a Soils Engineer with the concurrence of the OWNER.
   c. Compaction of the earth and other suitable materials, shall be to at least 95% of the maximum dry density as determined by the Modified Proctor Test, ASTM D1557 laboratory procedure within proposed pavement areas and building areas, an rear yards abutting to the proposed lakes. Moderate compaction is required elsewhere. All fill shall be placed in 8" lifts, loose measure.
   d. Excess materials, if not utilized as fill, shall be completely removed from the construction site and disposed of by the CONTRACTOR.
3. Unsuitable Material
   a. Unsuitable material shall be considered as material which is not suitable for the support of pavement and building construction, and is encountered below normal topsoil depths and the proposed subgrade elevation. The decision to remove said material, and to what extent, shall be made by a Soils Engineer with the concurrence of the OWNER in writing.
4. General

   The Grading CONTRACTOR shall:
   a. Maintain proper site drainage at all times during the course of construction, and prevent storm water from running into or standing in excavated areas.
   b. Spread and compact uniformly to the degree specified all excess trench spoil after completion of the underground improvements.
   c. Scarify and compact to the degree specified the upper twelve (12) inches of the suitable subgrade material, in all areas that may be soft due to excess moisture content. This applies to cut areas as well as fill areas.
   d. Provide water to add to dry material in order to adjust the moisture content for the purpose of achieving the specified compaction.
5. Testing and Final Acceptance
   a. The CONTRACTOR shall provide as a minimum, a fully loaded tri–axle dumptruck or similar equipment for proof rolling the pavement subgrade prior to the placement of the curb and gutter and the base material. In addition, the pavement aggregate base course shall also be proof rolled. The Village Engineer shall be notified 48 hours in advance of any proof roll.
   b. Specific compaction testing may be required by the OWNER in selected fill areas. The CONTRACTOR shall bear the cost of any compaction testing which does not meet specification as well as the responsibility and cost for the necessary correction(s).
   c. Approval of the pavement subgrade by the OWNER shall be required prior to the placement of the pavement materials.
   d. The subgrade soil shall be tested by a professional geotechnical engineer at the developer's expense and shall have a minimum designated Illinois Bearing Ratio (IBR equal to three (3).
   e. A soil investigation report shall be provided to the Village to verify the in situ IBR value. Pavement structures with subgrade soil having an IBR value less than three (3) shall have an increased pavement structure as necessary to carry the design traffic loading.
6. Method of Measurement
   a. As–built measurements of earthwork for the purpose of payment shall not apply. the quantities shown in the engineer's "quantity estimate" shall be utilized unless said quantities are adjusted by mutual consent of the owner and contractor prior to the signing and acceptance of a contract.
   b. The quantities as shown in the engineer's "quantity estimate" are those estimated by the engineer and are provided solely for the convenience of the contractor. the contractor by choosing to utilize these quantities in the preparation of his "lump sum" bid, also accepts their accuracy. the contractor is therefore encouraged to make his own independent earthwork calculation, and to visit the site prior to the preparation of his bid.
   c. Prior to the removal of unsuitable material, the contractor shall notify the owner for authorization to remove said material. upon authorization and removal, the contractor shall request that the unsuitable material shall be field measured by the engineer in place.
7. Basis of payment
   a. Payment for all earthwork shall be "lump sum". the contractor shall provide unit prices for earthwork for the purpose of contract adjustment, if required.
   b. Payment for the removal of unsuitable material shall be based on the quantities as field measured by the engineer. the contractor shall provide as part of his bid a unit price per cubic yard for the removal of unsuitable material. said unit price shall include the complete removal of the material, replacement with a suitable material obtained by the contractor from a borrow source, and compaction to the required specification.

UNDERGROUND UTILITIES – GENERAL

1. The Underground CONTRACTOR Shall:
   a. Adhere to the criteria for the separation between water mains and sanitary sewers, storm sewers, combined sewers, sewer services and septic fields according to the requirements stated in the IEPA Rules for Public Water Supplies (the formal citation is Title 35, Subtitle F, Chapter II, Parts 651–654). All sewer water main separations shall be constructed per the "Standard Specifications for Water and Sewer Main Construction in Illinois".
   b. Be responsible to place on grade, and coordinate with other CONTRACTORS, all underground utility structure frames such as manholes, catch basins, and inlets.
   c. Be aware of potential conflicts with existing utilities. The CONTRACTOR shall excavate around the existing utilities to determine their exact location and elevation prior to the construction of the proposed utility improvements. Should unforeseen conflicts be found, the CONTRACTOR shall contact the ENGINEER prior to constructing the proposed improvements.
   d. Adjust or reconstruct any existing utility structure to the satisfaction of the utility owner. Adjustments and/or reconstructions not called for on the plans shall be considered incidental to the contract. No more than two adjusting rings within a min. of four inches (4") and a max. of twelve inches (12") of adjusting rings.
   e. Provide poured concrete fillets conforming to the shape of the pipe in all sanitary and storm manholes, and inlets.
   f. Be responsible for maintaining the top of any utility trench at least three (3) feet away from any existing or proposed curb or pavement, in those instances where the trench runs parallel to said curb or pavement.
   g. Be responsible for the dewatering of utility trenches during construction and providing the necessary trench bracing that may be required to assure safe working conditions.
   h. Remove soft material that may be encountered at the pipe invert elevation to a depth of at least one (1) ft. below the bottom of the pipe, and backfill with compacted bedding material.
   i. No damage to the road subgrade with excessive water saturation from hydrant flushing or from leaks in the water distribution system. The cost of repair for such damage shall be borne by the CONTRACTOR. Hoses should be used to direct the water from hydrant flushing into the storm sewer system (if available).
   j. Repair any existing field drainage tile damaged during construction, and properly reroute and/or connect said tile to the nearest storm sewer outlet. All locations of encountered field drainage tile shall be properly indicated on the CONTRACTOR'S record drawing.
   k. Furnish one (1) set of Record drawings to the ENGINEER upon completion of the sanitary sewers and water mains. Drawings (or table of locations) shall indicate the location of all sanitary sewer wyes (measured from the nearest downstream manhole), sewer stubs, water service along main and b–boxes. The CONTRACTOR shall also furnish linear distance along water main from appurtenances to appurtenance (valve vault to tee, tee to bend, etc.).
   l. Be responsible for implementation of the "Soil Erosion and Sedimentation Control Measures" as applicable.
   m. Maintain erosion control measures (straw bales and filter fabric) until grass is established.
2. Method of Measurement
   a. All sanitary sewer, storm sewer, and water main pipe shall be measured in the field after its installation. Payment shall be based on these field measurements.
   b. All appurtenances such as manholes, catchbasins, inlets, valves and valve vaults, valve boxes, and fire hydrants, shall be paid for on the basis of in–place quantities.
   c. Trench backfill material shall be measured by multiplying the as–constructed length of pipe (where applicable) by the average depth of the pipe by the "Payment Quantities per foot of Conduit" listed in Table 1, pg. 138 and "Typical Detail of Conduit Installation", pg. 137 of the Standard Specification for Sewer and Water in Illinois. If requested, the CONTRACTOR shall provide load tickets to the ENGINEER for verification of the trench backfill material delivered to the construction site. Load tickets for bedding material shall be submitted separately.
3. Basis of Payment
   a. All sanitary sewer, water main, and storm sewer pipe shall be paid for at the contract unit price per LINEAL FOOT. The price shall include the necessary labor and material for a complete in–place installation, as well as all incidental construction, testing, bedding material, and connections to existing utilities.
   b. All appurtenances for the underground improvements shall be paid for at the contract unit price EACH, said price to include the necessary labor and material for a complete in–place installation. The price for manholes, inlets, and catchbasins shall also include the frame and grate and all incidental construction. The price for fire hydrants shall also include a six (6) inch valve and box, and all incidental construction.
   c. Trench backfill material shall be paid for at the contract unit price per CUBIC YARD. Compaction must be made by mechanical methods.
4. As–Built Water & Sanitary Services
   a. As–built locations shall be provided for all water and sanitary sewer stubs. They shall also be stamped on the curb.
5. Structure Castings
   a. Frames and lids (or grates) for sanitary, watermain and storm sewer structures shall be as indicated on the plans, and the cost of same shall be integrated into the representative structure costs.
   b. Manhole castings shall be adjusted to finished grade using precast adjusting rings set on bitumastic material. All structures shall have no more than two adjusting rings w/ a min. of four inches (4") and a max. of twelve inches (12") of adjusting rings.
   c. All frames shall be set on a mastic bed with all gaps tuck pointed.
   d. All castings shall be made in the U.S.A. with U.S.A. materials.
6. Trench Backfill
   a. Bedding, haunching and the initial backfill shall consist of IDOT CA–7, CA–11 OR CA–19 aggregate. The initial backfill shall be placed to at least 12" above the pipe.
   b. Final backfill of the trench shall be accomplished by careful replacement of the excavated material. Any pipe installed under or within a 45 degree angle of repose (1:1) from the top of pipe to the edge of pavement, driveway (when driveway location is known) or curb and gutter shall be backfilled to the top of the trench with compacted IDOT CA–7, CA–11 or CA–19 material.
   c. Compaction shall be in achieved using 8" lifts (uncompacted) and mechanical compaction to 95% density. All costs for compaction and testing shall be paid for by the Developer or Contractor. Results shall be copied to the Village Engineer.

SANITARY SEWER

REFER TO PLAN SHEET 22 (ILLINOIS AMERICAN WATER CO. SPECIFICATIONS)

WATER MAIN

REFER TO PLAN SHEET 23 (ILLINOIS AMERICAN WATER CO. SPECIFICATIONS)

STORM SEWER

1. All storm sewer shall conform to the requirements of The Standard Specifications for Water and Sewer Main Construction in Illinois
2. Storm sewers shall be reinforced concrete pipe conforming to ASTM C76 minimum Class III with O–ring joints conforming to ASTM C443.
3. Bedding shall be minimum of 6" of CA–7.
4. Minimum size shall be twelve inches (12").
5. Storm Structures
   a. Rear yard catch basins are not allowed.
   b. All storm structures shall be precast reinforced concrete only.
   c. All storm structures shall be set on a six–inch (6") CA–7 cushion.
   d. All storm structures shall have no more than two adjusting rings within a minimum of four inches (4") and a maximum of twelve inches (12") of adjusting rings.
   e. All lifting holes, joints between precast reinforced concrete sections, gaps between pipes and structures shall be tuckpointed with hydraulic cement.
   f. Bitumastic material shall be placed between precast reinforced concrete sections.
   g. All steps shall be fiberglass or neoprene coated.
   h. All structure connections shall be concrete sewer pipe, ASTM C14 for extra strength pipe
6. Storm sewer and all storm structures shall be clean and free of debris prior to their final acceptance. Storm Sewer shall be inspected and tested in accordance with the local jurisdictional requirements including television inspection for review by the Village Engineer.
7. Sump pump service connections shall be 4" PVC SDR 26 unless otherwise noted.
8. All flared end sections less than 48" (effective diameter) require grates in accordance with IDOT specifications.
9. All castings shall be made in the USA with USA materials. Closed covers shall be stamped per Exhibit 2B. Open covers shall have the grates as specified in the plans.

PAVING CURBS AND SIDEWALK

1. Fine Grading
   a. Prior to the construction of the curb and gutter and the placement of the base material, the streets shall be fine graded to within 0.1 feet + of final subgrade elevation, to a point two (2) feet beyond the back of the proposed curb.
2. Curb and Gutter
   a. The curb and gutter shall be the type as detailed on the Engineering Plans.
   b. The curbs shall be backfilled after their construction and prior to the placement of the base course.
3. Pavement
   a. The pavement materials shall be as detailed on the Engineering Plans. Thickness specified shall be considered to be the minimum compacted thickness.
4. General. The Paving Contractor shall:
   a. Repair any base course and binder course failures prior to the installation of the final bituminous concrete surface course.
   b. Sweep clean the binder course prior to the installation of the final bituminous concrete surface course. Excessive cleaning of the binder course that may be required, and is not the fault of the Paving CONTRACTOR, shall be paid for on a time and material basis by prior agreement with the OWNER.
   c. Permit the bituminous concrete binder course to weather one (1) winter season prior to the installation of the bituminous concrete surface course.
   d. Street signs & Traffic signs.
5. Testing and Final Acceptance
   a. Prior to the placement of the base course, the subgrade must pass a proof roll test to be approved by the local jurisdictional authority. The Village shall be contacted at least 2 business days in advance of the proof roll. (See "Testing and Final Acceptance for Earthwork")
   b. Prior to placement of the bituminous concrete surface course, the CONTRACTOR if requested by the OWNER, shall obtain specimens of the binder course with a core drill where directed by the ENGINEER, for the purpose of thickness verification. Coring shall be in accordance with the applicable provisions of ART.406.15 of the Standard Specification entitled "Standard Specifications for Road and Bridge Construction". The cost for obtaining cores, which meet or exceed the specification, shall be borne by the OWNER.
   c. Deficiencies in the bituminous concrete binder course shall be adjusted for by increasing the plan thickness of the surface course with no additional cost to the OWNER.
   d. A nuclear density test must be conducted on asphalt pavement in accordance with IDOT standards.
   e. Final acceptance of the total pavement installation shall be subject to the testing and checking requirements cited above.
6. Method of Measurement
   a. Curb and Gutter, and base course shall be measured in the field by the CONTRACTOR. The quantities shall be submitted to the OWNER for verification.
   b. When requested by the OWNER, documentation for the installed base course, bituminous concrete binder, and surface, shall be submitted to the ENGINEER for verification. Deficiencies in total bituminous concrete pavement thickness shall be adjusted for in accordance with the requirements of the jurisdictional authority.
7. Basis of Payment
   a. Curb and Gutter will be paid for at the contract unit price per LINEAL FOOT.
   b. Prime Coat material will be paid for at the contract unit price per GALLON.
   c. Base Course will be paid for at the contract unit price per SQUARE YARD.
   d. Bituminous Concrete will be paid for at the contract unit price per SQUARE YARD.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	07–23–25	PER VILLAGE & IAWC REVIEW	MJF
2	09–10–25	PER IAWC REVIEW	MJF
3	10–10–25	PER VILLAGE REVIEW	MJF
4	11–04–25	PER VILLAGE REVIEW	MJF
5	11–20–25	PER IAWC REVIEW	MJF
6	01–30–26	PER IDOT REVIEW – PHASE 1	MJF

MARTH CONSTRUCTION
14800 S. 80th AVENUE
ORLAND PARK, ILLINOIS 60462
(708) 873–9700

FINAL ENGINEERING PLANS
FOR
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159TH STREET
HOMER GLEN, ILLINOIS

DESIGNTEK ENGINEERING, INC.
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MOKENA, ILLINOIS 60448
(708) 326 - 4961
FAX: (708) 326 - 4962
IL PROF. LIC. No.: 184 - 003740

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PROJECT INFORMATION
Project No.: 24–0012
Scale: NONE
Date: 05/30/2025
Design By: MJF
Drawn By: DJB
Checked By: MJF

2
OF
29

GENERAL NOTES & PROJECT SPECIFICATIONS

L:\Projects\2024\24–0012\Engineering\DWG\Final\24–0012 FE.DWG Plot Date: 1/30/2026 3:43:49 PM By: dbustamante

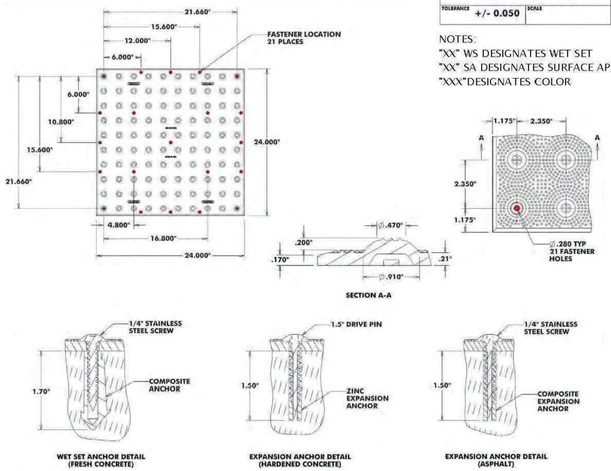
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POLYMER DETECTABLE WARNING TILE
2.350 DOME SPACING

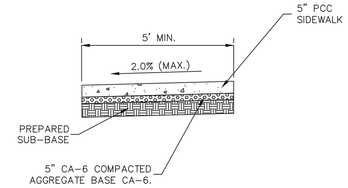
TufTile®

DRW NO	TT2424-XX-XXX	DRAWN	GM	DATE	5-11-21
TOLERANCE	+/- 0.050	SCALE		REV	DATE

NOTES:
"XX" WS DESIGNATES WET SET
"XX" SA DESIGNATES SURFACE APPLIED
"XXX"DESIGNATES COLOR



TufTile.com 1-888-960-8897 905 Telser Road, Lake Zurich, IL 60047

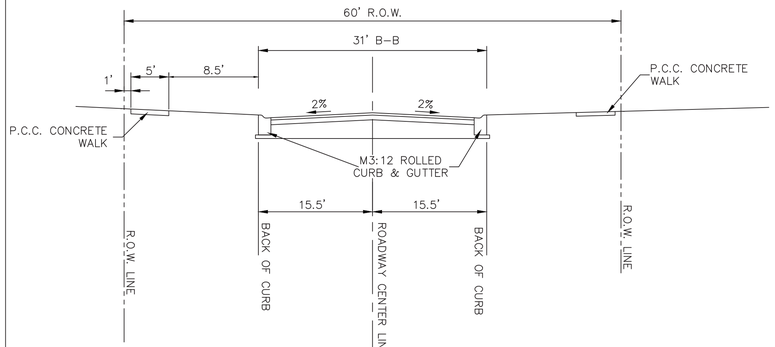


NOTES

1. 3-1/2" REINFORCING BARS (10' LONG) SHALL BE PLACED, EQUALLY SPACED & CENTERED OVER ALL TRENCH CROSSINGS.
2. 3/4" EXPANSION JOINTS SHALL BE CONSTRUCTED AT A MAXIMUM SPACING OF 45' & AT SIDEWALK INTERSECTIONS & AGAINST DRIVEWAYS, CURB & GUTTERS & BUILDINGS.
3. CONTROL JOINTS SHALL BE THE SAME AS THE SIDEWALK WIDTH & 1/4" IN DEPTH.
4. MINIMUM SIDEWALK THICKNESS ACCROSS DRIVEWAYS IS 6".
5. SIDEWALK SHAL BE CONSTRUCTED WITH A MAXIMUM 2% CROSS SLOPE.

CONCRETE SIDEWALK SECTION

NOT TO SCALE



PAVEMENT SECTION
1.5" HMA SURFACE COURSE, CLASS I, MIX D, N50
2.5" HMA BINDER COURSE, IL 9.5, N50
12" AGGREGATE BASE, IDOT TYPE B, CA-6

NOTE: PAVEMENT SHALL BE DESIGNED TO THE SOIL CONDITIONS FOUND ON THE SITE IN ACCORDANCE WITH CURRENT IDOT DESIGN POLICY. PAVEMENT SECTION ABOVE IS THE MINIMUM REQUIREMENT.

GRADING CONVERSIONS:

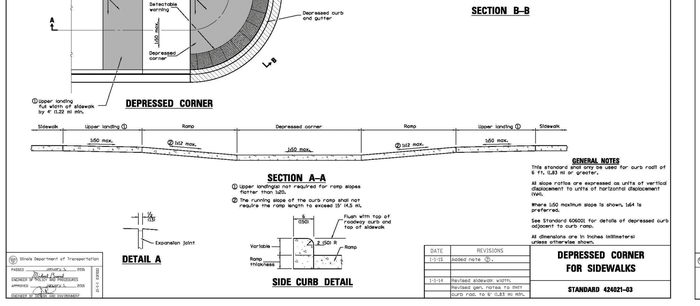
FOR M3.12 CURB & GUTTER

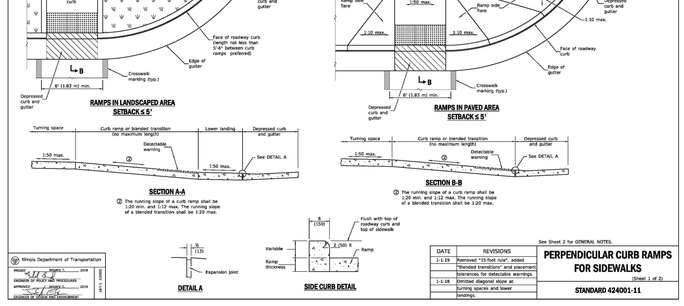
EDGE OF PAVEMENT (EP)	= CL – 0.28'
FLOW LINE (FL)	= CL – 0.36'
TOP OF CURB (TC)	= CL – 0.11'
TOP OF DEPRESSED CURB (TDC)	= CL – 0.24'
TOP OF ADA CURB (TAC)	= CL – 0.31'

(CL = CENTERLINE)

TYPICAL 60' R.O.W. SECTION

NOT TO SCALE





DATE	REVISIONS
1-1-19	Removed "25-foot rule", added "Blended transitions" and placement tolerances for detectable warnings.
1-1-18	Limited diagonal slope at turning spaces and lower landings.
1-1-15	Revised sidewalk width.
	Revised gen. notes to incl. curb ties to 6" CLES MI MIN.

NOTES:

1. 3/4" PREFORMED BITUMINOUS EXPANSION JOINT MATERIAL WITH TWO(2) NUMBER 6 SMOOTH DOWEL BARS (3/4" DIA. X 18") WITH GREASE CAPS SHALL BE PLACED EVERY 150 FEET, 10 FEET EITHER SIDE OF DRAINAGE STRUCTURES, P.C.'S, RADIUS POINTS AND BACK OF CUL-DE-SACS. WHEN EXPANSION JOINTS ARE CONSTRUCTED ADJACENT TO EXISTING CURB AND GUTTER THE EXISTING CURB SHALL BE DRILLED WITH TWO(2) NUMBER 6 SMOOTH DOWEL BARS (3/4" DIA. X 18") GROUTED IN PLACE. GREASE CAPS SHALL BE PLACED ON THE SIDE OF THE NEW CURB AND GUTTER.
2. TOOLED CONTROL JOINTS OR SAWCUTS SHALL BE MADE EVERY 15 FEET.
3. SAWCUTS SHALL BE MADE WITHIN TWENTY-FOUR(24) HOURS AND SEALED WITH A CITY APPROVED JOINT SEALANT. JOINTS SHALL BE CLEAN AND DRY PRIOR TO APPLICATION OF SEALANT.

M3.12 CURB AND GUTTER

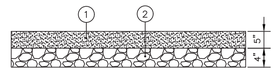
NOT TO SCALE

NOTES:

1. 3/4" PREFORMED BITUMINOUS EXPANSION JOINT MATERIAL WITH TWO(2) NUMBER 6 SMOOTH DOWEL BARS (3/4" DIA. X 18") WITH GREASE CAPS SHALL BE PLACED EVERY 150 FEET, 10 FEET EITHER SIDE OF DRAINAGE STRUCTURES, P.C.'S, RADIUS POINTS AND BACK OF CUL-DE-SACS. WHEN EXPANSION JOINTS ARE CONSTRUCTED ADJACENT TO EXISTING CURB AND GUTTER THE EXISTING CURB SHALL BE DRILLED WITH TWO (2) NUMBER 6 SMOOTH DOWEL BARS (3/4" DIA. X 18") GROUTED IN PLACE. GREASE CAPS SHALL BE PLACED ON THE SIDE OF THE NEW CURB AND GUTTER.
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B-6.12 CURB AND GUTTER

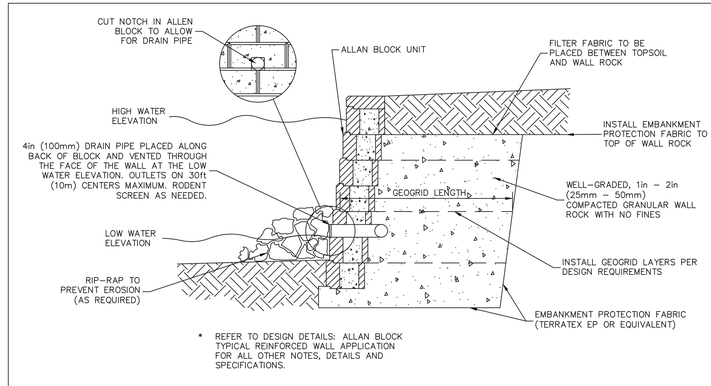
NOT TO SCALE



1. 5" PCC CONCRETE PAVEMENT
2. 4" AGGREGATE BASE, TYPE B, CA-6

CONCRETE DRIVEWAY DETAIL

NOT TO SCALE



* REFER TO DESIGN DETAILS: ALLAN BLOCK TYPICAL REINFORCED WALL APPLICATION FOR ALL OTHER NOTES, DETAILS AND SPECIFICATIONS.

ALLAN BLOCK RETAINING WALL WITH DRAIN PIPE

NOT TO SCALE

REVIEW SET
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE & IAWC	MJF
2	09-10-25	PER VILLAGE REVIEW	MJF
3	10-10-25	PER IAWC REVIEW	MJF
4	11-04-25	PER VILLAGE REVIEW	MJF
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6	01-30-26	PER IDOT REVIEW - PHASE 1	MJF

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FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

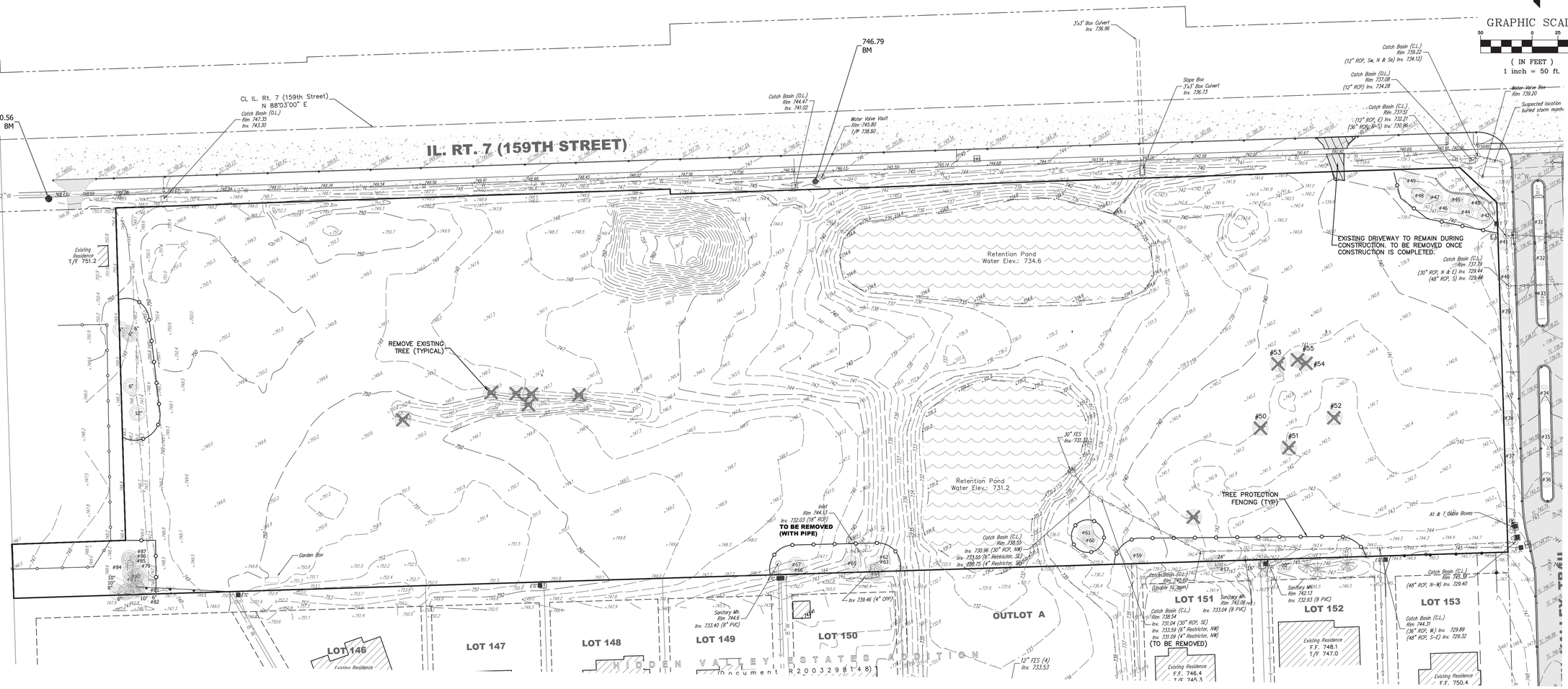
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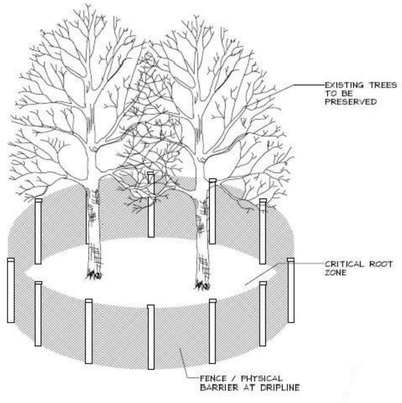
PROJECT INFORMATION
Project No.: 24-0012
Scale: NONE
Date: 05/30/2025
Design By: MJF
Drawn By: DJB
Checked By: MJF

3
OF
29

CONSTRUCTION DETAILS

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TREE PRESERVATION DETAIL
(NOT TO SCALE)
SEE NOTES

NOTES:

1. SNOW FENCE SHALL EXTEND TO THE DRIPLINE OF THE TREE. THE SNOW FENCE SHALL BE HIGH ENOUGH SO AS TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL.
2. GRADE CHANGES, UTILITY TRENCHES, STORAGE OF CONSTRUCTION MATERIAL, DUMPING OF WASTE OR STORAGE OF CONSTRUCTION EQUIPMENT SHALL NOT BE ALLOWED WITHIN SNOW FENCING.
3. IF A UTILITY MUST BE WITHIN 15 FEET OF THE TREE TRUNK, IT IS RECOMMENDED THAT IT BE AUGERED.
4. ALL TREES TO BE SAVED WHICH HAVE BEEN SUBJECTED TO CONSTRUCTION ACTIVITY WITHIN THE DRIPLINE SHOULD BE SELECTIVELY THINNED 10% BY AN ARBORIST SKILLED AT THE SELECTIVE THINNING PROCEDURE. NONE OF THE TREES SHALL BE TOPPED, HEADED-BACK, SKINNED (REMOVAL OF INTERIOR BRANCHES), OR CLIMBED WITH SPIKES. ALL DEAD WOOD SHOULD BE REMOVED TO REDUCE HAZARD.
5. IT IS RECOMMENDED THAT FOLLOWING CONSTRUCTION, TREES BE MAINTAINED IN THEIR NATIVE CONDITION. NO LAWN SHOULD BE PLACED AROUND THE TREES. IT IS RECOMMENDED THAT THE AREA BE MULCHED WITH 2 INCHES OF DECOMPOSED LEAVES AND 2 INCHES OF WOOD CHIPS OR BARK.

RECOMMENDED PRACTICES FOR TREES TO BE SAVED
NOT TO SCALE

LEGEND

- EXISTING TREE
- TREE REMOVAL
- TREE PROTECTION FENCING
- TO BE REMOVED

EXISTING CONDITIONS & TREE PRESERVATION PLAN - PHASE 1

REVIEW SET
NOT FOR CONSTRUCTION

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE & IAWC	MJF
2	09-05-25	PER VILLAGE REVIEW	MJF
3	10-10-25	PER IAWC REVIEW	MJF
4	11-04-25	PER VILLAGE REVIEW	MJF
5	11-20-25	PER IAWC REVIEW	MJF
6	01-30-26	PER IDOT REVIEW - PHASE 1	MJF

MARTH CONSTRUCTION
14800 S. 80th AVENUE
ORLAND PARK, ILLINOIS 60462
(708) 873-9700

FINAL ENGINEERING PLANS
FOR
VILLAS OF HIDDEN VALLEY PHASE 1 & 2
159TH STREET
HOMER GLEN, ILLINOIS

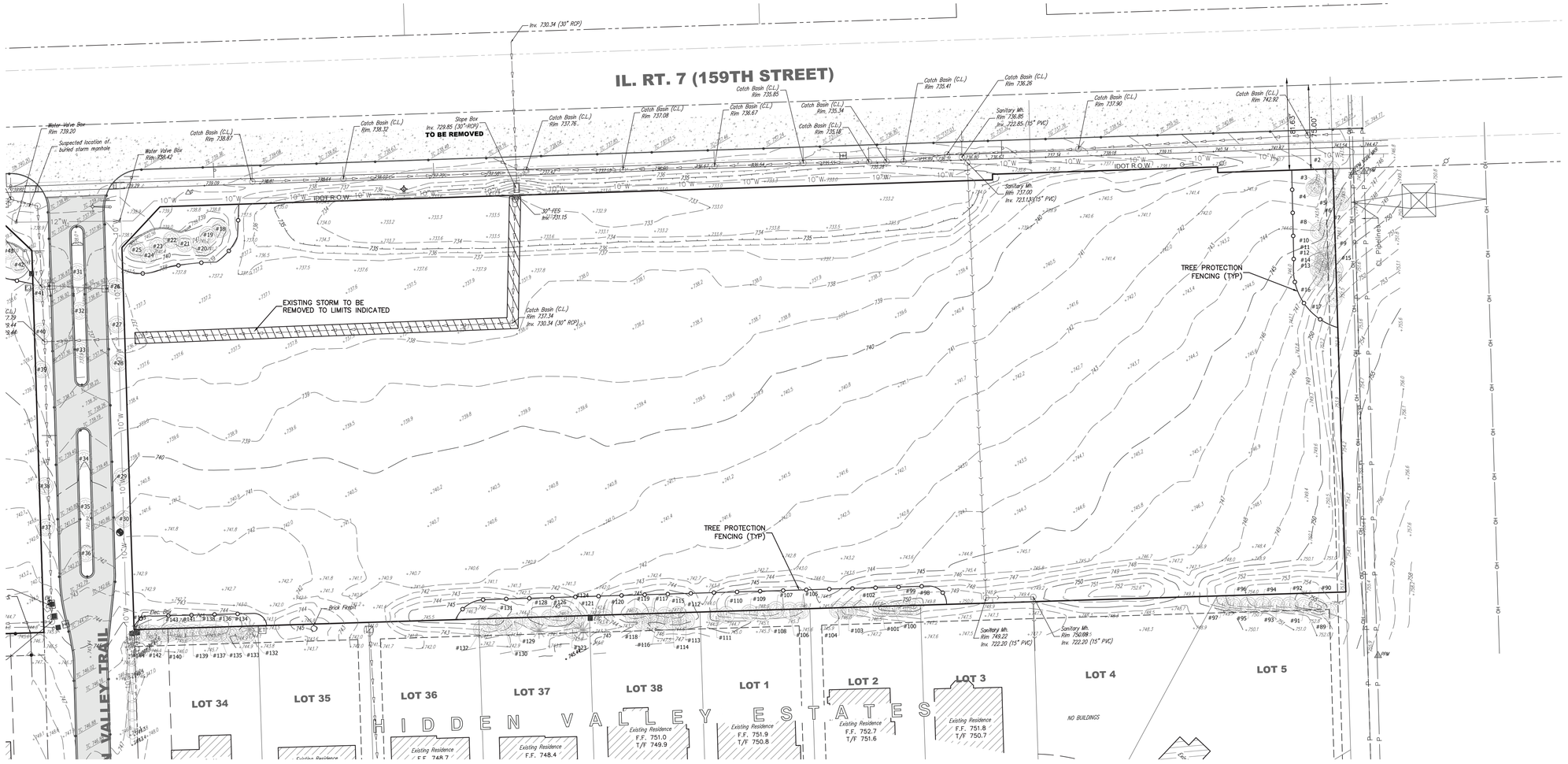
DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

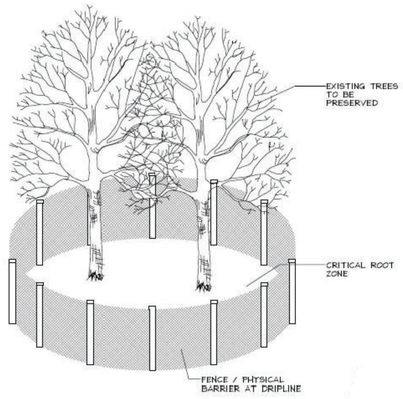
DEI

PROJECT INFORMATION
Project No.: 24-0012
Scale: 1" = 50'
Date: 05/30/2025
Design By: MJF
Drawn By: DJB
Checked By: MJF

EXISTING CONDITIONS & TREE PRESERVATION PLAN - PHASE 1

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TREE PRESERVATION DETAIL
(NOT TO SCALE)
SEE NOTES

NOTES:

1. SNOW FENCE SHALL EXTEND TO THE DRIPLINE OF THE TREE. THE SNOW FENCE SHALL BE HIGH ENOUGH SO AS TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL.
2. GRADE CHANGES, UTILITY TRENCHES, STORAGE OF CONSTRUCTION MATERIAL, DUMPING OF WASTE OR STORAGE OF CONSTRUCTION EQUIPMENT SHALL NOT BE ALLOWED WITHIN SNOW FENCING.
3. IF A UTILITY MUST BE WITHIN 15 FEET OF THE TREE TRUNK, IT IS RECOMMENDED THAT IT BE AUGERED.
4. ALL TREES TO BE SAVED WHICH HAVE BEEN SUBJECTED TO CONSTRUCTION ACTIVITY WITHIN THE DRIPLINE SHOULD BE SELECTIVELY THINNED 10% BY AN ARBORIST SKILLED AT THE SELECTIVE THINNING PROCEDURE. NONE OF THE TREES SHALL BE TOPPED, HEADED-BACK, SKINNED (REMOVAL OF INTERIOR BRANCHES), OR CLIMBED WITH SPIKES. ALL DEAD WOOD SHOULD BE REMOVED TO REDUCE HAZARD.
5. IT IS RECOMMENDED THAT FOLLOWING CONSTRUCTION, TREES BE MAINTAINED IN THEIR NATIVE CONDITION. NO LAWN SHOULD BE PLACED AROUND THE TREES. IT IS RECOMMENDED THAT THE AREA BE MULCHED WITH 2 INCHES OF DECOMPOSED LEAVES AND 2 INCHES OF WOOD CHIPS OR BARK.

RECOMMENDED PRACTICES FOR TREES TO BE SAVED
NOT TO SCALE

LEGEND

- EXISTING TREE
- TREE REMOVAL
- TREE PROTECTION FENCING
- TO BE REMOVED

EXISTING CONDITIONS & TREE PRESERVATION PLAN - PHASE 2

REVIEW SET
NOT FOR CONSTRUCTION

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE & IAWC	MJF
2	09-10-25	PER VILLAGE REVIEW	MJF
3	10-10-25	PER IAWC REVIEW	MJF
4	11-04-25	PER VILLAGE REVIEW	MJF
5	11-20-25	PER IAWC REVIEW	MJF
6	01-30-26	PER IDOT REVIEW - PHASE 1	MJF

MARTH CONSTRUCTION
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FINAL ENGINEERING PLANS
FOR
VILLAS OF HIDDEN VALLEY PHASE 1 & 2
159TH STREET
HOMER GLEN, ILLINOIS

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DEI

PROJECT INFORMATION
Project No.: 24-0012
Scale: 1" = 50'
Date: 05/30/2025
Design By: MJF
Drawn By: DJB
Checked By: MJF

5
OF
29

EXISTING CONDITIONS & TREE PRESERVATION PLAN - PHASE 2

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SPECIES	DBH	CONDITION	TAG #	NOTES
Burr Oak - Quercus macrocarp	44	3 - Fair	2	
American Elm - Ulmus americana	17	5 - Poor	3	
American Elm - Ulmus americana	9	5 - Poor	4	
Burr Oak - Quercus macrocarp	6	3 - Fair	5	
Burr Oak - Quercus macrocarp	15	3 - Fair	6	
Burr Oak - Quercus macrocarp	7	3 - Fair	7	
American Elm - Ulmus americana	7	5 - Poor	8	
Burr Oak - Quercus macrocarp	6	3 - Fair	9	
Burr Oak - Quercus macrocarp	11	3 - Fair	10	
Burr Oak - Quercus macrocarp	6	3 - Fair	11	
Burr Oak - Quercus macrocarp	6	3 - Fair	12	
American Elm - Ulmus americana	16	5 - Poor	13	
Burr Oak - Quercus macrocarp	6	3 - Fair	14	
Black Walnut - Juglans nigra	11	3 - Fair	15	
Burr Oak - Quercus macrocarp	12.5	3 - Fair	16	
Burr Oak - Quercus macrocarp	36	6 - Dead	17	
Spruce - Picea	13	5 - Poor	18	
Spruce - Picea	13	5 - Poor	19	
Spruce - Picea	15	3 - Fair	20	
Spruce - Picea	11	5 - Poor	21	
Spruce - Picea	12	5 - Poor	22	
Spruce - Picea	13	5 - Poor	23	
Spruce - Picea	13	5 - Poor	24	
Spruce - Picea	11	5 - Poor	25	
Locust - Gleditsia triacanthos	15.5	3 - Fair	26	
Locust - Gleditsia triacanthos	15.5	3 - Fair	27	
Locust - Gleditsia triacanthos	16	3 - Fair	28	
Locust - Gleditsia triacanthos	12	3 - Fair	29	
Locust - Gleditsia triacanthos	13.5	3 - Fair	30	
Pear - Pyrus communis	11, 6 twin	5 - Poor	31	
Pear - Pyrus communis	10	5 - Poor	32	
Pear - Pyrus communis	18	5 - Poor	33	
Pear - Pyrus communis	14	5 - Poor	34	
Pear - Pyrus communis	14	5 - Poor	35	
Pear - Pyrus communis	12.5	5 - Poor	37	
Locust - Gleditsia triacanthos	16	3 - Fair	38	
Locust - Gleditsia triacanthos	18	3 - Fair	39	
Locust - Gleditsia triacanthos	13.5	3 - Fair	40	
Locust - Gleditsia triacanthos	16	3 - Fair	41	
Spruce - Picea	13	3 - Fair	42	
Spruce - Picea	12	3 - Fair	43	
Spruce - Picea	15	5 - Poor	44	
Spruce - Picea	11	5 - Poor	45	
Spruce - Picea	16	5 - Poor	46	
Spruce - Picea	14	5 - Poor	47	
Spruce - Picea	16	5 - Poor	48	
Spruce - Picea	13	5 - Poor	49	
Burr Oak - Quercus macrocarp	32.5	3 - Fair	50	
Burr Oak - Quercus macrocarp	41.5	5 - Poor	51	
Burr Oak - Quercus macrocarp	27	5 - Poor	52	
Burr Oak - Quercus macrocarp	32	3 - Fair	53	
Burr Oak - Quercus macrocarp	36.5	5 - Poor	54	
Burr Oak - Quercus macrocarp	30.5	3 - Fair	55	
Cottonwood - Populus deltoides	18	3 - Fair	56	
Hickory - Carya	22.5	3 - Fair	57	
Burr Oak - Quercus macrocarp	24	3 - Fair	58	
White Oak - Quercus alba	39	2 - Good/Fair	59	
Burr Oak - Quercus macrocarp	37	2 - Good/Fair	60	
Burr Oak - Quercus macrocarp	42	3 - Fair	61	hollow
Willow - Salix	15	5 - Poor	62	
Cottonwood - Populus deltoides	14	3 - Fair	63	
Cottonwood - Populus deltoides	14	3 - Fair	64	
Pear - Pyrus communis	7	5 - Poor	65	
Walnut - Juglans regia	6	2 - Good/Fair	66	
Walnut - Juglans regia	7	2 - Good/Fair	67	
American Elm - Ulmus americana	7	3 - Fair	68	
Cottonwood - Populus deltoides	18	3 - Fair	69	
Cottonwood - Populus deltoides	12	3 - Fair	70	
Mulberry - Morus	13	3 - Fair	71	
Cottonwood - Populus deltoides	9	3 - Fair	72	
Cottonwood - Populus deltoides	17	3 - Fair	73	
Boxelder - Acer negundo	9	3 - Fair	74	
Boxelder - Acer negundo	7	6 - Dead	75	
Mulberry - Morus	8, 10	3 - Fair	76	
Pear - Pyrus communis	7	3 - Fair	77	
Boxelder - Acer negundo	8	3 - Fair	78	
Black Locust - Robinia pseudoacacia	13	5 - Poor	79	
Black Locust - Robinia pseudoacacia	9	5 - Poor	80	
Black Locust - Robinia pseudoacacia	6	5 - Poor	81	
Black Locust - Robinia pseudoacacia	10	5 - Poor	82	
Black Locust - Robinia pseudoacacia	6	5 - Poor	83	
Black Locust - Robinia pseudoacacia	7	5 - Poor	84	
Black Locust - Robinia pseudoacacia	16	5 - Poor	85	
Black Locust - Robinia pseudoacacia	6	5 - Poor	86	
Black Locust - Robinia pseudoacacia	13	5 - Poor	87	
Black Locust - Robinia pseudoacacia	14	5 - Poor	88	tag jump to 146
Spruce - Picea	14	2 - Good/Fair	90	
Spruce - Picea	14	2 - Good/Fair	91	
Spruce - Picea	13	2 - Good/Fair	92	
Spruce - Picea	13	2 - Good/Fair	93	
Spruce - Picea	14	2 - Good/Fair	94	
Spruce - Picea	12	2 - Good/Fair	95	
Spruce - Picea	13	2 - Good/Fair	96	
Spruce - Picea	13	2 - Good/Fair	97	
Spruce - Picea	12	2 - Good/Fair	98	
Spruce - Picea	12	2 - Good/Fair	99	
Spruce - Picea	9	3 - Fair	100	
Spruce - Picea	9	5 - Poor	101	
Spruce - Picea	10	3 - Fair	102	
Spruce - Picea	9	3 - Fair	103	
Spruce - Picea	6	5 - Poor	104	
Spruce - Picea	6	5 - Poor	105	
Spruce - Picea	10	3 - Fair	106	
Spruce - Picea	10	3 - Fair	107	
Spruce - Picea	9	3 - Fair	108	
Spruce - Picea	11	3 - Fair	109	
Spruce - Picea	12	3 - Fair	110	
Spruce - Picea	11	3 - Fair	111	
Spruce - Picea	9	3 - Fair	112	

SPECIES	DBH	CONDITION	TAG #	NOTES
Spruce - Picea	6	5 - Poor	113	
Spruce - Picea	7	5 - Poor	114	
Spruce - Picea	10	5 - Poor	115	
Spruce - Picea	6	5 - Poor	116	
Spruce - Picea	10	5 - Poor	117	
Spruce - Picea	6	5 - Poor	118	
Spruce - Picea	8	3 - Fair	119	
Spruce - Picea	9.5	5 - Poor	120	
Spruce - Picea	8.5	5 - Poor	121	
Spruce - Picea	7	5 - Poor	122	
Spruce - Picea	7	5 - Poor	123	
Spruce - Picea	10	5 - Poor	124	
Spruce - Picea	9	5 - Poor	125	
Spruce - Picea	10	5 - Poor	126	
Spruce - Picea	10	5 - Poor	127	
Spruce - Picea	12	3 - Fair	128	
Spruce - Picea	9	3 - Fair	129	
Spruce - Picea	8	3 - Fair	130	
Spruce - Picea	8	3 - Fair	131	
Spruce - Picea	8	3 - Fair	132	
Spruce - Picea	9	2 - Good/Fair	133	
Spruce - Picea	9	3 - Fair	134	
Spruce - Picea	6	3 - Fair	135	
Spruce - Picea	8	3 - Fair	136	
Spruce - Picea	6	3 - Fair	137	
Spruce - Picea	7	3 - Fair	138	
Spruce - Picea	8	3 - Fair	139	
Spruce - Picea	8	3 - Fair	140	
Spruce - Picea	7	3 - Fair	141	
Spruce - Picea	6	5 - Poor	142	
Spruce - Picea	6	3 - Fair	143	
Pine Austrian - Pinus nigra	10	5 - Poor	144	
Pine Austrian - Pinus nigra	9	5 - Poor	145	
Black Locust - Robinia pseudoacacia	14	3 - Fair	146	
Black Locust - Robinia pseudoacacia	11	3 - Fair	147	
Black Locust - Robinia pseudoacacia	6	5 - Poor	148	
Black Locust - Robinia pseudoacacia	15	3 - Fair	149	
Black Locust - Robinia pseudoacacia	14	3 - Fair	150	
Black Locust - Robinia pseudoacacia	12	3 - Fair	151	
Black Locust - Robinia pseudoacacia	9.5	5 - Poor	152	
Black Locust - Robinia pseudoacacia	9.5	3 - Fair	153	
Black Locust - Robinia pseudoacacia	9.5	3 - Fair	154	
Black Locust - Robinia pseudoacacia	9.5	3 - Fair	155	
Black Locust - Robinia pseudoacacia	10.5	3 - Fair	156	
Black Locust - Robinia pseudoacacia	10.5	3 - Fair	157	
Ash - Fraxinus	8	6 - Dead	158	
Black Cherry - Prunus serotina	16	6 - Dead	159	

PUD EXCEPTIONS / VARIANCES

1. REDUCE MINIMUM LOT FRONTAGE FROM 50' TO 33.8'.
2. REDUCE MINIMUM CORNER SIDE YARD SETBACK FROM 47' TO 30'.
3. AT LEAST 30% OF THE UNITS SHALL HAVE SIDE-LOADED GARAGES, WITH 0% PROPOSED.
4. REDUCE THE MINIMUM SETBACK REQUIREMENT FOR DRIVEWAYS TO SIDE PROPERTY LINES FROM 5' TO 0'.
5. REDUCE THE MINIMUM BUILDING SIDE-TO-SIDE SEPARATION FROM 30' TO 20' FOR ALL LOTS EXCEPT LOTS 47 & 48.
6. REDUCE THE MINIMUM FRONT YARD SETBACK FROM 30' TO 25' FOR ALL LOTS.
7. REDUCE THE MINIMUM SIDE YARD SETBACK FROM 10' TO 0' FOR ALL LOTS.
8. REDUCE THE MINIMUM REAR YARD SETBACK FROM 30' TO 20' FOR LOTS 45, 46, 7 & 8.
9. REDUCE THE MINIMUM LOT WIDTH FOR STANDARD LOTS FROM 80' TO 52.5'
10. PERMIT THE MINIMUM LOT WIDTH FOR CUL-DE-SAC LOTS TO BE LESS THAN 60'
11. INCREASE THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED WITHIN A PUD FROM 20 TO 26.
12. REDUCE MINIMUM RIGHT-OF-WAY WIDTH FROM 66' TO 60'.
13. REVERSE CURVES WITH LESS THAN 100-FT. TANGENT IN BETWEEN CURVES.

Villas of Hidden Valley - Residential Attached Units
Preliminary Lot Summary

	LOT #	LOT WIDTH (ft.)		LOT SIZE (s.f.)		FRONT YARD SETBACK (ft.)		REAR YARD SETBACK (ft.)		SIDE YARD SETBACK (ft.)		LOT COVERAGE (45% maximum)		PARKING	
		Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Bldg. s.f.	Proposed	Required	Proposed
	PHASE 1														
	1	80.0	64.76	N/A	8,172	30.0	25.0	30.0	25.0	10.0	10.0	2,517	30.8%	2.5	4
	2	80.0	64.76	N/A	8,484	30.0	25.0	30.0	25.0	10.0	10.0	2,632	31.0%	2.5	4
	3	80.0	65.01	N/A	8,898	30.0	25.0	30.0	30.0	10.0	10.0	2,661	29.9%	2.5	4
	4	80.0	64.99	N/A	8,884	30.0	25.0	30.0	30.0	10.0	10.0	2,632	29.6%	2.5	4
	5	80.0	52.50	N/A	7,166	30.0	25.0	30.0	30.0	10.0	10.0	2,675	37.3%	2.5	4
	6	80.0	77.48	N/A	10,101	30.0	25.0	30.0	30.0	10.0	10.0	2,632	26.1%	2.5	4
	7	80.0	48.15	N/A	8,758	30.0	25.0	30.0	20.0	10.0	10.0	2,664	30.4%	2.5	4
	8	80.0	47.94	N/A	9,472	30.0	25.0	30.0	20.0	10.0	10.0	2,634	27.8%	2.5	4
	9	80.0	44.46	N/A	12,964	30.0	25.0	30.0	30.0	10.0	10.0	2,664	20.5%	2.5	4
	10	80.0	51.92	N/A	12,205	30.0	25.0	30.0	30.0	10.0	10.0	2,634	21.6%	2.5	4
	11	80.0	52.50	N/A	6,829	30.0	25.0	30.0	30.0	10.0	10.0	2,664	39.0%	2.5	4
	12	80.0	52.50	N/A	6,825	30.0	25.0	30.0	30.0	10.0	10.0	2,634	38.6%	2.5	4
	13	80.0	52.50	N/A	6,825	30.0	25.0	30.0	30.0	10.0	10.0	2,664	39.0%	2.5	4
	14	80.0	52.50	N/A	6,825	30.0	25.0	30.0	30.0	10.0	10.0	2,634	38.6%	2.5	4
	15	80.0	52.50	N/A	6,825	30.0	25.0	30.0	30.0	10.0	10.0	2,652	38.9%	2.5	4
	16	80.0	52.50	N/A	6,825	30.0	25.0	30.0	30.0	10.0	10.0	2,645	38.8%	2.5	4
	17	80.0	52.50	N/A	6,848	30.0	25.0	30.0	30.0	10.0	10.0	2,664	38.9%	2.5	4
	18	80.0	52.50	N/A	6,989	30.0	25.0	30.0	30.0	10.0	10.0	2,634	37.7%	2.5	4
	19	80.0	52.50	N/A	7,272	30.0	25.0	30.0	30.0	10.0	10.0	2,664	36.6%	2.5	4
	20	80.0	52.50	N/A	7,678	30.0	25.0	30.0	30.0	10.0	10.0	2,634	34.3%	2.5	4
	21	80.0	57.50	N/A	8,654	30.0	25.0	30.0	30.0	10.0	10.0	2,664	30.8%	2.5	4
	22	80.0	57.50	N/A	8,582	30.0	25.0	30.0	30.0	10.0	10.0	2,634	30.7%	2.5	4
	23	80.0	57.50	N/A	8,581	30.0	25.0	30.0	30.0	10.0	10.0	2,664	31.0%	2.5	4
	24	80.0	57.50	N/A	8,581	30.0	25.0	30.0	30.0	10.0	10.0	2,634	30.7%	2.5	4
	25	80.0	57.50	N/A	8,506	30.0	25.0	30.0	30.0	10.0	10.0	2,664	31.3%	2.5	4
*	26	80.0	73.00	N/A	10,894	30.0	25.0	30.0	30.0	30.0	30.0	2,634	24.2%	2.5	4
	49	80.0	65.00	N/A	7,449	30.0	25.0	30.0	25.0	10.0	10.0	2,846	38.2%	2.5	4
	50	80.0	65.00	N/A	7,436	30.0	25.0	30.0	25.0	10.0	10.0	2,812	37.8%	2.5	4
	Outlot A	N/A	N/A	N/A	42,179	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Outlot B	N/A	N/A	N/A	52,500	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Outlot D	N/A	N/A	N/A	66,257	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Outlot E	N/A	N/A	N/A	27,304	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Outlot G	N/A	N/A	N/A	7,200	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Sub-Total for Phase 1				428,968	=	9.85	Ac.							
	PHASE 2														
*	27	80.0	73.00	N/A	10,903	30.0	25.0	30.0	30.0	30.0	30.0	2,664	24.4%	2.5	4
	28	80.0	53.06	N/A	7,931	30.0	25.0	30.0	30.0	10.0	10.0	2,634	33.2%	2.5	4
	29	80.0	52.50	N/A	7,847	30.0	25.0	30.0	30.0	10.0	10.0	2,664	33.9%	2.5	4
	30	80.0	52.50	N/A	7,804	30.0	25.0	30.0	30.0	10.0	10.0	2,634	33.8%	2.5	4
	31	80.0	52.50	N/A	7,622	30.0	25.0	30.0	30.0	10.0	10.0	2,664	35.0%	2.5	4
	32	80.0	52.50	N/A	7,303	30.0	25.0	30.0	30.0	10.0	10.0	2,634	36.1%	2.5	4
	33	80.0	52.50	N/A	6,991	30.0	25.0	30.0	30.0	10.0	10.0	2,664	38.1%	2.5	4
	34	80.0	52.50	N/A	6,807	30.0	25.0	30.0	30.0	10.0	10.0	2,634	38.7%	2.5	4
	35	80.0	52.50	N/A	6,825	30.0	25.0	30.0	30.0	10.0	10.0	2,664	39.0%	2.5	4
	36	80.0	52.50	N/A	6,825	30.0	25.0	30.0	30.0	10.0	10.0	2,634	38.6%	2.5	4
	37	80.0	52.50	N/A	6,825	30.0	25.0	30.0	30.0	10.0	10.0	2,664	39.0%	2.5	4
	38	80.0	52.50	N/A	6,825	30.0	25.0	30.0	30.0	10.0	10.0	2,634	38.6%	2.5	4
	39	80.0	52.50	N/A	6,825	30.0	25.0	30.0	30.0	10.0	10.0	2,664	39.0%	2.5	4
	40	80.0	52.50	N/A	6,825	30.0	25.0	30.0	30.0	10.0	10.0	2,634	38.6%	2.5	4
	41	80.0	52.50	N/A	6,825	30.0	25.0	30.0	30.0	10.0	10.0	2,664	39.0%	2.5	4
	42	80.0	52.50	N/A	6,833	30.0	25.0	30.0	30.0	10.0	10.0	2,634	38.5%	2.5	4
	43	80.0	50.08	N/A	12,638	30.0	25.0	30.0	30.0	10.0	10.0	2,664	21.1%	2.5	4
	44	80.0	44.62	N/A	14,067	30.0	25.0	30.0	30.0	10.0	10.0	2,634	18.7%	2.5	4
	45	80.0	46.56	N/A	9,028	30.0	25.0	30.0	20.0	10.0	10.0	2,664	29.5%	2.5	4
	46	80.0	48.32	N/A	8,946	30.0	25.0	30.0	20.0	10.0	10.0	2,634	29.4%	2.5	4
	47	80.0	52.50	N/A	8,672	30.0	25.0	30.0	30.0	10.0	10.0	2,664	30.7%	2.5	4
	48	80.0	52.50	N/A	8,674	30.0	25.0	30.0	30.0	10.0	10.0	2,634	30.4%	2.5	4
	Outlot C	N/A	N/A	N/A	99,556	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Outlot F	N/A	N/A	N/A	66,491	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Sub-Total for Phase 2				345,888		7.9	Ac.							
	TOTAL				774,856	=	17.8	Ac.							

NOTES:

* Indicates a corner lot

1 Lot width was determined at the 25' building setback line for the cul-de-sac lots

2 Lot coverage was calculated using the building foundation footprint area divided by the lot area.

EXISTING TREE INVENTORY / REMOVAL LIST & LOT SUMMARY TABLE

REVIEW SET
NOT FOR CONSTRUCTION

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE & IAWC	MJF
2	09-10-25	PER VILLAGE REVIEW	MJF
3	10-10-25	PER IAWC REVIEW	MJF
4	11-04-25	PER VILLAGE REVIEW	MJF
5	11-20-25	PER IAWC REVIEW	MJF
6	01-30-26	PER IDOT REVIEW - PHASE 1	MJF

MARTH CONSTRUCTION
14800 S. 80th AVENUE
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(708) 873-9700

FINAL ENGINEERING PLANS
FOR
VILLAS OF HIDDEN VALLEY PHASE 1 & 2
159TH STREET
HOMER GLEN, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. No.: 184-003740

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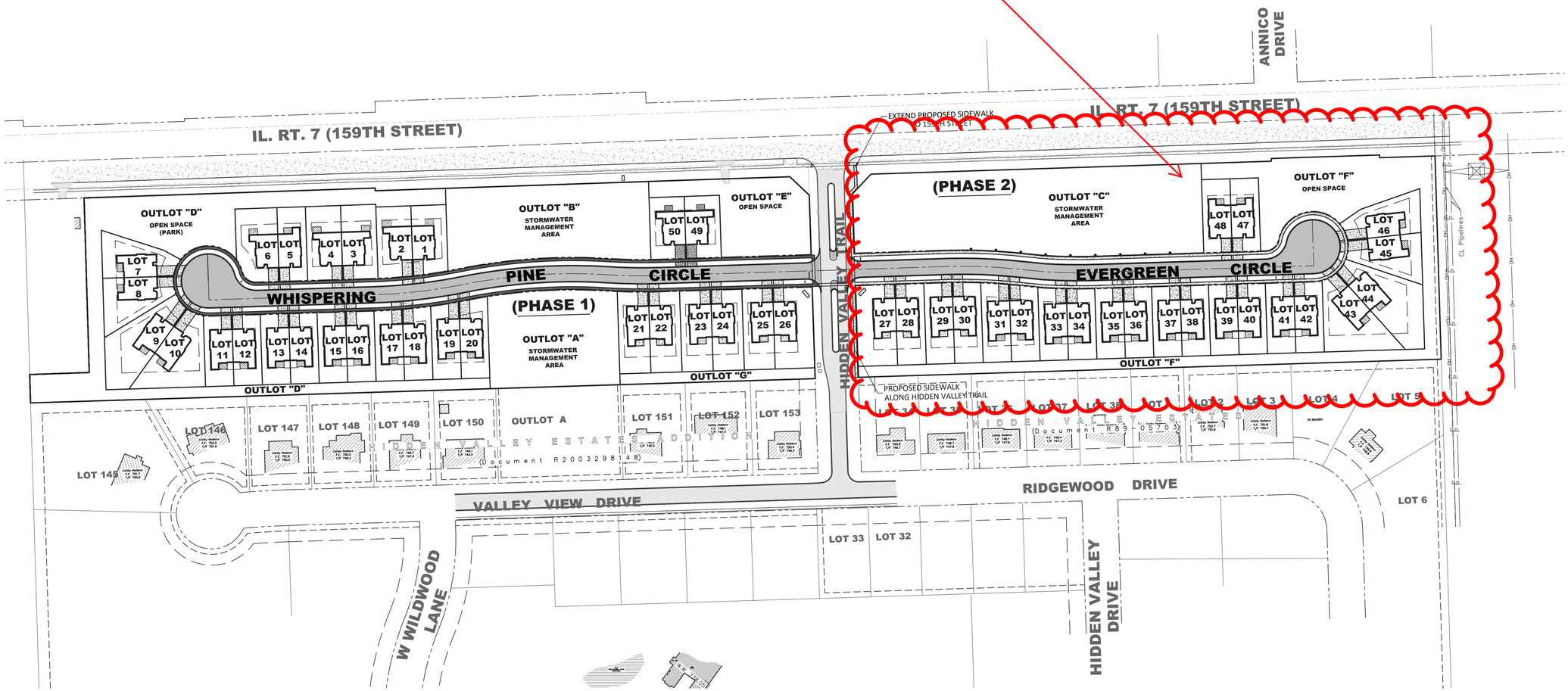
PROJECT INFORMATION
Project No.: 24-0012
Scale: NONE
Date: 05/30/2025
Design By: MJF
Drawn By: DJB
Checked By: MJF

EXISTING TREE INVENTORY / REMOVAL LIST & LOT SUMMARY TABLE

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NOT A PART

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.



SITE DATA TABLE

GROSS AREA :	910,265 S.F.	20.90 AC.
PHASE 1 :	506,275 S.F.	11.62 AC.
PHASE 2:	403,992 S.F.	9.27 AC.
PHASE 1 R.O.W. :	77,304 S.F.	1.77 AC.
PHASE 2 R.O.W. :	61,223 S.F.	1.41 AC.

REFER TO SHEET 6 FOR OTHER SPECIFIC LOT AREAS

OVERALL SITE PLAN

REVIEW SET
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE & IAWC	MJF
2	08-27-25	PER VILLAGE REVIEW	MJF
3	10-10-25	PER IAWC REVIEW	MJF
4	11-04-25	PER VILLAGE REVIEW	MJF
5	11-20-25	PER IAWC REVIEW	MJF
6	01-30-26	PER IDOT REVIEW - PHASE 1	MJF

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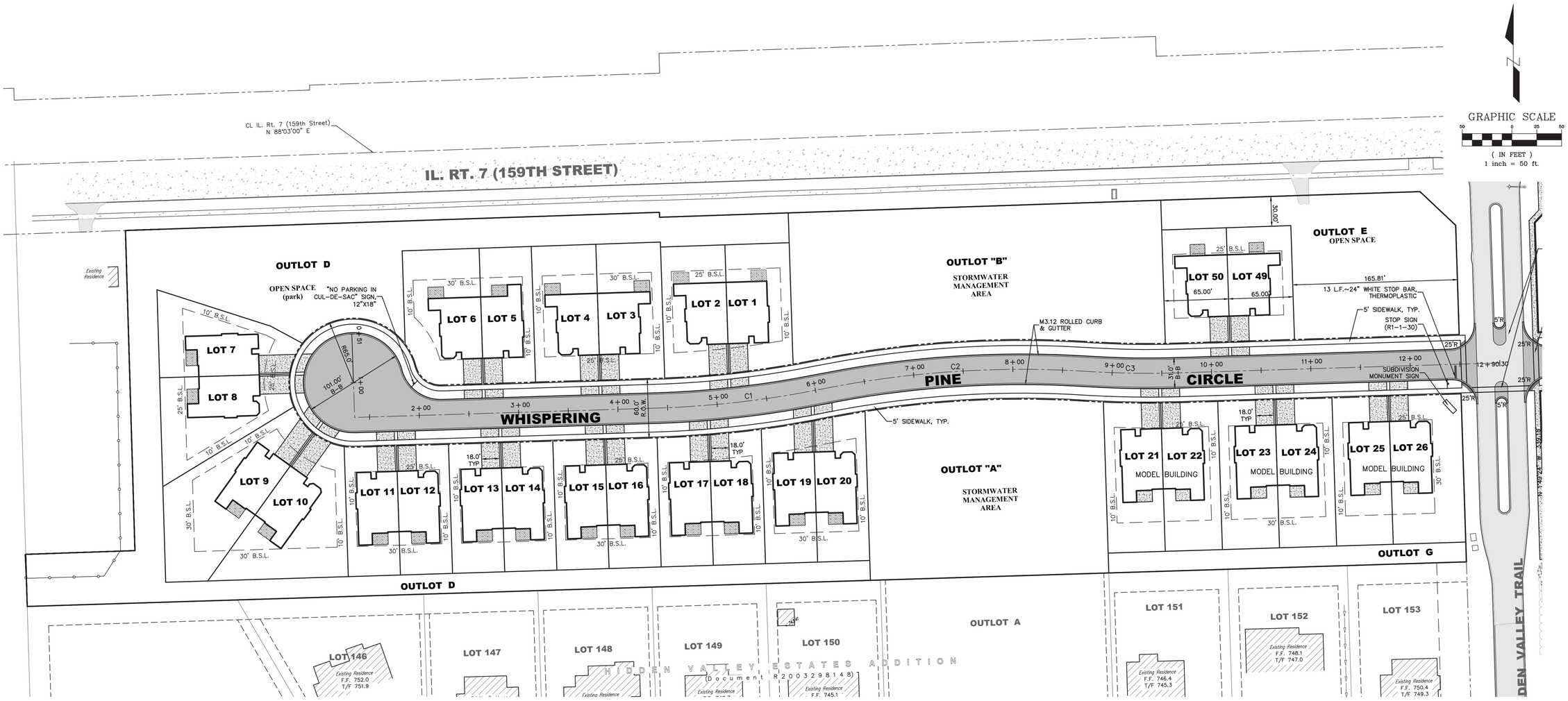
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PROJECT INFORMATION

Project No.: 24-0012	
Scale: 1" = 100'	
Date: 05/30/2025	
Design By: MJF	
Drawn By: DJB	
Checked By: MJF	

OVERALL SITE PLAN

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GRAPHIC SCALE

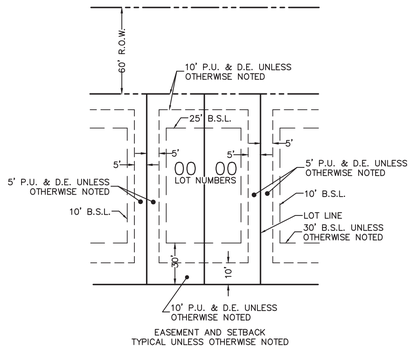
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(IN FEET)
1 inch = 50 ft.

REVISIONS			
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5	11-20-25	PER IAWC REVIEW	MJF
6	01-30-26	PER IDOT REVIEW - PHASE 1	MJF

TYPICAL DUPLEX LOT DETAIL

(NOT TO SCALE)



Alignment Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	169.40	1000.49	N83° 31' 22.03"E	169.20
C2	268.42	1030.00	N86° 08' 11.92"E	267.66
C3	93.83	1000.00	S89° 05' 08.24"E	93.80

NOTES:

1. SEE THE FINAL PLAT OF SUBDIVISION FOR ALL LOT DIMENSIONS & BEARINGS.
2. ALL RADII TO CURB IS TO BACK OF CURB (TYPICAL).
3. ALL STREET SIGNS, STREET NAME SIGNS AND PARKWAY TREES SHALL BE INSTALLED AND PROVIDED IN ACCORDANCE WITH VILLAGE OF HOMER GLEN.
4. ALL STREET SIGNS, TRAFFIC SIGNS SHALL MATCH EXISTING VILLAGE SIGNS.
5. ALL STRIPING SHALL BE THERMOPLASTIC.
6. ALL STOP SIGNS SHALL BE 30".

GEOMETRIC PLAN - PHASE 1

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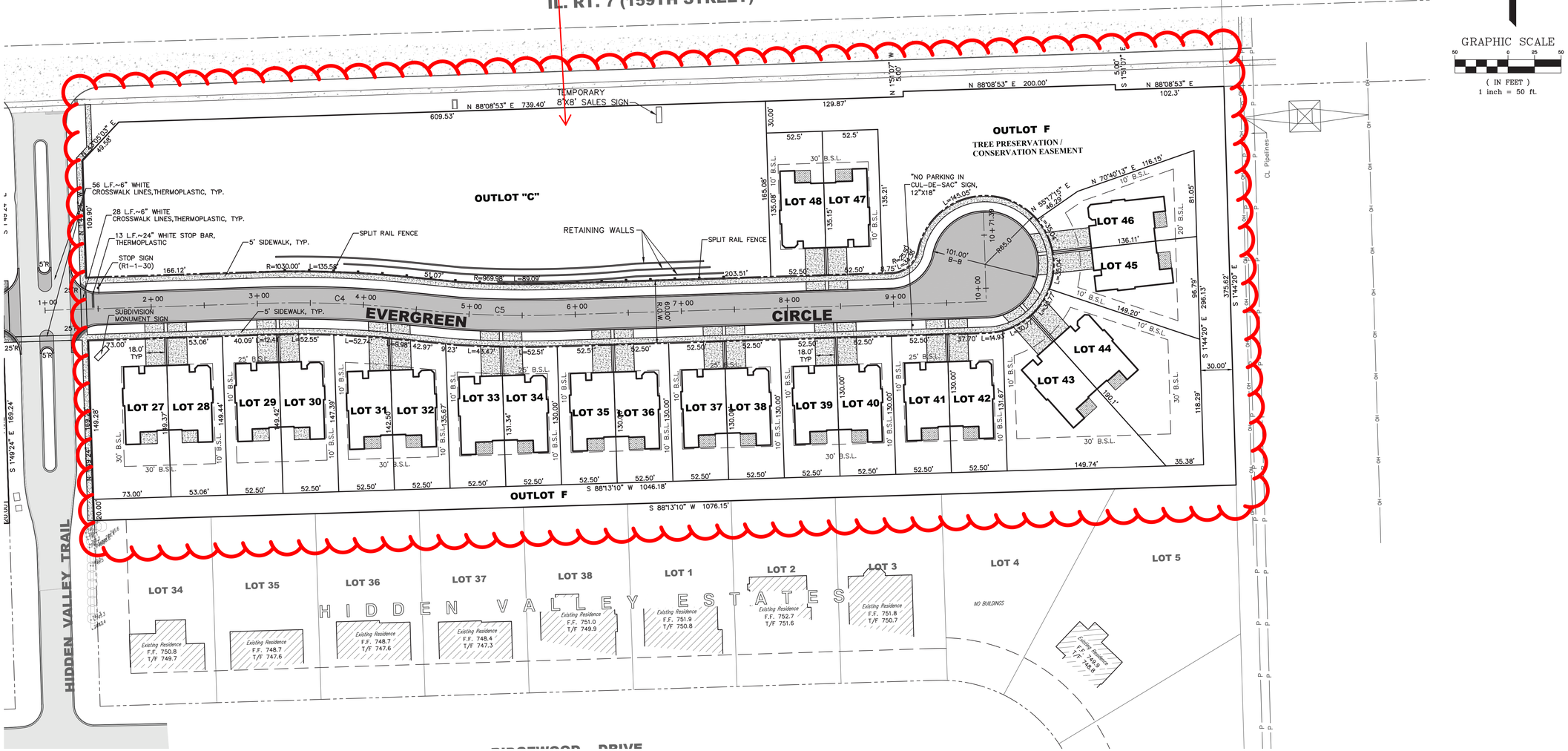
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Project No.: 24-0012
Scale: 1" = 50'
Date: 05/30/2025
Design By: MJF
Drawn By: DJB
Checked By: MJF

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OF
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GEOMETRIC PLAN – PHASE 1

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NOT A PART



GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

Alignment Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C4	131.63	1000.00	S88° 04' 51.86"E	131.53
C5	92.63	1000.00	S89° 07' 37.34"E	92.60

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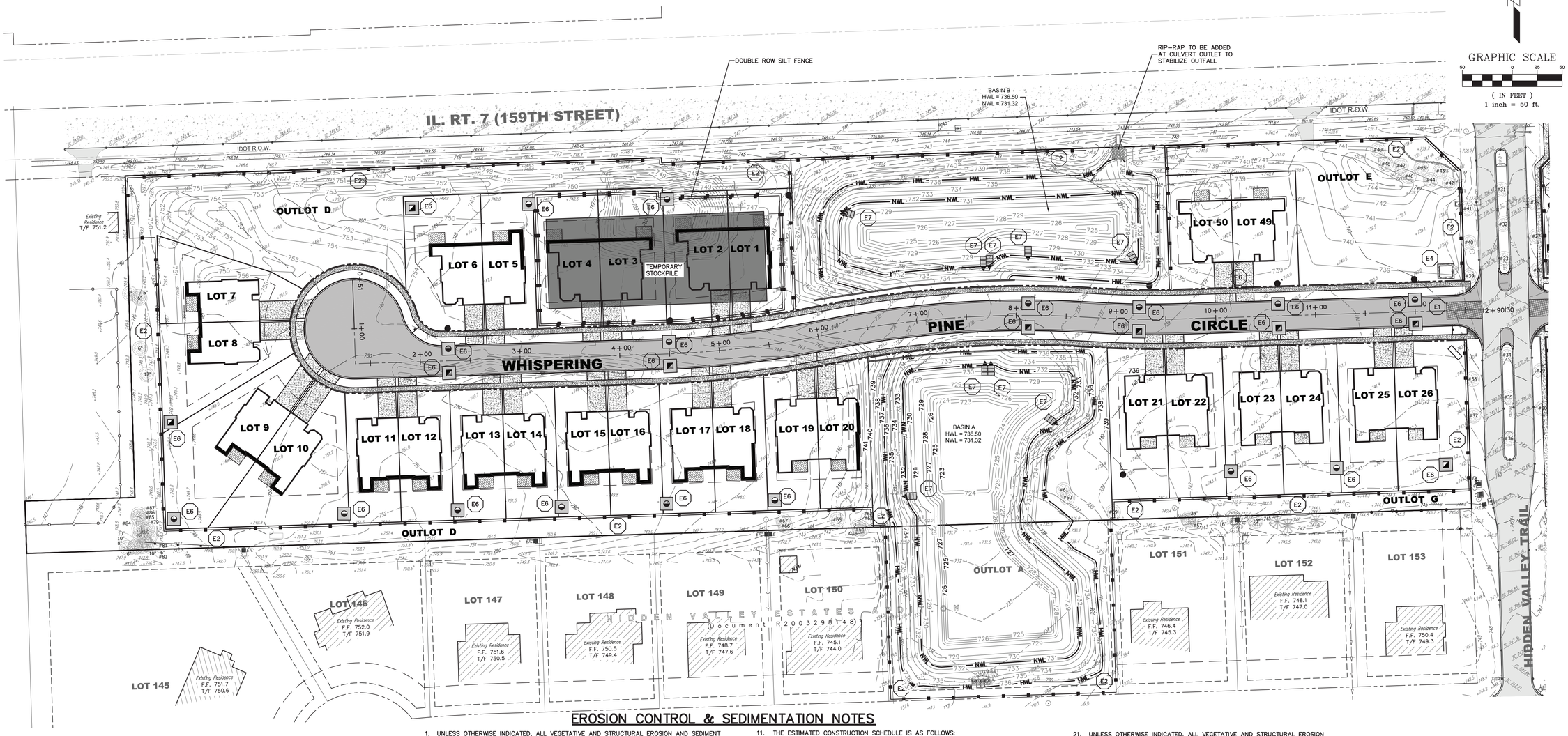
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GEOMETRIC PLAN - PHASE 2

GEOMETRIC PLAN - PHASE 2

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GRAPHIC SCALE
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(IN FEET)
1 inch = 50 ft.

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3	10-10-25	PER IAWC REVIEW	MJF
4	11-04-25	PER VILLAGE REVIEW	MJF
5	11-20-25	PER IAWC REVIEW	MJF
6	01-30-26	PER IDOT REVIEW - PHASE 1	MJF

EROSION CONTROL & SEDIMENTATION NOTES

1. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL, LATEST EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
2. THE APPLICANT AND/OR CONTRACTOR IS RESPONSIBLE FOR INSURING THE OBTAINED PERMIT WITH THE COMPLETED SWPPP IS POSTED ON SITE IN A PROMINENT LOCATION BEFORE COMMENCEMENT OF ANY WORK ON SITE AND SHALL CONTACT THE VILLAGE AT LEAST 2 WORKING DAYS BEFORE THE START OF CONSTRUCTION, INSTALLATION OF SEDIMENT AND EROSION MEASURES AND COMPLETION OF FINAL LANDSCAPING.
3. THE VILLAGE SHALL BE PROVIDED WITH A COPY OF THE IEPA LETTER OF NOTIFICATION OF COVERAGE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. THE DEVELOPER IS RESPONSIBLE FOR HAVING THE SWPPP AND A STAMPED AND SIGNED COPY OF THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN ON SITE AT ALL TIMES AND BE PRESENTED WHEN REQUESTED BY ANY AUTHORIZED AGENCY.
5. THE DEVELOPER SHALL INSPECT THE SOIL EROSION AND SEDIMENT CONTROL PRACTICES EVERY SEVEN (7) DAYS AND AFTER 0.5" OR MORE RAINFALL. IMMEDIATE REPAIR SHALL BE MADE OF ANY DAMAGED EROSION CONTROL ELEMENTS THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
6. ALL CONSTRUCTION TRAFFIC SHALL ENTER SITE ONLY AT PROPOSED STABILIZED CONSTRUCTION ENTRANCE(S) AS SHOWN ON PLANS.
7. ALL DIRT, MUD, OR DEBRIS THAT REACHES THE PUBLIC ROADS SHALL BE CLEANED IMMEDIATELY BY THE CONTRACTOR.
8. TECHNIQUES SHALL BE EMPLOYED TO PREVENT THE BLOWING OF DUST OR SEDIMENT FROM THE SITE.
9. SILT FENCE, SILT BASINS, AND STABILIZED CONSTRUCTION ENTRANCE(S) SHALL BE CONSTRUCTED AS DETAILED ON THE FINAL ENGINEERING PLANS PRIOR TO THE START OF CONSTRUCTION AND SHALL REMAIN IN PLAN UNTIL THE DISTURBED AREA IS STABILIZED. IN ADDITION, SILT FENCE SHALL BE PROVIDED FOR AREAS DRAINING 200' AND GREATER IN ACCORDANCE WITH NRCS CODE 920.
10. SCHEDULE OF CONTROL MEASURE IMPLEMENTATION:
    A. PRIOR TO SITE CLEARING, PERIMETER SILT FENCE, EXISTING INLET PROTECTION AND CONSTRUCTION ACCESS TO BE INSTALLED.
    B. EXCAVATION & STABILIZATION OF PROPOSED DETENTION BASINS.
    C. CONTROL SITE DEVELOPMENT IN ACCORDANCE WITH THE SPECIFICATIONS.
    D. MAINTAIN INLET PROTECTION, CONSTRUCTION TRAFFIC SURFACES, CLEANING OF STORM STRUCTURES AND THE LIKE ON A REGULAR BASIS AFTER EACH HEAVY RAIN OR AS OTHERWISE REQUIRED.
11. THE ESTIMATED CONSTRUCTION SCHEDULE IS AS FOLLOWS:

TOPSOIL STRIPPING	FALL	2025
MASS EARTHWORK	FALL	2025
BASIN STABILIZATION	FALL	2025
UNDERGROUND IMPROVEMENTS	FALL	2025
ROADWAY (CURB & PAVEMENT	FALL	2025
BUILDING CONSTRUCTION	SPRING	2026
FINAL GRADING	SPRING	2026
FINAL LANDSCAPING	SPRING	2026

    THE ENTIRE SITE MUST BE STABILIZED, USING A HEAVY MULCH LAYER OR ANOTHER METHOD AT THE CLOSE OF THE CONSTRUCTION SEASON.
12. DISTURBED AREAS WITHIN ALL PUBLIC R.O.W.'S SHALL BE RESTORED W/ 6" MIN. TOPSOIL & SOD. RESTORATION SHALL OCCUR IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION, WEATHER PERMITTING. ALL OTHER DISTURBED AREAS SHALL BE RESTORED WITH 4" TOPSOIL & SEED.
13. STRAW BALES ARE NOT PERMITTED IN AREAS OF CONCENTRATED FLOW. ROCK CHECK DAMS SHALL BE USED IN THESE AREAS. TECHNIQUES THAT DIVERT UPLAND RUNOFF PAST DISTURBED SLOPES SHALL BE EMPLOYED.
14. THE PROTECTION OF THE OPEN LID DRAINAGE STRUCTURES SHALL BE CONSTRUCTED AS SPECIFIED IN DETAILS. ALL OPEN LID DRAINAGE STRUCTURES LOCATED IN YARD AREAS AND THE SEDIMENTATION BASIN MUST BE PROTECTED PER INLET PROTECTION DETAILS UNTIL SUCH A TIME THAT THE LANDSCAPING IS IN PLACE AND EFFECTIVELY PREVENTING POTENTIAL SILTATION OF THESE STRUCTURES. ALL OPEN LID DRAINAGE STRUCTURES IN PAVED AREAS SHALL HAVE FILTER BASKETS INSTALLED UNDER THE LIDS. IN THE EVENT THE GRAVEL BASE IS NOT IN PLACE UPON INSTALLATION, INLET PROTECTION SHALL BE PROVIDED AS INDICATED PER INLET PROTECTION DETAIL.
15. EROSION CONTROL BLANKET (ECB) SHALL BE INSTALLED TO ALL DISTURBED AREAS WITH SLOPES EQUAL TO OR STEEPER THAN 5H:1V AND IN CRITICAL AREAS (EX: DETENTION BASIN PERIMETERS, STREAMBANKS, BERMS, ETC.) IMMEDIATELY UPON FINAL GRADING. S175 NORTH AMERICAN GREEN (OR SIMILAR) ECB SHALL BE USED. ECB WITH GREEN DYE IS NOT ACCEPTABLE.
16. SOIL STOCKPILES SHALL BE STABILIZED OR COVERED AT THE END OF EACH WORKDAY. STOCKPILES TO REMAIN IN PLACE FOR 14 DAYS OR MORE SHALL RECEIVE TEMPORARY SEEDING.
17. DURING DEWATER OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS PROHIBITED.
18. AN INCIDENT OF NON-COMPLIANCE (ION) MUST BE COMPLETED AND SUBMITTED BY THE OWNER TO THE IEPA AND COPIED TO THE VILLAGE IF, AT ANY TIME, AN EROSION OR SEDIMENT CONTROL DEVICE FAILS.
19. A NOTICE OF TERMINATION (NOT) SHALL BE COMPLETED BY THE OWNER IN COMPLIANCE WITH THE NPDES PHASE II REQUIREMENTS WHEN ALL PERMANENT EROSION CONTROL MEASURES ARE IN PLACE WITH A 70% ESTABLISHED RATE OF VEGETATION. THE NOTICE OF TERMINATION SHALL BE SENT TO THE IEPA AND THE VILLAGE.
20. THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER AND SANITARY WASTE AT THE CONSTRUCTION SITE THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY.
21. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE LATEST VERSION OF THE ILLINOIS URBAN MANUAL.
22. THE WILL-SOUTH COOK SOIL AND WATER CONSERVATION DISTRICT (SWCD) MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
23. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
24. PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING BUT NOT LIMITED TO, ADDITIONAL PHASES OF DEVELOPMENT AND OFF-SITE BORROW OR WASTE AREAS) A SUPPLEMENTARY EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE OWNER FOR REVIEW BY THE SWCD.
25. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE SWCD.
26. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS PROHIBITED.
27. IT IS THE RESPONSIBILITY OF THE LANDOWNER AND/OR GENERAL CONTRACTOR TO INFORM ANY SUB-CONTRACTOR(S) WHO MAY PERFORM WORK ON THIS PROJECT, OF THE REQUIREMENTS IN IMPLEMENTING AND MAINTAINING THESE EROSION CONTROL PLANS AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS SET FORTH BY THE ILLINOIS EPA.

STABILIZATION TYPE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C			*	D*					
SODDING			E**									
MULCHING	F											

A. KENTUCKY BLUEGRASS 90 LBS/AC MIXED WITH PERENNIAL RYEGRASS 30 LBS/AC
B. KENTUCKY BLUEGRASS 135 LBS/AC MIXED WITH PERENNIAL RYEGRASS 45 LBS/AC + 2 TONS STRAW MULCH/AC
C. SPRING OATS 100 LBS/AC
D. WHEAT OR CEREAL RYE 150 LBS/AC
E. SOD
F. STRAW MULCH 2 TONS/AC

* IRRIGATION NEEDED DURING JUNE AND JULY
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

SOIL PROTECTION CHART

EROSION CONTROL LEGEND

- E1 CONSTRUCTION ENTRANCE PER NRCS SPECIFICATIONS
- E2 SILT FENCE PER NRCS SPECIFICATIONS
- E4 CONCRETE WASHOUT AREA
- E6 INLET PROTECTION PER OR EQUIVALENT TO NRCS SPECIFICATIONS
- E7 CULVERT / FES PROTECTION PER OR EQUIVALENT TO NRCS SPECIFICATIONS AND STANDARD DRAWING NO. IL-508SF

REVIEW SET
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SOIL EROSION & SEDIMENT CONTROL PLAN - PHASE 1

MARTH CONSTRUCTION
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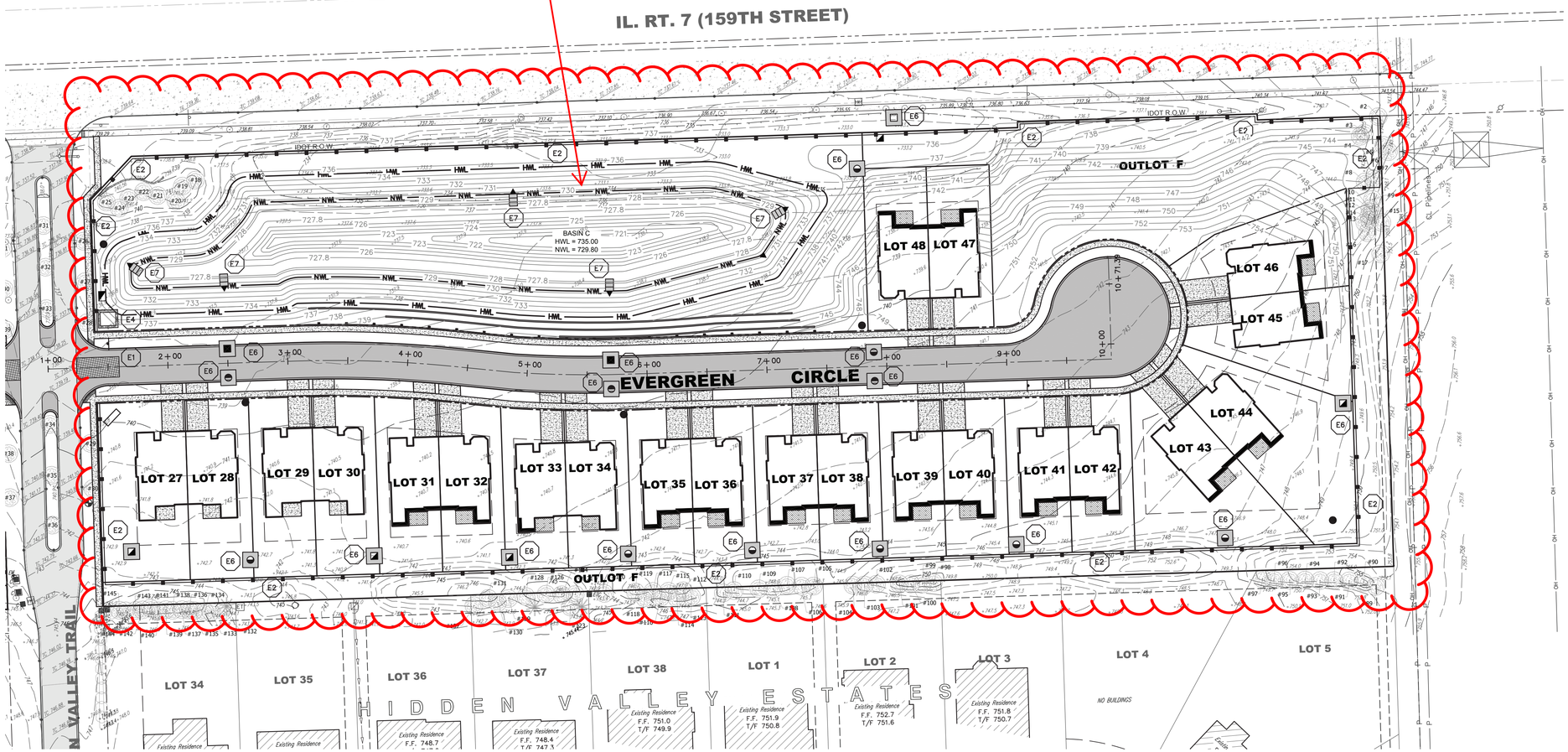
PROJECT INFORMATION
Project No.: 24-0012
Scale: 1" = 50'
Date: 05/30/2025
Design By: MJF
Drawn By: DJB
Checked By: MJF

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SOIL EROSION & SEDIMENT CONTROL PLAN - PHASE 1

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EROSION CONTROL LEGEND (E#)

- (E1) CONSTRUCTION ENTRANCE PER NRCS SPECIFICATIONS
- (E2) SILT FENCE PER NRCS SPECIFICATIONS
- (E4) CONCRETE WASHOUT AREA
- (E6) INLET PROTECTION PER OR EQUIVALENT TO NRCS SPECIFICATIONS
- (E7) CULVERT / FES PROTECTION PER OR EQUIVALENT TO NRCS SPECIFICATIONS AND STANDARD DRAWING NO. IL-508SF
- (E9) GABION BASKET PROTECTION AT WEIR OVERFLOW

SOIL EROSION & SEDIMENT CONTROL PLAN - PHASE 2

REVIEW SET
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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE & IAWC	MJF
2	09-05-25	PER VILLAGE REVIEW	MJF
3	10-10-25	PER IAWC REVIEW	MJF
4	11-04-25	PER VILLAGE REVIEW	MJF
5	11-20-25	PER IAWC REVIEW	MJF
6	01-30-26	PER IDOT REVIEW - PHASE 1	MJF

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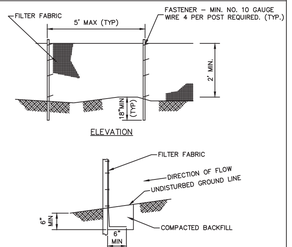
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SOIL EROSION & SEDIMENT CONTROL PLAN - PHASE 2

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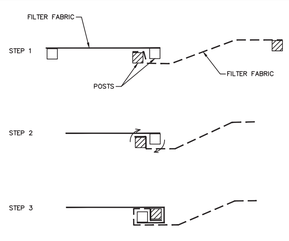
SILT FENCE PLAN



NOTES:
1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
2. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 529 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. FENCE POSTS SHALL BE WITHER STANDARD STEEL POST OR WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQ. IN.

REFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-620
Designed Date		SHEET 1 OF 2
Checked Date		DATE 11-20-01
Approved Date		

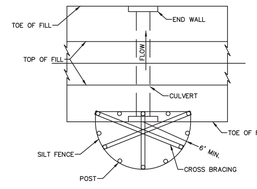
SILT FENCE



NOTES:
1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
3. DRIVE BOTH POSTS A MINIMUM OF 18 INCHES INTO THE GROUND AND BURY THE FLAP.

REFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-620(W)
Designed Date		SHEET 2 OF 2
Checked Date		DATE 1-29-99
Approved Date		

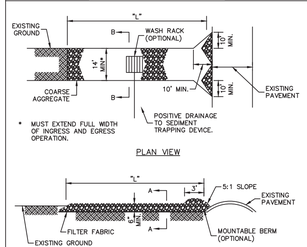
CULVERT INLET PROTECTION - SILT FENCE



NOTES:
1. THE SILT FENCE SHALL MEET THE REQUIREMENTS AS SHOWN ON STANDARD DRAWING IL-620 SILT FENCE EXCEPT THE MINIMUM POST SPACING SHALL BE 3 FEET AND THE TOPS OF POSTS SHALL BE CROSS BRACED.
2. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE HEIGHT OF THE SILT FENCE.
3. THE MAXIMUM DRAINAGE AREA TO THE CULVERT BEING PROTECTED IS 1 ACRE.

REFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-508SF
Designed Date		SHEET 1 OF 1
Checked Date		DATE 1-29-99
Approved Date		

STABILIZED CONSTRUCTION ENTRANCE PLAN

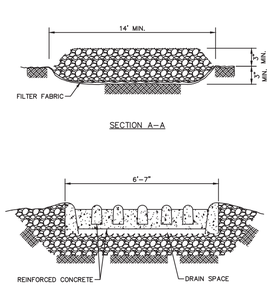


* MUST EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.

NOTES:
1. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I,II OR IV AND SHALL BE PLACED OVER CLEARED AREA PRIOR TO THE PLACING OF ROCK.
2. ROCK OR RECLAIMED CONCRETE SHALL MEET ONE OF THE FOLLOWING IDOT COARSE AGGREGATE GRADATION, CA-1, CA-2, CA-3, OR CA-4 AND BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 25 ROCKFILL USING PLACEMENT METHOD 1 AND CLASS III COMPACTION.
3. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHALL BE CONSTRUCTED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
4. IF WASH RACKS ARE USED THEY SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

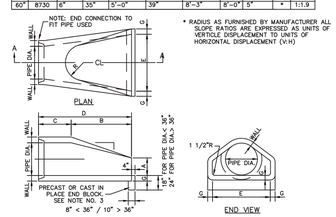
REFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-630
Designed Date		SHEET 1 OF 2
Checked Date		DATE 8-15-94
Approved Date		

STABILIZED CONSTRUCTION ENTRANCE PLAN



REFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-630
Designed Date		SHEET 1 OF 2
Checked Date		DATE 8-15-94
Approved Date		

PIPE DIA.	APPROX. WT.(LBS)	WALL	A	B	C	D	E	G	R	SLOPE
12"	530	2"	4"	24"	4'–0 7/8"	6'–0 7/8"	24"	2"	9"	12:4
15"	740	2 1/4"	5"	27"	5'–10"	8'–1"	30"	2 1/4"	11"	12:4
18"	990	2 1/2"	6"	27"	5'–10"	8'–1"	36"	2 1/2"	12"	12:4
21"	1280	2 3/4"	9"	33"	6'–1"	8'–7"	36"	2 3/4"	13"	12:4
24"	1520	3"	9 1/2"	3'–7 1/2"	30"	6'–1 1/2"	4'–0"	3"	14"	12:5
30"	2190	3 1/2"	12"	4'–6"	19 3/4"	8'–1 3/4"	5'–0"	3 1/2"	15"	12:5
36"	4100	4"	15"	5'–3"	34 3/4"	8'–1 3/4"	6'–0"	4"	20"	12:5
48"	6550	5"	24"	6'–0"	28"	8'–2"	7'–0"	5"	22"	12:5
60"	8730	6"	36"	7'–0"	39"	8'–3"	8'–0"	5"	*	1:1.9



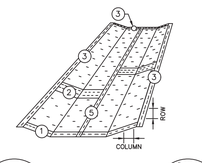
* RADIUS AS FURNISHED BY MANUFACTURER ALL SLOPE RATIOS ARE EXPRESSED AS UNITS OF VERTICLE DISPLACEMENT TO UNITS OF HORIZONTAL DISPLACEMENT (V:H)

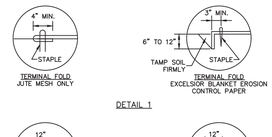
NOTES:
1. PRECAST CONCRETE FLARED END SECTIONS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-170 CLASS III, WALL "B" REINFORCED CONCRETE PIPE.
2. PRECAST CONCRETE FLARED END SECTION FOR PIPE DIAMETER REQUIRED SHALL BE AS INDICATED ON DETAIL PLAN FOR EACH INDIVIDUAL INSTALLATION.
3. THE END SECTION SHALL BE PLACED ON A FIRM FOUNDATION AT THE ELEVATION OF THE END SECTION. THE END SECTION SHALL BE BACKFILLED IN ACCORDANCE WITH ART. 502.10 OF THE STANDARD SPECIFICATIONS ADOPTED 7-1-94. COST INCIDENTAL TO END SECTION.
4. ALL REINFORCEMENT SHALL BE IN ACCORDANCE WITH I.D.O.T. STANDARD 2440-1.
5. ALL FLARED END SECTIONS FOR PIPE GREATER THAN 12" IN DIAMETER SHALL BE PROVIDED WITH A GRATE.

FLARED END SECTION PRECAST REINFORCED CONCRETE

NOT TO SCALE

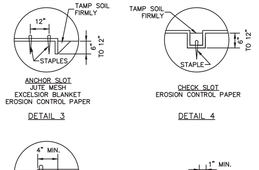
EROSION BLANKET PLAN





REFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-530
Designed Date		SHEET 1 OF 2
Checked Date		DATE 5-24-94
Approved Date		

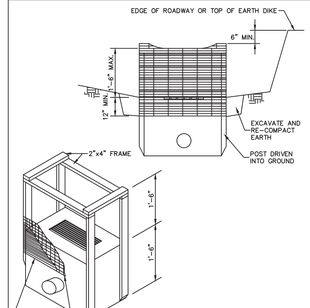
EROSION BLANKET PLAN



NOTES:
1. ON EROSION CONTROL PAPER, CHECK SLOTS, IN DITCH CHANNEL SHALL BE SPACED SO THAT ONE OCCURS WITHIN EACH 50' ON SLOPES OF MORE THAN 4% AND LESS THAN 6% ON SLOPES OF 6% OR MORE, THEY SHALL BE SPACED SO THAT ONE OCCURS WITHIN EACH 25'.
2. STAPLES ARE TO BE PLACED ALTERNATELY, IN COLUMNS APPROXIMATELY 2' APART AND IN ROWS APPROXIMATELY 3' APART. APPROXIMATELY 175 STAPLES ARE REQUIRED PER 4'x 225' ROLL OF MATERIAL AND 125 STAPLES ARE REQUIRED PER 4'x 150 ROLL OF MATERIAL.
3. EROSION CONTROL MATERIAL SHALL BE PLACED LOOSELY OVER GROUND SURFACE. DO NOT STRETCH.
4. ALL TERMINAL ENDS AND TRANSVERSE LAPS SHALL BE STAPLED AT APPROXIMATELY 12" INTERVALS.

REFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-530
Designed Date		SHEET 2 OF 2
Checked Date		DATE 3-11-95
Approved Date		

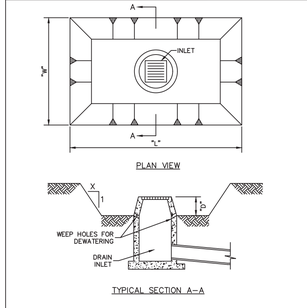
INLET PROTECTION - FABRIC DROP PLAN



NOTES:
1. FILTER FABRIC SHALL MEET THE REQUIREMENT OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, WITH AN EOS OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
2. THE WIRE MESH SHALL HAVE A MAXIMUM OPENING OF AT LEAST 6 INCHES.
3. LIMIT DRAINAGE AREA TO THE INLET PROTECTION TO 1 ACRE.

REFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-560
Designed Date		SHEET 1 OF 1
Checked Date		DATE 6-29-93
Approved Date		

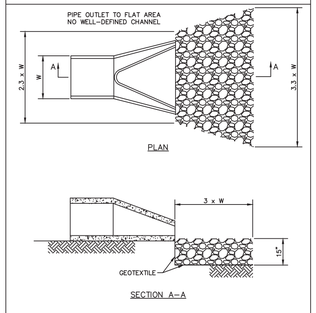
INLET PROTECTION - EXCAVATED DRAIN PLAN



NOTES:
1. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ½ THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED ON A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
2. THE SEDIMENT TRAP SHALL VE REMOVED AND THE AREA STABILIZED WHEN THE CONSTRUCTION DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
3. ALL CUT SLOPES SHALL BE 2:1 OR FLATTER.

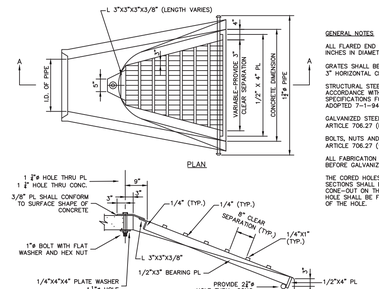
REFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-555
Designed Date		SHEET 1 OF 1
Checked Date		DATE 3-11-93
Approved Date		

PIPE OUTLET TO FLAT AREA



NOTES:
1. THE FILTER FABRIC SHALL MEET THE REQUIREMENTS IN MATERIAL SPECIFICATIONS 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, II OR III.
2. THE ROCK RIPRAP SHALL MEET THE IDOT REQUIREMENTS FOR THE FOLLOWING GRADATION: RR QUALITY A
3. THE RIPRAP SHALL BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 61 LOOSE ROCK RIPRAP. THE ROCK MAY BE EQUIPMENT PLACED.

REFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-610
Designed Date		SHEET 1 OF 1
Checked Date		DATE 9-15-93
Approved Date		



GENERAL NOTES

ALL FLARED END SECTIONS FOR PIPE GREATER THAN 12 INCHES IN DIAMETER SHALL BE PROVIDED WITH A GRATE.

GRATES SHALL BE CONSTRUCTED TO PROVIDE 8" VERTICAL x 5" HORIZONTAL CLEAR SEPARATION BETWEEN BARS.

STRUCTURAL STEEL SHAPES AND PLATES SHALL BE IN ACCORDANCE WITH ARTICLE 706.04 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION ADOPTED 7-1-94.

GALVANIZED STEEL PIPE SHALL BE IN ACCORDANCE WITH ARTICLE 706.27 (f) OF THE STANDARD SPECIFICATIONS.

BOLTS, NUTS AND WASHERS SHALL BE IN ACCORDANCE WITH ARTICLE 706.27 (f) OF THE STANDARD SPECIFICATIONS.

ALL FABRICATION SHALL BE COMPLETED AND ASSEMBLED BEFORE GALVANIZING.

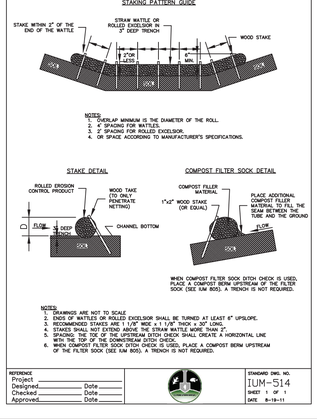
THE CORED HOLES IN THE PRECAST CONCRETE FLARED END SECTIONS SHALL BE TO THE DIAMETERS NOTED. IF CONE-OUT ON THE OTHER END OF THE HOLE OCCURS, THE HOLE SHALL BE FILLED WITH GROUT TO CORRECT DIAMETER OF THE HOLE.

FLARED END SECTION GRATING FOR CONCRETE

NOT TO SCALE

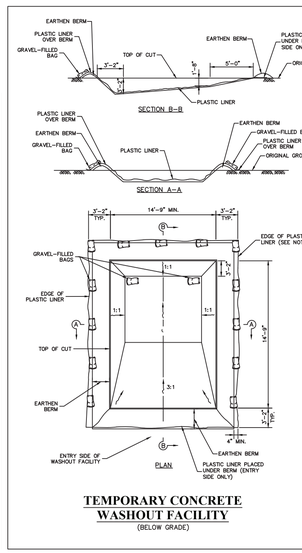
ROLLED EROSION CONTROL PRODUCTS

NOT TO SCALE



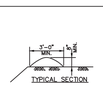
NOTES:
1. DRAWINGS ARE NOT TO SCALE
2. ENDS OF MATTLES OR ROLLED EXCELSIOR SHALL BE TURNED AT LEAST 6" UPSLOPE.
3. RECOMMENDED STAKES ARE 1 1/2" WIDE X 1 1/2" THICK x 20" LONG.
4. FOR SLOPES 3:1 OR STEEPER, STAKES SHALL BE PLACED 2' APART.
5. SPACING THE TOE OF THE UPSTREAM DITCH CHECK SHALL CREATE A HORIZONTAL LINE WITH THE TOP OF THE DOWNSTREAM DITCH CHECK.
6. WHEN COMPOST FILTER SOCK DITCH CHECK IS USED, PLACE A COMPOST BERM UPSTREAM OF THE FILTER SOCK (SEE IUM 805). A TRENCH IS NOT REQUIRED.

REFERENCE		STANDARD DWG. NO.
Project		IUM-514
Designed Date		SHEET 1 OF 1
Checked Date		DATE 8-18-11
Approved Date		



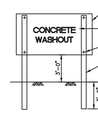
TEMPORARY CONCRETE WASHOUT FACILITY

(BELOW GRADE)



EARTHEN BERM

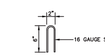
NOT TO SCALE



NOTES:
1. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 32'–10" OF THE TEMPORARY CONCRETE WASHOUT FACILITY
2. PLASTIC LINER SHALL BE ANCHORED WITH GRAVEL-FILLED BAGS FOR BELOW GRADE CONCRETE WASH FACILITY

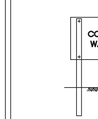
CONCRETE WASHOUT SIGN DETAIL

NOT TO SCALE



STAPLE DETAIL

NOT TO SCALE



NOTES:
1. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 32'–10" OF THE TEMPORARY CONCRETE WASHOUT FACILITY
2. PLASTIC LINER SHALL BE ANCHORED WITH GRAVEL-FILLED BAGS FOR BELOW GRADE CONCRETE WASH FACILITY

CONCRETE WASHOUT SIGN DETAIL

NOT TO SCALE

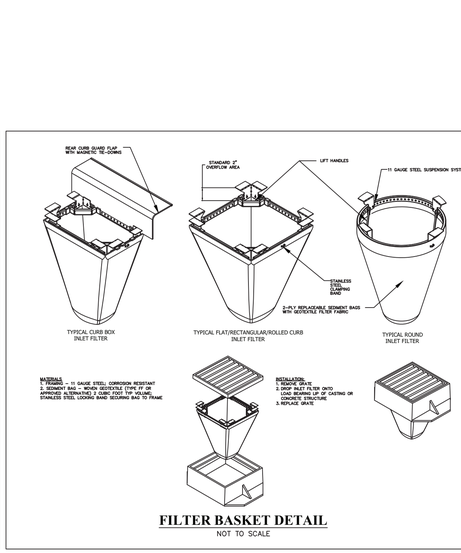


STAPLE DETAIL

NOT TO SCALE

TEMPORARY CONCRETE WASHOUT FACILITY

(ON GRADE)



FILTER BASKET DETAIL

NOT TO SCALE

NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE & IAWC	MJF
2	09-10-25	PER IAWC REVIEW	MJF
3	10-10-25	PER IAWC REVIEW	MJF
4	11-04-25	PER VILLAGE REVIEW	MJF
5	11-20-25	PER IAWC REVIEW	MJF
6	01-30-26	PER IDOT REVIEW – PHASE 1	MJF

MARTH CONSTRUCTION
14800 S. 80th AVENUE
ORLAND PARK, ILLINOIS 60462
(708) 873-9700

FINAL ENGINEERING PLANS
FOR
VILLAS OF HIDDEN VALLEY PHASE 1 & 2
159TH STREET
HOMER GLEN, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

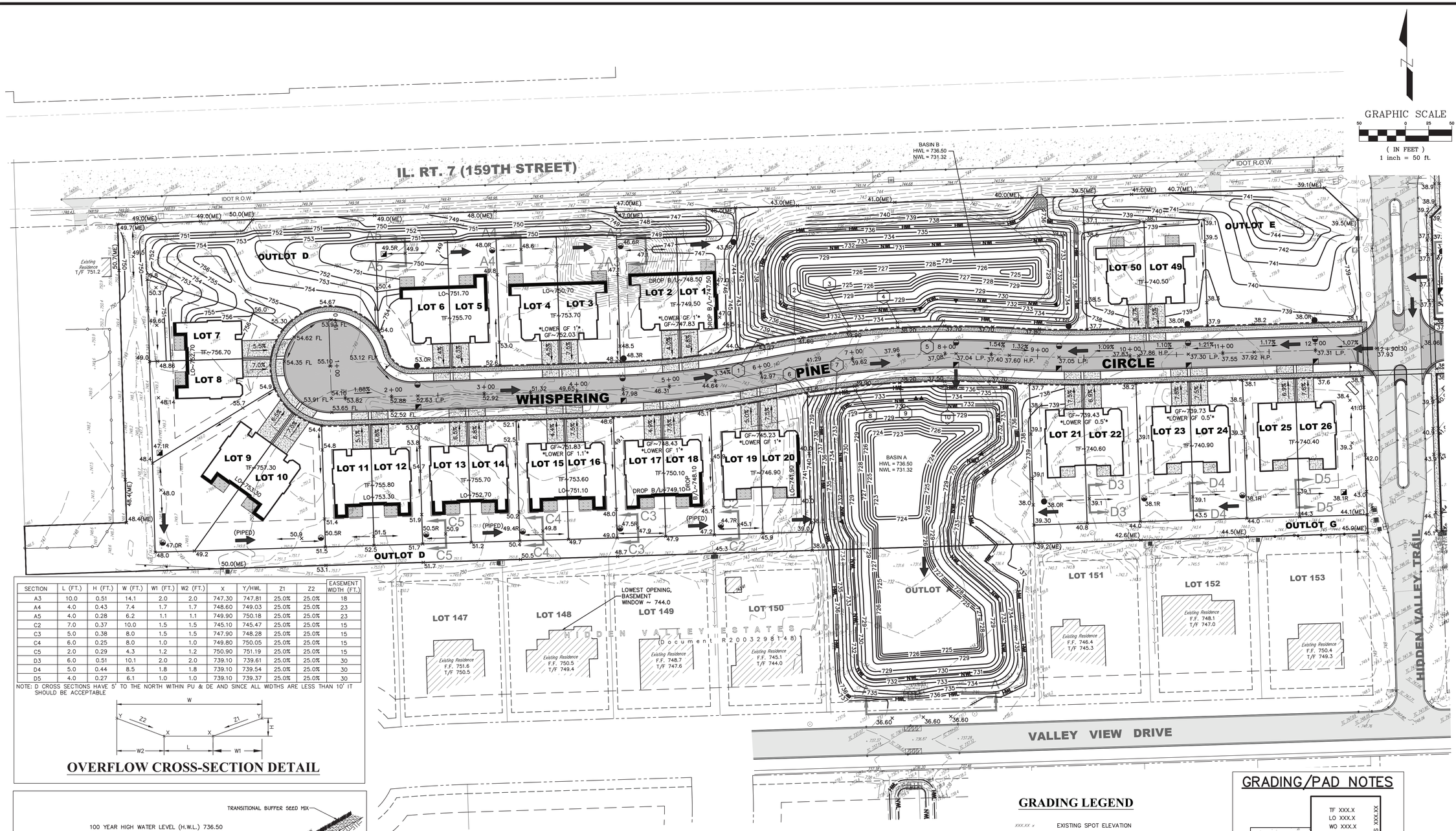
DEI

PROJECT INFORMATION
Project No.: 24–0012
Scale: NONE
Date: 05/30/2025
Design By: MJF
Drawn By: DJB
Checked By: MJF

12 OF 29

SOIL EROSION & SEDIMENT CONTROL PLAN

L:\Projects\2024\24-0012\Engineering\DWG\Final\24-0012 FE.DWG Plot Date:1/30/2026 3:45:29 PM By:dbustemo



GRAPHIC SCALE

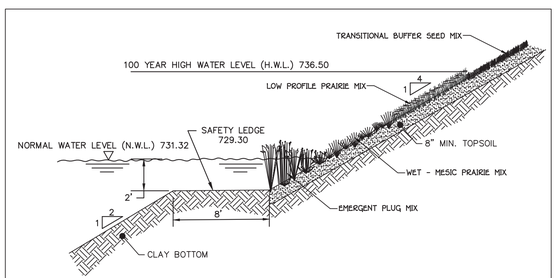
50 0 25 50

(IN FEET)
1 inch = 50 ft.

SECTION	L (FT.)	H (FT.)	W (FT.)	W1 (FT.)	W2 (FT.)	X	Y/HWL	Z1	Z2	EASEMENT WIDTH (FT.)
A3	10.0	0.51	14.1	2.0	2.0	747.30	747.81	25.0%	25.0%	18
A4	4.0	0.43	7.4	1.7	1.7	748.60	749.03	25.0%	25.0%	23
A5	4.0	0.28	6.2	1.1	1.1	749.90	750.18	25.0%	25.0%	23
C2	7.0	0.37	10.0	1.5	1.5	745.10	745.47	25.0%	25.0%	15
C3	5.0	0.38	8.0	1.5	1.5	747.90	748.28	25.0%	25.0%	15
C4	6.0	0.25	8.0	1.0	1.0	749.80	750.05	25.0%	25.0%	15
C5	2.0	0.29	4.3	1.2	1.2	750.90	751.19	25.0%	25.0%	15
D3	6.0	0.51	10.1	2.0	2.0	739.10	739.61	25.0%	25.0%	30
D4	5.0	0.44	8.5	1.8	1.8	739.10	739.54	25.0%	25.0%	30
D5	4.0	0.27	6.1	1.0	1.0	739.10	739.37	25.0%	25.0%	30

NOTE: D CROSS SECTIONS HAVE 5' TO THE NORTH WITHIN PU & DE AND SINCE ALL WIDTHS ARE LESS THAN 10' IT SHOULD BE ACCEPTABLE

OVERFLOW CROSS-SECTION DETAIL



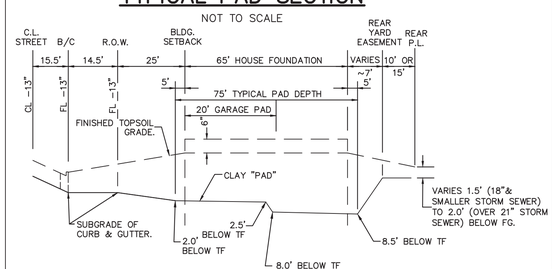
NOTE: SEE LANDSCAPE PLANS FOR SEED MIX AND PLANTING GUIDELINES

TYPICAL DETENTION BASIN SECTION

NOT TO SCALE

TYPICAL PAD SECTION

NOT TO SCALE



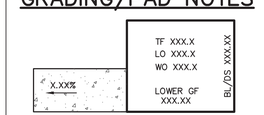
RETAINING WALL (xx)

1. TW~742.80 BW~742.40
2. TW~741.00 BW~734.80
3. TW~739.50 BW~734.80
4. TW~738.00 BW~734.80
5. TW~737.00 BW~736.60
6. TW~741.40 BW~741.00
7. TW~740.30 BW~735.00
8. TW~739.70 BW~734.80
9. TW~738.00 BW~734.80
10. TW~737.00 BW~736.60

GRADING LEGEND

XXX.XX x	EXISTING SPOT ELEVATION
XXX / XXX	TOP OF CURB ELEVATION / EDGE OF PAVEMENT ELEVATION
×123.45	PROPOSED SPOT ELEVATION
	FLOW ARROW
	OVERLAND FLOOD ROUTE
M.E.	MATCH EXISTING
TC	TOP OF CURB
TDC	TOP OF DEPRESSED CURB
HP	HIGH POINT
LP	LOW POINT
	WOOD DECK
	CONCRETE PATIO

GRADING/PAD NOTES



TF = TOP OF FOUNDATION ELEVATION
FF = TF + 13"
LO = LOOKOUT ELEVATION
OHD = OVERHEAD DOOR
WO = WALKOUT/BSMT FLOOR @ WALKOUT ELEVATION (TYPICAL: WO = TF −8.67")
BL = BRICK LEDGE / DS = DROP SIDING
SHADED DRIVE DENOTES RESTRICTED GARAGE LOCATION NECESARY FOR 8% MAX. SLOPE

GF @ HOUSE DOOR = TF − 0.50' (6")
GF @ OHD = TF − 0.67' (8") (3 ~6" RISERS)

NOTES

1. EARTHWORK CONTRACTOR TO CUT SLOTS IN REAR YARDS WHERE NECESSARY TO ALLOW FOR POSITIVE DRAINAGE AWAY FROM PADS.
2. FOR "LOOKOUT" AND "WALKOUT" LOTS, CONTRACTOR TO END PAD 5 FEET BEYOND GARAGE AND TRANSITION GRADE TO L/O OR W/O ELEVATION.
3. ALL SPOT GRADES ARE SHOWN TO THE UNIT OF 10, IE. 08.10 IS 708.10 (ADD 700).

REVIEW SET
NOT FOR CONSTRUCTION

GRADING PLAN - PHASE 1

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE & IAWC	MJF
2	09-15-25	PER VILLAGE REVIEW	MJF
3	10-10-25	PER IAWC REVIEW	MJF
4	11-04-25	PER VILLAGE REVIEW	MJF
5	11-20-25	PER IAWC REVIEW	MJF
6	01-30-26	PER IDOT REVIEW - PHASE 1	MJF

MARTH CONSTRUCTION
14800 S. 80th AVENUE
ORLAND PARK, ILLINOIS 60462
(708) 873-9700

FINAL ENGINEERING PLANS
FOR
VILLAS OF HIDDEN VALLEY PHASE 1 & 2
159TH STREET
HOMER GLEN, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

DEI

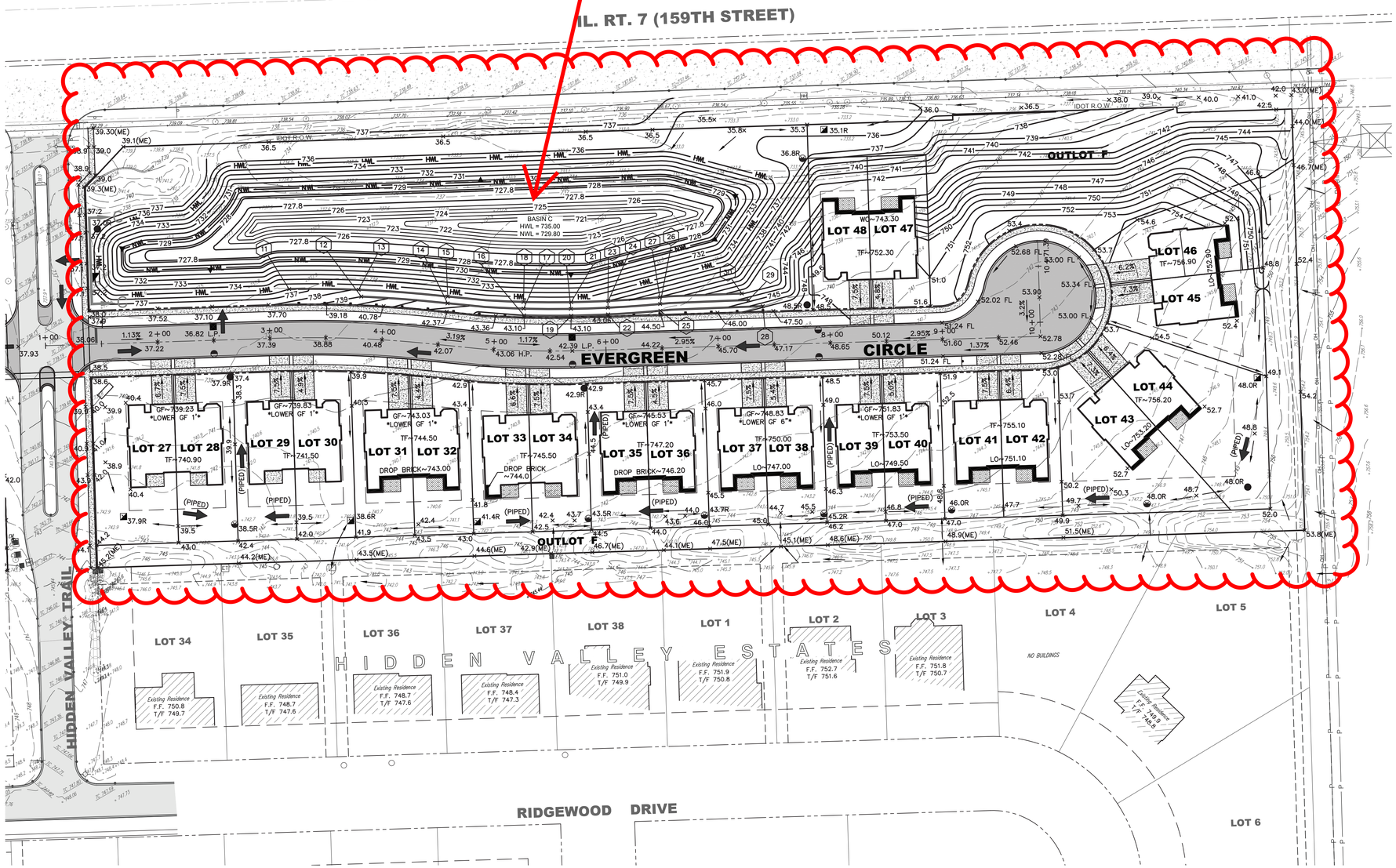
PROJECT INFORMATION
Project No.: 24-0012
Scale: 1" = 50'
Date: 05/30/2025
Design By: MJF
Drawn By: DJB
Checked By: MJF

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OF
29

GRADING PLAN - PHASE 1

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NOT A PART

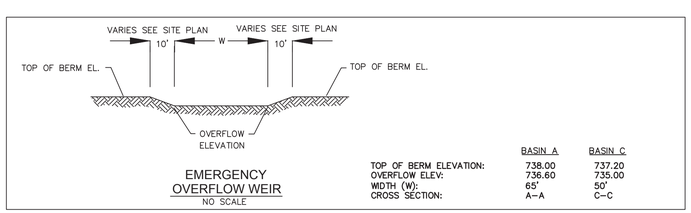


RETAINING WALL (XX)

11	TW~736.00 BW~735.60	22	TW~743.00 BW~741.00
12	TW~739.00 BW~738.60	23	TW~740.50 BW~738.70
13	TW~738.20 BW~735.30	24	TW~738.20 BW~735.30
14	TW~741.70 BW~738.80	25	TW~744.30 BW~742.10
15	TW~738.20 BW~735.30	26	TW~741.60 BW~738.70
16	TW~743.00 BW~742.60	27	TW~738.20 BW~735.30
17	TW~742.20 BW~739.30	28	TW~746.90 BW~746.50
18	TW~738.20 BW~735.30	29	TW~744.70 BW~744.30
19	TW~743.00 BW~740.60	30	TW~743.00 BW~742.60
20	TW~740.10 BW~737.20		
21	TW~738.20 BW~735.30		

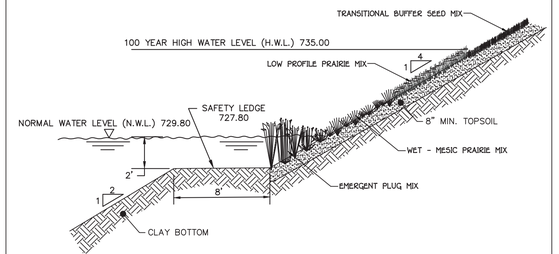
GRADING LEGEND

xxx.xx x	EXISTING SPOT ELEVATION
XXX / XXX	TOP OF CURB ELEVATION EDGE OF PAVEMENT ELEVATION
×123.45	PROPOSED SPOT ELEVATION
	FLOW ARROW
	OVERLAND FLOOD ROUTE
M.E.	MATCH EXISTING
TC	TOP OF CURB
TDC	TOP OF DEPRESSED CURB
HP	HIGH POINT
LP	LOW POINT
	WOOD DECK
	CONCRETE PATIO



EMERGENCY OVERFLOW WEIR
NO SCALE

	BASIN A	BASIN C
TOP OF BERM ELEVATION:	738.00	737.20
OVERFLOW ELEV:	736.60	735.00
WIDTH (W):	65'	50'
CROSS SECTION:	A–A	C–C



NOTE: SEE LANDSCAPE PLANS FOR SEED MIX AND PLANTING GUIDELINES

TYPICAL DETENTION BASIN SECTION
NOT TO SCALE

NOTES

1. EARTHWORK CONTRACTOR TO CUT SLOTS IN REAR YARDS WHERE NECESSARY TO ALLOW FOR POSITIVE DRAINAGE AWAY FROM PADS.
2. FOR "LOOKOUT" AND "WALKOUT" LOTS, CONTRACTOR TO END PAD 5 FEET BEYOND GARAGE AND TRANSITION GRADE TO L/O OR W/O ELEVATION.
3. ALL SPOT GRADES ARE SHOWN TO THE UNIT OF 10, IE. 08.10 IS 708.10 (ADD 700).

REVIEW SET
NOT FOR CONSTRUCTION

GRADING PLAN - PHASE 2

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE & IAWC	MJF
2	09-10-25	PER IDOT REVIEW	MJF
3	10-10-25	PER IAWC REVIEW	MJF
4	11-04-25	PER VILLAGE REVIEW	MJF
5	11-20-25	PER IAWC REVIEW	MJF
6	01-30-26	PER IDOT REVIEW - PHASE 1	MJF

MARTH CONSTRUCTION
14800 S. 80th AVENUE
ORLAND PARK, ILLINOIS 60462
(708) 873-9700

FINAL ENGINEERING PLANS
FOR
VILLAS OF HIDDEN VALLEY PHASE 1 & 2
159TH STREET
HOMER GLEN, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

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PROJECT INFORMATION
Project No.: 24-0012
Scale: 1" = 50'
Date: 05/30/2025
Design By: MJF
Drawn By: DJB
Checked By: MJF

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OF
29

GRADING PLAN - PHASE 2

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GRADING LEGEND

XXX.XX x	EXISTING SPOT ELEVATION
XXX / XXX	TOP OF CURB ELEVATION / EDGE OF PAVEMENT ELEVATION
×123.45	PROPOSED SPOT ELEVATION
→	FLOW ARROW
➡	OVERLAND FLOOD ROUTE
M.E.	MATCH EXISTING
TC	TOP OF CURB
TDC	TOP OF DEPRESSED CURB
HP	HIGH POINT
LP	LOW POINT
	WOOD DECK
	CONCRETE PATIO

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

EXISTING CONDITIONS - LAKE A OVERFLOW

REVIEW SET
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE & IAWC	MJF
2	08-15-25	PER VILLAGE REVIEW	MJF
3	10-10-25	PER IAWC REVIEW	MJF
4	11-04-25	PER VILLAGE REVIEW	MJF
5	11-20-25	PER IAWC REVIEW	MJF
6	01-30-26	PER IDOT REVIEW - PHASE 1	MJF

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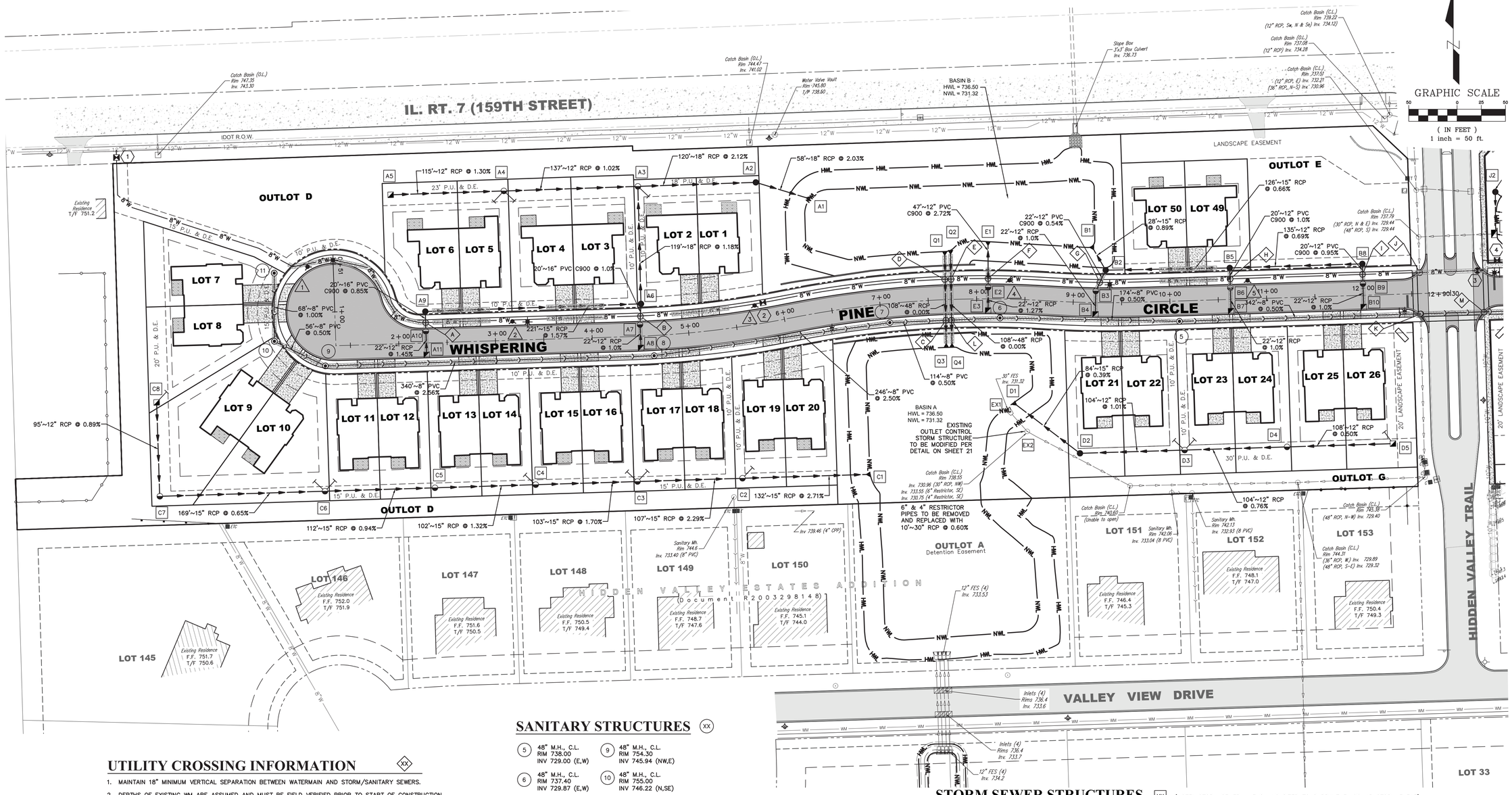
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PROJECT INFORMATION
Project No.: 24-0012
Scale: 1" = 30'
Date: 10/30/2025
Design By: MJF
Drawn By: DJB
Checked By: MJF

14A
OF
29

EXISTING CONDITIONS - LAKE A OVERFLOW

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UTILITY CROSSING INFORMATION

1. MAINTAIN 18" MINIMUM VERTICAL SEPARATION BETWEEN WATERMAIN AND STORM/SANITARY SEWERS.
2. DEPTHS OF EXISTING WM ARE ASSUMED AND MUST BE FIELD VERIFIED PRIOR TO START OF CONSTRUCTION.
3. WHEN THE WM CROSSES BELOW A SEWER, THE SEWER MUST BE CONSTRUCTED WITH WM QUALITY PIPE & JOINTS THAT COMPLY WITH 35 IAC 653.119 OR ELSE EITHER PIPE MUST BE INSTALLED IN A CASING. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WM TO THE SEWER IS AT LEAST 10 FEET. IN ADDITION, THE WM MUST BE LOCATED AT LEAST 18 INCHES BELOW THE SEWER. THIS 18 INCHES IS A STRUCTURAL PROTECTION TO PREVENT THE SEWER FROM SETTLING AND BREAKING THE WM.
4. WHEN THE WM CROSSES ABOVE A SEWER AND IT IS NOT 18 INCHES ABOVE THE CROWN OF THE SEWER WHERE THE PIPE CROSSES, THE SEWER MUST BE CONSTRUCTED WITH WM QUALITY PIPE & JOINTS (COMPLIANCE SAME AS ABOVE) OR A CASING PIPE CAN BE INSTALLED AROUND THE WM OR THE SEWER. THE CASING PIPE MUST BE A MATERIAL THAT IS APPROVED FOR USE AS WM. CONCRETE IS NOT AN ACCEPTABLE ENCASEMENT.
5. WHEN THE ENCASEMENT OPTION IS USED, IT SHALL BE ONE CONTINUAL SECTION (NO JOINTS).

ID	BOTTOM OF PIPE	TOP OF PIPE	VERTICAL SEPARATION	CROSSING INFO.
A	748.58	747.08	1.50'	STORM OVER WM / DEPRESS WM
B	744.02	742.52	1.50'	STORM OVER WM / DEPRESS WM
C	730.90	730.50	0.40'	STORM OVER SANITARY
D	730.90	728.90	2.00'	STORM OVER WM / DEPRESS & ENCASE WM
E	730.90	728.90	2.00'	STORM OVER WM / DEPRESS & ENCASE WM
F	732.36	730.86	1.50'	STORM OVER WM / DEPRESS WM
G	733.39	731.65	1.74'	STORM OVER WM
H	733.62	731.90	1.72'	STORM OVER WM
I	733.80	731.90	1.90'	STORM OVER WM
J	729.00	727.00	2.00'	STORM OVER WM / DEPRESS & ENCASE WM
K	729.25	728.08	1.17'	STORM OVER SANITARY
L	730.90	730.47	0.43'	STORM OVER SANITARY

SANITARY STRUCTURES

(5) 48" M.H., C.L. RIM 738.00 INV 729.00 (E,W)
(6) 48" M.H., C.L. RIM 737.40 INV 729.87 (E,W)
(7) 48" M.H., C.L. RIM 739.60 INV 730.44
(8) 48" M.H., C.L. RIM 747.40 INV 737.24 (W) INV 736.59 (E)
(9) 48" M.H., C.L. RIM 754.30 INV 745.94 (NW,E)
(10) 48" M.H., C.L. RIM 755.00 INV 746.22 (N,SE)
(11) 48: M.H., C.L. RIM 755.40 INV 746.90 (S)

WATER VALVE VAULTS

(1) 8" VALVE IN BOX RIM 748.50
(2) 8" VALVE IN BOX RIM 743.80

FIRE HYDRANTS

(1) FIRE HYDRANT ASSEMBLY GRADE RING 755.10
(2) FIRE HYDRANT ASSEMBLY GRADE RING 752.70
(3) FIRE HYDRANT ASSEMBLY GRADE RING 744.10
(4) FIRE HYDRANT ASSEMBLY GRADE RING 737.95
(5) FIRE HYDRANT ASSEMBLY GRADE RING 738.00

NOTES:

1. ALL PIPE LENGTHS ARE APPROXIMATE. THOSE WHICH INCLUDE A FLARED END SECTION ARE TO THE END OF THE SECTION.
2. UNDERGROUND UTILITIES SHALL RECEIVE FULL DEPTH TRENCH BACKFILL WHERE INDICATED PER UNDERGROUND UTILITIES SPECIFICATIONS ON SHEET 2.
   = MAINLINE TRENCH BACKFILL
   (SERVICES ARE NOT HATCHED, REFER TO NOTE 3 ON SHEET 17 & 18)
3. ALL WATER & SANITARY SERVICE LINES UNDER PAVEMENT & SIDEWALK ARE TO RECEIVE TRENCH BACKFILL TO SIX FEET BEYOND EDGES.
4. FIRE HYDRANT TO BE INSTALLED NO CLOSER THAN 3-FT FROM BACK OF CURB AND NO FURTHER THAN 8-FT.

STORM SEWER GRATES

ROADWAY: EJIW 7525
GRASS: EJIW 6517
(UNLESS OTHERWISE NOTED ON PLANS)

STORM SEWER STRUCTURES

(XX) (NOTE: STORM SEWER LINE C WAS SIZED TO CARRY THE 100-YR STORM EVENT)

EX1 EX. 30" DIA. FES INV 731.32
EX2 EX. CATCHBASIN, C.L. (REFER TO SHEET 21 FOR DETAIL) RIM 738.55 INV 731.10 (N,S)
A1 18" FES W/GRATE INV 731.32 (W)
A2 48" DIA. CATCHBASIN, O.L. RIM 743.80 INV 739.75 (W) INV 732.50 (E)
A3 48" DIA. M.H., O.L. RIM 746.60 INV 743.60 (W) INV 742.30 (S,E)
A4 48" DIA. M.H., O.L. RIM 748.00 INV 745.00 (E,W)
A5 24" DIA. INLET RIM 749.50 INV 746.50 (E)
A6 48" DIA. M.H., C.L. RIM 748.30 INV 745.05 (W) INV 743.95 (S) INV 743.70 (N)
A7 48" DIA. M.H., O.L. RIM 747.62 (FL) INV 744.40 (S) INV 744.15 (N)
A8 24" DIA. INLET RIM 747.62 INV 744.62 (N, 12)
A9 48" DIA. M.H., C.L. RIM 753.00 INV 748.53 (S,W)
A10 48" DIA. M.H., O.L. RIM 752.27 INV 748.95 (S) INV 748.70 (N)
A11 24" DIA. INLET RIM 752.27 INV 749.27 (N)
B1 15" DIA. FES W/ GRATE INV 731.32 (SE)
B2 48" DIA. M.H., C.L. RIM 737.60 INV 733.35 (S) INV 731.57 (NW,E)
B3 48" DIA. CATCHBASIN, O.L. RIM 736.69 INV 733.47 (N,S)
B4 24" DIA. INLET RIM 736.69 INV 733.69 (N)
B5 48" M.H., C.L. RIM 738.00 INV 733.52 (S) INV 732.65 (E) INV 732.40 (W)
B6 48" DIA. M.H., O.L. RIM 736.94 INV 733.72 (N,S)
B7 24" DIA. INLET RIM 736.94 INV 733.94 (N)
B8 48" DIA. M.H., C.L. RIM 738.00 INV 733.58 (S,W)
B9 48" DIA. M.H., O.L. RIM 736.99 INV 733.77 (N,S)
B10 24" DIA. INLET RIM 736.99 INV 733.99 (N)
C1 15" DIA. FES W/GRATE INV 731.32
C2 48" DIA. CATCHBASIN, O.L. RIM 744.70 INV 735.30 (W) INV 734.90 (E)
C3 48" DIA. M.H., O.L. RIM 747.50 INV 737.75 (E,W)
C4 48" DIA. M.H., O.L. RIM 749.40 INV 739.50 (E,W)
C5 48" DIA. M.H., O.L. RIM 750.50 INV 740.85 (E,W)
C6 48" DIA. M.H., O.L. RIM 750.50 INV 741.90 (E,W)
C7 48" DIA. M.H., O.L. RIM 747.00 INV 743.25 (N) INV 743.00 (E)
C8 24" DIA. INLET RIM 747.10 INV 744.10 (S)
D1 12" DIA. FES W/GRATE INV 731.32
D2 48" DIA. CATCHBASIN, O.L. RIM 738.00 INV 731.65 (E,NW)
D3 48" DIA. M.H., O.L. RIM 738.10 INV 733.77 (E) INV 732.70 (W)
D4 48" DIA. M.H., O.L. RIM 738.10 INV 734.56 (E,W)
D5 24" DIA. INLET RIM 738.10 INV 735.10 (W)
E1 12" DIA. FES W/GRATE INV 731.32 (S)
E2 48" DIA. CATCHBASIN, O.L. RIM 736.68 INV 732.60 (N,S)
E3 24" DIA. INLET RIM 736.68 INV 733.68 (N)
Q1 48" DIA. FES W/GRATE INV 731.32
Q2 48" DIA. FES W/GRATE INV 731.32
Q3 48" DIA. FES W/GRATE INV 731.32
Q4 48" DIA. FES W/GRATE INV 731.32

UTILITY PLAN - PHASE 1

REVIEW SET
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE & IAWC	MJF
2	09-10-25	PER VILLAGE REVIEW	MJF
3	10-10-25	PER IAWC REVIEW	MJF
4	11-04-25	PER VILLAGE REVIEW	MJF
5	11-20-25	PER IAWC REVIEW	MJF
6	01-30-26	PER IDOT REVIEW - PHASE 1	MJF

MARTH CONSTRUCTION
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ORLAND PARK, ILLINOIS 60462
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FINAL ENGINEERING PLANS
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(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

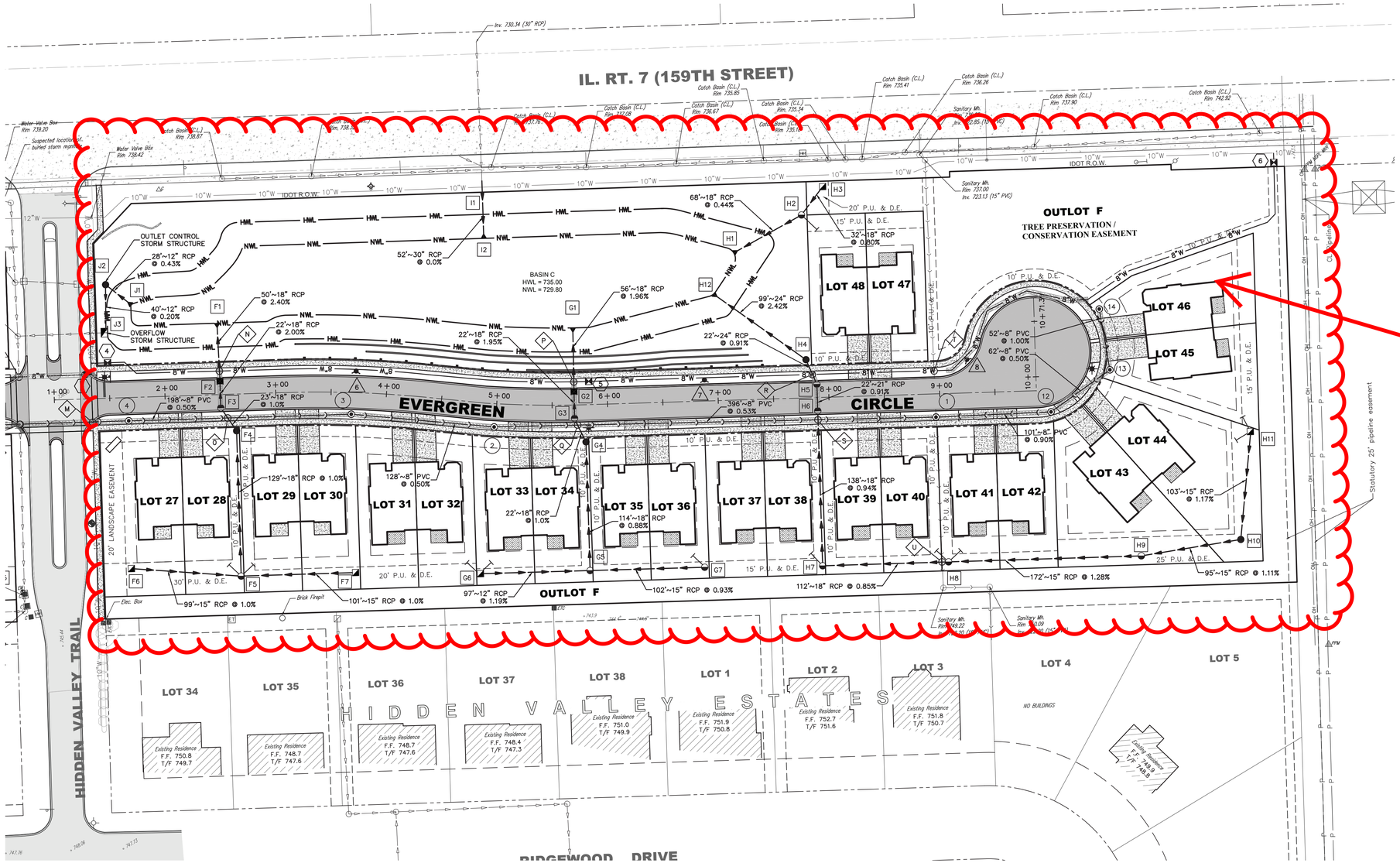
DEI

PROJECT INFORMATION
Project No.: 25-0012
Scale: 1" = 50'
Date: 05/30/2025
Design By: MJF
Drawn By: DJB
Checked By: MJF

15 OF 29

UTILITY PLAN - PHASE 1

L:\Projects\2024\24-0012\Engineering\DWG\Final\24-0012 FE.DWG Plot Date=1/30/2026 3:46:25 PM By:dbussema



GRAPHIC SCALE

50 0 25 50

(IN FEET)

1 inch = 50 ft.

NOT A PART

SANITARY STRUCTURES (XX)

1. 48" M.H., C.L. WITH DROP RIM 751.70 INV 743.16 (E) INV 723.56 (W) INV 722.56 (N,S) EX, 15"
2. 48" M.H., C.L. RIM 743.20 INV 725.66 (E,W)
3. 48" M.H., C.L. RIM 739.70 INV 726.30 (E,W)
4. 48" M.H., C.L. RIM 737.70 INV 727.29 (E,W)
11. 48" M.H., C.L. RIM 753.85 INV 744.38 (N,SW)
12. 48" M.H., C.L. RIM 753.90 INV 744.07 (S)
13. 48" M.H., C.L. RIM 753.85 INV 744.38
14. 48" M.H., C.L. RIM 753.90 INV 744.90

WATER VALVE VAULTS (XX)

3. 8" VALVE IN 48" VAULT RIM 737.45
4. 8" VALVE IN BOX RIM 737.80
5. 8" VALVE IN BOX RIM 743.00
6. 8" VALVE IN BOX RIM 743.00

FIRE HYDRANTS (XX)

6. FIRE HYDRANT ASSEMBLY GRADE RING 740.40
7. FIRE HYDRANT ASSEMBLY GRADE RING 745.80
8. FIRE HYDRANT ASSEMBLY GRADE RING 752.50

UTILITY CROSSING INFORMATION (XX)

1. MAINTAIN 18" MINIMUM VERTICAL SEPARATION BETWEEN WATERMAIN AND STORM/SANITARY SEWERS.
2. DEPTHS OF EXISTING WM ARE ASSUMED AND MUST BE FIELD VERIFIED PRIOR TO START OF CONSTRUCTION.
3. WHEN THE WM CROSSES BELOW A SEWER, THE SEWER MUST BE CONSTRUCTED WITH WM QUALITY PIPE & JOINTS THAT COMPLY WITH 35 IAC 653.119 OR ELSE EITHER PIPE MUST BE INSTALLED IN A CASING. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WM TO THE SEWER IS AT LEAST 10 FEET. IN ADDITION, THE WM MUST BE LOCATED AT LEAST 18 INCHES BELOW THE SEWER. THIS 18 INCHES IS A STRUCTURAL PROTECTION TO PREVENT THE SEWER FROM SETTLING AND BREAKING THE WM.
4. WHEN THE WM CROSSES ABOVE A SEWER AND IT IS NOT 18 INCHES ABOVE THE CROWN OF THE SEWER WHERE THE PIPE CROSSES, THE SEWER MUST BE CONSTRUCTED WITH WM QUALITY PIPE & JOINTS (COMPLIANCE SAME AS ABOVE) OR A CASING PIPE CAN BE INSTALLED AROUND THE WM OR THE SEWER. THE CASING PIPE MUST BE A MATERIAL THAT IS APPROVED FOR USE AS WM. CONCRETE IS NOT AN ACCEPTABLE ENCASEMENT.
5. WHEN THE ENCASEMENT OPTION IS USED, IT SHALL BE ONE CONTINUAL SECTION (NO JOINTS).

(XX)

ID	BOTTOM OF PIPE	TOP OF PIPE	VERTICAL SEPARATION	CROSSING INFO.
M	731.58	727.75	3.82'	WM OVER SANITARY
N	730.64	728.64	2.00'	STORM OVER WM / DEPRESS & ENCASE WM
O	732.12	727.15	4.97'	STORM OVER SANITARY
P	736.55	732.67	3.88'	WM OVER STORM
Q	735.39	725.63	9.76'	STORM OVER SANITARY
R	742.05	738.89	3.16'	WM OVER STORM
S	737.26	724.53	12.73'	STORM OVER SANITARY
T	745.15	723.84	21.31'	WM OVER EX. SANITARY
U	739.39	723.49	15.91'	STORM OVER SANITARY

STORM SEWER STRUCTURES (XX)

- F1 15" DIA. FES W/GRATE INV 729.80 (S)
- F2 48" DIA. CATCHBASIN, O.L. RIM 736.46 (FL) INV 731.70 (S) INV 731.00 (N)
- F3 48" DIA. M.H., O.L. RIM 736.46 (FL) INV 732.14 (N,SE)
- F4 48" DIA. M.H., O.L. RIM 737.40 (FL) INV 732.37 (NW,S)
- F5 48" DIA. M.H., O.L. RIM 738.50 INV 734.59 (E) INV 733.91 (W) INV 733.66 (N)
- F6 24" DIA. INLET RIM 737.90 INV 734.90 (E)
- F7 24" DIA. INLET RIM 738.60 INV 735.60 (W)
- G1 18" DIA. FES W/GRATE INV 729.80
- G2 48" DIA. M.H., O.L. RIM 742.03 INV 735.10 (S) INV 730.90 (N)
- G3 48" DIA. M.H., O.L. RIM 742.03 INV 735.53 (N,SE)
- G4 48" DIA. M.H., O.L. RIM 742.90 INV 735.75 (NW,S)
- G5 48" DIA. M.H., O.L. RIM 743.50 INV 739.50 (E) INV 737.25 (W) INV 736.75 (N)
- G6 24" DIA. INLET RIM 741.40 INV 738.40 (E)
- G7 24" DIA. INLET RIM 743.70 INV 740.45 (W)
- H1 30" DIA. FES W/GRATE INV 729.80 (NE)
- H2 60" DIA. CATCHBASIN, O.L. RIM 738.60 INV 734.50 (S) INV 730.84 (NE) INV 730.10 (SW)
- H3 48" DIA. M.H., O.L. RIM 735.10 INV 731.10 (SW)
- H4 48" DIA. M.H., C.L. RIM 748.50 INV 736.50 (S) INV 732.20 (NW)
- H5 48" DIA. M.H., O.L. RIM 747.97 INV 736.95 (S) INV 736.70 (NW)
- H6 48" DIA. CATCHBASIN, O.L. RIM 747.97 (FL) INV 737.40 (S) INV 737.15 (N)
- H7 48" DIA. M.H., O.L. RIM 745.20 INV 738.70 (E,N)
- H8 48" DIA. M.H., O.L. RIM 746.00 INV 739.90 (E) INV 739.65 (W)
- H9 48" DIA. M.H., O.L. RIM 748.80 INV 742.10 (E,W)
- H10 48" DIA. M.H., C.L. RIM 750.00 INV 743.15 (N,W)
- H11 24" DIA. INLET RIM 747.60 INV 744.35 (S)
- H12 24" DIA. FES W/GRATE INV 729.80
- I1 CONNECT TO EX. 30" STORM SEWER INV 729.85
- I2 30" DIA. FES W/GRATE INV 729.80 (N)
- J1 12" DIA. FES W/GRATE INV 729.80 (W)
- J2 72" DIA. CATCHBASIN W/ RESTRICTOR (REFER TO SHEET 21 FOR DETAIL) RIM 737.00 INV 729.68 (S,SE)
- J3 3'X4' INLET W/GRATE (REFER TO SHEET 21 FOR DETAIL) RIM 735.00 INV 729.60 (N,W)

STORM SEWER GRATES

ROADWAY: EJIW 7525
GRASS: EJIW 6517
(UNLESS OTHERWISE NOTED ON PLANS)

NOTES:

1. ALL PIPE LENGTHS ARE APPROXIMATE. THOSE WHICH INCLUDE A FLARED END SECTION ARE TO THE END OF THE SECTION.
2. UNDERGROUND UTILITIES SHALL RECEIVE FULL DEPTH TRENCH BACKFILL WHERE INDICATED PER UNDERGROUND UTILITIES SPECIFICATIONS ON SHEET 2.
   = MAINLINE TRENCH BACKFILL
   (SERVICES ARE NOT HATCHED, REFER TO NOTE 3 ON SHEET 17 & 18)
3. ALL WATER & SANITARY SERVICE LINES UNDER PAVEMENT & SIDEWALK ARE TO RECEIVE TRENCH BACKFILL TO SIX FEET BEYOND EDGES.
4. FIRE HYDRANT TO BE INSTALLED NO CLOSER THAN 3-FT FROM BACK OF CURB AND NO FURTHER THAN 8-FT.

REVIEW SET
NOT FOR CONSTRUCTION

UTILITY PLAN - PHASE 2

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE & IAWC	MJF
2	09-10-25	PER VILLAGE REVIEW	MJF
3	10-10-25	PER IAWC REVIEW	MJF
4	11-04-25	PER VILLAGE REVIEW	MJF
5	11-20-25	PER IAWC REVIEW	MJF
6	01-30-26	PER IDOT REVIEW - PHASE 1	MJF

MARTH CONSTRUCTION
14800 S. 80th AVENUE
ORLAND PARK, ILLINOIS 60462
(708) 873-9700

FINAL ENGINEERING PLANS
FOR
VILLAS OF HIDDEN VALLEY PHASE 1 & 2
159TH STREET
HOMER GLEN, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. No.: 184-003740

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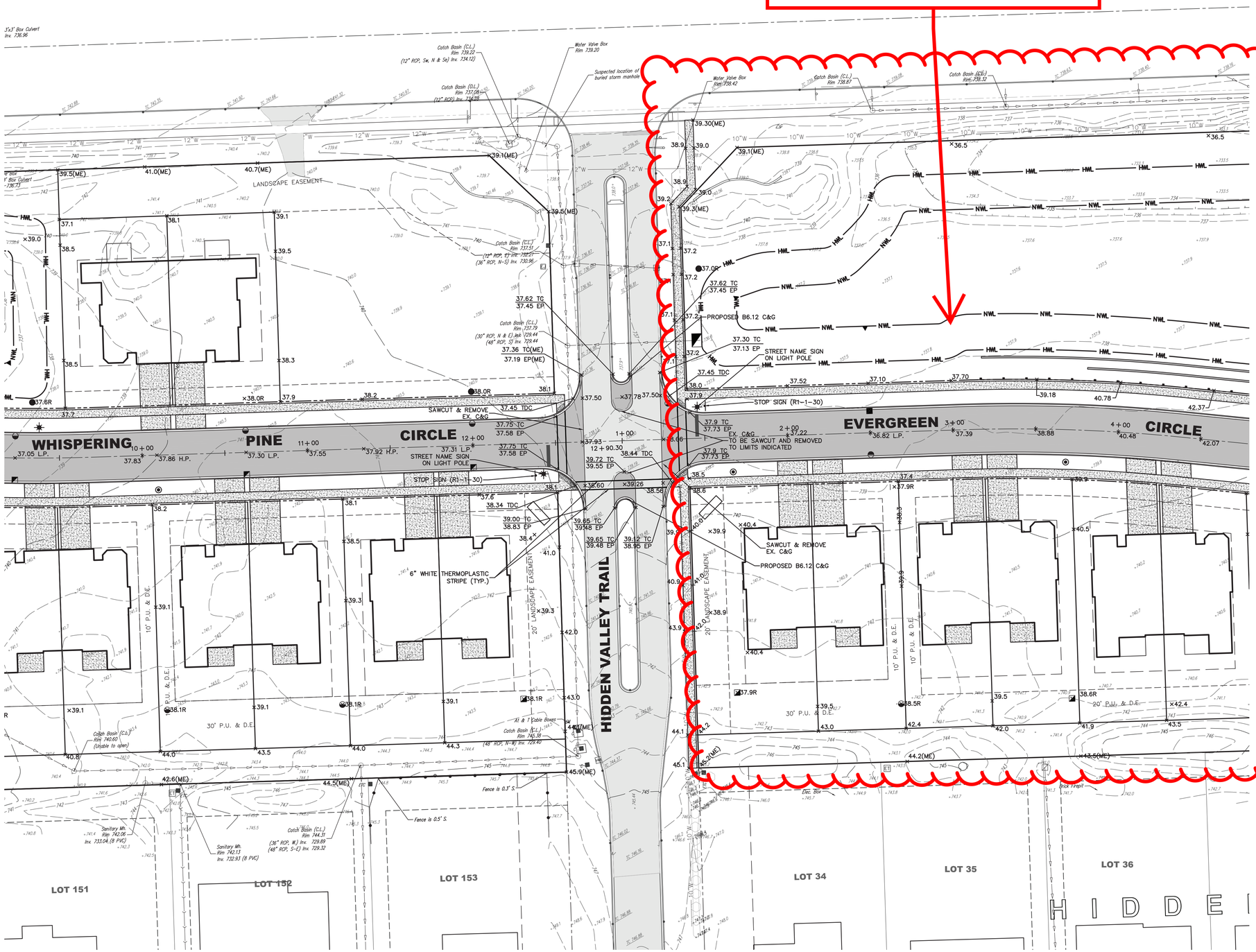
PROJECT INFORMATION
Project No.: 24-0012
Scale: 1" = 50'
Date: 05/30/2025
Design By: MJF
Drawn By: DJB
Checked By: MJF

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UTILITY PLAN - PHASE 2

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NOT A PART



GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE & IAWC	MJF
2	09-10-25	PER VILLAGE REVIEW	MJF
3	10-10-25	PER IAWC REVIEW	MJF
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5	11-20-25	PER IAWC REVIEW	MJF
6	01-30-26	PER IDOT REVIEW - PHASE 1	MJF

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(708) 326-4961
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IL PROF. LIC. NO.: 184-003740

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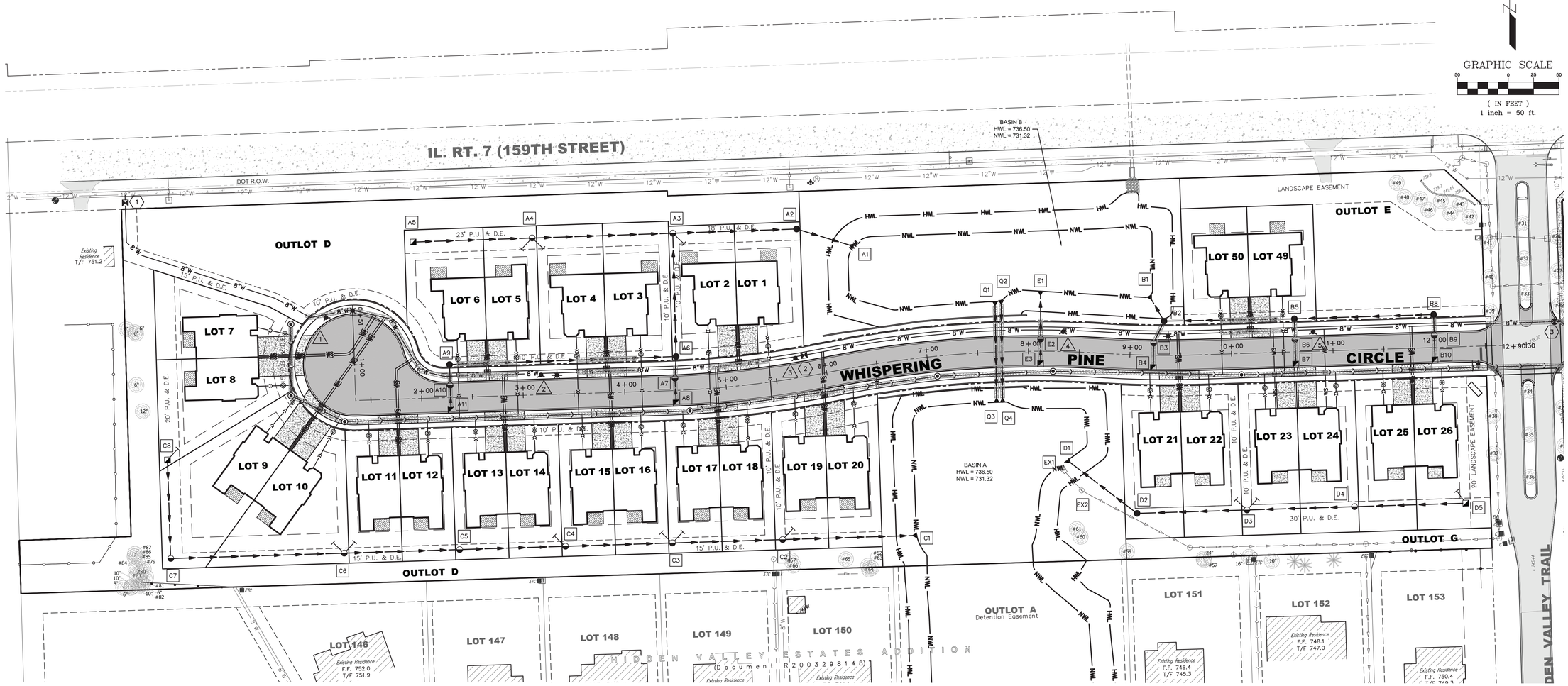
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Drawn By: DJB
Checked By: MJF

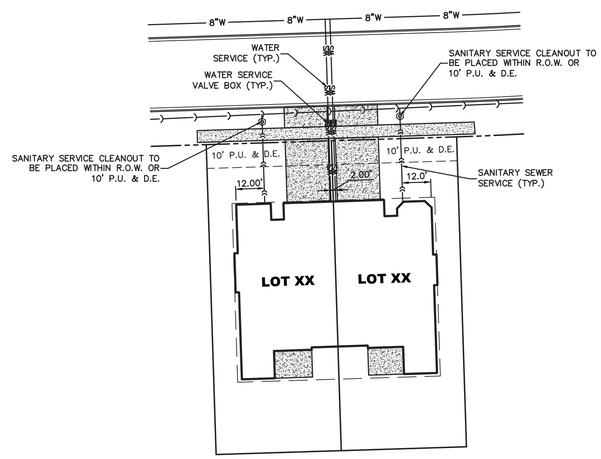
16A
OF
29

HIDDEN VALLEY TRAIL INTERSECTION

REVIEW SET
NOT FOR CONSTRUCTION

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TYPICAL UTILITY SERVICE DETAIL

NOTES:

1. UNDERGROUND UTILITIES SHALL RECEIVE FULL DEPTH TRENCH BACKFILL WHERE INDICATED PER UNDERGROUND UTILITIES SPECIFICATIONS ON SHEET 2.
   = TRENCH BACKFILL
   (SERVICES ARE NOT HATCHED, REFER TO NOTE 4)
2. ALL WATER SERVICES SHALL BE 1-1/2" FROM MAIN TO B-BOX.
3. WATER SERVICES SHALL BE SLEEVED WITH WATER QUALITY PIPE 10' EITHER SIDE OF STORM SEWER CROSSINGS.
4. ALL WATER & SANITARY SERVICE LINES UNDER PAVEMENT & SIDEWALK ARE TO RECEIVE TRENCH BACKFILL TO SIX FEET BEYOND EDGES.

UTILITY SERVICES PLAN - PHASE 1

REVIEW SET
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE & IAWC	MJF
2	09-11-25	PER VILLAGE REVIEW	MJF
3	10-10-25	PER IAWC REVIEW	MJF
4	11-04-25	PER VILLAGE REVIEW	MJF
5	11-20-25	PER IAWC REVIEW	MJF
6	01-30-26	PER IDOT REVIEW - PHASE 1	MJF

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HOMER GLEN, ILLINOIS

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MOKENA, ILLINOIS 60448
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FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

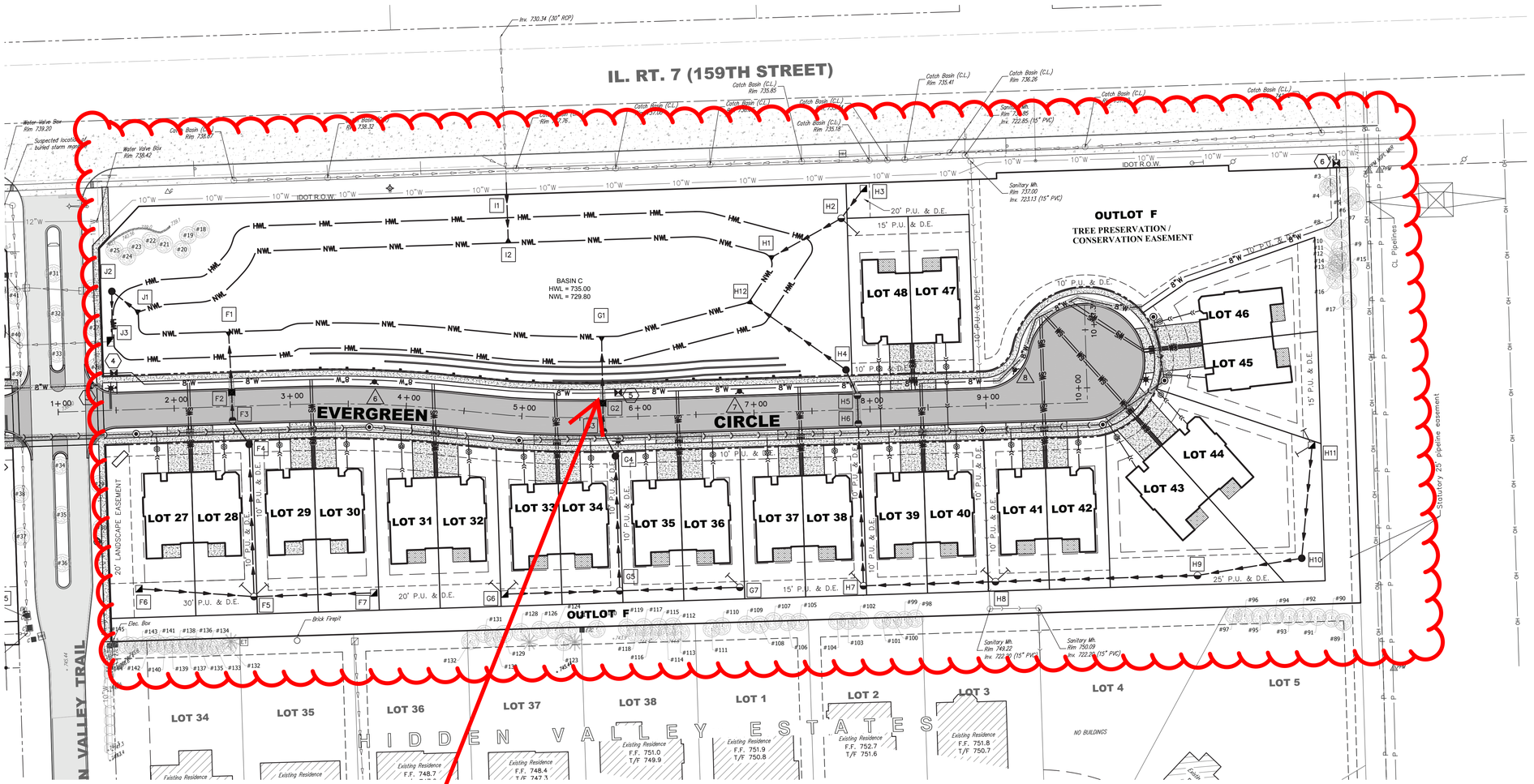
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PROJECT INFORMATION
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Date: 05/30/2025
Design By: MJF
Drawn By: DJB
Checked By: MJF

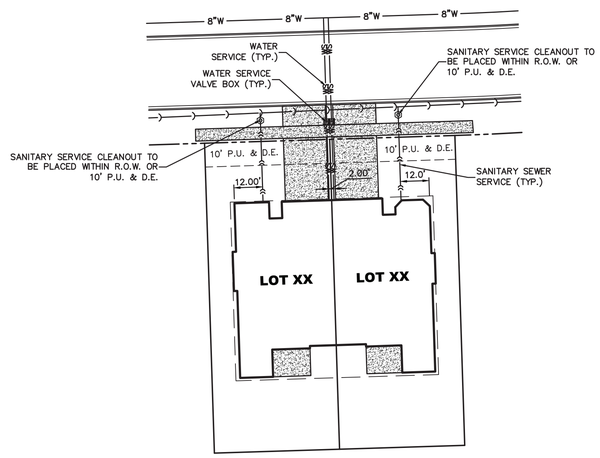
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OF
29

UTILITY SERVICES PLAN - PHASE 1

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NOT A PART



TYPICAL UTILITY SERVICE DETAIL

NOTES:

1. UNDERGROUND UTILITIES SHALL RECEIVE FULL DEPTH TRENCH BACKFILL WHERE INDICATED PER UNDERGROUND UTILITIES SPECIFICATIONS ON SHEET 2.
   = TRENCH BACKFILL
   (SERVICES ARE NOT HATCHED, REFER TO NOTE 4)
2. ALL WATER SERVICES SHALL BE 1-1/2" FROM MAIN TO B-BOX.
3. WATER SERVICES SHALL BE SLEEVED WITH WATER QUALITY PIPE 10' EITHER SIDE OF STORM SEWER CROSSINGS.
4. ALL WATER & SANITARY SERVICE LINES UNDER PAVEMENT & SIDEWALK ARE TO RECEIVE TRENCH BACKFILL TO SIX FEET BEYOND EDGES.

UTILITY SERVICES PLAN - PHASE 2

REVIEW SET
NOT FOR CONSTRUCTION

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE & IAWC	MJF
2	09-10-25	PER IDOT REVIEW	MJF
3	10-10-25	PER IAWC REVIEW	MJF
4	11-04-25	PER VILLAGE REVIEW	MJF
5	11-20-25	PER IAWC REVIEW	MJF
6	01-30-26	PER IDOT REVIEW - PHASE 1	MJF

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FINAL ENGINEERING PLANS
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159TH STREET
HOMER GLEN, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
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MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. No.: 184-003740

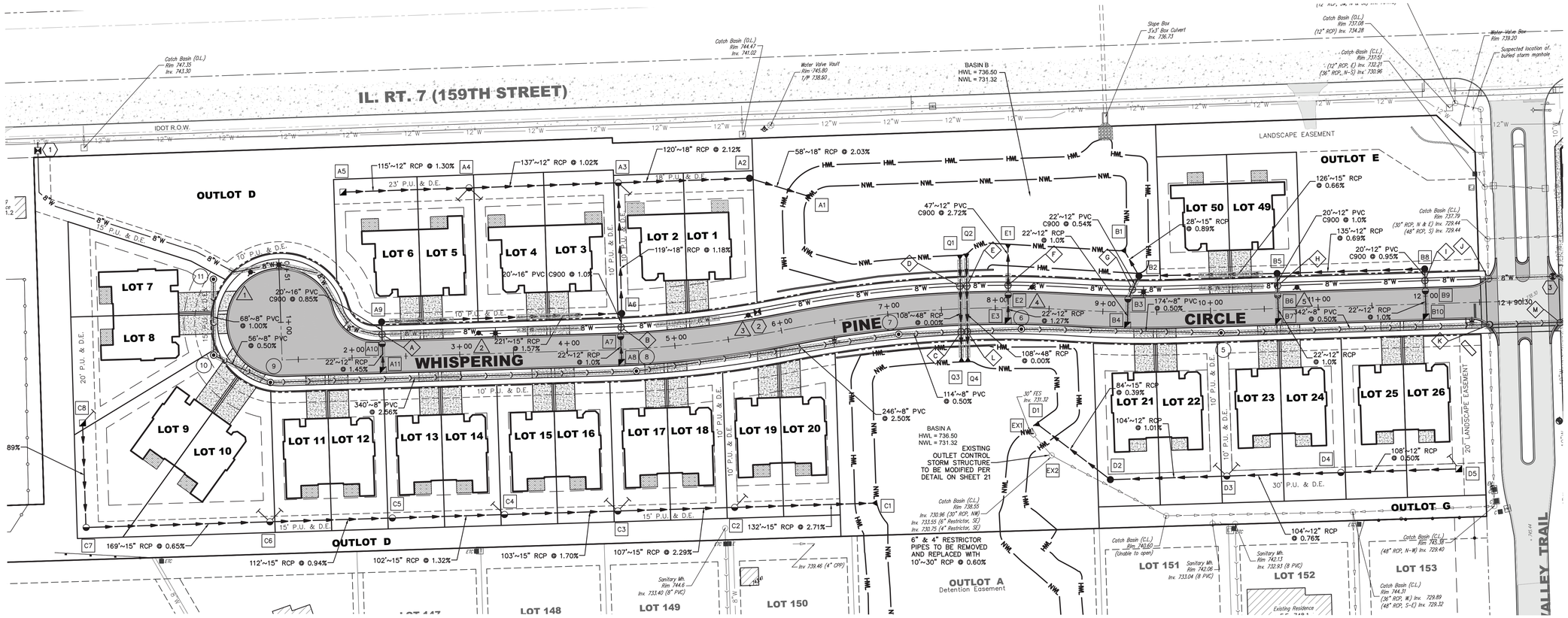
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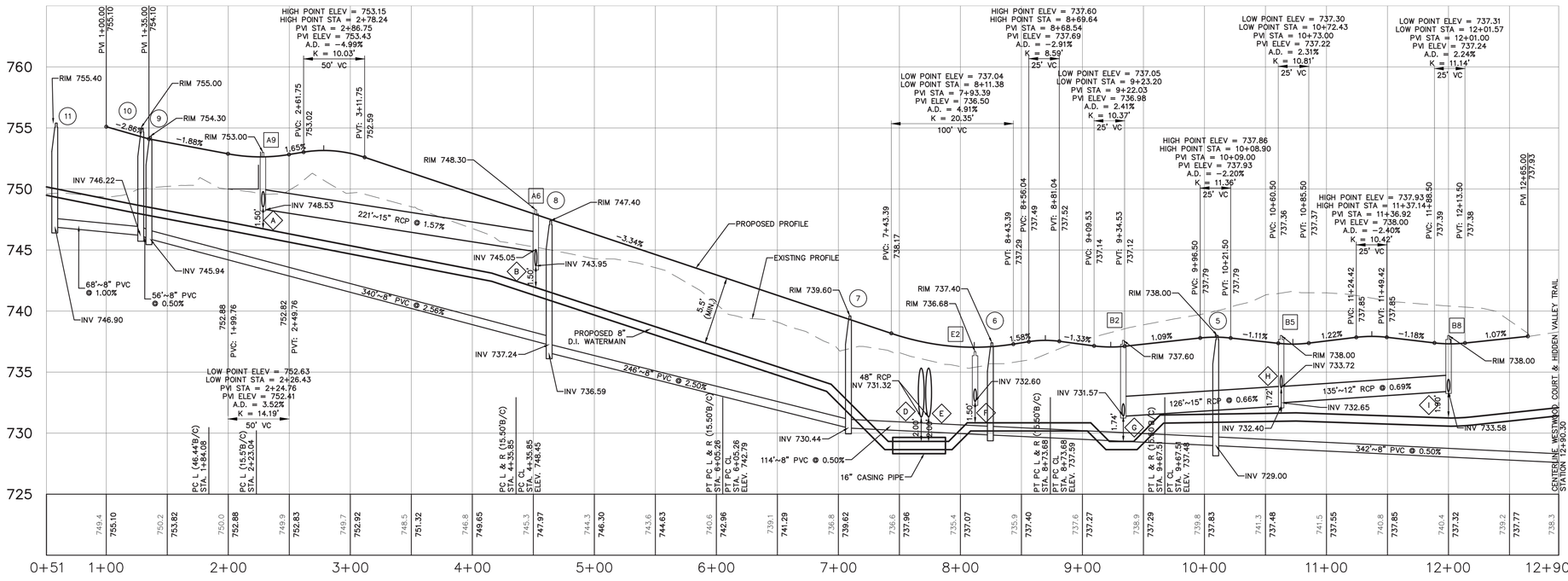
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Project No.: 24-0012
Scale: 1" = 50'
Date: 05/30/2025
Design By: MJF
Drawn By: DJB
Checked By: MJF

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OF
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UTILITY SERVICES PLAN - PHASE 2

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PLAN & PROFILE - PHASE 1

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NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE & IAWC	MJF
2	09-10-25	PER VILLAGE REVIEW	MJF
3	10-10-25	PER IAWC REVIEW	MJF
4	11-04-25	PER VILLAGE REVIEW	MJF
5	11-20-25	PER IAWC REVIEW	MJF
6	01-30-26	PER IDOT REVIEW - PHASE 1	MJF

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FINAL ENGINEERING PLANS
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HOMER GLEN, ILLINOIS

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MOKENA, ILLINOIS 60448
(708) 326-4961
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ILL PROF. LIC. NO.: 184-003740

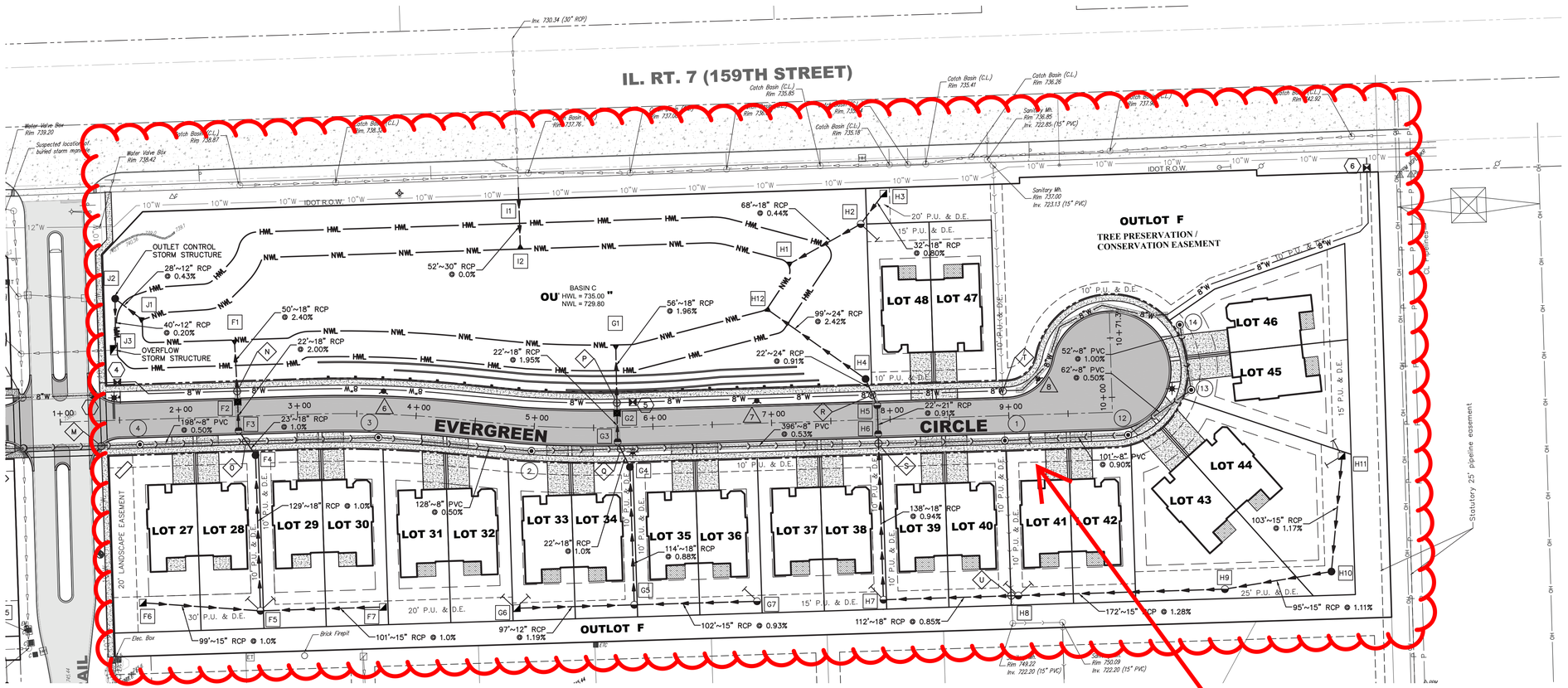
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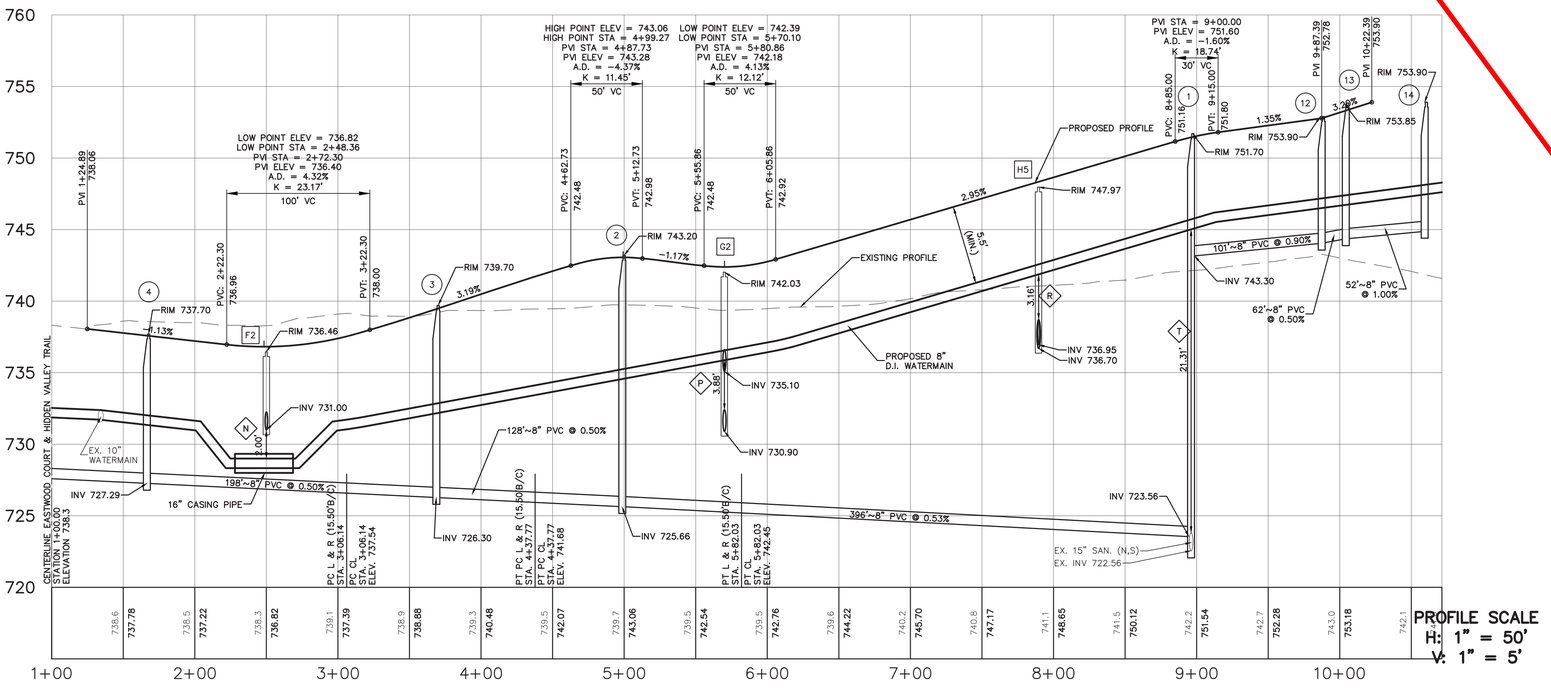
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Project No.: 24-0012
Scale: 1" = 50'
Date: 05/30/2025
Design By: MJF
Drawn By: DJB
Checked By: MJF

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OF
29

PLAN & PROFILE - PHASE 1

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NOT A PART

PROFILE SCALE
H: 1" = 50'
V: 1" = 5'

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE & IAWC	MJF
2	09-10-25	PER VILLAGE REVIEW	MJF
3	10-10-25	PER IAWC REVIEW	MJF
4	11-04-25	PER VILLAGE REVIEW	MJF
5	11-20-25	PER IAWC REVIEW	MJF
6	01-30-26	PER IDOT REVIEW - PHASE 1	MJF

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PROJECT INFORMATION
Project No.: 24-0012
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Date: 05/30/2025
Design By: MJF
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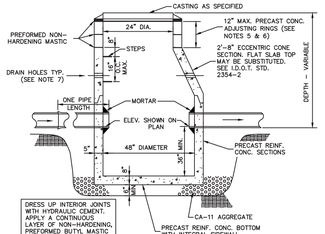
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OF
29

PLAN & PROFILE - PHASE 2

PLAN & PROFILE - PHASE 2

REVIEW SET
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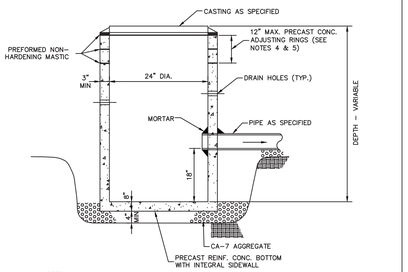


NOTES:

1. CATCH BASINS ARE TO BE USED IN PAVED AREAS ONLY.
2. PROVIDE SELECT GRANULAR BACKFILL, CA– 11 AROUND CATCH BASIN TO SUBGRADE ELEVATION.
3. ALTERNATE CATCH BASIN BOTTOM – PRECAST REINFORCED CONCRETE BASE.
4. CONCRETE FILLETS SHALL BE MADE WITH NON–SHRINK MORTAR TO PROVIDE A SMOOTH TRANSITION BETWEEN THE CASTING AND ADJUSTING RING (OR TOP OF STRUCTURE).
5. WHEN ADJUSTMENTS ARE NECESSARY, THEY WILL BE PERFORMED WITH A MAXIMUM OF TWO (2) PRECAST CONCRETE RINGS SET IN A BED OF PREFORMED NON–HARDENING MASTIC (RUB–R–NEK OR APPROVED EQUAL) TO A MAX. HEIGHT OF TWELVE INCHES. TWO (2) INCH RINGS SHALL ONLY BE USED WHEN ADJUSTMENT IS LESS THAN THREE (3) INCHES.
6. NO MORTAR SHALL BE USED TO DRESS UP INTERIOR JOINTS OF ADJUSTING RINGS.
7. A MINIMUM OF FOUR (4), TWO (2) INCH DIAMETER DRAIN HOLES SHALL BE PROVIDED WITHIN ONE (1) FOOT OF THE LOWEST PIPE INVERT. THE HOLES SHALL BE DISTRIBUTED EQUIDISTANT AROUND THE PERIMETER OF THE STRUCTURE. A ONE (1) FOOT BY ONE (1) FOOT SECTION OF UNDERDRAIN FILTER CLOTH MATERIAL SHALL BE SUFFICIENTLY FIXED TO THE OUTSIDE OF THE CATCH BASIN WITH MASTIC MATERIALS TO PREVENT SLIPPAGE DURING BACKFILLING. THE HOLES SHALL BE EITHER PRECAST OR DRILLED. DRAIN HOLES ARE REQUIRED FOR ALL CATCH BASINS.

CATCH BASIN TYPE A

NOT TO SCALE

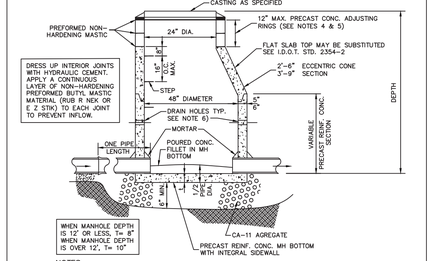


NOTES:

1. PROVIDE SELECT GRANULAR BACKFILL, CA– 11 AROUND CATCH BASIN TO SUBGRADE IN PAVED AREAS.
2. ALTERNATE INLET BOTTOM – PRECAST REINFORCED CONCRETE BASE.
3. CONCRETE FILLETS SHALL BE MADE WITH NON–SHRINK MORTAR TO PROVIDE A SMOOTH TRANSITION BETWEEN THE CASTING AND ADJUSTING RING (OR TOP OF STRUCTURE).
4. WHEN ADJUSTMENTS ARE NECESSARY, THEY WILL BE PERFORMED WITH A MAXIMUM OF TWO (2) PRECAST CONCRETE RINGS SET IN A BED OF PREFORMED NON–HARDENING MASTIC (RUB–R–NEK OR APPROVED EQUAL) TO A MAX. HEIGHT OF TWELVE INCHES. TWO (2) INCH RINGS SHALL ONLY BE USED WHEN ADJUSTMENT IS LESS THAN THREE (3) INCHES.
5. NO MORTAR SHALL BE USED TO DRESS UP INTERIOR JOINTS OF ADJUSTING RINGS.
6. A MINIMUM OF FOUR (4), TWO (2) INCH DIAMETER DRAIN HOLES SHALL BE PROVIDED WITHIN ONE (1) FOOT OF THE LOWEST PIPE INVERT. THE HOLES SHALL BE DISTRIBUTED EQUIDISTANT AROUND THE PERIMETER OF THE STRUCTURE. A ONE (1) FOOT BY ONE (1) FOOT SECTION OF UNDERDRAIN FILTER CLOTH MATERIAL SHALL BE SUFFICIENTLY FIXED TO THE OUTSIDE OF THE MANHOLE WITH MASTIC MATERIALS TO PREVENT SLIPPAGE DURING BACKFILLING. THE HOLES SHALL BE EITHER PRECAST OR DRILLED. DRAIN HOLES ARE REQUIRED FOR ALL INLETS IN PAVED AREAS.

CATCH BASIN TYPE C

NOT TO SCALE

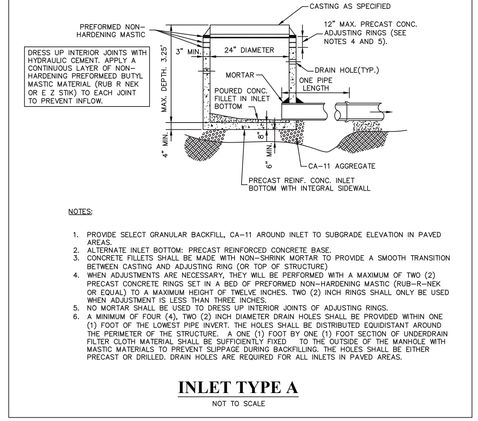


NOTES:

1. PROVIDE SELECT GRANULAR BACKFILL, CA– 11 AROUND MANHOLE TO SUBGRADE ELEVATION IN PAVED AREAS.
2. ALTERNATE MANHOLE BOTTOM – PRECAST REINFORCED CONCRETE.
3. CONCRETE FILLETS SHALL BE MADE WITH NON–SHRINK MORTAR TO PROVIDE A SMOOTH TRANSITION BETWEEN THE CASTING AND ADJUSTING RING (OR TOP OF STRUCTURE).
4. WHEN ADJUSTMENTS ARE NECESSARY, THEY WILL BE PERFORMED WITH A MAXIMUM OF TWO (2) PRECAST CONCRETE RINGS SET IN A BED OF PREFORMED NON–HARDENING MASTIC (RUB–R–NEK OR EQUAL) TO A MAXIMUM HEIGHT OF TWELVE INCHES. TWO (2) INCH RINGS SHALL ONLY BE USED WHEN ADJUSTMENT IS LESS THAN THREE (3) INCHES.
5. NO MORTAR SHALL BE USED TO DRESS UP INTERIOR JOINTS OF ADJUSTING RINGS.
6. A MINIMUM OF FOUR (4), TWO (2) INCH DIAMETER DRAIN HOLES SHALL BE PROVIDED WITHIN ONE (1) FOOT OF THE LOWEST PIPE INVERT. THE HOLES SHALL BE DISTRIBUTED EQUIDISTANT AROUND THE PERIMETER OF THE STRUCTURE. A ONE (1) FOOT BY ONE (1) FOOT SECTION OF UNDERDRAIN FILTER CLOTH MATERIAL SHALL BE SUFFICIENTLY FIXED TO THE OUTSIDE OF THE MANHOLE WITH MASTIC MATERIALS TO PREVENT SLIPPAGE DURING BACKFILLING. THE HOLES SHALL BE EITHER PRECAST OR DRILLED. DRAIN HOLES ARE REQUIRED FOR ALL MANHOLES IN PAVED AREAS.

STORM MANHOLE TYPE A

NOT TO SCALE

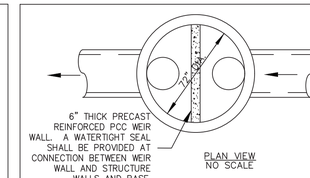


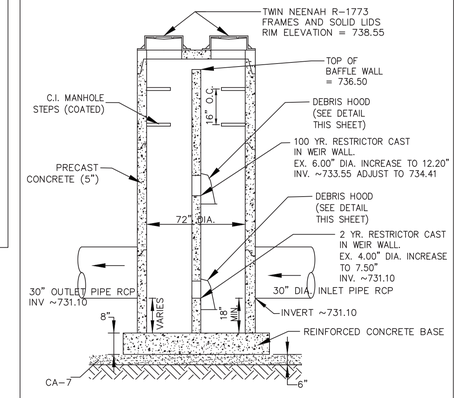
NOTES:

1. PROVIDE SELECT GRANULAR BACKFILL, CA–11 AROUND INLET TO SUBGRADE ELEVATION IN PAVED AREAS.
2. ALTERNATE INLET BOTTOM: PRECAST REINFORCED CONCRETE BASE.
3. CONCRETE FILLETS SHALL BE MADE WITH NON–SHRINK MORTAR TO PROVIDE A SMOOTH TRANSITION BETWEEN CASTING AND ADJUSTING RING (OR TOP OF STRUCTURE)
4. WHEN ADJUSTMENTS ARE NECESSARY, THEY WILL BE PERFORMED WITH A MAXIMUM OF TWO (2) PRECAST CONCRETE RINGS SET IN A BED OF PREFORMED NON–HARDENING MASTIC (RUB–R–NEK OR EQUAL) TO A MAXIMUM HEIGHT OF TWELVE INCHES. TWO (2) INCH RINGS SHALL ONLY BE USED WHEN ADJUSTMENT IS LESS THAN THREE INCHES.
5. NO MORTAR SHALL BE USED TO DRESS UP INTERIOR JOINTS OF ADJUSTING RINGS.
6. A MINIMUM OF FOUR (4), TWO (2) INCH DIAMETER DRAIN HOLES SHALL BE PROVIDED WITHIN ONE (1) FOOT OF THE LOWEST PIPE INVERT. THE HOLES SHALL BE DISTRIBUTED EQUIDISTANT AROUND THE PERIMETER OF THE STRUCTURE. A ONE (1) FOOT BY ONE (1) FOOT SECTION OF UNDERDRAIN FILTER CLOTH MATERIAL SHALL BE SUFFICIENTLY FIXED TO THE OUTSIDE OF THE MANHOLE WITH MASTIC MATERIALS TO PREVENT SLIPPAGE DURING BACKFILLING. THE HOLES SHALL BE EITHER PRECAST OR DRILLED. DRAIN HOLES ARE REQUIRED FOR ALL INLETS IN PAVED AREAS.

INLET TYPE A

NOT TO SCALE

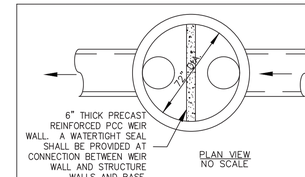


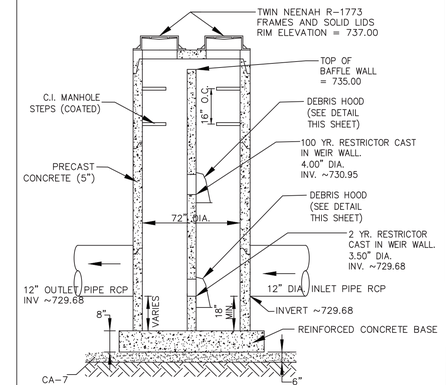


BASIN A OUTLET CONTROL STRUCTURE NO. EX2

NOT TO SCALE

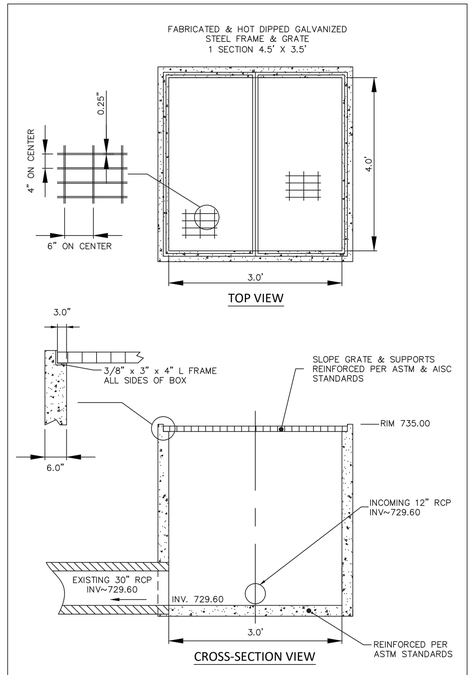
EXISTING STRUCTURE TO BE MODIFIED PER THIS DETAIL





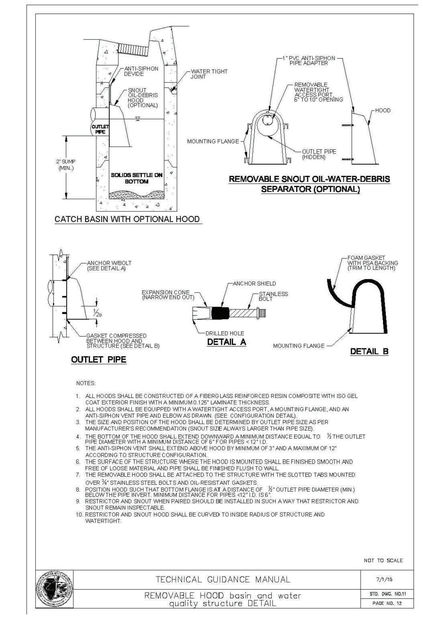
BASIN C OUTLET CONTROL STRUCTURE NO. J2

NOT TO SCALE



SPECIAL OVERFLOW STRUCTURE NO. J3 WITH OPEN GRATE

NOT TO SCALE



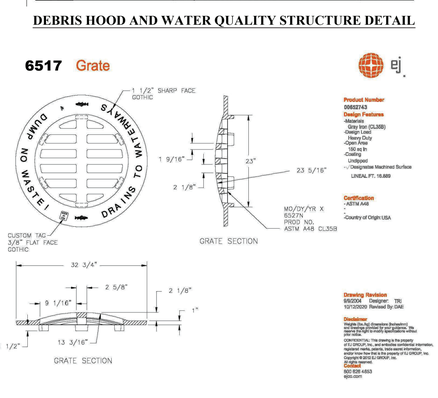
NOTES:

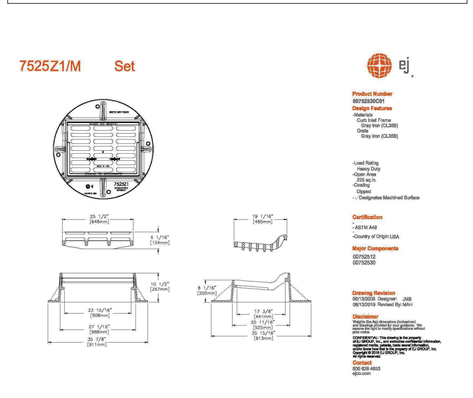
1. ALL HOODS SHALL BE CONSTRUCTED OF A FIBERGLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
2. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAILS)
3. OUTLET PIPE SIZE AND ORIENTATION TO BE DETERMINED BY CUSTOMER. PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE)
4. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO ⅔ THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES ≤ 12" I.D.
5. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
6. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
7. THE REMOVABLE HOOD SHALL BE ATTACHED TO THE STRUCTURE WITH THE SLOTTED TABS MOUNTED OVER ⅜" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKETS.
8. POSITION HOOD SUCH THAT BOTTOM FLANGE IS AT A DISTANCE OF ⅔ OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES ≤12" I.D. IS 6".
9. RESTRICTOR AND SNOUT WHEN PAIRED SHOULD BE INSTALLED IN SUCH A WAY THAT RESTRICTOR AND SNOUT REMAIN INSPECTABLE.
10. RESTRICTOR AND SNOUT HOOD SHALL BE CURVED TO INSIDE RADIUS OF STRUCTURE AND WATERTIGHT.

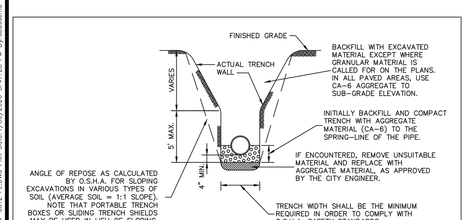
NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	7/1/19
REMOVABLE HOOD basin and water quality structure DETAIL	STD. DWG. NO.11
	PAGE NO. 12

DEBRIS HOOD AND WATER QUALITY STRUCTURE DETAIL



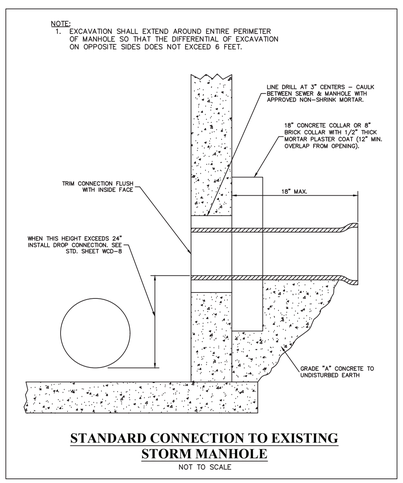




NOTE:
ALL TRENCHES SHALL BE JETTED IN CONFORMANCE WITH SEC. 550.07 (METHOD 3) OF THE STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, AS ADOPTED 1–1–07 BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION.

STORM TRENCH SECTION

FOR STORM SEWER
NOT TO SCALE



STANDARD CONNECTION TO EXISTING STORM MANHOLE

NOT TO SCALE

NO.	DATE	DESCRIPTION	BY
1	07–23–25	PER VILLAGE & IAWC	MJF
2	09–10–25	PER VILLAGE REVIEW	MJF
3	10–10–25	PER IAWC REVIEW	MJF
4	11–04–25	PER VILLAGE REVIEW	MJF
5	11–20–25	PER IAWC REVIEW	MJF
6	01–30–26	PER IDOT REVIEW – PHASE 1	MJF

MARTH CONSTRUCTION
14800 S. 80th AVENUE
ORLAND PARK, ILLINOIS 60462
(708) 873–9700

FINAL ENGINEERING PLANS
FOR
VILLAS OF HIDDEN VALLEY PHASE 1 & 2
159TH STREET
HOMER GLEN, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326–4961
FAX: (708) 326–4962
IL PROF. LIC. NO.: 184–003740

DEI

PROJECT INFORMATION
Project No.: 24–0012
Scale: NONE
Date: 05/30/25
Design By: MJF
Drawn By: DJB
Checked By: MJF

21
OF
29

CONSTRUCTION DETAILS

REVIEW SET
NOT FOR CONSTRUCTION

L:\Projects\2024\24–0012\Engineering\DWG\Final\24–0012 FE.DWG Plot Date=1/30/2026 3:47:28 PM By:dbussemo

MATERIALS SPECIFICATIONS FOR SEWAGE COLLECTION

1. Pipe Material for Sewers (shall be as specified on the plans):

   A. Polyvinyl Chloride (PVC) sewer pipe shall conform to ASTM-D-3034, SDR26 and shall be manufactured and supplied in accordance with UNI-B-81 (Uni-Bell Plastic Pipe Association). Unless otherwise called for all pipe through 15" shall meet this specification. Joints shall be rubber gasketed in accordance with ASTM D-3212.

   B. Class 52 ductile iron pipe (AWWA C151), with AWWA C-111 joints shall be used where the minimum separation cannot be maintained between water and sewer lines, within casing pipe installations; or for other special conditions as directed by Illinois-American.

2. Manhole Materials

   Sanitary sewer manholes shall be of precast concrete unit construction (ASTM- C478) with an offset cone and joints sealed with butyl based material. Concrete adjustment rings shall be used where adjustment is necessary. Adjustment sections shall not exceed 12" vertically overall. All joints shall be sealed with Rubber-Nec, or approved equal Butyl based material. Cement grouting of the seams and joints should not be completed.

   Butyl material shall total a minimum width of 2" wide as applied, in two pieces. Manholes shall be 48" inside diameter on sewers 24" and smaller, and shall be 60" inside diameter for sewers 27" through 48".

   Sanitary sewer manholes shall have poured-in-place or precast inverts. The inverts shall conform to the sewer grades with smooth, well rounded junctions and transitions. A flexible union between the pipe and manhole wall, meeting ASTM C-923, cast integrally into the manhole wall, shall be provided for each pipe connection to the manhole. Unions shall be the Interpace Lock-Joint Flexible Manhole Sleeve, the A-Lok Manhole Pipe Connector, or approved equal. Such unions shall be selected and installed in accordance with the manufacturer's specifications for the specific type of pipe used. Sanitary manhole castings shall be Neenah R-1772-B or approved equal and shall have concealed pick holes. Lids shall be Neenah Foundry Type B "Self Sealing" with the word "SANITARY" imprinted. Manhole steps shall be M-A Industries plastic coated.

   Manholes located in areas subject to flooding, or located in open fields, shall be furnished with waterproof frames and lids, Neenah Foundry F-1916-C complete with stainless steel anchor bolts or approved equal.

3. Drop Manholes

   An exterior drop pipe shall be provided for a sewer entering a manhole at an elevation of 24" or more above the manhole invert. The entire drop assembly shall be cast in concrete monolithically with the manhole barrel section. The diameter of the drop pipe shall be smaller than the diameter of the entering sewer by two diameters; provided that the minimum diameter of the drop pipe shall not be less than 8" diameter.

4. Service Lead Material

   Service leads shall be a minimum of 6" diameter. Pipe shall be PVC SDR35, Resin #12454B, or ductile iron. Where ductile iron pipe is called for on the plans, the lead shall be Class 52 ductile iron with push-on joints (AWWA C-111).

   All pipes for leads shall include end stoppers for all stubs capable of withstanding a standard low pressure air test on the main sewer without leaking. Stoppers may be of an integrally cast breakout design.

   Joining of dissimilar pipes will be with use of a "Band Seal", using a flexible rubber sleeve sealed tightly to each pipe with a stainless steel clamp.

INSTALLATION SPECIFICATIONS FOR SEWAGE COLLECTION

1. Protection of Water Main Lines from Sanitary Sewers and Storm Sewers

   Water mains shall be protected for horizontal and vertical separation in accordance with the requirements of the "Technical Policy Statements", or the requirements of MWRDGC, whichever applies.

2. Depth of Pipe Cover — NOTE, THE MINIMUM SANITARY BURY DEPTH IS THE SAME AS THE MINIMUM WATER BURY DEPTH .SEE MINIMUM BURY DEPTHS IN ILAW STANDARDS BY DISTRICT.

   A minimum depth of 5'-0" shall be maintained for all sanitary sewer pipes. The 5'-0" depth shall be from proposed ground elevation to the crown of the pipe.

3. Pipe Installation

   PVC plastic pipe shall be installed in accordance with the requirements of ASTM Standard D-2321. Only Class I embedment materials shall be allowed.

4. Unsuitable Soil

   If unsuitable soil conditions are encountered under sanitary sewer mains which require removal of unsuitable material below the depth of the standard bedding, the material removed shall be replaced with granular material of the graduation approved by Illinois-American.

5. Service Lines

   All sanitary sewer service lines must be inspected by Illinois-American Water Company prior to back filling. Illinois-American must be provided with a minimum of 48 hours advanced notice (630/739-8839) to arrange for inspection. Notice is not considered valid until acknowledged by the Illinois-American representative. Sanitary sewer service connections shall be a minimum of 6" diameter unless otherwise noted on the plans.

   Tee or wye fittings shall be provided on the sanitary sewer main for all sanitary sewer service connections, except those which are made directly to a manhole. Wyes shall be laid so that material discharge is compatible with the direction of flow in the main.

   Service connections into manholes shall be made with uniform circular flow channels at the crown elevation of the sewer main, using a flexible sleeve (ASTM C-923), or approved equal. The service connection shall enter the manhole no more than two feet above the manhole invert for mains 24 inch and smaller. The invert shall match the crown of the main sewer when the main is larger than 24 inch.

   Risers shall be provided on service lines where the sewer main is greater than 12 feet below the proposed ground elevation and shall extend from the sewer main up to a point 9 feet below the proposed ground elevation.

   All sanitary sewer service lines must have a clean-out installed at the property line in Right-of-Way. To be installed per Clean-out detail.

6. Connecting to an Existing Main

   When it is necessary to connect a new sewer service to an existing sewer main by means other than an existing wye, tee or at an existing manhole, one of the following methods shall be used:

   1. Saw cut the sewer main by means of a Sewer Tap or similar device, and properly install a hub wye saddle or hub tee saddle, using a two-part epoxy glue compound.
   2. With a pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper wye fitting using "Band Seal" or similar couplings to hold it firmly in place.
   3. When a manhole is required to be installed on an existing main, a section of the main is to be removed and the new manhole is to be "spliced" into the line using mission couplings. The manhole is to be supplied with flexible manhole sleeves for connection to the main. A "doghouse" style manhole is not allowed.

7. Connection to an Existing Manhole

   A direct connection to an existing manhole is to be made by core drilling the manhole and connecting the new main to the manhole by use of a flexible manhole sleeve ("boot") or a concrete manhole adapter (Fernco concrete manhole adapter, or approved equal).

8. Cleaning

   In preparation for final inspection, all sanitary sewers shall be jet rod cleaned. Jet cleaning may also be required prior to testing.

9. Unauthorized Connections

   Connections to the sanitary sewer system with the following items shall not be permitted; down-spouts or roof drains; sump pumps; footing drains or drainage tiles; window wells or area drains; driveway drains, etc. No storm water or groundwater shall be allowed to enter the sanitary sewer system.

TESTING

1. Testing of Sanitary Sewers

   Testing for sanitary sewers for leakage will be witnessed by an Illinois-American representative or approved site inspector after all service connections have been stubbed to the property line. Infiltration, exfiltration or air pressure tests will be required at Illinois-American's discretion. Note that the sewer must be clean to the satisfaction of Illinois- American at the time of testing. If additional cleaning is required, the cost for this will not be borne by Illinois-American Water Company, and shall be paid by the contractor.

   All sanitary sewers, including manholes, will be tested for leakage and shall satisfactorily meet the tests and requirements prior to acceptance of the work. Illinois-American or approved site inspector may order leakage tests made on sections of sewer as they are completed. Right is reserved to order the tests performed before back fill is placed over the pipe joints.

   The Developer / Contractor shall furnish all labor, testing materials, and equipment (such as plugs and standpipes) and shall perform the tests described herein under the supervision and to the satisfaction of Illinois-American. There are five tests which will be employed for gravity sewers:

   1.) Infiltration test, exfiltration test or air pressure test
   2.) Deflection testing for thermoplastic pipe
   3.) Sonar Televising
   4.) Manhole vacuum test

2. Air Pressure Tests

   The section of sewer to be tested shall have been trench back filled and cleared. The sewer pipe shall be pressurized to 5 PSIG above the average back pressure of groundwater over the sewer pipe and the air pressure allowed to stabilize for at least two minutes.

   After the stabilization period, the line shall be pressurized to 3.5 PSIG and the time, in minutes, measured for a pressure drop to 2.5 PSIG. If ground- water is present, the air pressure within shall be increased to 3.5 PSIG above the level of the groundwater at the highest elevation of the sewer and the drop of one pound of air pressure measured in minutes (2.31 ft. of water = 1 PSIG).

   Air leakage test results shall not be less than the time per inch of pipe diameter per length of sewer pipe as specified in the table entitled "Air Test Table" as shown in Standard Specifications for Water and Sewer Main Construction in Illinois, and as shown within the standard details.

3. Infiltration Test

   This test may be used only when groundwater levels are at least 2.0 feet above the crown of the pipe for the entire length of the section to be tested during the entire period of the test. Groundwater levels may be measured in an open trench, in standpipes previously placed in back filled trenches during the back filling operations; or with piezometers installed in the manhole wall. Infiltration through joints shall be measured by using a watertight weir or any other approved device for volumetric measurement installed at the lower end of the section under the test.

   The maximum allowable rate of infiltration shall not exceed 100 gallons per twenty-four (24) hours per mile per inch diameter of the sewer pipe, for any section of the system.

   Manholes will be tested by saturating the soil around the manhole. Test will be satisfactory if there are no visible leaks.

4. Deflection Testing for Flexible Thermo-Plastic Pipe

   The entire length of the main shall be tested for excessive deflection by pulling a "Go-No-Go" mandrel through the main from manhole to manhole.

   Whenever possible and practical, the testing shall initiate at the downstream line and proceed toward the upstream lines.

   Where deflection is found to be in excess of the allowable testing limits, the developer shall excavate the point of excess deflection and carefully compact around the point where the deflection was found. The line shall then be retested for deflection. However, after the initial testing, should the deflected pipe fail to return to the original size (inside diameter) the line shall be replaced.

   The deflection limits for flexible pipes shall not exceed 5% of the "Base I.D." of the pipe. A period of time will be required for the trench and pipe to come to equilibrium before the deflection test is performed. In all sewer systems the deflection test shall be performed no sooner than 30 days after the trench is back filled over the pipe.

5. Televising

   The Contractor shall produce a record video using a pan-and-tilt, radial viewing, pipe inspection camera that pans 275 degrees and rotates 360 degrees. The television camera used for the inspection shall be specifically designed and constructed for such inspection. The camera shall be operative in 100% humidity conditions. The Contractor shall use a camera with an accurate footage counter which displays on the monitor the exact distance of the camera from the centerline of the starting manhole. The Contractor shall use a camera with camera height adjustment so that the camera lens is always centered at one-half the inside diameter, or higher, in the pipe being televised. Lighting for the camera shall be suitable to allow a clear picture of the entire periphery of the pipe. A reflector in front of the camera may be required to enhance lighting in dark or large diameter pipe. The video camera shall be capable of showing on the tape the City name, Project name, Contractor name, date, line size and material, line identification (plan manhole numbers at both ends) and ongoing footage counter. The camera, television monitor, and other components of the video system shall be capable of producing picture quality to the satisfaction of the Owner; and if unsatisfactory, equipment shall be removed and replaced with adequate equipment. DVD video shall be supplied for all television surveys. All videos shall be submitted to the Owner and will become the property of the Owner. Videotapes shall be labeled with the above referenced information. The camera shall be moved through the line in either direction at a moderate rate, stopping when necessary to permit proper documentation of the sewer's condition. In no case will the television camera be pulled at a speed greater than 15 feet per minute. Manual winches, power winches, TV cable, and powered rewinds or other devices that do not obstruct the camera view or interfere with proper documentation of the sewer conditions shall be used to move the camera through the sewer line. During the internal inspection, the television camera shall be temporarily stopped at each defect along the line. The nature and location of the defect shall be recorded by the Contractor. The camera shall also be stopped at all service connections and identified by address or lot number. The camera operator shall slowly pan and tilt at beginning and ending manhole connections, each service connection, joints, visible defects and at pipe material transitions. TV inspection shall be continuous for pipe segments between manholes. Do not leave gaps in the video of a segment between manholes and do not show a single segment on more than one video, unless specifically approved by the Owner. The purpose of recording shall be to supply a visual and audio record of problem areas of the lines that may be replayed. Video recordings shall include an audio track recorded by the inspection technician during the actual inspection work describing the parameters of the line being inspected (i.e. location, depth, diameter, pipe material), as well as describing connections, defects and unusual conditions observed during the inspection.

6. Manhole Testing

   Vacuum testing of each manhole shall be carried out immediately after assembly, after all connections are made, and prior to backfilling. All lift holes shall be plugged with an approved non-shrink grout. No grout will be placed in the horizontal joints before testing. All pipes entering the manhole shall be plugged, taking care to securely brace the plugs from being drawn into the manhole. The test head shall be place at the inside of the top of the frame and the seal inflated in accordance with the manufacturer's recommendation. If using a "plate" style manhole tester, position the plate on the frame. A vacuum of 10 inches of mercury shall be drawn and the vacuum pump shut off. With the valves closed, that time shall be measured for the vacuum to drop to 9 inches. The manhole shall pass if the time is greater than 60 seconds for a 48" diameter manhole, 75 seconds for a 60" manhole and 90 seconds for a 72" manhole. If the manhole fails the test, complete necessary repairs and repeat test procedures until a satisfactory test is obtained.

ILLINOIS-AMERICAN WATER COMPANY
STANDARD

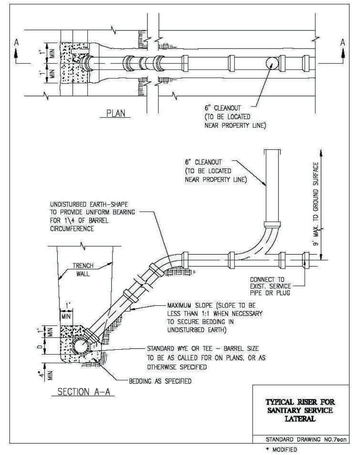
BASED ON EQUATIONS FROM ASTM C828
SPECIFICATION TIME (MIN:SEC) REQUIRED FOR
PRESSURE DROP FROM 3 1\2 TO 2 1\2 PSIG
WHEN TESTING ONE PIPE DIAMETER ONLY
PIPE DIAMETER, INCHES

	4"	6"	8"	10"	12"	15"	18"	21"	24"
25	0:04	0:10	0:18	0:28	0:40	1:02	1:29	2:01	2:38
50	0:09	0:20	0:35	0:55	1:19	2:04	2:56	4:03	5:17
75	0:13	0:30	0:53	1:23	1:59	3:06	4:27	6:04	7:55
100	0:18	0:40	1:10	1:50	2:38	4:08	5:56	8:05	10:34
125	0:22	0:50	1:28	2:18	3:16	5:09	7:26	9:55	11:20
150	0:26	0:59	1:46	2:45	3:58	6:11	8:30		
175	0:31	1:09	2:03	3:13	4:37	7:05			
200	0:35	1:19	2:21	3:40	5:17				12:06
225	0:40	1:29	2:38	4:08	5:40			10:25	13:36
250	0:44	1:39	2:56	4:35			8:31	11:35	15:07
275	0:49	1:49	3:14	4:43			9:21	12:44	16:38
300	0:53	1:59	3:31				10:12	13:53	18:09
350	1:02	2:19	3:47			8:16	11:54	16:12	21:10
400	1:10	2:38			6:03	9:27	12:36	18:31	24:12
450	1:19	2:50			6:48	10:38	15:19	20:50	27:13
500	1:28			5:14	7:34	11:49	17:01	23:09	30:14

DEFLECTION CRITERIA

DIAMETER	BASE I.D. PER UNI BELL	5% MANDREL O.D.
6 IN.	5.79 IN.	5.50 IN.
8 IN.	7.76 IN.	7.37 IN.
10 IN.	9.71 IN.	9.23 IN.
12 IN.	11.56 IN.	10.98 IN.
15 IN.	14.14 IN.	13.43 IN.

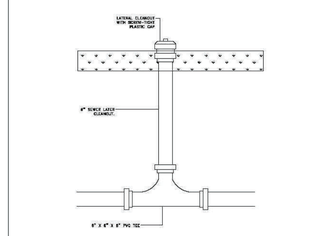
SANITARY SEWER MAIN AIR TEST TABLE



TYPICAL RISER FOR SANITARY SERVICE LATERAL

STANDARD DRAWING NO.7sen
* MODIFIED

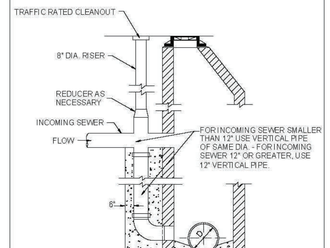
ILLINOIS-AMERICAN WATER COMPANY
STANDARD



NOTES:
1. DEPTH VARIES PER PLAN AT R.O.W. OR UTILITY EASEMENT LINE
2. SDR 26 OR SDR 35 PVC PIPE TO BE USED

CLEANOUT DETAIL

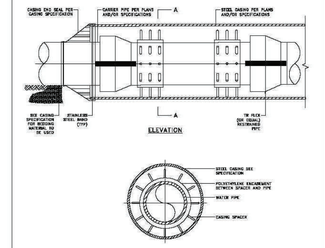
ILLINOIS-AMERICAN WATER COMPANY
STANDARD



STANDARD DRAWING NO.6

TYPICAL SEWER DROP MANHOLE CONNECTION

ILLINOIS-AMERICAN WATER COMPANY
STANDARD



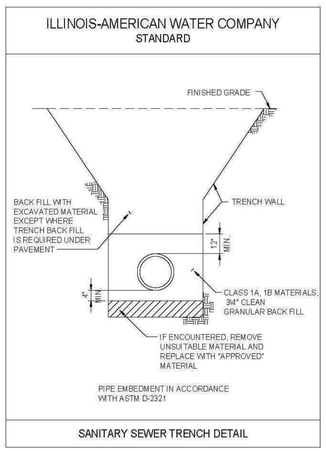
CASING INSTALLATION

NOTE:
THE CASING INSTALLATION DETAIL IS
APPLICABLE FOR A MICH DIAMETER
AND LARGER PIPE.

PIPE CASING DETAIL FOR SANITARY SEWERS

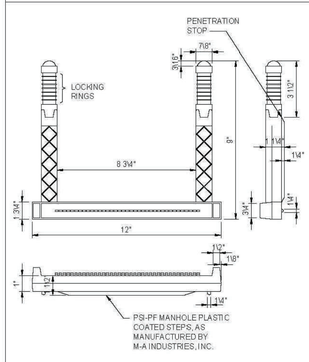
CONTACT LOCAL DISTRICT FOR MANHOLE STEPS. SOME REQUIRE STEPS AND OTHERS REQUIRE THE STEPS TO BE REMOVED.

ILLINOIS-AMERICAN WATER COMPANY
STANDARD



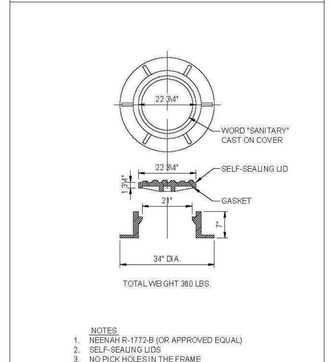
SANITARY SEWER TRENCH DETAIL

ILLINOIS-AMERICAN WATER COMPANY
STANDARD



SANITARY SEWER MANHOLE STEPS

ILLINOIS-AMERICAN WATER COMPANY
STANDARD

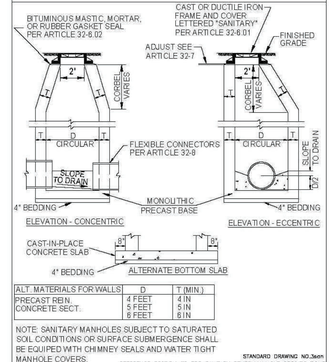


TOTAL WEIGHT 360 LBS.

NOTES:
1. NEENAH R-1772-B (OR APPROVED EQUAL)
2. SELF-SEALING LIDS
3. NO PICK HOLES IN THE FRAME

MANHOLE FRAME WITH SOLID LID

ILLINOIS-AMERICAN WATER COMPANY
STANDARD



ALT. MATERIALS FOR WALLS	D	T (MIN.)
PRECAST REIN. CONCRETE SECT.	4 FEET	4 IN
	5 FEET	5 IN
	6 FEET	6 IN

NOTE: SANITARY MANHOLES SUBJECT TO SATURATED SOIL CONDITIONS OR SURFACE SUBMERGENCE SHALL BE EQUIPED WITH CHIMNEY SEALS AND WATER TIGHT MANHOLE COVERS.

STANDARD DRAWING NO.3sen
REFERENCE SECTION 32 FOR SANITARY SEWER MANHOLE SPECIFICATIONS

TYPICAL SANITARY MANHOLE "A"
CHECK LOCAL REGULATIONS TO SEE IF STEPS ARE REQUIRED.

REVIEW SET
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE & IAWC	MJF
2	09-10-25	PER IAWC REVIEW	MJF
3	10-10-25	PER IAWC REVIEW	MJF
4	11-04-25	PER VILLAGE REVIEW	MJF
5	11-20-25	PER IAWC REVIEW	MJF
6	01-30-26	PER IDOT REVIEW - PHASE 1	MJF

PROJECT: E. ALPHA STREET STO. AND SAN. SEWER EXTENSION
DISTRICT: CITY XXXXX DISTRICT

FILE	xx
JOB NO.	xxx
DATE	06/22/22
DRAWN BY	CAM
APP. BY	
SCALE	AS SHOWN
XREF	xxx
SHEET	7 OF 8

ENGINEERING DEPARTMENT
201 DEVONSHIRE DRIVE
CHAMPAIGN, IL 61820

ILLINOIS AMERICAN WATER

MARTH CONSTRUCTION
14800 S. 80th AVENUE
ORLAND PARK, ILLINOIS 60462
(708) 873-9700

FINAL ENGINEERING PLANS
FOR
VILLAS OF HIDDEN VALLEY PHASE 1 & 2
159TH STREET
HOMER GLEN, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

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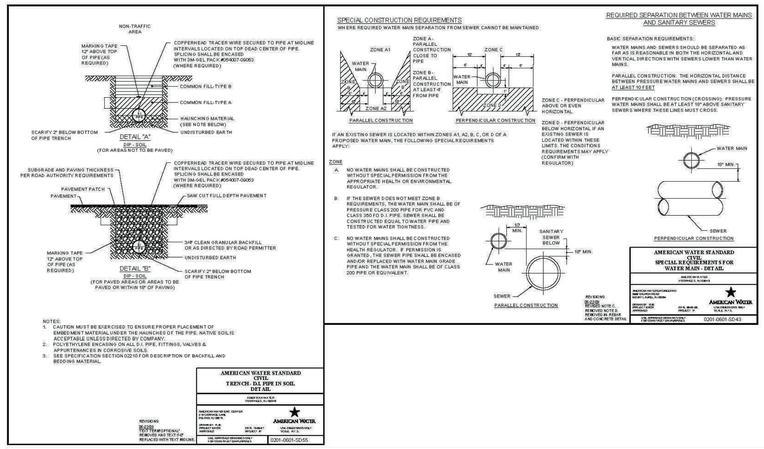
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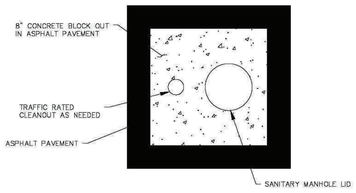
Project No.:	24-0012
Scale:	NONE
Date:	05/30/25
Design By:	MJF
Drawn By:	DJB
Checked By:	MJF

22 OF 29

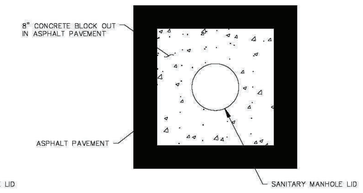
CONSTRUCTION DETAILS

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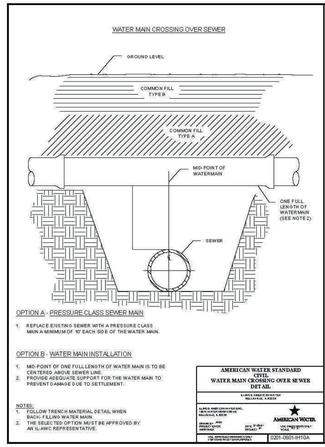


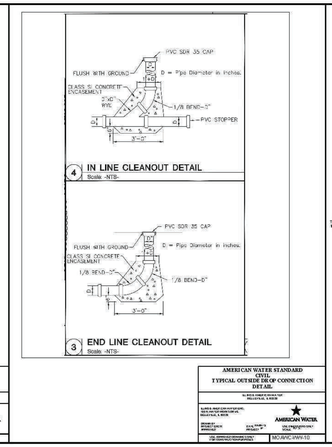


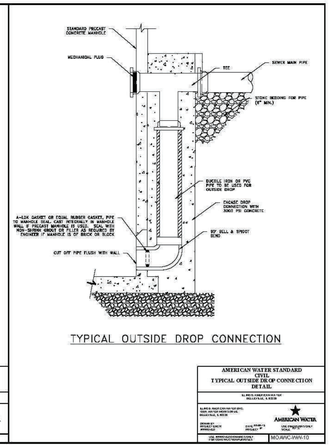
MANHOLE BLOCK OUT WITH CLEANOUT DETAIL
SCALE: NOT TO SCALE



MANHOLE BLOCK OUT WITHOUT CLEANOUT DETAIL
SCALE: NOT TO SCALE







REVISIONS

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PROJECT: E. ALPHA STREET STO. AND SAN. SEWER EXTENSION
DISTRICT: CITY XXXXX DISTRICT

NO.	DATE	INIT.	REVISIONS

SEAL
DESCRIPTION: DATE:
EXPIRATION DATE:

ENGINEERING DEPARTMENT
201 DEVONSHIRE DRIVE
CHAMPAIGN, IL 61820
ILLINOIS AMERICAN WATER

FILE	xx
JOB NO.	xxx
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DRAWN BY	CAM
APP'L. BY	
SCALE	AS SHOWN
XREF	xxx
SHEET	8 OF 8

MARTH CONSTRUCTION
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Checked By:	MJF

23 OF 29

CONSTRUCTION DETAILS

REVIEW SET
NOT FOR CONSTRUCTION

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MATERIALS SPECIFICATIONS FOR WATER DISTRIBUTION

1. PIPE MATERIAL FOR WATER MAINS IN ACCORDANCE WITH SECT. 15106

   A. WATER MAINS SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE. 4" THROUGH 12" SHALL BE PRESSURE CLASS 350. PIPE 16" AND GREATER SHALL BE PRESSURE CLASS 250. ALL WITH CEMENT MORTAR LINING AND SEAL COATING (AWWA-C104).

   B. THE JOINTS SHALL BE RUBBER GASKET PUSH-ON OR MECHANICAL (AWWA-C111). WATER MAIN FITTINGS SHALL BE OF DUCTILE IRON WITH CEMENT MORTAR LINING AND SEAL COATING WITH MECHANICAL JOINTS AND SHALL CONFORM TO (AWWA-C110).

   C. ALL PIPE AND FITTINGS SHALL BE MANUFACTURED IN THE UNITED STATES UNLESS PRIOR APPROVAL IS RECEIVED FROM ILLINOIS AMERICAN.

2. FIRE HYDRANTS

   A. FIRE HYDRANTS SHALL BE MUELLER "SUPER CENTURIAN". EACH HYDRANT SHALL HAVE A TRAFFIC FLANGE, BE COMPRESSION TYPE, OPEN WITH PRESSURE IN A COUNTERCLOCKWISE DIRECTION WITH RISING STEM, AND MEET OR EXCEED AWWA SPECIFICATION C-502.

   B. THREADS FOR FIRE HYDRANTS IN ALL PROPERTIES SHALL BE NATIONAL STANDARD. HYDRANT IS TO HAVE ONE 4 1/2" PUMPER PORT AND TWO 2 1/2" HOSE PORTS.

   C. HYDRANT LENGTH SHALL BE SUPPLIED TO PROVIDE A MINIMUM OF 5.5 FEET OF COVER OVER THE TOP OF THE WATER MAIN.

   D. ALL FIRE HYDRANTS ARE TO BE SUPPLIED PAINTED ON THE EXTERIOR WITH TWO COATS OF TNEMEC BRAND "TNEME-GLOSS" FEDERAL SAFETY YELLOW ENAMEL #2016 (OSHA 1910.44- ANSI 53.1).

   E. MECHANICAL JOINT (MJ) ANCHORING TEE'S SHALL BE USED FOR THE AUXILIARY CONNECTION TO THE WATER MAIN. THE AUXILIARY VALVE SHALL BE MECHANICAL JOINT, RESILIENT WEDGE TYPE AS MANUFACTURED BY MUELLER.

   F. CONNECTION OF THE AUXILIARY VALVE TO THE FIRE HYDRANT SHALL BE COMPLETED UTILIZING A 6" DIA. U.S. PIPE MJ ANCHORING (ONE ROTATING) COUPLING FOR LAYING DISTANCES 12" TO 18". FOR GREATER DISTANCES, USE CLASS 52 DUCTILE IRON PIPE WITH "MEGALUG" (AS MANUFACTURED BY EBBA IRONS SALES, INC.) RETAINER GLANDS.

   G. COVER FOR FIRE HYDRANT AUXILIARY VALVE SHALL BE PAINTED WITH INEMEC BRAND "INEME- GLOSS" FEDERAL SAFETY BLUE ENAMEL #2045 (OSHA 1910.144 - ANSI 53.1).

3. VALVES - 16" AND SMALLER

   A. VALVES 16" AND SMALLER SHALL BE MECHANICAL JOINT FITTED RESILIENT WEDGE TYPE (COMPLETE WITH 304 STAINLESS STEEL NUTS AND BOLTS) AND SHALL CONFORM TO AWWA C-509-80. VALVES SHALL OPEN COUNTER CLOCKWISE HAVING NON-RISING STEM.

   B. VALVES SHALL BE RESILIENT WEDGE TYPE AS MANUFACTURED BY MUELLER.

4. VALVES - LARGER THAN 16"

   A. VALVE SHALL BE MANUFACTURED MUELLER. GATE VALVES SHALL BE EPOXY COATED IN ACCORDANCE WITH AWWA C515.

   B. VALVES LARGER THAN 16" SHALL BE OF THE BUTTERFLY TYPE WITH RUBBER SEAT AND STAINLESS RING ON THE DISC EDGE TO MATE WITH THE RUBBER SEAT, SHALL OPEN COUNTERCLOCKWISE, SHALL MEET OR EXCEED AWWA C-504 OR AWWA C-505.

5. VALVE BOX
   THE ENTIRE VALVE BOX ASSEMBLY SHALL BE BINGHAM & TAYLOR 5 1/4" SHAFT, TWO PIECE SCREW TYPE ADJUSTABE WITH VALVE HOLDER, SIZE 22.

6. VAULTS

   A. VAULTS REQUIRED FOR PRESSURE TAPS, CHECK VALVES AND METER INSTALLATIONS, SHALL BE OF PRECAST CONCRETE UNIT CONSTRUCTION (ASTM-C478) WITH A CONCENTRIC CONE AND JOINTS SEALED WITH BUTYL-BASED MATERIAL. CONCRETE ADJUSTMENT RINGS SHALL BE USED IF ADJUSTMENT IS NECESSARY. ADJUSTMENT SECTIONS SHALL NOT EXCEED 12" VERTICALLY OVERALL. ALL JOINTS SHALL BE SEALED WITH RUBBER-NEC, OR APPROVED EQUAL BUTYL-BASED MATERIAL. CEMENT GROUTING OF THE SEAMS AND JOINTS SHALL NOT BE COMPLETED. BUTYL MATERIAL SHALL TOTAL A MINIMUM WIDTH OF 2" AS APPLIED IN TWO PIECES.

   B. A FLEXIBLE UNION BETWEEN THE PIPE AND MANHOLE WALL, MEETING ASTM C-923, CAST INTEGRALLY INTO THE MANHOLE WALL, SHALL BE PROVIDED FOR EACH PIPE CONNECTION TO THE MANHOLE. UNIONS SHALL BE INTERPACE LOCK JOINT FLEXIBLE MANHOLE SLEEVE, A-LOK MANHOLE PIPE CONNECTOR, LINK SEAL, OR APPROVED EQUAL. SUCH UNIONS SHALL BE SELECTED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS FOR THE SPECIFIC TYPE OF PIPE USED. MANHOLE CASTING SHALL BE NEENAH R-1772-B OR APPROVED EQUAL. LID SHALL BE NEENAH FOUNDRY TYPE B "SELF SEALING" WITH THE WORD "WATER" IMPRINTED. MANHOLE STEPS SHALL BE M-A INDUSTRIES PLASTIC COATED. MANHOLES ARE TO BE WATER-TIGHT.

7. PRESSURE TAPS
   PRESSURE TAPS SHALL BE PERFORMED IN THE PRESENCE OF AN ILLINOIS-AMERICAN REPRESENTATIVE. THE OUTSIDE DIAMETER OF THE CUTTER MUST BE AT LEAST 1/4" LESS THAN THE NOMINAL SIZE OF THE TAP TO BE MADE. ILLINOIS-AMERICAN MUST BE PROVIDED WITH A MINIMUM OF 48 HOURS ADVANCE NOTICE SO THAT INSPECTION BY AN ILLINOIS-AMERICAN REPRESENTATIVE CAN BE SCHEDULED.

8. SIZING OF TAPS

   A. TAPS 2" AND LARGER ON:
      a. CAST IRON PIPE
         i. CLOW MODEL F-5205 TAPPING SLEEVE, OR APPROVED EQUAL, FOR SIZES 4 INCH THROUGH 16 INCH. ALL BOLTS SHALL BE STAINLESS STEEL (TYPE 304), OR HIGH STRENGTH, CORROSION RESISTANT, LOW ALLOY MATERIAL SUCH AS ARMCO CORTEN.

      b. ASBESTOS CEMENT PIPE
         i. CLOW MODEL F-5207 TAPPING SLEEVE, OR APPROVED EQUAL FOR SIZES 4 INCH THROUGH 12 INCH.
         ii. IN SPECIFYING TAPPING SLEEVES TO FIT ON THE "ROUGH BARREL" OR, THAT IS, THE FULL OUTSIDE DIAMETER PORTION OF THE PIPE, IT IS IMPORTANT THAT THE OUTSIDE DIAMETER OF THE PIPE BE MEASURED BEFORE ORDERING THE TAPPING SLEEVE. OUTSIDE DIAMETERS OF ASBESTOS PIPE CAN VARY SIGNIFICANTLY AND MAY NOT REMAIN CONSISTENT EVEN WITHIN THE SAME PRESSURE CLASS OF PIPE.
         iii. ALL BOLTS SHALL BE STAINLESS STEEL (TYPE 304), OR HIGH STRENGTH, CORROSION RESISTANT LOW ALLOY MATERIAL SUCH AS ARMCO COR TEN.

      c. DUCTILE IRON PIPE

         ROMAC INDUSTRIES, INC., STYLE "SST", STAINLESS STEEL TAPPING SLEEVE MAY USE THE SLEEVE INDICATED ABOVE FOR CAST IRON, OR APPROVED EQUAL. TAPPING VALVES SHALL BE THE RESILIENT WEDGE TYPE AS MANUFACTURED BY MUELLER.

   B. TAPS 2" OR LESS
      TAPS TWO INCH AND LESS MAY BE MADE BY DIRECT TAP CONNECTION ON CAST OR DUCTILE IRON MAINS. A TWO INCH DIRECT TAP ON A 6" CAST OR DUCTILE IRON MAIN IS NOT ALLOWED AND REQUIRES A SADDLE. ALL ASBESTOS CEMENT AND PVC MAIN TAPS REQUIRE SADDLES. SADDLES MUST BE OFF ALL BRONZE OR ALL STAINLESS STEEL CONSTRUCTION.

      STAINLESS STEEL: CASCADE CS22

9. SMALL SERVICE LINE APPURTENANCES

   A. CURB BOX

      a. CURB BOX SHALL BE MINNEAPOLIS PATTERN, 1-1/2 INCH INSIDE DIAMETER UPPER SECTION WITH A 6 FOOT FULLY EXTENDED LENGTH TAPPED 2 INCH AT THE BOTTOM AND SUPPLIED WITH A BUSHING FOR SMALLER CURB STOPS. THE LID SHALL BE A TWO-PIECE PLUG TYPE, WITH A BRASS SLEEVE IN THE CAP THREADED TO RECEIVE THE BRASS PLUG.

      b. ACCEPTABLE UNITS ARE:
         MUELLER H-10302-72" WITH LID AND PLUG #89980 WITH AN H-10343 BUSHING

   B. CURB STOP

      a. FOR 1" SERVICE LINES THE CURB STOP SHALL BE:
         MUELLER MARK II ORISEAL H-15155

      b. FOR 1-1/2" AND 2" SERVICES THE CURB STOP SHALL BE:
         MUELLER MARK II ORISEAL.

   C. CORPORATION STOP
      CORPORATION STOPS FOR 1" THROUGH 2" SHALL BE MUELLER 110 #15008

   NOTE: THE CURB STOP AND CORPORATION STOP SHALL BE EQUIPPED WITH CONDUCTIVE COMPRESSION CONNECTIONS. FLARED OR SWEAT CONNECTIONS ARE NOT ALLOWED.

10. SERVICE LINES

   A. ALL WATER SERVICE LINES SHALL BE TYPE K COPPER. ONE PIECE SHALL BE USED FROM THE MAIN TO THE CURB STOP AND ONE PIECE FROM THE CURB STOP TO THE METER SPREAD, FOR LENGTHS OF 100 FEET OR LESS. THE MINIMUM SIZE SHALL BE 1" FOR A SINGLE-FAMILY RESIDENCE. LINES FOR LARGER SERVICES SHALL BE IN ACCORD WITH AWWA MANUAL OF PRACTICE #22.

   B. WHEN THE DISTANCE FROM THE CURB STOP TO THE METER IN THE BUILDING EXCEEDS THE LENGTH OF COPPER AVAILABLE, A CONNECTION MAY BE MADE USING A MUELLER THREE-PART UNION (MODEL H-15403) WITH CONDUCTIVE, COMPRESSION CONNECTIONS.

INSTALLATION SPECIFICATIONS

1. PROTECTION OF WATER MAINS FROM SANITARY SEWERS AND STORM SEWERS

   WATER MAINS SHALL BE PROTECTED FOR HORIZONTAL AND VERTICAL SEPARATION IN ACCORDANCE WITH THE TECHNICAL POLICY STATEMENTS OR THE REQUIREMENTS OF MWRDGC, WHICHEVER APPLIES. FURTHER, NO WATER MAIN SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A SEWER OR SEWER MANHOLE.

2. DEPTH OF PIPE COVER

   A MINIMUM DEPTH OF FIVE FEET SIX INCHES SHALL BE MAINTAINED FOR ALL WATER MAIN. THE FIVE FEET SIX INCHES DEPTH SHALL BE FROM PROPOSED FINAL GRADE ELEVATION TO THE CROWN OF THE MAIN. MAXIMUM DEPTH OF COVER SHALL BE SEVEN FEET.

MINIMUM BEARING AREA IN SQUARE FEET
BENDS (DEGREES)

PAPER SIZE	11-1/4	22-1/2	45	90	TEE	DEAD END
6"	1.0	2.5	4.5	8.0	5.5	5.5
8"	2.0	4.0	7.5	14.0	10.0	10.0
10"	3.0	6.0	11.0	20.5	14.5	14.5
12"	4.0	8.0	16.0	29.0	20.5	20.5

BEARING AREAS ARE BASED ON SOIL HAVING AN ALLOWABLE SAFE LATERAL BEARING OF ONE TON PER SQUARE FOOT. AREAS MUST BE REVISED FOR SOILS WITH A LOWER BEARING CAPACITY.

3. CORROSION PROTECTION
   ALL PIPE, FITTINGS, FIRE HYDRANT LEADS, SLEEVES AND VALVES ARE TO BE ENCASED IN POLYETHYLENE IN ACCORDANCE WITH AWWA C-105, UNLESS A SOIL SURVEY HAS BEEN PERFORMED AND NON-CORROSIVE SOILS ARE SHOWN TO EXIST.

4. LAYING OF PIPE ON CURVES

   A. LONG RADIUS CURVES, EITHER HORIZONTAL OR VERTICAL, MAY BE LAID WITH STANDARD PIPE BY DEFLECTIONS AT THE JOINTS. IF THE PIPE IS SHOWN CURVED ON THE PLANS AND NO SPECIAL FITTINGS ARE SHOWN, IT MAY BE ASSUMED THAT THE CURVES CAN BE MADE BY DEFLECTION OF THE JOINTS WITH STANDARD LENGTHS OF PIPE. IN APPROVED SITUATIONS, SHORTER LENGTHS OF PIPE MAY BE USED TO AVOID THE USE OF FITTINGS.

   B. MAXIMUM DEFLECTIONS AT PIPE JOINTS AND LAYING RADIUS FOR VARIOUS PIPE LENGTHS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS BASED ON THE SIZE OF PIPE AND TYPE OF JOINT. WHEN RUBBER GASKETED PIPE IS LAID ON A CURVE, THE PIPE SHALL BE JOINTED IN A STRAIGHT ALIGNMENT, THEN DEFLECTED. TRENCHES SHALL BE MADE WIDER ON CURVES FOR THIS PURPOSE.

5. THRUST RESTRAINT
   ALL FITTINGS, BENDS AND HYDRANTS SHALL BE PROPERLY BRACED BY MEANS OF RESTRAINED JOINT ASSEMBLIES AS SHOWN IN THE STANDARD DETAIL OR USING METHODS AS DESCRIBED BELOW:

   A. MECHANICAL JOINT FITTINGS, BENDS AND HYDRANTS SHALL BE PROPERLY ANCHORED BY MEANS OF "MEGALUG" (AS MANUFACTURED BY EBBA IRON SALES, INC.) RETAINER GLANDS. ALL SET SCREWS SHALL BE INSTALLED AND TIGHTENED IN ACCORD WITH MANUFACTURER'S RECOMMENDATIONS.
   B. ALL PUSH-ON JOINT FITTINGS AND BENDS SHALL BE PROPERLY ANCHORED BY MEANS OF A U.S. PIPE FIELD LOK GASKET OR APPROVED EQUAL.
   C. ALL PUSH-ON OR MECHANICAL JOINT FITTINGS, BENDS, AND HYDRANTS SHALL BE PROPERLY ANCHORED BY MEANS OF A CONCRETE THRUST BLOCK AS OUTLINED IN THE STANDARD DETAILS. THE MINIMUM BEARING AREA SPECIFICATIONS TO BE UTILIZED ARE OUTLINED AS FOLLOWS:
   D. REACTION BLOCKING SHALL BE DESIGNED FOR A MINIMUM INTERNAL PIPE PRESSURE OF 300 PSI. THE BLOCKING SHALL BE KEPT CLEAR OF THE ENTIRE BELL CONFIGURATION OF ANY ADJACENT JOINT AND SHALL BE AT LEAST AS LARGE AS IS NECESSARY TO RESTRAIN THE FITTINGS FROM MOVEMENT. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT THE END OF 28 DAYS.
   E. FIRE HYDRANT SHALL BE POSITIVELY ANCHORED DIRECTLY TO THE TEE ON THE MAIN USING MECHANICAL JOINT ANCHORING FITTINGS, OR OTHER APPROVED RESTRAINING SYSTEM.
   F. VALVES AT TEES AND CROSSES, WHERE REQUIRED, SHALL BE ANCHORED DIRECTLY TO THE FITTING USING CLOW (OR EQUAL) MECHANICAL JOINT ANCHORING FITTINGS, OR OTHER APPROVED RESTRAINING SYSTEM.

6. BEDDING

   A. TYPE I BACKFILL IN ACCORDANCE WITH ANSI/AWWA C600-87 AS ILLUSTRATED IN THE STANDARD DETAIL SHALL BE USED UNLESS THE MAIN IS BEING LAID UNDER PAVEMENT OR WITHIN RIGHT-OF-WAY.
   B. IF SOIL CONDITIONS ARE ENCOUNTERED WHICH REQUIRE REMOVAL OF UNSUITABLE MATERIAL BELOW THE DEPTH OF THE STANDARD BEDDING, THE MATERIAL REMOVED SHALL BE REPLACED WITH GRANULAR MATERIAL OF THE GRADATION APPROVED BY ILLINOIS-AMERICAN.

TESTING AND DISINFECTION

1. PRESSURE TEST

   A. ALL NEWLY LAID WATER MAIN SHALL BE SUBJECTED TO HYDROSTATIC PRESSURE TEST EQUAL TO 150 PSI FOR A PERIOD OF AT LEAST TWO HOURS. THE PRESSURE SHALL BE MAINTAINED AT 150 PSI FOR THE DURATION OF THE TEST. EACH SECTION OF THE MAIN TO BE TESTED, AS DETERMINED BY ILLINOIS-AMERICAN, SHALL BE SLOWLY FILLED WITH WATER TO THE SPECIFIED TEST PRESSURE UTILIZING A TEST PUMP CONNECTED TO THE MAIN IN A SATISFACTORY MANNER. THE TEST PUMP, PIPE CONNECTION AND ALL NECESSARY APPARATUS, INCLUDING GAUGES AND THE METERS, SHALL BE FURNISHED BY THE CONTRACTOR.

   B. BEFORE APPLYING THE SPECIFIED TEST PRESSURE, ALL AIR SHALL BE EXPELLED FROM THE MAIN UTILIZING FIRE HYDRANTS OR PRESSURE TAPS, IF NECESSARY, INSTALLED AT POINTS OF HIGHEST ELEVATION ALONG THE WATER MAIN INSTALLATION.

   C. CONNECTION TO ILLINOIS-AMERICAN'S WATER SYSTEM WILL NOT BE PERMITTED UNLESS THE INSTALLATION HAS BEEN CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS AND HAS BEEN SATISFACTORILY PRESSURE TESTED IN THE PRESENCE OF AN ILLINOIS-AMERICAN DESIGNATED REPRESENTATIVE. DURING THE TEST, THE ENTIRE LENGTH OF MAIN BEING TESTED, ALONG WITH ALL APPURTENANCES, WILL BE CAREFULLY INSPECTED BY AN ILLINOIS-AMERICAN REPRESENTATIVE.

   D. ANY CRACKED OR DEFECTIVE PIPES, FITTINGS, VALVES OR HYDRANTS DISCOVERED AS A RESULT OF THIS PRESSURE TEST SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE WITH SOUND, NEW MATERIAL AND RETESTED UNTIL SATISFACTORY TO AN ILLINOIS-AMERICAN REPRESENTATIVE. WHEN PRESSURE TESTING AGAINST AN EXISTING WATER MAIN VALVE AND SHOULD THE VALVE BE FOUND TO BE LEAKING OR FAIL DURING THE PRESSURE TEST, THE CONTRACTOR SHALL PROVIDE AND INSTALL A NEW VALVE AT THE LOCATION OF THE DEFECTIVE VALVE.

2. LEAKAGE TEST

   IN CONJUNCTION WITH THE PRESSURE TEST, A LEAKAGE TEST SHALL BE CONDUCTED TO DETERMINE THE QUANTITY OF WATER LOST BY LEAKAGE UNDER THE SPECIFIED TEST PRESSURE. THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR PER PIPELINE SHALL NOT BE GREATER THAN THAT DETERMINED BY THE FORMULA:

$$L = \frac{ND\sqrt{P}}{7400}$$

   L = ALLOWABLE LEAKAGE IN GALLONS PER HOUR
   N = NUMBER OF JOINTS FOR LENGTH OF PIPELINE TESTED
   D = NOMINAL DIAMETER OF THE PIPE IN INCHES
   P = AVERAGE TEST PRESSURE DURING THE LEAKAGE TEST IN POUNDS PER SQUARE INCH GAUGE

   THE TEST WILL BE CONDUCTED AT AN AVERAGE PRESSURE OF NOT LESS THAN 200 PSI AT THE HIGH POINT OF THE MAIN AND FOR A PERIOD OF NOT LESS THAN TWO HOURS.

3. DISINFECTION OF WATER

   A. THE SECTION OF MAIN TO BE DISINFECTED SHALL FIRST BE FLUSHED TO REMOVE ANY SOLIDS OR CONTAMINATED MATERIAL THAT MAY HAVE BECOME LODGED IN THE MAIN. ALL FLUSHING IS TO BE DONE UNDER CONTINUOUS SUPERVISION OF AN ILLINOIS-AMERICAN REPRESENTATIVE.

   B. NO VALVES OR FIRE HYDRANTS OR OTHER APPURTENANCES ARE TO BE PURGED OR FLUSHED UNLESS AN ILLINOIS-AMERICAN REPRESENTATIVE IS PRESENT. ILLINOIS-AMERICAN MUST BE PROVIDED WITH A MINIMUM OF 48 HOURS ADVANCE NOTICE SO THAT INSPECTION BY AN ILLINOIS-AMERICAN REPRESENTATIVE CAN BE SCHEDULED.

   C. ALL CHLORINATION, FLUSHING, AND TESTING IS TO BE DONE IN STRICT ACCORD WITH "STANDARD SPECIFICATIONS FOR WATER & SEWER MAIN CONSTRUCTION IN ILLINOIS", DIVISION IV, SECTION 41-2.14. ALL NEW MAINS SHALL BE CHLORINATED SO THAT THE INITIAL CHLORINE RESIDUAL OF NOT LESS THAN 25 MG/L AND THAT A CHLORINE RESIDUAL OF NOT LESS THAN 10 MG/L REMAINS IN THE WATER AFTER STANDING 24 HOURS IN THE PIPE. WATERMAIN DISINFECTION IS PER AWWA STANDARD C651. ALL CHLORINE CONCENTRATIONS LISTED ARE FREE CHLORINE. WATER TEST SAMPLES ARE TO BE COLLECTED ON TWO CONSECUTIVE DAYS AFTER CHLORINATION AND FINAL FLUSHING. THE FIRST SAMPLE IS TO BE COLLECTED 24 HOURS AFTER THE FINAL FLUSHING. CHLORINE SHALL BE APPLIED IN LIQUID OR GAS FORM.

OPERATION OF WATER SYSTEM

THE OPERATION OF MAIN VALVES AND FIRE HYDRANTS ON THE WATER SYSTEM IN SERVICE OFTEN RESULTS IN DISTURBANCE OF THE NATURAL SEDIMENTS AND MINERAL DEPOSITS IN MAINS, CAUSING PROBLEMS FOR ILLINOIS-AMERICAN'S CUSTOMERS. ILLINOIS-AMERICAN HAS A RESPONSIBILITY TO PROVIDE ITS CUSTOMERS THE HIGHEST LEVEL OF SERVICE POSSIBLE. THEREFORE, ILLINOIS-AMERICAN HAS ADOPTED A STRICT POLICY THAT NO ONE, OTHER THAN AN EMPLOYEE OF ILLINOIS-AMERICAN, UNLESS EXPRESSLY AUTHORIZED, IS TO OPERATE ANY VALVE, FIRE HYDRANT, OR OTHER APPURTENANCE OF WATER SYSTEM THAT IS IN SERVICE OR WHICH WILL AFFECT THE SYSTEM THAT IS IN SERVICE. THIS OPERATION IS TO BE PERFORMED BY AN EMPLOYEE OF ILLINOIS-AMERICAN OR UNDER HIS DIRECT SUPERVISION.

ILLINOIS-AMERICAN MUST BE PROVIDED WITH A MINIMUM OF 48 HOURS ADVANCE NOTICE SO THAT THE FILLING/FLUSHING OPERATIONS CAN BE SCHEDULED.

WATER MAIN NOTES

DATE	08/30/18
DRAWN BY	ELR
APP. BY	
SCALE	NONE
SHEET	1 OF 4

ILLINOIS AMERICAN WATER

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE & IAWC	MJF
2	09-10-25	PER IAWC REVIEW	MJF
3	10-10-25	PER IAWC REVIEW	MJF
4	11-04-25	PER VILLAGE REVIEW	MJF
5	11-20-25	PER IAWC REVIEW	MJF
6	01-30-26	PER IDOT REVIEW - PHASE 1	MJF

MARTH CONSTRUCTION
14800 S. 80th AVENUE
ORLAND PARK, ILLINOIS 60462
(708) 873-9700

FINAL ENGINEERING PLANS
FOR
VILLAS OF HIDDEN VALLEY PHASE 1 & 2
159TH STREET
HOMER GLEN, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 24-0012
Scale: NONE
Date: 05/30/25
Design By: MJF
Drawn By: DJB
Checked By: MJF

24 OF 29

CONSTRUCTION DETAILS

REVIEW SET
NOT FOR CONSTRUCTION

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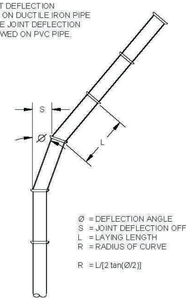
MAXIMUM JOINT DEFLECTION
FULL-LENGTH PIPE-PUSH-ON TYPE JOINT PIPE

MAXIMUM JOINT DEFLECTION DUCTILE IRON PUSH ON PIPE					
NOMINAL PIPE SIZE	DEFLECTION ANGLE	MAX OFFSET - S		APPROXIMATE RADIUS OF CURVATURE - R PRODUCED BY SUCCESSION OF ANGLED JOINTS	
INCHES	DEGREES	INCHES		FEET	
		L=18 FT	L=20 FT	L=18 FT	L=20 FT
3	4	15	17	256	285
4	4	15	17	256	285
6	4	15	17	256	285
8	4	15	17	256	285
10	4	15	17	256	285
12	4	15	17	256	285
14	4	9	10	256	285
16	2.5	9	10	429	476
18	2.5	9	10	429	476
20	2.5	9	10	429	476
24	2.5	9	10	429	476

MAXIMUM JOINT DEFLECTION DUCTILE IRON PUSH ON PIPE					
NOMINAL PIPE SIZE	DEFLECTION ANGLE	MAX OFFSET - S		APPROXIMATE RADIUS OF CURVATURE - R PRODUCED BY SUCCESSION OF ANGLED JOINTS	
INCHES	DEGREES	INCHES		FEET	
		L=18 FT	L=20 FT	L=18 FT	L=20 FT
3	4	15	17	256	285
4	4	15	17	256	285
6	4	15	17	256	285
8	4	15	17	256	285
10	4	15	17	256	285
12	4	15	17	256	285
14	4	9	10	256	285
16	2.5	9	10	429	476
18	2.5	9	10	429	476
20	2.5	9	10	429	476
24	2.5	9	10	429	476

*L-STANDARD LENGTH OF PIPE SECTION.

NOTES:
1. PIPE JOINT DEFLECTION ALLOWED ON DUCTILE IRON PIPE ONLY. PIPE JOINT DEFLECTION NOT ALLOWED ON PVC PIPE.



Ø = DEFLECTION ANGLE
S = JOINT DEFLECTION OFFSET
L = LAYING LENGTH
R = RADIUS OF CURVE

R = L/[2 tan(Ø/2)]

AMERICAN WATER STANDARD CIVIL PIPE CURVE GEOMETRY DETAIL

AMERICAN WATER VOORHEES, NJ 08043

AMERICAN WATER ENGINEERING 1905 CHURCH ROAD MOUNT LAUREL, NJ 08054

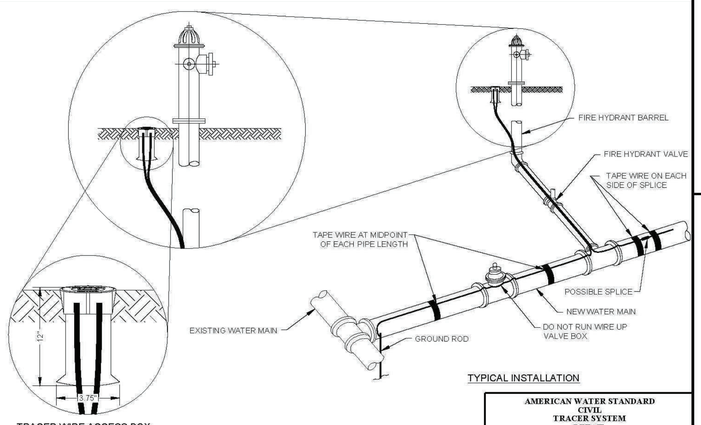
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AMERICAN WATER

USE DIMENSIONS ONLY SCALE: N.T.S.

USE APPROVED DRAWING(S) ONLY FOR CONSTRUCTION PURPOSES

0201-0601-SD3.2



TYPICAL INSTALLATION

TRACER WIRE ACCESS BOX

NOTES:
1. EXTEND TRACER WIRE UP FIRE HYDRANT BARREL TO INTERNAL TERMINALS OF TRACER WIRE STATION AND BACK DOWN.
2. CLAMP TRACER WIRE TO GROUND ROD AT SYSTEM TERMINATION POINTS.

AMERICAN WATER STANDARD CIVIL TRACER SYSTEM DETAIL

ILLINOIS AMERICAN WATER BELLEVILLE, IL 62220

ILLINOIS AMERICAN WATER ENG. 100 N. WATER WORKS DRIVE BELLEVILLE, IL 62223

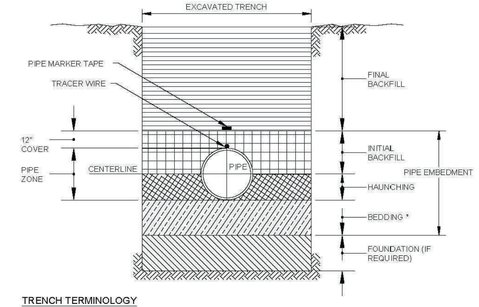
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AMERICAN WATER

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0201-0601-IH22



TRENCH TERMINOLOGY

FOUNDATION: A FOUNDATION IS NECESSARY ONLY WHEN NATIVE SOILS ARE UNSTABLE. FOR SUCH CONDITIONS, THE TRENCH IS OVER-EXCAVATED AND A LAYER OF SUPPORTIVE MATERIAL IS PLACED AND COMPACTED TO PROVIDE A FIRM FOUNDATION FOR THE SUBSEQUENT PIPE EMBEDMENT MATERIALS.

EMBEDMENT: THIS ZONE IS THE MOST IMPORTANT IN TERMS OF PIPE PERFORMANCE. IT IS DIVIDED INTO THE FOLLOWING SUB ZONES:

- BEDDING: TYPICALLY SIX INCHES OF SUPPORTIVE, COMPACTED MATERIAL. THIS ZONE PROVIDES EVEN SUPPORT FOR THE PIPE AND BRINGS IT TO GRADE. *
- HAUNCHING: EXTENDS FROM THE BOTTOM OF THE PIPE TO THE CENTERLINE OF THE PIPE. IT PROVIDES THE MOST RESISTANCE TO PIPE DEFLECTION. SPECIFYING PROPER MATERIALS AND COMPACTION ARE MOST IMPORTANT FOR THIS ZONE. IN MOST CASES NATIVE MATERIAL IS ACCEPTABLE. MATERIAL SHALL BE FREE OF ROCKS AND BE PLACED BY HAND TO PROTECT POLYETHYLENE ENCASING.
- INITIAL BACKFILL: EXTENDS FROM THE SPRINGLINE TO A POINT ABOVE THE TOP OF THE PIPE. THIS ZONE PROVIDES SOME PIPE SUPPORT AND HELPS TO PREVENT DAMAGE TO THE PIPE DURING PLACEMENT OF THE FINAL BACKFILL. THE COVER EXTENDS FROM THE TOP OF THE PIPE TO THE TOP OF THE INITIAL BACKFILL. THE DEPTH OF COVER SHOULD BE AS MUCH AS NECESSARY TO PROTECT THE PIPE DURING PLACEMENT OF THE FINAL BACKFILL. TWELVE INCHES IS A COMMON DEPTH OF COVER.

FINAL BACKFILL: THIS ZONE EXTENDS FROM THE TOP OF THE INITIAL BACKFILL TO THE TOP OF THE TRENCH. THIS ZONE HAS LITTLE INFLUENCE ON PIPE PERFORMANCE, BUT CAN BE IMPORTANT TO THE INTEGRITY OF ROADS AND STRUCTURES.

* UNLESS OTHERWISE DIRECTED BY COMPANY, OR FIELD CONDITIONS REQUIRE, BEDDING IS NOT REQUIRED FOR DUCTILE IRON MAIN. CONTRACTOR SHALL SCARIFY 2" BELOW BOTTOM OF PIPE.

AMERICAN WATER STANDARD CIVIL PIPE TRENCH TERMINOLOGY DETAIL

AMERICAN WATER VOORHEES, NJ 08043

AMERICAN WATER ENG. CENTER 512 CARRIAGE LANE DELRAN, NJ 08075

DRAWN BY: RJB PROJECT ENG'R: APPROVED: DATE: 10-03-07 PROJECT #:

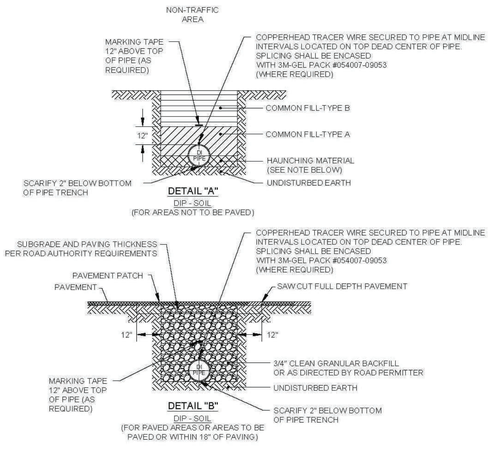
AMERICAN WATER

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0201-0601-SD53

REVISIONS
06-22-09
ADDED TRACER WIRE



NOTES:
1. CAUTION MUST BE EXERCISED TO ENSURE PROPER PLACEMENT OF EMBEDMENT MATERIAL UNDER THE HAUNCHES OF THE PIPE. NATIVE SOIL IS ACCEPTABLE UNLESS DIRECTED BY COMPANY.
2. POLYETHYLENE ENCASING ON ALL D.I. PIPE, FITTINGS, VALVES & APPURTENANCES IN CORROSIVE SOILS.
3. SEE SPECIFICATION SECTION 02210 FOR DESCRIPTION OF BACKFILL AND BEDDING MATERIAL.

AMERICAN WATER STANDARD CIVIL TRENCH - D.I. PIPE IN SOIL DETAIL

AMERICAN WATER VOORHEES, NJ 08043

AMERICAN WATER ENG. CENTER 512 CARRIAGE LANE DELRAN, NJ 08075

DRAWN BY: RJB PROJECT ENG'R: APPROVED: DATE: 10-03-07 PROJECT #:

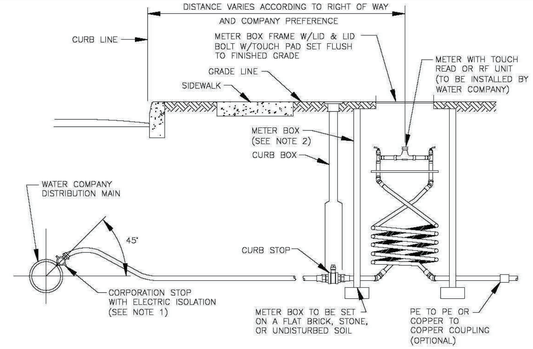
AMERICAN WATER

USE DIMENSIONS ONLY SCALE: N.T.S.

USE AFPROVED DRAWING(S) ONLY FOR CONSTRUCTION PURPOSES

0201-0601-SD55

REVISIONS
06-22-09
TEXT TERM "OPTIONAL" REMOVED AND TEXT 5'-0" REPLACED WITH TEXT MIDLINE



NOTES:

1. CORPORATION STOP WITH STRAIGHT COUPLING NUT. SERVICE SADDLES WILL BE USED FOR ALL TAPS IN A/C, PVC OR CONCRETE MAINS.
2. METER BOX LOCATION TO BE DETERMINED BY LOCAL AUTHORITY AND AWW.
3. SERVICE LINE AND METER BOX OWNERSHIP VARIES BY LOCAL TARIFF.
4. IN HEAVY FROST AREAS, A PLASTIC INNER LID AND BLANKET CAN BE USED.
5. CONNECTIONS BETWEEN PIPE LENGTHS SHALL BE COMPRESSION OR FLARE AND MAY DEPEND ON LOCAL PLUMBING REQUIREMENT.

AMERICAN WATER STANDARD CIVIL 3/4", 1" & 2" WATER SERVICE INSTALLATION DETAIL

ILLINOIS AMERICAN WATER BELLEVILLE, IL 62220

ILLINOIS AMERICAN WATER ENG. 1404 CARDINAL CT. URBANA, IL 61801

DRAWN BY: CHG PROJECT ENG'R: APPROVED: DATE: 03-14-18 PROJECT #:

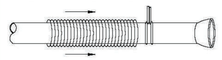
AMERICAN WATER

USE DIMENSIONS ONLY SCALE: N.T.S.

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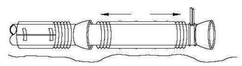
0201-0601-SD47Rev

INSTALLATION OF POLYWRAP

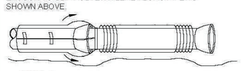


STEP-1
CLEAN ALL DIRT, CINDERS, ETC., FROM THE SURFACE OF THE PIPE. CUT POLYETHYLENE TWO (2) FEET LONGER THAN THE PIPE. SLIP POLYETHYLENE OVER SPIGOT END AND BUNCH AS AS SHOWN ABOVE.

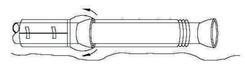
STEP-2
DIG BELL HOLES AT JOINT LOCATIONS, LOWER PIPE INTO TRENCH AND MAKE UP JOINT.



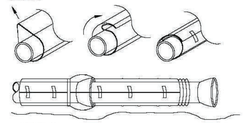
STEP-3
MOVE CABLE HOIST TO BELL END OF PIPE AND LIFT ENOUGH TO SLIP POLYETHYLENE ALONG PIPE AS SHOWN ABOVE.



STEP-4
PULL POLYETHYLENE FORWARD FROM PREVIOUS JOINT OVER THE BELL AND SECURE IN PLACE AS SHOWN.



STEP-5
PULL POLYETHYLENE FORWARD FROM PREVIOUS JOINT OVER THE BELL AND SECURE IN PLACE AS SHOWN.



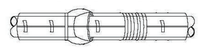
STEP-6
TAKE UP SLACK IN THE TUBE ALONG THE PIPE BARREL, MAKING A SNUG BUT NOT TIGHT FIT. FOLD OVER ON TOP OF PIPE AND SECURE IN PLACE ABOUT EVERY THREE (3) FEET AS SHOWN.



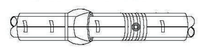
STEP-7
MAKE SURE ANY TEARS IN THE POLYETHYLENE ARE REPAIRED WITH TAPE OR ANOTHER PIECE OF POLYETHYLENE SECURED OVER THE DAMAGED AREA.

STEP-8
BACKFILL THE TRENCH ACCORDING TO SPECIFICATIONS, BEING CAREFUL NOT TO DAMAGE THE POLYETHYLENE WHILE TAMPING AROUND PIPE. BACKFILL SHOULD NOT CONTAIN MATERIAL THAT MIGHT DAMAGE THE POLYETHYLENE.

TAPPING POLYWRAPPED PIPE



STEP-1
WRAP TWO OR THREE LAYERS OF TAPE COMPLETELY AROUND THE PIPE WHERE THE TAPPING MACHINE WILL BE PLACED.



STEP-2
MOUNT THE TAPPING MACHINE ON THE TAPED AREA AND MAKE THE TAP DIRECTLY THROUGH THE TAPE AND POLYWRAP. INSTALL CORPORATION STOP.

STEP-3
INSPECT THE ENTIRE AREA FOR DAMAGE AND REPAIR IF NECESSARY.

STEP-4
WRAP ANY CONNECTED COPPER SERVICE LINE WITHIN THREE (3) FEET OF THE PIPE WITH POLYETHYLENE.

STEP-5
BACKFILL THE TRENCH ACCORDING TO SPECIFICATIONS, BEING CAREFUL NOT TO DAMAGE THE POLYETHYLENE WHILE TAMPING AROUND PIPE. BACKFILL SHOULD NOT CONTAIN MATERIAL THAT MIGHT DAMAGE THE POLYETHYLENE.

AMERICAN WATER STANDARD CIVIL POLYWRAP INSTALLATION AND TAPPING - DETAIL

ILLINOIS AMERICAN WATER BELLEVILLE, IL 62220

ILLINOIS AMERICAN WATER ENG. 100 N. WATER WORKS DRIVE BELLEVILLE, IL 62223

DRAWN BY: JMM PROJECT ENG'R: APPROVED: DATE: 06-05-08 PROJECT #:

AMERICAN WATER

USE DIMENSIONS ONLY SCALE: N.T.S.

USE APPROVED DRAWING(S) ONLY FOR CONSTRUCTION PURPOSES

0201-0601-H23

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE & IAWC	MJF
2	09-10-25	PER IDOT REVIEW	MJF
3	10-10-25	PER IAWC REVIEW	MJF
4	11-04-25	PER VILLAGE REVIEW	MJF
5	11-20-25	PER IAWC REVIEW	MJF
6	01-30-26	PER IDOT REVIEW - PHASE 1	MJF

PROJECT
ALPHA STREET
WATER MAIN REPLACEMENT

DISTRICT
CITY
XXXX DISTRICT

MARTH CONSTRUCTION
14800 S. 80th AVENUE
ORLAND PARK, ILLINOIS 60462
(708) 873-9700

NO.	DATE	INIT.	REVISIONS

SEAL

SIGNATURE/ DATE/ EXPIRATION DATE

ENGINEERING DEPARTMENT
1406 CARDINAL CT.
URBANA, IL 61801

ILLINOIS AMERICAN WATER

USE DIMENSIONS ONLY

ONLY USE APPROVED DRAWINGS FOR CONSTRUCTION PURPOSES

FILE	XX
JOB NO.	XXX
DATE	06/21/22
DRAWN BY	CAM
APP'L BY	
SCALE	AS SHOWN
XREF	XXX
SHEET	6 OF 10

FINAL ENGINEERING PLANS
FOR
VILLAS OF HIDDEN VALLEY PHASE 1 & 2
159TH STREET
HOMER GLEN, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
ILL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION

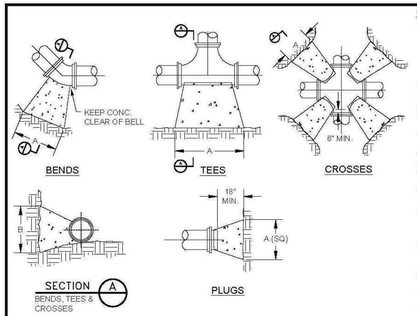
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Scale: NONE
Date: 05/30/25
Design By: MJF
Drawn By: DJB
Checked By: MJF

25
OF
29

CONSTRUCTION DETAILS

REVIEW SET
NOT FOR CONSTRUCTION

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NOTES:
1. COVER OVER TOP OF PIPE SHALL BE BELOW FROST LINE OR 30" MINIMUM, 72" MAXIMUM ACCORDING TO REGULATORY REQUIREMENTS. IF GRADING PLANS RECEIVED BY THE ENGINEER/OWNER WITH THE REQUEST FOR WATER MAIN LAYOUT, INDICATE ADJUSTMENTS TO EXISTING GRADE, THEN PIPE SHALL BE INSTALLED TO MEET MINIMUM AND MAXIMUM COVER FROM PROPOSED GRADES SHOWN ON SAID PLANS.
2. THRUST BLOCKS SHALL BE BUILT AGAINST UNDISTURBED SOIL WITH ADEQUATE BACKING TO PREVENT MOVEMENT OF FITTING.
3. NO THRUST BLOCKS TO BE PLACED IN SEWER LATERAL DITCHES,.
4. THRUST BLOCKING MUST FIT IN EASEMENT, IN SOME CASES ADDITIONAL RESTRAINT MAY BE REQUIRED.
5. BASED ON 200 PSI (150 PSI STATIC PRESSURE PLUS 50 PSI WATER HAMMER) AND 2000 PSF SOIL BEARING.
6. POLYETHYLENE ENCASEMENT ON ALL D.I. PIPE AND FITTINGS.
7. PIPE JOINTS AND BOLTS MUST BE ACCESSIBLE.
8. ALLOW SUFFICIENT CLEARANCE BETWEEN CONCRETE AND BOLTS FOR FUTURE MAINTENANCE.
9. ALL ANCHOR BOLTS SHALL BE COR-BLUE, MINIMUM 1/2" DIAMETER. COAT EXPOSED ROD WITH ASPHALT CEMENT AFTER CONCRETE HAS SET.
10. ALL M.J. AND FLG. FITTINGS TO RECEIVE THRUST BLOCKS SHALL HAVE THE FASTENER AREAS FELT WRAPPED AND TAPED PRIOR TO THE CONCRETE POUR TO ALLOW FUTURE ACCESS TO THE FASTENERS AT THE JOINTS.
11. THRUST BLOCKING DETAILS ARE SHOWN HERE FOR TYPICAL INSTALLATIONS. IN SOME CASES, ADDITIONAL RESTRAINT MAY BE REQUIRED.
12. PORTLAND CEMENT CONCRETE USED FOR THRUST BLOCKS SHALL BE MIN 3000 PSI CONCRETE.
13. FOR UNSTABLE SOIL CONDITIONS, CHECK WITH ENGINEER FOR THRUST BLOCK DIMENSIONS.
14. FOR MAIN SIZES GREATER THAN 16", SEE ENGINEER FOR THRUST BLOCK DIMENSIONS.

REQUIRED BEARING AREA ON UNDISTURBED SOIL AND TYPICAL DIMENSIONS

PIPE SIZE	90 DEGREE BENDS			45 DEGREE BENDS			11.25 DEGREE BENDS			22.5 DEGREE BENDS			TEES/PLUGS		
	AREA (sq ft)	"A"	"B"	AREA (sq ft)	"A"	"B"	AREA (sq ft)	"A"	"B"	AREA (sq ft)	"A"	"B"	AREA (sq ft)	"A"	"B"
6	5.3	43"	18"	2.9	23"	18"	0.7	6"	18"	1.5	12"	18"	3.7	30"	18"
8	9.2	55"	24"	5.0	30"	24"	1.3	8"	24"	2.5	15"	24"	6.4	39"	24"
10	13.8	66"	30"	7.5	36"	30"	1.9	9"	30"	3.8	18"	30"	9.7	46"	30"
12	19.4	78"	36"	10.6	42"	36"	2.7	11"	36"	5.3	21"	36"	13.8	55"	36"
14	26.0	89"	42"	14.0	48"	42"	3.6	12"	42"	7.2	25"	42"	18.5	63"	42"
16	33.7	101"	48"	18.3	55"	48"	4.7	14"	48"	9.4	28"	48"	23.9	72"	48"

Area in square feet "A" and "B" in inches
Bearing table area is based on 200 psi maximum with soil bearing capacity of 2000 lbs/square foot.
For higher water pressures or lower soil pressures, consult Engineer for adjustments.
Bearing table area does not include a safety factor.
A safety factor and additional bearing area may be required as directed by the Engineer.

AMERICAN WATER STANDARD CIVIL THRUST BLOCK DETAILS

AMERICAN WATER VOORHEES, NJ 08043

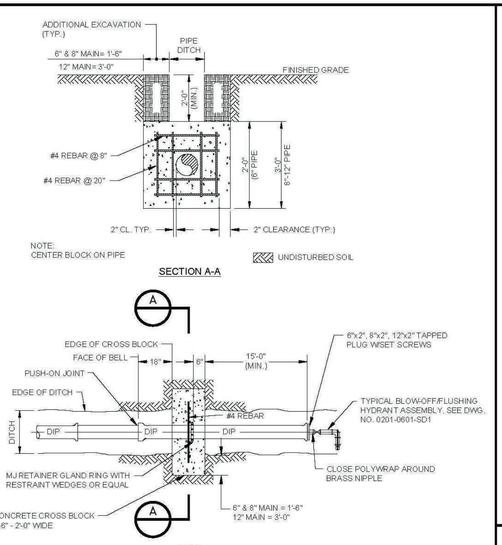
AMERICAN WATER ENGINEERING 1025 CHURCH ROAD MOUNT LAUREL, NJ 08054

DRAWN BY RJB | PROJECT ENG'R | APPROVED | DATE 12-23-07 | PROJECT #

USE DIMENSIONS ONLY | SCALE N.T.S.

USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES

0201-0601-SD6



NOTES:
1. ONE RETAINER GLAND RING WITH RESTRAINT WEDGES SHALL BE INSTALLED TOWARDS BELL.
2. DO NOT USE RESTRAINED JOINT GASKETS.

AMERICAN WATER STANDARD CIVIL DEAD-END AND CROSS BLOCKING DETAIL

AMERICAN WATER VOORHEES, NJ 08043

AMERICAN WATER ENG. CENTER 220 CARRIAGE LANE DELRAN, NJ 08075

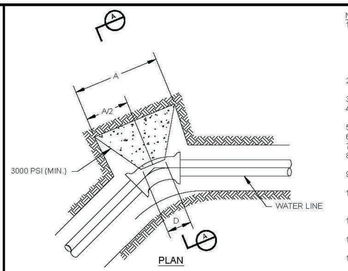
DRAWN BY RJB | PROJECT ENG'R | APPROVED | DATE 10-23-07 | PROJECT #

USE DIMENSIONS ONLY | SCALE N.T.S.

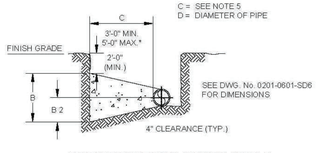
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES

0201-0601-SD13

REVISIONS
06-22-09
TEXT "PVC" CHANGED TO "DIP" AND 2" DIMENSION CHANGED TO 18"



A = LENGTH OF THRUST BLOCK SEE DWG. NO. 0201-0601-SD6
B = 3xD
C = SEE NOTE 5
D = DIAMETER OF PIPE



NOTES:
1. COVER OVER TOP OF PIPE SHALL BE BELOW FROST LINE OR MINIMUM 30" IN NON-FROST AREAS OR ACCORDING TO REGULATORY REQUIREMENTS. IF GRADING PLANS RECEIVED BY THE ENGINEER/OWNER WITH THE REQUEST FOR WATER MAIN LAYOUT, INDICATE ADJUSTMENTS TO EXISTING GRADE, THEN PIPE SHALL BE INSTALLED TO MEET MINIMUM AND MAXIMUM COVER FROM PROPOSED GRADES SHOWN ON SAID PLANS.
2. THRUST BLOCKS SHALL BE BUILT AGAINST UNDISTURBED SOIL WITH ADEQUATE BACKING TO PREVENT MOVEMENT OF FITTING.
3. NO THRUST BLOCKS TO BE PLACED IN SEWER LATERAL DITCHES,.
4. THRUST BLOCKING MUST FIT IN EASEMENT, IN SOME CASES ADDITIONAL RESTRAINT MAY BE REQUIRED.
5. DIMENSION "C" BASED ON MINIMUM BEARING AREA. 18" MINIMUM.
6. POLYETHYLENE ENCASEMENT ON ALL D.I. PIPE AND FITTINGS.
7. PIPE JOINTS AND BOLTS MUST BE ACCESSIBLE.
8. ALL ANCHOR BOLTS SHALL BE COR-BLUE, MINIMUM 1/2" DIAMETER: COAT EXPOSED ROD WITH APPROVED MATERIAL AFTER CONCRETE HAS SET.
9. ALLOW SUFFICIENT CLEARANCE BETWEEN CONCRETE AND BOLTS FOR FUTURE MAINTENANCE.
10. ALL M.J. AND FLG. FITTINGS TO RECEIVE THRUST BLOCKS SHALL HAVE THE FASTENER AREAS KEPT FREE OF CONCRETE TO ALLOW FUTURE ACCESS TO THE FASTENERS AT THE JOINTS.
11. THRUST BLOCKING DETAILS ARE SHOWN HERE FOR TYPICAL INSTALLATIONS. IN SOME CASES, ADDITIONAL RESTRAINT MAY BE REQUIRED.
12. PORTLAND CEMENT CONCRETE USED FOR THRUST BLOCKS SHALL BE 300 PSI CONCRETE (MIN.)
13. BEARING AREAS ARE BASED ON SOIL HAVING AN ALLOWABLE SAFE LATERAL BEARING OF 2000 POUNDS PER SQUARE FOOT AND 200 PSI TEST PRESSURE. AREA MUST BE REVISED FOR SOILS WITH A LOWER BEARING CAPACITY OR HIGHER TEST PRESSURE.

AMERICAN WATER STANDARD CIVIL THRUST BLOCK AT HORIZONTAL BENDS (EXCEEDING 3 FT. IN THICKNESS) - DETAIL

AMERICAN WATER VOORHEES, NJ 08043

AMERICAN WATER ENG. CENTER 210 CARRIAGE LANE DELRAN, NJ 08075

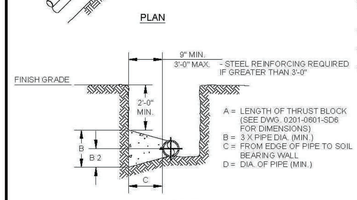
DRAWN BY RJB | PROJECT ENG'R | APPROVED | DATE 09-01-00 | PROJECT #

USE DIMENSIONS ONLY | SCALE N.T.S.

USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES

0201-0601-SD20

REVISIONS:
06-22-09
REMOVED #6 BAR REFERENCES



NOTES:
1. COVER OVER TOP OF PIPE SHALL BE BELOW FROST LINE OR MINIMUM 30" IN NON-FROST AREAS OR ACCORDING TO REGULATORY REQUIREMENTS. IF GRADING PLANS RECEIVED BY THE ENGINEER/OWNER WITH THE REQUEST FOR WATER MAIN LAYOUT, INDICATE ADJUSTMENTS TO EXISTING GRADE, THEN PIPE SHALL BE INSTALLED TO MEET MINIMUM AND MAXIMUM COVER FROM PROPOSED GRADES SHOWN ON SAID PLANS.
2. THRUST BLOCKS SHALL BE BUILT AGAINST UNDISTURBED SOIL WITH ADEQUATE BACKING TO PREVENT MOVEMENT OF FITTING.
3. NO THRUST BLOCKS TO BE PLACED IN SEWER LATERAL DITCHES,.
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10. ALL M.J. AND FLG. FITTINGS TO RECEIVE THRUST BLOCKS SHALL HAVE THE FASTENER AREAS KEPT FREE OF CONCRETE TO ALLOW FUTURE ACCESS TO THE FASTENERS AT THE JOINTS.
11. THRUST BLOCKING DETAILS ARE SHOWN HERE FOR TYPICAL INSTALLATIONS. IN SOME CASES, ADDITIONAL RESTRAINT MAY BE REQUIRED.
12. PORTLAND CEMENT CONCRETE USED FOR THRUST BLOCKS SHALL BE 300 PSI CONCRETE (MIN.)
13. BEARING AREAS ARE BASED ON SOIL HAVING AN ALLOWABLE SAFE LATERAL BEARING OF 2000 POUNDS PER SQUARE FOOT AND 200 PSI TEST PRESSURE. AREA MUST BE REVISED FOR SOILS WITH A LOWER BEARING CAPACITY OR HIGHER TEST PRESSURE.

AMERICAN WATER STANDARD CIVIL THRUST BLOCK AT HORIZONTAL BENDS (LESS THAN 3 FEET IN THICKNESS)-DETAIL

AMERICAN WATER VOORHEES, NJ 08043

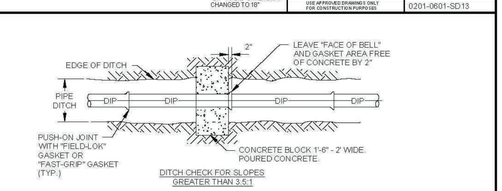
AMERICAN WATER ENG. CENTER 210 CARRIAGE LANE DELRAN, NJ 08075

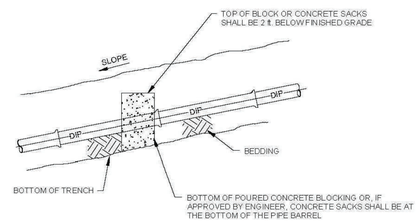
DRAWN BY RJB | PROJECT ENG'R | APPROVED | DATE 08-01-03 | PROJECT #

USE DIMENSIONS ONLY | SCALE N.T.S.

USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES

0201-0601-SD19





NOTES:
1. FIELD-LOK GASKET IS THE PREFERRED OPTION OF RESTRAINED JOINT.

AMERICAN WATER STANDARD CIVIL DITCH CHECK FOR SLOPES GREATER THAN 3.5:1 - DETAIL

AMERICAN WATER VOORHEES, NJ 08043

AMERICAN WATER ENGINEERING 1025 CHURCH ROAD MOUNT LAUREL, NJ 08054

DRAWN BY RJB | PROJECT ENG'R | APPROVED | DATE 06-05-09 | PROJECT #

USE DIMENSIONS ONLY | SCALE N.T.S.

USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES

0201-0601-SD18

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE & IAWC	MJF
2	09-10-25	PER VILLAGE REVIEW	MJF
3	10-10-25	PER IAWC REVIEW	MJF
4	11-04-25	PER VILLAGE REVIEW	MJF
5	11-20-25	PER IAWC REVIEW	MJF
6	01-30-26	PER IDOT REVIEW – PHASE 1	MJF

PROJECT
ALPHA STREET
WATER MAIN REPLACEMENT

DISTRICT
CITY
XXXX DISTRICT

NO.	DATE	INIT.	REVISIONS

SIGN.

SIGNATURE/ SPONSOR (AWC)

ENGINEERING DEPARTMENT
1406 CARDINAL CT.
URBANA, IL 61801

ILLINOIS AMERICAN WATER

USE DIMENSIONS ONLY
ONLY USE APPROVED DRAWINGS FOR CONSTRUCTION PURPOSES

FILE	xx
JOB NO.	xxx
DATE	06/21/22
DRAWN BY	CAM
APP. BY	
SCALE	AS SHOWN
XREF	xxx
SHEET	7 OF 10

FINAL ENGINEERING PLANS
FOR
VILLAS OF HIDDEN VALLEY PHASE 1 & 2
159TH STREET
HOMER GLEN, ILLINOIS

MARTH CONSTRUCTION
14800 S. 80th AVENUE
ORLAND PARK, ILLINOIS 60462
(708) 873-9700

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION

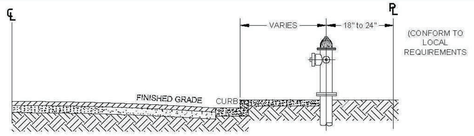
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Date:	05/30/25
Design By:	MJF
Drawn By:	DJB
Checked By:	MJF

26 OF 29

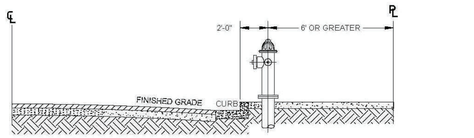
CONSTRUCTION DETAILS

REVIEW SET
NOT FOR CONSTRUCTION

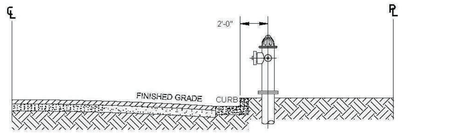
L:\Projects\2024\24-0012\Engineering\DWG\Final\24-0012 FE.DWG Plot Date=1/30/2026 3:47:32 PM By:dbussema



CASE 1 — WHEN SIDEWALKS ARE ADJACENT TO CURB, HYDRANTS SHALL BE CENTERED AT BACK OF SIDEWALK.



CASE 2 — WHEN SIDEWALKS ARE CONSTRUCTED WITH WIDTHS GREATER THAN 6' FROM CURB FACE TO OUTSIDE EDGE OF SIDEWALK, HYDRANTS SHALL BE PLACED 24" FROM THE CURB FACE.



CASE 3 — WHEN INVERTED SHOULDER SECTIONIS PERMITTED AND CURB, GUTTER AND SIDEWALKS ARE WAIVED, THE HYDRANT SHALL BE CENTERED 24" BEHIND THE EDGE OF PAVEMENT.

NOTES:
1. REQIREMENTS OF LOCAL AUTHORITY HAVING JURISDICTION SHALL PREVAIL. IN THEIR ABSENCE, THE INSTALLTIONS SHOWN MAY BE USED.
2. EXACT HYDRANT LOCATION TO BE FIELD DETERMINED BY LOCAL AUTHORITY HAVING JURISDICTION.

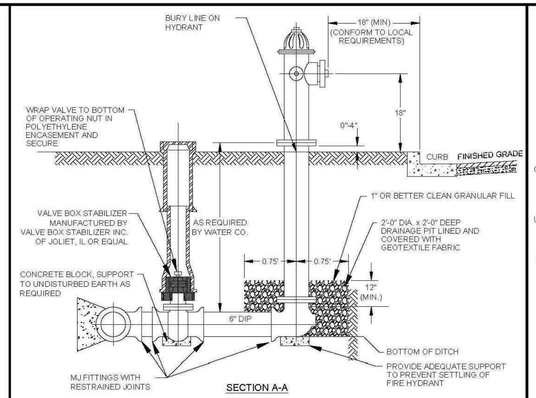
AMERICAN WATER STANDARD CIVIL FIRE HYDRANT LOCATION DETAIL.

ILLINOIS AMERICAN WATER BELLEVILLE, IL 62220

ILLINOIS AMERICAN WATER ENG. 100 N. WATER WORKS DRIVE BELLEVILLE, IL 62223 — AMERICAN WATER

DRAWN BY: JMM | PROJECT ENG'R: | APPROVED | DATE: 10-01-07 | PROJECT #: | USE DIMENSIONS ONLY | SCALE: N.T.S.

USE AP PROVED DRAWING ONLY FOR CONSTRUCTION N PURPOSES — 0201-0601-IH12



FIRE HYDRANT DETAIL-STANDARD
N.T.S.

NOTES:
1. CONTRACTOR TO SUBMIT RESTRAINED DESIGN.
2. PAINT HYDRANT TO BURY LINE (AND CAN BE DONE PRIOR TO INSTALLATION).
3. APPLY TOUCH UP PAINT AS REQUIRED AFTER INSTALLATION.
4. OPTION IS TO USE DI MJ SWIVEL TEE TO CONNECT DIRECTLY TO MJ 6" HYDRANT VALVE.
5. DI TEE AND VALVE CAN BE REPLACED WITH A TAPPING SLEEVE AND VALVE.
6. THE USE OF AN ANCHOR TEE IS ACCEPTABLE.

06-27-08 ADDED NOTES 5. AND 6
04-09-11 ADDED VALVE BOX STABILIZER.

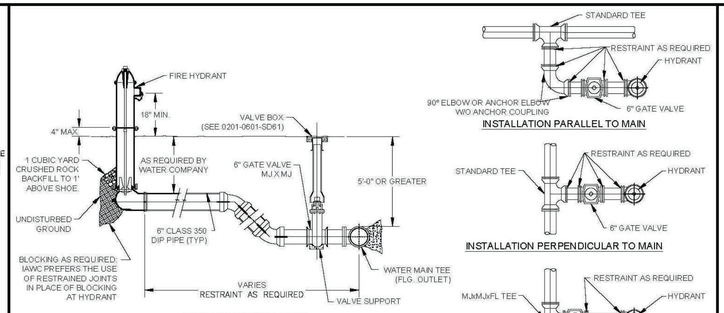
AMERICAN WATER STANDARD CIVIL DRY BARREL FIRE HYDRANT DETAIL.

ILLINOIS AMERICAN WATER BELLEVILLE, IL 62220

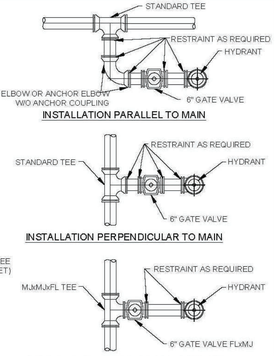
ILLINOIS AMERICAN WATER ENG. 100 N. WATER WORKS DRIVE BELLEVILLE, IL 62223 — AMERICAN WATER

DRAWN BY: JMM | PROJECT ENG'R: | APPROVED | DATE: 06-26-08 | PROJECT #: | USE DIMENSIONS ONLY | SCALE: N.T.S.

USE AP PROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES — 0201-0601-SD31



DEEP MAIN INSTALLATION
(ALTERNATIVE IS HYDRANT BARREL WITH DEEPER BURY OR BARREL EXTENSIONS PER ENGINEER'S RECOMMENDATIONS.)



NOTES:
1. THESE SCHEMATICS DISPLAY ALTERNATIVE LAYOUTS AND DETAIL OF RESTRAINT HAS NOT BEEN PROVIDED HERE.
2. ALL FITTINGS SHALL BE MJ FOR HYDRANT ALTERNATIVES SHOWN.

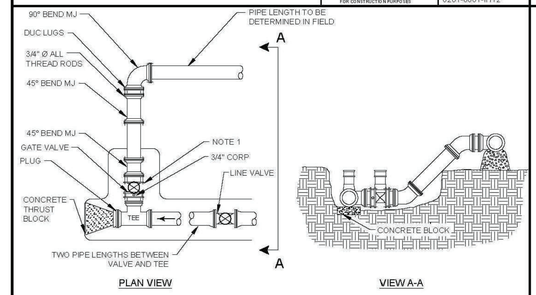
AMERICAN WATER STANDARD CIVIL FIRE HYDRANT LAYOUT - ALTERNATIVES DETAIL

AMERICAN WATER VOORHEES, NJ 08043

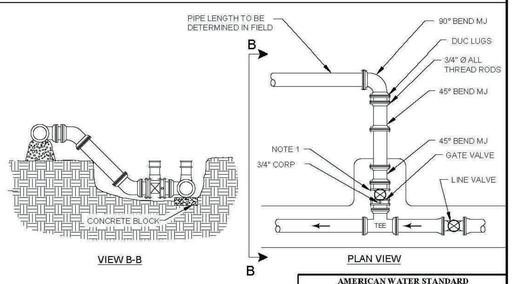
AMERICAN WATER ENG. CENTER 312 CARDINAL LANE GERLAND, NJ 08075 — AMERICAN WATER

DRAWN BY: RJB | PROJECT ENG'R: | APPROVED | DATE: 08-01-03 | PROJECT #: | USE DIMENSIONS ONLY | SCALE: N.T.S.

USE APPROVED DRAWING ONLY FOR CONSTRUCTION PURPOSES — 0201-0601-SD33



BLOW-OFF DETAIL DEAD END



BLOW-OFF DETAIL IN LINE

NOTES:
1. INSTALL MECHANICAL JOINT PLUG IN GATE VALVE AFTER REMOVAL OF BLOWOFF ASSEMBLY.

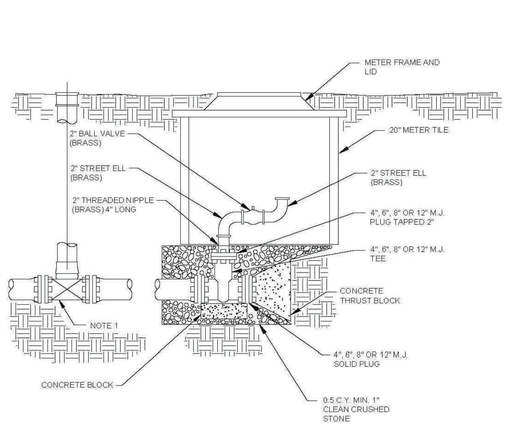
AMERICAN WATER STANDARD CIVIL LARGE WATER MAIN - TEMPORARY BLOWOFF ASSEMBLY - DETAIL

ILLINOIS AMERICAN WATER BELLEVILLE, IL 62220

ILLINOIS AMERICAN WATER ENG. 100 N. WATER WORKS DRIVE BELLEVILLE, IL 62223 — AMERICAN WATER

DRAWN BY: JMM | PROJECT ENG'R: | APPROVED | DATE: 01-05-01 | PROJECT #: | USE DIMENSIONS ONLY | SCALE: N.T.S.

USE AP PROVED DRAWING ONLY FOR CONSTRUCTION N PURPOSES — 0201-0601-IH19



NOTES:
1. LINE VALVE REQUIRED ONE (1) LENGTH PRIOR TO BLOW-OFF.

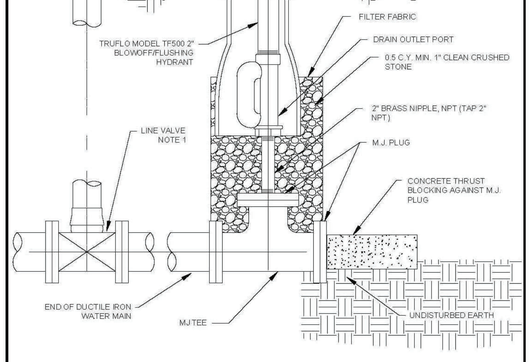
AMERICAN WATER STANDARD CIVIL PERMANENT BLOWOFF ASSEMBLY (ALTERNATIVE) - DETAIL

AMERICAN WATER BELLEVILLE, IL 62223

ILLINOIS AMERICAN WATER ENG. 100 N. WATER WORKS DRIVE BELLEVILLE, IL 62223 — AMERICAN WATER

DRAWN BY: JMM | PROJECT ENG'R: | APPROVED | DATE: 01-05-01 | PROJECT #: | USE DIMENSIONS ONLY | SCALE: N.T.S.

USE AP PROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES — 0201-0601-IH20



NOTES:
1. LINE VALVE REQUIRES TWO (2) LENGHTS PIOR TO BLOWOFF.

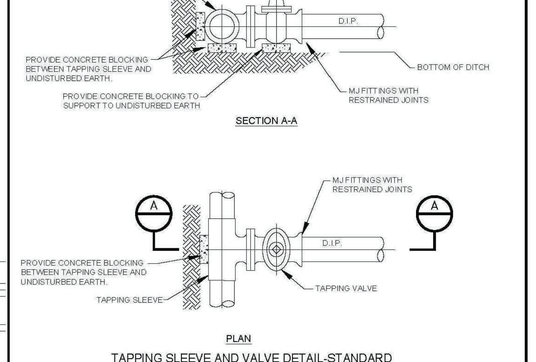
AMERICAN WATER STANDARD CIVIL PERMANENT BLOWOFF ASSEMBLY DETAIL

ILLINOIS AMERICAN WATER BELLEVILLE, IL 62220

ILLINOIS AMERICAN WATER ENG. 100 N. WATER WORKS DRIVE BELLEVILLE, IL 62223 — AMERICAN WATER

DRAWN BY: JMM | PROJECT ENG'R: | APPROVED | DATE: 01-05-01 | PROJECT #: | USE DIMENSIONS ONLY | SCALE: N.T.S.

USE AP PROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES — 0201-0601-IH18



TAPPING SLEEVE AND VALVE DETAIL-STANDARD
N.T.S.

NOTES:
1. CONTRACTOR TO SUBMIT RESTRAINED DESIGN.
2. SEE AMERICAN WATER DETAIL 03-0201-0601-SC6 FOR POURED CONCRETE DETAILS.

AMERICAN WATER STANDARD CIVIL TAPPING SLEEVE AND VALVE BLOCKING DETAIL.

ILLINOIS AMERICAN WATER BELLEVILLE, IL 62223

ILLINOIS AMERICAN WATER ENG. 100 N. WATER WORKS DRIVE BELLEVILLE, IL 62223 — AMERICAN WATER

DRAWN BY: CAM | PROJECT ENG'R: | APPROVED | DATE: 04-16-13 | PROJECT #: | USE DIMENSIONS ONLY | SCALE: N.T.S.

USE AP PROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES

PROJECT: ALPHA STREET WATER MAIN REPLACEMENT

DISTRICT: CITY XXXX DISTRICT

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE & IAWC REVIEW	MJF
2	09-10-25	PER IAWC REVIEW	MJF
3	10-10-25	PER VILLAGE REVIEW	MJF
4	11-04-25	PER IAWC REVIEW	MJF
5	11-20-25	PER IDOT REVIEW – PHASE 1	MJF
6	01-30-26		MJF

MARTH CONSTRUCTION
14800 S. 80th AVENUE
ORLAND PARK, ILLINOIS 60462
(708) 873-9700

NO.	DATE	INIT.	REVISIONS

ENGINEERING DEPARTMENT
1406 CARDINAL CT.
URBANA, IL 61801

ILLINOIS AMERICAN WATER
ONLY USE APPROVED DRAWINGS FOR CONSTRUCTION PURPOSES

USE DIMENSIONS ONLY

FILE	xx
JOB NO.	xxx
DATE	06/21/22
DRAWN BY	CAM
APP'D BY	
SCALE	AS SHOWN
XREF	xxx
SHEET	8 OF 10

FINAL ENGINEERING PLANS
FOR
VILLAS OF HIDDEN VALLEY PHASE 1 & 2
ALLEY
159TH STREET
HOMER GLEN, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION

Project No.: 24-0012
Scale: NONE
Date: 05/30/25
Design By: MJF
Drawn By: DJB
Checked By: MJF

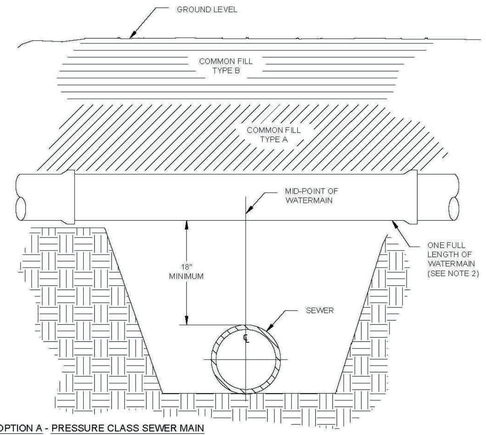
27 OF 29

CONSTRUCTION DETAILS

REVIEW SET
NOT FOR CONSTRUCTION

L:\Projects\2024\24-0012\Engineering\DWG\Final\24-0012 FE.DWG Plot Date:1/30/2026 3:47:33 PM By:dbusemo

WATER MAIN CROSSING OVER SEWER



OPTION A - PRESSURE CLASS SEWER MAIN

1. REPLACE EXISTING SEWER WITH A PRESSURE CLASS MAIN A MINIMUM OF 10' EACH SIDE OF THE WATER MAIN.

OPTION B - WATER MAIN INSTALLATION

1. MID-POINT OF ONE FULL LENGTH OF WATER MAIN IS TO BE CENTERED ABOVE SEWER LINE.
2. PROVIDE ADEQUATE SUPPORT FOR THE WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT.

NOTES:
1. FOLLOW TRENCH MATERIAL DETAIL WHEN BACK- FILLING WATER MAIN.
2. THE SELECTED OPTION MUST BE APPROVED BY AN IL-AWC REPRESENTATIVE.

AMERICAN WATER STANDARD CIVIL
WATER MAIN CROSSING OVER SEWER DETAIL

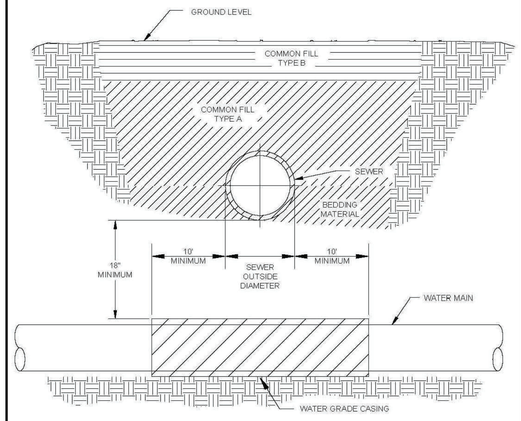
ILLINOIS AMERICAN WATER
BELLEVILLE, IL 62220

ILLINOIS AMERICAN WATER ENG.
500 N. WATER WORKS DRIVE
BELLEVILLE, IL 62223

DRAWN BY: JWM | PROJECT ENG'R: | APPROVED: | DATE: 01-05-01 | PROJECT #:
AMERICAN WATER | USE DIMENSIONS ONLY | SCALE: N.T.S.

USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES | 0201-0601-IH10A

WATER MAIN CROSSING UNDER SEWER



OPTION A - PRESSURE CLASS SEWER MAIN

1. REPLACE EXISTING SEWER WITH A PRESSURE CLASS MAIN IN LIEU OF CASING THE WATER MAIN.
2. THE SEWER SHALL BE REPLACED A MINIMUM OF 10' EACH SIDE OF THE WATERMAIN.

OPTION B - WATER MAIN CASING INSTALLATION

1. PROVIDE ADEQUATE SUPPORT FOR THE EXISTING SEWER TO PREVENT DAMAGE DUE TO SETTLEMENT.

NOTES:
1. FOLLOW TRENCH MATERIAL DETAIL WHEN BACK- FILLING WATER MAIN.
2. THE SELECTED OPTION MUST BE APPROVED BY AN IL-AWC REPRESENTATIVE.

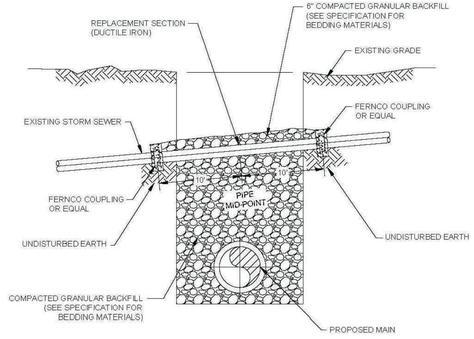
AMERICAN WATER STANDARD CIVIL
WATER MAIN CROSSING UNDER SEWER DETAIL

ILLINOIS AMERICAN WATER
BELLEVILLE, IL 62220

ILLINOIS AMERICAN WATER ENG.
500 N. WATER WORKS DRIVE
BELLEVILLE, IL 62223

DRAWN BY: JWM | PROJECT ENG'R: | APPROVED: | DATE: 01-05-01 | PROJECT #:
AMERICAN WATER | USE DIMENSIONS ONLY | SCALE: N.T.S.

USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES | 0201-0601-IH10B



NOTES:
1. IF THE EXISTING STORM SEWER IS DAMAGED OR REMOVED DURING CONSTRUCTION IT SHALL BE REPLACED ACROSS THE TRENCH SUCH THAT THE CONCRETE COLLARS ARE SUPPORTED ON UNDISTURBED EARTH.
2. THE CONCRETE COLLAR SHALL BE FORMED AT A JOINT WITH THE EXISTING HOUSE LATERAL USING FERNCOM COUPLINGS.
3. THE REPLACEMENT SECTION SHALL BE CLASS 350 DUCTILE IRON PIPE WITH AND INSIDE DIAMETER EQUAL TO THE EXISTING PIPE. ANSI/AWWA C151/A21.51 DUCTILE IRON PIPE SHALL BE USED AS A MINIMUM STANDARD.
4. WHEN THE STORM SEWER OWNER HAS REQUIREMENTS WHICH ARE MORE STRINGENT, THE CONTRACTOR SHALL CONFORM TO THE MORE STRINGENT REQUIREMENTS AND MAKE NO CLAIM FOR ADDITIONAL COMPENSATION OR AN EXTENSION OF TIME BECAUSE OF SUCH REQUIREMENTS.

AMERICAN WATER STANDARD CIVIL
STORM SEWER REPLACEMENT DETAIL

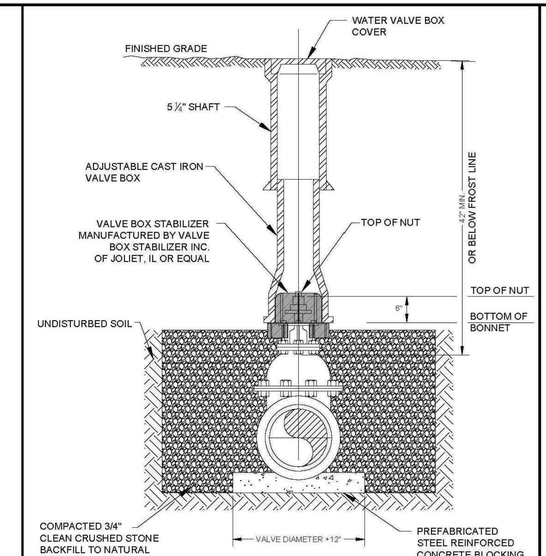
AMERICAN WATER
VOORHEES, NJ 08043

AMERICAN WATER ENG. CENTER
220 CARDINAL LANE
DELRAN, NJ 08075

DRAWN BY: RJB | PROJECT ENG'R: | APPROVED: | DATE: 10-03-07 | PROJECT #:
AMERICAN WATER | USE DIMENSIONS ONLY | SCALE: N.T.S.

USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES | 0201-0601-SD44

REVISIONS
06-22-09
ADDED PIPE CENTER LINE DIMENSION



NOTE:

6"x6" WOOD BLOCK MAY BE USED AS VALVE PAD WHERE APPROVED BY ENGINEER.

AMERICAN WATER STANDARD CIVIL
VALVE BOX INSTALLATION FOR FROST AREAS DETAIL

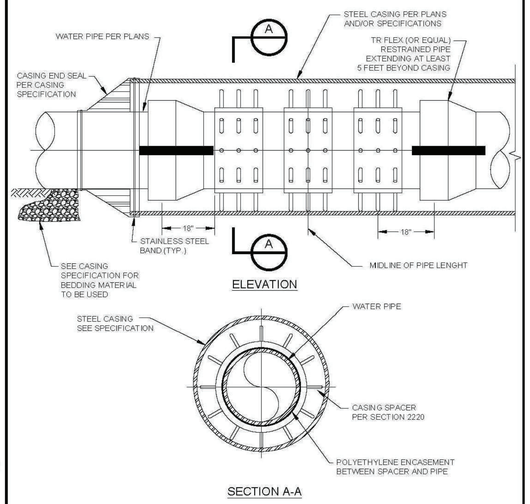
ILLINOIS AMERICAN WATER
BELLEVILLE, IL 62223

ILLINOIS AMERICAN WATER ENG.
500 N. WATER WORKS DRIVE
BELLEVILLE, IL 62223

DRAWN BY: RJB | PROJECT ENG'R: | APPROVED: | DATE: 10-04-07 | PROJECT #:
AMERICAN WATER | USE DIMENSIONS ONLY | SCALE: NT.S.

USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES | 0201-0601-SD59

04-06-11
ADDED VALVE BOX STABILIZER.



NOTES:
1. THIS STANDARD APPLICABLE FOR 4" DIA. AND LARGER PIPE.
2. RESTRAINT OR EQUALS DEFINED AS REQUIRING NO SPECIAL TOOLS OR SHIMS TO REMOVE PIPE FROM CASING IN THE FUTURE.

AMERICAN WATER STANDARD CIVIL
CASING INSTALLATION DETAIL

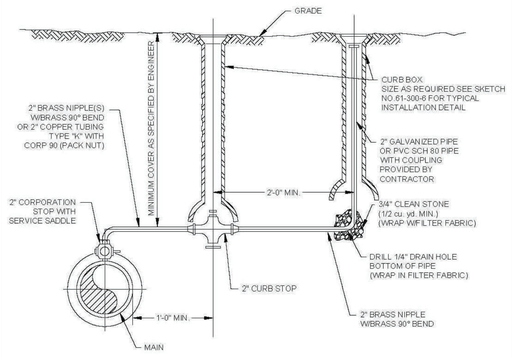
AMERICAN WATER
VOORHEES, NJ 08043

AMERICAN WATER ENG. CENTER
220 CARDINAL LANE
DELRAN, NJ 08075

DRAWN BY: RJB | PROJECT ENG'R: | APPROVED: | DATE: 10-03-07 | PROJECT #:
AMERICAN WATER | USE DIMENSIONS ONLY | SCALE: N.T.S.

USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES | 0201-0601-SD45

REVISIONS
06-22-09
ADDED CASING SPACER TO MIDLINE OF PIPE



AMERICAN WATER STANDARD CIVIL
MANUEL AIR RELEASE DETAIL

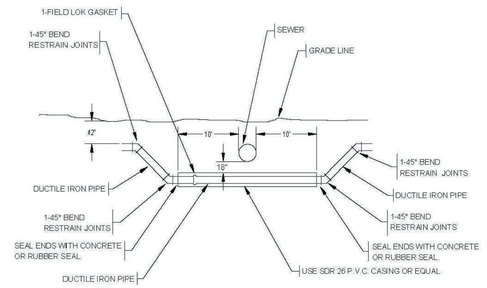
AMERICAN WATER
VOORHEES, NJ 08043

AMERICAN WATER ENG. CENTER
220 CARDINAL LANE
DELRAN, NJ 08075

DRAWN BY: RJB | PROJECT ENG'R: | APPROVED: | DATE: 07-10-08 | PROJECT #:
AMERICAN WATER | USE DIMENSIONS ONLY | SCALE: N.T.S.

USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES | 0201-0601-SD64

TYPICAL WATER MAIN CROSSING UNDER A SEWER



PROFILE
NOT TO SCALE

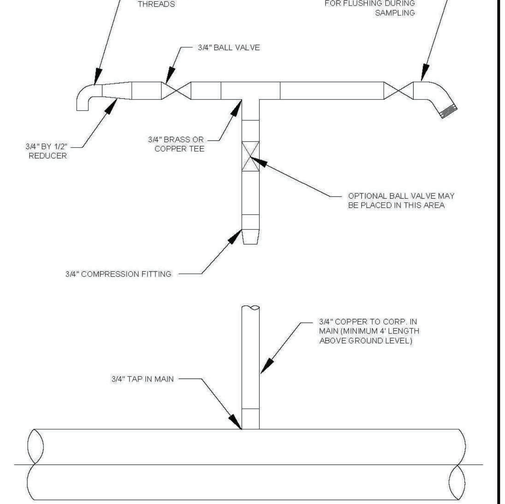
AMERICAN WATER STANDARD CIVIL
WATER MAIN CROSSING UNDER SEWER PVC CASING DETAIL

ILLINOIS AMERICAN WATER
BELLEVILLE, IL 62220

ILLINOIS AMERICAN WATER ENG.
500 N. WATER WORKS DRIVE
BELLEVILLE, IL 62223

DRAWN BY: CAM | PROJECT ENG'R: | APPROVED: | DATE: 12-15-10 | PROJECT #:
AMERICAN WATER | USE DIMENSIONS ONLY | SCALE: N.T.S.

USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES



NOTES:
1. PREFERRED SAMPLE DEVICE FOR NEW MAINS. LOCAL OFFICE MAY ALLOW AN APPROVED ALTERNATIVE.

AMERICAN WATER STANDARD CIVIL
WATER QUALITY SAMPLING DEVICE DETAIL

ILLINOIS AMERICAN WATER
BELLEVILLE, IL 62223

ILLINOIS AMERICAN WATER ENG.
500 N. WATER WORKS DRIVE
BELLEVILLE, IL 62223

DRAWN BY: JWM | PROJECT ENG'R: | APPROVED: | DATE: 07-05-01 | PROJECT #:
AMERICAN WATER | USE DIMENSIONS ONLY | SCALE: N.T.S.

USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES | 0201-0601-IH21

REVIEW SET
NOT FOR CONSTRUCTION

PROJECT: ALPHA STREET WATER MAIN REPLACEMENT
DISTRICT: CITY XXXX DISTRICT

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE & IAWC REVIEW	MJF
2	10-10-25	PER IAWC REVIEW	MJF
3	10-20-25	PER VILLAGE REVIEW	MJF
4	11-04-25	PER IAWC REVIEW	MJF
5	11-20-25	PER IDOT REVIEW – PHASE 1	MJF
6	01-30-26		MJF

NO. | DATE | INIT. | REVISIONS

SEAL | SIGNATURE DEPENDS ON APPROVAL

ENGINEERING DEPARTMENT
1406 CARDINAL CT.
URBANA, IL 61801

ILLINOIS AMERICAN WATER
ONLY USE APPROVED DRAWINGS FOR CONSTRUCTION PURPOSES

USE DIMENSIONS ONLY

FILE	XX
JOB NO.	XXX
DATE	06/21/22
DRAWN BY	CAM
APP'D. BY	
SCALE	AS SHOWN
XREF	XXX
SHEET	9 OF 10

MARTH CONSTRUCTION
14800 S. 80th AVENUE
ORLAND PARK, ILLINOIS 60462
(708) 873-9700

FINAL ENGINEERING PLANS
FOR
VILLAS OF HIDDEN VALLEY PHASE 1 & 2
159TH STREET
HOMER GLEN, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

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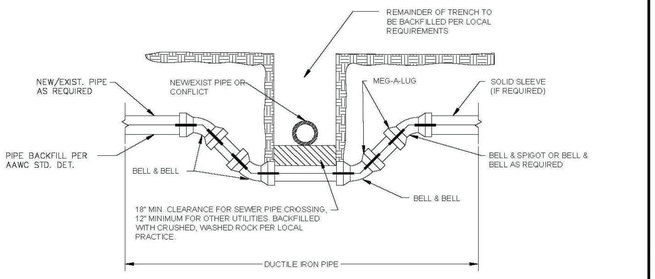
PROJECT INFORMATION

Project No.:	24-0012
Scale:	NONE
Date:	05/30/25
Design By:	MJF
Drawn By:	DJB
Checked By:	MJF

28 OF 29

CONSTRUCTION DETAILS

L:\Projects\2024\24-0012\Engineering\DWG\Final\24-0012 FE.DWG Plot Date=1/30/2026 3:47:14 PM By=dbusema



NOTES:
1. ALL PIPE TO BE JOINT RESTRAINED.
2. PIPE IS TO BE DUCTILE IRON, MINIMUM PRESSURE CLASS 350.
3. ALL DUCTILE IRON PIPE SHALL BE POLYETHYLENE WRAPPED FOR THE ENTIRE LENGTH.
4. BEGIN/END RESTRAINED JOINT STATIONING TO BE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. ALL BENDS & FITTINGS SHALL HAVE STATIONING AND ELEVATION SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. THE BOTTOM ELEVATION OF THE CONFLICT AND THE TOP ELEVATION OF THE DUCTILE IRON PIPE AT THE CENTERLINE OF THE CONFLICT SHALL BE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.
5. SEPARATION REQUIREMENTS SHALL BE FOLLOWED WITH REGARD TO CONFLICT PIPE.

LEGEND:

RESTRAINED JOINT

AMERICAN WATER STANDARD CIVIL
VERTICAL REALIGNMENT OF WATER MAINS DETAIL

AMERICAN WATER
VOORHEES, NJ 08043

AMERICAN WATER ENGINEERING
1906 CHURCH ROAD
MOUNT LAUREL, NJ 08054

DRAWN BY: RJB | PROJECT ENG'R: | APPROVED: | DATE: 08-05-01 | PROJECT #:

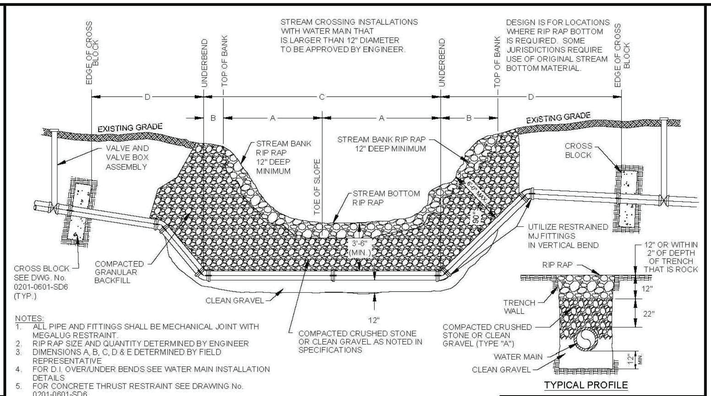
USE DIMENSIONS ONLY
SCALE: N.T.S.

USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES

AMERICAN WATER

0201-0601-SD42

REVISIONS
05-22-09
ADDED NOTE 5.



TYPICAL PROFILE

NOTES:
1. ALL PIPE AND FITTINGS SHALL BE MECHANICAL JOINT WITH MEGALUG RESTRAINT.
2. RIP RAP SIZE AND QUANTITY DETERMINED BY ENGINEER
3. DIMENSIONS A, B, C, D & E DETERMINED BY FIELD REPRESENTATIVE.
4. FOR D.I. OVER/UNDER BENDS SEE WATER MAIN INSTALLATION DETAILS
5. FOR CONCRETE THRUST RESTRAINT SEE DRAWING No. 0201-0601-SD6.
6. VALVE BOXES SHALL BE ACCESSIBLE AND NOT SUBJECT TO FREQUENT FLOODING. VALVE LOCATION TO BE DETERMINED BY ENGINEER.
7. TR FLEX RESTRAINT JOINT OR EQUAL IS REQUIRED FOR 20 INCH DIAMETER AND LARGER. NON-VERTICAL FIELD CUT JOINTS SHALL BE COMPLETED WITH A GRIPPER RING ON THE SPIGOT END FOR THE JOINT PER MFG. RECOMMENDATIONS. MEGA-LUG TO BE USED ON VERTICAL INSTALLATIONS. VERIFY DESIGN WITH ENGINEER.
8. PIPE SHALL BE KEPT CLEAN AND DRY AT ALL TIMES DURING INSTALLATION.
9. THE USE OF HDPE PIPE IS AN ACCEPTABLE ALTERNATIVE TO STREAM CROSSINGS.

AMERICAN WATER STANDARD CIVIL
ALLUVIUM STREAM BOTTOM STREAM CROSSING - DETAIL

AMERICAN WATER
VOORHEES, NJ 08043

AMERICAN WATER ENG. CENTER
233 CARRANZ LANE
DELRAN, NJ 08075

DRAWN BY: RJB | PROJECT ENG'R: | APPROVED: | DATE: 08-05-01 | PROJECT #:

USE DIMENSIONS ONLY
SCALE: N.T.S.

USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES

AMERICAN WATER

0201-0601-SD38

REVISIONS
05-22-09
ADDED NOTE 9 AND MOVED VALVE AND VALVE BOX ASSEMBLIES.

PROJECT: ALPHA STREET WATER MAIN REPLACEMENT

DISTRICT: CITY XXXX DISTRICT

NO.	DATE	REVISIONS	INIT.

SEAL

SIGNATURE/ EXPIRATION DATE

ENGINEERING DEPARTMENT
1406 CARDINAL CT.
URBANA, IL 61801

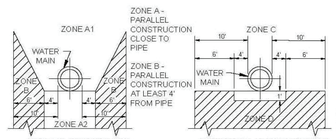
ILLINOIS AMERICAN WATER

USE DIMENSIONS ONLY
ONLY USE APPROVED DRAWINGS FOR CONSTRUCTION PURPOSES

FILE	xx
JOB NO.	xxx
DATE	06/21/22
DRAWN BY	CAM
APP. BY	
SCALE	AS SHOWN
XREF	xxx
SHEET	10 OF 10

SPECIAL CONSTRUCTION REQUIREMENTS

WHERE REQUIRED WATER MAIN SEPARATION FROM SEWER CANNOT BE MAINTAINED



PARALLEL CONSTRUCTION

PERPENDICULAR CONSTRUCTION

IF AN EXISTING SEWER IS LOCATED WITHIN ZONES A1, A2, B, C, OR D OF A PROPOSED WATER MAIN, THE FOLLOWING SPECIAL REQUIREMENTS APPLY:

ZONE

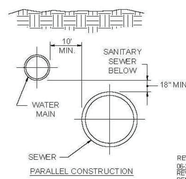
A. NO WATER MAINS SHALL BE CONSTRUCTED WITHOUT SPECIAL PERMISSION FROM THE APPROPRIATE HEALTH OR ENVIRONMENTAL REGULATOR.

B. IF THE SEWER DOES NOT MEET ZONE B REQUIREMENTS, THE WATER MAIN SHALL BE OF PRESSURE CLASS 200 PIPE FOR PVC AND CLASS 350 FO D.I. PIPE. SEWER SHALL BE CONSTRUCTED EQUAL TO WATER PIPE AND TESTED FOR WATER TIGHTNESS.

C. NO WATER MAINS SHALL BE CONSTRUCTED WITHOUT SPECIAL PERMISSION FROM THE HEALTH REGULATOR. IF PERMISSION IS GRANTED, THE SEWER PIPE SHALL BE ENCASED AND/OR REPLACED WITH WATER MAIN GRADE PIPE AND THE WATER MAIN SHALL BE OF CLASS 200 PIPE OR EQUIVALENT.

ZONE C - PERPENDICULAR ABOVE OR EVEN HORIZONTAL

ZONE D - PERPENDICULAR BELOW HORIZONTAL IF AN EXISTING SEWER IS LOCATED WITHIN THESE LIMITS. THE CONDITIONS REQUIREMENTS MAY APPLY (CONFIRM WITH REGULATOR)



PARALLEL CONSTRUCTION

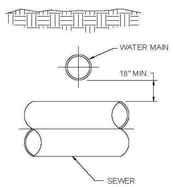
REQUIRED SEPARATION BETWEEN WATER MAINS AND SANITARY SEWERS

BASIC SEPARATION REQUIREMENTS:

WATER MAINS AND SEWERS SHOULD BE SEPARATED AS FAR AS IS REASONABLE IN BOTH THE HORIZONTAL AND VERTICAL DIRECTIONS WITH SEWERS LOWER THAN WATER MAINS.

PARALLEL CONSTRUCTION: THE HORIZONTAL DISTANCE BETWEEN PRESSURE WATER MAINS AND SEWERS SHALL BE AT LEAST 10 FEET

PERPENDICULAR CONSTRUCTION (CROSSING): PRESSURE WATER MAINS SHALL BE AT LEAST 18" ABOVE SANITARY SEWERS WHERE THESE LINES MUST CROSS.



PERPENDICULAR CONSTRUCTION

AMERICAN WATER STANDARD CIVIL
SPECIAL REQUIREMENTS FOR WATER MAIN - DETAIL

AMERICAN WATER
VOORHEES, NJ 08043

AMERICAN WATER ENGINEERING
1906 CHURCH ROAD
MOUNT LAUREL, NJ 08054

DRAWN BY: RJB | PROJECT ENG'R: | APPROVED: | DATE: 08-05-05 | PROJECT #:

USE DIMENSIONS ONLY
SCALE: N.T.S.

USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES

AMERICAN WATER

0201-0601-SD43

REVISIONS
05-22-09
REVISED NOTE C.
REMOVED NOTE D.
REMOVED #6 REBAR AND CONCRETE DETAIL

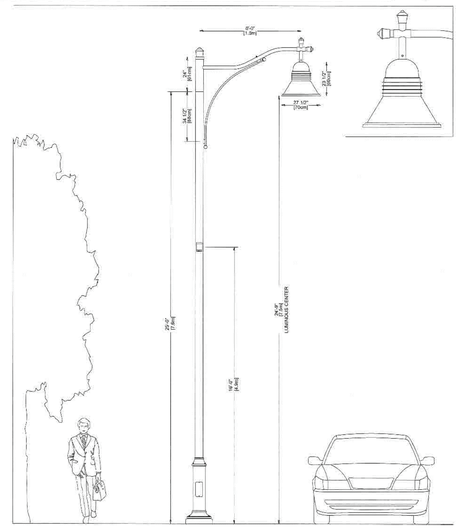
L:\Projects\2024\24-0012\Engineering\DWG\Final\24-0012 FE.DWG, Plot Date:1/30/2026 3:47:34 PM By:dbustamo

cyclone
The Luminaires Group Inc

APPROVAL – SPECIFICATION

Project : **Village of Homer Glen** | Order:**SQ_020770**

Tag: | Page: **1/4** Qty:**48**



Stamp/Approval

Name : Date :

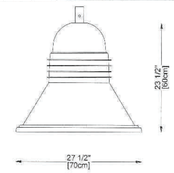
File : CN55P1B - SQ_020770 - VILLAGE OF HOMER GLEN.DOC
Date : **20/09/2017** Page : **1/4**
Designer : **S.Messier**

cyclone
The Luminaires Group Inc

APPROVAL – SPECIFICATION

Project : **Village of Homer Glen** | Order:**SQ_020770**

Tag: Luminaire: **CN55P1B-FGC-3-100W-3K-VOLT-COLOR-TX** Page: **2/4** Qty:**56**



Luminaire components

Head module: Round shape, cast aluminum housing **with decorative louvers.** Suspended on tenon and locked with locking bolt and set screws. Complete with "street side" sticker. For bracket having a 2 3/8"(6cm) Ø tenon with 0.154"(4mm) of wall thickness.

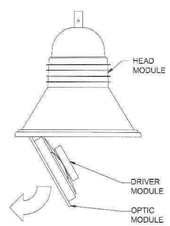
Optic module: A **clear tempered glass (FGC)** is assembled on a cast aluminum lens frame. Made with a silicon gasket compression system, luminaire optical enclosure offers an **IP66** weatherproof protection. This module is equipped with the tool free opening system which gives access to the driver module.

Optical/electrical components

LED: 100 Watts, 3000K (Warm white), Super high flux output and high luminance, design for high current operation. LED board is mechanically mounted on heatsink for easy replacement. Minimum color rendering index (CRI) 70.

Optic: IES type III (3). The optic's collimator is made of segmented facets to obtain an higher uniformity with a maximum pole spacing. Complete with heat sink radiator to keep the LED temperature down and increase their longevity.
Heatsink: Die cast aluminium alloy has been thermally tested for maximum efficacy.

Driver module: Auto-adjustable 120-277VAC Class I driver. Primary voltage at ____ **volts.** 50/60 Hz. THD max 20%. ROHS compliant. Assembled on a tool-free removable tray with quick connectors resisting up to 221°F (105°C). High power factor of 90%. Minimum starting temperature: -40°F (-40°C). Maximum operating temperature: 130°F (55°C). Overheat protection: Output current is reduced to 150mA if internal driver temperature (Tcase) exceeds 185°F (85°C). Complete with a 3-Pole 10kA surge protector for Line-Ground, Line-Neutral and Neutral-Ground according to IEEE/ANSI C62.41.2 C High. Certification, maintenance and luminaire codification labels are located within this module.



Generals/Options

Wiring/hardware: Type TEW 14-7. 3" (7cm) minimum exceeding from luminaire. All electrical connections between modules are made with quick-disconnect connectors for easy maintenance. All exposed hardware is stainless steel. Silicone gaskets are used for a weather seal.

Color: To be determined____(COLOR) / Finish: textured (TX) ☒ or smooth (SM)
☐ - Application of a durable polyester powder coating meets AAMA 2604 requirements (5 years exposure to all weather conditions). The finish meets the ASTM G7, B117, D1654 and D2247 requirements relative to salt spray and humidity resistance. **Cyclone recommends the textured finish for this product.**

EPA : **1.8 ft²** Weight: **52 lbs / 24 kg**

Stamp/Approval

Name : Date :

File : CN55P1B - SQ_020770 - VILLAGE OF HOMER GLEN.DOC
Date : **20/09/2017** Page : **2/4**
Designer : **S.Messier**

REVIEW SET
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE & IAWC	MJF
2	09-10-25	PER VILLAGE REVIEW	MJF
3	10-10-25	PER IAWC REVIEW	MJF
4	11-04-25	PER VILLAGE REVIEW	MJF
5	11-20-25	PER IAWC REVIEW	MJF
6	01-30-26	PER IDOT REVIEW – PHASE 1	MJF

MARTH CONSTRUCTION
14800 S. 80th AVENUE
ORLAND PARK, ILLINOIS 60462
(708) 873-9700

FINAL ENGINEERING PLANS
FOR
VILLAS OF HIDDEN VALLEY PHASE 1 & 2
159TH STREET
HOMER GLEN, ILLINOIS

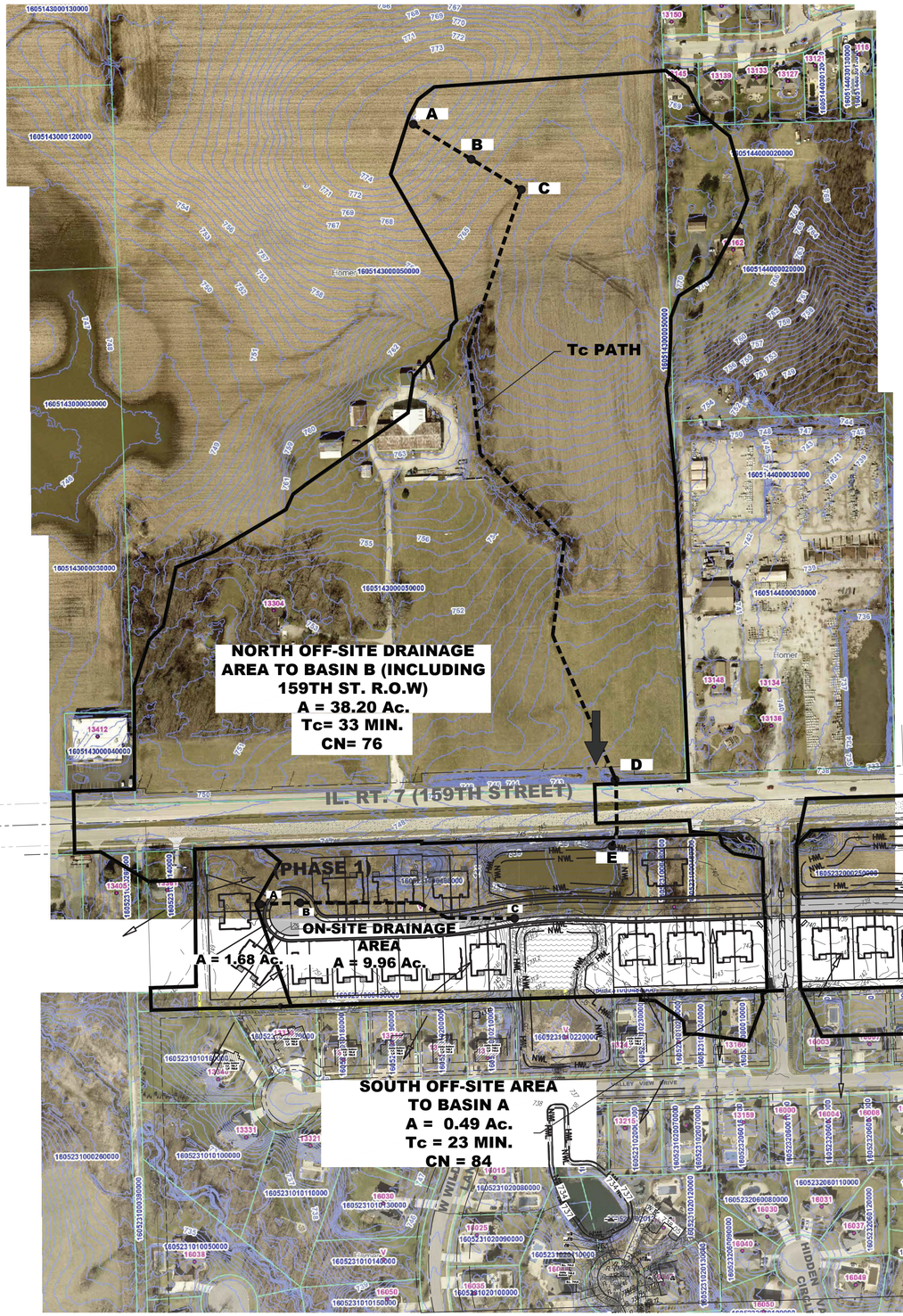
DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. No.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 24-0012
Scale: NONE
Date: 05/30/25
Design By: MJF
Drawn By: DJB
Checked By: MJF

29 OF 29

CONSTRUCTION DETAILS



NORTH OFF-SITE DRAINAGE AREA
A = 112.46 ACRES (111.2 AC + 159th NORTH R.O.W.
(refer to drainage study completed by HR Green, dated March 2023)

Tc= 25 MIN
CN= 86.2

159th R.O.W. DRAINAGE AREA TO BASIN C
A = 2.00 Ac.
Tc = 28 MIN.
CN = 98

WEST OFF-SITE AREA TO BASIN C
A = 1.45 Ac.
Tc = 27 MIN.
CN = 74

SOUTH OFF-SITE AREA TO BASIN C
A = 2.15 Ac.
Tc = 20 MIN.
CN = 84

OFF-SITE DRAINAGE EXHIBIT

REVIEW SET
NOT FOR CONSTRUCTION

GRAPHIC SCALE
150 0 75 150
(IN FEET)
1 inch = 150 ft.

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE & IAWC	MJF
2	08-15-25	PER IDOT REVIEW	MJF
3	10-10-25	PER IAWC REVIEW	MJF
4	11-04-25	PER VILLAGE REVIEW	MJF
5	11-20-25	PER IAWC REVIEW	MJF
6	01-30-26	PER IDOT REVIEW - PHASE 1	MJF

MARTH CONSTRUCTION
14800 S. 80th AVENUE
ORLAND PARK, ILLINOIS 60462
(708) 873-9700

FINAL ENGINEERING PLANS
FOR
VILLAS OF HIDDEN VALLEY
159TH STREET
HOMER GLEN, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

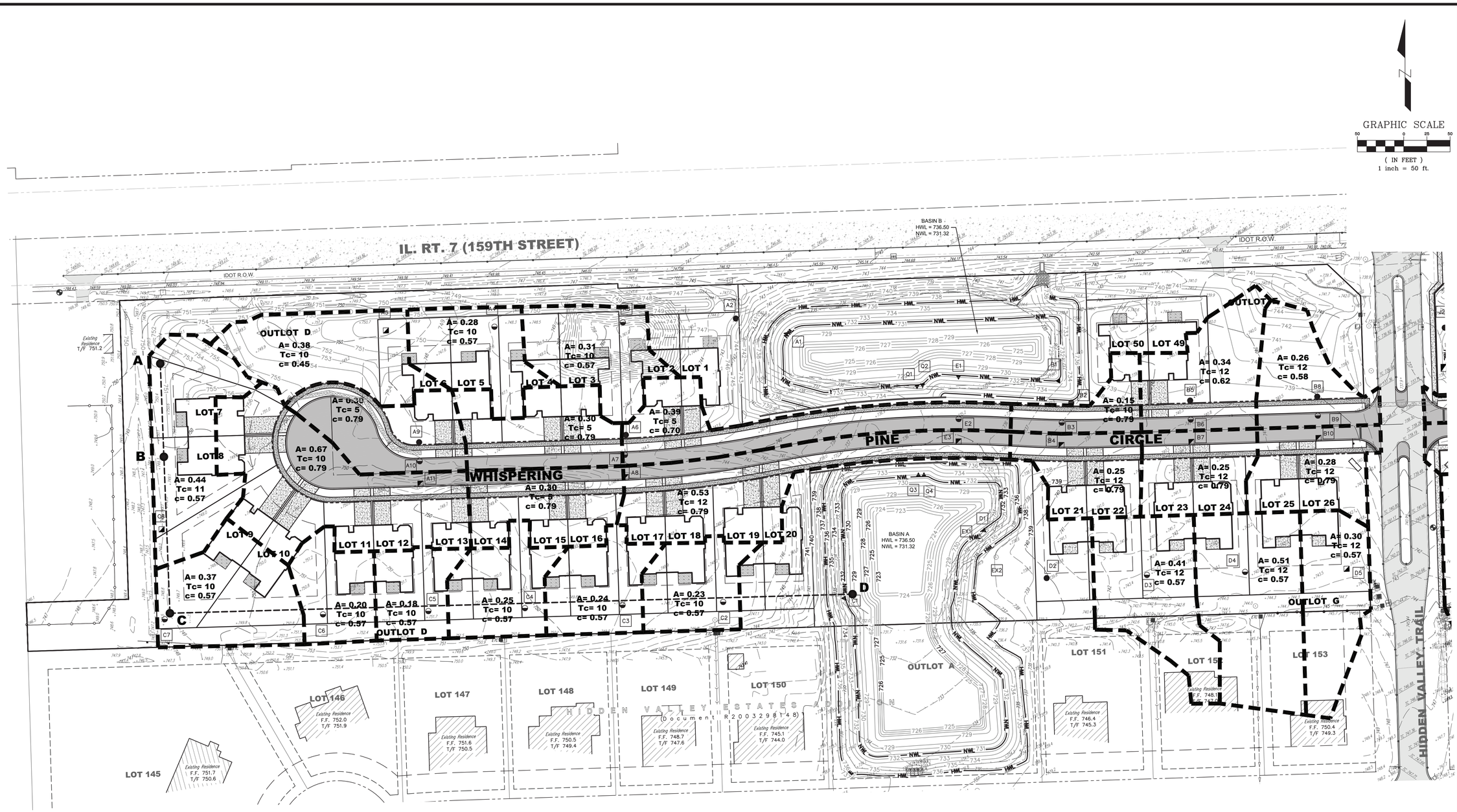
DEI

PROJECT INFORMATION
Project No.: 24-0012
Scale: 1" = 150'
Date: 05/30/25
Design By: MJF
Drawn By: DJB
Checked By: MJF

EX1
OF
EX1

OFF-SITE DRAINAGE EXHIBIT

L:\Projects\2024\24-0012\Engineering\DWG\Final\24-0012 FE.DWG Plot Date:1/30/2026 3:47:45 PM By:dsustema



GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

LEGEND

- TIME OF CONCENTRATION PATH
- TRIBUTARY AREA

NOTES:

1. A = AREA (ACRES)
2. Tc = TIME OF CONCENTRATION (MINUTES)
3. c = RUNOFF COEFFICIENT (C-VALUE)
4. XX = STORM STRUCTURE ID

ON-SITE STORM SEWER DRAINAGE EXHIBIT - PHASE 1

REVIEW SET
NOT FOR CONSTRUCTION

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE & IAWC	MJF
2	08-27-25	PER VILLAGE REVIEW	MJF
3	10-10-25	PER IAWC REVIEW	MJF
4	11-04-25	PER VILLAGE REVIEW	MJF
5	11-20-25	PER IAWC REVIEW	MJF
6	01-30-26	PER IDOT REVIEW - PHASE 1	MJF

MARTH CONSTRUCTION
14800 S. 80th AVENUE
ORLAND PARK, ILLINOIS 60462
(708) 873-9700

FINAL ENGINEERING PLANS
FOR
VILLAS OF HIDDEN VALLEY PHASE 1 & 2
159TH STREET
HOMER GLEN, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

DEI

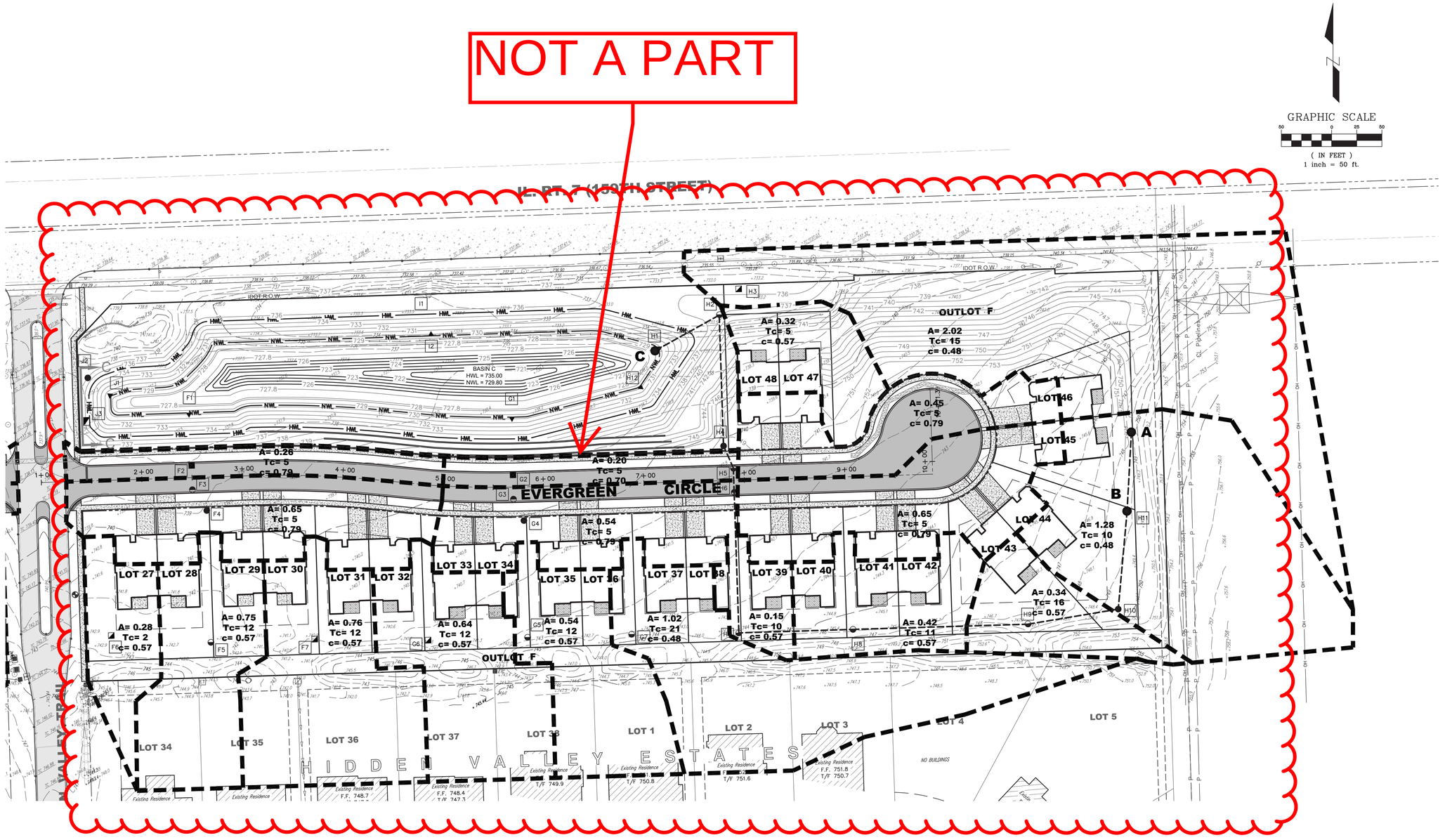
PROJECT INFORMATION
Project No.: 24-0012
Scale: 1" = 50'
Date: 05/30/2025
Design By: MJF
Drawn By: DJB
Checked By: MJF

EX2
OF
EX2

ON-SITE STORM SEWER DRAINAGE EXHIBIT - PHASE 1

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NOT A PART



LEGEND

- TIME OF CONCENTRATION PATH
- TRIBUTARY AREA

NOTES:

1. A = AREA (ACRES)
2. Tc = TIME OF CONCENTRATION (MINUTES)
3. c = RUNOFF COEFFICIENT (C-VALUE)
4. XX = STORM STRUCTURE ID

ON-SITE STORM SEWER DRAINAGE EXHIBIT - PHASE 2

REVIEW SET
NOT FOR CONSTRUCTION

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE & IAWC	MJF
2	08-27-25	PER VILLAGE REVIEW	MJF
3	10-10-25	PER IAWC REVIEW	MJF
4	11-04-25	PER VILLAGE REVIEW	MJF
5	11-20-25	PER IAWC REVIEW	MJF
6	01-30-26	PER IDOT REVIEW - PHASE 1	MJF

MARTH CONSTRUCTION
14800 S. 80th AVENUE
ORLAND PARK, ILLINOIS 60462
(708) 873-9700

FINAL ENGINEERING PLANS
FOR
VILLAS OF HIDDEN VALLEY PHASE 1 & 2
159TH STREET
HOMER GLEN, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

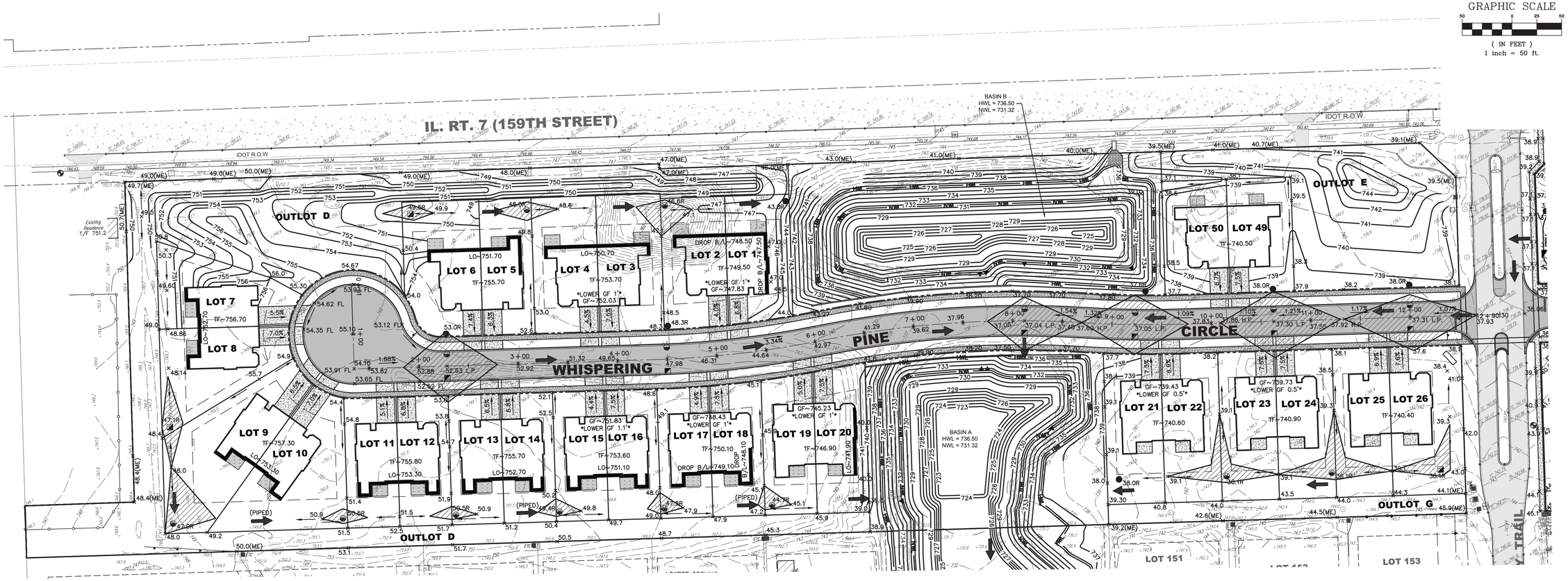
DEI

PROJECT INFORMATION
Project No.: 24-0012
Scale: 1" = 50'
Date: 05/30/2025
Design By: MJF
Drawn By: DJB
Checked By: MJF

EX3
OF
EX3

ON-SITE STORM SEWER DRAINAGE EXHIBIT - PHASE 2

L:\Projects\2024\24-0012\Engineering\DWG\Final\24-0012 FE.DWG Plot Date:1/30/2026 3:48:13 PM By:dbussema



GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE & IAWC	MJF
2	09-10-25	PER VILLAGE REVIEW	MJF
3	10-10-25	PER IAWC REVIEW	MJF
4	11-04-25	PER VILLAGE REVIEW	MJF
5	11-20-25	PER IAWC REVIEW	MJF
6	01-30-26	PER IDOT REVIEW - PHASE 1	MJF

MARTH CONSTRUCTION
14800 S. 80th AVENUE
ORLAND PARK, ILLINOIS 60462
(708) 873-9700

FINAL ENGINEERING PLANS
FOR
VILLAS OF HIDDEN VALLEY PHASE 1 & 2
159TH STREET
HOMER GLEN, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 24-0012
Scale: 1" = 50'
Date: 11/03/2025
Design By: MJF
Drawn By: DJB
Checked By: MJF

EX4
OF
EX4

INUNDATION / PONDING EXHIBIT

GRADING LEGEND

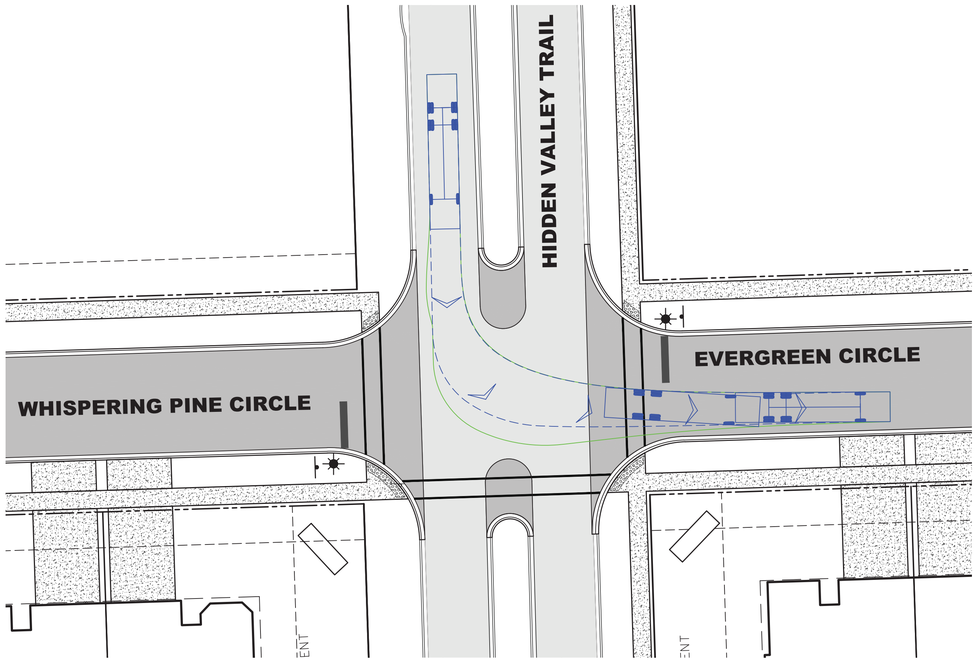
xxxx.xx x	EXISTING SPOT ELEVATION
XXX / XXX	TOP OF CURB ELEVATION / EDGE OF PAVEMENT ELEVATION
×123.45	PROPOSED SPOT ELEVATION
	FLOW ARROW
	OVERLAND FLOOD ROUTE
M.E.	MATCH EXISTING
TC	TOP OF CURB
TDC	TOP OF DEPRESSED CURB
HP	HIGH POINT
LP	LOW POINT
	WOOD DECK
	CONCRETE PATIO
	STORM WATER PONDING AREA

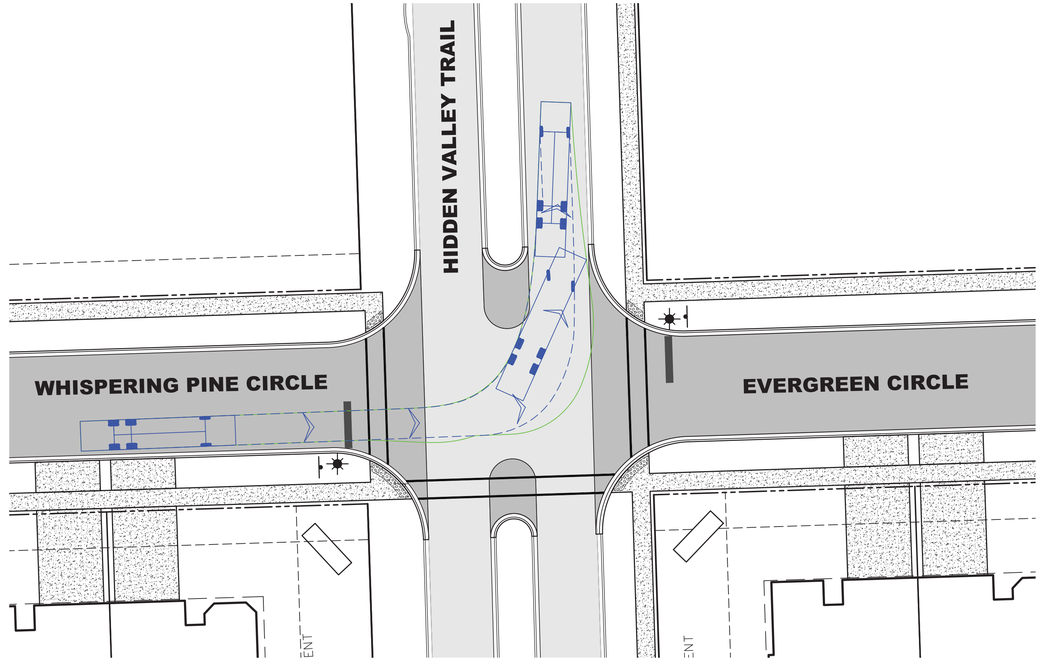
NOTE: ALL SPOT GRADES ARE SHOWN TO THE UNIT OF 10, IE. 08.10 IS 708.10 (ADD 700).

INUNDATION / PONDING EXHIBIT

REVIEW SET
NOT FOR CONSTRUCTION

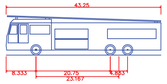
L:\Projects\2024\24-0012\Engineering\DWG\Final\24-0012 FE.DWG Plot Date:1/30/2026 3:48:29 PM By:dbussema



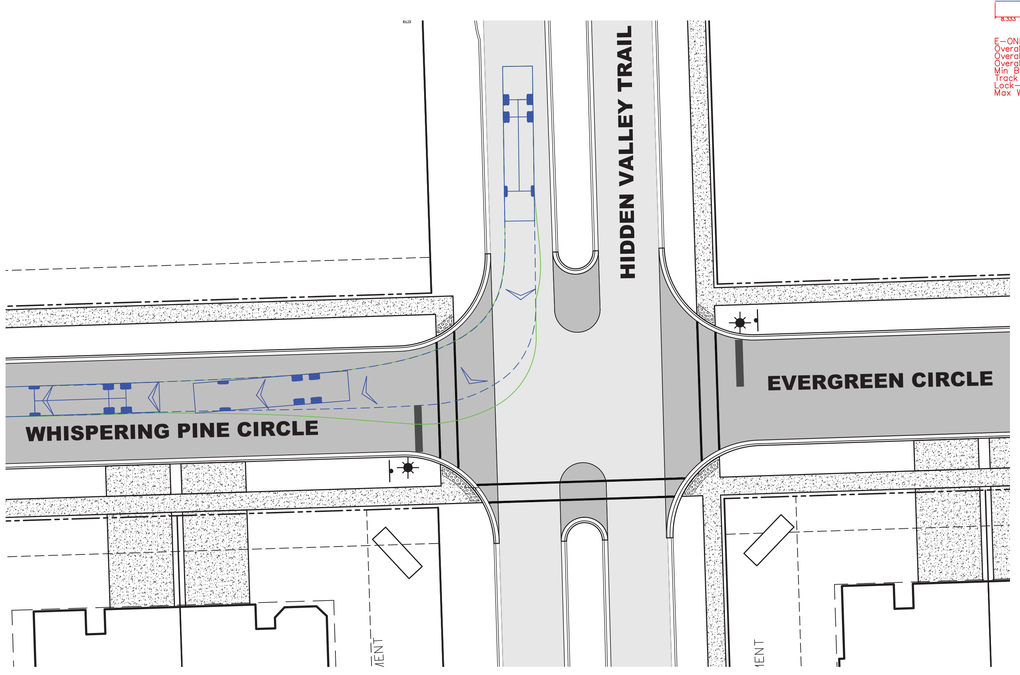


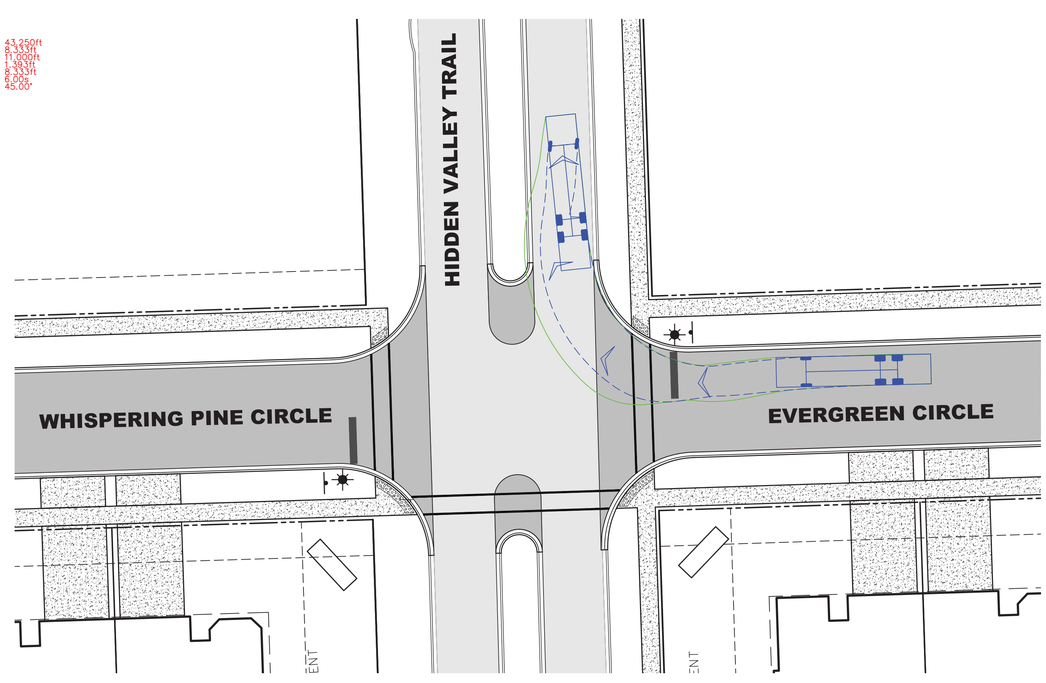
N

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.



E-ONE Heavy Walk-In Rescue	
Overall Length	43.250ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.167ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°





LEGEND

- WHEEL TRACKING
- VEHICLE BODY ENVELOPE
- MOVEMENT DIRECTION

EMERGENCY VEHICLE TURNING EXHIBIT

REVIEW SET
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE & IAWC	MJF
2	09-05-25	PER VILLAGE REVIEW	MJF
3	10-10-25	PER IAWC REVIEW	MJF
4	11-04-25	PER VILLAGE REVIEW	MJF
5	11-20-25	PER IAWC REVIEW	MJF
6	01-30-26	PER IDOT REVIEW - PHASE 1	MJF

MARTH CONSTRUCTION
14800 S. 80th AVENUE
ORLAND PARK, ILLINOIS 60462
(708) 873-9700

FINAL ENGINEERING PLANS
FOR
VILLAS OF HIDDEN VALLEY PHASE 1 & 2
159TH STREET
HOMER GLEN, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION

Project No.: 24-0012
Scale: 1" = 20'
Date: 11/03/2025
Design By: MJF
Drawn By: DJB
Checked By: MJF

EX5
OF
EX5

EMERGENCY VEHICLE TURNING EXHIBIT

L:\Projects\2024\24-0012\Engineering\DWG\Final\24-0012 FE.DWG Plot Date:1/30/2026 3:48:49 PM By:dsussmo

RECEIVED
By Christopher Gruba at 11:36 am, Feb 12, 2026

FINAL PLAT / P.D.
FOR
VILLAS OF HIDDEN VALLEY - PHASE I
HOMER GLEN, ILLINOIS

BEING A SUBDIVISION IN THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN HOMER TOWNSHIP, WILL COUNTY, ILLINOIS.

BASIS OF BEARING

BASIS OF BEARINGS: ILLINOIS STATE PLANE EASTERN ZONE, NORTH AMERICAN DATUM 1983, (NAD '83 (2011)) GEOID 18

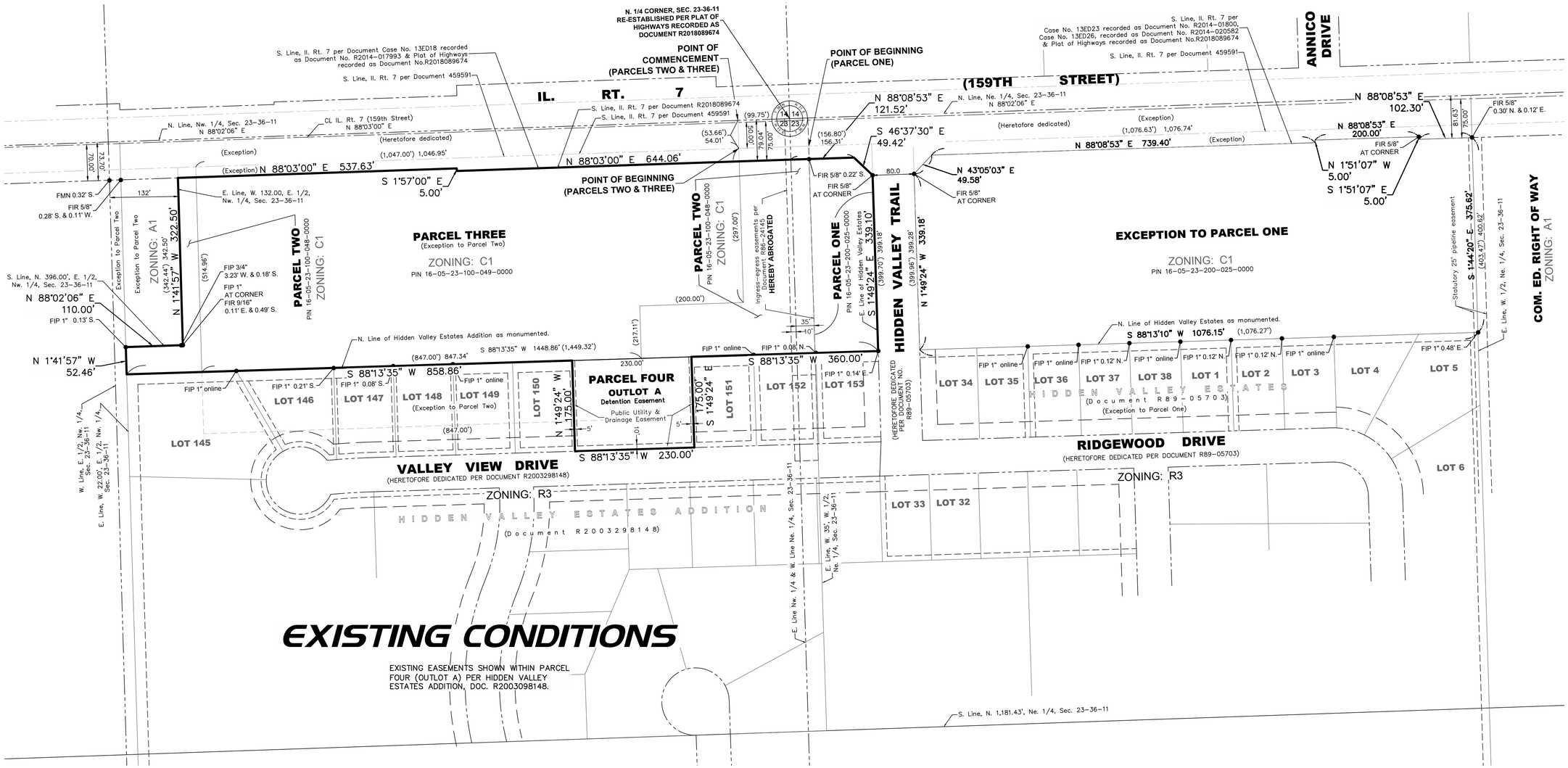
PARCEL IDENTIFICATION NUMBERS

PARCEL ONE:	16-05-23-200-025-0000
PARCEL TWO:	16-05-23-100-048-0000
PARCEL THREE:	16-05-23-100-049-0000
PARCEL FOUR:	16-05-23-101-022-0000

SITE DATA

PARCEL ONE AREA:	44,865.23 SQ. FT. OR 1.03 ACRES
PARCEL TWO AREA:	89,567.79 SQ. FT. OR 2.06 ACRES
PARCEL THREE AREA:	371,842.04 SQ. FT. OR 8.54 ACRES
PARCEL FOUR AREA:	40,250.02 SQ. FT OR 0.92 ACRES
GROSS AREA:	546,525.08 SQ. FT. OR 12.55 ACRES

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.



EXISTING CONDITIONS

EXISTING EASEMENTS SHOWN WITHIN PARCEL FOUR (OUTLOT A) PER HIDDEN VALLEY ESTATES ADDITION, DOC. R2003098148.

NO.	DATE	DESCRIPTION	BY
1	08-28-25	PER VILLAGE REVIEW	SJL
2	10-28-25	PER VILLAGE REVIEW	SJL
3	11-26-25	PER VILLAGE REVIEW	SJL
4	12-04-25	IN-HOUSE REVIEW	SJL
5	01-30-26	VILLAGE REVIEW	SJL
6	02-12-26	VILLAGE REVIEW	SJL

MARTH CONSTRUCTION
14800 S 80TH AVENUE
ORLAND PARK, IL 60462
708-873-9700

EXISTING PLAT CONDITIONS
FOR
FINAL PLAT / P.D.
VILLAS OF HIDDEN VALLEY, PH. 1
HOMER GLEN, IL

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4692
IL PROF. LIC. No.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 24-0012
Scale: 1" = 100'
Date: 05/30/2025
Field Date: 08/20/2024
Drawn By: SJL
Checked By: MJF

1 OF 3

EXISTING CONDITIONS - FINAL PLAT - PHASE 1

L:\Projects\2024\24-0012\Survey\dwg\Subdivision\Final Plat\Phase 1\Rev. 6 2026-02-12\24-0012 Final Plat Phase 1, Sheet 1 Rev. 6.dwg Plot Date:2/12/2026 10:35:14 AM By: SJL

FINAL PLAT / P.D.
FOR
VILLAS OF HIDDEN VALLEY - PHASE I
HOMER GLEN, ILLINOIS

BEING A SUBDIVISION IN THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN HOMER TOWNSHIP, WILL COUNTY, ILLINOIS.

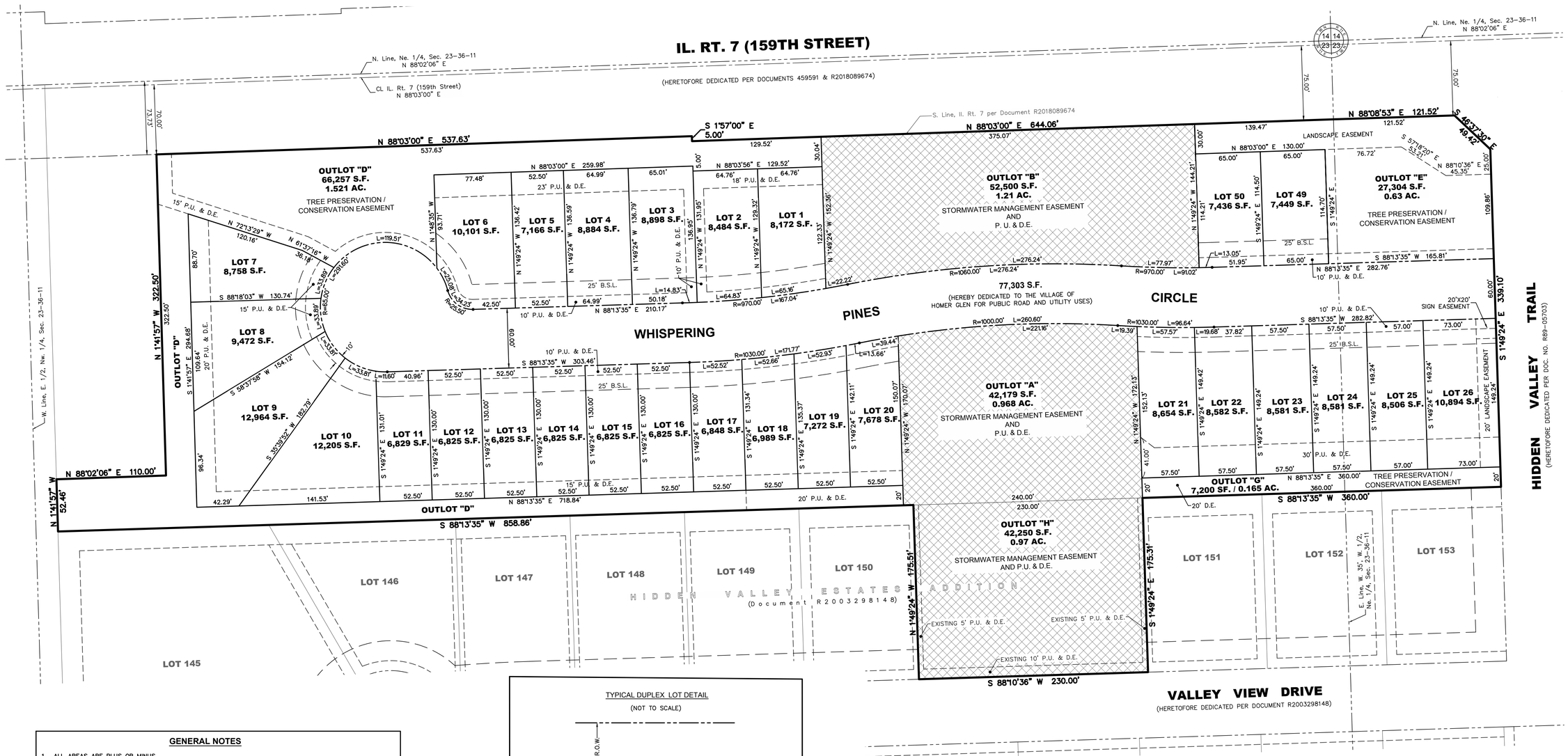
PARCEL IDENTIFICATION NUMBERS

PARCEL ONE:	16-05-23-200-025-0000
PARCEL TWO:	16-05-23-100-048-0000
PARCEL THREE:	16-05-23-100-049-0000
PARCEL FOUR:	16-05-23-101-022-0000

BASIS OF BEARING

BASIS OF BEARINGS: ILLINOIS STATE PLANE, EASTERN ZONE, NORTH AMERICAN DATUM 1983, (NAD '83 (2011) GEOID 18

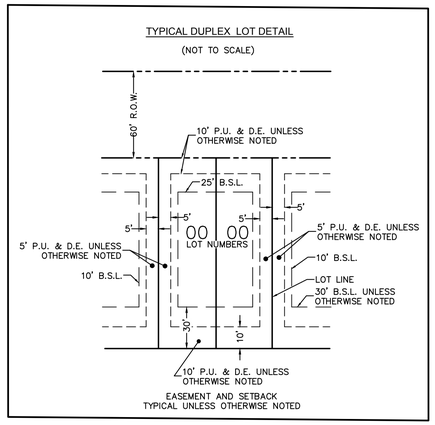
GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



GENERAL NOTES

1. ALL AREAS ARE PLUS OR MINUS.
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF HOMER GLEN, ILLINOIS, ET AL. (SEE PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS ON SHEET 3.
3. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
4. THERE SHALL BE NO DIRECT ACCESS FROM OUTLOTS "B", "D" AND "E" TO IL RT. 7 (159TH STREET).
5. THERE SHALL BE NO DIRECT ACCESS FROM OUTLOTS "E" AND "G" AND LOT 26 TO HIDDEN VALLEY TRAIL.
6. OUTLOT "G" SHALL BE ACCESSED VIA OUTLOT "A".
7. OUTLOTS SHOWN HEREON SHALL BE CONSIDERED NON-BUILDABLE LOTS.
8. VILLAS OF HIDDEN VALLEY HOMEOWNERS ASSOCIATION TO BE CREATED AND RECORDED UNDER SEPARATE DOCUMENT.
9. OUTLOTS "C" AND "F" TO BE RECORDED IN VILLAS OF HIDDEN VALLEY, PHASE TWO.
10. OUTLOTS "A", "B", "D", "E", "G" AND "H" TO BE OWNED AND MAINTAINED BY THE CURRENT OWNER OR THE VILLAS OF HIDDEN VALLEY HOMEOWNERS ASSOCIATION.
11. PER THE RECORDED PLAT OF HIDDEN VALLEY ESTATES ADDITION (DOCUMENT NO. 2003298148), OUTLOT "A" (PROPOSED OUTLOT "H") SHALL BE DEEDED TO THE OWNER OF THE COMMERCIAL AREA (A.K.A. VILLAS OF HIDDEN VALLEY – PHASE 1) AT THE TIME OF RECORDING OF THIS PLAT.

TYPICAL DUPLEX LOT DETAIL
(NOT TO SCALE)



LEGEND

- BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE

ABBREVIATIONS

FD.	FOUND
(###.##')	RECORD DIMENSION
###.##	MEASURED DIMENSION
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
S.F.	SQUARE FEET
B.S.L.	BUILDING SETBACK LINE
L	ARC DIMENSION
R	RADIUS DIMENSION
N	NORTH
S	SOUTH
E	EAST
W	WEST

HATCHING
STORMWATER MANAGEMENT AREA

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	08-28-25	PER VILLAGE REVIEW	SJL
2	09-26-25	PER VILLAGE REVIEW	SJL
3	11-25-25	PER VILLAGE REVIEW	SJL
4	12/12/04	IN-HOUSE REVIEW	SJL
5	01-30-26	VILLAGE REVIEW	SJL
6	02-12-26	VILLAGE REVIEW	SJL

MARTH CONSTRUCTION
14800 S 80TH AVENUE
ORLAND PARK, IL 60462
708-873-9700

FINAL PLAT / P.D.
FOR
VILLAS OF HIDDEN VALLEY, PH. 1
159TH STREET
HOMER GLEN, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4692
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION

Project No.:	24-0012
Scale:	1" = 50'
Date:	05/30/2025
Field Date:	05/30/2025
Drawn By:	SJL
Checked By:	MJF

FINAL PLAT - PHASE 1

L:\Projects\2024\24-0012\Survey\Dwg\Subdivision\Final Plat\Phase 1\Rev. 6 2026-02-12\24-0012 Final Plat Phase 1, Sheets 2 & 3 Rev. 6.dwg Plot Date: 2/12/2026 10:35:16 AM By:dcussemo

FINAL PLAT PLAT / P.D.
FOR
VILLAS OF HIDDEN VALLEY - PHASE I
HOMER GLEN, ILLINOIS

BEING A SUBDIVISION IN THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN HOMER TOWNSHIP, WILL COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

FURTHERMORE, PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT AND TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND LEGALLY DESCRIBED HEREON LIES WITHIN THE FOLLOWING SCHOOL DISTRICTS:

ELEMENTARY SCHOOL DISTRICT: 33-C HIGH SCHOOL DISTRICT: 205 COMMUNITY COLLEGE DISTRICT: 525

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

_____
MANAGER

VILLAS OF HIDDEN VALLEY, LLC
14800 S. 80TH AVENUE
ORLAND PARK, ILLINOIS 60462

OWNER'S NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE AFORESAID,

DO HEREBY CERTIFY THAT _____ WHO _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT _____ SIGNED AND DELIVERED THE SAID INSTRUMENTS AS _____ OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

_____
NOTARY PUBLIC

MORTGAGEE CERTIFICATE

STATE OF)
) SS
COUNTY OF)

_____, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED _____ AND RECOREDED

IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS, ON _____ DAY OF _____, A.D. 20___, AS DOCUMENT NUMBER

_____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATE: _____ A.D., 20____

BY: _____ ATTEST: _____

_____ _____
PRINTED NAME AND TITLE PRINTED NAME AND TITLE

NOTARY

STATE OF ILLINOIS)
) SS
COUNTY OF)

I, _____ , A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT

_____ AND _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE ABOVE CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (THEY) SIGNED THE ABOVE CERTIFICATE AS HIS (THEIR) OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

_____
NOTARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HOMER GLEN, ILLINOIS ON THIS _____ DAY OF _____, A.D., 20____.

_____ ATTEST: _____
VILLAGE PRESIDENT VILLAGE CLERK

VILLAGE PLAN COMMISSION CERTIFICATE

APPROVED BY THE VILLAGE OF HOMER GLEN PLAN COMMISSION, THIS _____ DAY OF _____, A.D. 20____.

_____ _____
PLAN COMMISSION CHAIRMAN VILLAGE CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

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

DATED AT HOMER GLEN, WILL COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

_____
VILLAGE TREASURER

COUNTY CLERK CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO DELINQUENT OR UNPAID CURRENT TAXES OR SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES.

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

_____
WILL COUNTY CLERK

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, _____, DO HEREBY CERTIFY THAT ALL MATTERS PERTAINING TO THE REQUIREMENTS AS PRESCRIBED IN THE REGULATIONS GOVERNING PLATS ADOPTED BY THE VILLAGE OF HOMER GLEN BOARD OF TRUSTEES INSOFAR AS THEY PERTAIN TO THE ANNEXED PLAT, HAVE BEEN COMPLIED WITH PUBLIC WORKS

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

_____
VILLAGE ENGINEER

PARK AUTHORITY ACKNOWLEDGEMENT

I DO HEREBY CERTIFY THAT ALL MATTERS PERTAINING TO THE REQUIREMENTS OF THE LOCAL PARK AUTHORITY, INSOFAR AS THEY PERTAIN TO THIS PLAT, HAVE BEEN COMPLIED WITH.

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

_____
REPRESENTATIVE OF THE PARK AUTHORITY

LIBRARY AUTHORITY ACKNOWLEDGEMENT

I DO HEREBY CERTIFY THAT ALL MATTERS PERTAINING TO THE REQUIREMENTS OF THE LOCAL LIBRARY AUTHORITY, INSOFAR AS THEY PERTAIN TO THIS PLAT, HAVE BEEN COMPLIED WITH.

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

_____
REPRESENTATIVE OF THE LIBRARY AUTHORITY

TAX MAPPING

I, _____ DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP

#_____ AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN) _____

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

_____
DIRECTOR

WILL COUNTY 9-1-1

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO ALL WILL COUNTY 9-1-1 EMERGENCY TELEPHONE SYSTEM REQUIREMENTS.

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

_____
CHIEF ADMINISTRATOR

SURFACE WATER STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

_____ _____
OWNER PROFESSIONAL ENGINEER

_____ _____
PRINTED NAME PRINTED NAME

RECORDER'S CERTIFICATE

ALL PLAT FEES HAVE BEEN RECEIVED, AND THIS INSTRUMENT NO._____WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY

AFORESAID ON THIS _____ DAY OF _____, A.D., 20_____ AT _____ O'CLOCK ____M.,

_____
WILL COUNTY RECORDER

TREE PRESERVATION / CONSERVATION EASEMENT PROVISIONS

THE TREE PRESERVATION / CONSERVATION EASEMENT IS RESERVED AND GRANTED TO THE VILLAGE OF HOMER GLEN, A MUNICIPAL CORPORATION OF ILLINOIS, AND TO THE VILLAS OF HIDDEN VALLEY HOMEOWNERS ASSOCIATION (H.O.A.) UPON THE FOLLOWING TERMS AND PROVISIONS:

THE PURPOSE OF THE EASEMENT IS THAT IT SHALL BE A NON-EXCLUSIVE TREE PRESERVATION / CONSERVATION EASEMENT FOR PROTECTION OF THE UNIQUE ENVIRONMENTAL FEATURES ON OUTLOTS 'D' AND 'G' AS SHOWN ON THE PLAT OF SUBDIVISION FOR THE VILLAS OF HIDDEN VALLEY PHASE 1.

THE RESPONSIBILITY FOR MAINTAINING THE OPEN SPACE AND ANY FACILITIES LOCATED THEREON SHALL BE BORNE BY THE VILLAS OF HIDDEN VALLEY HOMEOWNERS ASSOCIATION. THE VILLAGE OF HOMER GLEN WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE VILLAGE ENGINEER OF THE VILLAGE OF HOMER GLEN.

IN THE EVENT THE VILLAGE SHALL PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK OF THE SPECIFIED AREAS OR FEATURES, THE COST OF SUCH WORK SHALL, UPON RECORDATION OF NOTICE OF LIEN WITH THE RECORDER OF DEEDS OF WILL COUNTY, ILLINOIS, CONSTITUTE A LIEN AGAINST THE ASSETS OF THE PROPERTY OWNERS AND AGAINST EACH AND EVERY LOT WITHIN THE SUBDIVISION, THE COST OF THE WORK INCURRED BY THE VILLAGE SHALL INCLUDE ALL EXPENSES AND COSTS ASSOCIATED WITH THE PERFORMANCE OF SUCH WORK INCLUDING, BUT NOT LIMITED TO, REASONABLE ENGINEERING, CONSULTING AND ATTORNEYS FEES RELATED TO THE PLANNING AND ACTUAL PERFORMANCE OF THE WORK.

AT THE VILLAGE'S DISCRETION, SUCH OPEN SPACE CAN BE DEVELOPED WITH ACCESSORY USES CONSISTENT WITH THE OPEN SPACE REQUIREMENTS UNDER THE CONSERVATION SUBDIVISION ORDINANCE OF THE VILLAGE OF HOMER GLEN CODE OR WITH THE GOALS AND OBJECTIVES OF THE VILLAGE OF HOMER GLEN PARKS MASTER PLAN.

THE PROVISIONS OF THIS TREE PRESERVATION / CONSERVATION EASEMENT SHALL RUN WITH THE TITLE TO THE LAND AND SHALL BE BINDING UPON THE HEIRS, SUCCESSORS AND ASSIGNS OF THE LAND.

LANDSCAPE & SIGN EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAS OF HIDDEN VALLEY HOMEOWNERS ASSOCIATION AND TO ITS/THEIR SUCCESSORS AND ASSIGNS, IN, UPON, ACROSS, UNDER, OVER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "LANDSCAPE & SIGN EASEMENT" ON THE ANNEXED PLAT FOR THE PURPOSE OF THE PLACEMENT OF TREES, SHRUBS, BUSHES, LAWNS, OTHER FORMS OF VEGETATION, BERMS, IDENTIFICATION SIGNS AND MONUMENTS.

NO PERMANENT BUILDINGS, STRUCTURES OR FENCES SHALL BE PLACED ON SAID EASEMENT, AND NO ACCESS SHALL BE PERMITTED.

THERE SHALL BE NO REMOVAL OR DESTRUCTION OF TREES AND PLANTS WITHIN THE EASEMENT AREA, EXCEPT TO THE EXTENT THAT SUCH ACTIVITIES ARE UNDERTAKEN TO REMOVE DEAD OR DISEASED TREES OR PLANTS AND/OR IN ACCORDANCE WITH A LANDSCAPING MAINTENANCE PLAN APPROVED BY THE VILLAGE OF HOMER GLEN.

NO TERM OR CONDITION CONTAINED IN THIS EASEMENT RELATING TO LANDSCAPING, ENTRY SIGN OR MONUMENTATION SHALL LIMIT OR PRECLUDE THE EXERCISE OF ANY RIGHTS GRANTED PURSUANT TO ANY OTHER EASEMENT PROVISION RESERVED AND/OR GRANTED ON THE ANNEXED PLAT FOR ANY OTHER PURPOSE LANDSCAPE EASEMENT PROVISIONS.

STORMWATER MANAGEMENT / DETENTION EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF HOMER GLEN, A MUNICIPAL CORPORATION OF ILLINOIS, AND TO THE VILLAS OF HIDDEN VALLEY HOMEOWNERS ASSOCIATION AND TO ITS SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" OR "DETENTION EASEMENT " ON THE PLAT HEREON DRAWN FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM SEWERS AND/OR STORM WATER DETENTION AREAS, TOGETHER WITH ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO, INCLUDING, WITHOUT LIMITATION, SWALES, INLETS, OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID ASSOCIATION, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE SAID RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER FACILITIES.

NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS. NO CHANGES TO THE TOPOGRAPHY OR STORM WATER MANAGEMENT /DETENTION EASEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE VILLAGE ENGINEER OF THE VILLAGE OF HOMER GLEN, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

THE VILLAS OF HIDDEN VALLEY HOMEOWNERS ASSOCIATION SHALL REMAIN RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MANAGEMENT AREA / DETENTION EASEMENT AND APPURTENANCES. THE VILLAGE OF HOMER GLEN WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE VILLAGE ENGINEER OF THE VILLAGE OF HOMER GLEN.

IN THE EVENT THE VILLAGE SHALL PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK OF THE SPECIFIED AREAS OR FEATURES, THE COST OF SUCH WORK SHALL, UPON RECORDATION OF NOTICE OF LIEN WITH THE RECORDER OF DEEDS OF WILL COUNTY, ILLINOIS, CONSTITUTE A LIEN AGAINST THE ASSETS OF THE PROPERTY OWNERS AND AGAINST EACH AND EVERY LOT WITHIN THE SUBDIVISION, THE COST OF THE WORK INCURRED BY THE VILLAGE SHALL INCLUDE ALL EXPENSES AND COSTS ASSOCIATED WITH THE PERFORMANCE OF SUCH WORK INCLUDING, BUT NOT LIMITED TO, REASONABLE ENGINEERING, CONSULTING AND ATTORNEYS FEES RELATED TO THE PLANNING AND ACTUAL PERFORMANCE OF THE WORK.

RESPONSIBLITY OF H.O.A.

THE VILLAS OF HIDDEN VALLEY HOMEOWNERS ASSOCIATION (H.O.A.) SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPING AREAS AND FEATURES WITHIN ALL OF OUTLOTS "A", "B", "D" "E" "G" AND "H". THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN THOSE SPECIFIED AREAS AND FEATURES DESCRIBED ABOVE IN A MANNER CONSISTENT WITH THE PLANS APPROVED BY THE VILLAGE AND THE STANDARDS TYPICAL OF PRIVATE PROPERTY MAINTENANCE THROUGHOUT THE COMMUNITY. IN THE EVENT THE OWNERS FAIL TO PROPERLY MAINTAIN THESE AREAS AND FEATURES, THE VILLAGE SHALL, UPON SEVENTY-TWO (72) HOURS PRIOR NOTICE TO THE H.O.A. HAVE THE RIGHT, BUT NOT THE DUTY, TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE SPECIFIED AREAS AND FEATURES. IN THE EVENT OF AN EMERGENCY SITUATION, AS DETERMINED BY THE VILLAGE, THE SEVENTY-TWO (72) HOURS PRIOR NOTICE REQUIREMENT SET FORTH ABOVE SHALL NOT APPLY, AND THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO PROCEED WITHOUT NOTICE TO THE H.O.A.

IN THE EVENT THE VILLAGE SHALL PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK OF THE SPECIFIED AREAS OR FEATURES, THE COST OF SUCH WORK SHALL, UPON RECORDATION OF NOTICE OF LIEN WITH THE RECORDER OF DEEDS OF WILL COUNTY, ILLINOIS, CONSTITUTE A LIEN AGAINST THE ASSETS OF THE PROPERTY OWNERS AND AGAINST EACH AND EVERY LOT WITHIN THE SUBDIVISION, THE COST OF THE WORK INCURRED BY THE VILLAGE SHALL INCLUDE ALL EXPENSES AND COSTS ASSOCIATED WITH THE PERFORMANCE OF SUCH WORK INCLUDING, BUT NOT LIMITED TO, REASONABLE ENGINEERING, CONSULTING AND ATTORNEYS FEES RELATED TO THE PLANNING AND ACTUAL PERFORMANCE OF THE WORK.

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

A PERPETUAL EASEMENT IS HEREBY GRANTED TO HOMER GLEN, A MUNICIPAL CORPORATION OF ILLINOIS, TO NICOR GAS, AMERITECH, COMMONWEALTH EDISON CO., AND COMCAST CABLE, THEIR SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSTALL, CONSTRUCT, AND OTHERWISE ESTABLISH, RELOCATE, REMOVE, MAINTAIN, RENEW, REPLACE, OPERATE, INSPECT, REPAIR, AND MAINTAIN WATER MAINS, VALVES, AND WATER SERVICE FACILITIES, SANITARY SEWER PIPES, MANHOLES, AND SEWER CONNECTIONS, STORM SEWER PIPES, MANHOLES, CATCH BASINS AND SEWER CONNECTIONS, VARIOUS UTILITY TRANSMISSION SYSTEMS AND FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS AND GAS AND OTHER SUCH APPURTENANCES AND FACILITIES AS MAY BE NECESSARY OR CONVENIENT RELATED TO SAID WATER DISTRIBUTION, SANITARY SEWER PIPES, STORM SEWER PIPES, VARIOUS UTILITY TRANSMISSION SYSTEMS AND FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS AND GAS, IN, ON, UPON, OVER, THROUGH, ACROSS, AND UNDER ALL OF THE REAL ESTATE HEREON DESCRIBED AS WITHIN PUBLIC UTILITY AND DRAINAGE EASEMENTS, SAID EASEMENTS BEING DESIGNATED BY THE DASHED LINES AND DESIGNATIONS OF WIDTH, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO OVERHANG ALL LOTS WITH AERIAL SERVICE WIRES TO SERVE ADJACENT LOTS, THE RIGHT TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, BUSHES OR OTHER PLANTS OR ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. NO BUILDINGS, STRUCTURES, FENCES OR OTHER PERMANENT OBSTRUCTIONS SHALL BE PLACE OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED " PUBLIC UTILITY AND DRAINAGE EASEMENTS" AND "ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT" WITHOUT PRIOR WRITTEN CONSENT OF GRANTEES. AFTER THE INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

NI-COR EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR GAS COMPANY OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS, IN ALL PLATTED 'EASEMENT' AREAS, STREETS, ALLEYS, OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, SAID EASEMENT TO BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES FOR THE PURPOSE OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO. NO BUILDINGS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH 'EASEMENT' AREAS, STREETS, ALLEYS, OR OTHER PUBLIC WAYS OR PLACES NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

PARCEL IDENTIFICATION NUMBERS

PARCEL ONE: 16-05-23-200-025-0000
PARCEL TWO: 16-05-23-100-048-0000
PARCEL THREE: 16-05-23-100-049-0000
PARCEL FOUR: 16-05-23-101-022-0000

RESERVED FOR: WILL COUNTY RECORDER

Submitted by:
Village of Homer Glen
14240 W. 151st Street
Homer Glen, Illinois 60491
708-301-8407

Return the original Mylar to:
Village of Homer Glen
14240 W. 151st Street
Homer Glen, Illinois 60491
708-301-8407

Send all future tax bills to:
Villas of Hidden Valley, LLC
14800 S. 80th Avenue
Orland Park, Illinois 60462

UTILITY EASEMENT PROVISIONS

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

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

THIS IS TO CERTIFY THAT I, STEVEN J. LAUB, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 035-003160, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 35 FEET OF SAID WEST HALF OF THE NORTHEAST QUARTER WITH THE SOUTHERLY RIGHT OF WAY LINE ILLINOIS ROUTE 7; THENCE SOUTHERLY 1127.74 FEET TO THE SOUTH LINE OF THE NORTH 1181.43 FEET; THENCE EAST TO THE WEST LINE OF HIDDEN VALLEY ESTATES UNIT 1; THENCE NORTHERLY ALONG SAID SUBDIVISION LINE BEING THE WESTERLY LINE OF LOT 33 AND HIDDEN VALLEY TRAIL TO THE SOUTHERLY RIGHT OF WAY OF ILLINOIS ROUTE 7; THENCE WEST ALONG SAID SOUTHERLY RIGHT OF WAY TO THE POINT OF BEGINNING, TOGETHER WITH THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, AFORESAID, LYING EASTERLY AND NORTHERLY OF HIDDEN VALLEY ESTATES UNIT 1 AND SOUTHERLY OF ILLINOIS ROUTE 7, EXCEPTING THAT PART THEREOF FALLING IN HIDDEN VALLEY ESTATES ADDITION RECORDED DECEMBER 8, 2003 AS DOCUMENT NO. R2003-298148 AND EXCEPT THEREFROM THE FEE SIMPLE TITLE THEREOF TO THAT PART THEREOF VESTED IN THE STATE OF ILLINOIS BY DECREE ENTERED IN CASE 13D23 AND RECORDED AS DOCUMENT NO. R2014-018800 AND DECREE ENTERED IN CASE 13D26 AND RECORDED AS DOCUMENT NO. R2014-020582, AND FURTHER EXCEPTING THEREFROM ALL THAT PART LYING EAST OF THE WEST RIGHT OF WAY LINE OF HIDDEN VALLEY TRAIL, AS DEDICATED PER SAID HIDDEN VALLEY ESTATES, IN WILL COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 1181.43 FEET OF THE WEST 35.00 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THE NORTH 1181.43 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 23, EXCEPTING THE WEST 22.00 FEET THEREOF; AND ALSO EXCEPTING THE EAST 110.00 FEET OF THE WEST 132.00 FEET OF THE NORTH 396.00 FEET THEREOF; AND ALSO EXCEPTING THEREFROM THAT PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SAID NORTHWEST QUARTER THAT IS 99.75 FEET WEST OF THE EAST LINE OF THE SAID NORTHWEST QUARTER; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER 53.66 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS HIGHWAY ROUTE NO. 7 FOR A POINT OF BEGINNING; THENCE WESTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS HIGHWAY 7, 1047.00 FEET TO A POINT; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 514.56 FEET TO A POINT; THENCE EASTERLY PARALLEL WITH THE SAID NORTH LINE OF THE NORTHWEST QUARTER, 847.00 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 217.11 FEET TO A POINT; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SAID NORTH LINE OF THE NORTHWEST QUARTER, 200.00 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 297.00 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART HEREOF FALLING IN HIDDEN VALLEY ESTATES ADDITION RECORDED DECEMBER 8, 2003 AS DOCUMENT NO. R2003-298148, AND EXCEPTING THEREFROM THE FEE SIMPLE TITLE THEREOF TO THAT PART THEREOF VESTED IN THE STATE OF ILLINOIS BY DECREE ENTERED IN CASE 13ED19 AND RECORDED AS DOCUMENT NO. 2014-017999, WILL COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SAID NORTHWEST QUARTER THAT IS 99.75 FEET WEST OF THE EAST LINE OF THE SAID NORTHWEST QUARTER