

PROPERTY ADDRESS:
252 & 262 E. 4th AVENUE
329 & 333 N. LOOMIS STREET
NAPERVILLE, IL 60540

P.I.N.S
08-18-131-014
08-18-131-015
08-18-131-016
08-18-131-017

RETURN TO:
CITY OF NAPERVILLE
CITY CLERK'S OFFICE
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540

**OWNER'S ACKNOWLEDGEMENT AND ACCEPTANCE AGREEMENT
FOR 4th AVENUE TOWNHOMES**

This Owner's Acknowledgement and Acceptance Agreement for 4th Avenue Townhomes ("Agreement") located at 252 & 262 E. 4th Avenue and 329 & 333 N. Loomis Street, Naperville, IL 60540, is entered into by and between the City of Naperville, a home rule unit of local government under the Constitution and laws of the State of Illinois ("City" or "City of Naperville"), with an address of 400 South Eagle Street, Naperville, Illinois 60540, and BSP Station, LLC, an Illinois limited liability company ("OWNER AND DEVELOPER"), with offices at 618 W. Jefferson Avenue, Naperville, IL 60540. The City and the OWNER AND DEVELOPER are together hereinafter referred to as the "Parties" and sometimes individually as "Party".

RECITALS

A. This Agreement pertains to four parcels totaling approximately 0.6 acres of real property located within the corporate limits of the City of Naperville with common addresses and PINs of: (i) 252 E. 4th Avenue and 08-18-131-014; (ii) 262 E. 4th Avenue and 08-18-131-015; (iii) 329 N. Loomis Street and 08-18-131-017; and (iv) 333 N. Loomis Street and 08-18-131-016, together which are legally described on **EXHIBIT A** and depicted on **EXHIBIT B** attached hereto (hereinafter referred as the "SUBJECT PROPERTY"). OWNER AND DEVELOPER is the owner of 262 E. 4th Avenue, 329 N. Loomis Avenue, and 333 N. Loomis Avenue, and is the contract purchaser of 252 E. 4th Avenue.

B. The SUBJECT PROPERTY is currently subject to the terms and conditions set forth in the following ordinances (known as the "4th Avenue Townhomes Ordinances"), approved for the SUBJECT PROPERTY by the Naperville City Council on January 5, 2021:

- | | |
|------------------|---|
| Ordinance 21-004 | An ordinance approving a Preliminary Plat of Subdivision for 4th Avenue & Loomis Street |
| Ordinance 21-005 | An ordinance approving a conditional use in the R2 district to permit townhomes and variances to (i) exceed the number of stories and height; (ii) reduce the R2 rear yard setback; (iii) reduce the R2 front yard setback; and (iv) reduce the area requirement for single-family attached dwellings in the R2 district for 4th Avenue & Loomis Street |

C. OWNER AND DEVELOPER has petitioned the City for approval of a Final Plat of Subdivision for the 4th Avenue Townhomes (“**Final Subdivision Plat**”) in order to consolidate the SUBJECT PROPERTY into one lot in order to construct thirteen townhomes (nine single-family attached residences and two duplexes (single-family detached residences) with two units in each building.

D. By entering into this Agreement, the City is acting pursuant to its home rule authority under the Constitution and laws of the State of Illinois.

NOW THEREFORE, in consideration of the mutual promises and agreements set forth herein, the parties agree as follows:

1. **Recitals Incorporated.** The foregoing Recitals are incorporated herein as though fully set forth in this Section 1. All exhibits attached and referenced herein are deemed incorporated in this paragraph 1 in their entirety.
2. **Ongoing Compliance.** In the development and operation of the SUBJECT PROPERTY, the OWNER AND DEVELOPER shall be subject to and shall fulfill all conditions set forth or referenced herein associated with the SUBJECT PROPERTY, including but not limited to: (i) the terms of this Agreement; (ii) the provisions of the Naperville Municipal Code, as amended from time to time; (iii) all ordinances and resolutions passed or adopted by the Naperville City Council related to the SUBJECT PROPERTY, including but not limited to the 4th Avenue Townhomes Ordinances; and (iv) all applicable state and federal laws.
3. **Development of the SUBJECT PROPERTY.** OWNER AND DEVELOPER shall construct all improvements related to the development of the SUBJECT PROPERTY in compliance with final engineering plans prepared by Civil and Environmental Consultants, Inc. dated June 10, 2021 and last revised August 12, 2021 (“**Final Engineering Plans**”) at its sole cost unless otherwise provided herein.
4. **School Donation: \$10,376.58** (based on 4 two-bedroom duplex units, 4 two-bedroom single-family attached units, 5 three-bedroom single-family attached units, and credit for 3 three-bedroom single-family detached units and 1 five-bedroom single-family detached unit), in accordance with **Table A** (attached). OWNER and DEVELOPER

acknowledges that the required school donation amount (\$10,376.58) is calculated based on Section 7-3-5 (Dedication of Park Lands and School Sites or For Payments or Fees In Lieu Of) of the Naperville Municipal Code as it exists as of the Effective Date of this Agreement, and that if the Code is amended prior to recordation of the final plat, the fees shall be adjusted to reflect then-current Code provisions. OWNER AND DEVELOPER has elected to pay a cash-in-lieu of a contribution of land for the required school donation pursuant to the "Estimated Lump Sum Payment" provisions set forth in Section 7-3-5:5.2.1 and Subsection 5:5.2.1.1 of the Naperville Municipal Code. Therefore, OWNER AND DEVELOPER shall receive a school donation credit for the 3 three-bedroom single-family detached residences and 1 five-bedroom single-family detached residence which are currently located on the SUBJECT PROPERTY and which will be demolished prior to the recordation of the Final Plat of Subdivision.

OWNER and DEVELOPER agrees that payment of the school donation amount established herein shall not be paid under protest, or otherwise objected to, and shall be paid prior to recording the Final Subdivision Plat for the SUBJECT PROPERTY. OWNER and DEVELOPER further acknowledges that the school donation established herein will be verified at the time of each building permit issuance and if the number of bedrooms exceeds the bedroom count per unit as specified in **Table C**, then the permit applicant shall be charged for additional bedrooms in accordance with the school donation table contained in the Naperville Municipal Code in effect at the time the building permit is issued.

5. **Park Donation: \$44,883.32** (based on 4 two-bedroom duplex units, 4 two-bedroom single-family attached units, 5 three-bedroom single-family attached units, and credit for 3 three-bedroom single-family detached units and 1 five-bedroom single-family detached unit), in accordance with **Table B** (attached). OWNER and DEVELOPER acknowledges that the required park donation amount (\$44,883.32) is calculated based on Section 7-3-5 (Dedication of Park Lands and School Sites or For Payments or Fees In Lieu Of) of the Naperville Municipal Code as it exists as of the Effective Date of this Agreement, and that if the Code is amended prior to recordation of the final plat, the fees shall be adjusted to reflect then-current Code provisions. OWNER AND DEVELOPER has elected to pay a cash-in-lieu of a contribution of land for the required park donation pursuant to the "Estimated Lump Sum Payment" provisions set forth in Section 7-3-5:5.2.1 and Subsection 5:5.2.1.1 of the Naperville Municipal Code. Therefore, OWNER AND DEVELOPER shall receive a park donation credit for the 3 three-bedroom single-family detached residences and 1 five-bedroom single-family detached residence which are currently located on the SUBJECT PROPERTY and which will be demolished prior to the recordation of the Final Plat of Subdivision.

OWNER and DEVELOPER agrees that payment of the park donation amount established herein shall not be paid under protest, or otherwise objected to, and shall be paid prior to recording the Final Subdivision Plat for the SUBJECT PROPERTY. OWNER and DEVELOPER further acknowledges that the park donation established herein will be verified at the time of each building permit issuance, and if the number of bedrooms in any dwelling unit the bedroom count

per unit as specified in **Table C**, then the permit applicant shall be charged for additional bedrooms, in accordance with the park donation table contained in the Naperville Municipal Code in effect at the time the building permit is issued.

6. **Fees Due.** OWNER AND DEVELOPER shall pay all fees (which fees shall not be paid under protest or otherwise objected to) set forth herein and required by the Naperville Municipal Code as amended from time to time, including but not limited to the following:

- 6.1 **Engineering Review Fee.** A Final Engineering Review fee of \$2,550 based upon a \$150 per sheet review fee will be due prior to release of City staff's final engineering plan review comments for the SUBJECT PROPERTY.
- 6.2 **Site Permit Fee.** A site permit fee will be determined based on 1.5% of the approved engineer's cost estimate. This fee is due prior to pre-construction meeting for the SUBJECT PROPERTY. The Parties agree that the OWNER and DEVELOPER will not be charged the 1.5% site development fee for the off-site water main improvements as shown on the approved engineer's cost estimate.
- 6.3 **Infrastructure Availability Charges and User Fees.** Upon a request for connection and service to the City's water or sanitary system, OWNER AND DEVELOPER shall pay for all infrastructure availability charges and user fees in accordance with Title 8 of the Naperville Municipal Code as amended from time to time, as are applicable to that portion of the SUBJECT PROPERTY for which connection and service is requested.
- 6.4 **Facility Installation Charges and User Fees.** Upon a request for connection and service to the City of Naperville electric system, the OWNER AND DEVELOPER shall pay for all Facility Installation Charges (FIC) and user fees in accordance with Title 8 of the Naperville Municipal Code as amended from time to time, as are applicable to that portion of the SUBJECT PROPERTY for which connection and service is requested.
- 6.5 **Future Pavement Restoration Fee.** OWNER AND DEVELOPER will be working in the City's right-of-way and said work will require pavement patches. Per Section 9-1J-5 (Public Ways and Property: Excavations: Future Pavement Restorations) of the Municipal Code, a Future Pavement Restoration Fee ("**FUTURE PAVEMENT RESTORATION FEE**") as determined by the City Engineering is required. OWNER AND DEVELOPER shall pay the FUTURE PAVEMENT RESTORATION FEE prior to issuance of any temporary or final building permit occupancy for the SUBJECT PROPERTY. The Parties agree that the FUTURE PAVEMENT RESTORATION FEE shall not be applicable to the portion of the watermain which is being upsized (from 8" to 12") and the Off-Site Watermain.

7. On-Site Oversized Watermain

- 7.1 **On-Site Watermain Installation.** In order to provide sufficient watermain capacity for the Subject Property and future adjacent properties, the OWNER AND DEVELOPER agrees to be responsible for the installation of an oversized, 12" watermain along the 4th Avenue frontage of the Subject Property (hereinafter referred to as the "**On-Site Watermain**"). The On-Site watermain shall be constructed and installed in strict accordance with the provisions of Section 7-3-6.2 of the Naperville Municipal Code (Cost Sharing Policy), as amended, and with the approved Final Engineering Plans prepared by Civil and Environmental Consultants, Inc. dated June 10, 2021 and last revised August 12, 2021.
- 7.2 **On-Site Watermain Reimbursement.** The City shall reimburse the OWNER AND DEVELOPER for the difference between the cost to construct an 8" watermain and the oversized 12" On-Site Watermain in accord with the provisions of Section 7-3-6.2 of the Naperville Municipal Code then in effect. The City's oversizing reimbursement for the On-Site Watermain shall include the incremental cost difference between 8" diameter watermain and appurtenances and 12" watermain and appurtenances which include but are not limited to valves, valve vaults, fittings, connections, additional excavation, and trench backfill. Such oversized line shall be constructed and installed in accordance with the provisions of Section 7-3-6 of the Naperville Municipal Code (Cost Sharing Policy), as amended. The anticipated cost and allocation of said costs to the City and OWNER AND DEVELOPER are estimated on the attached Engineer's Preliminary Opinion of Probable Construction cost prepared by Civil and Environmental Consultants, Inc. dated September 14, 2021 attached hereto as **Exhibit C**. The City's reimbursement obligation shall be based upon the actual costs for the difference between the cost to construct an 8" watermain and the oversized 12" watermain.

8. Off-Site Watermain

- 8.1 **Off-Site Watermain Installation.** In addition to the On-Site Watermain improvements identified in Paragraph 7 above required for the Subject Property, OWNER AND DEVELOPER shall construct and install a 12" watermain (hereinafter referred to as the "**Off-Site Watermain**") to extend off-site from the west property line of the Subject Property to the northeast corner of the Ellsworth Station Apartments at 306 N. Ellsworth Avenue (NEC of Ellsworth Street and 4th Avenue) as depicted herein on **Exhibit D**. OWNER AND DEVELOPER shall comply with the provisions of Section 7-3-6:2 of the Naperville Municipal Code (Cost Sharing Policy), as amended, and with the approved Final Engineering Plans prepared by Civil and

Environmental Consultants, Inc. dated June 10, 2021 and last revised August 12, 2021.

The OWNER AND DEVELOPER shall seek a site permit to install the Off-Site Watermain and not later than twenty-four (24) months of the Effective Date of this Agreement unless a different timeframe is agreed to in writing by the City Engineer. The Off-Site Watermain installation will occur concurrently with the improvements on the SUBJECT PROPERTY such that no occupancy permits will be issued for the SUBJECT PROPERTY until the Off-Site Watermain has been constructed, inspected, and approved.

8.2 Off-Site Watermain Reimbursement. The City shall reimburse the OWNER AND DEVELOPER one hundred percent (100%) of the engineering, design, and construction costs for the Off-Site Watermain in accordance with the provisions of Section 7-3-6.2 of the Naperville Municipal Code then in effect. The reimbursement to Owner and Developer shall be based upon actual costs as approved by the City for construction of the Off-Site Watermain improvements as generally described on the Engineer's Preliminary Opinion of Probable Construction Costs prepared by Civil and Environmental Consultants, Inc. dated September 14, 2021 attached hereto and made part hereof as **Exhibit C**.

9. Payment and Reimbursement Procedures for the On-Site & Off-Site Watermains

9.1 OWNER AND DEVELOPER Responsibilities. OWNER AND DEVELOPER responsibilities shall be as set forth herein and in Section 7-3-6.2 of the Naperville Municipal Code.

9.2 City Responsibilities.

9.2.1 The City shall review the project specifications as submitted by the OWNER AND DEVELOPER within thirty (30) days of receipt;

9.2.2 The City shall notify OWNER AND DEVELOPER within thirty (30) days of the City's review of the project specifications with its recommended approval, denial, or modifications of the project specifications;

9.2.3 The City shall review the contract unit prices as submitted by the OWNER AND DEVELOPER within thirty (30) days of submittal by the OWNER AND DEVELOPER;

9.2.4 The City shall notify the OWNER AND DEVELOPER within thirty (30) days of the City's review of the contract unit prices as submitted by the OWNER AND DEVELOPER with its recommended approval or denial of the contract unit prices.

9.2.5 The City shall pay amounts due and owing the OWNER AND DEVELOPER as provided in Section 7-3-6 of the Naperville Municipal Code.

- 9.3 **Acceptance of Watermain.** The City hereby agrees to accept the On-Site Watermain improvements and the Off-Site Watermain improvements: (i) after the work associated with each has been completed and approved (including but not limited passing all testing requirements) by the City Engineer and the Director of the Department of Utilities – Water/Wastewater; and (ii) upon issuance of a Bill of Sale to the City by the OWNER AND DEVELOPER for the On-Site Watermain improvements and the Off-Site Watermain Improvements in a form approved by the City. Upon acceptance of said improvements, the City shall be the owner thereof and shall thereafter be responsible for their maintenance, repair and replacement.
- 9.4 **Compliance with the Prevailing Wage Act.** The installation of watermain for the SUBJECT PROPERTY constitutes a “public work,” within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/.01 et seq. (“the Act”) and the OWNER AND DEVELOPER shall require all contractors and subcontractors performing such work to comply with the Act. The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the “prevailing rate of wages” (hourly cash wages plus fringe benefits) in the county where the work is performed. For information regarding current prevailing wage rates, as to determine if rates have been revised from time to time, contractors and subcontractors shall refer to the Illinois Department of Labor’s website at: <http://www.state.il.us/agency/idol/rates/rates HTM> (or such other section of the IDOL website where that information may be located or referenced).
10. **Financial Surety.** Financial surety in a form and from a source acceptable to the City Attorney shall be provided and maintained in the amount of 110% of the approved engineer’s cost estimate which guarantees the completion of public improvements and soil erosion and sedimentation control for the SUBJECT PROPERTY (“**Public Improvements**”). Financial surety shall be received and approved prior to issuance of a site development permit. Notwithstanding provision of said surety, until the Public Improvements have been accepted by the City, the OWNER AND DEVELOPER shall remain obligated for completion of said Public Improvements and/or (at the City’s sole discretion) to pay any costs for said Public Improvements to the extent that the surety is not sufficient to pay for the costs of the Public Improvements, or in the event of any denial, or partial denial of coverage by the surety, or failure of the surety to timely respond to a demand for payment. Prior to acceptance of the Public Improvements by the City, the OWNER AND DEVELOPER shall provide the City with a maintenance surety for the Public Improvements in a form approved by the City Attorney and in conformity with the Naperville Municipal Code then in effect.

As to any surety, or maintenance surety, provided by the OWNER AND DEVELOPER to the City hereunder, the OWNER AND DEVELOPER agrees that: (1) at no time shall the City be liable for attorneys' fees with respect thereto; (2) OWNER AND DEVELOPER shall be liable to pay the City's reasonable attorneys' fees and costs (in-house or outside counsel) in enforcement thereof; and (3) the list of circumstances set forth in such surety (including any exhibit thereto) as bases for default thereunder shall entitle the City to draw on said surety.

11. **Homeowner's Association Covenants.** Section 6-9-3 (Schedule of Off-Street Parking Requirements) of the Municipal Code states that two parking spaces are required for each residential unit. OWNER AND DEVELOPER is providing two spaces per unit in the garage of each residence. Section 6-9-3 also requires OWNER and DEVELOPER to provide three guest parking spaces on the SUBJECT PROPERTY; five (5) guest spaces are provided.

In order to ensure that the guest parking spaces remain open for guests and that residents continue to use the parking spaces within their garage as required by Code, OWNER AND DEVELOPER has agreed to include a provision in the Homeowner's Association Covenants articulating the foregoing policy and stipulating that the garages shall not be used for storage such that vehicles are unable to be parked in the garage (the "**Cars in Garages**" provision), as well as a provision in the Homeowner's Association Covenants that the Cars in Garages provision may not be amended or terminated without prior approval of the Naperville City Council by resolution or ordinance. Said provisions shall be reviewed and approved by the City Attorney prior to issuance of the first occupancy permit for the SUBJECT PROPERTY.

12. **Existing Structures.** All existing structures on the SUBJECT PROPERTY, including but not limited to the four two-story frame residences, four detached garages, associated driveways, and accessory structures must be demolished prior to the recordation of the Final Plat of Subdivision for the SUBJECT PROPERTY. OWNER AND DEVELOPER is required to obtain a demolition permits from the CITY prior to demolition any structure on the SUBJECT PROPERTY. OWNER AND DEVELOPER shall provide the City Zoning Administrator with proof that demolition has been completed as provided above prior to recordation of the Final Plat of Subdivision for the SUBJECT PROPERTY.
13. **Building Permits.** No building permits for the homes on the SUBJECT PROPERTY shall be issued for the SUBJECT PROPERTY, or any portion thereof, until the Final Subdivision Plat has been recorded and until the City has determined that sufficient improvements have been installed and are functioning to protect the health, safety, and welfare of the public.

14. General Conditions.

- 14.1 **Binding Effect.** City and OWNER AND DEVELOPER acknowledge and agree that the terms contained herein shall be binding upon and inure to the benefit of the City and the OWNER AND DEVELOPER and their respective successors, assigns, and transferees, and any subsidiary, affiliate or parent of the OWNER AND DEVELOPER.
- 14.2 **Severability.** It is mutually understood and agreed that all agreements and covenants herein are severable and that in the event any of them shall be held to be invalid by any court of competent jurisdiction, this Agreement shall be interpreted as if such invalid agreement or covenant were not contained herein.
- 14.3 **Amendment.** The agreements, covenants, terms and conditions herein contained may be modified only through the written mutual consent of the parties hereto.
- 14.4 **Assignment.** This Agreement may not be assigned by either Party without the written consent of the other Party.
- 14.5 **Choice of Law and Venue.** This Agreement shall in all respects be subject to and construed in accordance with and governed by the laws of the State of Illinois. 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 County, Illinois.
- 14.6 **Ambiguity.** If any term of this Agreement is ambiguous, it shall not be construed for or against any Party on the basis that the Party did or did not write it.
- 14.7 **Recordation.** This Agreement will be recorded by the City with the office of the DuPage County Recorder.
- 14.8 **Term.** This Agreement shall be effective upon the Effective Date set forth in Section 14.13 hereof and shall terminate, without further action by either Party, upon the later of ten (10) years from the Effective Date or issuance of all final certificates of occupancy for the SUBJECT PROPERTY.
- 14.9 **Automatic Expiration.** If the final plat of subdivision for the SUBJECT PROPERTY is not recorded within five (5) years of the date of approval of the ordinance approving the final plat of subdivision and this Agreement by the City Council, the final plat of subdivision and this Agreement shall automatically lapse and become null and void without further action by the City.

- 14.10 **Survival.** The terms and conditions set forth in the following paragraphs of this Agreement shall survive the expiration or termination of this Agreement: 1 through 13, and each subpart thereof, and 14.1, 14.2, 14.3 14.5, 14.6, 14.10, and 14.13.
- 14.11 **Authority to Execute/OWNER AND DEVELOPER.** The undersigned warrants that he/she is the OWNER AND DEVELOPER of the SUBJECT PROPERTY, or is the duly authorized representative of the OWNER AND DEVELOPER of the SUBJECT PROPERTY in the case of a corporation, partnership, trust, or similar ownership form which owns the SUBJECT PROPERTY and that the undersigned has full power and authority to sign this document and voluntarily agrees to the provisions set forth herein.
- 14.12 **Authority to Execute/City.** The undersigned City Manager warrants that he has been directed to, and has the authority to, execute this Agreement. The undersigned City Clerk warrants that she has been directed to, and has the authority to, attest the signature of the City Manager on this Agreement.
- 14.13 **Effective Date.** The effective date of this Agreement (“**Effective Date**”) shall be the date upon which it is fully executed by both Parties hereto.

/SIGNATURES ON FOLLOWING PAGES/

OWNER AND DEVELOPER/ BSP Station, LLC:


[Signature]

John McHale
[Printed name]

Managing Member
[Title]

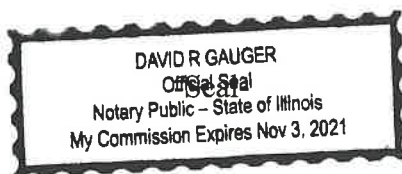
State of Illinois)
) ss
County of DuPage)

The foregoing instrument was acknowledged before me by JOHN McHALE
this 14th day of September, 2021.


Notary Public

DAVID R. GAUGER
Print Name

Given under my hand and official seal this 14th day of September, 2021.




Notary Public
My Commission Expires: 11/3/2021

CITY OF NAPERVILLE

By: _____
Douglas A. Krieger
City Manager

ATTEST:

By: _____
Pam Gallahue, Ph.D.
City Clerk

Date: _____

LEGAL DESCRIPTIONS

LOT 5 IN LEVI MANBECK'S SUBDIVISION, BEING A SUBDIVISION IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1907, AS DOCUMENT NO. 91778, IN DUPAGE COUNTY, ILLINOIS

PIN: 08-18-131-014

Commonly known as: 252 E. 4th Avenue, Naperville, IL 60540

THAT PART OF LOTS 1 AND 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH LINE OF SAID LOT 1, 75 FEET WESTERLY FROM THE NORTHEAST CORNER OF LOT 1; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOTS 1 AND 2, 82 FEET MORE OR LESS, TO A POINT 50 FEET NORTHERLY FROM THE SOUTHERLY LINE OF SAID LOT 2; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 2, 75 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT 2, 50 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LOT 2; THENCE WEST 23.5 FEET MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 2 AND LOT 1, 132 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE EASTERLY ON THE NORTHERLY LINE OF LOT 1, 98.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN BLOCK 1 IN ELLSWORTH AND SONS ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1860 AS DOCUMENT 1353, IN DU PAGE COUNTY, ILLINOIS.

PIN: 08-18-131-015

Commonly known as: 262 E. 4th Avenue, Naperville, Illinois 60540

THE EAST 150 FEET OF THE SOUTH 50 FEET OF LOT 2 IN BLOCK 1 IN ELLSWORTH AND SONS ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1860 AS DOCUMENT 1353, IN DU PAGE COUNTY, ILLINOIS.

PIN: 08-18-131-017

Commonly known as: 329 N. Loomis St., Naperville, Illinois 60540

PARCEL 1: THE EAST 75 FEET OF LOT 1 AND THE EAST 75 FEET OF THE NORTH 16 FEET OF LOT 2 IN BLOCK 1 IN ELLSWORTH AND SONS ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1860 AS DOCUMENT 1353, IN DUPAGE COUNTY, ILLINOIS

PIN: 08-18-131-016

Commonly known as: 333 N. Loomis St., Naperville, Illinois 60540



ILLINOIS PLAT
COMPOSITE SYSTEM
EAST ZONE

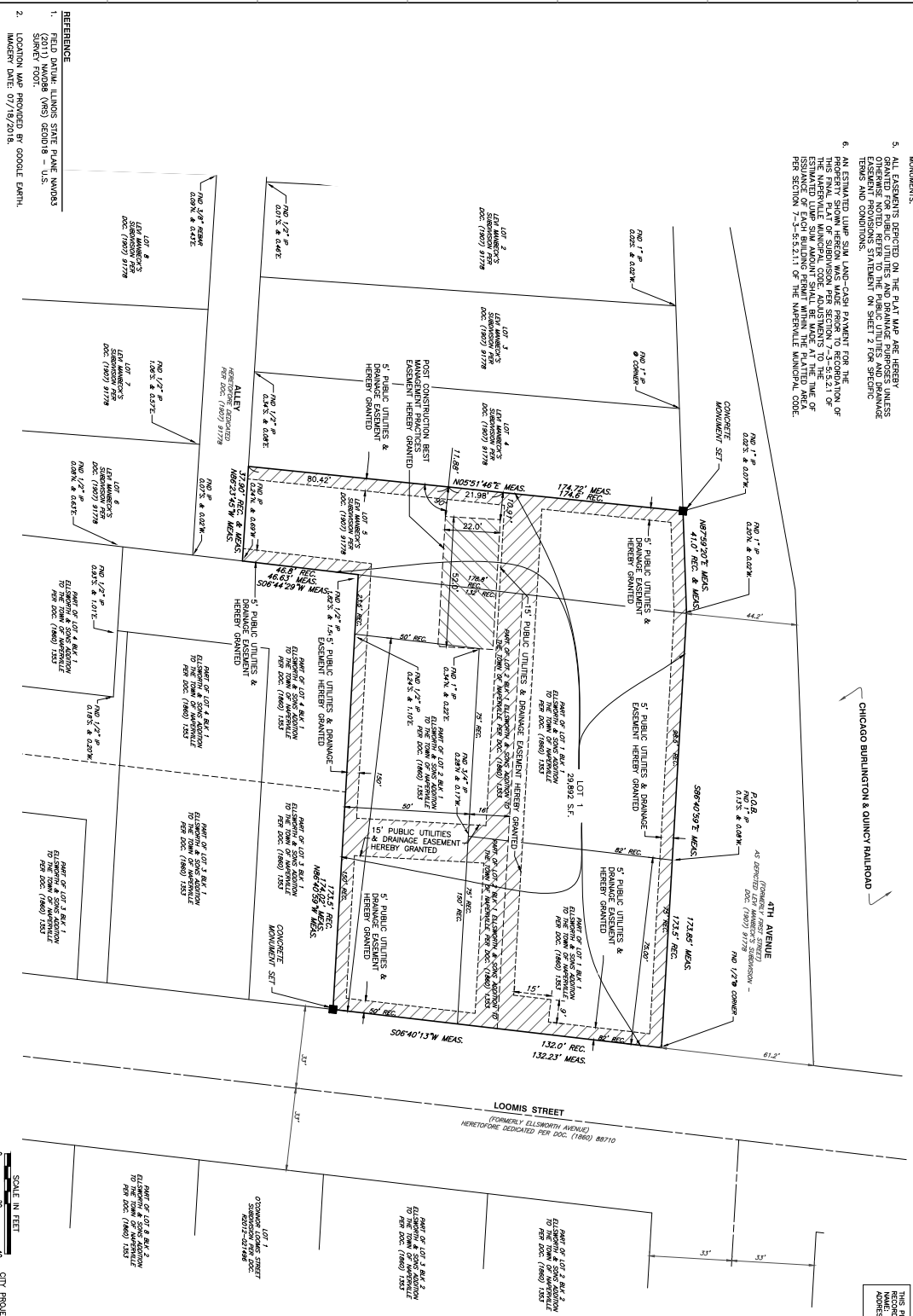
NOTES

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
3. ■ INDICATES CONCRETE MONUMENT SET
4. 3/4" 12 X 24" LONG IRON PIPE PLACED AT ALL LOT CORNERS (UNLESS NOTED OTHERWISE) TO CONFORM TO ILLINOIS COMPILED STATUTES CHAPTER 765 ICS 205/1 REGARDING PLACEMENT OF MONUMENTS.
5. ALL EASEMENTS DEPICTED ON THE PLAN MAP ARE HEREBY GRANTED TO THE ADJACENT PROPERTY OWNERS UNLESS OTHERWISE NOTED. REFER TO THE PUBLIC UTILITIES AND DRAINAGE EASEMENTS SECTION FOR SPECIFIC TERMS AND CONDITIONS.
6. AN ESTIMATED LUMP SUM LUMP-SUM PAYMENT FOR THE PROPERTY SHOWN HEREON WAS MADE PRIOR TO RECOGNITION OF THE PROPERTY SHOWN HEREON. THE LUMP-SUM PAYMENT FOR THE PROPERTY SHOWN HEREON SHALL BE MADE AT THE TIME OF THE RECOGNITION OF THE PROPERTY SHOWN HEREON. THE LUMP-SUM PAYMENT FOR THE PROPERTY SHOWN HEREON SHALL BE MADE AT THE TIME OF PER SECTION 7-5-532.11 OF THE ILLINOIS MUNICIPAL CODE.

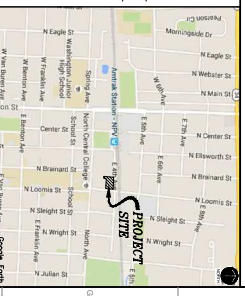
OF PART OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

FINAL PLAT OF SUBDIVISION FOR 4TH AVENUE TOWNHOMES NAPERVILLE, ILLINOIS

CHICAGO BURLINGTON & QUINCY RAILROAD



THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
RECORDING CLERK
ADDRESS:
NAPERVILLE, ILLINOIS 60540



NO.	DATE	REVISION RECORD
1	08-18-13	101
2	08-18-13	102
3	08-18-13	103
4	08-18-13	104
5	08-18-13	105
6	08-18-13	106
7	08-18-13	107
8	08-18-13	108
9	08-18-13	109
10	08-18-13	110

- LEGEND
- BOUNDARY PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - PROPOSED PUBLIC UTILITIES & DRAINAGE EASEMENT HEREBY GRANTED
 - PROPOSED STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED

- ABBREVIATIONS
- REC. RECORD DATA
 - DEED DEED DATA
 - R. RECORD DATA
 - P.L. PROPERTY LINE
 - C.L. CENTERLINE
 - P.U. & D.E. PUBLIC UTILITIES & DRAINAGE EASEMENT
 - P.C.M.P.E. POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT
 - CONCRETE MONUMENT TO BE SET
 - LIMITS OF PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED
 - POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT HEREBY GRANTED

AREA SUMMARY TABLE	
GRASSY AREA	29,892 S.F. (0.68 ACRES)
NET AREA	29,892 S.F. (0.68 ACRES)
NO. OF LOTS	1
EASEMENTS	7,668 S.F. (0.175 ACRES)
P.U. & D.E.	1,144 S.F. (0.026 ACRES)
P.C.M.P.E.	

City of Naperville
1230 East DuPage Road, Suite 200 • Naperville, IL 60563
PH: 630.263.0005 FAX: 630.263.0007
WWW.CITYOFNAPERVILLE.IL.GOV

Final Plat of Subdivision
4TH AVENUE TOWNHOMES
4TH AVENUE & LOOMIS STREET
NAPERVILLE, ILLINOIS 60540
BRIDGE STREET PROPERTIES, LLC
P.O. BOX 5726
NAPERVILLE, ILLINOIS

DATE: 08/10/2021 SCALE: 1"=20' (SOUNDING)
DRAWN BY: SPH CHECKED BY: JGC
PROJECT NO: 302-784-AM01 APPROVED BY: DNH

SV01

				Section A PUBLIC IMPROVEMENTS WEST OF PROPERTY (100% City Cost)		Section B PROPERTY AND ADJACENT PUBLIC IMPROVEMENTS (100% B.S.P. Cost)		Total	
No.	Item Description	Unit	Price	Quantity	Total	Quantity	Total	Quantity	Total
Earthwork and Erosion Control									
1.	Earthwork	LS	\$ 10,000.00		-	1	\$ 10,000.00	1	\$ 10,000.00
2.	Topsoil Placement	SY	\$ 3.00	145	\$ 435.60	440	\$ 1,320.00	585	\$ 1,755.60
3.	Sod	SY	\$ 4.50	145	\$ 653.40	440	\$ 1,980.00	585	\$ 2,633.40
4.	Inlet Protection - Flexstorm Inlet Basket	EA	\$ 150.00		-	10	\$ 1,500.00	10	\$ 1,500.00
5.	Tree Protection	LF	\$ 4.00	320	\$ 1,280.00	120	\$ 480.00	440	\$ 1,760.00
6.	Silt Fence	LF	\$ 2.00		-	830	\$ 1,660.00	830	\$ 1,660.00
7.	Construction Entrance	EA	\$ 1,500.00		-	1	\$ 1,500.00	1	\$ 1,500.00
8.	Temporary Construction Fence	LF	\$ 10.00		-	880	\$ 8,800.00	880	\$ 8,800.00
9.	Concrete Washout Station	EA	\$ 1,000.00		-	1	\$ 1,000.00	1	\$ 1,000.00
Sub-Total Earthwork and Erosion Control					\$ 2,369.00		\$ 28,240.00		\$ 30,609.00
Sanitary Sewer									
1.	6" PVC Sanitary Sewer - SDR 26	LF	\$ 35.00		-	140	\$ 4,900.00	140	\$ 4,900.00
2.	8" PVC Sanitary Sewer - SDR 26	LF	\$ 45.00		-	268	\$ 12,060.00	268	\$ 12,060.00
3.	6" PVC Cleanout	EA	\$ 1,000.00		-	1	\$ 1,000.00	1	\$ 1,000.00
4.	Manhole, Type A - 4' Diameter with Neenah R-1772-C Frame & Lid	EA	\$ 3,000.00		-	4	\$ 12,000.00	4	\$ 12,000.00
5.	Core and Boot	EA	\$ 1,200.00		-	1	\$ 1,200.00	1	\$ 1,200.00
6.	Adjust Rim	EA	\$ 500.00		-	1	\$ 500.00	1	\$ 500.00
7.	Trench Backfill	CY	\$ 25.00		-	170	\$ 4,250.00	170	\$ 4,250.00
Sub-Total Sanitary Sewer					\$ -		\$ 35,910.00		\$ 35,910.00
Watermain									
1.	4" Ductile Iron Watermain, Class 52 (Polywrapped)	EA	\$ 40.00		-	40	\$ 1,600.00	40	\$ 1,600.00
2.	6" Ductile Iron Watermain, Class 52 (Polywrapped)	EA	\$ 60.00	8	\$ 480.00		\$ -	8	\$ 480.00
3.	12" Ductile Iron Watermain, Class 52 (Polywrapped)	LF	\$ 75.00	370	\$ 27,750.00	255	\$ 19,125.00	625	\$ 46,875.00
4.	4" Valve in Box	EA	\$ 1,000.00		-	1	\$ 1,000.00	1	\$ 1,000.00
5.	12" Valve in 6' Diameter Vault with R-1772-C Fr. & Lid (Pressure Connection)	EA	\$ 14,000.00	1	\$ 14,000.00		\$ -	1	\$ 14,000.00
6.	Connect to Existing Main	EA	\$ 7,500.00		-	1	\$ 7,500.00	1	\$ 7,500.00
7.	Fire Hydrant with Auxiliary Valve & Box	EA	\$ 4,200.00	1	\$ 4,200.00		\$ -	1	\$ 4,200.00
8.	1-1/2" Water Service - Pushed	LF	\$ 42.00	175	\$ 7,350.00	380	\$ 15,960.00	555	\$ 23,310.00
9.	1-1/2" Water Service - Trenched	LF	\$ 25.00		-	354	\$ 8,850.00	354	\$ 8,850.00
10.	B-Box and Service Tap	EA	\$ 1,200.00	7	\$ 8,400.00	13	\$ 15,600.00	20	\$ 24,000.00
11.	Remove Hydrant	EA	\$ 3,500.00	1	\$ 3,500.00		\$ -	1	\$ 3,500.00
12.	Remove Valve Vault	EA	\$ 800.00		-	1	\$ 800.00	1	\$ 800.00
13.	Sawcut Pavement - Full Depth	LF	\$ 2.00	760	\$ 1,520.00	530	\$ 1,060.00	1290	\$ 2,580.00
14.	Bituminous Pavement Removal & Disposal	SY	\$ 12.00	358	\$ 4,296.00	276	\$ 3,312.00	634	\$ 7,608.00
15.	Spoil Removal & Disposal	CY	\$ 35.00	379	\$ 13,265.00	434	\$ 15,190.00	813	\$ 28,455.00
16.	Trench Backfill	CY	\$ 25.00	379	\$ 9,475.00	434	\$ 10,850.00	813	\$ 20,325.00
Sub-Total Watermain					\$ 94,236.00		\$ 100,847.00		\$ 195,083.00

APPROVED



CITY OF NAPERVILLE

Address: SWC 4th Loomis

Last Revision Date: 9/14/21

Approval Date: 9/14/21

7361 Cost Estimates\21-09-14 4th Ave EndEst.xls

ENGINEER'S ESTIMATE OF PROBABLE COST

				Section A		Section B		Total	
				PUBLIC IMPROVEMENTS WEST OF PROPERTY (100% City Cost)		PROPERTY AND ADJACENT PUBLIC IMPROVEMENTS (100% B.S.P. Cost)			
No.	Item Description	Unit	Price	Quantity	Total	Quantity	Total	Quantity	Total
Storm Sewer									
1.	8"PVC Storm Sewer, SDR 26	LF	\$ 22.00	-		33	\$ 726.00	33	\$ 726.00
2.	10" RCP Storm Sewer, Type 1	LF	\$ 27.00	-		122	\$ 3,294.00	122	\$ 3,294.00
3.	10"PVC Storm Sewer, SDR 26	LF	\$ 26.00	-		195	\$ 5,070.00	195	\$ 5,070.00
4.	12" ADS Storm Sewer, N12 Perforated) with Filter Fabric and CA-1	LF	\$ 80.00	-		50	\$ 4,000.00	50	\$ 4,000.00
5.	Inlet, Type "A" - 2' Diameter with R4340-B Grate	EA	\$ 600.00	-		2	\$ 1,200.00	2	\$ 1,200.00
6.	Inlet, Type "A" - 2' Diameter with R2502-D Frame & Grate	EA	\$ 650.00	-		1	\$ 650.00	1	\$ 650.00
7.	Inlet, Type "A" - 2' Diameter with R3278-A Frame & Grate	EA	\$ 700.00	-		2	\$ 1,400.00	2	\$ 1,400.00
8.	Inlet, Type "A" - 3' Diameter with R4340-B Grate	EA	\$ 750.00	-		2	\$ 1,500.00	2	\$ 1,500.00
9.	Inlet, Type "A" - 3' Diameter with R2502-D Frame & Grate	EA	\$ 800.00	-		1	\$ 800.00	1	\$ 800.00
10.	Catch Basin, Type "A" - 4' Diameter with R-2502-D Frame & Grate	EA	\$ 2,000.00	-		1	\$ 2,000.00	1	\$ 2,000.00
11.	Catch Basin, Type "A" - 4' Diameter with R-3278-A Frame & Grate	EA	\$ 2,500.00	-		2	\$ 5,000.00	2	\$ 5,000.00
12.	Trench Backfill	CY	\$ 25.00	-		52	\$ 1,300.00	52	\$ 1,300.00
Sub-Total Storm Sewer					\$ -		\$ 26,940.00		\$ 26,940.00
Paving									
1.	Fine Grading	SY	\$ 1.50	-		894	\$ 1,341.00	894	\$ 1,341.00
2.	10" Aggregate Base Course, Type B (CA-6)	SY	\$ 15.00	-		750	\$ 11,250.00	750	\$ 11,250.00
3.	2-1/4" Bituminous Concrete Binder Course - HMA, IL-19, N50	TON	\$ 70.00	-		98	\$ 6,860.00	98	\$ 6,860.00
4.	1-1/2" Bituminous Concrete Surface Course - HMA, IL-9.5, N50	TON	\$ 75.00	-		65	\$ 4,875.00	65	\$ 4,875.00
5.	B6 Concrete Curb with 4" Aggregate Base (CA-6)	LF	\$ 12.00	-		41	\$ 492.00	41	\$ 492.00
6.	Combination B6, 12 Concrete Curb and Gutter with 4" Aggregate Base (CA-6)	LF	\$ 15.00	58	\$ 870.00	438	\$ 6,570.00	496	\$ 7,440.00
7.	Flexible Pavement Patch	SY	\$ 60.00	358	\$ 21,480.00	276	\$ 16,560.00	634	\$ 38,040.00
8.	8" Portland Cement Concrete Apron, with 4" Stone Base	SY	\$ 50.00	-		46	\$ 2,300.00	46	\$ 2,300.00
9.	6" Portland Cement Concrete Driveway, with 2" Stone Base	SY	\$ 35.00	-		87	\$ 3,045.00	87	\$ 3,045.00
10.	Concrete Sidewalk Removal	SF	\$ 4.00	436	\$ 1,744.00	283	\$ 1,132.00	719	\$ 2,876.00
11.	Concrete Curb and Gutter Removal	LF	\$ 14.00	58	\$ 812.00	173	\$ 2,422.00	231	\$ 3,234.00
12.	4" PCC Sidewalk, with 2" Stone Base	SF	\$ 4.50	436	\$ 1,962.00	1332	\$ 5,994.00	1768	\$ 7,956.00
13.	Patio Seal Wall	LS	\$ 2,500.00	-		1	\$ 2,500.00	1	\$ 2,500.00
Sub-Total Paving					\$ 26,868.00		\$ 65,341.00		\$ 92,209.00
Miscellaneous									
1.	Landscaping Including Fence	LS	\$ 25,000.00	-		1	\$ 25,000.00	1	\$ 25,000.00
2.	Traffic Control	LS	\$ 10,000.00	50%	\$ 5,000.00	50%	\$ 5,000.00	1	\$ 10,000.00
3.	Pavement Marking	LS	\$ 800.00	100%	\$ 800.00	100%	\$ 800.00	1	\$ 800.00
4.	IEPA Watermain Permit	LS	\$ 240.00	50%	\$ 120.00	50%	\$ 120.00	1	\$ 240.00
5.	Construction Staking & Record Drawings	LS	\$ 4,000.00	33%	\$ 1,320.00	67%	\$ 2,680.00	1	\$ 4,000.00
Sub-Total Miscellaneous					\$ 6,440.00		\$ 33,600.00		\$ 40,040.00
Total Improvement Cost					\$ 129,913.00		\$ 290,878.00		\$ 420,791.00
* Alternate Watermain Bid									
A-3, 8"	Ductile Iron Watermain, Class 52 (Polywrapped)	EA	\$ 55.00	370	\$ 20,350.00	255	\$ 14,025.00	625	\$ 34,375.00
A-5, 8"	Valve in 5' Diameter Vault with R-1772-C Fr. & Lid (Pressure Connection)	EA	\$ 14,000.00	1	\$ 10,000.00		\$ -	1	\$ 14,000.00
* In lieu of 12" watermain installation. All other line items in "Watermain" subheading shall remain the same									

Chart List Table

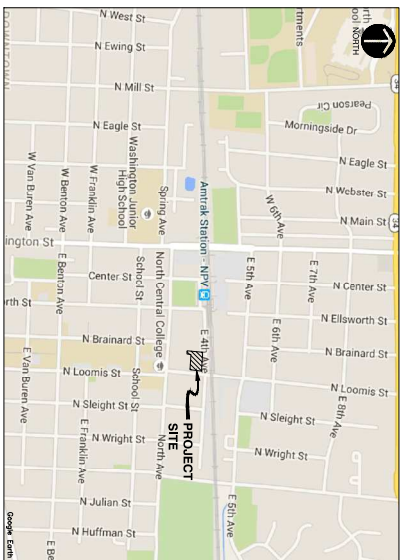
Sheet Title

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
C001	SITE SPECIFICATIONS - 1
C002	SITE SPECIFICATIONS - 2
C003	SITE SPECIFICATIONS - 3
C100	EXISTING CONDITIONS
C101	DEMOLITION PLAN
C200	SITE DIMENSION PLAN
C300	SITE GRADING PLAN
C500	SITE UTILITY PLAN
G501	4TH AVE. 12-INCH WATERMAIN PROFILE
G602	LOOMIS ST. 12-INCH WATERMAIN PROFILE & TRENCH BACKFILL EXHIBIT
G800	DETAILS - 1
G801	DETAILS - 2
G802	DETAILS - 3
G803	DETAILS - 4
G804	DETAILS - 5
G805	DETAILS - 6

[illegible]

Civil & Environmental Consultants, Inc.
1231 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 • 877-963-6026

SITE MAP



PROJECT TEAM

OWNER
BRIDGE STREET PROPERTIES, LLC
P.O. BOX 5726
NAPERVILLE, ILLINOIS 60540
PH: (630) 710-9490
CONTACT: JOHN McHALE

CIML ENGINEER
CIML & ENVIRONMENTAL CONSULTA
1230 EAST DIEHL ROAD, SUITE 200
NAPERVILLE, ILLINOIS 60563
PH: (630) 963-8026
FX: (630) 963-6027
CONTACT: JIM CANEFF, P.E.

ARCHITECT
DERRICK ARCHITECTURE
506 SOUTH GABLES BOULEVARD
WHEATON, ILLINOIS 60187
PH: (347) 606-6460
FX: (630) 517-8678
CONTACT: CHRISTOPHER DERRICK, AIA, NCARB

LANDSCAPE ARCHITECT
WESTWOOD LANDSCAPE CONTRACTORS
1N617 ARBOR AVENUE
WEST CHICAGO, IL 60785
PH: (630) 231-6090
CONTACT: CRAIG HERNAN

REFERENCE

1. DEIST CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON JULY 22, 2020 BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
2. FIELD DATUM: ILLINOIS STATE PLANE NAD83 (2011) NAD80 (NRS) GEOID18 - U.S. SURVEY FOOT.
3. UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON FIELD OBSERVATIONS, ALIAS MAPS PROVIDED BY UTILITY COMPANIES AND THE CITY OF INDIANAPOLIS.
4. LOCATION MAP PROVIDED BY GOOGLE EARTH. IMAGERY DATE: 07/18/2018.

LEGEND

[illegible]

BENCH MARKS:

REFERENCE BENCHMARK:

- SITE ENCLAVEMENTS:
1. CROSS CUT A NORTH CURBLINE OF 4TH AVENUE OPPOSITE THE NORTHEAST CORNER OF THE ALLEN BUILDING. CROSS IS 13.5 FEET SOUTHWEST OF STREETLIGHT SHROUD. ELEVATION: 714.8
2. CROSS CUT A NORTH CURBLINE OF 4TH AVENUE AND THE CHICAGO BRIDGEMONT & QUINCY RAILROAD 154.4 FEET WEST OF THE INTERSECTION OF 4TH AVENUE AND LOUNG STREET. CROSS IS 15.4 FEET SOUTHWEST OF 2ND POWER OF LOUNG STREET. ELEVATION: 714.1
3. CROSS CUT A NORTH CURBLINE OF 4TH AVENUE AND THE CHICAGO BRIDGEMONT & QUINCY RAILROAD 154.4 FEET WEST OF THE INTERSECTION OF 4TH AVENUE AND LOUNG STREET. CROSS IS 15.4 FEET SOUTH OF THE INTERSECTION OF 4TH AVENUE AND LOUNG STREET. CROSS IS ALONG THE NORTH EDGE OF DRAINAGE FOR 325 LOUNG STREET. ELEVATION: 713.7
- ELEVATION: 690.2 (LAMP 28)

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 46225
REGISTRATION VALID THROUGH NOVEMBER 30, 2021
NOT VALID WITHOUT ORIGINAL SIGNATURE)

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CITY PROJECT NO. 21-10000076

DRAWING NO.:
C000

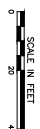
COVER SHEET

DATE:	06/10/2021	DRAWN BY:	SRH
DWG SCALE:	AS SHOWN	CHECKED BY:	JGC
PROJECT NO:	302-734		
APPROVED BY:	JGC		

BRIDGE STREET PROPERTIES, LLC

4TH AVENUE TOWNHOMES
NAPERVILLE, ILLINOIS 60540

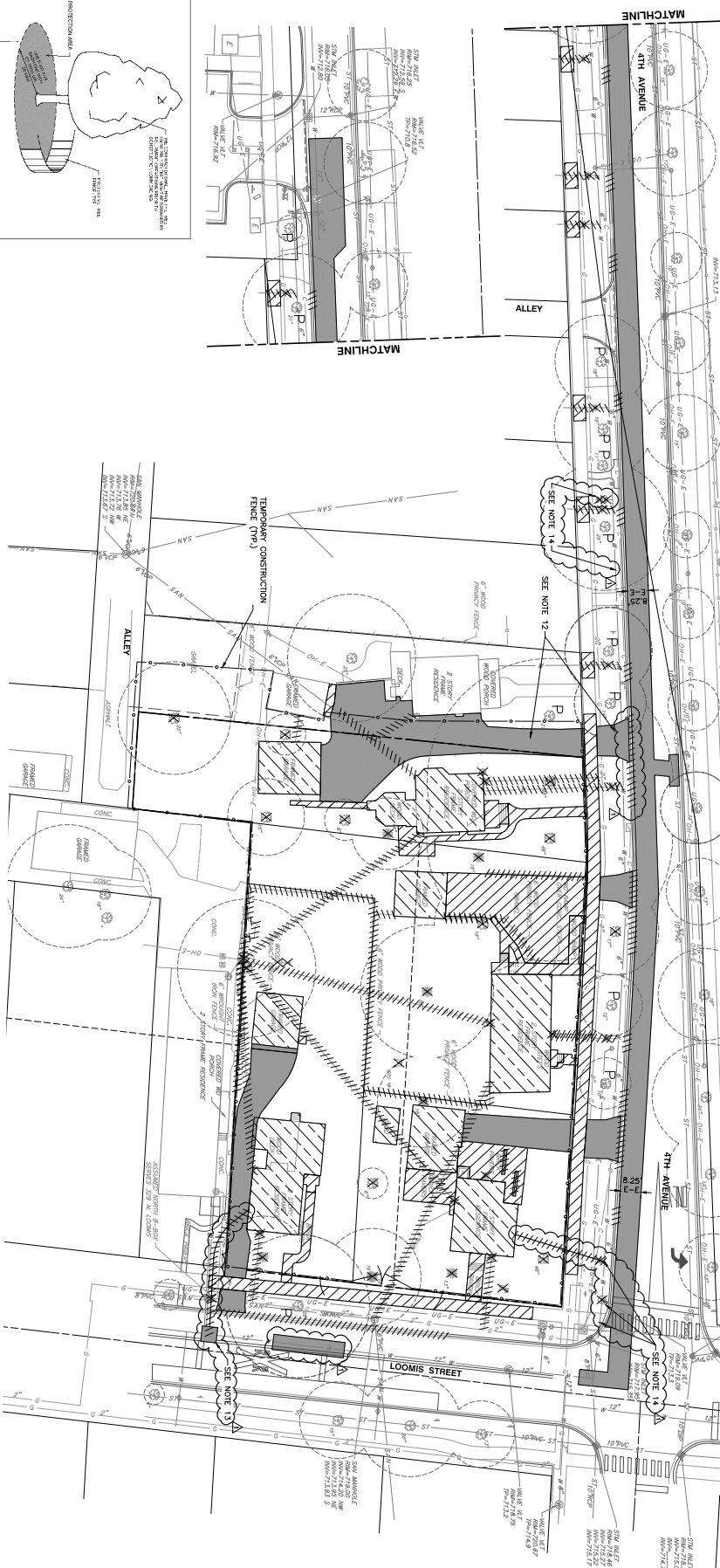
SHEET 1 OF 17



DRAWING NO.:
C100
SHEET 5 OF 11



NORTH



DEMOLITION NOTES

1. ALL EXISTING SIDEWALKS, UTILITIES, TREES, ETC. WITHIN THE SUBJECT PROPERTY SHALL BE REMOVED TO THE SHOWN, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL REMAINING UTILITIES, SIDEWALKS, DRIVEWAYS, CURB & GUTTER, PUBLIC UTILITIES, ETC. SHALL BE STAKED BY THE CONTRACTOR AND SHALL BE PROTECTED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL REMAINING UTILITIES, SIDEWALKS, DRIVEWAYS, CURB & GUTTER, PUBLIC UTILITIES, ETC. SHALL BE STAKED BY THE CONTRACTOR AND SHALL BE PROTECTED BY THE CONTRACTOR.
2. TRENCES, WITHIN PROPOSED PAVED AREAS, RESULTING FROM THE REMOVAL OF EXISTING UTILITIES SHALL BE REPAIRED TO THE ORIGINAL FINISH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL REMAINING UTILITIES, SIDEWALKS, DRIVEWAYS, CURB & GUTTER, PUBLIC UTILITIES, ETC. SHALL BE STAKED BY THE CONTRACTOR AND SHALL BE PROTECTED BY THE CONTRACTOR.
3. ALL EXISTING SIDEWALKS, UTILITIES, TREES, ETC. WITHIN THE SUBJECT PROPERTY SHALL BE REMOVED TO THE SHOWN, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL REMAINING UTILITIES, SIDEWALKS, DRIVEWAYS, CURB & GUTTER, PUBLIC UTILITIES, ETC. SHALL BE STAKED BY THE CONTRACTOR AND SHALL BE PROTECTED BY THE CONTRACTOR.
4. ALL TREES AND BRUSH SCHEDULED FOR REMOVAL SHALL BE REMOVED TO THE SHOWN, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL REMAINING UTILITIES, SIDEWALKS, DRIVEWAYS, CURB & GUTTER, PUBLIC UTILITIES, ETC. SHALL BE STAKED BY THE CONTRACTOR AND SHALL BE PROTECTED BY THE CONTRACTOR.
5. THE DURATION OF THE PUBLIC SIDEWALK CLOSURE SHALL BE KEPT TO A MINIMUM. SIDEWALK CLOSURE SHALL BE IN ACCORDANCE WITH DOT STANDARD 70180.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL REMAINING UTILITIES, SIDEWALKS, DRIVEWAYS, CURB & GUTTER, PUBLIC UTILITIES, ETC. SHALL BE STAKED BY THE CONTRACTOR AND SHALL BE PROTECTED BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL COMPLY WITH THE VARIOUS UTILITY COMPANIES TO INSURE THAT SERVICE IS PROVIDED TO ADJACENT PROPERTIES DURING DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL REMAINING UTILITIES, SIDEWALKS, DRIVEWAYS, CURB & GUTTER, PUBLIC UTILITIES, ETC. SHALL BE STAKED BY THE CONTRACTOR AND SHALL BE PROTECTED BY THE CONTRACTOR.
7. EXISTING UTILITY LOCATIONS ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL REMAINING UTILITIES, SIDEWALKS, DRIVEWAYS, CURB & GUTTER, PUBLIC UTILITIES, ETC. SHALL BE STAKED BY THE CONTRACTOR AND SHALL BE PROTECTED BY THE CONTRACTOR.
8. ALL EXISTING SIDEWALKS, UTILITIES, TREES, ETC. WITHIN THE SUBJECT PROPERTY SHALL BE REMOVED TO THE SHOWN, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL REMAINING UTILITIES, SIDEWALKS, DRIVEWAYS, CURB & GUTTER, PUBLIC UTILITIES, ETC. SHALL BE STAKED BY THE CONTRACTOR AND SHALL BE PROTECTED BY THE CONTRACTOR.
9. ALL TREES AND BRUSH SCHEDULED FOR REMOVAL SHALL BE REMOVED TO THE SHOWN, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL REMAINING UTILITIES, SIDEWALKS, DRIVEWAYS, CURB & GUTTER, PUBLIC UTILITIES, ETC. SHALL BE STAKED BY THE CONTRACTOR AND SHALL BE PROTECTED BY THE CONTRACTOR.
10. DURING DEMOLITION OPERATIONS, WATER WILL BE PLACED INTO SEWER BASINS OR SET TANKS. WATER SHALL NOT BE DISCHARGED INTO ANY DRAINAGE SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL REMAINING UTILITIES, SIDEWALKS, DRIVEWAYS, CURB & GUTTER, PUBLIC UTILITIES, ETC. SHALL BE STAKED BY THE CONTRACTOR AND SHALL BE PROTECTED BY THE CONTRACTOR.
11. ALL ADJACENT STREETS SHOULD BE KEPT CLEAR OF DEMOLITION DEBRIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL REMAINING UTILITIES, SIDEWALKS, DRIVEWAYS, CURB & GUTTER, PUBLIC UTILITIES, ETC. SHALL BE STAKED BY THE CONTRACTOR AND SHALL BE PROTECTED BY THE CONTRACTOR.
12. THE EXISTING SHARED DRIVEWAY ARROYO AND DRIVEWAY WILL BE REMOVED WITH A NEW DRIVEWAY FOR 248 EAST 4TH AVENUE CONSTRUCTED FROM THE ALLEY.

13. IF IT IS ASSUMED THAT THE NORTH 8-BOX SERVICE, 329 NORTH LOOMIS STREET, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL REMAINING UTILITIES, SIDEWALKS, DRIVEWAYS, CURB & GUTTER, PUBLIC UTILITIES, ETC. SHALL BE STAKED BY THE CONTRACTOR AND SHALL BE PROTECTED BY THE CONTRACTOR.

DEMOLITION LEGEND

[Symbol]	BRICKWORK REMOVAL
[Symbol]	CONCRETE CURB & GUTTER, SIDEWALK, BRICK PAVEMENT, DRIVEWAY, OR UTILITY REMOVAL
[Symbol]	CONCRETE CURB & GUTTER, SIDEWALK, BRICK PAVEMENT, DRIVEWAY, OR UTILITY REMOVAL
[Symbol]	TREES TO BE PROTECTED WITH REMOVED CONSTRUCTION FENCE (CHAIN-LINK)

REFERENCE

1. EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON JULY 22, 2021.
2. FIELD SURVEY: LUTHER STATE PLANNING (2021) (MNR) 600018 - U.S. SURVEY FOOT.
3. UNDERGROUND UTILITY INFORMATION: SCAVEN & BAKER (2018) - U.S. SURVEY FOOT.
4. PROPOSED SIDEWALK AT THE INTERSECTION OF 4TH AVENUE AND LOOMIS STREET DEMOLITION PLANS PREPARED BY RAINIER-HORN AND ASSOCIATES, INC., RENDON WA 98149-1101.

STANDARD

790.10

DEMOLITION

SCALE IN FEET

0 20 40

SHEET 6 OF 17

BRIDGE STREET PROPERTIES, LLC

4TH AVENUE TOWNHOMES EXHIBIT

NAPERVILLE, ILLINOIS 60546

CEC

City & Environmental Consultants, Inc.

200 East Diehl Road, Suite 200 - Naperville, IL 60563

630-963-6026 877-963-6026

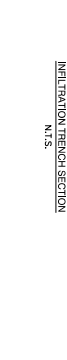
www.cecinc.com

REVISION RECORD	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT REVIEW DATED: JULY 14, 2021
2	
3	
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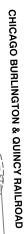


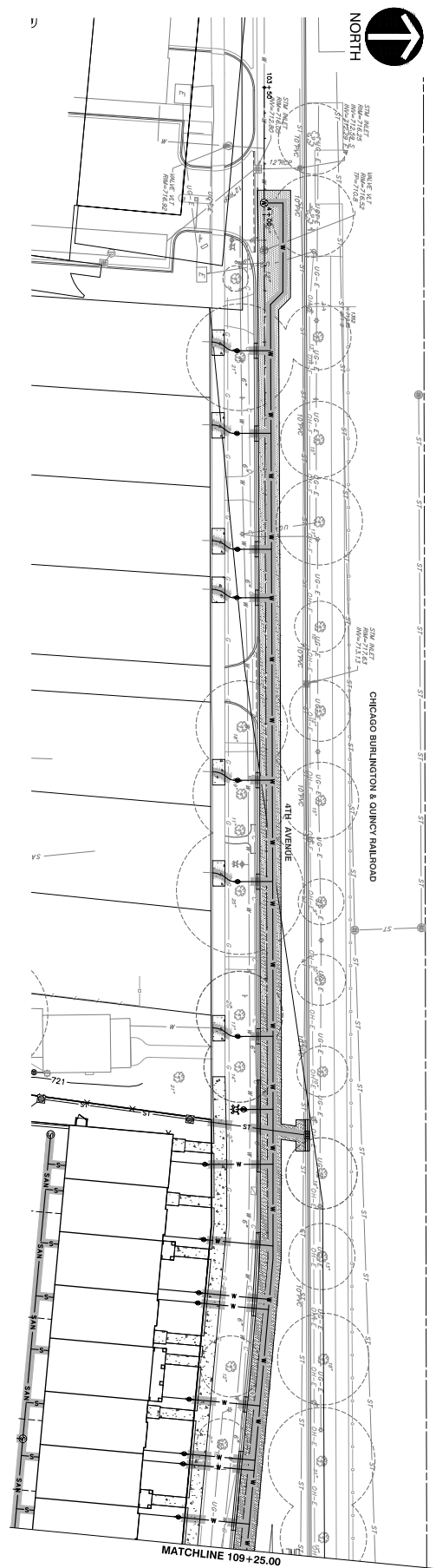
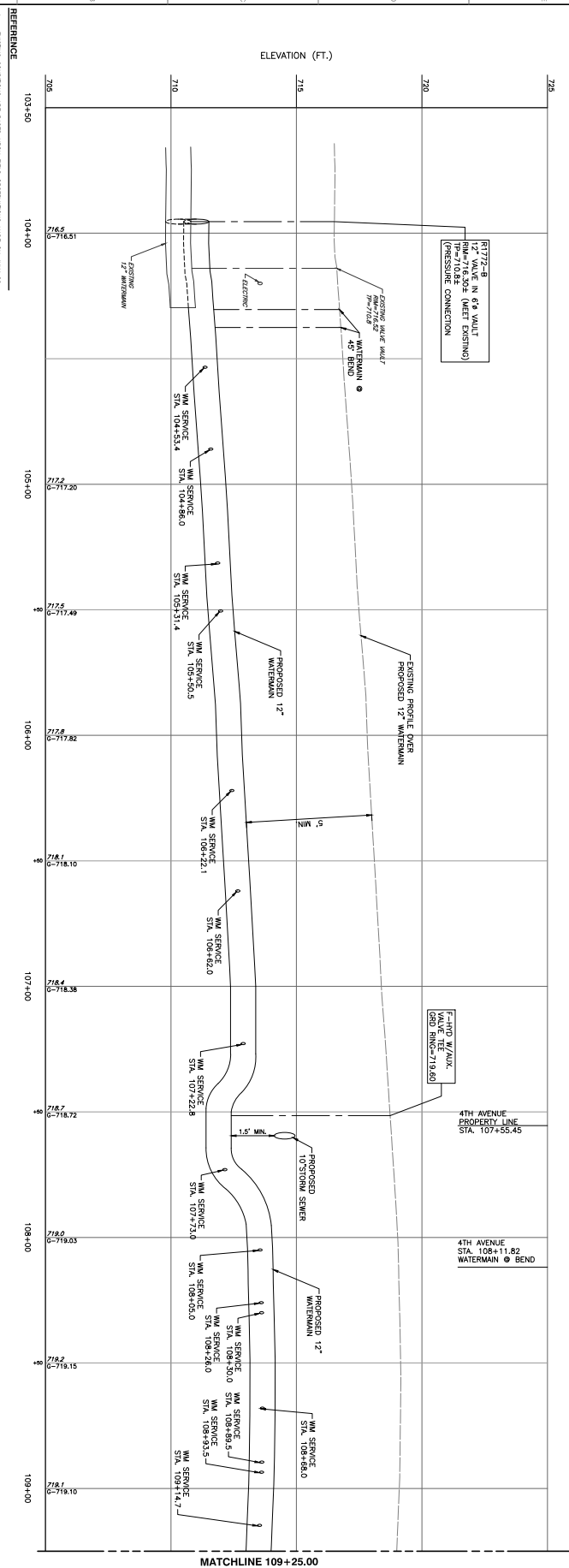
REFERENCE

1. **PROPOSED CHANGING RAIL LINES** (2011) (11-03) (ORDINATIONS MADE ON JULY 22, 2009 BY CHIEF OF ENVIRONMENTAL CONSULTATION, 2009-07-22).
2. **FIELD PLANT PLANTS STATE PLANT INDEX (2011)** (WATER (MS) 262010 - 15) (SWAMPY FLO).
3. **UNDERGROUND SLOTH INFORMATION** (SLOTH REGION IS BASED FROM FIELD OBSERVATIONS, PLANTS WAS PROVIDED BY JULY COMPANY AND THE CITY OF OREGON).
4. **PROPOSED SLOTH PLANT** (2011) (11-03) (ORDINATIONS MADE ON JULY 22, 2009 BY CHIEF OF ENVIRONMENTAL CONSULTATION, 2009-07-22).



GRADING AND SWPPP NOTES:



[illegible]

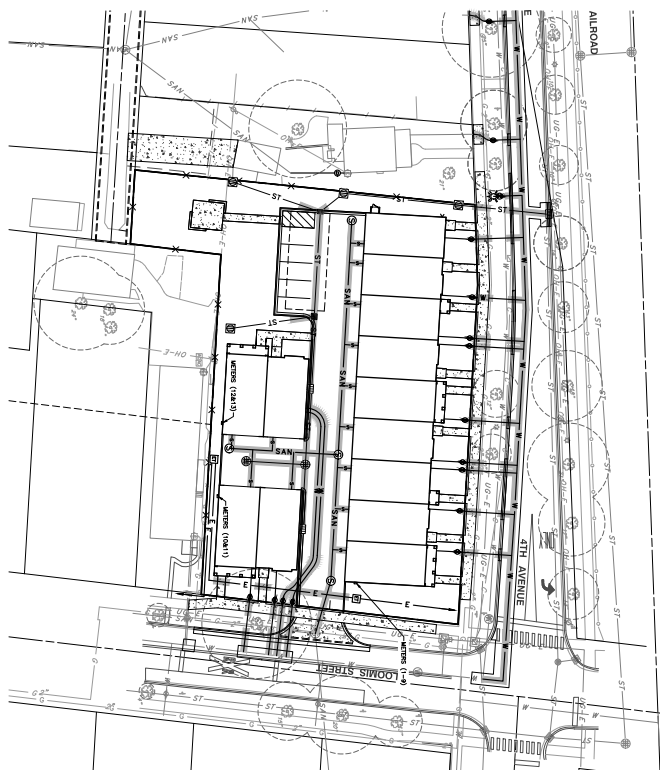
4TH AVE. 12-INCH WATERMAIN PROFILE

BRIDGE STREET PROPERTIES, LLC

4TH AVENUE TOWNHOMES
NAPERVILLE, ILLINOIS 60540

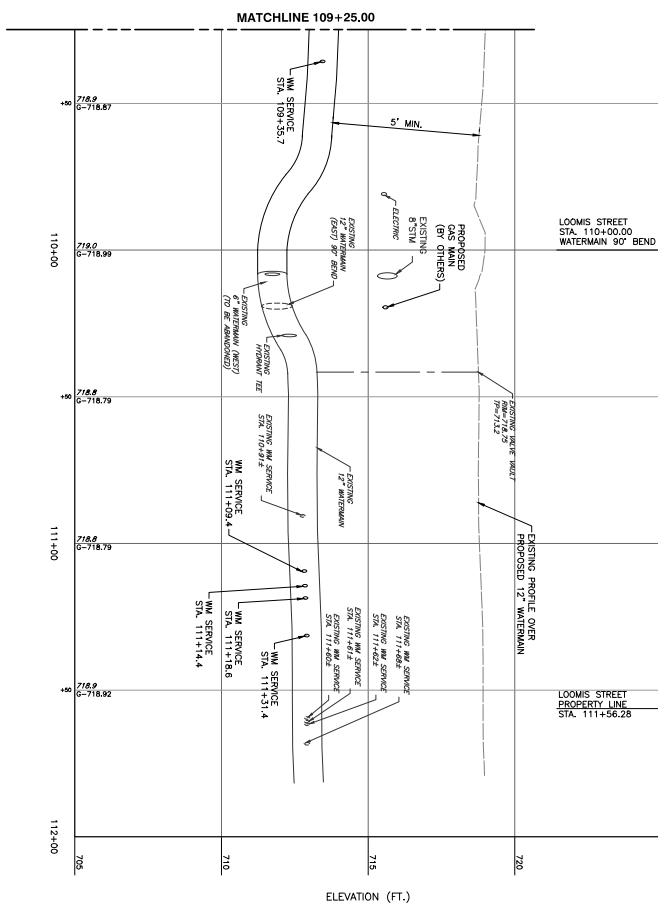
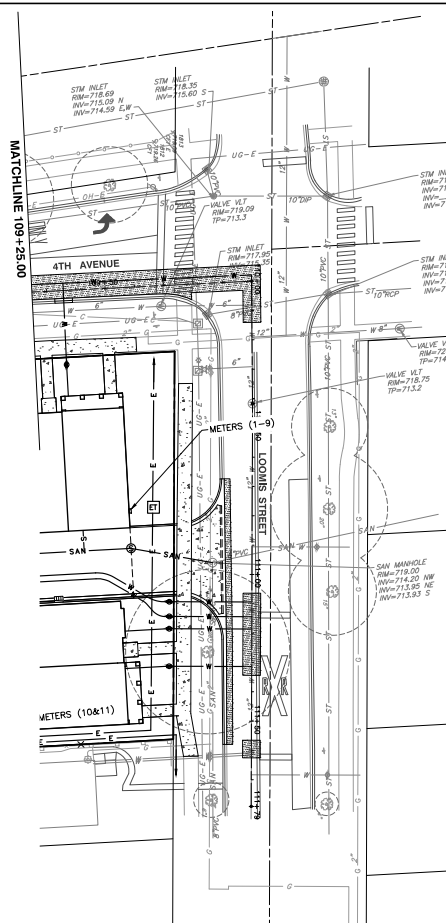


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630-963-6026 · 877-963-6026



TRENCH BACKFILL EXHIBIT
SCALE: HORZ.: 1"=30'

1. EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON JULY 22, 2010 BY CHIL & ENDRICHOWSKI CONSULTANTS, INC.
2. FIELD DATA: WISCONSIN STATE PLANT MONITOR (WMS) 0620018 - LILY SLIVER ROOT
3. UNDERSTANDING UTILITY INFORMATION: SPANIAL DESIGN IS BASED UPON FIELD OBSERVATIONS. PLANS WERE PROVIDED BY UTILITY COMPANIES AND THE CITY OF WAUWATOSA.
4. PROPOSED GAS MAIN AT THE INTERSECTION OF 4TH AVENUE AND LIONS STREET AND THEN SOUTH LIONS STREET IS SHOWN AS DERIVED ON THE FINAL ENGINEERING PLANS PREPARED BY FOLEY+HORN AND ASSOCIATES, INC., MEMPHIS, TN 38104/21.



LOOMIS STREET WATERMAIN PROFILE
SCALE: HORIZ. 1"=20'

SCALE: HORZ.: 1"=2'
VERT.: 1"=2'[illegible]

BRIDGE STREET PROPERTIES, LLC

4TH AVENUE TOWNHOMES
NAPERVILLE, ILLINOIS 60546

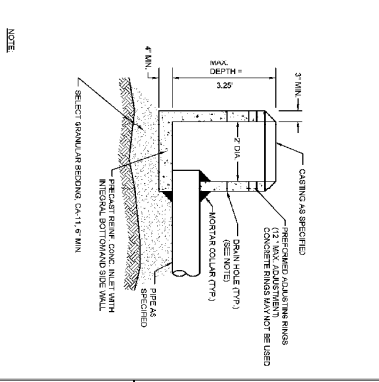
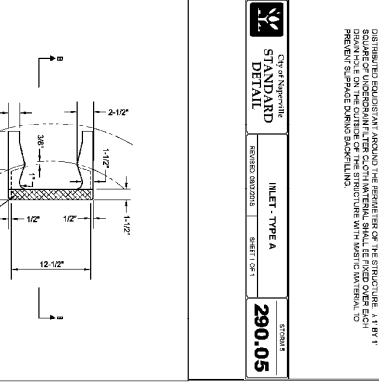
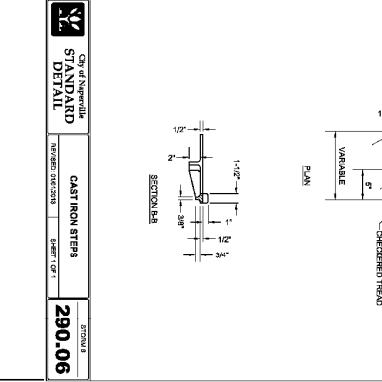
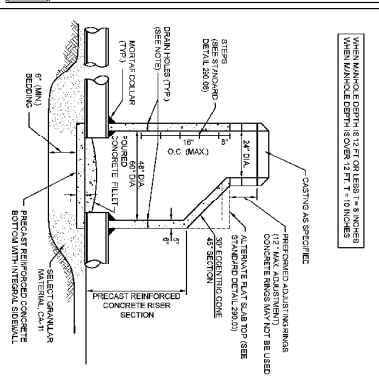
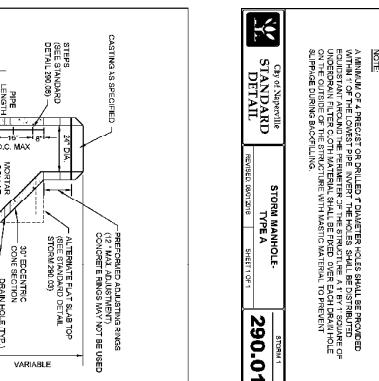
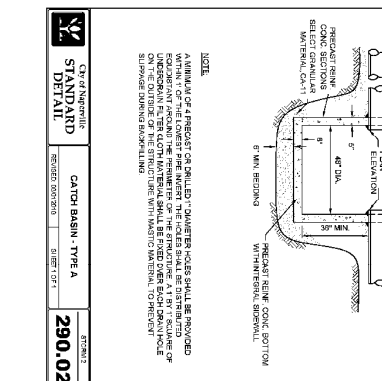
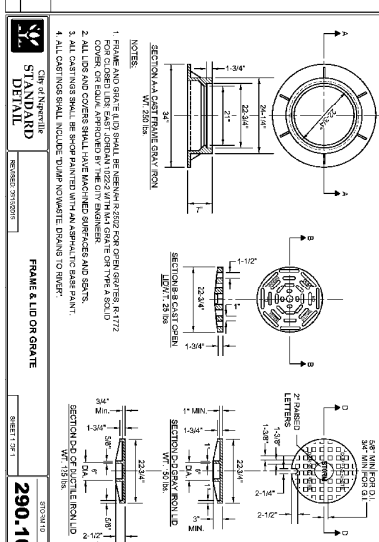
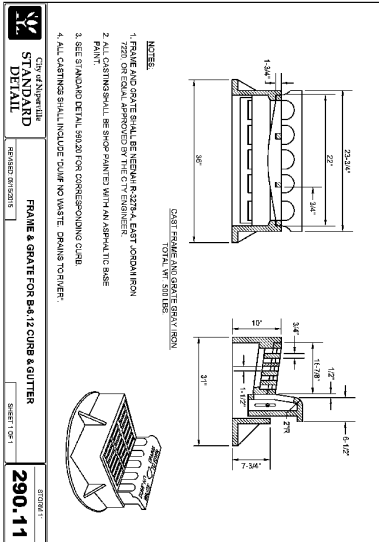
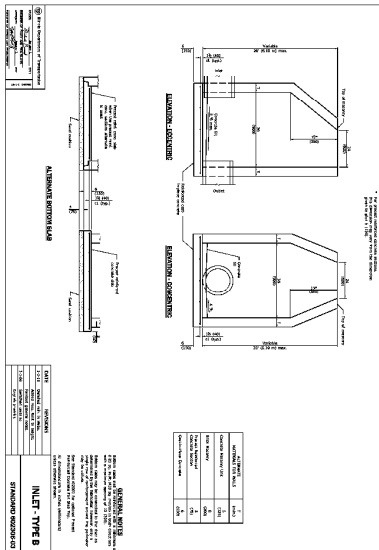
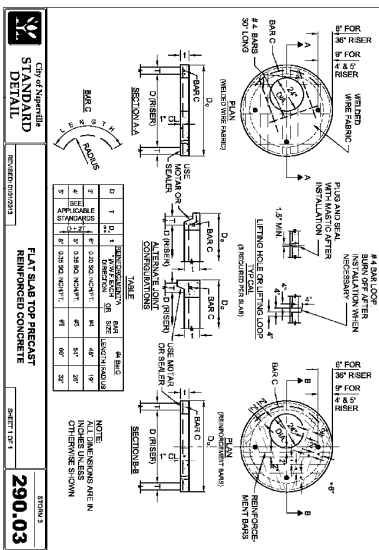
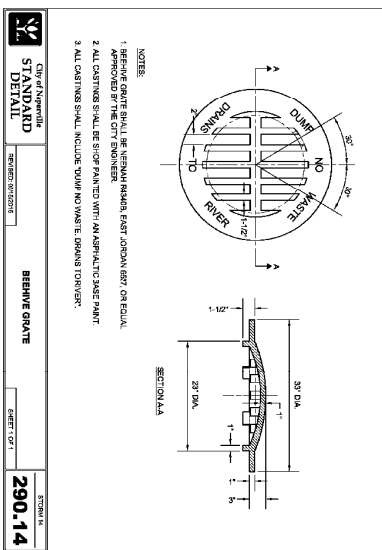


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LOOMIS ST. 12-INCH WATERMAIN PROFILE & TRENCH BACKFILL EXHIBIT

DATE:	06/10/2021	DRAWN BY:	SRH
DWG SCALE:	AS SHOWN	CHECKED BY:	JGC
PROJECT NO:	302-736		
APPROVED BY:	JGC		

C502
Sheet 11 of 11

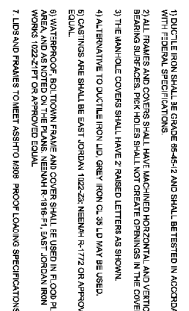





CITY of Naperville, Ill.
STANDARD
DETAIL
STORM SEWER TRENCH
SECTION IN NON-PAVED AREAS
 REVISION: 04/07/2015 SHEET 1 OF 1
290.21
 6/10/04 21



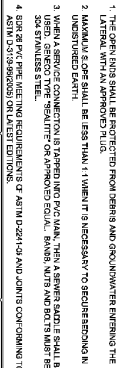
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	REVISED 06/01/2010	SHEET 1 OF 1	



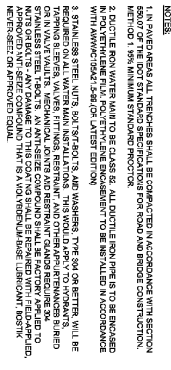
 <p>City of Naperville STANDARD DETAIL</p>	<p>SANITARY MANHOLE - FRAME & COVER</p>		<p>SANITARY 9</p>
	<p>REVISED: 01/2/2013</p>	<p>SH-1117 1 OF 1</p>	<p>390.06</p>



 City of Naperville STANDARD DETAIL	TRENCH SECTION FOR PVC PIPE		SANITARY ID 390.10
	REVISION 01/16/2013	SHEET 1 OF 1	

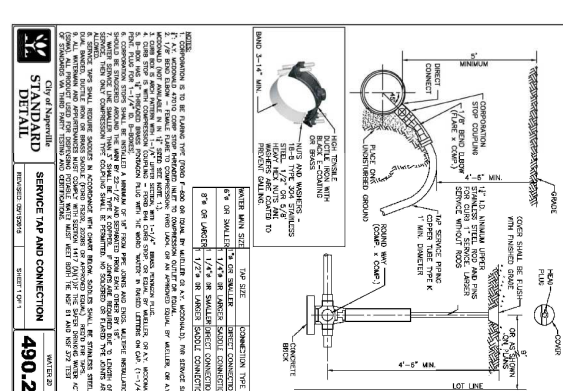
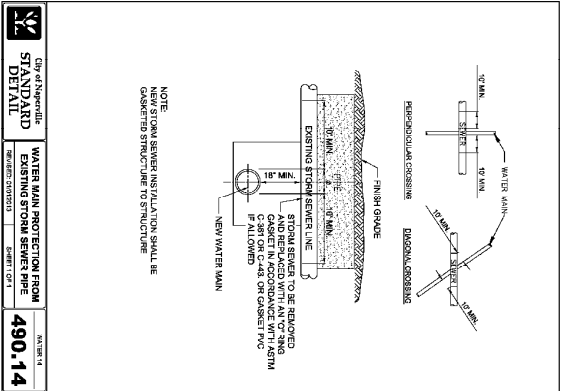
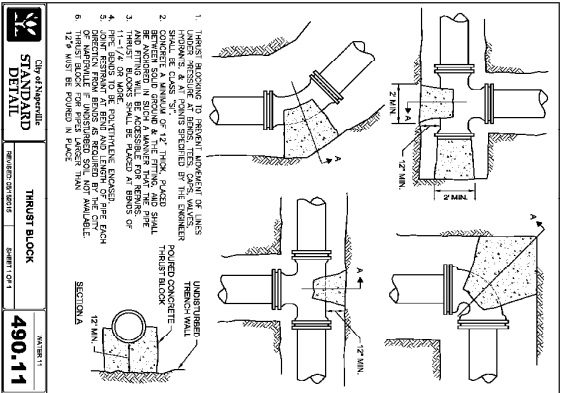
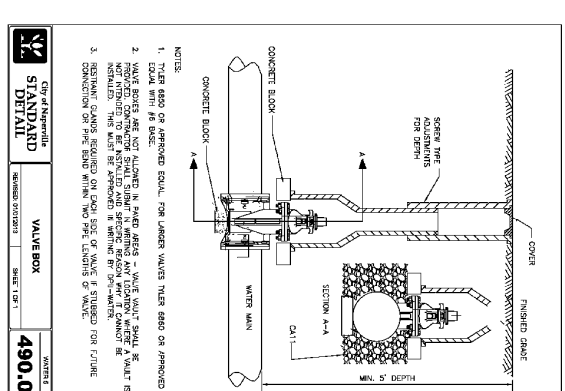
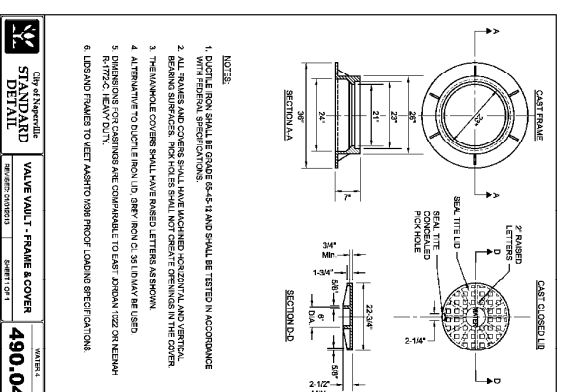
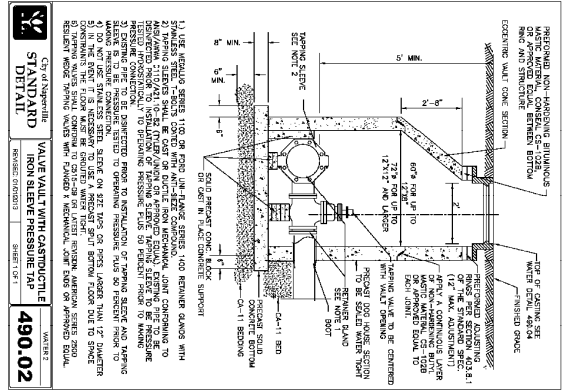
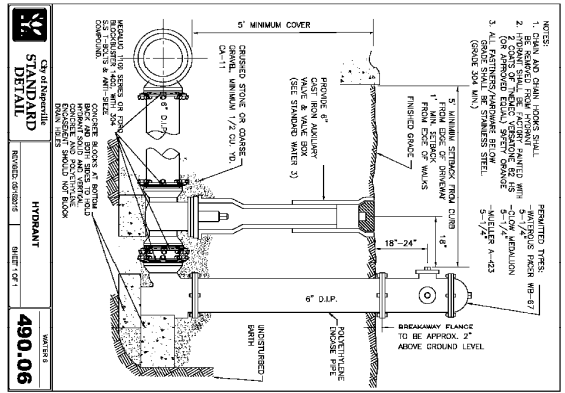


 City of Naperville STANDARD DETAIL	RISE FOR SERVICE LATERAL		JANUARY 20 390.20
	REVISED 04/20/2013	SHEET 1 OF 1	



City of Naperville
STANDARD
DETAIL
WATER MAIN TRENCH SECTION
WATER 10
490.10

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REVISION RECORD	
NO.	DATE
1	06/10/2021
2	
3	
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10	

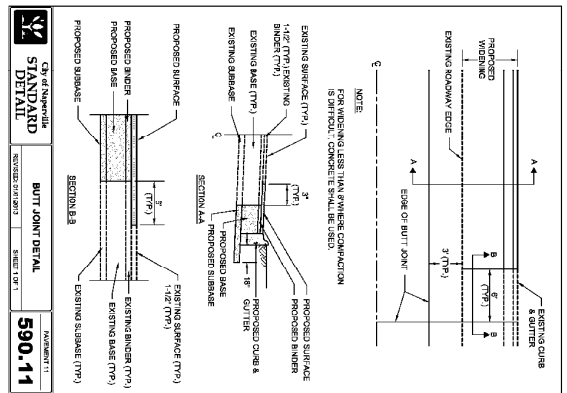
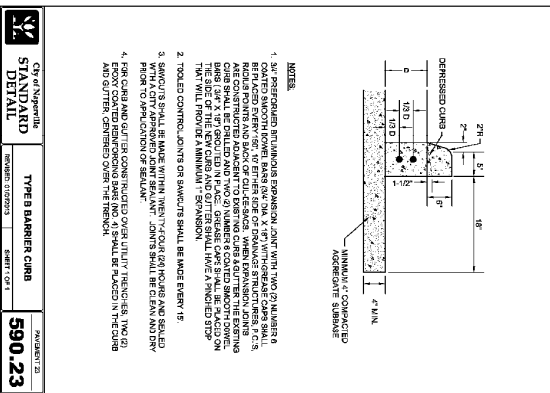
Bridge Street Properties, LLC
 4TH AVENUE TOWNHOMES
 NAPERVILLE, ILLINOIS 60563

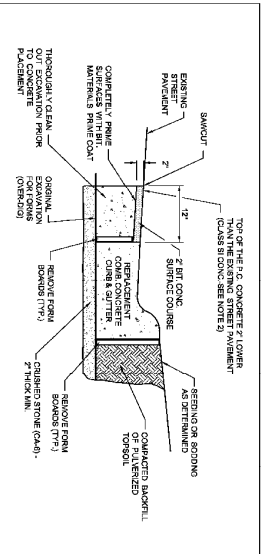
City & Environmental Consultants, Inc.
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DETAILS - 3

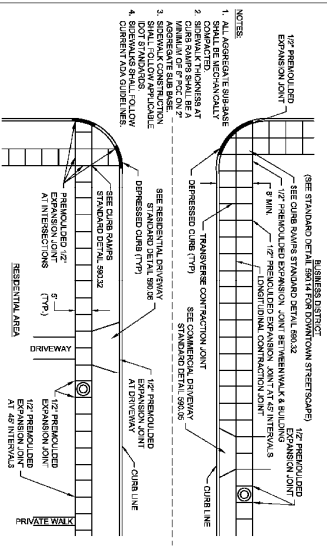
DATE: 06/10/2021 DRAWN BY: SRH
 DWG SCALE: AS SHOWN CHECKED BY: JGC
 PROJECT NO: 302-730
 APPROVED BY: JGC

C802

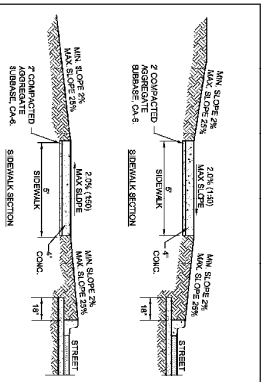
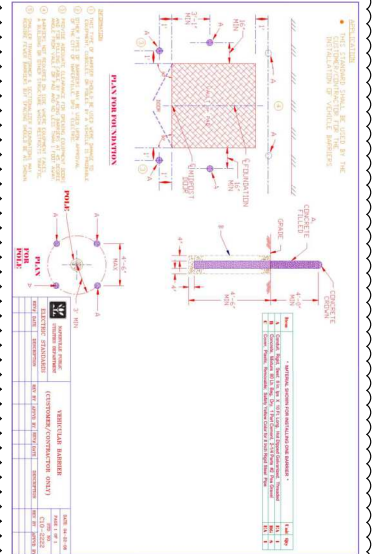
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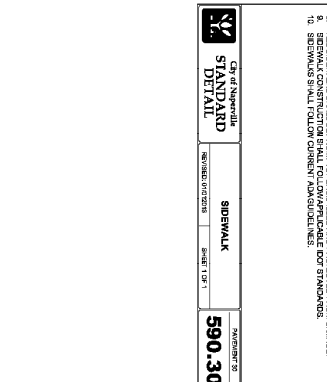
CITY OF NAPERVILLE STANDARD DETAIL
590.24
CURB REPLACEMENT



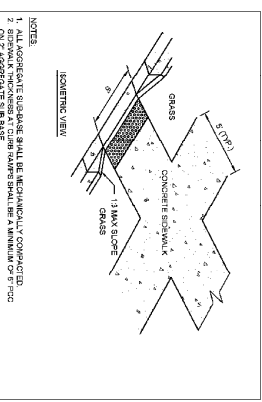
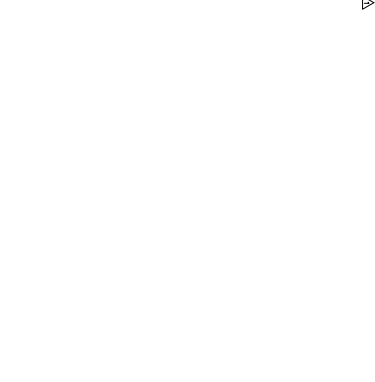
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590.31
SEWER CONSTRUCTION



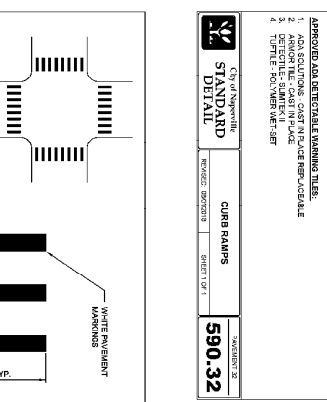
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590.30
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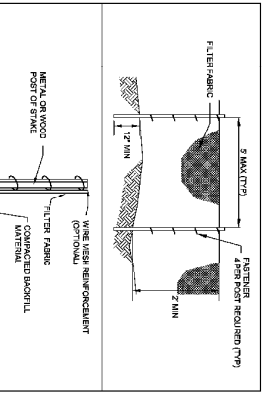
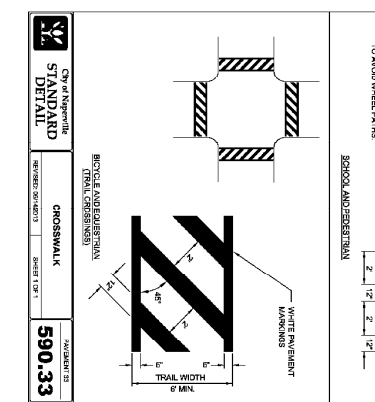
CITY OF NAPERVILLE STANDARD DETAIL
590.31
SEWER CONSTRUCTION



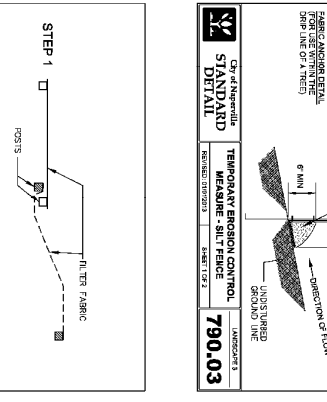
CITY OF NAPERVILLE STANDARD DETAIL
590.32
SEWER CONSTRUCTION



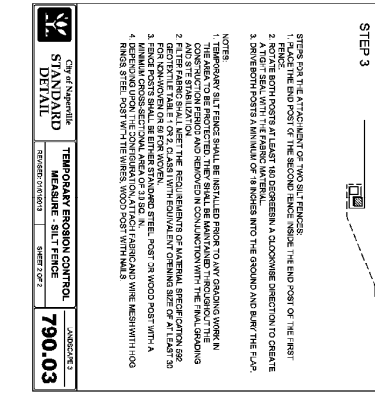
CITY OF NAPERVILLE STANDARD DETAIL
590.31
SEWER CONSTRUCTION



CITY OF NAPERVILLE STANDARD DETAIL
590.32
SEWER CONSTRUCTION



CITY OF NAPERVILLE STANDARD DETAIL
590.31
SEWER CONSTRUCTION



NO.	DATE	DESCRIPTION
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2		
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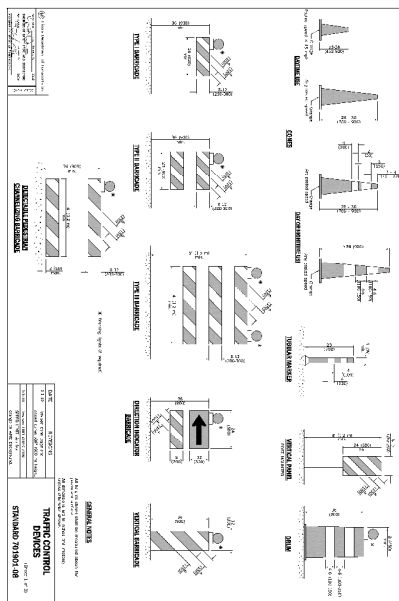
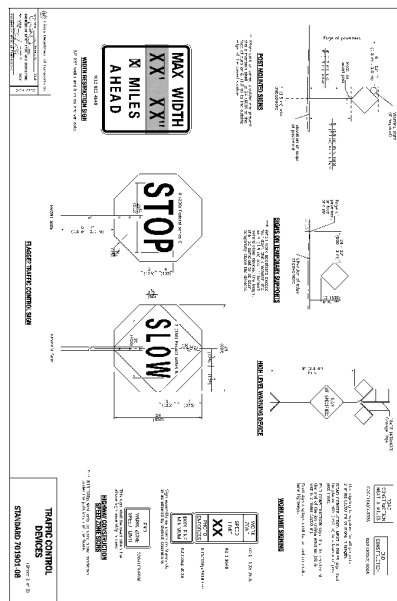
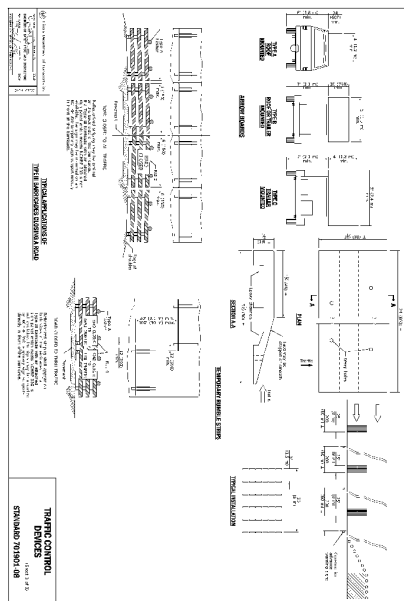
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BRIDGE STREET PROPERTIES, LLC
 4TH AVENUE TOWNHOMES
 NAPERVILLE, ILLINOIS 60563

DETAILS - 5

DATE: 06/10/2021 DRAWN BY: SRH
 DWG SCALE: AS SHOWN CHECKED BY: JGC
 PROJECT NO: 302-706
 APPROVED BY: JGC

C804

[illegible]

4TH AVENUE TOWNHOMES
NAPERVILLE, ILLINOIS 60546

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C805

School Donation Worksheet

Name of Subdivision 4th Avenue Townhomes

School Donation = Land
0.0326

Cash \$10,376.58

= Total Land x \$318,300.00

=Round (((Total Elementary Pop. x 0.0231) + (Total Jr. High Pop. x 0.0208) + (Total High School Pop x 0.0267)),4)

Type of Unit	Pre-School 0 - 4 Yrs	Elementary Grades K-5	Junior High Grades 6-8	High School Grades 9-12	Adults 18-up	Total per Unit						
Detached												
Single-family												
4 2-bedroom	0.120	0.480	0.411	1.644	0.138	0.552	0.222	0.888	1.856	7.424	2.746	10.984
-3 3-bedroom	0.268	-0.804	0.486	-1.458	0.153	-0.459	0.135	-0.405	1.913	-5.739	2.955	-8.865
4-bedroom	0.371	0.000	0.702	0.000	0.259	0.000	0.242	0.000	1.985	0.000	3.532	0.000
-1 5-bedroom	0.386	-0.386	0.590	-0.590	0.236	-0.236	0.242	-0.242	2.191	-2.191	3.645	-3.645
Attached												
Single-Family												
1-Bedroom												0.000
4 2-Bedroom	0.206	0.824	0.084	0.336	0.057	0.228	0.030	0.120	1.318	5.272	1.697	6.788
5 3-Bedroom	0.214	1.070	0.104	0.520	0.039	0.195	0.050	0.250	1.966	9.830	2.374	11.870
4-Bedroom	0.183	0.000	0.271	0.000	0.106	0.000	0.105	0.000	2.102	0.000	2.767	0.000
Apartments												
Efficiency												0.000
1-Bedroom	0.058	0.000	0.032	0.000	0.012	0.000	0.013	0.000	1.653	0.000	1.710	0.000
2-Bedroom	0.129	0.000	0.064	0.000	0.031	0.000	0.038	0.000	1.744	0.000	2.007	0.000
3-Bedroom	0.199	0.000	0.115	0.000	0.073	0.000	0.083	0.000	2.005	0.000	2.475	0.000
People Produced	1.184	0.452	0.280	0.611	14.596	17.132						

of Students Generated = 1.343

TABLE A

Park Donation Work Sheet

Name of Subdivision

4th Avenue Townhomes

Land

0.1387

Cash

\$44,883.32

= Land Donation x \$323,600.00

=Round((Total People Produced x 0.0086),4)

Park Donation =

Type of Unit	Pre-School 0 - 4 Yrs	Elementary Grades K-5	Junior High Grades 6-8	High School Grades 9-12	Adults 18-up	Total per Unit						
Detached												
Single-family												
4 2-bedroom	0.127	0.508	0.327	1.308	0.102	0.408	0.118	0.472	1.779	7.116	2.453	9.812
-3 3-bedroom	0.244	-0.732	0.440	-1.320	0.179	-0.537	0.177	-0.531	1.892	-5.676	2.930	-8.790
4-bedroom	0.348	0.000	0.522	0.000	0.235	0.000	0.265	0.000	2.116	0.000	3.486	0.000
-1 5-bedroom	0.333	-0.333	0.533	-0.533	0.262	-0.262	0.279	-0.279	2.344	-2.344	3.750	-3.750
Attached												
Single-Family												
1-Bedroom												
4 2-Bedroom	0.072	0.288	0.091	0.364	0.044	0.176	0.080	0.320	1.610	6.440	1.897	7.588
5 3-Bedroom	0.157	0.785	0.178	0.890	0.060	0.300	0.113	0.565	1.746	8.730	2.253	11.265
4-Bedroom	0.217	0.000	0.358	0.000	0.154	0.000	0.198	0.000	2.127	0.000	3.053	0.000
Apartments												
Efficiency												
1-Bedroom	0.015	0.000	0.033	0.000	0.013	0.000	0.013	0.000	1.210	0.000	1.210	0.000
2-Bedroom	0.037	0.000	0.063	0.000	0.028	0.000	0.030	0.000	1.748	0.000	1.906	0.000
3-Bedroom	0.037	0.000	0.152	0.000	0.091	0.000	0.083	0.000	2.330	0.000	2.692	0.000
People Produced	0.516	0.709	0.085	0.547	14.266	16.125						

TABLE B

Exist/Proposed	Address/Unit	Bedrooms	Classification	Unit No.
Existing	252 E. 4th	3 bedroom	SF Detached	N/A
Existing	262 E. 4th	5 bedroom	SF Detached	N/A
Existing	329 N. Loomis	3 bedroom	SF Detached	N/A
Existing	333 N. Loomis	3 bedroom	SF Detached	N/A
Proposed	1 duplex unit	2 bedroom	SF Detached	10
Proposed	1 duplex unit	2 bedroom	SF Detached	11
Proposed	1 duplex unit	2 bedroom	SF Detached	12
Proposed	1 duplex unit	2 bedroom	SF Detached	13
Proposed	1 SF attached	2 bedroom	Attached SF	1
Proposed	1 SF attached	2 bedroom	Attached SF	3
Proposed	1 SF attached	2 bedroom	Attached SF	7
Proposed	1 SF attached	2 bedroom	Attached SF	9
Proposed	1 SF attached	3 bedroom	Attached SF	2
Proposed	1 SF attached	3 bedroom	Attached SF	4
Proposed	1 SF attached	3 bedroom	Attached SF	5
Proposed	1 SF attached	3 bedroom	Attached SF	6
Proposed	1 SF attached	3 bedroom	Attached SF	8

Unit No. as reflected on Sheet C.200 of the Final Engineering Plans as prepared by
Civil and Environmental Consultants, Inc. dated June 10, 2021 and last revised August 12, 2021

TABLE C