

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
JANUARY 9, 2007 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Agreement with the Village of Lisle and First Eagle Development, Inc.	✓ Resolution Ordinance Motion Discussion Only	David Fieldman Deputy Village Manager

SYNOPSIS

A resolution authorizing the Mayor to execute an agreement for water service with the Village of Lisle and First Eagle Development, Inc. has been prepared.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2006-2011 identified *Top Quality Village Infrastructure and Facilities*.

FISCAL IMPACT

N/A.

UPDATE & RECOMMENDATION

This item was discussed at the December 12, 2006 Workshop. Staff recommends approval on the January 16, 2007 active agenda, subject to approval of the amendment to the Boundary Agreement.

BACKGROUND

First Eagle Development wishes to develop the 1.97 acre property located at 4708 and 4712 Walnut Avenue with 14 townhome units in 7 buildings. The property is located within the Lisle planning jurisdiction and the petitioner is in the process of annexing the property into Lisle. Lisle does not have a watermain near the subject site. A Downers Grove watermain is located in the Walnut Avenue right-of-way near the subject site. As both Lisle and Downers Grove provide water via the DuPage Water Commission, the developer and the Village of Lisle wish to enter into the attached agreement that would allow for the provision of Downers Grove water to serve the development.

The agreement among the Village of Downers Grove, the Village of Lisle and the developer contains the following key terms:

- The developer shall annex the subject site into the Village of Lisle and develop the site according to the plans reviewed and approved by Lisle
- The developer shall extend the watermain into the site. The water system shall meet all Downers Grove regulations and design standards. Downers Grove shall inspect the system for compliance with Village codes. The developer shall pay all required Downers Grove fees.
- The developer shall enter into individual water service agreements for each dwelling unit. These agreements shall be transferred to subsequent owners of the units. The water customers shall pay non-resident water fee rates.

Staff has additionally initiated discussion with Lisle related to the existing Boundary Agreement relative to this area and recommends finalization of changes to the Boundary Agreement prior to execution of the agreement for water service.

ATTACHMENTS

Agreement
Resolution

RESOLUTION NO. ____

**A RESOLUTION AUTHORIZING EXECUTION OF AN
AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE, THE
VILLAGE OF LISLE AND FIRST EAGLE DEVELOPMENT FOR
WATER SYSTEM DESIGN, CONSTRUCTION, CONNECTION AND SERVICE**

BE IT RESOLVED by the Village Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

1. That the form and substance of a certain Agreement (the “Agreement”), between the Village of Downers Grove (the “Village”) and the Village of Lisle (“Lisle”) and First Eagle Development (the “Developer”), for water service, as set forth in the form of the Agreement submitted to this meeting with the recommendation of the Village Manager, is hereby approved.

2. That the Village Manager and Village Clerk are hereby respectively authorized and directed for and on behalf of the Village to execute, attest, seal and deliver the Agreement, substantially in the form approved in the foregoing paragraph of this Resolution, together with such changes as the Manager shall deem necessary.

3. That the proper officials, agents and employees of the Village are hereby authorized and directed to take such further action as they may deem necessary or appropriate to perform all obligations and commitments of the Village in accordance with the provisions of the Agreement.

4. That all resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

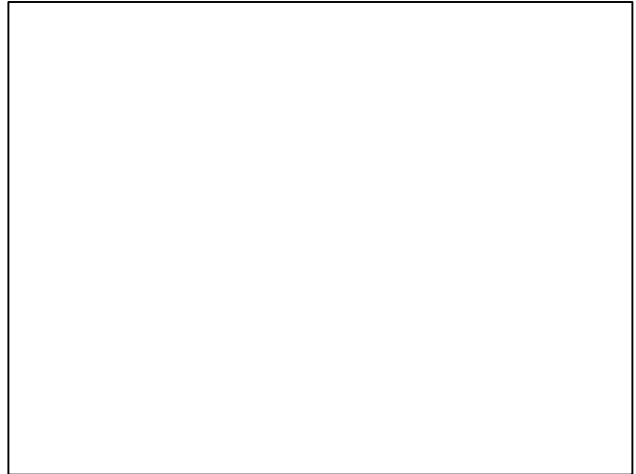
5. That this Resolution shall be in full force and effect from and after its passage as provided by law.

Mayor

Passed:

Attest: _____
Village Clerk

Pins:



**AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE,
THE VILLAGE OF LISLE AND FIRST EAGLE DEVELOPMENT
FOR WATER SYSTEM DESIGN, CONSTRUCTION,
CONNECTION AND SERVICE**

THIS AGREEMENT, made and entered into this _____ day of _____, 2006 by and between the VILLAGE OF DOWNERS GROVE, an Illinois Municipality (“**Downers Grove**”), the VILLAGE OF LISLE, an Illinois Municipality (“**Lisle**”), (collectively “the Municipalities”), and FIRST EAGLE DEVELOPMENT, INC. CORPORATION, an Illinois Corporation (“**Developer**”).

WITNESSETH:

WHEREAS, Walnut Avenue is a roadway that runs north and south and divides the Municipalities;

WHEREAS, Downers Grove owns, operates and maintains a water main situated and running along the westernmost portion of Walnut Avenue south of Ogden Avenue (the “Downers Grove Water Main”) which lies adjacent to a development to be constructed by Developer on approximately 1.97 acres of land which is commonly known as 4708 and 4712 Walnut Avenue, presently in unincorporated DuPage County, Illinois (the Property). The development, referred to as the Villas of Versailles, is proposed to consist of fourteen (14) duplex townhomes and related infrastructure (the “Development”) and is more particularly set forth in the attached exhibits; and

WHEREAS, it is the desire of the Developer and Lisle to annex this Property and Development into the Village of Lisle; however, Lisle presently has no water main or infrastructure for a water main in the area of the Development; and

WHEREAS, the Developer has caused certain civil engineering plans and specifications to be prepared by the firm of A. McGurr Ltd. for the Development (the “Engineering Plans”) which Engineering Plans have

been reviewed and approved by the Municipalities; (said Engineering Plans are attached hereto and incorporated herein by reference as **Group Exhibit C, specifically C1-C6**) and,

WHEREAS, the Municipalities have conferred and agree that it is in the best interests of all concerned to allow the Development to obtain water service through the Downers Grove Water Main via a connection thereto (the "Connection"); and

WHEREAS, the Development will be officially annexed to Lisle prior to the Connection,

NOW, THEREFORE, for and in consideration of the mutual agreements herein contained, Downers Grove agrees to provide water service through the Downers Grove Water Main to the Development and the Lisle residents therein in such quantities as may be necessary to serve said Development under the following terms:

ARTICLE I

WATER SYSTEM DESIGN, CONSTRUCTION AND CONNECTION

1. Prior to Connection of the Downers Grove Water Main to the Development, Downers Grove and Lisle require the following conditions precedent:
 - A. Review and approval of the Engineering Plans by the Downers Grove and Lisle;
 - B. Annexation of the Development to Lisle;
 - C. Compliance with this Agreement;
 - D. Execution of Water Service Agreements (attached hereto and incorporated herein as **Exhibit B**) for each unit by the owner of the Development which Water Service Agreement will run with the land and is binding on any successor owner of record.
 - E. Submission and acceptance of a letter of credit for the water system construction and connection, including but not limited to any damage caused to Walnut Avenue. Said letter of credit shall be submitted by the Developer solely to and for the benefit of Downers Grove and its interests therein. The letter of credit shall be made in an amount acceptable to Downers Grove and in conformance with the Downers Grove requirements.
2. Connection to the Downers Grove Water Main shall be made at one central hydrant referred to as "H-1" on A. McGurr plans. The water service and main utilized by the Development will be referred to as the Villas of Versailles Water System and is depicted on **Exhibit C3**. Basically, an eight inch (8") water main primarily situated on the Property and designed to serve the fourteen (14) townhomes of the Development and the fire hydrants thereof (the Water Main) shall be connected to the Downers Grove Water Main at the Points of Connection in accordance with the Engineering Plans.
3. The water system that is referred to in **Exhibit C3** which includes the fourteen (14) water services that extend up to and including the Buffalo

Boxes, the two (2) water lines that extend up to and including the fire hydrants and the two 8" resilient type gate valves (collectively, Exhibit C3 "Versailles Water System") shall be under Downers Grove ownership and jurisdiction and shall be installed by a licensed plumber at the cost and expense of the Developer in conformance with the Engineering Plans and applicable Downers Grove specifications.

4. Downers Grove shall provide, own and maintain the fourteen (14) water meters to be installed for each Duplex residence, all at the Developer's expense. Downers Grove shall provide, own, maintain and read the fourteen (14) electronic remote water meter reading devices that shall be electronically connected to the water meters and mounted upon the exterior of each Duplex, all at the Developer's expense. It shall be the responsibility of Downers Grove to periodically perform meter readings in accordance with standard Village practice.
5. The Developer shall be responsible for all water connection and permit fees as provided for in the Downers Grove Municipal Code. Additionally, Developer shall be responsible for any damage he, his subcontractors, agents or employees may cause to Walnut Avenue.
6. The fourteen (14) connections from the Buffalo-Box to the water meter shall be performed by a licensed plumber at the expense of the Developer. Such water service connections shall also include appropriate shut-off valves on either side of the water meter. As aforementioned, the water meters shall be provided by Downers Grove and paid for by the Developer, and shall have remote reading capabilities. All of the equipment, piping, tubing, material and mechanical devices installed in the Development shall be installed by a licensed plumber and shall be in conformance with applicable Downers Grove standards and specifications.
7. The Development shall be constructed in conformance with the Engineering Plans. Review of the Engineering Plans by the Municipalities shall commence upon submission of the Engineering Plans to the Municipalities and shall be completed in a timely manner.
8. Developer shall comply with all applicable ordinances of the Village of Downers Grove and the Village of Lisle. The municipalities will work together to ensure that there is not an imposition of conflicting requirements nor duplication of fees, costs or expenses charged to the Developer by the municipalities. The Developer, however, has the responsibility to bring to the attention of the municipalities any duplication or conflict in requirements, fees, cost or expenses.
9. At the time the Connection is to be made, Downers Grove shall schedule a shut down of an appropriate portion the Downers Grove Water Main and shall have a Village inspector on hand to determine that a proper Connection is being made. The Developer shall have the responsibility of coordinating this task with Downers Grove. Upon completion of the Connection, Downers Grove shall re-initiate water service. Downers Grove shall have the responsibility of making appropriate prior water disruption notifications to all affected customers.

ARTICLE II
WATER SYSTEM SERVICE

1. It is the intent of the parties hereof that to the extent practicable, the residents of the Development shall be considered as Downers Grove water customers and be treated in the same manner as non-resident Downers Grove water customers. Furthermore, as each unit is sold by the Developer, the previously signed Water Service Agreement shall be binding upon any successor owner of record. The Water Service Agreement shall be recorded on title to each property. It is further agreed that if in the future, Lisle's water system becomes adjacent to the Development; the residents of the Development will disconnect from the Downers Grove water system and connect to the Lisle water system, all at the sole cost and expense of the residents of the Development or the Developer.
2. Assuming that the Development is hooked into the Downers Grove Water Main and is receiving water service from Downers Grove, Downers Grove shall read the meters on the same basis as for other unincorporated residential customers of the Downers Grove water system. Downers Grove shall compute the charge for water in accordance with the applicable residential water rates in force in Downers Grove for unincorporated residents.
3. Downers Grove agrees to provide and supply potable water to the Development that is in conformance with applicable Downers Grove standards and with customary rules and regulations of the Illinois Environmental Protection Agency and the Illinois Pollution Control Board that are adhered to by Downers Grove.
4. Downers Grove shall perform all reasonable and customary maintenance and repairs required to keep the Downers Grove Water Main in a good working order following generally accepted principles and practices customary to its public works in general. In the event any maintenance or repairs are required, Downers Grove shall advise the residents of the Development that an interruption of water service is required.

ARTICLE III
MISCELLANEOUS

1. The parties agree to meet and cooperate in good faith in the event any required modification or addition to this Agreement is deemed necessary. Any modification, amendment or addition must be in writing and signed by all parties. Upon the acceptance hereof and continuing well into the future, the parties agree to adhere to and implement the terms and conditions of this agreement in good faith.
2. The following Exhibits are hereby incorporated into and made a part of this agreement as if set out in full:

- A. Exhibit A: Plat of Annexation
 - B. Exhibit B: Water Service Agreement
 - C. Group Exhibit C (C1-C6): A.McGurr, Ltd. Engineering Plans/
Civil Engineering Drawings
3. This Agreement may not be assigned by either party in whole or in part.
 4. In the event one or more of the provisions contained in this Agreement should be deemed to be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.
 5. This agreement shall be construed in accordance with the laws of the State of Illinois. The agreement shall commence upon the date set forth and shall continue in effect as long as the Development shall remain a residential development.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed on their behalf by their duly authorized officers as of the date herein set forth.

VILLAGE OF DOWNERS GROVE

By: _____
Mayor

Attest: _____
Village Clerk

VILLAGE OF LISLE

By: _____
Mayor

Attest: _____
Village Clerk

FIRST EAGLE DEVELOPMENT, INC.

By: _____

Attest: _____

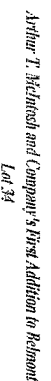
1\agr\06\IGAWaterSystemLisle-12-12-06

EXHIBIT A
PLAT OF ANNEXATION

LEGAL EASE



*Arthur T. McIntosh and Company's First Addition to Belmont
Lot 36*



Lot 34

STATE OF _____)
S.S.

THIS IS TO CERTIFY THAT _____

CHALKER

NOTARY CERTIFICATE

1. _____, A JOINT PUBLIC, THE ABOVE FOR THE COUNTY AND STATE

AFONSAID DO HEREBY CERTIFY THAT _____

NOTARY PUBLIC

LAWYER

CLERK

STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

MS. A.9.2. 2008

RECORDED OF DEEDS

SURVEYOR'S CERTIFICATE

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 298
EXPIRES 11-30-2006



**Engineers
Planners
Surveyors**

First Eagle Development, Inc.
438 Pond View Lane
Bartlett, Illinois 60103

Annexation Plat

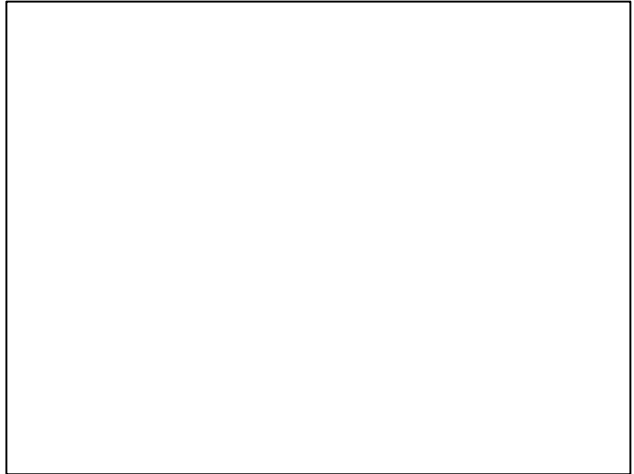
REVISIONS

DATE: 05-12-05

EXHIBIT B
WATER SERVICE AGREEMENT

EXHIBIT B

Pins:



WATER SERVICE AGREEMENT

This Agreement made and entered into this ____ day of _____, 2006, by and between the VILLAGE OF DOWNERS GROVE, an Illinois municipal corporation (hereinafter referred to as the “Village”) and _____ the owner(s) of record of the property located at _____, _____, Illinois, (hereinafter referred to as the “Owner(s)”).

WHEREAS, the Owner(s) are the owners of record of certain real estate legally described as follows:

(Exhibit “1” to Water Service Agreement, attached)

(PIN: __-__-__-__)

(Common Address: _____ Downers Grove, Illinois)

(hereinafter referred to as the Property);

WHEREAS, the Village Council has previously adopted an ordinance (Downers Grove Municipal Code, Section 25-41) establishing procedures for providing water service to areas outside the Village corporate limits which requires consent to annex to the Village of Downers Grove;

WHEREAS, the Village has previously entered into an agreement entitled “Village of Downers Grove, The Village of Lisle and First Eagle Development for Water System Design, Construction, Connection and Service” with the Village of Lisle to provide water service to a specific Lisle development, commonly known as the Villas of Versailles, located at 4708 and 4712 Walnut Avenue; and whereas the Downers Grove Village Council has determined that in contravention of the established ordinance, the Village desires to enter into this water service agreement;

WHEREAS, the Property is located outside the Village of Downers Grove corporate limits;

WHEREAS, the Owner(s) desire that the Property be connected to the Village water system;

NOW, THEREFORE, in consideration of the mutual covenants, agreements, terms and conditions herein set forth, the Parties agree as follows:

1. The Village shall connect the Property to the Village water system upon the execution of this Agreement and the submittal of a properly executed New Water Service Permit Application;
2. The Owner(s) shall pay to the Village all connection charges as set out in Section 25-40(c)(1) as well as any other tap fees, connection fees, inspection fees, water system capacity charges, meter and water service charges as may be required by the Downers Grove Municipal Code, Chapter 25.
3. Owner(s) shall permit the Village and its officers, directors, employees, agents, contractors and subcontractors authority to enter onto the Property, including access to any structure thereon, for the purpose of undertaking any inspections, measurements, surveys, investigations, tests, observations, excavations, work, repairs, maintenance, restoration or any other activity related to the connection of the Property to the Village water system, including but not limited to, installing the water service line, the water meter, the sealing of the existing well, etc.
4. The Village and its agents and contractors shall perform any work hereby authorized with reasonable care, skill and diligence. Work shall be performed in such a way as to avoid harm to improvements adjacent to the work. In the event the work negatively disturbs the Owner's (s') property, the disturbed area shall be restored to the condition that existed before the disturbance thereof.
5. The Owner(s) on behalf of all owners and occupants of the Property waives and releases the Village from all claims pertaining to any such connection, if any, except for any potential claims regarding personal (bodily) injury or property damage.
6. Owner(s) agree to abide by all Village rules and regulations regarding water usage and consumption, including all ordinances, as provided for in Chapter 25 of the Downers Grove Municipal Code, as now or hereafter amended (except Section 25-40 as it relates to connection fees, as the connection fees shall be governed by this Agreement).
7. The Owner(s) shall enjoy the same rights and abide by the same rules and regulations with respect to water service, availability, and usage as consumers and customers outside the corporate limits of the Village.
8. This Agreement may only be amended by written instrument signed by both parties.
9. If any portion of this Agreement shall be declared invalid, the same shall not affect the validity of this Agreement as a whole, other than the part so declared invalid.

10. All unpaid and delinquent costs, fees and charges provided for in this Agreement and the Downers Grove Municipal Code shall constitute a lien on the Property to the extent authorized by law with respect to user charges for the connection to and water service
11. That should the Village of Lisle ever make water service available (i.e., adjacent to the entire frontage of the Property, the Owner(s) shall disconnect from Village's water main and service and connect to the Lisle system. In such event, all costs related to the disconnection and subsequent connection to the Lisle shall be borne by the Owner(s).
12. All notices hereunder shall be in writing and must be served either personally or by registered or certified mail, postage prepaid, to the following addresses or such other addresses as either party to this Agreement specify in writing to the other:

Village of Downers Grove
801 Burlington Avenue
Downers Grove, Illinois 60515
Attn: Village Manager

Owner(s) _____

13. Except as otherwise herein provided, this Agreement shall be binding upon and inure to the benefit of the parties hereto, successor owners of record of the Property, their assigns, lessees and upon any successor municipal authority of the Village of Downers Grove. It is hereby understood and agreed that this Agreement is a covenant running with the land and is binding thereon. All persons who take title to any part of the Property shall comply with the provisions of this Agreement.
14. A fully executed copy of this Agreement shall be recorded in the Office of the DuPage County Recorder of by the Village Clerk upon execution and receipt of \$25.00 to cover administrative and recording fees.
15. This Agreement shall be enforceable in any court of competent jurisdiction by any of the parties hereto by any appropriate action at law or in equity, including, without limitation, the right of any party hereto to seek specific performance of the terms hereof. Venue for any action arising out of the terms or conditions of this Agreement shall be proper only in the Circuit Court for the Eighteenth Judicial Circuit, DuPage, Illinois. In addition to the foregoing, and not by

way of limitation, the Village shall have the right to terminate water service to the Property in the event Owner(s), their successors or assigns: fail to meet regular payment obligations with respect to the provision of water service to the Property; or otherwise breach the provisions of this Agreement.

16. Each of the parties hereto, for themselves, their successors, assigns, heirs, devisees and personal representatives, agrees that the warranties and recitals set forth in the preambles hereto are material to this Agreement, and the parties hereby confirm and admit their truth and validity and hereby incorporate such representations, warranties and recitals into this Agreement, and the same shall continue during the term of this Agreement.

IN WITNESS WHEREOF, the PARTIES hereto have executed this Agreement as of the date first above written.

OWNER(S)

VILLAGE OF DOWNERS GROVE

By: _____

By: _____

Village Manager

(print name)

Attest: _____

By: _____

(print name)

STATE OF ILLINOIS)
) SS.
COUNTY OF DU PAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, respectively appeared before me this date in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____ day of _____, 2006.

Notary Public

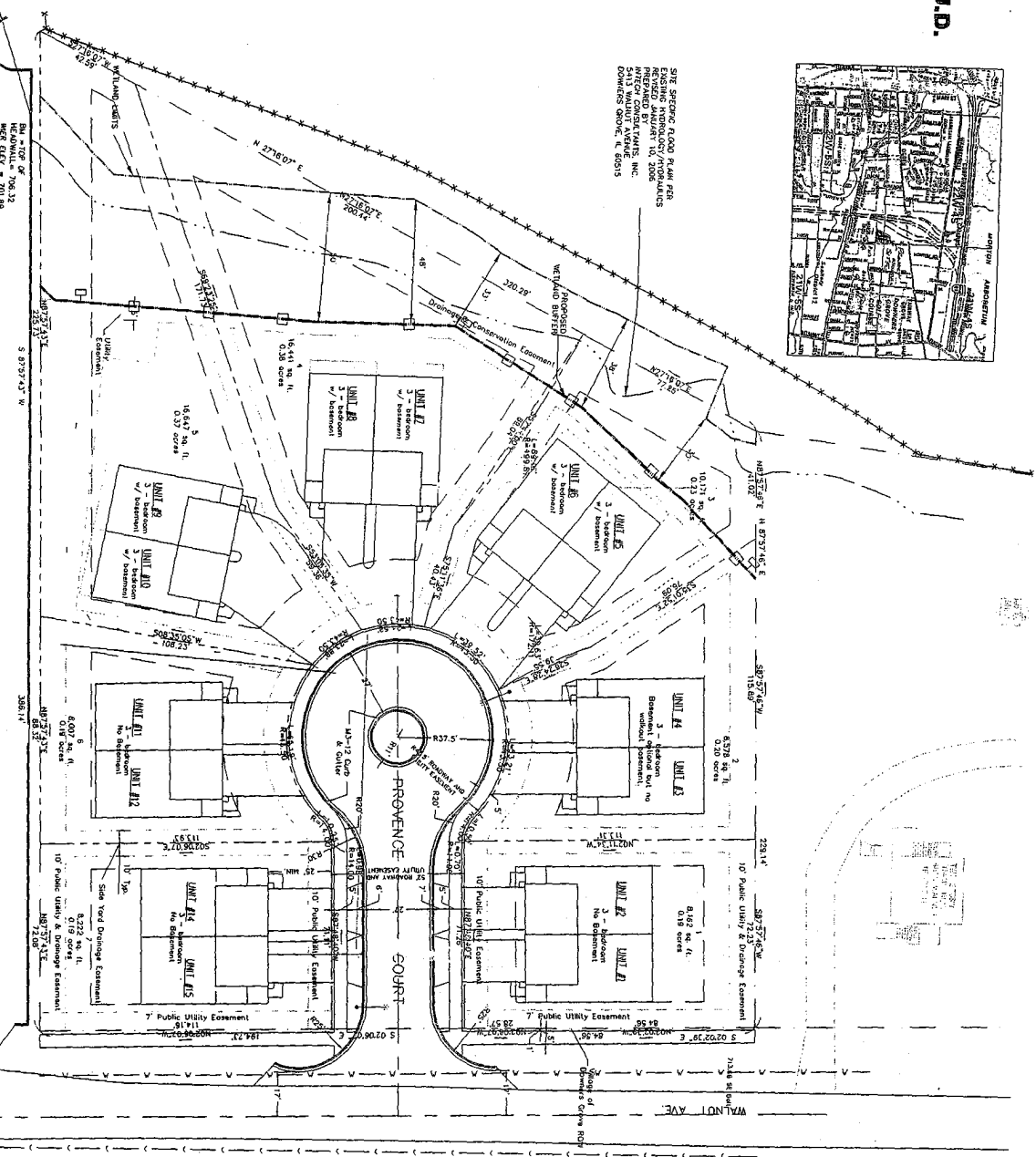
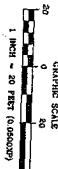
**EXHIBIT “1” TO WATER SERVICE AGREEMENT
(Legal Description of Property)**

GROUP EXHIBIT 3
MCGURR, LTD. ENGINEERING PLANS/ CIVIL ENGINEERING DRAWINGS

3:H:\filer\aperez\$\My Documents\Lisle\water agreement\IGA Water System.Lisle120606.doc

LEGEND

- [illegible]



SITE SPECIFIC FLOOD PLAIN PER
EXISTING HYDROLOGY/HYDRAULICS
REVISED JANUARY 10, 2006
PREPARED BY
INTECH CONSULTANTS, INC.
5413 WALNUT AVENUE
DOWNERS GROVE, IL 60515

Site Benchmark: Cul Square on headwall

60" Ø PIPE INV. = 698.08
REFER TO TAB 3 OF STORMWATER
SUBMITTAL FOR DETAIL

FLOOD PLAIN INFORMATION
PROVIDED BY
3413 WALKER BLVD., SUITE 100
DOWNEY, CALIF. 90241
800.964.9566
FLOODING HYDROLOGY/HYDRAULICS
RECEIVED JUNE 17, 2005

WETLAND AND WETLAND BUFFER
BASINS AND CREEK BEDS, INC.
33250 N. ARIZONA HEIGHTS ROAD
SUITE 100
MERCERS, IL 60004
847.820.7272
LETTER DATED MAY 17, 2005

BRANING NOTE:

01. SITE PLAN & INDEX
02. EROSION & EROSION CONTROL PLAN
03. CONSTRUCTION & PROJECT DETAILS
04. WADAGE OR USE CONSTRUCTION
05. NOTES & DETAILS
06. CONSTRUCTION NOTES & DETAILS

US ARMY CORPS OF ENGINEERS
WATERWAYS DIVISION
3001 50th AVENUE
DENVER, CO 80231

PERCS:VA 04-23-0016

☒ Approved as Submitted
☐ Approved as Noted
☐ Returned for Corrections

Date: 8-30-06

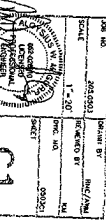
JAMES J. BENES AND ASSOCIATES, INC.

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
8/20/06	REVENUE PER VDC & LHM		1,175.00	1,175.00
8/17/06	PER CDD		1,175.00	2,350.00
8/17/06	PER COUNTY REVENUE		1,175.00	3,525.00
8/17/06	OTHER DEDUCTIONS	1,175.00		2,350.00
8/17/06	REVENUE PER AGENCY, RENSE		1,175.00	3,525.00
8/17/06	REVENUE ADJUSTMENT		1,175.00	4,700.00
8/17/06	OTHER DEDUCTIONS	1,175.00		3,525.00
8/17/06	REVENUE PER COUNTY, RENSE		1,175.00	4,700.00
8/17/06	REVENUE PER OWNER		1,175.00	5,875.00
8/17/06	REVENUE PER VALLADE, RENSE		1,175.00	7,050.00
8/17/06	REVENUE PER DUFFY, RENSE		1,175.00	8,225.00
8/17/06	REVENUE PER PERRINI		1,175.00	9,400.00
8/17/06	REVENUE PER CLIENT		1,175.00	10,575.00
8/17/06	REVENUE PER OTHER		1,175.00	11,750.00
8/17/06	REVENUE PER OTHER		1,175.00	12,925.00
8/17/06	REVENUE PER OTHER		1,175.00	14,100.00
8/17/06	REVENUE PER OTHER		1,175.00	15,275.00
8/17/06	REVENUE PER OTHER		1,175.00	16,450.00
8/17/06	REVENUE PER OTHER		1,175.00	17,625.00
8/17/06	REVENUE PER OTHER		1,175.00	18,800.00
8/17/06	REVENUE PER OTHER		1,175.00	19,975.00
8/17/06	REVENUE PER OTHER		1,175.00	21,150.00
8/17/06	REVENUE PER OTHER		1,175.00	22,325.00
8/17/06	REVENUE PER OTHER		1,175.00	23,500.00
8/17/06	REVENUE PER OTHER		1,175.00	24,675.00
8/17/06	REVENUE PER OTHER		1,175.00	25,850.00
8/17/06	REVENUE PER OTHER		1,175.00	27,025.00
8/17/06	REVENUE PER OTHER		1,175.00	28,200.00
8/17/06	REVENUE PER OTHER		1,175.00	29,375.00
8/17/06	REVENUE PER OTHER		1,175.00	30,550.00
8/17/06	REVENUE PER OTHER		1,175.00	31,725.00
8/17/06	REVENUE PER OTHER		1,175.00	32,900.00
8/17/06	REVENUE PER OTHER		1,175.00	34,075.00
8/17/06	REVENUE PER OTHER		1,175.00	35,250.00
8/17/06	REVENUE PER OTHER		1,175.00	36,425.00
8/17/06	REVENUE PER OTHER		1,175.00	37,600.00
8/17/06	REVENUE PER OTHER		1,175.00	38,775.00
8/17/06	REVENUE PER OTHER		1,175.00	39,950.00
8/17/06	REVENUE PER OTHER		1,175.00	41,125.00
8/17/06	REVENUE PER OTHER		1,175.00	42,300.00
8/17/06	REVENUE PER OTHER		1,175.00	43,475.00
8/17/06	REVENUE PER OTHER		1,175.00	44,650.00
8/17/06	REVENUE PER OTHER		1,175.00	45,825.00
8/17/06	REVENUE PER OTHER		1,175.00	47,000.00
8/17/06	REVENUE PER OTHER		1,175.00	48,175.00
8/17/06	REVENUE PER OTHER		1,175.00	49,350.00
8/17/06	REVENUE PER OTHER		1,175.00	50,525.00
8/17/06	REVENUE PER OTHER		1,175.00	51,700.00
8/17/06	REVENUE PER OTHER		1,175.00	52,875.00
8/17/06	REVENUE PER OTHER		1,175.00	54,050.00
8/17/06	REVENUE PER OTHER		1,175.00	55,225.00
8/17/06	REVENUE PER OTHER		1,175.00	56,400.00
8/17/06	REVENUE PER OTHER		1,175.00	57,575.00
8/17/06	REVENUE PER OTHER		1,175.00	58,750.00
8/17/06	REVENUE PER OTHER		1,175.00	59,925.00
8/17/06	REVENUE PER OTHER		1,175.00	61,100.00
8/17/06	REVENUE PER OTHER		1,175.00	62,275.00
8/17/06	REVENUE PER OTHER		1,175.00	63,450.00
8/17/06	REVENUE PER OTHER		1,175.00	64,625.00
8/17/06	REVENUE PER OTHER		1,175.00	65,800.00
8/17/06	REVENUE PER OTHER		1,175.00	66,975.00
8/17/06	REVENUE PER OTHER		1,175.00	68,150.00

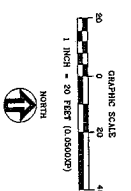
**The Villas
of Versailles
A Planned Unit Development
Lisle, Illinois**

FIRST EAGLE DEVELOPMENT, INC.
438 POND VIEW LAKE
BARTLETT, N. 60103
630.223.0670

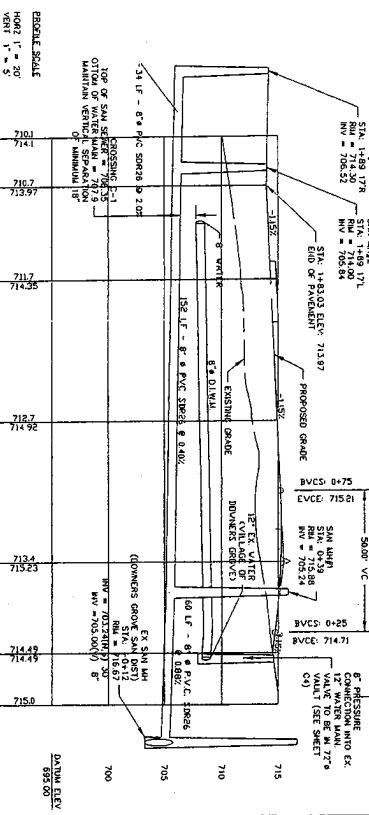
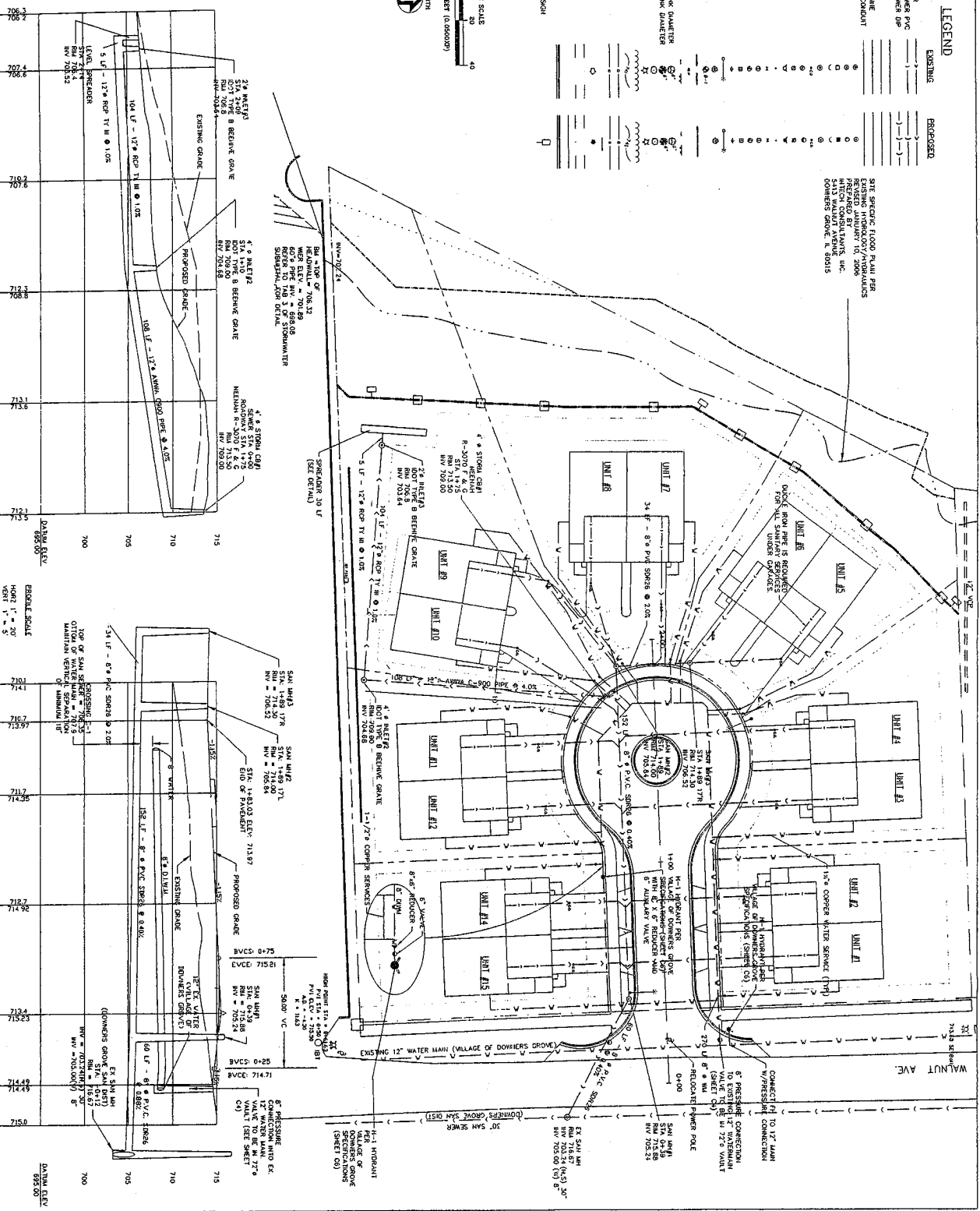
AME GURR, Ltd., P.C.
consulting engineers
251-253 West Street
London, E. 1C 6JH-1416
Detailed Design from 1/16th in. 660-002444
610 642 1170



- LEGEND**
- | EXISTING | PROPOSED |
|--|--|
| UNDERGROUND STORM SEWER | UNDERGROUND STORM SEWER |
| UNDERGROUND SANITARY SEWER | UNDERGROUND SANITARY SEWER |
| UNDERGROUND WATER MAIN | UNDERGROUND WATER MAIN |
| UNDERGROUND ELECTRICAL CONDUIT | UNDERGROUND ELECTRICAL CONDUIT |
| UNDERGROUND TELEPHONE LINE | UNDERGROUND TELEPHONE LINE |
| UNDERGROUND CABLE TELEVISION | UNDERGROUND CABLE TELEVISION |
| STORM INLET | STORM INLET |
| STORM INLET STRUCTURE | STORM INLET STRUCTURE |
| STORM INLET MANHOLE | STORM INLET MANHOLE |
| STORM INLET VALVE | STORM INLET VALVE |
| STORM INLET CLEANOUT | STORM INLET CLEANOUT |
| STORM INLET FIRE HYDRANT | STORM INLET FIRE HYDRANT |
| STORM INLET WATER SHUT-OFF | STORM INLET WATER SHUT-OFF |
| STORM INLET TELEPHONE MANHOLE | STORM INLET TELEPHONE MANHOLE |
| STORM INLET ELECTRICAL MANHOLE | STORM INLET ELECTRICAL MANHOLE |
| STORM INLET STREET LIGHT | STORM INLET STREET LIGHT |
| STORM INLET BELL MANHOLE & NUMBER | STORM INLET BELL MANHOLE & NUMBER |
| STORM INLET CULVERT PIPE | STORM INLET CULVERT PIPE |
| STORM INLET MANHOLE | STORM INLET MANHOLE |
| STORM INLET DECADUOUS TREE WITH TRUNK DIAMETER | STORM INLET DECADUOUS TREE WITH TRUNK DIAMETER |
| STORM INLET EVERGREEN TREE WITH TRUNK DIAMETER | STORM INLET EVERGREEN TREE WITH TRUNK DIAMETER |
| STORM INLET TREE AND BRUSH LINE | STORM INLET TREE AND BRUSH LINE |
| STORM INLET CONTOUR | STORM INLET CONTOUR |
| STORM INLET WOOD FENCE - SPLIT RAIL | STORM INLET WOOD FENCE - SPLIT RAIL |
| STORM INLET SURFACE DRAINAGE | STORM INLET SURFACE DRAINAGE |
| STORM INLET RIGHT-OF-WAY LINE | STORM INLET RIGHT-OF-WAY LINE |
| STORM INLET PROPERTY LINE | STORM INLET PROPERTY LINE |
| STORM INLET GOLF & CARTER | STORM INLET GOLF & CARTER |
| STORM INLET RETAINING WALL | STORM INLET RETAINING WALL |
| STORM INLET CONSERVATION FORESTED SOIL | STORM INLET CONSERVATION FORESTED SOIL |



SITE SPECIFIC FLOOD PLAIN PER REGIONAL HYDROLOGY/HYDRAULICS PREPARED BY TAYLOR, INC. 5413 WALNUT AVENUE, SUITE 200, CHICAGO, ILL. 60615



NOTES

1. SEE SHEET 15 FOR 15" COVER PER DOWNERS GROVE SPECIFICATIONS FOR WATER SERVICE.
2. OVERHEAD SANITARY SEWERS W/RESIDENTIAL ELECTRIC PIPES ARE BURNED IN FOR ALL UNITS WITH BURNED IN.
3. ALL 4" MINIMUM VERTICAL SEPARATION TO 8" SANITARY SEWERS AT ALL CROSSINGS OR WATER SERVICE.

UTILITY PLAN

The Villas of Versailles

A Planned Unit Development

Units 1 through 15

AMC CURRAN, P.C.

CONSULTING ENGINEERS

1111 N. WILSON AVENUE, SUITE 200, CHICAGO, ILL. 60615

DATE: 05/17/2005

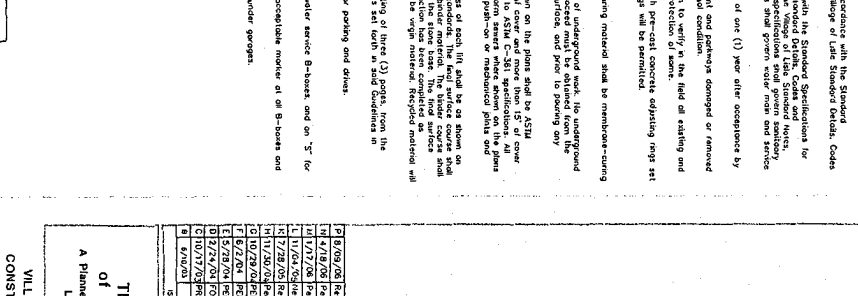
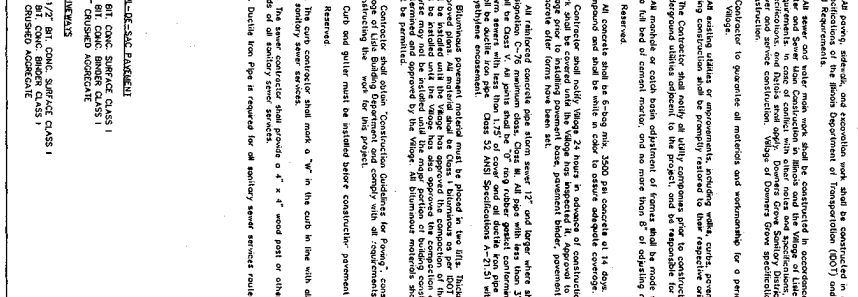
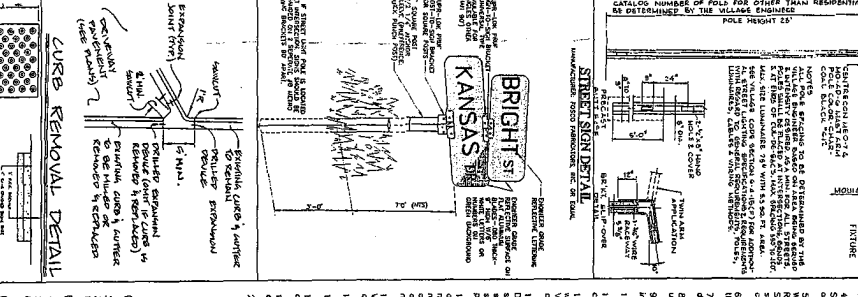
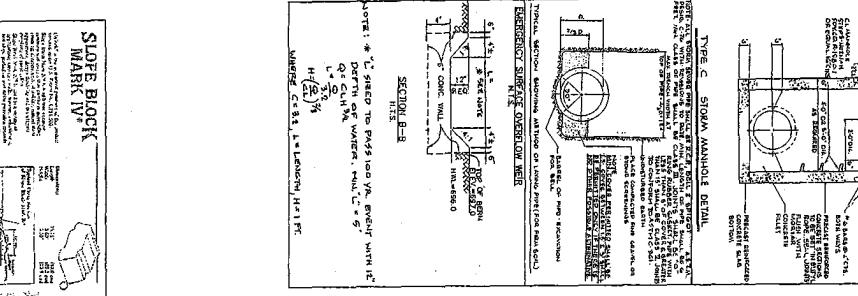
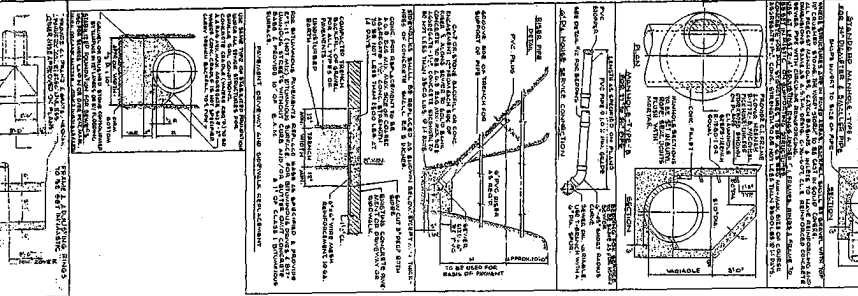
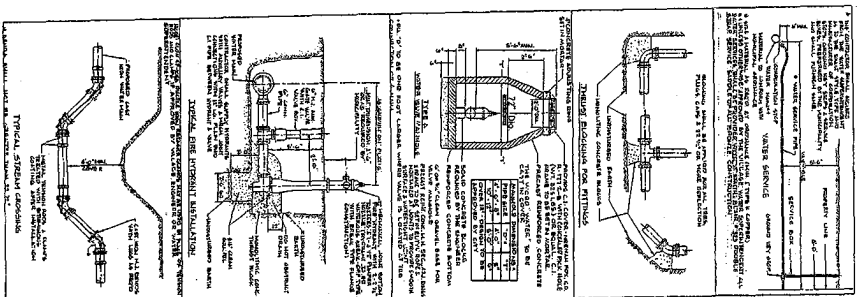
BY: JMC

FIRST EAGLE DEVELOPMENT, INC.

444 RICHMOND AVENUE, SUITE 200, CHICAGO, ILL. 60615

DATE: 05/17/2005

BY: JMC



VILLAGE OF Lisle STANDARD NOTES	
1. Sanitary sewers and water main services shall have a minimum of 5.5 feet of cover and shall be run in straight alignment.	
2. All proposed work shall be located over a minimum of 3' of topsoil unless other backfilling method is approved on the engineering plan.	
3. All existing or proposed underground utility cutting or proposed road surface and work shall be backfilled with compacted material to original ground level.	
4. All existing, proposed, and replacement work shall be constructed in accordance with the Standard Specifications of the Illinois Department of Transportation (IDOT) and Village of Lisle Standard Details, Codes and Requirements.	
5. All sewer and water main work shall be constructed in accordance with the Standard Specifications for Sewer and Water Main Construction, Illinois Department of Transportation (IDOT) and Village of Lisle Standard Details, Codes and Requirements.	
6. Contractor to guarantee all materials and workmanship for a period of one (1) year after acceptance by the Village.	
7. All existing utilities and improvements, including water, gas, sewer, and power, shall be protected or removed as required by the Village.	
8. All existing and proposed work shall be constructed in accordance with the Standard Specifications of the Illinois Department of Transportation (IDOT) and Village of Lisle Standard Details, Codes and Requirements.	
9. All existing and proposed work shall be constructed in accordance with the Standard Specifications of the Illinois Department of Transportation (IDOT) and Village of Lisle Standard Details, Codes and Requirements.	
10. Reserved.	
11. All concrete shall be 6-inch min., 3000 psi concrete at 14 days. Curing material shall be maintained during and after placement.	
12. Contractor shall notify Village 24 hours in advance of construction of underground work. No underground work shall be covered until the Village has inspected the proposed work. The proposed work shall be covered with a minimum of 12 inches of compacted material. The proposed work shall be covered with a minimum of 12 inches of compacted material. The proposed work shall be covered with a minimum of 12 inches of compacted material.	
13. All reinforced concrete pipe shall be 12" and larger when shown on the plans shall be ASTM Distribution C-76 minimum class, Class W. All pipe with less than 3' of cover and more than 15' of cover shall be covered with a minimum of 12 inches of compacted material. The proposed work shall be covered with a minimum of 12 inches of compacted material. The proposed work shall be covered with a minimum of 12 inches of compacted material.	
14. All existing and proposed work shall be constructed in accordance with the Standard Specifications of the Illinois Department of Transportation (IDOT) and Village of Lisle Standard Details, Codes and Requirements.	
15. Contractor shall obtain Construction Guidelines for Paying, consisting of three (3) parts, from the Village of Lisle Building Department and comply with all requirements as set forth in said Guidelines in paying the work.	
16. All work shall be installed under contractor's permit for grading and drains.	
17. Reserved.	
18. The curb and gutter shall have a 4" x 4" x 4" curb and gutter or other acceptable material at all B-bores and at all sanitary sewer service.	
19. The sewer contractor shall provide a 4" x 4" x 4" curb and gutter or other acceptable material at all B-bores and at all sanitary sewer service.	
20. Including two pipe in required for all sanitary sewer service installed under engineer.	

AME GURR, L.L.C.

CONSULTING ENGINEERS

1000 N. W. 10th Ave., Suite 1000
Fort Lauderdale, FL 33304
Phone: (954) 571-1000
Fax: (954) 571-1001
Email: info@amegurr.com

VILLAGE OF Lisle

Standard Notes

Construction Notes

Details

THE VILLAGES OF Versailles

A Planned Unit Development

Lisle, Illinois

DATE: 10/1/08

BY: [Signature]

CHECKED: [Signature]

SCALE: AS SHOWN

SHEET: 000002

