



Village of Elwood

• Established 1889 •

Proud of our past, Building our future.

P.O. Box 435 Elwood, IL 60421 • (815) 423-5011 • Fax: (815) 423-6861

January 20, 2005

First Midwest Bank
50 West Jefferson Street
Joliet, Illinois 60432

RE: Letter of Credit Reduction Request #4
Wooded Cove Estates Subdivision

Gentlemen:

Please be advised that the Board of Trustees for the Village of Elwood has authorized a reduction in the above referenced Letter of Credit pursuant to the request made by Wooded Cove Estates. This action was authorized by the Village Board on January 19, 2005 to effect a Letter of Credit reduction to the sum of \$161,135.07.

If you have any questions or wish to discuss this matter further, please contact me.

Sincerely yours,

Robert Nissen
Village Administrator

CC: Mayor Blum
Board of Trustees
File ✓



Mr. Robert Nissen
Village Administrator
Village of Elwood
100 N. Mississippi Street
Elwood, Illinois 60421

January 4, 2005

Subject: Village of Elwood – Wooded Cove Estates Subdivision

Dear Mr. Nissen:

Per your request, we have completed a review of Mr. Jeffrey Allen's request to reduce the value of the letter of credit for Wooded Cove Subdivision (reduction request #4). Based on the summary below we recommend a new Letter of Credit of \$161,135.07.

The following is our opinion of a current analysis of the project:

<u>DESCRIPTION</u>	<u>ESTIMATE</u>	<u>TOTAL COMPLETED</u>	<u>VALUE OF REMAINING WORK</u>
SITE WORK	\$ 122,321.00	\$ 62,321.00	\$ 60,000.00
SANITARY SEWER	359,172.00	\$ 359,172.00	\$ -0-
STORM SEWER	155,821.00	\$ 155,821.00	\$ -0-
WATER MAIN	278,172.00	\$ 278,172.00	\$ -0-
ROADWORK, MISC	533,224.20	\$ 502,823.70	\$ 30,400.50
SUBTOTAL	\$1,442,701.20	\$ 1,332,300.70	\$ 90,400.50
CONTINGENCY	<u>137,298.80</u>		
TOTAL	\$1,580,000.00		

SUMMARY:

ORIGINAL AMOUNT OF LETTER OF CREDIT	\$ 1,580,000.00
PREVIOUS REDUCTIONS	\$ 1,297,841.40
CURRENT LETTER OF CREDIT AMOUNT	\$ 282,158.60
VALUE OF REMAINING WORK PLUS 15% CONTINGENCY	\$ 94,520.03
VALUE OF COMPLETED WORK WITH 5% WARRANTY	\$ 66,615.04
RECOMMENDED NEW LOC AMOUNT	\$ 161,135.07

To the best of our knowledge, the completed improvements have been constructed and installed in conformance with the approved plans and specifications and in accordance with good engineering practice. Based on the above analysis and summary we recommend that a new Letter of Credit be established at an amount of not less \$161,135.07.

8840 West 192nd Street

Mokena, IL 60448

708.478.2090

Fax: 708.478.8710

info@baxwood.com



Page 2
January 4, 2005

If you have any questions please call.

Very truly yours,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

A handwritten signature in cursive script that reads "Raymond N. Koenig".

Raymond N. Koenig
RNK/bjt

C: Jeffrey Allen, P.E., Geotech, Inc.

I:\ELWDV\030598\word\lo.red.#4.(1.4.05).doc



GEOTECH INC.

CONSULTING ENGINEERS — LAND SURVEYORS

1207 CEDARWOOD DRIVE

JOLIET, ILLINOIS 60435

PHONE (815) 730-1819

FAX (815) 730-1893

E-MAIL: INFO@GEOTECHCONSULTANTSINC.COM

December 28, 2004

Mr. Bob Nissen
Village of Elwood
100 N. Mississippi Street
P.O. Box 435
Elwood, Illinois 60421

RE: Wooded Cove Estates Subdivision
Letter of Credit Reduction Request #4
Geotech Job # 15438

Dear Mr. Nissen:


At this time, the majority of the public sidewalks have been installed and we are seeking a reduction in the letter of credit being held with First Midwest Bank on your behalf. We hereby request that the required amount of the Letter of Credit be set at \$171,575.62 as summarized below, and detailed in the attachment:

Original Estimate of Cost.....	\$1,442,701.20
Construction Costs of Completed Improvements.....	\$1,352,300.70
Construction Costs of Incomplete Work.....	\$ 90,400.50
15% Contingency of Incomplete Improvements.....	\$ 13,560.08
5% Maintenance of Completed Improvements.....	\$ 67,615.04
New Letter of Credit Amount.....	\$ 171,575.62

We would appreciate your review of our request at your earliest possible convenience. If you have any questions please do not hesitate to contact us.

Sincerely,

GEOTECH, Inc.


Jeffrey J. Allen, P.E.
Engineering Director

Enclosure

ESTIMATE OF COST OF PUBLIC IMPROVEMENTS FOR LETTER OF CREDIT REDUCTION #4												
WOODED COVE ESTATES	GEOTECH JOB #15438											
ITEM DESCRIPTION	PLAN	QNTY	UNIT	UNIT PRICE	COST	COMPLETED QUANTITY	PERCENT COMPLETE	COMPLETED COST	REMAINING QUANTITY	PERCENT REMAINING	REMAINING COST	
SUBDIVISION ROADWORK												
STREET LIGHTS		16	EACH	\$2,500.00	\$40,000.00	16	100%	\$40,000.00	0	0%	\$0.00	
R.O.W. SEEDING & TOPSOIL PLACEMENT		15,000	SQ YD	\$2.00	\$30,000.00	4,000	27%	\$8,000.00	11,000	73%	\$22,000.00	
CONCRETE CURB & GUTTER, ROLLED		10,768	LIN FT	\$8.00	\$86,144.00	10,768	100%	\$86,144.00	0	0%	\$0.00	
CONCRETE CURB & GUTTER, B-6-12		474	LIN FT	\$9.00	\$4,266.00	474	100%	\$4,266.00	0	0%	\$0.00	
AGGREGATE BASE COURSE, TYPE B, 8"		19,261	SQ YD	\$5.00	\$96,305.00	19,261	100%	\$96,305.00	0	0%	\$0.00	
BITUM CONC. BINDER COURSE, CLASS I, 2-1/2"		19,261	SQ YD	\$4.00	\$77,044.00	19,261	100%	\$77,044.00	0	0%	\$0.00	
BITUM CONC. SURFACE COURSE, CLASS I, 1-1/2"		19,261	SQ YD	\$2.70	\$52,004.70	19,261	100%	\$52,004.70	0	0%	\$0.00	
PRIME COAT		7,704	GAL	\$1.25	\$9,630.50	7,704	100%	\$9,630.50	0	0%	\$0.50	
P.C.C. SIDEWALK, 5in		45,010	SQ FT	\$3.00	\$135,030.00	42,210	94%	\$126,630.00	2,800	6%	\$8,400.00	
STREET STOP SIGNS		6	EACH	\$175.00	\$1,050.00	6	100%	\$1,050.00	0	0%	\$0.00	
STREET NAME SIGNS		10	EACH	\$175.00	\$1,750.00	10	100%	\$1,750.00	0	0%	\$0.00	
				SUBTOTAL:	\$533,224.20		SUBTOTAL:	\$502,823.70		SUBTOTAL:	\$30,400.50	
SANITARY SEWER												
SANITARY MANHOLE, T-4, 4 DIA W/F RAME & LID		29	EACH	\$1,500.00	\$43,500.00	29	100%	\$43,500.00	0	0%	\$0.00	
SANITARY SEWER, PVC SDR 26, 8"		5,678	LIN FT	\$17.00	\$96,526.00	5,678	100%	\$96,526.00	0	0%	\$0.00	
SANITARY FORCEMAIN, PVC SDR 21, 4"		1,092	LIN FT	\$14.00	\$15,288.00	1,092	100%	\$15,288.00	0	0%	\$0.00	
SANITARY FORCEMAIN, PVC SDR 21, 2"		1,122	LIN FT	\$9.00	\$10,098.00	1,122	100%	\$10,098.00	0	0%	\$0.00	
SANITARY FORCEMAIN, D.I.P. CL 52, 4"		100	LIN FT	\$14.00	\$1,400.00	100	100%	\$1,400.00	0	0%	\$0.00	
24in STEEL CASING PIPE BORED IN PLACE		100	LIN FT	\$150.00	\$15,000.00	100	100%	\$15,000.00	0	0%	\$0.00	
JACKSON CREEK CROSSING		1	EACH	\$3,000.00	\$3,000.00	1	100%	\$3,000.00	0	0%	\$0.00	
LIFT STATION--SOUTH		1	EACH	\$60,000.00	\$60,000.00	1	100%	\$60,000.00	0	0%	\$0.00	
LIFT STATION--NORTH		1	EACH	\$50,000.00	\$50,000.00	1	100%	\$50,000.00	0	0%	\$0.00	
SERVICE TEES, PVC SDR 26, 8" X 8" X 6"		88	EACH	\$60.00	\$5,280.00	88	100%	\$5,280.00	0	0%	\$0.00	
SANITARY SEWER SERVICES, PVC SDR 26, 6"		2,830	LIN FT	\$11.00	\$31,130.00	2,830	100%	\$31,130.00	0	0%	\$0.00	
GRANULAR TRENCH BACKFILL FOR SANITARY SEWER		400	CU YD	\$16.00	\$6,400.00	400	100%	\$6,400.00	0	0%	\$0.00	
GRANULAR TRENCH BACKFILL FOR SANITARY SERVICES		1,400	LIN FT	\$9.50	\$13,300.00	1,400	100%	\$13,300.00	0	0%	\$0.00	
CONNECT FORCEMAIN TO EXISTING SANITARY MANHOLE		1	EACH	\$250.00	\$250.00	1	100%	\$250.00	0	0%	\$0.00	
EASEMENT RESTORATION--ELWOOD PROPERTY		1	L SUM	\$2,000.00	\$2,000.00	1	100%	\$2,000.00	0	0%	\$0.00	
				SUBTOTAL:	\$353,172.00		SUBTOTAL:	\$353,172.00		SUBTOTAL:	\$0.00	
WATER MAIN												
WATER MAIN, DUCTILE IRON PIPE, 8"		1,534	LIN FT	\$19.00	\$29,146.00	1,534	100%	\$29,146.00	0	0%	\$0.00	
WATER MAIN, DUCTILE IRON PIPE, 10"		5,948	LIN FT	\$22.00	\$130,856.00	5,948	100%	\$130,856.00	0	0%	\$0.00	
FIRE HYDRANT W/AUXILIARY VALVE AND BOX		19	EACH	\$1,700.00	\$32,300.00	19	100%	\$32,300.00	0	0%	\$0.00	
GATE VALVE, 8", W/VALVE VAULT, 4ft DIAM		4	EACH	\$1,200.00	\$4,800.00	4	100%	\$4,800.00	0	0%	\$0.00	
GATE VALVE, 10", W/VALVE VAULT, 4ft DIAM		9	EACH	\$1,400.00	\$12,600.00	9	100%	\$12,600.00	0	0%	\$0.00	
1" COPPER WATER SERVICE LINE		3,430	LIN FT	\$6.00	\$20,580.00	3,430	100%	\$20,580.00	0	0%	\$0.00	
1" CURB STOP W/8-BOX, CORP. STOP, AND TAP		88	EACH	\$210.00	\$18,480.00	88	100%	\$18,480.00	0	0%	\$0.00	
GRANULAR TRENCH BACKFILL FOR WATER MAIN		300	CU YD	\$16.00	\$4,800.00	300	100%	\$4,800.00	0	0%	\$0.00	
GRANULAR TRENCH BACKFILL FOR WATER SERVICE LINES		2,000	LIN FT	\$4.50	\$9,000.00	2,000	100%	\$9,000.00	0	0%	\$0.00	
STUB, PLUG AND BLOCK WATERMAIN		1	EACH	\$250.00	\$250.00	1	100%	\$250.00	0	0%	\$0.00	
8in TAPPING SLEEVE AND VALVE W/VALVE VAULT, 5ft DIAM.		1	EACH	\$1,500.00	\$1,500.00	1	100%	\$1,500.00	0	0%	\$0.00	
JACKSON CREEK CROSSING		1	EACH	\$3,000.00	\$3,000.00	1	100%	\$3,000.00	0	0%	\$0.00	
EASEMENT RESTORATION--ELWOOD PROPERTY		1	L SUM	\$4,000.00	\$4,000.00	1	100%	\$4,000.00	0	0%	\$0.00	
				SUBTOTAL:	\$278,172.00		SUBTOTAL:	\$278,172.00		SUBTOTAL:	\$0.00	

ESTIMATE OF COST OF PUBLIC IMPROVEMENTS FOR LETTER OF CREDIT REDUCTION #4													
WOODED COVE ESTATES		GEOTECH JOB #15438											
ITEM DESCRIPTION	PLAN	QNTY	UNIT	UNIT PRICE	COST	COMPLETED QUANTITY	PERCENT COMPLETE	COMPLETED COST	REMAINING QUANTITY	PERCENT REMAINING	REMAINING COST		
STORM SEWER													
STORM SEWERS, RCCP CLASS 4, 12"		2,735	LIN FT	\$16.00	\$43,760.00	2,735	100%	\$43,760.00	0	0%	\$0.00		
STORM SEWERS, RCCP CLASS 4, 15"		927	LIN FT	\$18.00	\$16,686.00	927	100%	\$16,686.00	0	0%	\$0.00		
STORM SEWERS, RCCP CLASS 4, 18"		401	LIN FT	\$20.00	\$8,020.00	401	100%	\$8,020.00	0	0%	\$0.00		
STORM SEWERS, RCCP CLASS 4, 21"		111	LIN FT	\$23.00	\$2,553.00	111	100%	\$2,553.00	0	0%	\$0.00		
STORM SEWERS, RCCP CLASS 3, 15"		440	LIN FT	\$18.00	\$7,920.00	440	100%	\$7,920.00	0	0%	\$0.00		
STORM SEWERS, RCCP CLASS 3, 24"		90	LIN FT	\$26.00	\$2,340.00	90	100%	\$2,340.00	0	0%	\$0.00		
STORM SEWERS, RCCP CLASS 3, 27"		17	LIN FT	\$30.00	\$510.00	17	100%	\$510.00	0	0%	\$0.00		
STORM SEWERS SERVICE LINES, ADS N-12, 4"		1500	LIN FT	\$9.00	\$13,500.00	1,500	100%	\$13,500.00	0	0%	\$0.00		
STORM MANHOLE, TYPE A, 4'-DIA W/FRAME & LID		9	EACH	\$1,200.00	\$10,800.00	9	100%	\$10,800.00	0	0%	\$0.00		
STORM MANHOLE, TYPE A, 5'-DIA W/FRAME & LID		1	EACH	\$1,500.00	\$1,500.00	1	100%	\$1,500.00	0	0%	\$0.00		
STORM MANHOLE, TYPE A, 6'-DIA W/FRAME & LID		1	EACH	\$1,800.00	\$1,800.00	1	100%	\$1,800.00	0	0%	\$0.00		
CATCH BASIN, TYPE C, 2'-DIA W/FRAME & GRATE		10	EACH	\$750.00	\$7,500.00	10	100%	\$7,500.00	0	0%	\$0.00		
CATCH BASIN, TYPE A, 4'-DIA W/FRAME & GRATE		8	EACH	\$1,300.00	\$10,400.00	8	100%	\$10,400.00	0	0%	\$0.00		
INLET, TYPE A, 2' DIA		15	EACH	\$625.00	\$9,375.00	15	100%	\$9,375.00	0	0%	\$0.00		
INLET, TYPE B, 3' DIA		4	EACH	\$800.00	\$3,200.00	4	100%	\$3,200.00	0	0%	\$0.00		
FLARED END SECTION 12" WITH GRATING		7	EACH	\$650.00	\$4,550.00	7	100%	\$4,550.00	0	0%	\$0.00		
FLARED END SECTION 15" WITH GRATING		3	EACH	\$750.00	\$2,250.00	3	100%	\$2,250.00	0	0%	\$0.00		
FLARED END SECTION 18" WITH GRATING		1	EACH	\$850.00	\$850.00	1	100%	\$850.00	0	0%	\$0.00		
FLARED END SECTION 21" WITH GRATING		1	EACH	\$900.00	\$900.00	1	100%	\$900.00	0	0%	\$0.00		
FLARED END SECTION 24" WITH GRATING		1	EACH	\$950.00	\$950.00	1	100%	\$950.00	0	0%	\$0.00		
FLARED END SECTION 27" WITH GRATING		1	EACH	\$1,100.00	\$1,100.00	1	100%	\$1,100.00	0	0%	\$0.00		
GRANULAR TRENCH BACKFILL FOR STORM SEWERS		183	CU YD	\$16.00	\$2,928.00	183	100%	\$2,928.00	0	0%	\$0.00		
STONE RIPRAP @ PIPE OUTFALL		121	SQ YD	\$20.00	\$2,420.00	121	100%	\$2,420.00	0	0%	\$0.00		
				SUBTOTAL:	\$155,812.00		SUBTOTAL:	\$155,812.00		SUBTOTAL:	\$0.00		
SITework													
STABILIZED CONSTRUCTION ENTRANCE		1	EACH	\$1,800.00	\$1,800.00	1	100%	\$1,800.00	0	0%	\$0.00		
SILT FENCE		2,330	LIN FT	\$1.50	\$3,495.00	2,330	100%	\$3,495.00	0	0%	\$0.00		
STRAW BALE BARRIER		11	EACH	\$150.00	\$1,650.00	11	100%	\$1,650.00	0	0%	\$0.00		
INLET PROTECTION-FABRIC		28	EACH	\$100.00	\$2,800.00	28	100%	\$2,800.00	0	0%	\$0.00		
INLET PROTECTION-EXCAVATED		9	EACH	\$100.00	\$900.00	9	100%	\$900.00	0	0%	\$0.00		
TREE REMOVAL/CLEARING		1	L SUM	\$6,000.00	\$6,000.00	1	100%	\$6,000.00	0	0%	\$0.00		
EARTH EXCAVATION-ROADWAY		9,532	CU YD	\$2.50	\$23,830.00	9,532	100%	\$23,830.00	0	0%	\$0.00		
TOPSOIL EXCAVATION		14,564	CU YD	\$1.50	\$21,846.00	14,564	100%	\$21,846.00	0	0%	\$0.00		
PEDESTRIAN BRIDGE		1	L SUM	\$60,000.00	\$60,000.00	0	0%	\$0.00	1	100%	\$60,000.00		
				SUBTOTAL:	\$122,321.00		SUBTOTAL:	\$62,321.00		SUBTOTAL:	\$60,000.00		
TOTAL COST OF IMPROVEMENTS:					\$1,442,701.20	TOTAL:		\$1,352,300.70	TOTAL:		\$90,400.50		

To: First Midwest Bank

From: Aimee Ingalls

Date: December 28, 2005

Re: Letter of Credit

Enclosed please find per your request the original letter of credit for Wooded Cove subdivision.

Please call me with any questions at 815-423-9406.



First Midwest

First Midwest Bank
300 North Hunt Club Road
Gurnee, Illinois 60031

January 24, 2005

ORIGINAL

Village of Elwood
201 Mississippi
Elwood, IL 60421

Gentlemen:


Our Letter of Credit No. 670014020-201 in the current amount of Two Hundred Eighty Two Thousand One Hundred Fifty Eight and 60/100 (\$282,158.60) U.S. Dollars originally dated September 19, 2002 and issued in your favor at the request of Woodcove Development Corporation, is amended to decrease the amount of said Letter of Credit to One Hundred Sixty One Thousand One Hundred Thirty Five and 07/100 (\$161,135.07) U.S. Dollars.

All other terms and conditions remain unchanged.

This letter is to be attached to and become an integral part of the original credit instrument.

FIRST MIDWEST BANK


BY: _____
ITS: Loan Operations Officer


BY: _____
ITS: Vice President

cc: Woodcove Development Corporation
Steve Wilson

SAVED AS: woodcovedev201ltr.DOC





TYSON ENGINEERING INC.

DAVID A. TYSON, President
Registered IL Prof. Engineer No. 35894
Registered IL Prof. Land Surveyor No. 2445
Registered IN Prof. Engineer No. 19900588

DAVID A. NOBLE, Vice President
Registered IL Prof. Engineer No. 45313

JOHN C. BARRETT, Vice President
Registered IL Prof. Land Surveyor No. 2997

LANCE G. BEIGH
Registered IL Prof. Engineer No. 48363

KEITH T. MULHOLLAND
Registered IL Prof. Engineer No. 55791

367 South Schuyler Avenue
Kankakee, Illinois 60901
(815) 932-7406
FAX (815) 932-2951
E-Mail: tysoneng@sbcglobal.net

January 14, 2004

Mr. Bob Nissen
Village of Elwood
201 Mississippi
P.O. Box 435
Elwood, IL 60421

RE: VILLAGE OF ELWOOD
WOODED COVE PLANNED UNIT DEVELOPMENT
FINAL INSPECTION
TEI NO. E02038

Dear Mr. Nissen:

This office has provided inspection services on behalf of the Village for the Wooded Cove Planned Unit Development. The improvements have been found to be satisfactory and comply with Village Ordinances.

This completes the inspection by this office for the referenced project.

If you have any questions or require additional information, please contact this office.

Very truly yours,

TYSON ENGINEERING, INC.

Keith T. Mulholland, P.E.

KTM/mc

cc: Mr. Jeff Allen, Geotech, Inc.

STEVE LARSON, BAXTER WOODMAN

ORIGINAL



First Midwest

First Midwest Bank
300 North Hunt Club Road
Gurnee, Illinois 60031

December 2, 2003

Village of Elwood
201 E. Mississippi
Elwood, Illinois 60421

Gentlemen:

Our Letter of Credit No. 670014020-201 in the current amount of Eight Hundred Fifty Eight Thousand Seventy and 62/100 (\$858,070.62) U.S. Dollars originally dated September 19, 2002 and issued in your favor at the request of Woodcove Development Corporation, is amended to decrease the amount of said Letter of Credit to Three Hundred Eighty Thousand Six Hundred Seventy Seven and 04/100 (\$380,677.04) U.S. Dollars and to extend the expiration date to October 7, 2004.

All other terms and conditions remain unchanged.

This letter is to be attached to and become an integral part of the original credit instrument.

FIRST MIDWEST BANK

W. J. L. W. M.

BY:

ITS: Loan Operations Officer

Carrie Norman

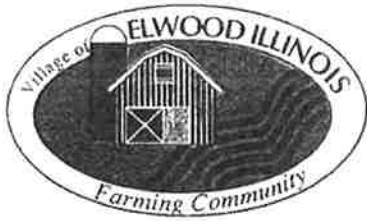
BY:

ITS: Vice President

cc: Woodcove Development Corporation
Christine Leonard

SAVED AS: WOODCOVEEXTEND.DOC





VILLAGE OF ELWOOD

P. O. BOX 435
ELWOOD, ILLINOIS 60421
(815) 423-5011
FAX (815) 423-6861

November 24, 2003

First Midwest Bank
300 North Hunt Club Road
Gurnee, IL. 60031

RE: Reduction of Letter of Credit No. 670014020-201
Wooded Cove Development
Village of Elwood

Gentlemen:

Please be advised that the Board of Trustees for the Village of Elwood has authorized a reduction in the above referenced Letter of Credit pursuant to the request made by Developer Jeffrey Allen. This action was authorized by the Village Board on October 6, 2003 to effect a Letter of Credit reduction to the sum of \$380,677.04.

If you have any questions or wish to discuss this matter further, please contact our office.

Robert Nissen
Village Administrator

CC: Robert Blum, Village President
Board of Trustees, Village of Elwood
Jeffery Allen, Geotech Inc.



Consulting Engineers

Mr. Robert Nissen
Village Administrator
Village of Elwood
100 N. Mississippi Street
Elwood, Illinois 60421

September 19, 2003

Subject: Village of Elwood – Wooded Cove Estates Subdivision

Dear Mr. Nissen:

Per your request, we have completed a review of Mr. Jeffrey Allen's request to reduce the value of the letter of credit for Wooded Cove Subdivision (reduction request #2). Based on the summary below we recommend a new Letter of Credit of \$ 380,677.04.

The following is our opinion of a current analysis of the project:

<u>DESCRIPTION</u>	<u>ESTIMATE</u>	<u>TOTAL COMPLETED</u>	<u>VALUE OF REMAINING WORK</u>
SITE WORK	\$ 122,321.00	\$ 62,321.00	\$ 60,000.00
SANITARY SEWER	359,172.00	\$ 359,172.00	\$ -0-
STORM SEWER	155,821.00	\$ 155,821.00	\$ -0-
WATER MAIN	278,172.00	\$ 278,172.00	\$ -0-
ROADWORK, MISC	533,224.20	\$ 312,731.50	\$ 220,490.72
SUBTOTAL	\$1,442,701.20	\$ 1,162,208.50	\$ 280,490.72
CONTINGENCY	<u>137,298.80</u>		
TOTAL	\$1,580,000.00		

SUMMARY:

ORIGINAL AMOUNT OF LETTER OF CREDIT	\$ 1,580,000.00
PREVIOUS REDUCTIONS	\$ 721,929.38
CURRENT LETTER OF CREDIT AMOUNT	\$ 858,070.62
VALUE OF REMAINING WORK WITH 15% CONTINGENCY	\$ 322,566.61
VALUE OF COMPLETED WORK WITH 5% WARRANTY	\$ 58,110.43
RECOMMENDED NEW LOC AMOUNT	\$ 380,677.04

To the best of our knowledge, the completed improvements have been constructed and installed in conformance with the approved plans and specifications and in accordance with good engineering practice. Based on the above analysis and summary we recommend that a new Letter of Credit be established at an amount of not less \$380,677.04.

8840 West 192nd Street

Mokena, IL 60448

708.478.2090

Fax: 708.478.8710

info@baxwood.com



Page 2
September 19, 2003

If you have any questions please call.

Very truly yours,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

A handwritten signature in cursive script that reads "Raymond N. Koenig".

Raymond N. Koenig
RNK/bjt

C: Jeffrey Allen, P.E., Geotech, Inc.

I:\ELWDV\030598\word\lo.red.#1.(9.19.03).doc



GEOTECH INC.

CONSULTING ENGINEERS — LAND SURVEYORS

1207 CEDARWOOD DRIVE

JOLIET, ILLINOIS 60435

PHONE (815) 730-1010

FAX (815) 730-1093

E-MAIL: GEOTECHINC@ATTN.COM

September 3, 2003

Mr. Bob Nissen
Village of Elwood
100 N. Mississippi Street
P.O. Box 435
Elwood, Illinois 60421

RE: Wooded Cove Estates Subdivision
Letter of Credit Reduction Request #2
Geotech Job # 15438

Dear Mr. Nissen:

At this time, the underground improvements and basic roadway improvements for the subject development have been substantially completed, inspected and tested. Attached is a breakdown of the items completed and remaining, and their estimated construction costs.


The existing Letter of Credit with First Midwest Bank #670014020-201 in the amount of \$858,070.62 is set to expire on October 8, 2003. We hereby request that the required amount be reduced to \$380,677.04 as detailed below and a new Letter of Credit be established in this amount. The amount of the new Letter of Credit was determined by the attached estimate and is summarized as follows:

Original Estimate of Cost.....	\$1,442,701.20
Construction Costs of Completed Improvements.....	\$1,162,208.50
Construction Costs of Incomplete Work.....	\$ 280,492.70
15% Contingency of Incomplete Improvements.....	\$ 42,073.91
5% Maintenance of Completed Improvements.....	\$ 58,110.43
New Letter of Credit Amount.....	\$ 380,677.04

We would appreciate your review of our request at your earliest possible convenience. If you have any questions please do not hesitate to contact us.

Sincerely,

GEOTECH, Inc.


Jeffrey J. Allen, P.E.
Engineering Director

Enclosure

ESTIMATE OF COST OF PUBLIC IMPROVEMENTS FOR LETTER OF CREDIT REDUCTION #2

WOODED COVE ESTATES GEOTECH JOB #15438		PLAN	UNIT	UNIT PRICE	COST	COMPLETED QUANTITY	PERCENT COMPLETE	COMPLETED COST	REMAINING QUANTITY	PERCENT REMAINING	REMAINING COST
ITEM DESCRIPTION		QNTY									
SUBDIVISION ROADWORK											
STREET LIGHTS											
R.O.W. SEEDING & TOPSOIL PLACEMENT		16 EACH		\$2,500.00	\$40,000.00	16	100%	\$40,000.00	0	0%	\$0.00
CONCRETE CURB & GUTTER, ROLLED		15,000 SQ YD		\$2.00	\$30,000.00	0	0%	\$0.00	15,000	100%	\$30,000.00
CONCRETE CURB & GUTTER, B-6 12		10,768 LIN FT		\$8.00	\$86,144.00	10,768	100%	\$86,144.00	0	0%	\$0.00
AGGREGATE BASE COURSE, TYPE B, 8"		474 LIN FT		\$9.00	\$4,266.00	474	100%	\$4,266.00	0	0%	\$0.00
BITUM. CONC. BINDER COURSE, CLASS I, 2-1/2"		19,261 SQ YD		\$5.00	\$96,305.00	19,261	100%	\$96,305.00	0	0%	\$0.00
BITUM. CONC. SURFACE COURSE, CLASS I, 1-1/2"		19,261 SQ YD		\$4.00	\$77,044.00	19,261	100%	\$77,044.00	0	0%	\$0.00
PRIME COAT		19,261 SQ YD		\$2.70	\$52,004.70	0	0%	\$0.00	19,261	100%	\$52,004.70
P.C.C. SIDEWALK, 5in		7,704 GAL		\$1.25	\$9,630.50	5,778	75%	\$7,222.50	1,926	25%	\$2,408.00
STREET STOP SIGNS		45,010 SQ FT		\$3.00	\$135,030.00	0	0%	\$0.00	45,010	100%	\$135,030.00
STREET NAME SIGNS		6 EACH		\$175.00	\$1,050.00	0	0%	\$0.00	6	100%	\$1,050.00
		10 EACH		\$175.00	\$1,750.00	10	100%	\$1,750.00	0	0%	\$0.00
				SUBTOTAL:	\$533,224.20		SUBTOTAL:	\$312,731.50		SUBTOTAL:	\$220,492.70
SANITARY SEWER											
SANITARY MANHOLE, T- A, 4' DIA W/FRAME & LID											
SANITARY SEWER, PVC SDR 26, 8"		29 EACH		\$15,000.00	\$435,000.00	29	100%	\$435,000.00	0	0%	\$0.00
SANITARY FORCEMAIN, PVC SDR 21, 4"		5,678 LIN FT		\$17.00	\$96,526.00	5,678	100%	\$96,526.00	0	0%	\$0.00
SANITARY FORCEMAIN, PVC SDR 21, 2"		1,092 LIN FT		\$14.00	\$15,288.00	1,092	100%	\$15,288.00	0	0%	\$0.00
SANITARY FORCEMAIN, D.I.P. CL 52, 4"		1,122 LIN FT		\$9.00	\$10,098.00	1,122	100%	\$10,098.00	0	0%	\$0.00
24in STEEL CASING PIPE BORED IN PLACE		100 LIN FT		\$14.00	\$1,400.00	100	100%	\$1,400.00	0	0%	\$0.00
JACKSON CREEK CROSSING		100 LIN FT		\$15,000.00	\$1,500,000.00	100	100%	\$1,500,000.00	0	0%	\$0.00
LIFT STATION--SOUTH		1 EACH		\$3,000.00	\$3,000.00	1	100%	\$3,000.00	0	0%	\$0.00
SERVICE TEES, PVC SDR 26, 8" X 8" X 6"		1 EACH		\$60,000.00	\$60,000.00	1	100%	\$60,000.00	0	0%	\$0.00
GRANULAR TRENCH BACKFILL FOR SANITARY SEWER		88 EACH		\$5,280.00	\$464,160.00	88	100%	\$464,160.00	0	0%	\$0.00
GRANULAR TRENCH BACKFILL FOR SANITARY SERVICES		2,830 LIN FT		\$11.00	\$31,130.00	2,830	100%	\$31,130.00	0	0%	\$0.00
CONNECT FORCEMAIN TO EXISTING SANITARY MANHOLE		400 CU YD		\$16.00	\$6,400.00	400	100%	\$6,400.00	0	0%	\$0.00
EASEMENT RESTORATION--ELWOOD PROPERTY		1,400 LIN FT		\$9.50	\$13,300.00	1,400	100%	\$13,300.00	0	0%	\$0.00
		1 EACH		\$250.00	\$250.00	1	100%	\$250.00	0	0%	\$0.00
		1 L SUM		\$2,000.00	\$2,000.00	1	100%	\$2,000.00	0	0%	\$0.00
				SUBTOTAL:	\$353,172.00		SUBTOTAL:	\$353,172.00		SUBTOTAL:	\$0.00
WATER MAIN											
WATER MAIN, DUCTILE IRON PIPE, 8"											
WATER MAIN, DUCTILE IRON PIPE, 10"		1,534 LIN FT		\$19.00	\$29,146.00	1,534	100%	\$29,146.00	0	0%	\$0.00
FIRE HYDRANT W/AUXILIARY VALVE AND BOX		5,948 LIN FT		\$22.00	\$130,856.00	5,948	100%	\$130,856.00	0	0%	\$0.00
GATE VALVE, 8" W/VALVE VAULT, 4ft DIAM.		19 EACH		\$1,700.00	\$32,300.00	19	100%	\$32,300.00	0	0%	\$0.00
GATE VALVE, 10" W/VALVE VAULT, 4ft DIAM.		4 EACH		\$1,200.00	\$4,800.00	4	100%	\$4,800.00	0	0%	\$0.00
1" COPPER WATER SERVICE LINE		9 EACH		\$1,400.00	\$12,600.00	9	100%	\$12,600.00	0	0%	\$0.00
1" CURB STOP W/B-BOX, CORP. STOP, AND TAP		3,430 LIN FT		\$8.00	\$27,440.00	3,430	100%	\$27,440.00	0	0%	\$0.00
GRANULAR TRENCH BACKFILL FOR WATER MAIN		88 EACH		\$210.00	\$18,480.00	88	100%	\$18,480.00	0	0%	\$0.00
GRANULAR TRENCH BACKFILL FOR WATER SERVICE LINES		300 CU YD		\$16.00	\$4,800.00	300	100%	\$4,800.00	0	0%	\$0.00
STUB, PLUG AND BLOCK WATERMAIN		2,000 LIN FT		\$4.50	\$9,000.00	2,000	100%	\$9,000.00	0	0%	\$0.00
8in TAPPING SLEEVE AND VALVE W/VALVE VAULT, 5ft DIAM.		1 EACH		\$250.00	\$250.00	1	100%	\$250.00	0	0%	\$0.00
JACKSON CREEK CROSSING		1 EACH		\$1,500.00	\$1,500.00	1	100%	\$1,500.00	0	0%	\$0.00
EASEMENT RESTORATION--ELWOOD PROPERTY		1 EACH		\$3,000.00	\$3,000.00	1	100%	\$3,000.00	0	0%	\$0.00
		1 L SUM		\$4,000.00	\$4,000.00	1	100%	\$4,000.00	0	0%	\$0.00
				SUBTOTAL:	\$278,172.00		SUBTOTAL:	\$278,172.00		SUBTOTAL:	\$0.00

ESTIMATE OF COST OF PUBLIC IMPROVEMENTS FOR LETTER OF CREDIT REDUCTION #2

ESTIMATE OF COST OF PUBLIC IMPROVEMENTS FOR LETTER OF CREDIT REDUCTION #2												
WOODED COVE ESTATES GEOTECH JOB #15438			PLAN	UNIT	UNIT PRICE	COST	COMPLETED QUANTITY	PERCENT COMPLETE	COMPLETED COST	REMAINING QUANTITY	PERCENT REMAINING	REMAINING COST
ITEM DESCRIPTION	QNTY											
STORM SEWER												
STORM SEWERS, RCCP CLASS 4, 12"	2,735	LIN FT	\$16.00	\$43,760.00	2,735	100%			\$43,760.00	0	0%	\$0.00
STORM SEWERS, RCCP CLASS 4, 15"	927	LIN FT	\$18.00	\$16,686.00	927	100%			\$16,686.00	0	0%	\$0.00
STORM SEWERS, RCCP CLASS 4, 18"	401	LIN FT	\$20.00	\$8,020.00	401	100%			\$8,020.00	0	0%	\$0.00
STORM SEWERS, RCCP CLASS 4, 21"	111	LIN FT	\$23.00	\$2,553.00	111	100%			\$2,553.00	0	0%	\$0.00
STORM SEWERS, RCCP CLASS 3, 15"	440	LIN FT	\$18.00	\$7,920.00	440	100%			\$7,920.00	0	0%	\$0.00
STORM SEWERS, RCCP CLASS 3, 24"	90	LIN FT	\$26.00	\$2,340.00	90	100%			\$2,340.00	0	0%	\$0.00
STORM SEWERS, RCCP CLASS 3, 27"	17	LIN FT	\$30.00	\$510.00	17	100%			\$510.00	0	0%	\$0.00
STORM SEWERS SERVICE LINES, ADS N-12, 4"	1500	LIN FT	\$9.00	\$13,500.00	1,500	100%			\$13,500.00	0	0%	\$0.00
STORM MANHOLE, TYPE A, 4'-DIA W/FRAME & LID	9	EACH	\$1,200.00	\$10,800.00	9	100%			\$10,800.00	0	0%	\$0.00
STORM MANHOLE, TYPE A, 5'-DIA W/FRAME & LID	1	EACH	\$1,500.00	\$1,500.00	1	100%			\$1,500.00	0	0%	\$0.00
STORM MANHOLE, TYPE A, 6'-DIA W/FRAME & LID	1	EACH	\$1,800.00	\$1,800.00	1	100%			\$1,800.00	0	0%	\$0.00
CATCH BASIN, TYPE C, 2'-DIA W/FRAME & GRATE	10	EACH	\$750.00	\$7,500.00	10	100%			\$7,500.00	0	0%	\$0.00
CATCH BASIN, TYPE A, 4'-DIA W/FRAME & GRATE	8	EACH	\$1,300.00	\$10,400.00	8	100%			\$10,400.00	0	0%	\$0.00
INLET, TYPE A, 2' DIA	15	EACH	\$625.00	\$9,375.00	15	100%			\$9,375.00	0	0%	\$0.00
INLET, TYPE B, 3' DIA	4	EACH	\$800.00	\$3,200.00	4	100%			\$3,200.00	0	0%	\$0.00
FLARED END SECTION 12" WITH GRATING	7	EACH	\$650.00	\$4,550.00	7	100%			\$4,550.00	0	0%	\$0.00
FLARED END SECTION 15" WITH GRATING	3	EACH	\$750.00	\$2,250.00	3	100%			\$2,250.00	0	0%	\$0.00
FLARED END SECTION 18" WITH GRATING	1	EACH	\$850.00	\$850.00	1	100%			\$850.00	0	0%	\$0.00
FLARED END SECTION 21" WITH GRATING	1	EACH	\$900.00	\$900.00	1	100%			\$900.00	0	0%	\$0.00
FLARED END SECTION 24" WITH GRATING	1	EACH	\$950.00	\$950.00	1	100%			\$950.00	0	0%	\$0.00
FLARED END SECTION 27" WITH GRATING	1	EACH	\$1,100.00	\$1,100.00	1	100%			\$1,100.00	0	0%	\$0.00
GRANULAR TRENCH BACKFILL FOR STORM SEWERS	183	CU YD	\$16.00	\$2,928.00	183	100%			\$2,928.00	0	0%	\$0.00
STONE RIPRAP @ PIPE OUTFALL	121	SQ YD	\$20.00	\$2,420.00	121	100%			\$2,420.00	0	0%	\$0.00
			SUBTOTAL:	\$155,812.00		SUBTOTAL:			\$155,812.00		SUBTOTAL:	\$0.00
SITework												
STABILIZED CONSTRUCTION ENTRANCE	1	EACH	\$1,800.00	\$1,800.00	1	100%			\$1,800.00	0	0%	\$0.00
SILT FENCE	2,330	LIN FT	\$1.50	\$3,495.00	2,330	100%			\$3,495.00	0	0%	\$0.00
STRAW BALE BARRIER	11	EACH	\$150.00	\$1,650.00	11	100%			\$1,650.00	0	0%	\$0.00
INLET PROTECTION--FABRIC	28	EACH	\$100.00	\$2,800.00	28	100%			\$2,800.00	0	0%	\$0.00
INLET PROTECTION--EXCAVATED	9	EACH	\$100.00	\$900.00	9	100%			\$900.00	0	0%	\$0.00
TREE REMOVAL/CLEARING	1	L SUM	\$6,000.00	\$6,000.00	1	100%			\$6,000.00	0	0%	\$0.00
EARTH EXCAVATION--ROADWAY	9,532	CU YD	\$2.50	\$23,830.00	9,532	100%			\$23,830.00	0	0%	\$0.00
TOPSOIL EXCAVATION	14,564	CU YD	\$1.50	\$21,846.00	14,564	100%			\$21,846.00	0	0%	\$0.00
PEDESTRIAN BRIDGE	1	L SUM	\$60,000.00	\$60,000.00	0	0%			\$0.00	1	100%	\$60,000.00
			SUBTOTAL:	\$122,321.00		SUBTOTAL:			\$62,321.00		SUBTOTAL:	\$60,000.00
TOTAL COST OF IMPROVEMENTS:				\$1,442,701.20		TOTAL:			\$1,162,208.50		TOTAL:	\$280,492.70

ORIGINAL



First Midwest

First Midwest Bank
300 North Hunt Club Road
Gurnee, Illinois 60031

April 25, 2003

Sent by Certified Mail
Return Receipt Requested
Receipt # 7002 0460 0003 9362 0415

Village of Elwood
201 E. Mississippi
Elwood, IL. 60421

Re: Our Letter of Credit #670014020-201
Woodcove Development Corporation
for Wooded Cove Subdivision

Gentlemen:

In accordance with the terms and conditions of the above referenced Letter of Credit issued in your favor in the current amount of Eight Hundred Fifty Eight Thousand Seventy and 62/100 (\$858,070.62) Dollars, we hereby inform you of its impending expiration date of October 8, 2003.

Sincerely,

Joanne Heiser
Loan Operations Officer

cc: Woodcove Development Corporation
Chris Leonard



ORIGINAL



First Midwest

First Midwest Bank
300 North Hunt Club Road
Gurnee, Illinois 60031

March 31, 2003

Village of Elwood
201 E. Mississippi
Elwood, Illinois 60421

Re: Wooded Cove Subdivision

Gentlemen:

Our Letter of Credit No. 670014020-201 in the current amount of One Million Five Hundred Eighty Thousand and 00/100 (\$1,580,000.00) U.S. Dollars originally dated September 19, 2002 and issued in your favor at the request of Woodcove Development Corporation, is amended to decrease the amount of said Letter of Credit to Eight Hundred Fifty Eight Thousand Seventy and 62/100 (\$858,070.62) U.S. Dollars and to add the following paragraph: "Notwithstanding the foregoing, this Letter of Credit shall remain in full force and effect for a period of One Hundred and Twenty (120) days after written notification by the issuer to the Village of Elwood is received, it being understood that the affirmative action of the issuer in forwarding written notice by certified mail, return receipt requested is required prior to expiration of this Letter of Credit. In addition to the foregoing, all drafts may be submitted for payment for a period of ninety (90) days following the expiration date of this Irrevocable Letter of Credit as provided herein and such draft shall be fully honored during the ninety (90) days in accordance with the terms and provisions herein contained."

All other terms and conditions remain unchanged.

This letter is to be attached to and become an integral part of the original credit instrument.

FIRST MIDWEST BANK

A handwritten signature in cursive script, reading "Sandra L. Houseman".

BY:
ITS: Loan Operations Officer

A handwritten signature in cursive script, reading "Cami Worman".

BY:
ITS: Vice President

cc: Woodcove Development Corporation
Christine Leonard

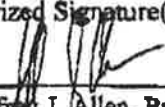
SAVED AS: WOODCOVE201LTR.DOC



AMENDMENT REQUEST

To: First Midwest Bank
Joliet
300 Park Boulevard, Suite 400
Itasca, Illinois 60143

Date: March 31, 2003

Letter of Credit No. 670014020-201	Name of Beneficiary: Village of Elwood 201 E. Mississippi Elwood, Illinois 60421
Expiry Date Extended To:	
Current Amount: One Million Five Hundred Eighty Thousand and 00/100 U.S. Dollars (\$1,580,000.00)	
Amount To Be Decreased To: Eight Hundred Fifty Eight Thousand Seventy and 62/100 U.S. Dollars (\$858,070.62)	
Other: To add the following paragraph to the letter of credit: "Notwithstanding the foregoing, this Letter of Credit shall remain in full force and effect for a period of One Hundred and Twenty (120) days after written notification by the issuer to the Village of Elwood is received, it being understood that the affirmative action of the issuer in forwarding written notice by certified mail, return receipt requested is required prior to expiration of this Letter of Credit. In addition to the foregoing, all drafts may be submitted for payment for a period of ninety (90) days following the expiration date of this Irrevocable Letter of Credit as provided herein and such draft shall be fully honored during the ninety (90) days in accordance with the terms and provisions herein contained."	
All other terms and conditions remain unchanged.	
Name of Applicant Woodcove Development Corporation 1207 Cedarwood Drive Joliet, Illinois 60435	Authorized Signature(s) of Applicant X:  Jeffrey J. Allen, President

SAVED AS: WOODCOVE 201 AMD.DOC

REVISED 11/98

LAW OFFICES OF
EDWARD P. GRAHAM, LTD.

1112 S. WASHINGTON STREET, SUITE 212
NAPERVILLE, ILLINOIS 60540

EDWARD P. GRAHAM
MELISSA A. GRAHONYA
DENNIS P. LINDELL

(630)357-2333

FAX 357-2393

DATE: April 9, 2003

TO: Ms. Patricia Buchenau
815.423.6861

FROM: EDWARD P. GRAHAM
630.357.2393

CLIENT: Village of Elwood
FILE NUMBER: 93.17.48

This transmission consists of 2 pages including this cover sheet.

COMMENTS:

Pat:

Follows is revised letter of credit for Wooded Cove per our conversations.

Missy :)

Please call at Missy at (630)357-2333 if you do not receive this transmission in its entirety.

IMPORTANT: THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED, AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT READING, DISSEMINATING, DISTRIBUTING OR COPYING THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE, AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE US POSTAL SERVICE. THANK YOU.



VILLAGE OF ELWOOD

P. O. BOX 435
ELWOOD, ILLINOIS 60421
(815) 423-5011
FAX (815) 423-6861

March 14, 2003

First Midwest Bank, N.A.
50 West Jefferson Street
Joliet, Il. 60432

RE: Reduction in Letter of Credit No. 670014020-201
Date: September 19, 2002
Letter of Credit No. 670014020-201
Developer: Woodcove Development Corporation
Subdivision: Wooded Cove Subdivision
Revised Expiration: October 3, 2003
Our File Number: 93-17-48

Gentlemen:

Please be advised that the Board of Trustees for the Village of Elwood has authorized a reduction in the above referenced Letter of Credit pursuant to the request made by Developer, Woodcove Development Corporation. This action was authorized by the Village Board on March 3, 2003 to effect a Letter of Credit reduction to the sum of \$858,070.62. A copy of pertinent sections of the Minutes for the Board meeting which reflect the authorization has been enclosed.

If you have any questions or wish to discuss this matter further, please contact me.

Sincerely yours,


Robert T. Blum
Village President

Enclosure

CC: Board of Trustees, Village of Elwood
Mr. Jeff Allen
File

A motion by Trustee Ruban to approving Official Zoning Map for 2003. Seconded by Trustee Geijer. All voted in favor of motion. Motion carried.

LETTER OF CREDIT REDUCTION – WOODED COVE ESTATES

Bob Nissen – you have the recommendation from Tyson Engineering for approval of the reduction. We are comfortable with the numbers.

Trustee Ruban – not everything was completed, why are we giving them the variance.

Keith Mulholland – explained we are happy with quality of work and we are comfortable with the numbers.

Trustee Ruban – will each subdivision be done on their own merit?

A motion by Trustee Strawn to approve the Letter of Credit Reduction for Wooded Cove in the amount of \$858,070.62. Seconded by Trustee Bernhard. A voice vote was called: Trustee Attwood – yes, Trustee Bernhard – yes, Trustee Geijer – yes, Trustee Ruban – yes, Trustee Strawn – yes. Motion carried.

COMPREHENSIVE PLAN – APPROVAL TO PROCEED

President Blum - a letter was issued by Ruettiger and Tonelli in September. Did not get approval and we need to approve before we can proceed. Need to update the Comprehensive Plan, last time done was 1999. Need more depth, take away some residential and agricultural, need to expand boundaries. Cost of approval is \$9,500.00.

Ed Graham – Comprehensive Plan helpful when planning for the Village, has some legal implications.

A motion by Trustee Strawn to approve the proposal for Ruettiger and Tonelli for \$9,500.00 for the Comprehensive Plan. Seconded by Trustee Attwood. A voice vote was called: Trustee Attwood – yes, Trustee Bernhard – yes, Trustee Geijer – yes, Trustee Ruban – yes, Trustee Strawn – yes. Motion carried.

BAXTER WOODMAN – EXTENSION OF CONTRACT – CHICAGO STREET

Ed Graham – requesting a letter be sent to Baxter Woodman to cease work until further notice. John Barry to send the letter.

A motion by Trustee Ruban to direct John Barry to advise Baxter Woodman to cease work until further notice. Seconded by Trustee Attwood. All voted in favor of motion. Motion carried.

AN ORDINANCE OF THE VILLAGE OF ELWOOD, PROPOSING THE ESTABLISHMENT OF A SPECIAL SERVICE AREA AND CALLING FOR A PUBLIC HEARING WITH REGARD THERETO

John Barry – reported no reports from the accounting firm or legal details. To be worked out by Tuesday. Request to table until the April meeting.

March 14, 2003

First Midwest Bank, N.A.
50 West Jefferson Street
Joliet, IL 60432

RE: Reduction in Letter of Credit No. 670014020-201
Date: September 19, 2002
Letter of Credit No.: 670014020-201
Developer: Woodcove Development Corporation
Subdivision: Wooded Cove Subdivision
Revised expiration: October 3, 2003
Our File Number: 93-17-48

Gentlemen:

Please be advised that the Board of Trustees for the Village of Elwood has authorized a reduction in the above referenced Letter of Credit pursuant to the request made by Developer, Woodcove Development Corporation. This action was authorized by the Village Board on March 3, 2003 to effect a Letter of Credit reduction to the sum of \$858,070.62. A copy of pertinent sections of the Minutes for the Board meeting which reflect that authorization has been enclosed.

If you have any questions or wish to discuss this matter further, please contact me.

Sincerely yours,

Robert T. Blum
Village President

RTB/pb

Enclosure

cc: Board of Trustees, Village of Elwood
Mr. Jeff Allen

LAW OFFICES OF
EDWARD P. GRAHAM, LTD.

1112 S. WASHINGTON STREET, SUITE 212
NAPERVILLE, ILLINOIS 60540

EDWARD P. GRAHAM
MELISSA A. GRAHONYA
DENNIS P. LINDELL

(630)357-2333

FAX 357-2393

DATE: March 14, 2003

TO: Ms. Patricia Buchenau
815.423.6861

FROM: Edward P. Graham
630.357.2393

CLIENT: Village of Elwood/Wooded Cove Development
FILE NUMBER: 93.17.48

This transmission consists of 2 pages including this cover sheet.

COMMENTS:

Please call Missy at (630)357-2333 if you do not receive this transmission in its entirety.

IMPORTANT: THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED, AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT READING, DISSEMINATING, DISTRIBUTING OR COPYING THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE, AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE US POSTAL SERVICE. THANK YOU.



GEOTECH INC.

CONSULTING ENGINEERS — LAND SURVEYORS

1207 CEDARWOOD DRIVE

JOLIET, ILLINOIS 60435

PHONE (815) 730-1010

FAX (815) 730-1093

E-MAIL GEOTECHINC@ATTN.COM

February 7, 2003

Village of Elwood
100 N. Mississippi Street
P.O. Box 435
Elwood, Illinois 60421

RE: Wooded Cove Estates Subdivision
Letter of Credit Reduction Request for Underground Improvements
Geotech Job # 15438

To Whom It May Concern:

At this time, the underground improvements for the subject development have been substantially completed, inspected and tested. Attached is a breakdown of the items completed and remaining, and their estimated construction costs.

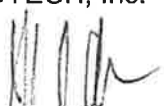
We hereby request a reduction of the current Letter of Credit amount of \$1,580,000.00 to a new amount of \$858,070.62. The amount of the new Letter of Credit was determined by the attached estimate and is summarized as follows:

Original Estimate of Cost.....	\$1,442,701.20
Construction Costs of Completed Improvements.....	\$ 662,637.00
Construction Costs of Incomplete Work.....	\$ 780,064.20
10% Contingency of Incomplete Improvements.....	\$ 78,006.42
New Letter of Credit Amount.....	\$ 858,070.62

We would appreciate your review of our request at your earliest possible convenience. If you have any questions please do not hesitate to contact us.

Sincerely,

GEOTECH, Inc.


Jeffrey J. Allen, P.E.
Engineering Director

Enclosure

cc: Keith Mulholland, Tyson Engineering via fax @ (815) 932-2951

ESTIMATE OF COST OF PUBLIC IMPROVEMENTS FOR LETTER OF CREDIT REDUCTION #1									
WOODED COVE ESTATES	GEOTECH JOB #15438								
ITEM DESCRIPTION	PLAN QNTY	UNIT	UNIT PRICE	COST	COMPLETED QUANTITY	PERCENT COMPLETE	COMPLETED COST	REMAINING QUANTITY	PERCENT REMAINING
SUBDIVISION ROADWORK									
STREET LIGHTS	16	EACH	\$2,500.00	\$40,000.00	0	0%	\$0.00	16	100%
R.O.W. SEEDING & TOPSOIL PLACEMENT	15,000	SQ YD	\$20.00	\$30,000.00	0	0%	\$0.00	15,000	100%
CONCRETE CURB & GUTTER, ROLLED	10,768	LIN FT	\$86.14	\$927,144.00	0	0%	\$0.00	10,768	100%
CONCRETE CURB & GUTTER, B-6.12	474	LIN FT	\$9.00	\$4,266.00	0	0%	\$0.00	474	100%
AGGREGATE BASE COURSE, TYPE B, 8"	19,261	SQ YD	\$5.00	\$96,305.00	0	0%	\$0.00	19,261	100%
BITUM. CONC. BINDER COURSE, CLASS I, 2-1/2"	19,261	SQ YD	\$4.00	\$77,044.00	0	0%	\$0.00	19,261	100%
BITUM. CONC. SURFACE COURSE, CLASS I, 1-1/2"	19,261	SQ YD	\$2.70	\$52,004.70	0	0%	\$0.00	19,261	100%
PRIME COAT	7,704	GAL	\$1.25	\$9,630.50	0	0%	\$0.00	7,704	100%
P.C.C. SIDEWALK, 5in	45,010	SQ FT	\$3.00	\$135,030.00	0	0%	\$0.00	45,010	100%
STREET STOP SIGNS	6	EACH	\$175.00	\$1,050.00	0	0%	\$0.00	6	100%
STREET NAME SIGNS	10	EACH	\$175.00	\$1,750.00	0	0%	\$0.00	10	100%
			SUBTOTAL:	\$533,224.20		SUBTOTAL:	\$0.00		SUBTOTAL:
									\$533,224.20
SANITARY SEWER									
SANITARY MANHOLE, T - A, 4' DIA W/FRAME & LID	29	EACH	\$1,500.00	\$43,500.00	29	100%	\$43,500.00	0	0%
SANITARY SEWER, PVC SDR 26, 8"	5,678	LIN FT	\$17.00	\$96,526.00	5,678	100%	\$96,526.00	0	0%
SANITARY FORCEMAIN, PVC SDR 21, 4"	1,092	LIN FT	\$14.00	\$15,288.00	1,092	100%	\$15,288.00	0	0%
SANITARY FORCEMAIN, PVC SDR 21, 2"	1,122	LIN FT	\$9.00	\$10,098.00	1,122	100%	\$10,098.00	0	0%
SANITARY FORCEMAIN, D.I.P. CL 52, 4"	100	LIN FT	\$14.00	\$1,400.00	100	100%	\$1,400.00	0	0%
24in STEEL CASING PIPE BORED IN PLACE	100	LIN FT	\$15.00	\$1,500.00	100	100%	\$1,500.00	0	0%
JACKSON CREEK CROSSING	1	EACH	\$3,000.00	\$3,000.00	1	100%	\$3,000.00	0	0%
LIFT STATION--SOUTH	1	EACH	\$60,000.00	\$60,000.00	0	0%	\$0.00	1	100%
SERVICE TEES, PVC SDR 26, 8" X 8" X 6"	1	EACH	\$50,000.00	\$50,000.00	0	0%	\$0.00	1	100%
SANITARY SEWER SERVICES, PVC SDR 26, 6"	88	EACH	\$60.00	\$5,280.00	88	100%	\$5,280.00	0	0%
GRANULAR TRENCH BACKFILL FOR SANITARY SEWER	2,830	LIN FT	\$11.00	\$31,130.00	2,830	100%	\$31,130.00	0	0%
GRANULAR TRENCH BACKFILL FOR SANITARY SERVICES	400	CU YD	\$16.00	\$6,400.00	400	100%	\$6,400.00	0	0%
CONNECT FORCEMAIN TO EXISTING SANITARY MANHOLE	1,400	LIN FT	\$9.50	\$13,300.00	1,400	100%	\$13,300.00	0	0%
EASEMENT RESTORATION--ELWOOD PROPERTY	1	EACH	\$250.00	\$250.00	1	100%	\$250.00	0	0%
	1	L SUM	\$2,000.00	\$2,000.00	0	0%	\$0.00	1	100%
			SUBTOTAL:	\$353,172.00		SUBTOTAL:	\$241,172.00		SUBTOTAL:
									\$112,000.00
WATER MAIN									
WATER MAIN, DUCTILE IRON PIPE, 8"	1,534	LIN FT	\$19.00	\$29,146.00	1,534	100%	\$29,146.00	0	0%
WATER MAIN, DUCTILE IRON PIPE, 10"	5,948	LIN FT	\$22.00	\$130,856.00	5,948	100%	\$130,856.00	0	0%
FIRE HYDRANT W/AUXILIARY VALVE AND BOX	19	EACH	\$1,700.00	\$32,300.00	19	100%	\$32,300.00	0	0%
GATE VALVE, 8", W/VALVE VAULT, 4ft DIA.	4	EACH	\$1,200.00	\$4,800.00	4	100%	\$4,800.00	0	0%
GATE VALVE, 10", W/VALVE VAULT, 4ft DIA.	9	EACH	\$1,400.00	\$12,600.00	9	100%	\$12,600.00	0	0%
1" COPPER WATER SERVICE LINE	3,430	LIN FT	\$6.00	\$20,580.00	3,430	100%	\$20,580.00	0	0%
1" CURB STOP W/B-BOX, CORP. STOP, AND TAP	88	EACH	\$210.00	\$18,480.00	88	100%	\$18,480.00	0	0%
GRANULAR TRENCH BACKFILL FOR WATER MAIN	300	CU YD	\$16.00	\$4,800.00	300	100%	\$4,800.00	0	0%
GRANULAR TRENCH BACKFILL FOR WATER SERVICE LINES	2,000	LIN FT	\$4.50	\$9,000.00	2,000	100%	\$9,000.00	0	0%
STUB, PLUG AND BLOCK WATERMAIN	1	EACH	\$250.00	\$250.00	1	100%	\$250.00	0	0%
8in TAPPING SLEEVE AND VALVE W/VALVE VAULT, 5ft DIA.	1	EACH	\$1,500.00	\$1,500.00	1	100%	\$1,500.00	0	0%
JACKSON CREEK CROSSING	1	EACH	\$3,000.00	\$3,000.00	1	100%	\$3,000.00	0	0%
EASEMENT RESTORATION--ELWOOD PROPERTY	1	L SUM	\$4,000.00	\$4,000.00	0	0%	\$0.00	1	100%
			SUBTOTAL:	\$278,172.00		SUBTOTAL:	\$219,252.00		SUBTOTAL:
									\$58,920.00

ESTIMATE OF COST OF PUBLIC IMPROVEMENTS FOR LETTER OF CREDIT REDUCTION #1

WOODED COVE ESTATES GEOTECH JOB #15438

ITEM DESCRIPTION	PLAN QNTY	UNIT	UNIT PRICE	COST	COMPLETED QUANTITY	PERCENT COMPLETE	COMPLETED COST	REMAINING QUANTITY	PERCENT REMAINING	REMAINING COST
STORM SEWER										
STORM SEWERS, RCP CLASS 4, 12"	2,735	LIN FT	\$16.00	\$43,760.00	2,735	100%	\$43,760.00	0	0%	\$0.00
STORM SEWERS, RCP CLASS 4, 15"	927	LIN FT	\$18.00	\$16,686.00	927	100%	\$16,686.00	0	0%	\$0.00
STORM SEWERS, RCP CLASS 4, 18"	401	LIN FT	\$20.00	\$8,020.00	401	100%	\$8,020.00	0	0%	\$0.00
STORM SEWERS, RCP CLASS 4, 21"	111	LIN FT	\$23.00	\$2,553.00	111	100%	\$2,553.00	0	0%	\$0.00
STORM SEWERS, RCP CLASS 3, 15"	440	LIN FT	\$18.00	\$7,920.00	440	100%	\$7,920.00	0	0%	\$0.00
STORM SEWERS, RCP CLASS 3, 24"	90	LIN FT	\$26.00	\$2,340.00	90	100%	\$2,340.00	0	0%	\$0.00
STORM SEWERS, RCP CLASS 3, 27"	17	LIN FT	\$30.00	\$510.00	17	100%	\$510.00	0	0%	\$0.00
STORM SEWERS SERVICE LINES, ADS N-12, 4"	1500	LIN FT	\$9.00	\$13,500.00	0	0%	\$0.00	1,500	100%	\$13,500.00
STORM MANHOLE, TYPE A, 4'-DIA W/FRAME & LID	9	EACH	\$1,200.00	\$10,800.00	9	100%	\$10,800.00	0	0%	\$0.00
STORM MANHOLE, TYPE A, 5'-DIA W/FRAME & LID	1	EACH	\$1,500.00	\$1,500.00	1	100%	\$1,500.00	0	0%	\$0.00
STORM MANHOLE, TYPE A, 6'-DIA W/FRAME & LID	1	EACH	\$1,800.00	\$1,800.00	1	100%	\$1,800.00	0	0%	\$0.00
CATCH BASIN, TYPE C, 2'-DIA W/FRAME & GRATE	10	EACH	\$750.00	\$7,500.00	10	100%	\$7,500.00	0	0%	\$0.00
CATCH BASIN, TYPE A, 4'-DIA W/FRAME & GRATE	8	EACH	\$1,300.00	\$10,400.00	8	100%	\$10,400.00	0	0%	\$0.00
INLET, TYPE A, 2' DIA	15	EACH	\$625.00	\$9,375.00	15	100%	\$9,375.00	0	0%	\$0.00
INLET, TYPE B, 3' DIA	4	EACH	\$800.00	\$3,200.00	4	100%	\$3,200.00	0	0%	\$0.00
FLARED END SECTION 12" WITH GRATING	7	EACH	\$650.00	\$4,550.00	7	100%	\$4,550.00	0	0%	\$0.00
FLARED END SECTION 15" WITH GRATING	3	EACH	\$750.00	\$2,250.00	3	100%	\$2,250.00	0	0%	\$0.00
FLARED END SECTION 18" WITH GRATING	1	EACH	\$850.00	\$850.00	1	100%	\$850.00	0	0%	\$0.00
FLARED END SECTION 21" WITH GRATING	1	EACH	\$900.00	\$900.00	1	100%	\$900.00	0	0%	\$0.00
FLARED END SECTION 24" WITH GRATING	1	EACH	\$950.00	\$950.00	1	100%	\$950.00	0	0%	\$0.00
FLARED END SECTION 27" WITH GRATING	1	EACH	\$1,100.00	\$1,100.00	1	100%	\$1,100.00	0	0%	\$0.00
GRANULAR TRENCH BACKFILL FOR STORM SEWERS	183	CU YD	\$16.00	\$2,928.00	183	100%	\$2,928.00	0	0%	\$0.00
STONE RIPRAP @ PIPE OUTFALL	121	SQ YD	\$20.00	\$2,420.00	0	0%	\$0.00	121	100%	\$2,420.00
			SUBTOTAL:	\$155,812.00		SUBTOTAL:	\$139,892.00		SUBTOTAL:	\$15,920.00
SITEWORK										
STABILIZED CONSTRUCTION ENTRANCE	1	EACH	\$1,800.00	\$1,800.00	1	100%	\$1,800.00	0	0%	\$0.00
SILT FENCE	2,330	LIN FT	\$1.50	\$3,495.00	2,330	100%	\$3,495.00	0	0%	\$0.00
STRAW BALE BARRIER	11	EACH	\$150.00	\$1,650.00	11	100%	\$1,650.00	0	0%	\$0.00
INLET PROTECTION-FABRIC	28	EACH	\$100.00	\$2,800.00	28	100%	\$2,800.00	0	0%	\$0.00
INLET PROTECTION-EXCAVATED	9	EACH	\$100.00	\$900.00	9	100%	\$900.00	0	0%	\$0.00
TREE REMOVAL/CLEARING	1	L SUM	\$6,000.00	\$6,000.00	1	100%	\$6,000.00	0	0%	\$0.00
EARTH EXCAVATION-ROADWAY	9,532	CU YD	\$2.50	\$23,830.00	9,532	100%	\$23,830.00	0	0%	\$0.00
TOPSOIL EXCAVATION	14,564	CU YD	\$1.50	\$21,846.00	14,564	100%	\$21,846.00	0	0%	\$0.00
PEDESTRIAN BRIDGE	1	L SUM	\$60,000.00	\$60,000.00	0	0%	\$0.00	1	100%	\$60,000.00
			SUBTOTAL:	\$122,321.00		SUBTOTAL:	\$62,321.00		SUBTOTAL:	\$60,000.00
TOTAL COST OF IMPROVEMENTS:				\$1,442,701.20		TOTAL:	\$662,637.00		TOTAL:	\$780,064.20

TYSON ENGINEERING INC.

Since 1952



DAVID A. TYSON, President
Registered IL Prof. Engineer No. 35694
Registered IL Prof. Land Surveyor No. 2446
Registered IN Prof. Engineer No. 18900538

DAVID A. NOBLE, Vice President
Registered IL Prof. Engineer No. 46318

JOHN C. BARRETT, Vice President
Registered IL Prof. Land Surveyor No. 2997

LANCE G. BEIGH
Registered IL Prof. Engineer No. 48383

KEITH T. MULHOLLAND
Registered IL Prof. Engineer No. 65791

367 South Schuyler Avenue
Kankakee, Illinois 60901
(815) 932-7406

FAX (815) 932-2951

E-Mail: tysoneng@sbcglobal.net

FACSIMILE

TO: PAT BUCHENAU DATE 20 FEB 2003
OF: VILLAGE OF ELMWOOD FAX NO.: 473-6861
COPY TO: JEFF ALLEN, GEO-TECH JOB NO.: E02038
730-1093 PAGES: 4
(Including this Cover Sheet)
FROM: KEITH MULHOLLAND
COMMENTS: HARD COPY TO FOLLOW.

TYSON ENGINEERING INC.

Since 1952



DAVID A. TYSON, President
Registered IL Prof. Engineer No. 35894
Registered IL Prof. Land Surveyor No. 2445
Registered IN Prof. Engineer No. 19900568

DAVID A. MOBLE, Vice President
Registered IL Prof. Engineer No. 45313

JOHN C. BARRETT, Vice President
Registered IL Prof. Land Surveyor No. 2987

LANCE G. BEIGH
Registered IL Prof. Engineer No. 48363

KEITH T. MULHOLLAND
Registered IL Prof. Engineer No. 55791

367 South Schuyler Avenue
Kankakee, Illinois 60901

(815) 932-7406

FAX (815) 932-2951

E-Mail: tysoneng@aboglobal.net

February 20, 2002

Village of Elwood
201 Mississippi
P.O. Box 435
Elwood, IL 60421

RE: VILLAGE OF ELWOOD
WOODED COVE PLANNED UNIT DEVELOPMENT
LETTER OF CREDIT REDUCTION
TEI NO. E02038

Gentlemen:

Geotech Inc. has submitted a Letter of Credit reduction request, dated February 7, 2003, for the referenced project. The request indicates that the construction is approximately 46 percent complete.

Village Ordinance requires all work in each of four phases be completed prior to any reduction in the Letter of Credit. One such phase is the Underground Improvements, which includes videotaping the sanitary sewer, installing the lift stations and installing the water service lines and water shut-off boxes. These items have not been completed and, according to Ordinance, no reduction in credit should be allowed.

Tyson Engineering, Inc. has reviewed the work progress and feels the work done to date has been of a high quality and meets Village requirements. Therefore, this office recommends a variance to the Ordinance and reduction to the Letter of Credit as follows:

Construction Costs of Incomplete Work	\$798,233.80
15% Contingency (Based on Incomplete Work)	\$119,735.07
5% Maintenance (Based on Incomplete Work)	\$ 39,911.69
15% Guarantee of Completed Work	\$ 99,395.55

New Letter of Credit Amount	\$1,057,276.11
------------------------------------	-----------------------

The current Letter of Credit amount for this project is \$1,580,000.00.

Village of Elwood
February 20, 2003
Page Two

If you have any questions or need any additional information, please contact this office.

Very truly yours,

TYSON ENGINEERING, INC.

A handwritten signature in black ink, appearing to read 'Keith T. Mulholland', with a stylized flourish at the end.

Keith T. Mulholland, P.E.

KTM/mc

02/20/03

KEITH:MYFILES\ELWOOD - WOODED COVE
LTR OF CREDIT

WOODED COVE PUD
REMAINING AMOUNT FOR LETTER OF CREDIT
ELWOOD, IL

LETTER OF CREDIT TABULATION

WORK ITEM	ORIGINAL AMOUNT	REMAINING AMOUNT
SUBDIVISION ROAD WORK	\$533,224.20	\$533,224.20
SANITARY SEWER	\$353,172.00	\$112,000.00
SANITARY SEWER TELEVISIONING (5678 FT @ \$1.50 PER FOOT)	-	\$8,517.00
10% OF COMPLETED WORK	-	\$9,662.60
WATER MAIN	\$278,172.00	\$58,920.00
STORM SEWER	\$155,812.00	\$15,920.00
SITEWORK	\$122,321.00	\$60,000.00
SUB-TOTAL		\$798,233.80
15% OF SUB-TOTAL (CONTINGENCY FOR INCOMPLETE WORK)		\$119,735.07
5% OF SUB-TOTAL (FOR MAINTENANCE)		\$39,911.89
15% GUARANTEE OF COMPLETED WORK		\$99,395.55
TOTAL AMOUNT REQUIRED FOR LETTERS OF CREDIT		\$1,057,276.11



First Midwest

First Midwest Bank
50 West Jefferson Street
Joliet, Illinois 60432
(815) 727-5222

October 8, 2002

Village of Elwood
201 E. Mississippi
Elwood, IL 60421

RE: Wooded Cove Subdivision

Gentlemen:

Our Letter of Credit No. 670014020-201 in the current amount of Two Hundred Fifty Thousand and 00/100 (\$250,000.00) U.S. Dollars originally dated September 19, 2002 and issued in your favor at the request of Woodcove Development Corporation, is amended to increase the amount of said Letter of Credit to One Million Five Hundred Eighty Thousand and 00/100 (\$1,580,000.00) U.S. Dollars and to extend the expiration date to October 8, 2003.

All other terms and conditions remain unchanged.

This letter is to be attached to and become an integral part of the original credit instrument.

FIRST MIDWEST BANK

BY: Frank Licata
ITS: Senior Vice President

BY: Daniel C. Nagle
ITS: Vice President

cc: Woodcove Development Corporation
Frank Licata

SAVED AS: woodcove1.DOC





First Midwest

First Midwest Bank
300 North Hunt Club Road
Gurnee, Illinois 60031

December 19, 2005

Sent by Certified Mail Receipt No. 7003 2260 0002 0703 3382

Village of Elwood
201 Mississippi
Elwood, Illinois 60421

Re: Letter of Credit No. 670014020-201
Woodcove Development Corporation

Gentlemen:

Our records indicate that our Letter of Credit No. 670014020-201 in the current amount of One Hundred Sixty One Thousand One Hundred Thirty Five and 07/100 (\$161,135.07) U.S. Dollars and issued in your favor, expired on October 7, 2005 and has not been extended. Please forward the original letter of credit and any amendments to First Midwest Bank, Attn: Letter of Credit Department, 300 North Hunt Club Road, Gurnee, Illinois 60031.

A self-addressed, stamped envelope has been provided for your convenience.

If you are no longer in possession of the original Letter of Credit, please indicate below, and return this letter to us. Thank you in advance for your cooperation.

Sincerely,

Evangeline Patricio
Documentation Review Specialist

____ I am no longer in possession of the original letter of credit referenced above. I acknowledge that said letter of credit has expired.

Village of Elwood

By: _____



Saved as: WOODCOVE DEVELOPMENT CORPORATION.doc



2

CC:

Phone Number:

Fax Number:

Urgent ☐ For Review ☐ Please Comment ☐

Message:

Original mailed

Robert Blum
Village President

Patricia Buchenau
Village Clerk

11/21 11:39
7301093
00:00:34
02
OK
STANDARD
ECM

DATE, TIME
FAX NO./NAME
DURATION
PAGE(S)
RESULT
MODE

TIME : 11/21/2005 11:39
NAME :
FAX :
TEL :
SER.# : BRD03J369058

TRANSMISSION VERIFICATION REPORT



Village of Elwood

• Established 1889 •

Proud of our past, Building our future.

P.O. Box 435 Elwood, IL 60421 • (815) 423-5011 • Fax: (815) 423-6861

Fax Transmittal Form

To: Jeff Allen

From: Arnee Ingalls

Name:

Date:

Organization:

Number of Pages including cover:

CC:

2

Phone Number:

Fax Number:

Urgent ☐ For Review ☐ Please Comment ☐

Message:

Original mailed

Robert Blum
Village President

Patricia Buchenau
Village Clerk



Village of Elwood

• Established 1889 •

Proud of our past, Building our future.

P.O. Box 435 Elwood, IL 60421 • (815) 423-5011 • Fax: (815) 423-6861

November 18, 2005

Mr. Jeffrey Allen
Geotech Incorporated Consulting Engineers
1207 Cedarwood Drive
Joliet, IL 60435

Dear Mr. Allen,

Please be advised that the Board of Trustees for the Village of Elwood has authorized a final release for Letter of Credit #670014020-201 pursuant to your request. The Village no longer claims any rights or interest under this Letter of Credit.

Please contact me with any questions.

Sincerely,

Aimee Ingalls
Village Administrator

Cc: Mayor Robert Blum
Board of Trustees

Robert Blum
Village President

Patricia Buchenau
Village Clerk



Mr. Robert Blum
Village President
Village of Elwood
PO Box 435
201 E. Mississippi Street
Elwood, Illinois 60421

November 16, 2005

Attention: Aimee Ingalls, Village Administrator

Subject: Village of Elwood – Wooded Cove Estates Subdivision

Dear Mr. Blum:

The following is a deficiency list of items that remains to be addressed before we can recommend acceptance of the project by the Village. All other remaining items from our October 6, 2005, and October 27, 2005 lists have been addressed to the satisfaction of the Village of Elwood.

1. Provide and test the emergency generator.
2. Provide spare parts list for the components of the panels from the manufacturers of the lift stations. The developer is working with the equipment supplier to provide this list, but has indicated that it may take some time to produce it. We recommend that the developer provide the Village with a letter giving his assurance that the list will be provided.
3. Provide a check for \$60,000.00 to the Village of Elwood for compensation for the pedestrian foot bridge that was not installed.
4. Deliver (8) eight b. boxes to the Elwood Public Works Department as compensation for damaged b. boxes.

The Village's subdivision ordinance requires a maintenance guarantee be furnished in the amount of 15% of the initial completion guarantee upon final completion of the public improvements and prior to acceptance. The maintenance guarantee is to be effective for a period of two years after the final acceptance of said improvements. The developer is requesting that this requirement be waived by the Village.

8840 West 192nd Street

Mokena, IL 60448

708.478.2090

Fax 708.478.8710

info@baxterwoodman.com



Page 2
November 16, 2005

Upon completion of the above remaining items we recommend formal acceptance of the project by the Village of Elwood.

Very truly yours,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

A handwritten signature in dark ink, appearing to read "Steve A. Larson". The signature is fluid and cursive, written over a light background.

Steve A. Larson, P.E.
Vice President
SAL/RNK/bjt

C: Jeff Allen, Geotech, Inc.
Aimee Ingalls, Village of Elwood
Scott Haywood, Village of Elwood
Rich Talkington, EMC
Dennis Dabros, Baxter & Woodman, Inc.

I:\ELWDV\030598\word\WoodedCoveSub_deflist11.15-05.doc



Mr. Robert Blum
Village President
Village of Elwood
PO Box 435
201 E. Mississippi Street
Elwood, Illinois 60421

November 16, 2005

730-1010

Attention: Aimee Ingalls, Village Administrator

Subject: Village of Elwood – Wooded Cove Estates Subdivision

Dear Mr. Blum:

The following is a deficiency list of items that remains to be addressed before we can recommend acceptance of the project by the Village. All other remaining items from our October 6, 2005, and October 27, 2005 lists have been addressed to the satisfaction of the Village of Elwood.

- ✓ 1. Provide and test the emergency generator. — *confirm*
2. Provide spare parts list for the components of the panels from the manufacturers of the lift stations. The developer is working with the equipment supplier to provide this list, but has indicated that it may take some time to produce it. We recommend that the developer provide the Village with a letter giving his assurance that the list will be provided.
- ✓ 3. Provide a check for \$60,000.00 to the Village of Elwood for compensation for the pedestrian foot bridge that was not installed.
- ✓ 4. Deliver (8) eight b. boxes to the Elwood Public Works Department as compensation for damaged b. boxes. — *confirm*

The Village's subdivision ordinance requires a maintenance guarantee be furnished in the amount of 15% of the initial completion guarantee upon final completion of the public improvements and prior to acceptance. The maintenance guarantee is to be effective for a period of two years after the final acceptance of said improvements. The developer is requesting that this requirement be waived by the Village.

8840 West 192nd Street

Mokena, IL 60448

708.478.2090

Fax 708.478.8710

info@baxterwoodman.com



Page 2
November 16, 2005

Upon completion of the above remaining items we recommend formal acceptance of the project by the Village of Elwood.

Very truly yours,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

A handwritten signature in black ink, appearing to read "Steve A. Larson". The signature is fluid and cursive, written over the printed name.

Steve A. Larson, P.E.
Vice President
SAL/RNK/bjt

C: Jeff Allen, Geotech, Inc.
Aimee Ingalls, Village of Elwood
Scott Haywood, Village of Elwood
Rich Talkington, EMC
Dennis Dabros, Baxter & Woodman, Inc.

I:\ELWDV\030598\word\WoodedCoveSub_deflist11.15-05.doc



GEOTECH INC.

CONSULTING ENGINEERS — LAND SURVEYORS

1207 CEDARWOOD DRIVE

JOLIET, ILLINOIS 60435

PHONE (815) 730-1010

FAX (815) 730-1093

E-MAIL: INFO@GEOTECHCONSULTANTSINC.COM

November 9, 2005

Mr. Robert Blum
Village President, Village of Elwood
P.O. Box 435
201 E. Mississippi Street
Elwood, Illinois 60421

RE: Wooded Cove Estates Subdivision—Final Inspection
Geotech Job #15438

Dear Mr. Blum:

Please find enclosed two (2) sets of Asbuilt Construction Plans and one (1) copy of other miscellaneous record drawing material for the subject development. The material is being provided in accordance with Baxter and Woodman's review letter dated October 26, 2005. At this time we have completed all of the items on the deficiency list that we feel we are responsible for. The following is a response to their comments:

<u>ITEM #</u>	<u>RESPONSE</u>
----------------------	------------------------

General Comments

1. Woodcove Development Corp. no longer owns any of the lots in the subdivision, and is therefore not responsible for the erosion control of any unimproved lots.
2. In our meeting together which included Mr. Larson from B&W, it was agreed that we were not responsible to improve the parkways.
3. We have removed all of the construction debris as directed.
4. The Asbuilt Record Drawings are enclosed.

Combination Curb and Gutter

1. The sunken curb and gutter at Lot 28 has been repaired.

Sidewalk

1. The only sidewalk that has not been installed is on unimproved lots that currently have a building permit and are under construction. The Village can simply deny occupancy unless the sidewalks are installed by the homeowner.
2. The sidewalk at Lot 82 has been repaired by the homeowner whom is currently constructing a house on this lot and had to remove a square of sidewalk in order to install the water service.
3. The sidewalk at Lot 24 has a couple of surface cracks, but is otherwise structurally sound. It appears that any damage that was done to the sidewalk was a result of the homeowner during house construction, and so any repairs necessary should have been performed by the homeowner prior to receiving the occupancy permit from the Village.

Lift Stations

1. The emergency generator has been purchased and is being temporarily stored by Woodcove Development Corp., and will be delivered to the Village upon release of the letter of credit. In response to the August 22, 2005 memo we offer the following:

- a. The generator line circuit breaker rating is 100-amps. The A.W.G. size is #3, type THNN with 4 conductors for the output cable. A catalog cut sheet for the connector and plug is enclosed.
 - b. The trailer towing hitch is a standard 2-5/16 hitch ball receiver.
 - c. Site plans for both stations showing the location of all equipment are enclosed.
 - d. Automatic back-up float switch systems were not included in the final approved specifications for either lift station and therefore have not been installed. Both stations use a transducer level for control, and both have alarm dialers in case the transducer fails.
 - e. The submittals for the lift stations were delivered to the Village and approved prior to construction. Gasvoda and Associates was the company who supplied the lift stations and control panels. They are currently trying to obtain a parts list for the components of the panels from the manufacturers, and will forward them to the Village upon receipt.
 - f. The neutral bus for the incoming service has been bonded to ground as requested.
2. The manual transfer switches and receptacles have been installed at both lift stations and the generator has been equipped with the plug and wire for connection.
 3. The north lift station control panel door has been fixed.

Pockey Way Lift Station

1. The emergency generator has been acquired.
2. The emergency connection has been installed.
3. The piping in the lift station cabinet has been repainted.
4. The landscaping around the lift station has been completed.
5. The elevation of the station is 595.0 and the 100-yr floodplain elevation is 594.0.

Drainage and Utility

1. All of the water service boxes, water valves, and auxiliary valves have been keyed, and where correction was necessary they have been repaired. There were eight (8) water service boxes on vacant lots that were damaged and it was agreed upon that Woodcove would supply eight (8) new boxes to the Village for future replacement when the lots are built on. Woodcove has delivered the new boxes to the Village.
2. There is currently a slight low spot in front of storm structure 49. Upon further inspection it was determined that this situation will be corrected upon final grading of Lot 75, which is still a vacant lot, and that no action need be taken.
3. The list of structures for which the frames were to be graded and mortared has been repaired.
4. The offset frame for the valve vault has been repaired, but not for sanitary manhole #7. This manhole is located within a new concrete driveway apron. Woodcove Development does not feel it is their responsibility to repair the offset frame since they did not construct the house or the concrete driveway, and did not cause the current condition. Our assessment of the situation is that the entire driveway apron would need to be removed and replaced in order to repair the frame. Woodcove has offered to mortar the frame as it is, but this was rejected by Village staff.

Pavement Area and Driveways

1. The surface gaps near the entrance of the subdivision have been repaired.
2. The saw-cut in the pavement at the intersection has been repaired.

Jeff Allen

10-14-05

Bridge "cost sharing"

— bare entire cost in bond

— generator on lift station

✓ #2 erosion control — ^{most} ^{lets} ^{have} ^{weeds} — approved w/o ~~generator~~
lets seed — ^{responsibility} } low spots → hay bales to protect roads
owners responsibility }
\$60,000 bridge

\$20,000 generator } used for other things than wooded core

✓ #5 bridge — fargo extra yr. of maintenance

discussed

#3 ✓

Blum
not
response
parkway
let owners
in town

received list yesterday
10/13/05

less than handful of stuff to get
done he doesn't agree with

Lighting

1. The street light was relocated between Lot 30 and 31 because of the ComEd electrical layout and the final location of the service pedestal, which is at this lotline.

Landscaping

1. In our meeting together which included Mr. Larson from B&W, it was agreed that we were not responsible to install any parkway trees.
2. Upon further inspection of the grade between Lot 14 and 15, it was decided that the flood route is currently adequate and will be completed upon construction of the house on Lot 14.
3. We have informed the owner of the tree next to sanitary manhole #12 that he may relocate the tree on his own, or we would remove it.

We feel that we have adequately addressed the concerns of the Village Staff and consultants and would appreciate your expeditious review and approval of this matter. We request final release of the Letter of Credit for the project, and upon release, the emergency generator will be delivered to the Village as well as the monies for the pedestrian bridge. If you have any questions or need any additional information please feel free to call.

Sincerely,

GEOTECH, Inc.



Jeffrey J. Allen, P.E.
Engineering Director

Enclosures

Cc: Ray Koenig, Baxter and Woodman

parkway

✓ trees provided by homeowners
↳ no occupancy if not done

✓ sunken sidewalk - floodwalk
✓ moving tree?

— final lot inspection —
look for issues.

everything else being worked on —
+ done by next week

10/19

conditional
approval
of
release

build sidewalks —

✓ all sidewalks done.



Mr. Robert Blum, Village President
Village of Elwood
PO Box 435
201 E. Mississippi Street
Elwood, Illinois 60421

October 10, 2005

Subject: Village of Elwood – Wooded Cove Estates Subdivision

Dear Mr. Blum:

We have completed a walk thru inspection of the subject project on October 6th thru October 8th. The following is deficiency list of items that need to be addressed before we can recommend acceptance of the project by the Village:

General Comments –

1. Remove all construction staking, including hubs and lathe from within the project limits.
- present 832 Drain — 2. Provide erosion control for all unimproved lots. - all lots sold - owner respons
3. Improve parkways by removing construction debris and placing topsoil to grade. - in owner contract L safety
4. Remove debris piles from within the project limits.
5. Provide a current proposal to complete the work and construction details for the proposed foot bridge over Jackson Creek. \$60,000 for bridge
6. Submit Record Drawings showing all changes and As-Built dimensions to this office for review prior to printing. The plans should include but not be limited to the location of all sanitary sewer stubs from the downstream manhole, all distances from manhole to manhole, b. box locations, water valve and fire hydrant location, etc.

Combination Curb and Gutter -

1. Saw-cut, clean, and caulk curb and gutter cracks marked in various locations.
2. Repair damaged curb and gutter at Lot 18.
3. Repair damaged curb and gutter at Lot 13.
4. Repair sunken curb and gutter at Lot 28.
5. Repair sunken curb and gutter at STSW CB 58.

Sidewalk -

1. Construct sidewalks through all remaining unimproved lots. - done
2. Repair sunken sidewalk between Lot 14 and Lot 15. -

8840 West 192nd Street

Mokena, IL 60448

708.478.2090

Fax 708.478.8710

info@baxterwoodman.com

L grading behind it manq. -
grading too high

supposed to be sunken for floodwalk

3. Repair sidewalk at Lot 82.
4. Repair sidewalk at Lot 24.

Lift Stations –

Wooded Cove Lift Station-

1. Provide emergency generator and address all previous comments per August 22, 2005 memo, updated October 5, 2005 (copy enclosed).
2. Provide connection for the emergency generator.
3. Repair concrete pad for control panel which has settled.

Pockey Way Lift Station-

1. Provide emergency generator.
2. Provide connection for the emergency generator.
3. Repaint piping in the lift station cabinet.
4. Complete landscaping around the lift station.
5. Remove tree overhanging the lift station.
6. Verify the lift station is above the 100 year flood plain.

Drainage and Utility –

1. Key all water service b. boxes, water valves, and fire hydrant auxiliary valves with a representative of the Village of Elwood.
2. Repaint fire hydrants.
3. Provide proposed overland flood route between Lot 85 and Lot 86.
4. Grade lot lines to flow to STSW CB 49.
5. Replace auxiliary valve of FH at Pockey Way and Wooded Cove Dr.
6. Remove fabric and clean the following structures:
 - a. STSW CB 3
 - b. STSW CB 4
 - c. STSW CB 10
 - d. STSW CB 13
 - e. STSW CB 21
 - f. STSW CB 22
 - g. STSW CB 23
 - h. STSW CB 38
 - i. STSW CB 41
 - j. STSW CB 44
7. Mortar around the frame of the following structures:

- a. Valve Vault at Wooded Cove and Magnolia.
 - b. Valve Vault at Lot 63
 - c. STSW CB 36
8. Expose for inspection the following structures:
- a. Force Main MH 21
 - b. Force Main MH 22
 - c. Force Main MH 25
 - d. STSW MH 1
 - e. STSW MH 2
 - f. STSW MH 9
 - g. STSW MH 12
 - h. STSW MH 25
 - i. STSW CB 26
 - j. STSW MH 28
 - k. STSW MH 40
 - l. STSW CB 57
 - m. Valve Vault at Lot 53 off Pockey Way and Wooded Cove Dr.
 - n. Sanitary MH 17
 - o. Sanitary MH 19
 - p. Sanitary MH 29
9. Repair offset frame and grates for the following structures:
- a. STSW MH 15
 - ✓ b. Sanitary MH 7 - *under driveway*
 - c. Sanitary MH 10
 - d. Sanitary MH 23
 - e. Valve Vault at SW radius of Wooded Cove Dr. and Oxbow Dr.
10. Adjust to grade the following structures:
- a. STSW IN 7
 - b. FH at Lot 7
 - c. FH between Lot 31 and Lot 32
 - d. Valve Vault at SW radius of Wooded Cove Dr. and Oxbow Dr.
 - e. Valve Vault at Lot 69 off Whitetail Ct.
 - f. Auxiliary valve oh FH at Lot 41
11. Provide maintainable area around the following structures:
- a. STSW FES 24
 - b. STSW FES 19
 - c. STSW FES 31

- d. STSW FES 39
- e. STSWS FES 46
- 12. Remove debris from the following structures:
 - a. STSW CB 5
 - b. STSW CB 6
 - c. STSW CB 11
 - d. STSW FES 27
 - e. STSW IN 30
 - f. STSW CB 35
 - g. STSW CB 36
 - h. STSW FES 50
 - i. STSW CB 51
 - j. STSW CB 54

Pavement Area and Driveways –

- 1. Repair surface gaps and tears near the entrance of Wooded Cove Subdivision.
- 2. Clean and caulk the saw-cut in the pavement at the intersection of Wooded Cove Dr. and Magnolia.

Lighting –

- 1. Provide reason for street light relocation of pole between Lot 30 and Lot 31.

Landscaping –

- 1. Provide trees at all lots based upon the Village of Elwood Subdivision Standards - *in owner contract*
- 2. Relocate parkway tree away from Sanitary MH 12. - *tree on private property*
2 1/2 ft from MH 12

This list may not be all-inclusive and failure to list any item does not relieve the contractors from completing all items per approved plans and ordinances.



Page 5
October 10, 2005

Please notify this office when all deficiencies have been corrected so a follow up inspection can be completed.

Very truly yours,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

A handwritten signature in cursive script that reads "Raymond N. Koenig". To the right of the signature is a small, handwritten "bt".

Raymond N. Koenig
DSD/RNK/bjt

C: Jeff Allen, Geotech, Inc.
Aimee Ingalls, Village of Elwood
Scott Haywood, Village of Elwood
Rich Talkington, EMC
Dennis D. Dabros, Baxter & Woodman, Inc.

I:\ELWDV\030598\word\WoodedCoveSub_deflist_10-6-05.doc



Robert Blum
Village President



cc: Woodcove Development Corporation
Steve Wilson

Evangelina Patricia
Documentation Review Specialist

Sincerely,
Evangelina Patricia

In accordance with the terms and conditions of the above referenced Letter of Credit issued in your favor in the current amount of \$161,135.07, we hereby inform you of the impending expiration date of October 7, 2005.

Gentlemen:

Re: First Midwest Bank
Letter of Credit No. 670014020-201
Woodcove Development Corporation

Village of Elwood
201 Mississippi
Elwood, IL 60421

Sent by Certified Mail, Return Receipt Number 7002 0460 0003 9362 6752

April 27, 2005

ORIGINAL



First Midwest Bank
300 North Hunt Club Road
Gurnee, Illinois 60031



Village of Elwood

• Established 1889 •

Proud of our past, Building our future.

P.O. Box 435

Elwood, IL 60421



7004 2510 0003 2048 7667

Ms. Evangeline Patricio
First Midwest Bank
300 N. Hunt Club Road
Gurnee, IL 60031

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ms. EVANGELINE PATRICIO
FIRST MIDWEST BANK
300 N. HUNT CLUB ROAD
GURNEE, IL. 60031

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail
- ☐ Registered
- ☐ Insured Mail
- ☐ Express Mail
- ☐ Return Receipt for Merchandise
- ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number
(Transfer from service label)

7004 2510 0003 2048 7667

PS Form 3811, February 2004

Domestic Return Receipt

102565-02-M-1540

U.S. Postal Service

CERTIFIED MAIL RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

Sent To
Ms. EVANGELINE PATRICIO, FIRST MIDWEST
Street, Apt. No.,
or PO Box No. 300 N. HUNT CLUB ROAD BANK
City, State, ZIP+4
GURNEE, IL. 60031

PS Form 3800, June 2002

See Reverse for Instructions

2992 9402 E000 0752 4002



Village of Elwood

• Established 1889 •

Proud of our past, Building our future.

P.O. Box 435 Elwood, IL 60421 • (815) 423-5011 • Fax: (815) 423-6861

August 23, 2004

First Midwest Bank
50 West Jefferson Street
Joliet, Illinois 60432

RE: Letter of Credit No. 670014020-201
Wooded Cove Estates Subdivision

Gentlemen:

Please be advised that the Board of Trustees for the Village of Elwood has authorized a reduction in the above referenced Letter of Credit pursuant to the request made by Wooded Cove Estates. This action was authorized by the Village Board on August 18, 2004 to effect a Letter of Credit reduction to the sum of \$282,158.60.

If you have any questions or wish to discuss this matter further, please contact me.

Sincerely yours,

Robert Nissen
Village Administrator

CC: Mayor Blum
Board of Trustees
File



Mr. Robert Nissen
Village Administrator
Village of Elwood
100 N. Mississippi Street
Elwood, Illinois 60421

August 9, 2004

Subject: Village of Elwood – Wooded Cove Estates Subdivision

Dear Mr. Nissen:

Per your request, we have completed a review of Mr. Jeffrey Allen's request to reduce the value of the letter of credit for Wooded Cove Subdivision (reduction request #3). Based on the summary below we recommend a new Letter of Credit of \$282,158.60.

The following is our opinion of a current analysis of the project:

<u>DESCRIPTION</u>	<u>ESTIMATE</u>	<u>TOTAL COMPLETED</u>	<u>VALUE OF REMAINING WORK</u>
SITE WORK	\$ 122,321.00	\$ 62,321.00	\$ 60,000.00
SANITARY SEWER	359,172.00	\$ 359,172.00	\$ -0-
STORM SEWER	155,821.00	\$ 155,821.00	\$ -0-
WATER MAIN	278,172.00	\$ 278,172.00	\$ -0-
ROADWORK, MISC	<u>533,224.20</u>	<u>\$ 402,293.70</u>	<u>\$ 130,930.50</u>
SUBTOTAL	\$1,442,701.20	\$ 1,251,770.70	\$ 190,930.50
CONTINGENCY	<u>137,298.80</u>		
TOTAL	\$1,580,000.00		

SUMMARY:

ORIGINAL AMOUNT OF LETTER OF CREDIT	\$ 1,580,000.00
PREVIOUS REDUCTIONS	\$ 1,199,322.96
CURRENT LETTER OF CREDIT AMOUNT	\$ 380,677.04
VALUE OF REMAINING WORK PLUS 15% CONTINGENCY	\$ 219,570.07
VALUE OF COMPLETED WORK WITH 5% WARRANTY	\$ 62,588.53
RECOMMENDED NEW LOC AMOUNT	\$ 282,158.60

To the best of our knowledge, the completed improvements have been constructed and installed in conformance with the approved plans and specifications and in accordance with good engineering practice. Based on the above analysis and summary we recommend that a new Letter of Credit be established at an amount of not less \$282,158.60.

8840 West 192nd Street

Mokena, IL 60448

708.478.2090

Fax: 708.478.8710

info@baxwood.com



Page 2
August 9, 2004

If you have any questions please call.

Very truly yours,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

A handwritten signature in cursive script that reads "Raymond N. Koenig".

Raymond N. Koenig
RNK/bjt

C: Jeffrey Allen, P.E., Geotech, Inc.

I:\ELWDV\030598\word\lo.red.#2.(8.9.04).doc



GEOTECH INC.

CONSULTING ENGINEERS — LAND SURVEYORS

1257 CEDARWOOD DRIVE

JOLIET, ILLINOIS 60435

PHONE (815) 730-1010

FAX (815) 730-1093

E-MAIL: GEOTECHINC@ATTN.COM

July 15, 2004

Mr. Bob Nissen
Village of Elwood
100 N. Mississippi Street
P.O. Box 435
Elwood, Illinois 60421

RE: Wooded Cove Estates Subdivision
Letter of Credit Reduction Request #3--REVISED
Geotech Job # 15438

Dear Mr. Nissen:

At this time, the public improvements for the subject development, including underground utilities, roadways and street lighting, have been completed, inspected and tested, and repaired where directed. In general, the only remaining items left to be constructed are the sidewalks and parkway seeding, and the proposed pedestrian bridge. We anticipate that all the sidewalks will be installed by the end of October, per our agreement with the purchasers of the lots, and we expect a final agreement with the Village to be arranged for the construction of the bridge. We hereby request the Village to issue their final acceptance of the said completed improvements, and reduce the letter of credit amount. The existing Letter of Credit with First Midwest Bank #670014020-201 in the amount of \$380,677.04 is set to expire on October 7, 2004. We hereby request that the required amount of the Letter of Credit be set at \$282,158.62 as summarized below, and detailed in the attachment:

Original Estimate of Cost.....	\$1,442,701.20
Construction Costs of Completed Improvements.....	\$1,251,770.70
Construction Costs of Incomplete Work.....	\$ 190,930.50
15% Contingency of Incomplete Improvements.....	\$ 28,639.58
5% Maintenance of Completed Improvements.....	\$ 62,588.54
New Letter of Credit Amount.....	\$ 282,158.62

We would appreciate your review of our request at your earliest possible convenience. If you have any questions please do not hesitate to contact us.

Sincerely,

GEOTECH, Inc.


Jeffrey J. Allen, P.E.
Engineering Director

Enclosure

ESTIMATE OF COST OF PUBLIC IMPROVEMENTS FOR LETTER OF CREDIT REDUCTION #3

WOODED COVE ESTATES GEOTECH JOB #15438					
ITEM DESCRIPTION	PLAN QNTY	UNIT	UNIT PRICE	COST	
SUBDIVISION ROADWORK					
STREET LIGHTS					
R O W SEEDING & TOPSOIL PLACEMENT	16 EACH		\$2,500.00	\$40,000.00	
CONCRETE CURB & GUTTER, ROLLED	15,000 SQ YD		\$2.00	\$30,000.00	
CONCRETE CURB & GUTTER, B-6.12	10,768 LIN FT		\$8.00	\$86,144.00	
AGGREGATE BASE COURSE, TYPE B, 8"	474 LIN FT		\$9.00	\$4,266.00	
BITUM CONC. BINDER COURSE, CLASS I, 2-1/2"	19,261 SQ YD		\$5.00	\$96,305.00	
BITUM CONC. SURFACE COURSE, CLASS I, 1-1/2"	19,261 SQ YD		\$4.00	\$77,044.00	
PRIME COAT	19,261 SQ YD		\$2.70	\$52,004.70	
P C C SIDEWALK, 5in	7,704 GAL		\$1.25	\$9,630.50	
STREET STOP SIGNS	45,010 SQ FT		\$3.00	\$135,030.00	
STREET NAME SIGNS	6 EACH		\$175.00	\$1,050.00	
	10 EACH		\$175.00	\$1,750.00	
SUBTOTAL:				\$533,224.20	
SUBTOTAL:				\$533,224.20	
SANITARY SEWER					
SANITARY MANHOLE T-, A, 4' DIA W/FRAME & LID	29 EACH		\$1,500.00	\$43,500.00	
SANITARY SEWER, PVC SDR 26, 8"	5,678 LIN FT		\$17.00	\$96,526.00	
SANITARY FORCEMAIN, PVC SDR 21, 4"	1,092 LIN FT		\$14.00	\$15,268.00	
SANITARY FORCEMAIN, PVC SDR 21, 2"	1,122 LIN FT		\$9.00	\$10,098.00	
SANITARY FORCEMAIN, D.I.P. CL 52, 4"	100 LIN FT		\$14.00	\$1,400.00	
24in STEEL CASING PIPE BORED IN PLACE	100 LIN FT		\$150.00	\$15,000.00	
JACKSON CREEK CROSSING	1 EACH		\$3,000.00	\$3,000.00	
LIFT STATION--SOUTH	1 EACH		\$60,000.00	\$60,000.00	
LIFT STATION--NORTH	1 EACH		\$50,000.00	\$50,000.00	
SERVICE TEES, PVC SDR 26, 8' X 8' X 6'	88 EACH		\$80.00	\$5,280.00	
SANITARY SEWER SERVICES, PVC SDR 26, 6"	2,830 LIN FT		\$11.00	\$31,130.00	
GRANULAR TRENCH BACKFILL FOR SANITARY SEWER	400 CU YD		\$16.00	\$6,400.00	
GRANULAR TRENCH BACKFILL FOR SANITARY SERVICES	1,400 LIN FT		\$9.50	\$13,300.00	
CONNECT FORCEMAN TO EXISTING SANITARY MANHOLE	1 EACH		\$250.00	\$250.00	
EASEMENT RESTORATION--ELWOOD PROPERTY	1 L SUM		\$2,000.00	\$2,000.00	
SUBTOTAL:				\$353,172.00	
SUBTOTAL:				\$353,172.00	
WATER MAIN					
WATER MAIN, DUCTILE IRON PIPE, 8"	1,534 LIN FT		\$19.00	\$29,146.00	
WATER MAIN, DUCTILE IRON PIPE, 10"	5,948 LIN FT		\$22.00	\$130,856.00	
FIRE HYDRANT W/AUXILIARY VALVE AND BOX	19 EACH		\$1,700.00	\$32,300.00	
GATE VALVE, 8", W/VALVE VAULT, 4ft DIAM.	4 EACH		\$1,200.00	\$4,800.00	
GATE VALVE, 10", W/VALVE VAULT, 4ft DIAM.	9 EACH		\$1,400.00	\$12,600.00	
1" COPPER WATER SERVICE LINE	3,430 LIN FT		\$8.00	\$27,440.00	
1" CURB STOP W/B-BOX, CORP. STOP, AND TAP	88 EACH		\$210.00	\$18,480.00	
GRANULAR TRENCH BACKFILL FOR WATER MAIN	300 CU YD		\$16.00	\$4,800.00	
GRANULAR TRENCH BACKFILL FOR WATER SERVICE LINES	2,000 LIN FT		\$4.50	\$9,000.00	
STUB, PLUG AND BLOCK WATERMAIN	1 EACH		\$250.00	\$250.00	
8in TAPPING SLEEVE AND VALVE W/VALVE VAULT, 5ft DIAM.	1 EACH		\$1,500.00	\$1,500.00	
JACKSON CREEK CROSSING	1 EACH		\$3,000.00	\$3,000.00	
EASEMENT RESTORATION--ELWOOD PROPERTY	1 L SUM		\$4,000.00	\$4,000.00	
SUBTOTAL:				\$278,172.00	
SUBTOTAL:				\$278,172.00	

ESTIMATE OF COST OF PUBLIC IMPROVEMENTS FOR LETTER OF CREDIT REDUCTION #3											
WOODED COVE ESTATES		GEOTECH JOB #15438									
ITEM DESCRIPTION	PLAN	QNTY	UNIT	UNIT PRICE	COST	COMPLETED QUANTITY	PERCENT COMPLETE	COMPLETED COST	REMAINING QUANTITY	PERCENT REMAINING	REMAINING COST
STORM SEWER											
STORM SEWERS, RCCP CLASS 4, 12"		2,735	LIN FT	\$16.00	\$43,760.00	2,735	100%	\$43,760.00	0	0%	\$0.00
STORM SEWERS, RCCP CLASS 4, 15"		927	LIN FT	\$18.00	\$16,686.00	927	100%	\$16,686.00	0	0%	\$0.00
STORM SEWERS, RCCP CLASS 4, 18"		401	LIN FT	\$20.00	\$8,020.00	401	100%	\$8,020.00	0	0%	\$0.00
STORM SEWERS, RCCP CLASS 4, 21"		111	LIN FT	\$23.00	\$2,553.00	111	100%	\$2,553.00	0	0%	\$0.00
STORM SEWERS, RCCP CLASS 3, 15"		440	LIN FT	\$18.00	\$7,920.00	440	100%	\$7,920.00	0	0%	\$0.00
STORM SEWERS, RCCP CLASS 3, 24"		90	LIN FT	\$26.00	\$2,340.00	90	100%	\$2,340.00	0	0%	\$0.00
STORM SEWERS, RCCP CLASS 3, 27"		17	LIN FT	\$30.00	\$510.00	17	100%	\$510.00	0	0%	\$0.00
STORM SEWERS SERVICE LINES, ADS N-12, 4"		1500	LIN FT	\$9.00	\$13,500.00	1,500	100%	\$13,500.00	0	0%	\$0.00
STORM MANHOLE, TYPE A, 4'-DIA W/FRAME & LID		9	EACH	\$1,200.00	\$10,800.00	9	100%	\$10,800.00	0	0%	\$0.00
STORM MANHOLE, TYPE A, 5'-DIA W/FRAME & LID		1	EACH	\$1,500.00	\$1,500.00	1	100%	\$1,500.00	0	0%	\$0.00
STORM MANHOLE, TYPE A, 6'-DIA W/FRAME & LID		1	EACH	\$1,800.00	\$1,800.00	1	100%	\$1,800.00	0	0%	\$0.00
CATCH BASIN, TYPE C, 2'-DIA W/FRAME & GRATE		10	EACH	\$750.00	\$7,500.00	10	100%	\$7,500.00	0	0%	\$0.00
CATCH BASIN, TYPE A, 4'-DIA W/FRAME & GRATE		8	EACH	\$1,300.00	\$10,400.00	8	100%	\$10,400.00	0	0%	\$0.00
INLET, TYPE A, 2' DIA		15	EACH	\$625.00	\$9,375.00	15	100%	\$9,375.00	0	0%	\$0.00
INLET, TYPE B, 3' DIA		4	EACH	\$800.00	\$3,200.00	4	100%	\$3,200.00	0	0%	\$0.00
FLARED END SECTION 12" WITH GRATING		7	EACH	\$650.00	\$4,550.00	7	100%	\$4,550.00	0	0%	\$0.00
FLARED END SECT ON 15" WITH GRATING		3	EACH	\$750.00	\$2,250.00	3	100%	\$2,250.00	0	0%	\$0.00
FLARED END SECTION 18" WITH GRATING		1	EACH	\$850.00	\$850.00	1	100%	\$850.00	0	0%	\$0.00
FLARED END SECTION 21" WITH GRATING		1	EACH	\$900.00	\$900.00	1	100%	\$900.00	0	0%	\$0.00
FLARED END SECTION 24" WITH GRATING		1	EACH	\$950.00	\$950.00	1	100%	\$950.00	0	0%	\$0.00
FLARED END SECTION 27" WITH GRATING		1	EACH	\$1,100.00	\$1,100.00	1	100%	\$1,100.00	0	0%	\$0.00
GRANULAR TRENCH BACKFILL FOR STORM SEWERS		183	CU YD	\$16.00	\$2,928.00	183	100%	\$2,928.00	0	0%	\$0.00
STONE RIPRAP @ PIPE OUTFALL		121	SQ YD	\$20.00	\$2,420.00	121	100%	\$2,420.00	0	0%	\$0.00
				SUBTOTAL:	\$155,812.00		SUBTOTAL:	\$155,812.00		SUBTOTAL:	\$0.00
SITework											
STABILIZED CONSTRUCTION ENTRANCE		1	EACH	\$1,800.00	\$1,800.00	1	100%	\$1,800.00	0	0%	\$0.00
SILT FENCE		2,330	LIN FT	\$1.50	\$3,495.00	2,330	100%	\$3,495.00	0	0%	\$0.00
STRAW BALE BARRIER		11	EACH	\$150.00	\$1,650.00	11	100%	\$1,650.00	0	0%	\$0.00
INLET PROTECTION--FABRIC		28	EACH	\$100.00	\$2,800.00	28	100%	\$2,800.00	0	0%	\$0.00
INLET PROTECTION--EXCAVATED		9	EACH	\$100.00	\$900.00	9	100%	\$900.00	0	0%	\$0.00
TREE REMOVAL/CLEARING		1	L SUM	\$6,000.00	\$6,000.00	1	100%	\$6,000.00	0	0%	\$0.00
EARTH EXCAVATION--ROADWAY		9,532	CU YD	\$2.50	\$23,830.00	9,532	100%	\$23,830.00	0	0%	\$0.00
TOPSOIL EXCAVATION		14,564	CU YD	\$1.50	\$21,846.00	14,564	100%	\$21,846.00	0	0%	\$0.00
PEDESTRIAN BRIDGE		1	L SUM	\$60,000.00	\$60,000.00	0	0%	\$0.00	1	100%	\$60,000.00
				SUBTOTAL:	\$122,321.00		SUBTOTAL:	\$62,321.00		SUBTOTAL:	\$60,000.00
TOTAL COST OF IMPROVEMENTS:				\$1,442,701.20			TOTAL:	\$1,251,770.70		TOTAL:	\$190,930.50

ORIGINAL



First Midwest

First Midwest Bank
300 North Hunt Club Road
Gurnee, Illinois 60031

August 27, 2004

Village of Elwood
201 East Mississippi
Elwood, IL 60421

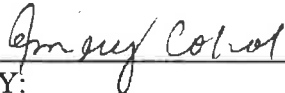
Gentlemen:


Our Letter of Credit No. 670014020-201 in the current amount of Three Hundred Eighty Thousand Six Hundred Seventy Seven and 04/100 (\$380,677.04) U.S. Dollars originally dated September 19, 2002 and issued in your favor at the request of Woodcove Development Corporation, is amended to decrease the amount of said Letter of Credit to Two Hundred Eighty Two Thousand One Hundred Fifty Eight and 60/100 (\$282,158.60) U.S. Dollars and to extend the expiration date to October 7, 2005.

All other terms and conditions remain unchanged.

This letter is to be attached to and become an integral part of the original credit instrument.

FIRST MIDWEST BANK


BY: _____
ITS: Loan Operations Officer


BY: _____
ITS: Assistant Vice President

cc: Woodcove Development Corporation
Steve Wilson

RAY KOENIG, BAXTER & WOODMAN

SAVED AS: woodcove201ltr.DOC





Village of Elwood

• Established 1889 •

From our past. Realizing our future.

P.O. Box 435 Elwood, IL 60421

TEL: 815-423-5011

FAX: 815-423-6861

Fax Transmittal Form

To:

From:

Name:

RAY K.

Date:

BOB N

Organization:

10-20-04

Number of Pages including cover:

CC:

(2)

Phone Number:

Fax Number:

(708) 478-8710

Urgent ☐ For Review ☐ Please Comment ☐

Message:

RAY -

FOR YOUR WOODED COVE
FILE.

**GEOTECH INC.****CONSULTING ENGINEERS — LAND SURVEYORS**

1207 CEDARWOOD DRIVE

JOLIET, ILLINOIS 60435

PHONE (815) 730-1010

FAX (815) 730-1093

E-MAIL: GEOTECHINC@ATTN.COM

June 3, 2004

Mr. Bob Nissen
Village of Elwood
100 N. Mississippi Street
P.O. Box 435
Elwood, Illinois 60421

NO ACTION
TAKEN ON THIS
REQUEST
[Signature]

RE: Wooded Cove Estates Subdivision
Letter of Credit Reduction Request #3
Geotech Job # 15438

Dear Mr. Nissen:

At this time, the public improvements for the subject development, including underground utilities, roadways and street lighting, have been completed, inspected and tested, and repaired where directed. We hereby request the Village to issue their final acceptance of the said improvements so we may release the Construction Guarantee and issue a Maintenance Guarantee in the amount of 5% of the Original Estimate of Cost for a period of one year.

The existing Letter of Credit with First Midwest Bank #670014020-201 in the amount of \$380,677.04 is set to expire on October 7, 2004. We hereby request that the required amount of the Maintenance Guarantee be set at \$72,135.06, which represents 5% of the Original Estimate of Cost of \$1,442,701.20.

We would appreciate your review of our request at your earliest possible convenience. If you have any questions please do not hesitate to contact us.

Sincerely,

GEOTECH, Inc.

[Signature]
Jeffrey J. Allen, P.E.
Engineering Director

REAL ESTATE SALE CONTRACT

(WOODED COVE ESTATES P.U.D.)

1. _____ (Purchaser) agrees
to purchase at a price of \$ _____ on the terms set forth herein, the following described
real estate in Will County, Illinois:

LOT _____ IN WOODED COVE ESTATES P.U.D., BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4
OF SECTION 17, AND PART OF THE NORTHEAST 1/4 OF SECTION 20, AND PART OF THE NORTHWEST 1/4 OF SECTION 21, ALL IN
TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED
OCTOBER 3, 2002, AS DOCUMENT NO. R2002-163853, IN WILL COUNTY, ILLINOIS.

2. WOODCOVE DEVELOPMENT CORPORATION, an Illinois corporation (Seller) agrees to sell the real estate, at the price and
terms set forth herein, and to convey or cause to be conveyed to Purchaser or nominee title thereto by a recordable warranty deed,
subject only to: (a) building, building line, use or occupancy restrictions, conditions and covenants of record; (b) zoning laws and
ordinances; (c) public and utility easements and roads and highways, if any; (d) general taxes for the year 20 _____ and subsequent
years; (e) right of way for drainage ditches, drain tiles, feeders, laterals, and underground pipes, if any; and (f) rights of adjoining
owners to the uninterrupted flow of Jackson Creek which may cross the premises.

3. Purchaser has paid \$ _____ as earnest money to be applied on the purchase price, and agrees to pay or
satisfy the balance of the purchase price, plus or minus pro-rations, at the time of closing.

4. Seller, at Seller's own expense, agrees to furnish Purchaser a current plat of survey of the above real estate made, and so
certified by the surveyor as having been made, in compliance with current Illinois Land Survey Standards.

5. The time of closing shall be on _____, or on the date, if any, to which such time is extended by reason
of paragraph 2 of the Conditions and Stipulations hereafter becoming operative (whichever date is later), unless subsequently mutually
agreed otherwise, at the office of TICOR TITLE INSURANCE COMPANY in Joliet, Illinois, provided title is shown to be good or is
accepted by Purchaser.

6. _____ Seller agrees to pay a broker's commission to _____

Seller and Purchaser acknowledge that no broker aided or assisted in this transaction.
(Check appropriate line)

7. The earnest money shall be held by the law firm of TRACY JOHNSON & WILSON, 116 N. Chicago Street, Suite 600, Joliet,
Illinois 60432 in its trust account.

8. This contract is subject to the Conditions and Stipulations set forth on the following pages hereof, which Conditions and
Stipulations are made a part of this contract.

Date of Offer: _____

(Address) _____

Purchaser: _____

Purchaser: _____

Daytime Phone No.: _____

Daytime Fax No.: _____

Date of Acceptance: _____

("Contract Date")

(Address)

Seller: WOODCOVE DEVELOPMENT CORPORATION

c/o A. Michael Wojtak, Attorney
TRACY JOHNSON & WILSON
116 N. Chicago Street, Suite 600
Joliet, Illinois 60432
Phone No. (815) 723-8500
Fax No. (815) 727-4846

By: _____

CONDITIONS AND STIPULATIONS

1. Seller shall deliver or cause to be delivered to Purchaser or Purchaser's agent, not less than 5 days prior to the time of closing, the plat of survey (if one is required to be delivered under the terms of this contract) and a title commitment for an owner's title insurance policy issued by the TICOR TITLE INSURANCE COMPANY in the amount of the purchase price, covering title to the real estate on or after the date hereof, showing title in the intended grantor subject only to (a) the general exceptions contained in the policy (b) the title exceptions set forth above, and (c) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which the Seller may so remove at that time by using the funds to be paid upon the delivery of the deed (all of which are herein referred to as the permitted exceptions.) The title commitment shall be conclusive evidence of good title as therein shown as to all matters insured by the policy, subject only to the exceptions as therein stated. Seller also shall furnish Purchaser an affidavit of title in customary form covering the date of closing and showing title in Seller subject only to the permitted exceptions in foregoing items (b) and (c) un-permitted exceptions or defects in the title disclosed by the survey, if any, as to which the title insurer commits to extend insurance in the manner specified in paragraph 2 below.
2. If the title commitment or plat of survey (if one is required to be delivered under the terms of this contract) discloses either un-permitted exceptions or survey matters that render the title unmarketable (herein referred to as "survey defects"), Seller shall have 30 days from the date of delivery thereof to have the exceptions removed from the commitment or to correct such survey defects or to have the title insurer commit to insure against loss or damage that may be occasioned by such exceptions or survey defects, and, in such event, the time of closing shall be 35 days after delivery of the commitment or the time specified in paragraph 5 on the front page hereof, whichever is later. If Seller fails to have the exceptions removed or correct any survey defects, or in the alternative, to obtain the commitment for title insurance specified above as to such exceptions or survey defects within the specified time, Purchaser may terminate this contract or may elect, upon notice to Seller within 10 days after the expiration of the 30-day period, to take title as it then is with the right to deduct from the purchase price liens or encumbrances of a definite or ascertainable amount. If Purchaser does not so elect, this contract shall become null and void without further action of the parties.
3. General real estate taxes shall be prorated as of the closing date on the basis of the latest known assessment multiplied by the latest available tax rate. All pro-rations are final unless otherwise provided herein. Seller shall pay the amount of any stamp tax imposed by State law on the transfer of the title, and shall furnish a completed Real Estate Transfer Declaration signed by the Seller or the Seller's agent in the form required pursuant to the Real Estate Transfer Tax Act of the State of Illinois and shall furnish any declaration signed by the Seller or the Seller's agent or meet other requirements as established by any local ordinance with regard to a transfer or transaction tax; such tax required by local ordinance shall be paid by the party upon whom such ordinance places responsibility therefor. If such ordinance does not so place responsibility, the tax shall be paid by the Purchaser.
4. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this contract.
5. In the event of a default by Seller or Purchaser, the parties are free to pursue any legal remedies at law or in equity.
6. This sale shall be closed through an escrow with TICOR TITLE INSURANCE COMPANY, in accordance with the general provisions of the usual form of Deed and Money Escrow Agreement then in use by TICOR TITLE INSURANCE COMPANY, with such special provisions inserted in the escrow agreement as may be required to conform with this contract. Upon the creation of such an escrow, anything herein to the contrary notwithstanding, payment of purchase price and delivery of deed shall be made through the escrow and this contract and the earnest money shall be deposited in the escrow. The cost of the escrow shall be divided equally between Seller and Purchaser except that Purchaser shall pay the cost of the escrow if Purchaser is placing a mortgage on the property at closing.
7. Time is of the essence of this contract.
8. All notices herein required shall be in writing and shall be served on the parties at the addresses following their signatures. The mailing of a notice by registered or certified mail, return receipt requested, shall be sufficient service.
9. Seller represents that Seller is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code and is therefore exempt from the withholding requirements of said Section. Seller will furnish Purchaser at closing the Exemption Certificate as set forth in said Section.
10. See Rider attached hereto and made a part of this Contract.

**STANDARD RIDER TO WOODED COVE ESTATES P.U.D.
REAL ESTATE SALES CONTRACT**

1. This Contract is subject to the condition that Purchaser(s) be able to procure by _____ a firm commitment for a loan to be secured by a mortgage or trust deed on the real estate in the amount of \$ _____, or such lesser sum as Purchaser(s) accept, with interest not to exceed _____% a year to be amortized over _____ years, the commission and service charges for such loan not to exceed _____%. If, after making every reasonable effort, Purchaser(s) are unable to procure such commitment within the time specified herein and so notify Seller thereof within three (3) days from that time, this contract shall become null and void and all earnest money shall be returned to Purchaser(s). *(Strike paragraph if inapplicable.)*

2. Purchaser(s) acknowledge and are aware that Seller has recorded on October 9, 2002, as Document No. R2002-168138, a "Declaration of Covenants, Conditions, Restrictions and Easements" for Wooded Cove Estates P.U.D., as amended by First Amendment recorded on April 4, 2003, as Document No. R2003-079532 (collectively the "Declaration"). The Declaration provides for a general plan of development which strives for uniform quality of homeowner construction and maintenance of property values. The Declaration requires, amount other things, Purchaser(s) to complete construction of a single-family residence within 180 days after commencement; install landscaping and a driveway within 90 days of occupancy; and have construction plans for structures, landscaping, swimming pools, decks and fences reviewed by an architectural review committee. Purchaser(s) may commence construction of the single family residence at any time within Purchaser(s) sole discretion. Purchaser(s) acknowledge receiving a copy of the Declaration of Covenants, Conditions, Restrictions and Easements for Wooded Cove Estates P.U.D. and agree and accept the terms and conditions of the Declaration.

(Purchaser(s) initial here)

3. Purchaser(s) shall pay all applicable impact, permit and tap-on fees to the Elwood School District No. 203, the Village of Elwood, and the Elwood Fire Protection District at the time the building permit is issued.

4. Purchaser(s) shall install the public sidewalk and parkway trees required by the Village of Elwood within the road right-of-way along the frontage of Purchaser(s) lot by October 11, 2004. In the event Purchaser(s) fail to install the public sidewalk and/or parkway trees by said date, Seller, at its option, may install said sidewalks and/or parkway trees, whereupon Purchaser(s) shall reimburse Seller for the cost of installing the same within 15 days after mailing of a statement therefor by Seller to Purchaser(s). In the event Purchaser(s) fail to pay Seller by the time set forth herein, Seller shall have the right to lien the Purchaser's property for the cost of materials, labor and/or fees expended, including but not limited to, legal fees necessary to enforce said lien and collect the balance due Seller. This paragraph shall survive the closing and shall not merge with the delivery of the deed.

Purchaser(s): _____

Seller: _____

WOODCOVE DEVELOPMENT CORPORATION

By: _____

GEOTECH INC. 1207 CEDARWOOD DRIVE, JOLIET, IL 60435

FAX

Date:

6-15-04

Number of pages including cover sheet:

4

To:

BOB NISSEN

Phone:

Fax phone:

423-6861

CC:

From:

JEFF ALLEN

Phone:

815/730-1010

Fax phone:

815/730-1093

REMARKS:



Urgent



For your review



Reply ASAP



Please comment

Contract - See last page regarding sidewalks



Facsimile Cover Letter

From: BAXTER & WOODMAN, INC.
8840 W. 192nd St., Mokena, Illinois 60448
Phone: 708.478.2090 Fax: 708.478.8710
Website: www.baxterwoodman.com e-mail: info@baxterwoodman.com
Regional offices: DeKalb, Grayslake and Mokena, Illinois and Burlington, Wisconsin

TOTAL number of pages: / (including this page)

Date Sent 6-7-04	Time Sent 8:00	Project Number 030598
SENT TO Name: BOB WISSEN VILLAGE OF ELWOOD Fax No.: Phone No.:		SENT FROM Name: RAY KOENIG Regarding: ELWOOD - WOODMAN COVE SUBDIVISION

MESSAGE

BOB,
IN RESPONSE TO JEFF ALLEN'S REQUEST, THERE ARE A COUPLE OF ISSUES THAT COME TO MIND -

- 1) STATUS OF REMAINING SIDEWALK THAT IS NOT INSTALLED?
- 2) DOES THE VILLAGE HAVE AN ACCEPTABLE SET OF "AS-BUILT" DRAWINGS
- 3) EROSION CONTROL APPEARS TO STILL BE A LARGE ISSUE IN THE SUBDIVISION. PRIOR TO FINAL SURFACING THERE WERE MANY SPOTS WHERE SILT WOULD POUR OVER THE CURB INTO THE PAVEMENT AND POSSIBLY CLOG THE STORM SEWERS. JEFF SAID HE WOULD ADDRESS THESE ISSUES. THIS COULD BE AN ON GOING PROBLEM.

LET ME KNOW YOUR THOUGHTS,

RAY

If you do not receive all of the pages indicated above, please call 815.459.1260. This facsimile contains privileged information intended for the use of the individual named above. If the reader of the facsimile is not the intended recipient or the employee responsible for delivering it, you are hereby notified that any dissemination or copying of this facsimile is strictly prohibited. If you have received this transmission in error, please notify us immediately by telephone and return the original to us at the address above. Thank you.



GEOTECH INC.

CONSULTING ENGINEERS — LAND SURVEYORS

1207 CEDARWOOD DRIVE

JOLIET, ILLINOIS 60435

PHONE (815) 730-1010

FAX (815) 730-1093

E-MAIL: GEOTECHINC@ATTBIL.COM

June 3, 2004

Mr. Bob Nissen
Village of Elwood
100 N. Mississippi Street
P.O. Box 435
Elwood, Illinois 60421

RE: Wooded Cove Estates Subdivision
Letter of Credit Reduction Request #3
Geotech Job # 15438

Dear Mr. Nissen:

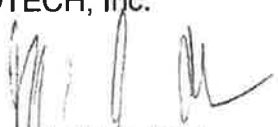
At this time, the public improvements for the subject development, including underground utilities, roadways and street lighting, have been completed, inspected and tested, and repaired where directed. We hereby request the Village to issue their final acceptance of the said improvements so we may release the Construction Guarantee and issue a Maintenance Guarantee in the amount of 5% of the Original Estimate of Cost for a period of one year.

The existing Letter of Credit with First Midwest Bank #670014020-201 in the amount of \$380,677.04 is set to expire on October 7, 2004. We hereby request that the required amount of the Maintenance Guarantee be set at \$72,135.06, which represents 5% of the Original Estimate of Cost of \$1,442,701.20.

We would appreciate your review of our request at your earliest possible convenience. If you have any questions please do not hesitate to contact us.

Sincerely,

GEOTECH, Inc.



Jeffrey J. Allen, P.E.
Engineering Director

Village of Elwood

FAX TRANSMITTAL FORM

To

Name: **JEFF ALLEN**

Organization Name/Dept:

CC:

Phone number:

Fax number:

730-1093

From

BOB NISSEN

Village of Elwood

Date sent:

6-15-04

Time sent:

Urgent ☐ For Review ☐

Number of pages including cover page:

Please Comment ☐

(2)

Message:

JEFF-

**Baxter & Woodman
has some concerns.**

**Can you please
address.**

B. Nissen

P.O. Box 435 201 E. Mississippi St., Elwood, IL 60421

Phone 815-423-5011 Fax 815-423-6861



Mr. Robert Nissen
 Village Administrator
 Village of Elwood
 100 N. Mississippi Street
 Elwood, Illinois 60421

August 9, 2004

Subject: Village of Elwood – Wooded Cove Estates Subdivision

Dear Mr. Nissen:

Per your request, we have completed a review of Mr. Jeffrey Allen's request to reduce the value of the letter of credit for Wooded Cove Subdivision (reduction request #3). Based on the summary below we recommend a new Letter of Credit of \$282,158.60.

The following is our opinion of a current analysis of the project:

<u>DESCRIPTION</u>	<u>ESTIMATE</u>	<u>TOTAL COMPLETED</u>	<u>VALUE OF REMAINING WORK</u>
SITE WORK	\$ 122,321.00	\$ 62,321.00	\$ 60,000.00
SANITARY SEWER	359,172.00	\$ 359,172.00	\$ -0-
STORM SEWER	155,821.00	\$ 155,821.00	\$ -0-
WATER MAIN	278,172.00	\$ 278,172.00	\$ -0-
ROADWORK, MISC.	533,224.20	\$ 402,293.70	\$ 130,930.50
SUBTOTAL	\$1,442,701.20	\$ 1,251,770.70	\$ 190,930.50
CONTINGENCY	<u>137,298.80</u>		
TOTAL	\$1,580,000.00		

SUMMARY:

ORIGINAL AMOUNT OF LETTER OF CREDIT	\$ 1,580,000.00
PREVIOUS REDUCTIONS	\$ 1,199,322.96
CURRENT LETTER OF CREDIT AMOUNT	\$ 380,677.04
VALUE OF REMAINING WORK PLUS 15% CONTINGENCY	\$ 219,570.07
VALUE OF COMPLETED WORK WITH 5% WARRANTY	\$ 62,588.53
RECOMMENDED NEW LOC AMOUNT	\$ 282,158.60

To the best of our knowledge, the completed improvements have been constructed and installed in conformance with the approved plans and specifications and in accordance with good engineering practice. Based on the above analysis and summary we recommend that a new Letter of Credit be established at an amount of not less \$282,158.60.

8840 West 192nd Street

Mokena, IL 60448

708.478.2090

Fax: 708.478.8710

info@baxwood.com

7-158000
 98,578



Page 2
August 9, 2004

If you have any questions please call.

Very truly yours,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

A handwritten signature in cursive script that reads "Raymond N. Koenig".

Raymond N. Koenig
RNK/bjt

C: Jeffrey Allen, P.E., Geotech, Inc.

I:\ELWOOD\030598\word\lo.red.72.(8.9.04).doc



GEOTECH INC.

CONSULTING ENGINEERS — LAND SURVEYORS

1207 CEDARWOOD DRIVE

JOLIET, ILLINOIS 60435

PHONE (815) 730-1010

FAX (815) 730-1093

E-MAIL: GEOTECHINC@ATTBI.COM

July 15, 2004

Mr. Bob Nissen
Village of Elwood
100 N. Mississippi Street
P.O. Box 435
Elwood, Illinois 60421

RE: Wooded Cove Estates Subdivision
Letter of Credit Reduction Request #3--REVISED
Geotech Job # 15438

Dear Mr. Nissen:

At this time, the public improvements for the subject development, including underground utilities, roadways and street lighting, have been completed, inspected and tested, and repaired where directed. In general, the only remaining items left to be constructed are the sidewalks and parkway seeding, and the proposed pedestrian bridge. We anticipate that all the sidewalks will be installed by the end of October, per our agreement with the purchasers of the lots, and we expect a final agreement with the Village to be arranged for the construction of the bridge. We hereby request the Village to issue their final acceptance of the said completed improvements, and reduce the letter of credit amount. The existing Letter of Credit with First Midwest Bank #670014020-201 in the amount of \$380,677.04 is set to expire on October 7, 2004. We hereby request that the required amount of the Letter of Credit be set at \$282,158.62 as summarized below, and detailed in the attachment:

Original Estimate of Cost.....	\$1,442,701.20
Construction Costs of Completed Improvements.....	\$1,251,770.70
Construction Costs of Incomplete Work.....	\$ 190,930.50
15% Contingency of Incomplete Improvements.....	\$ 28,639.58
5% Maintenance of Completed Improvements.....	\$ 62,588.54
New Letter of Credit Amount.....	\$ 282,158.62

We would appreciate your review of our request at your earliest possible convenience. If you have any questions please do not hesitate to contact us.

Sincerely,

GEOTECH, Inc.

Jeffrey J. Allen, P.E.
Engineering Director

Enclosure

ESTIMATE OF COST OF PUBLIC IMPROVEMENTS FOR LETTER OF CREDIT REDUCTION #3

WOODED COVE ESTATES	GEOTECH JOB #15438	PLAN QNTY	UNIT	UNIT PRICE	COST	COMPLETED QUANTITY	PERCENT COMPLETE	COMPLETED COST	REMAINING QUANTITY	PERCENT REMAINING	REMAINING COST
SUBDIVISION ROADWORK											
STREET LIGHTS		16	EACH	\$2,500.00	\$40,000.00						
R.O.W. SEEDING & TOPSOIL PLACEMENT		15,000	SQ YD	\$2.00	\$30,000.00	16	100%	\$40,000.00	0	0%	\$0.00
CONCRETE CURB & GUTTER, ROLLED		10,768	LIN FT	\$8.00	\$86,144.00	3,100	21%	\$6,200.00	11,900	79%	\$23,800.00
CONCRETE CURB & GUTTER, B-6 12		474	LIN FT	\$9.00	\$4,266.00	10,768	100%	\$86,144.00	0	0%	\$0.00
AGGREGATE BASE COURSE, TYPE B, 8"		19,261	SQ YD	\$5.00	\$96,305.00	474	100%	\$4,266.00	0	0%	\$0.00
BITUM. CONC. BINDER COURSE, CLASS 1, 2-1/2"		19,261	SQ YD	\$4.00	\$77,044.00	19,261	100%	\$96,305.00	0	0%	\$0.00
BITUM. CONC. SURFACE COURSE, CLASS 1, 1-1/2"		19,261	SQ YD	\$2.70	\$52,004.70	19,261	100%	\$77,044.00	0	0%	\$0.00
PRIME COAT		7,704	GAL	\$1.25	\$9,630.00	19,261	100%	\$52,004.70	0	0%	\$0.00
P.C.C. SIDEWALK, 5in		45,010	SQ FT	\$3.00	\$135,030.00	7,704	100%	\$9,630.00	0	0%	\$0.00
STREET STOP SIGNS		6	EACH	\$175.00	\$1,050.00	9,300	21%	\$27,900.00	35,710	79%	\$107,130.00
STREET NAME SIGNS		10	EACH	\$175.00	\$1,750.00	6	100%	\$1,050.00	0	0%	\$0.00
				SUBTOTAL:	\$533,224.20	10	100%	\$1,750.00	0	0%	\$0.00
							SUBTOTAL:	\$402,293.70			\$130,930.50
SANITARY SEWER											
SANITARY MANHOLE, T- A, 4' DIA W/FRAME & LID		29	EACH	\$1,500.00	\$43,500.00						
SANITARY SEWER, PVC SDR 26, 8"		5,078	LIN FT	\$17.00	\$86,326.00	29	100%	\$43,500.00	0	0%	\$0.00
SANITARY FORCEMAIN, PVC SDR 21, 4'		1,092	LIN FT	\$14.00	\$15,288.00	5,078	100%	\$86,326.00	0	0%	\$0.00
SANITARY FORCEMAIN, PVC SDR 21, 2'		1,122	LIN FT	\$9.00	\$10,098.00	1,092	100%	\$15,288.00	0	0%	\$0.00
SANITARY FORCEMAIN, D.I.P. CL 52, 4'		100	LIN FT	\$14.00	\$1,400.00	1,122	100%	\$10,098.00	0	0%	\$0.00
24in STEEL CASING PIPE BORED IN PLACE		100	LIN FT	\$15.00	\$1,500.00	100	100%	\$1,400.00	0	0%	\$0.00
JACKSON CREEK CROSSING		1	EACH	\$3,000.00	\$3,000.00	100	100%	\$15,000.00	0	0%	\$0.00
LIFT STATION--SOUTH		1	EACH	\$60,000.00	\$60,000.00	1	100%	\$3,000.00	0	0%	\$0.00
SERVICE TEES, PVC SDR 26, 8" X 8" X 6"		88	EACH	\$60.00	\$5,280.00	1	100%	\$60,000.00	0	0%	\$0.00
SANITARY SEWER SERVICES, PVC SDR 26, 6"		2,030	LIN FT	\$11.00	\$22,330.00	88	100%	\$5,280.00	0	0%	\$0.00
GRANULAR TRENCH BACKFILL FOR SANITARY SEWER		400	CU YD	\$16.00	\$6,400.00	2,830	100%	\$31,130.00	0	0%	\$0.00
CONNECT FORCEMAIN TO EXISTING SANITARY MANHOLE		1,400	LIN FT	\$9.50	\$13,300.00	400	100%	\$6,400.00	0	0%	\$0.00
EASEMENT RESTORATION--ELWOOD PROPERTY		1	EACH	\$250.00	\$250.00	1,400	100%	\$13,300.00	0	0%	\$0.00
		1	L SUM	\$2,000.00	\$2,000.00	1	100%	\$250.00	0	0%	\$0.00
				SUBTOTAL:	\$353,172.00		SUBTOTAL:	\$353,172.00		SUBTOTAL:	\$0.00
WATER MAIN											
WATER MAIN, DUCTILE IRON PIPE, 8"		1,534	LIN FT	\$19.00	\$29,146.00						
WATER MAIN, DUCTILE IRON PIPE, 10"		5,948	LIN FT	\$22.00	\$130,856.00	1,534	100%	\$29,146.00	0	0%	\$0.00
FIRE HYDRANT W/AUXILIARY VALVE AND BOX		19	EACH	\$1,700.00	\$32,300.00	5,948	100%	\$130,856.00	0	0%	\$0.00
GATE VALVE, 8", W/VALVE VAULT, 4ft DIA		4	EACH	\$1,200.00	\$4,800.00	19	100%	\$32,300.00	0	0%	\$0.00
GATE VALVE, 10", W/VALVE VAULT, 4ft DIA		9	EACH	\$1,400.00	\$12,600.00	4	100%	\$4,800.00	0	0%	\$0.00
1" COPPER WATER SERVICE LINE		3,430	LIN FT	\$8.00	\$27,440.00	9	100%	\$12,600.00	0	0%	\$0.00
1" CURB STOP W/B-BOX, CORP. STOP, AND TAP		88	EACH	\$210.00	\$18,480.00	3,430	100%	\$27,440.00	0	0%	\$0.00
GRANULAR TRENCH BACKFILL FOR WATER MAIN		300	CU YD	\$16.00	\$4,800.00	88	100%	\$18,480.00	0	0%	\$0.00
GRANULAR TRENCH BACKFILL FOR WATER SERVICE LINES		2,000	LIN FT	\$4.50	\$9,000.00	300	100%	\$4,800.00	0	0%	\$0.00
STUB, PLUG AND BLOCK WATERMAIN		1	EACH	\$250.00	\$250.00	2,000	100%	\$9,000.00	0	0%	\$0.00
8in TAPPING SLEEVE AND VALVE W/VALVE VAULT, 5ft DIA		1	EACH	\$1,500.00	\$1,500.00	1	100%	\$250.00	0	0%	\$0.00
JACKSON CREEK CROSSING		1	EACH	\$3,000.00	\$3,000.00	1	100%	\$1,500.00	0	0%	\$0.00
EASEMENT RESTORATION--ELWOOD PROPERTY		1	L SUM	\$4,000.00	\$4,000.00	1	100%	\$3,000.00	0	0%	\$0.00
				SUBTOTAL:	\$278,172.00		SUBTOTAL:	\$278,172.00		SUBTOTAL:	\$0.00



 COPY

Mr. Jeffrey J. Allen
Geotech Incorporated Consulting Engineers
1207 Cedarwood Drive
Joliet, Illinois 60435

April 30, 2004

Subject: Village of Elwood – Wooded Cove Estates Subdivision

Dear Mr. Allen:

Bob Nissen from the Village of Elwood has informed me that you wish to coordinate installing the final bituminous surface on the above subdivision. The Village concurs that it will be in their best interest to have the surface installed. Prior to installing the surfaces please have the pavement cleaned so a proper evaluation of the curb and pavement can be performed prior to paving.

Please inform us when this is completed so we can perform our evaluation.

Very truly yours,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

A handwritten signature in cursive script that reads "Raymond N. Koenig".

Raymond N. Koenig
RNK/bjt

C: Bob Nissen, Village of Elwood

I:\ELWDV\030598\word\final.surface.req.insp.4.28.04.doc



Consulting Engineers

COPY

Mr. Keith Mulholland, P.E.
Tyson Engineering, Inc.
367 South Schuyler Avenue
Kankakee, Illinois 60901

April 12, 2004

***Subject: Village of Elwood – Meadowbrook Subdivision - Unit 3 and 4
Wooded Cove Subdivision***

Dear Mr. Mulholland:

The Village of Elwood has forwarded to us your correspondence addressing closing out engineering services on the above referenced subdivisions.

~~We have been authorized by the Village to request from your firm all related~~
documentation for the projects, including test results, daily reports, deficiency lists, letter
of credit reductions, as-built drawings, and any other related project correspondence. The
Village has agreed to pay for any reasonable cost associated with reproduction of these
items.

If you have any questions please call.

Very truly yours,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

Raymond N. Koenig

Raymond N. Koenig
RNK/eat

C: Robert J. Nissen, Village of Elwood ✓
Steve A. Larson, P.E., Baxter & Woodman, Inc.

I:\ELWDV\030595\Word\req. for prjt. recds from tysn.4.9.04.doc

8840 West 192nd Street

Mokena, IL 60448

708.478.2090

Fax: 708.478.8710

info@baxwood.com



VILLAGE OF ELWOOD

P.O. BOX 435
ELWOOD, IL 60421
(815) 423-5011

May 11, 2004

First Midwest Bank
50 W. Jefferson Street
Joliet, Illinois 60432

ATTN: Steve Wilson

RE: Letter of Credit No. 670014020-201
Wooded Cove Development Corporation

Gentlemen:

The Village is in receipt of your letter dated April 23, 2004 indicating the above referenced Letter of Credit in the amount of \$380,677.04 will expire on October 7, 2004.

Please be advised that all public improvements have not been completed or accepted by the Village. Therefore, the Letter of Credit for Wooded Cove cannot expire on October 7, 2004. A future expiration date should be mutually agreed upon by the Developer and the Village.

Robert Nissen
Village Administrator

CC: Mayor Blum
Board of Trustees
File



First Midwest

ORIGINAL

**First Midwest Bank
300 North Hunt Club Road
Gurnee, Illinois 60031**

April 23, 2004

Sent by Certified Mail Receipt Number
7002 0460 0003 9362 1160

Village of Elwood
201 E. Mississippi
Elwood, IL 60421

Re: First Midwest Bank
Letter of Credit No. 670014020-201
Woodcove Development Corporation

Gentlemen:

In accordance with the terms and conditions of the above referenced Letter of Credit issued in your favor in the current amount of Three Hundred Eighty Thousand Six Hundred Seventy Seven and 04/100 (\$380,677.04) Dollars, we hereby inform you of the impending expiration date of October 7, 2004.

Sincerely,

Nadine Johnson
Loan Operations Officer

cc: Woodcove Development Corporation
Steve Wilson





First Midwest

First Midwest Bank
50 West Jefferson Street
Joliet, Illinois 60432
(815) 727-5222

IRREVOCABLE LETTER OF CREDIT NO. 670014020-201

Amount: U.S. \$250,00.00

To: Village of Elwood
201 E. Mississippi
Elwood, Illinois 60421

Date: September 19, 2002
Issuer: First Midwest Bank
Letter of Credit No: 670014020-201
Developer: Woodcove Development
Corporation
Subdivision: Wooded Cove Subdivision
Expiration: December 18, 2002

Ladies and Gentlemen:

We hereby issue this Irrevocable Letter of Credit in your favor up to the aggregate amount of Two Hundred Fifty Thousand and 00/100 (\$250,000.00) for the account of Woodcove Development Corporation.

This Letter of Credit is issued for the purposes of: (A) clearing, grubbing and earth moving, and all other public improvements as set forth in the drawings, specifications, plats and engineering, required and approved by the Elwood Subdivision Ordinance and all other applicable Ordinances; (B) providing funds for uncompleted subdivision improvements; (C) securing Village fees, dedications and contributions associated with such subdivision.

These funds are fully available by your drafts drawn on us at sight and accompanied by the following documents:

1. Statement purportedly signed by an authorized official of the Village of Elwood certifying that the amount drafted represents the funds required to complete or correct subdivision improvements in accordance with the approved subdivision plans or specifications or comply with such other requirements of the Village including those provided herein.

2. Copy of written notice to us, as issuer, dated not less than ten (10) days prior to the date of your draft(s) hereunder describing the specific work yet to be performed or to be corrected or describing such other basis for withdrawal of the amount drafted; and

3. Statement setting forth that drafts drawn hereunder are attributable to Wooded Cove Subdivision, First Midwest Bank, Letter of Credit Number 670014020-201.



Irrevocable Letter of Credit No. 670014020-201
September 19, 2002
Page 2

This Letter of Credit may be reduced to such amounts specified in writing from time to time by the Village President or the Administrator for the Village of Elwood. The issuer and developer agree that by reducing the amount of this letter, the Village is not accepting any public improvements or otherwise waiving any rights it may have.

Provided that the Village complies in a timely manner with the draft requirements in numbered paragraphs (1), (2) and (3) above if we fail to honor drafts drawn on this Letter of Credit in addition to all other damages which are limited by the amount of this Letter of Credit; we shall also pay the Village all reasonable attorney and expert fees; court costs and all other expenses incurred by the Village.

This Irrevocable Letter of Credit shall not operate as a limitation upon the obligation of Woodcove Development Corporation, Developer, to install all improvements required by the Village of Elwood and otherwise comply with all its other obligations including the purposes for which this Letter of Credit is issued.

This Letter of Credit shall be governed by and construed in accordance with the laws of the State of Illinois, including the Uniform Commercial Code. Unless inconsistent with Illinois law, this Letter of Credit shall be governed by and construed in accordance with the Uniform Customs and Practice for Documentary Credits (1993 Revision) the International Chamber of Commerce Publication No. 500, as hereby expressly incorporated by reference.

FIRST MIDWEST BANK



BY: Gail Perkins
ITS: Commercial Loan Officer



BY: Louise A. McLaren
ITS: Vice President

TYSON ENGINEERING INC.



DAVID A. TYSON, President
Registered IL Prof. Engineer No. 35894
Registered IL Prof. Land Surveyor No. 2445
Registered IN Prof. Engineer No. 19900588

DAVID A. NOBLE, Vice President
Registered IL Prof. Engineer No. 45313

JOHN C. BARRETT, Vice President
Registered IL Prof. Land Surveyor No. 2997

LANCE G. BEIGH
Registered IL Prof. Engineer No. 48363

KEITH T. MULHOLLAND
Registered IL Prof. Engineer No. 55791

367 South Schuyler Avenue
Kankakee, Illinois 60901
(815) 932-7406

FAX (815) 932-2951

E-Mail: tysoneng@sbcglobal.net

February 20, 2002

Village of Elwood
201 Mississippi
P.O. Box 435
Elwood, IL 60421

RE: VILLAGE OF ELWOOD
WOODED COVE PLANNED UNIT DEVELOPMENT
LETTER OF CREDIT REDUCTION
TEI NO. E02038

Gentlemen:

Geotech Inc. has submitted a Letter of Credit reduction request, dated February 7, 2003, for the referenced project. The request indicates that the construction is approximately 46 percent complete.

Village Ordinance requires all work in each of four phases be completed prior to any reduction in the Letter of Credit. One such phase is the Underground Improvements, which includes videotaping the sanitary sewer, installing the lift stations and installing the water service lines and water shut-off boxes. These items have not been completed and, according to Ordinance, no reduction in credit should be allowed.

Tyson Engineering, Inc. has reviewed the work progress and feels the work done to date has been of a high quality and meets Village requirements. Therefore, this office recommends a variance to the Ordinance and reduction to the Letter of Credit as follows:

Construction Costs of Incomplete Work	\$798,233.80
15% Contingency (Based on Incomplete Work)	\$119,735.07
5% Maintenance (Based on Incomplete Work)	\$ 39,911.69
15% Guarantee of Completed Work	\$ 99,395.55
New Letter of Credit Amount	\$1,057,276.11

The current Letter of Credit amount for this project is \$1,580,000.00.

Village of Elwood
February 20, 2003
Page Two

If you have any questions or need any additional information, please contact this office.

Very truly yours,

TYSON ENGINEERING, INC.

A handwritten signature in black ink, appearing to read "Keith T. Mulholland", with a stylized flourish at the end.

Keith T. Mulholland, P.E.

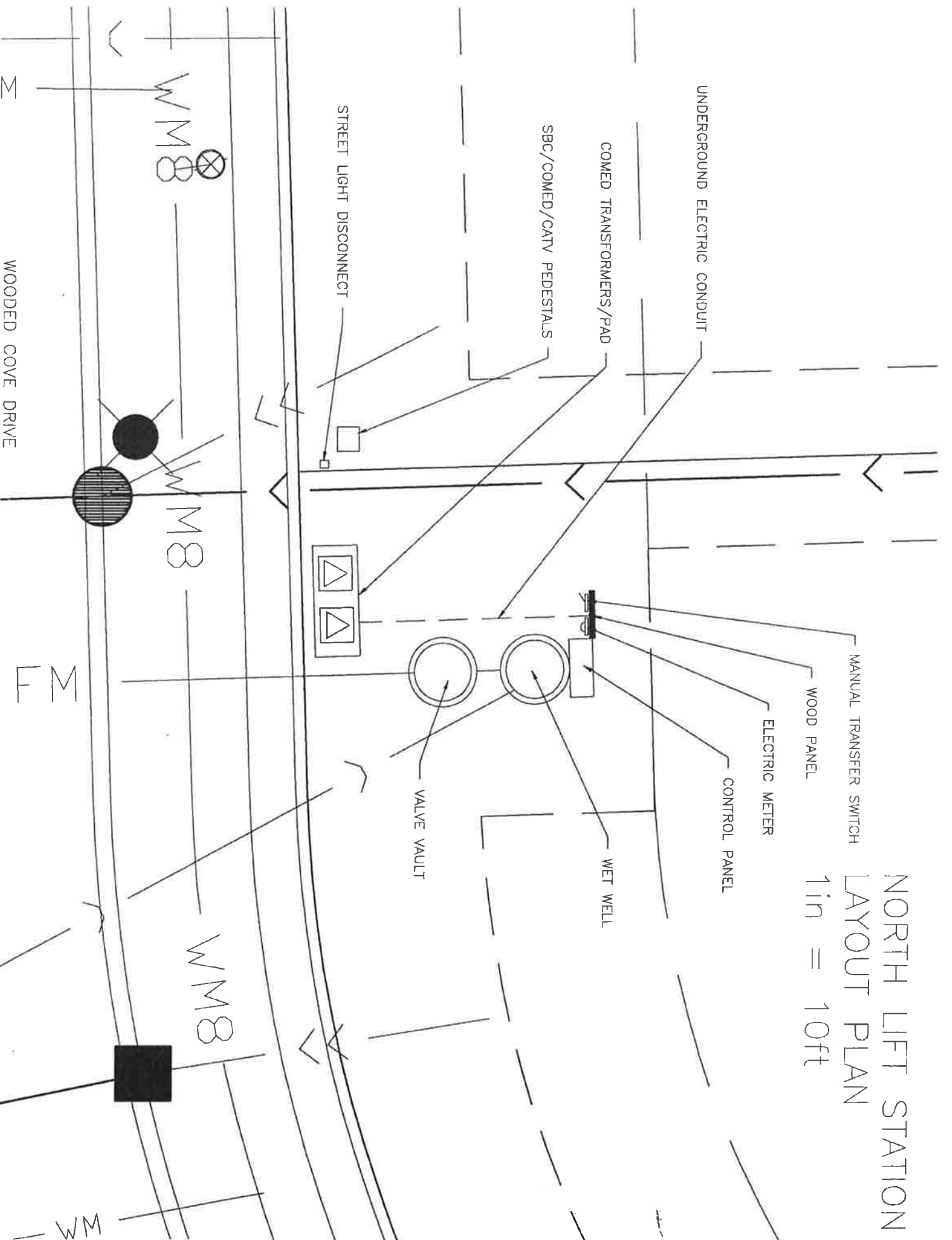
KTM/mc

02/20/03
 KEITH:\MYFILES\ELWOOD - WOODED COVE
 LTR OF CREDIT

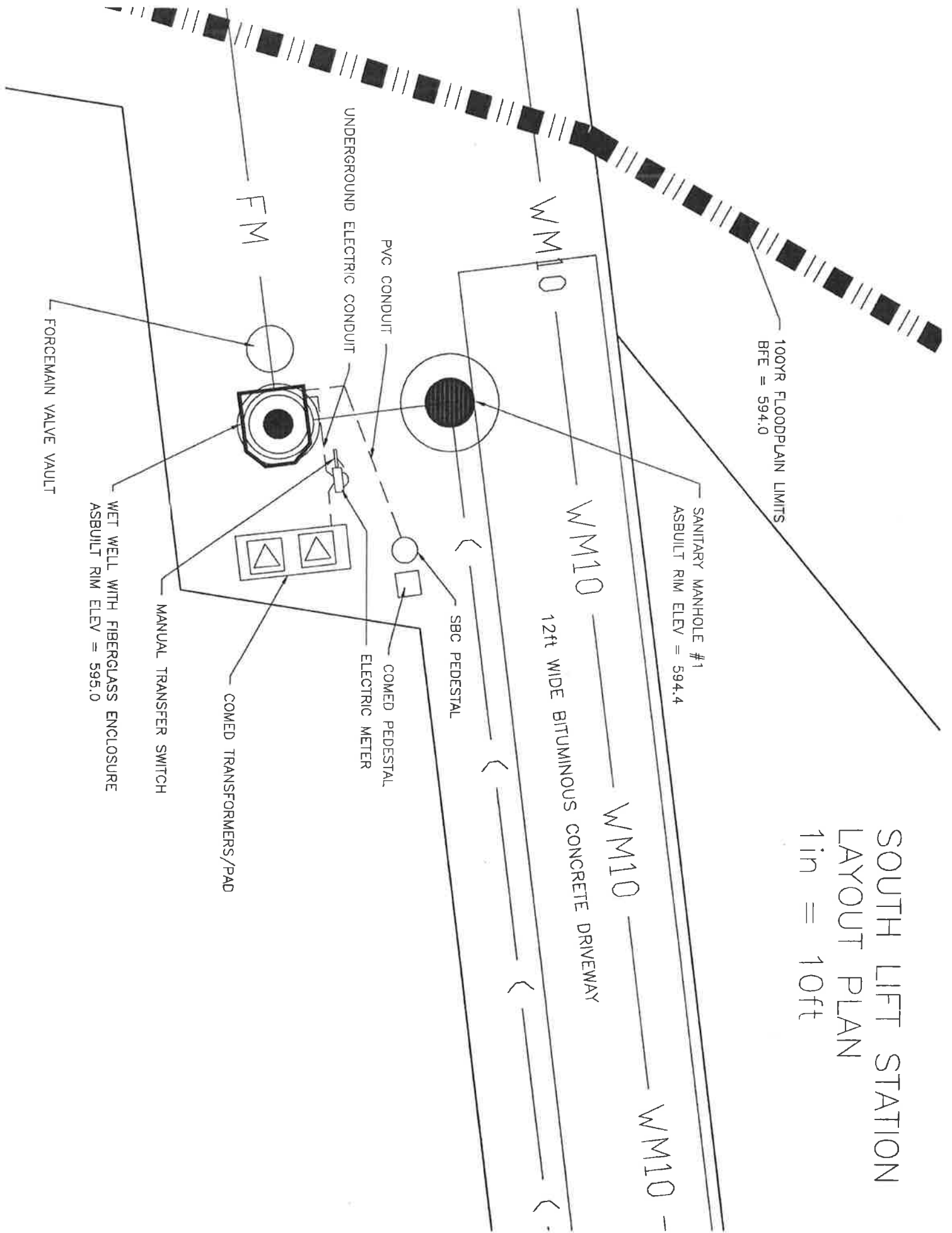
**WOODED COVE PUD
 REMAINING AMOUNT FOR LETTER OF CREDIT
 ELWOOD, IL**

LETTER OF CREDIT TABULATION		
WORK ITEM	ORIGINAL AMOUNT	REMAINING AMOUNT
SUBDIVISION ROAD WORK	\$533,224.20	\$533,224.20
SANITARY SEWER	\$353,172.00	\$112,000.00
SANITARY SEWER TELEVISIONING (5678 FT @ \$1.50 PER FOOT)	-	\$8,517.00
10% OF COMPLETED WORK	-	\$9,652.60
WATER MAIN	\$278,172.00	\$58,920.00
STORM SEWER	\$155,812.00	\$15,920.00
SITWORK	\$122,321.00	\$60,000.00
SUB-TOTAL		\$798,233.80
15% OF SUB-TOTAL (CONTINGENCY FOR INCOMPLETE WORK)		\$119,735.07
5% OF SUB-TOTAL (FOR MAINTENANCE)		\$39,911.69
15% GUARANTEE OF COMPLETED WORK		\$99,395.55
TOTAL AMOUNT REQUIRED FOR LETTERS OF CREDIT		\$1,057,276.11

NORTH LIFT STATION
LAYOUT PLAN
1in = 10ft



SOUTH LIFT STATION LAYOUT PLAN 1in = 10ft



PR8

VERSAMATE SERIES • PLUGS AND RECEPTACLES
100 AMP NEMA 4X METALLIC

002



Plug



Connector

- 100 Amp 600VAC/250VDC; 50-400 Hertz
NEMA 3, 4, 4X, 12①
- **PLUGS ONLY②:**
Class I, Div. 1 & 2, Groups B,C,D; NEMA 7 B,C,D
Class I, Zones 1 & 2, IIB+H₂, IIA
Class II, Div. 1 & 2, Groups F & G; NEMA 9 F,G; Class III

Regular Stranding: #4 - #2

Extra Box: #4 - #2

① File No. E10757 ② Certified File No. LR111846



E



C



Receptacle

FEATURES-SPECIFICATIONS

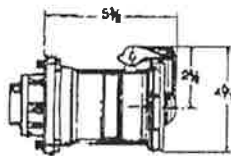
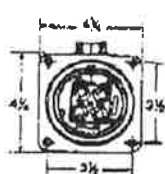
GROUND STYLE	CIRCUIT	DIMENST RANGE	CATALOG NUMBER	
			PLUG	CONNECTOR
Style I	2W2P	.88 - 1.68 IN	VP10277	VPR10287
	3W3P	.88 - 1.68 IN	VP10377	VPR10387
	4W4P	.88 - 1.68 IN	VP10477	VPR10487
Style II	2W3P	.88 - 1.68 IN	VP10687	VPR10687
	3W4P	.88 - 1.68 IN	VP10887	VPR10887

CATALOG NUMBER	DESCRIPTION
838	Reverse service for receptacles, plugs & connectors
837	Polarization for receptacles, plugs & connectors

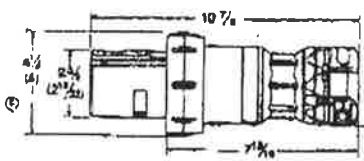
*See page PR6 for more information on these options.

GROUND STYLE	CIRCUIT	CATALOG NUMBER		
		E ① TYPE	C ① TYPE	RECEPTACLE ONLY
Style I	2W2P	VR1021ES	VR1021CS	VR1021
	3W3P	VR1031ES	VR1031CS	VR1031
	4W4P	VR1041ES	VR1041CS	VR1041
Style II	2W3P	VR1061ES	VR1061CS	VR1061
	3W4P	VR1081ES	VR1081CS	VR1081
Splice box only w/adaptor③		VJB7	VJC87	Angle adapter only VJA100

- ① 100 Amp Back Boxes are available in 1", 1-1/4", 1-1/2" & 2" conduit size. Size listed above is 1-1/2". For other available sizes, change the BOLD "8" in either the assembly or box only number as follows:
3=1", 4=1-1/4", 5=1-1/2", 6=2". Assembly catalog numbers are listed for ease of ordering or specification and devices are shipped as components.
- ② 100 Amp Boxes & Adapters also fit 60 Amp receptacles. Adapter only can be used to attach receptacle at an angle to a standard sheet metal box.

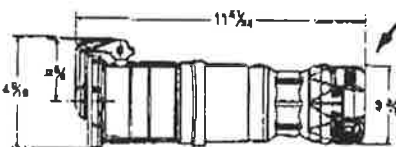


Receptacle



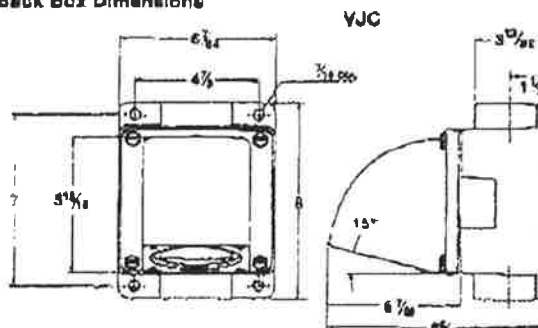
Plug

VersaRange® clamps provide a firm fit for one plug (or connector) over a wide range of cable diameters (competitors often need two - requiring additional sizing decisions).



Connector

Back Box Dimensions



Feed through style shown

- ① Components are interchangeable & UL classified with other UL1686 configured devices (when installed in accordance with instructions furnished with device). Assemblies containing components from other manufacturers would have the NEMA type rating of the lowest rated device.
- ② Plug hazardous substitute when mated with properly rated receptacles configured to use UL1686 type plugs, such as VersaMate VBO.
- ③ Dimensions in () are 3 pole devices; balance are 4 pole.

KILLARK®



SERVICE ENTRANCE SPECIFICATIONS

#SJ030286

WOOD COVE DEVELOPMENT
21146 WOODED COVE DR/20148 WEST POCKEY WAY
ELWOOD, ILLINOIS

PAGE 1 OF 5

(NOT INCLUDING ATTACHMENTS)

These specifications are for the customer, electrical contractor, and/or architect.

These specifications are for:

1. Service voltage of 120/240V, 3 phase, 4 wire, Open Delta Connected
2. 2 each 100 amp Underground Service
3. Estimated maximum demand load of 14kw – 20148 W Pockey Way & 6 kw 21146 South Wooded Cove

The customer or the electrical contractor should secure the approval of the appropriate governing authority. In localities where governing approval is required, ComEd will not connect service until such approval is received.

The customer and electrical contractor must conform to the **Commonwealth Edison Book of Information and Requirements for the Supply of Electric Service**.

Service location given is for load shown above. Any change in load may require a change in location.

This service plan is contingent upon ComEd receiving all required permits and/or easements.

Maximum available **short circuit current** for both lift stations is **10,465 amps (RMS symmetrical)**. Maximum available **short circuit current** for the ultimate transformation is **64835 amps (RMS symmetrical)**.

Acceptance as indicated below is for all pages of this document and attachments. Any addends, changes, or deletions to this document and/or attachments must be approved by both parties by initialing & dating such items. Any changes and/or deviations from the original specifications may result in (additional) customer charges and/or delay the start of construction.

Accepted By: (Company Official, Consultant or Architect)

_____ Date: _____

Title: _____

ComEd – New Residential Construction Group South





























By: _____ Date: _____

William Sobodas
Design Construction Consultant

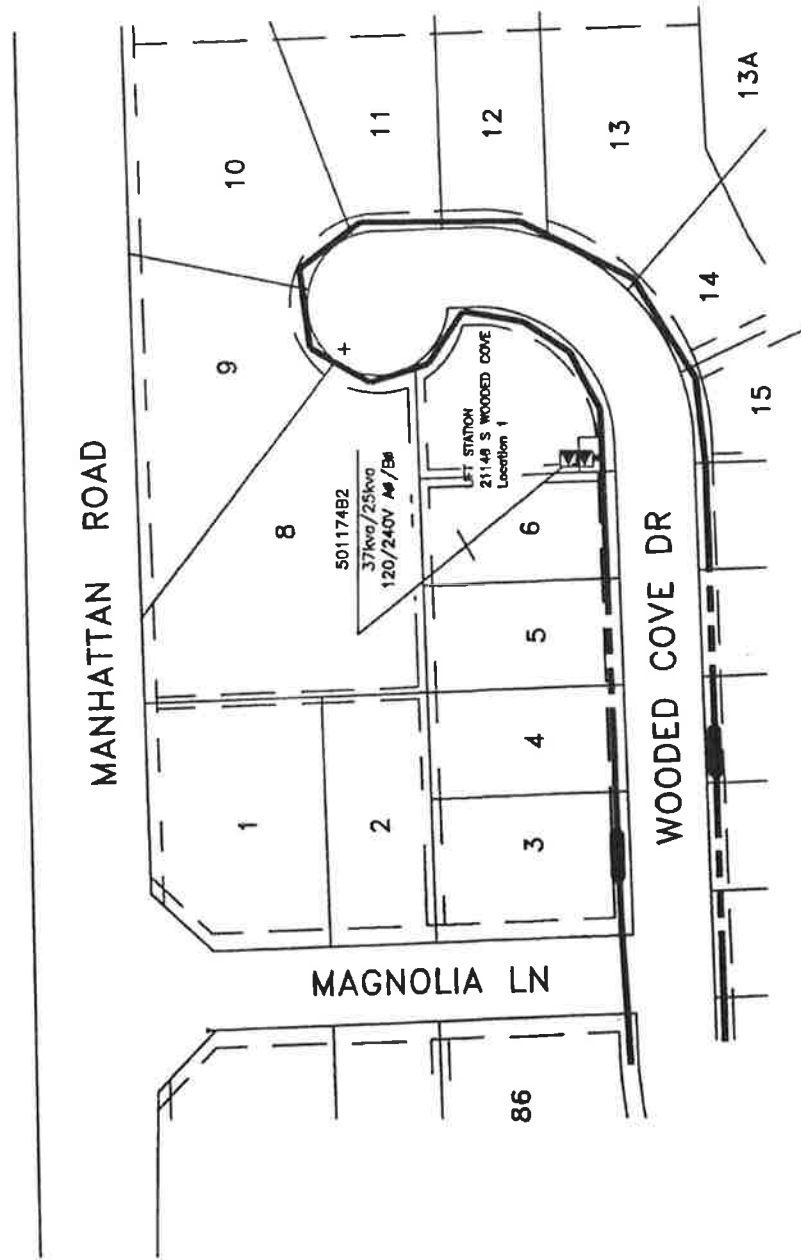
GENERAL NOTES

1. Trench route to be free and clear of all obstructions with grade not above nor below 4" of final grade before ComEd starts work. If abnormal soil conditions are encountered customer to provide trench and clear fill, or pay ComEd for additional cost incurred. Customer to have property lines and easements surveyed and staked in ComEd work locations.
2. Customer to locate and stake all existing **NON - J.U.L.I.E.** underground facilities in proposed trench route. Customer accepts responsibility for damage to such facilities not properly located and staked.
3. Customer is responsible for all repairs or replacements of trees, shrubs or pavement, etc. resulting from the installation, repair or replacement of ComEd facilities, on customer property.
4. Customer to install, own, and maintain concrete transformer foundation per attached ComEd specification **C5289**. Directional orientation of pad is to be per the attached sketch, note that the base of triangle indicates front of transformer pad.
5. ComEd to install, own, and maintain transformer(s).
6. ComEd to trench for directed buried ComEd primary cable per the attached sketch.
7. ComEd to install, own, and maintain primary cable.
8. Customer to install, own, and maintain secondary conduits and conductors. ComEd to furnish standard size lugs and connect secondary at transformer. Customer to furnish lugs and connect at metering facilities and service disconnect switch.
9. The motors at this location are not to be started simultaneously.
10. The 7.5 hp motors are to be limited to 10 starts per hour.
11. Any ComEd charges associated with these service specifications reflect work done by ComEd. There may be other charges required by other utility or communication companies. They should be contacted for their associated charges, if any.
12. Customer to install, own, and maintain CECHA approved outdoor meter connection device(s) per the attached ComEd specifications.
13. **ComEd requires the Hi-leg of a 120/240v service to be color-coded red and terminated to the right-side of a self contained meter fitting, or to the center terminal of a CT panel.**
14. Customer to contact ComEd CDC Department at (630) 723-2102 for inspection of foundation framing and reinforcing 48 hours prior to concrete being poured.
15. Customer approves of ComEd equipment location. Customer may not change grade on, or overbuild ComEd cable routes, or easements after facilities are installed. Any relocation due to flooding, settling, grade changes, etc., shall be paid for by the customer.

SKETCH SYMBOLS

	EXISTING POLE	HALF SHADED  INDICATES 1/2 OWNERSHIP ( INDICATES CUSTOMER OWNED POLE)
	PROPOSED POLE	
	EXISTING POLE TO BE REPLACED	
	EXISTING DOWN GUY AND ANCHOR	
	PROPOSED DOWN GUY AND ANCHOR	
	REMOVAL SYMBOL	
	EXISTING OVERHEAD PRIMARY CIRCUIT (DASHES INDICATED # OF PHASES)	
	PROPOSED OVERHEAD PRIMARY CIRCUIT	
	EXISTING POLE MOUNTED TRANSFORMER	
	PROPOSED POLE MOUNTED TRANSFORMER	
	POLE MOUNTED TRANSFORMER TO BE REPLACED	
	EXISTING CABLE TERMINAL POLE (DOWN FEED)	
	PROPOSED CABLE TERMINAL POLE (DOWN FEED)	
	EXISTING SERVICE DROP OR SECONDARY AERIAL CABLE	
	PROPOSED SERVICE DROP OR SECONDARY AERIAL CABLE	
	EXISTING OPEN WIRE SERVICE DROP OR SECONDARY	
	EXISTING UNDERGROUND PRIMARY CABLE (DASHES INDICATE PHASES)	
	PROPOSED UNDERGROUND PRIMARY CABLE	
	EXISTING UNDERGROUND SECONDARY OR SERVICE CABLE	
	PROPOSED UNDERGROUND SECONDARY OR SERVICE CABLE	
	EXISTING PAD MOUNTED TRANSFORMER (BASE OF TRIANGLE = FRONT)	
	PROPOSED PAD MOUNTED TRANSFORMER	
	PAD MOUNTED TRANSFORMER TO BE REPLACED	
	CABLE PROTECTION TUBES OR CONDUITS	
	SPLICE PIT	
	EXISTING METER ENCLOSURE	
	PROPOSED METER ENCLOSURE	

ComEd <small>An Euron Company</small>		
SERVICE ENTRANCE LOCATION SKETCH		
Woodcove Dev. Lift Station #1		
P.L.:S04174	SER/CWA:SJ030286	
DATE:03/01/03	PAGE 4 OF 5	



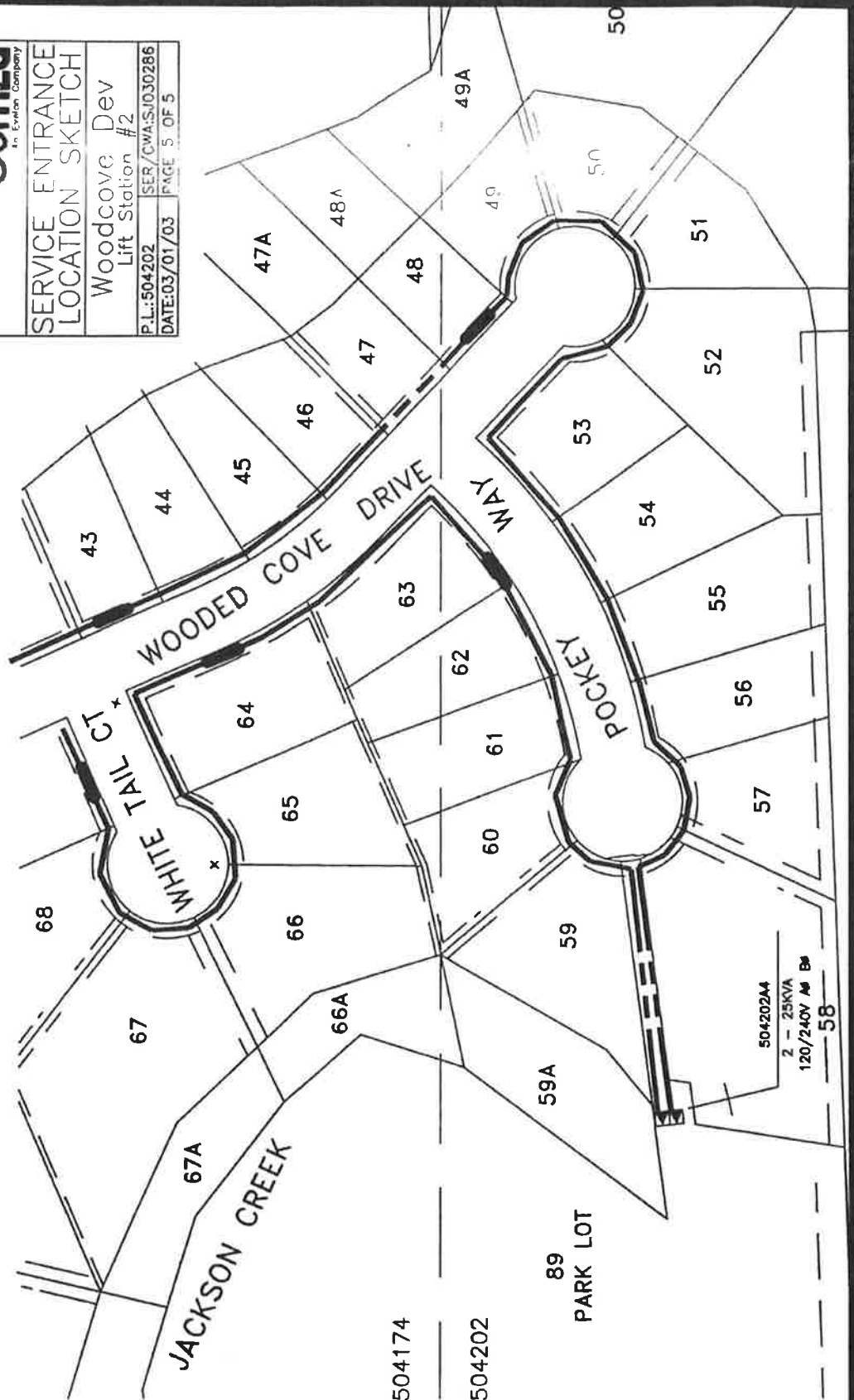
Notes: Customer to provide transformer pad and 2 - 4" elbows. (page 4 & 5)
 Customer to bring customer cable into pad. (page 4 & 5)

ComEd
An Exelon Company

SERVICE ENTRANCE
LOCATION SKETCH

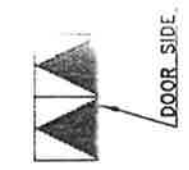
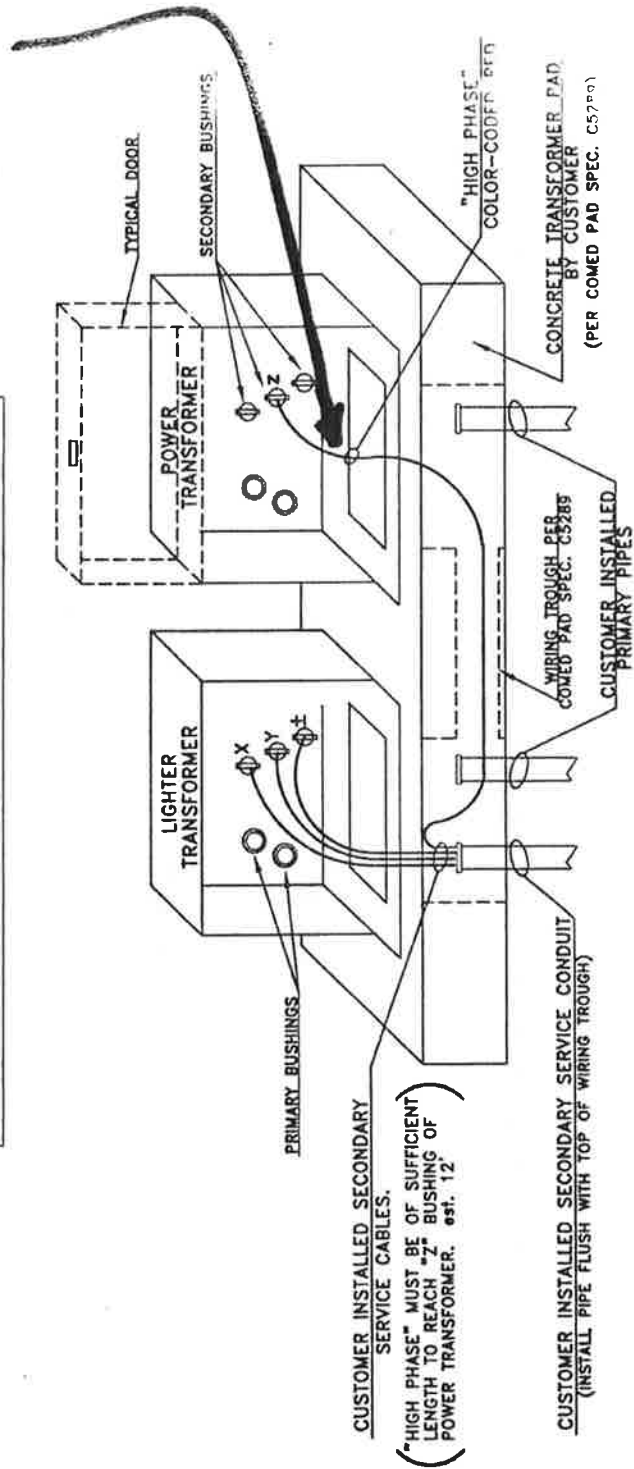
Woodcove Dev
Lift Station #2

P.L.: 504202 SER/CWA: SJ030286
DATE: 03/01/03 PAGE 5 OF 5

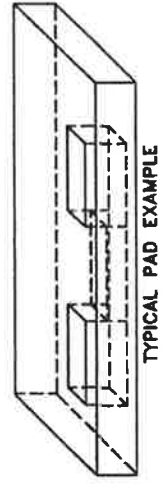


— OPEN DELTA —
3-PHASE 120/240V 4-WIRE
COMPARTMENTAL TRANSFORMER BANK

NOTE H, PHASE
CABLE



DOOR SIDE VIEW OF
CUSTOMER SECONDARY CABLE ROUTING



MEMORANDUM

TO: Doug Jenco, Village President
Village Board of Trustees

FROM: Robbie Day, Finance Director

RE: Fiscal Year 2018-19 Budget Ordinance

DATE: March 7, 2018

CC: Marian T. Gibson, Village Administrator

Background

On February 7, 2018, Village staff presented to the Village Board of Trustees and the public body, a proposed Annual Operating Budget for fiscal year May 1, 2018 through April 30, 2019. Modifications to the internal budget process have allowed for a more comprehensive, transparent and detailed budget document. Alterations have been made to utilize general funds to for future bond payments.

Recommendation

Village staff has applied comments from the budget discussions to the draft proposal, and appropriately modified the draft budget to align with the goals of the community and Board of Trustees. That being stated, staff recommends the Board of Trustees adopt the proposed FY 2018-19 Budget Ordinance.

Previous Action

N/A

Attachments

1. An Ordinance Approving the Annual Operating Budget of the Village of Elwood, Will County for fiscal year May 1, 2018 through April 30, 2019.
2. Exhibit A – Proposed Budget

WORKSHOP
DECEMBER 7, 2011

The Workshop Meeting of the Board of Trustees was called to order Wednesday, December 7, 2011 by President Offerman. Trustee Matchak absent.

Also present: Nick Narducci, Tom Gilbert, Dave Zafiratos, Max Bosso

Meeting opened with Pledge to the Flag.

PRESENTATION OF MINUTES – November 2, 2011

Workshop Minutes of November 2, 2011 were presented. Motion was made by Trustee Melahn to approve minutes as presented. Motion was seconded by Trustee Jenco. A voice vote was called: Trustee Jenco – yes, Trustee Jones – yes, Trustee LaPaglia – yes, Trustee Melahn – yes, Trustee Ruban – yes. Motion carried.

RESOLUTION FOR THE ADOPTION OF A SCHEDULE OF REGULAR MEETINGS FOR CALENDAR YEAR 2012

President Offerman –minor changes, Workshop for July 4, 2012 is a Holiday, move to July 11, 2012. Zoning and Planning, December 25, 2012 is a Holiday, will leave right now but will cancel meeting if needed. Park Committee to go to quarterly meetings, January, April, July and October 2012. Children's Garden, will be some changes in their meetings, they do no meet in the winter months.

ILLINOIS MUNICIPAL RETIREMENT FUND – Unfunded Liability

Nick Narducci – explained the unfunded liability and recommend to be paid, will be a help with the bond rating, right now we have a stable A rating. We will continue to pay annual pensions, the reason for the payment due to the economy going down a few years ago. The Village

chose to increase its annual contribution in order to make up the shortfall.

Elwood Energy cashed in on their leases and we got a share of that money, did receive approximately one million dollars. Would like to use that money to pay the unfunded liability and also pay off our vehicle leases. Reviewed the investment portfolio, interest rate forecast and treasury rate forecast and explained to the board.

Asking the Board to use money to pay the unfunded liability in the amount of \$280,060, will also free up money in the General Fund and Water/Sewer Fund.

President Offerman explained the IMRF and how it works and how we need to pay the unfunded liability.

OTHER BUSINESS

Jamie Mack explained to the board about the Wooded Cove Impact Fee Fund. Residents were interested in the \$60,000 that was put in a fund for a walk bridge over Jackson Creek to connect with a pathway at Hartz Development. Have had two (2) meetings with the Wooded Cove residents, a survey was conducted and four recommendations came from the meetings; 1) purchase an alternate lot for a community park, 2) keep the fund in place for a future project, 3) use the fund for another \$60,00 development project within Wooded Cove and 4) give money to property owners. Gave an estimate on the cost of bridge and bike path. Explained the purpose of the impact fee, the residents of Wooded Cove did not pay the Park Impact Fee when receiving their building permit. The fee was paid by the developer.

Motion was made by Trustee LaPaglia to adjourn meeting. Motion was seconded by Trustee Jones. All voted in favor of motion. Motion carried.

Pat Buchenau, Village Clerk

Date: Tue, 24 Oct 2006 14:42:47 -0500 (CDT)
From: "Edward P. Graham" <epgraham@graham-law.com>
To: "Aimee Ingalls" <aimeeingalls@villageofelwood.com>
Subject: Wooded Cove CCRs

LAW OFFICES OF EDWARD P. GRAHAM
1112 S. Washington Street
Suite 212
Naperville, Illinois 60540
630.357.2333
www.graham-law.com

MESSAGE:

Aimee:

Following our brief discussion, which could be summarized by the phrase "not my problem" (kidding, of course), I have elected to give you some citations from the CCRs to use in your discussion with the complaining homeowner. I have been involved in these from the side of the homeowners, and surely can appreciate any frustration, but the lesson here is that the written document controls.

1. The recital makes all of the Wooded Cove subdivision subject to the CCRs (see legal description).
2. Various definitions are pertinent to the issue, including 1.05 Developer, 1.09 Owner and 1.10 Protective Covenants.
3. Section 3.01 provides for the establishment of an Architectural Review Committee, which is deemed the Developer so long as it owns just a SINGLE lot.**
If not the case, then the Developer appoints 3 building site owners to act in this capacity.
4. The Developer calls the shots then as long as it owns even a SINGLE lot, including approval of construction of improvements of any nature. (Section 3.02)
5. Front elevations of all residential structures are to be constructed of brick or "dryvit" or a combination of brick, "dryvit" or cedar or its equivalent. Vinyl siding may only be used on the sides and rears of the structures.+
6. Section 3.04 provides: "To preserve the architectural and aesthetic appearance of Wooded Cove Estates PUD, no construction of improvements of any nature whatsoever shall be commenced or maintained by any owner other than the Developer...unless and until...the same shall have been submitted to and approved in writing by the Architectural Review Committee. ##
7. Section 3.04(b) provides the ARC the authority to bring a lawsuit to enjoin or stop construction and to require removal or correction of any work which does not comply with approved plans and specifications.%%
8. Finally, and most significantly, Section 3.17 gives the Developer or Declarant the right to vary and/or waive any requirements, restrictions or other provisions set forth in Article III with respect to ANY building site; and no owner of a building site who did not receive a waiver or variance shall have any claim or cause of action.

So the final answer is that there is no relief for the complaining homeowner through the Village, and where the Developer has allowed the use of vinyl to be installed on the front elevations, there is no remedy either. Naturally, if there is an ARC and the Developer has sold off all lots, the conclusion is different.

Ed

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED, AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT READING, DISSEMINATING,

**Village of Elwood Parks and Recreation Dept.
Recommendation for Woodcove Development**

The Village of Elwood Parks and Recreation Department would like to recommend to the Village Board the following:


Recommendation that Woodcove Development install sidewalks through-out the development. Per Impact Fee Ordinance #534, Woodcove Development shall donate land on West side of Jackson Creek, East side of the railroad tracks, outside of the designated flood plain, for future park land. Also, Woodcove Development shall install a 6' bridge over Jackson Creek in the Public Utility Right of Way.

STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jeffrey J. Allen, as President of WOODCOVE DEVELOPMENT CORPORATION, an Illinois corporation, and Patricia J. Allen, as Secretary of said corporation, both personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such respective officers, appeared before me this day in person and acknowledged that they signed and delivered such instrument as their own free and voluntary acts and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and official seal this 22nd day of November, 2005.

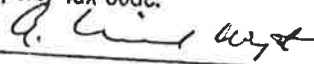



Notary Public

This Instrument Prepared By:
A. Michael Wojtak, Esq.
2801 Black Road, Second Floor
Joliet, Illinois 60435

After Recording Mail to:
Village of Elwood
201 E. Mississippi Street
P.O. Box 435
Elwood, Illinois 60421

Mail Tax Bill to:
Village of Elwood
201 E. Mississippi Street
P.O. Box 435
Elwood, Illinois 60421

Exempt under provisions of Paragraph F
Section 31-45, Property Tax Code.
11-22-05 
Date Buyer, Seller, or Representative

LAURIE MCPHILLIPS, Will County Recorder58 East Clinton Street
Joliet, Illinois 60432Will County, Illinois
RECEIPT FOR PAYMENT

Telephone: (815)740-4637

11/23/2005 11:23AM

Receipt Number: BB494370

Batch: 11P123

Status: Generated

Comment: CAH

Source

CASH

Paid By

VILLAGE OF ELWOOD

*(Jeff Allen
Cash)*

Reference

Total Amount Tendered

Amount Tendered

19.00

19.00

No.	For	Book/Page	File ID	Recording Time/Account Name	Amount Assessed
1	DEED WD		R 2005206755	11/23/2005 11:23 AM	
				AUTOMATION FEE	3.00
				COUNTY TRANSFER TAX	0.00
				RECORDING FEE	12.00
				STATE TRANSFER TAX	0.00
				COUNTY GIS FEE	2.00
				RECORDER'S SPECIAL FUND FEE	1.00
				IL RENTAL HSNG SUPPORT SURCHRG	0.00
				IRHSA COUNTY SURCHARGE	0.00
				COPY FEE	1.00
				Total Assessed	19.00
				Amount Tendered	19.00
				Total Due	0.00

Revenue Tax 0.00

MEETING OF NOVEMBER 16, 2005

The regular meeting of the Board of Trustees, Village of Elwood, was called to order at 7:00 PM, November 16, 2005 by President Blum. One board member Trustee Kirincich absent.

Also present: Aimee Ingalls, Ed Graham, Nick Narduci, Steve Larson, John Eskra, Greg Hickey, Len Pulaski, Floyd Garrett, Jerry Buchenau, Wes Winkler, Kim Smith from the Herald News, Tim Grogan from RHA Homes

Meeting opened with Pledge to the Flag.

A motion by Trustee Attwood to amend the Agenda the Letter of Credit for Wooded Cove Development. Seconded by Trustee Bernhard. All voted in favor of motion. Motion carried.

PUBLIC COMMENTS

Trustee Ruban commended everyone that was involved with the presentation and tour given to Speer Financial.

Tim Grogan from RHA Homes – just wanted to introduce himself to the board, a private company. Had joint meeting with developers. The property they are interested in is the Centex property which will be divided with three different developers.

PRESENTATION OF MINUTES

The minutes of October 19, 2005 were presented. A motion by Trustee Strawn to approve minutes as presented. Seconded by Trustee Ruban. All voted in favor of motion. Motion carried.

PRESENTATION OF BILLS

The bills for the previous month were presented. A motion by Trustee Attwood to approve bills as presented. Seconded by Trustee Bernhard. All voted in favor of motion. Motion carried.

AN ORDINANCE AUTHORIZING THE VACATION OF CERTAIN PORTIONS OF MISSISSIPPI AVENUE AND DIAGONAL ROAD WITHIN THE VILLAGE OF ELWOOD

President Blum explained this is just a matter of cleaning up documents. Ed Graham – matter has been reviewed and there is no easement. Does not require CenterPoint to pay any money.

A motion by Trustee Ruban to approve Ordinance 794, An Ordinance Authorizing the Vacation of Certain Portions of Mississippi Avenue and Diagonal Road Within the

Village of Elwood. Seconded by Trustee Matichak. All voted in favor of motion. Motion carried.

AN ORDINANCE AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$7,500,000 GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2005, OF THE VILLAGE OF ELWOOD, ILLINOIS

A presentation was given by Nick Narduci that was given to Speer Financial. We have received a BBB+ rating. Very good for our first time going for a bond issue. Bonds will be done in two (2) Series.

President Blum -- will not have to go to village residents, there will be no tax increase.

Nick Narduci -- with the bonds, will be able to build the Village Hall.

Ed Graham -- reviewed the two (2) bond ordinances. The 2005 bond to be issued on Monday and the 2006 bond issue to be done in 20 days. Explained how the bonds will be paid. Will be used for public improvements. Will have to abate the taxes.

A motion by Trustee Ruban to approve Ordinance 795, An Ordinance Authorizing the Issuance of not to Exceed \$7,500,000 General Obligation Improvement Bonds, Series 2005, of the Village of Elwood, Illinois with correction on the last page of document. Seconded by Trustee Attwood. A voice vote was called: Trustee Attwood -- yes, Trustee Bernhard -- yes, Trustee Matichak -- yes, Trustee Ruban -- yes, Trustee Strawn -- yes. Motion carried.

AN ORDINANCE AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$7,500,000 ORIGINAL PRINCIPAL AMOUNT OF GENERAL OBLIGATION (CAPITAL, APPRECIATION) BONDS, SERIES 2006, OF THE VILLAGE OF ELWOOD, ILLINOIS

A motion by Trustee Strawn to approve Ordinance 796, An Ordinance Authorizing the Issuance of not to Exceed \$7,500,000 Original Principal Amount of General Obligation (Capital, Appreciation) Bonds, Series 2006, of the Village of Elwood, Illinois with correction on the last page of document. Seconded by Trustee Matichak. A voice vote was called: Trustee Attwood -- yes, Trustee Bernhard -- yes, Trustee Matichak -- yes, Trustee Ruban -- yes, Trustee Strawn -- yes. Motion carried.

AGREEMENT FOR ADMINISTRATIVE SERVICES FOR SSA -- David Taussig and Associates

Nick Narducci -- explained that David Taussig & Associates from California will be doing the paper work for the Village to bill for SSA. Bills to be issued in three to four weeks, will have thirty days to pay.

A motion by Trustee Attwood to approve the Agreement for Administrative Services for SSA with David Taussig and Associates. Seconded by Trustee Strawn. A voice vote was called: Trustee Attwood -- yes, Trustee Bernhard -- yes, Trustee Matichak -- yes, Trustee Ruban -- yes, Trustee Strawn -- yes. Motion carried.

APPROVAL OF PAYMENT FOR CHAMPION ENVIRONMENTAL SERVICES

Aimee Ingalls – Pay Request #1 in the amount of \$76,522.50. This is in regards to the decommissioning of the wastewater treatment plant. Recommended approval by CTF. Payment has been made, we need to ratify by motion the payment.

A motion by Trustee Ruban to ratify payment of Pay Request 1 for Champion Environmental Services in the amount of \$76,522.50. Seconded by Trustee Matichak. A voice vote was called: Trustee Attwood – yes, Trustee Bernhard – yes, Trustee Matichak – yes, Trustee Ruban – yes, Trustee Strawn – yes. Motion carried.

CHANGE ORDER NO. 1 – CHAMPION ENVIRONMENTAL SERVICES, INC.

Aimee Ingalls – the Change Order is for the moving of the fence, needed to install a new fence at the cost of \$8,976.45.

A motion by Trustee Attwood to approve Change Order No. for Champion Environmental Services in the amount of \$8,976.45. Seconded by Trustee Bernhard. A voice vote was called: Trustee Attwood – yes, Trustee Bernhard – yes, Trustee Matichak – yes, Trustee Ruban – yes, Trustee Strawn – yes. Motion carried.

2005 PARKWAY TREE PLANTING PROJECT – Baxter & Woodman

President Blum explained the project. Was put out for bid and four (4) were received. Low bidder was Nettle Creek of Morris in the amount of \$24,950.00. Was under the engineers estimate.

A motion by Trustee Ruban to approve the Nettle Creek Gardens bid in the amount of \$24,950.00. Seconded by Trustee Strawn. A voice vote was called: Trustee Attwood – yes, Trustee Bernhard – yes, Trustee Matichak – yes, Trustee Ruban – yes, Trustee Strawn – yes. Motion carried.

2005 TAX LEVY – TRUTH AND TAXATION

Nick Narducci – just some general information – must be filed by the last Tuesday in December. Will be bringing before the board for more discussion. We are the lowest tax rate in the County at .1160. We need to look and see where or what can be done to increase our tax base. Will have a Public Hearing on December 21st if we decided to increase the levy.

MISSISSIPPI AVENUE OVERLAY

Aimee Ingalls explained that we will not get the Com Ed poles in this year. We need to consider either patching or doing an overlay on Mississippi. Would cost less to do an overlay than the patching. We will have to decide real soon.

Trustee Ruban – do the overlay.

A motion by Trustee Strawn to recommend doing the overlay not to exceed \$12,000.00 in accordance with the Village Procurement Ordinance. Seconded by Trustee Ruban. A voice vote was called: Trustee Attwood – yes, Trustee Bernhard – yes, Trustee Matichak – yes, Trustee Ruban – yes, Trustee Strawn – yes. Motion carried.

LETTER OF CREDIT FOR WOODED COVE DEVELOPMENT

Steve Larson – inspections have been made from the punch list. There are five (5) items that need to be addressed.

- 1) Provide and test the emergency generator. Will be done in this week.
- 2) Provide spare parts list for the components of the panels from the manufactures of the lift stations. The developer is working with the equipment supplier to provide this list, but has indicated that it may take some time to produce it. We recommend that the developer provide the Village with a letter giving his assurance that the list will be provided. – Will take some to do. recommend he gives a letter that he will provide as soon as they come in.
- 3) Provide a check for \$60,000.00 to the Village of Elwood for compensation for the pedestrian foot bridge that was not installed.
- 4) Deliver eight (8) b.bboxes to the Elwood Public Works Department as compensation for damaged b.bboxes. – Will be provided soon.
- 5) Maintenance guarantee be furnished in the amount of 15% of the initial Completion for a two year period. Wants this waived.

A motion by Trustee Strawn to accept final Letter of Credit for Wooded Cove with items listed being completed with recommendation from Staff. Seconded by Trustee Ruban. A voice vote was called: Trustee Attwood – yes, Trustee Bernhard – yes, Trustee Matichak – yes, Trustee Ruban – yes, Trustee Strawn – yes. Motion carried.

BOARD REPORTS

Trustee Strawn – discussed snow plowing. Recommend we go outside for plowing.

A motion by Trustee Ruban to adjourn meeting. Seconded by Trustee Bernhard. All voted in favor of motion. Motion carried.



Pat Buchenau
Village Clerk



Mr. Robert Blum
Village President
Village of Elwood
PO Box 435
201 E. Mississippi Street
Elwood, Illinois 60421

November 16, 2005

Attention: Aimee Ingalls, Village Administrator

Subject: Village of Elwood – Wooded Cove Estates Subdivision

Dear Mr. Blum:

The following is a deficiency list of items that remains to be addressed before we can recommend acceptance of the project by the Village. All other remaining items from our October 6, 2005, and October 27, 2005 lists have been addressed to the satisfaction of the Village of Elwood.

1. Provide and test the emergency generator.
2. Provide spare parts list for the components of the panels from the manufacturers of the lift stations. The developer is working with the equipment supplier to provide this list, but has indicated that it may take some time to produce it. We recommend that the developer provide the Village with a letter giving his assurance that the list will be provided.
3. Provide a check for \$60,000.00 to the Village of Elwood for compensation for the pedestrian foot bridge that was not installed.
4. Deliver (8) eight b. boxes to the Elwood Public Works Department as compensation for damaged b. boxes.

The Village's subdivision ordinance requires a maintenance guarantee be furnished in the amount of 15% of the initial completion guarantee upon final completion of the public improvements and prior to acceptance. The maintenance guarantee is to be effective for a period of two years after the final acceptance of said improvements. The developer is requesting that this requirement be waived by the Village.

8840 West 192nd Street

Mokena, IL 60448

708.478.2090

Fax 708.478.8710

info@baxterwoodman.com

**GEOTECH INC.****CONSULTING ENGINEERS — LAND SURVEYORS**

1207 CEDARWOOD DRIVE

JOLIET, ILLINOIS 60435

PHONE (815) 730-1010

FAX (815) 730-1093

E-MAIL: INFO@GEOTECHCONSULTANTSINC.COM

November 9, 2005

Mr. Robert Blum
Village President, Village of Elwood
P.O. Box 435
201 E. Mississippi Street
Elwood, Illinois 60421

RE: Wooded Cove Estates Subdivision—Final Inspection
Geotech Job #15438

Dear Mr. Blum:

Please find enclosed two (2) sets of Asbuilt Construction Plans and one (1) copy of other miscellaneous record drawing material for the subject development. The material is being provided in accordance with Baxter and Woodman's review letter dated October 26, 2005. At this time we have completed all of the items on the deficiency list that we feel we are responsible for. The following is a response to their comments:

<u>ITEM #</u>	<u>RESPONSE</u>
----------------------	------------------------

General Comments

1. Woodcove Development Corp. no longer owns any of the lots in the subdivision, and is therefore not responsible for the erosion control of any unimproved lots.
2. In our meeting together which included Mr. Larson from B&W, it was agreed that we were not responsible to improve the parkways.
3. We have removed all of the construction debris as directed.
4. The Asbuilt Record Drawings are enclosed.

Combination Curb and Gutter

1. The sunken curb and gutter at Lot 28 has been repaired.

Sidewalk

1. The only sidewalk that has not been installed is on unimproved lots that currently have a building permit and are under construction. The Village can simply deny occupancy unless the sidewalks are installed by the homeowner.
2. The sidewalk at Lot 82 has been repaired by the homeowner whom is currently constructing a house on this lot and had to remove a square of sidewalk in order to install the water service.
3. The sidewalk at Lot 24 has a couple of surface cracks, but is otherwise structurally sound. It appears that any damage that was done to the sidewalk was a result of the homeowner during house construction, and so any repairs necessary should have been performed by the homeowner prior to receiving the occupancy permit from the Village.

Lift Stations

1. The emergency generator has been purchased and is being temporarily stored by Woodcove Development Corp. We will schedule a delivery and startup/test run meeting with the Public Works department. In response to the August 22, 2005 memo we offer the following:

11/15/2005

Page 2

- a. The generator line circuit breaker rating is 100-amps. The A.W.G. size is #3, type THNN with 4 conductors for the output cable. A catalog cut sheet for the connector and plug is enclosed.
 - b. The trailer towing hitch is a standard 2-5/16 hitch ball receiver.
 - c. Site plans for both stations showing the location of all equipment are enclosed.
 - d. Automatic back-up float switch systems were not included in the final approved specifications for either lift station and therefore have not been installed. Both stations use a transducer level for control, and both have alarm dialers in case the transducer fails.
 - e. The submittals for the lift stations were delivered to the Village and approved prior to construction. Gasvoda and Associates was the company who supplied the lift stations and control panels. They are currently trying to obtain a parts list for the components of the panels from the manufacturers, and will forward them to the Village upon receipt.
 - f. The neutral bus for the incoming service has been bonded to ground as requested.
2. The manual transfer switches and receptacles have been installed at both lift stations and the generator has been equipped with the plug and wire for connection.
 3. The north lift station control panel door has been fixed.

Pockey Way Lift Station

1. The emergency generator has been acquired.
2. The emergency connection has been installed.
3. The piping in the lift station cabinet has been repainted.
4. The landscaping around the lift station has been completed.
5. The elevation of the station is 595.0 and the 100-yr floodplain elevation is 594.0.

Drainage and Utility

1. All of the water service boxes, water valves, and auxiliary valves have been keyed, and where correction was necessary they have been repaired. There were eight (8) water service boxes on vacant lots that were damaged and it was agreed upon that Woodcove would supply eight (8) new boxes to the Village for future replacement when the lots are built on. Woodcove has delivered the new boxes to the Village.
2. There is currently a slight low spot in front of storm structure 49. Upon further inspection it was determined that this situation will be corrected upon final grading of Lot 75, which is still a vacant lot, and that no action need be taken.
3. The list of structures for which the frames were to be graded and mortared has been repaired.
4. The offset frame for the valve vault has been repaired, but not for sanitary manhole #7. This manhole is located within a new concrete driveway apron. Woodcove Development does not feel it is their responsibility to repair the offset frame since they did not construct the house or the concrete driveway, and did not cause the current condition. Our assessment of the situation is that the entire driveway apron would need to be removed and replaced in order to repair the frame. Woodcove has offered to mortar the frame as it is, but this was rejected by Village staff.

Pavement Area and Driveways

1. The surface gaps near the entrance of the subdivision have been repaired.
2. The saw-cut in the pavement at the intersection has been repaired.

11/15/2005

Page 3

Lighting

1. The street light was relocated between Lot 30 and 31 because of the ComEd electrical layout and the final location of the service pedestal, which is at this lotline.

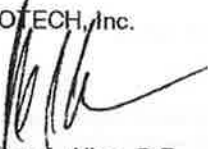
Landscaping

1. In our meeting together which included Mr. Larson from B&W, it was agreed that we were not responsible to install any parkway trees.
2. Upon further inspection of the grade between Lot 14 and 15, it was decided that the flood route is currently adequate and will be completed upon construction of the house on Lot 14.
3. We have informed the owner of the tree next to sanitary manhole #12 that he may relocate the tree on his own, or we would remove it.

We feel that we have adequately addressed the concerns of the Village Staff and consultants and would appreciate your expeditious review and approval of this matter. We request the final release of the Letter of Credit for the project. The emergency generator will be delivered to the Village at the startup/test run meeting with Public Works and the developer's electrician. The monies for the pedestrian bridge will be released by First Midwest Bank, whom is holding the letter of credit, and delivered to the Village, upon notification by the Village to the Bank that everything is satisfactory. If you have any questions or need any additional information please feel free to call.

Sincerely,

GEOTECH, Inc.



Jeffrey J. Allen, P.E.
Engineering Director

Enclosures

Cc: Ray Koenig, Baxter and Woodman



Mr. Robert Blum
Village President
Village of Elwood
PO Box 435
201 E. Mississippi Street
Elwood, Illinois 60421

November 16, 2005

Attention: Aimee Ingalls, Village Administrator

Subject: Village of Elwood – Wooded Cove Estates Subdivision

Dear Mr. Blum:

The following is a deficiency list of items that remains to be addressed before we can recommend acceptance of the project by the Village. All other remaining items from our October 6, 2005, and October 27, 2005 lists have been addressed to the satisfaction of the Village of Elwood.

1. Provide and test the emergency generator.
2. Provide spare parts list for the components of the panels from the manufacturers of the lift stations. The developer is working with the equipment supplier to provide this list, but has indicated that it may take some time to produce it. We recommend that the developer provide the Village with a letter giving his assurance that the list will be provided.
3. Provide a check for \$60,000.00 to the Village of Elwood for compensation for the pedestrian foot bridge that was not installed.
4. Deliver (8) eight b. boxes to the Elwood Public Works Department as compensation for damaged b. boxes.

The Village's subdivision ordinance requires a maintenance guarantee be furnished in the amount of 15% of the initial completion guarantee upon final completion of the public improvements and prior to acceptance. The maintenance guarantee is to be effective for a period of two years after the final acceptance of said improvements. The developer is requesting that this requirement be waived by the Village.

8840 West 192nd Street

Mokena, IL 60448

708.478.2090

Fax 708.478.8710

info@baxterwoodman.com



Page 2
November 16, 2005

Upon completion of the above remaining items we recommend formal acceptance of the project by the Village of Elwood.

Very truly yours,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

A handwritten signature in black ink, appearing to read "Steve A. Larson". The signature is fluid and cursive, written over the printed name.

Steve A. Larson, P.E.
Vice President
SAL/RNK/bjt

C: Jeff Allen, Geotech, Inc.
Aimee Ingalls, Village of Elwood
Scott Haywood, Village of Elwood
Rich Talkington, EMC
Dennis Dabros, Baxter & Woodman, Inc.

I:\ELWDV\030598\word\WoodedCoveSub_deflist11.15-05.doc



Mr. Robert Blum
Village President
Village of Elwood
PO Box 435
201 E. Mississippi Street
Elwood, Illinois 60421

October 28, 2005

Subject: Village of Elwood – Wooded Cove Estates Subdivision

Dear Mr. Blum:

We have completed a follow up walk thru inspection of the subject project on October 26, 2005. The following is a deficiency list of items that need to be addressed before we can recommend acceptance of the project by the Village:

General Comments –

1. Provide erosion control for all unimproved lots. ✓
- ✗ 2. Improve parkways by removing construction debris and placing topsoil to grade.
- ✗ 3. Remove debris piles from within the project limits.
- ✓ 4. Submit Record Drawings showing all changes and As-Built dimensions to this office for review prior to printing. The plans should include but not be limited to the location of all sanitary sewer stubs from the downstream manhole; all distances from manhole to manhole, b. box locations, water valve and fire hydrant locations, etc.

Combination Curb and Gutter -

- ✓ 1. Repair sunken curb and gutter at Lot 28.

Sidewalk -

- ✓ 1. Construct sidewalks through all remaining unimproved lots.
- ✓ 2. Repair sidewalk at Lot 82.
- ✓ 3. Repair sidewalk at Lot 24.

Lift Stations –

Wooded Cove Lift Station

- ✗ 1. Provide emergency generator and address all previous comments per August 22, 2005 memo, updated October 5, 2005 (copy enclosed).

8840 West 192nd Street

Mokena, IL 60448

708.478.2090

Fax 708.478.8710

info@baxterwoodman.com

2. Provide connection for the emergency generator.
3. Ensure control panel door opens and closes without obstruction.

Pockey Way Lift Station

1. Provide emergency generator.
2. Provide connection for the emergency generator.
3. Repaint piping in the lift station cabinet.
4. Complete landscaping around the lift station.
5. Verify the lift station is above the 100 year flood plain.

Drainage and Utility –

1. Key all water service b. boxes, water valves, and fire hydrant auxiliary valves with a representative of the Village of Elwood.
2. Grade lot lines to flow to STSW CB 49.
3. Adjust to grade and mortar frame for the following structures:
 - a. Force Main MH 21
 - b. Force Main MH 22
 - c. STSW MH 2
 - d. STSW IN 7
 - e. STSW MH 9
 - f. STSW MH 25
 - g. STSW MH 28
 - h. Valve Vault at Lot 53 off Pockey Way and Wooded Cove Dr.
 - i. Valve Vault at SW radius of Wooded Cove Dr. and Oxbow Dr., north of sidewalk.
 - j. Sanitary MH 29
4. Remove the offset and mortar the frame for the following structures:
 - a. Sanitary MH 7
 - b. Valve Vault at SW radius of Wooded Cove Dr. and Oxbow Dr.

Pavement Area and Driveways –

1. Repair surface gaps and tears near the entrance of Wooded Cove Subdivision.
2. Clean and caulk the saw-cut in the pavement at the intersection of Wooded Cove Dr. and Magnolia.

Lighting –

1. Provide reason for street light relocation of pole between Lot 30 and Lot 31.

Landscaping –

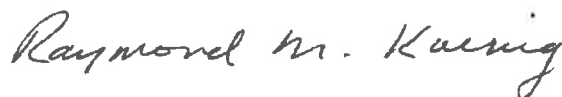
1. Provide trees at all lots based upon the Village of Elwood Subdivision Standards.
2. Adjust grade between Lot 14 and Lot 15 to allow for proposed overland flood route.
3. Relocate parkway tree away from Sanitary MH 12.

This list may not be all-inclusive and failure to list any item does not relieve the contractors from completing all items per approved plans and ordinances.

Please notify this office when all deficiencies have been corrected so a follow up inspection can be completed.

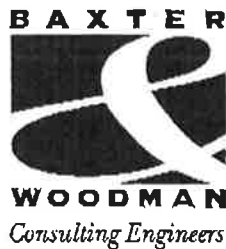
Very truly yours,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



Raymond N. Koenig
DSD/RNK/bjt

C: Jeff Allen, Geotech, Inc.
Aimee Ingalls, Village of Elwood
Scott Haywood, Village of Elwood
Rich Talkington, EMC
Dennis Dabros, Baxter & Woodman, Inc.



Post-it® Fax Note	7671	Date	10/28/05	# of pages	3
To	Aimee Ingalls		From	R.N. Looney	
Co./Dept.			Co.		
Phone #			Phone #		
Fax #			Fax #		

Mr. Robert Blum
Village President
Village of Elwood
PO Box 435
201 E. Mississippi Street
Elwood, Illinois 60421

October 28, 2005

Subject: Village of Elwood – Wooded Cove Estates Subdivision

Dear Mr. Blum:

We have completed a follow up walk thru inspection of the subject project on October 26, 2005. The following is a deficiency list of items that need to be addressed before we can recommend acceptance of the project by the Village:

General Comments –

1. Provide erosion control for all unimproved lots.
2. Improve parkways by removing construction debris and placing topsoil to grade.
3. Remove debris piles from within the project limits.
4. Submit Record Drawings showing all changes and As-Built dimensions to this office for review prior to printing. The plans should include but not be limited to the location of all sanitary sewer stubs from the downstream manhole; all distances from manhole to manhole, b. box locations, water valve and fire hydrant locations, etc.

Combination Curb and Gutter -

1. Repair sunken curb and gutter at Lot 28.

Sidewalk -

1. Construct sidewalks through all remaining unimproved lots.
2. Repair sidewalk at Lot 82.
3. Repair sidewalk at Lot 24.

Lift Stations –

Wooded Cove Lift Station

1. Provide emergency generator and address all previous comments per August 22, 2005 memo, updated October 5, 2005 (copy enclosed).

8840 West 192nd Street

Mokena, IL 60448

708.478.2090

Fax 708.478.8710

info@baxterwoodman.com



Page 2
October 28, 2005

2. Provide connection for the emergency generator.
3. Ensure control panel door opens and closes without obstruction.

Pockey Way Lift Station

1. Provide emergency generator.
2. Provide connection for the emergency generator.
3. Repaint piping in the lift station cabinet.
4. Complete landscaping around the lift station.
5. Verify the lift station is above the 100 year flood plain.

Drainage and Utility –

1. Key all water service b. boxes, water valves, and fire hydrant auxiliary valves with a representative of the Village of Elwood.
2. Grade lot lines to flow to STSW CB 49.
3. Adjust to grade and mortar frame for the following structures:
 - a. Force Main MH 21
 - b. Force Main MH 22
 - c. STSW MH 2
 - d. STSW IN 7
 - e. STSW MH 9
 - f. STSW MH 25
 - g. STSW MH 28
 - h. Valve Vault at Lot 53 off Pockey Way and Wooded Cove Dr.
 - i. Valve Vault at SW radius of Wooded Cove Dr. and Oxbow Dr., north of sidewalk.
 - j. Sanitary MH 29
4. Remove the offset and mortar the frame for the following structures:
 - a. Sanitary MH 7
 - b. Valve Vault at SW radius of Wooded Cove Dr. and Oxbow Dr.

Pavement Area and Driveways –

1. Repair surface gaps and tears near the entrance of Wooded Cove Subdivision.
2. Clean and caulk the saw-cut in the pavement at the intersection of Wooded Cove Dr. and Magnolia.



Page 3
October 28, 2005

Lighting -

1. Provide reason for street light relocation of pole between Lot 30 and Lot 31.

Landscaping -

1. Provide trees at all lots based upon the Village of Elwood Subdivision Standards.
2. Adjust grade between Lot 14 and Lot 15 to allow for proposed overland flood route.
3. Relocate parkway tree away from Sanitary MH 12.

This list may not be all-inclusive and failure to list any item does not relieve the contractors from completing all items per approved plans and ordinances.

Please notify this office when all deficiencies have been corrected so a follow up inspection can be completed.

Very truly yours,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

A handwritten signature in cursive script that reads "Raymond N. Koenig".

Raymond N. Koenig
DSD/RNK/bjt

C: Jeff Allen, Geotech, Inc.
Aimee Ingalls, Village of Elwood
Scott Haywood, Village of Elwood
Rich Talkington, EMC
Dennis Dabros, Baxter & Woodman, Inc.

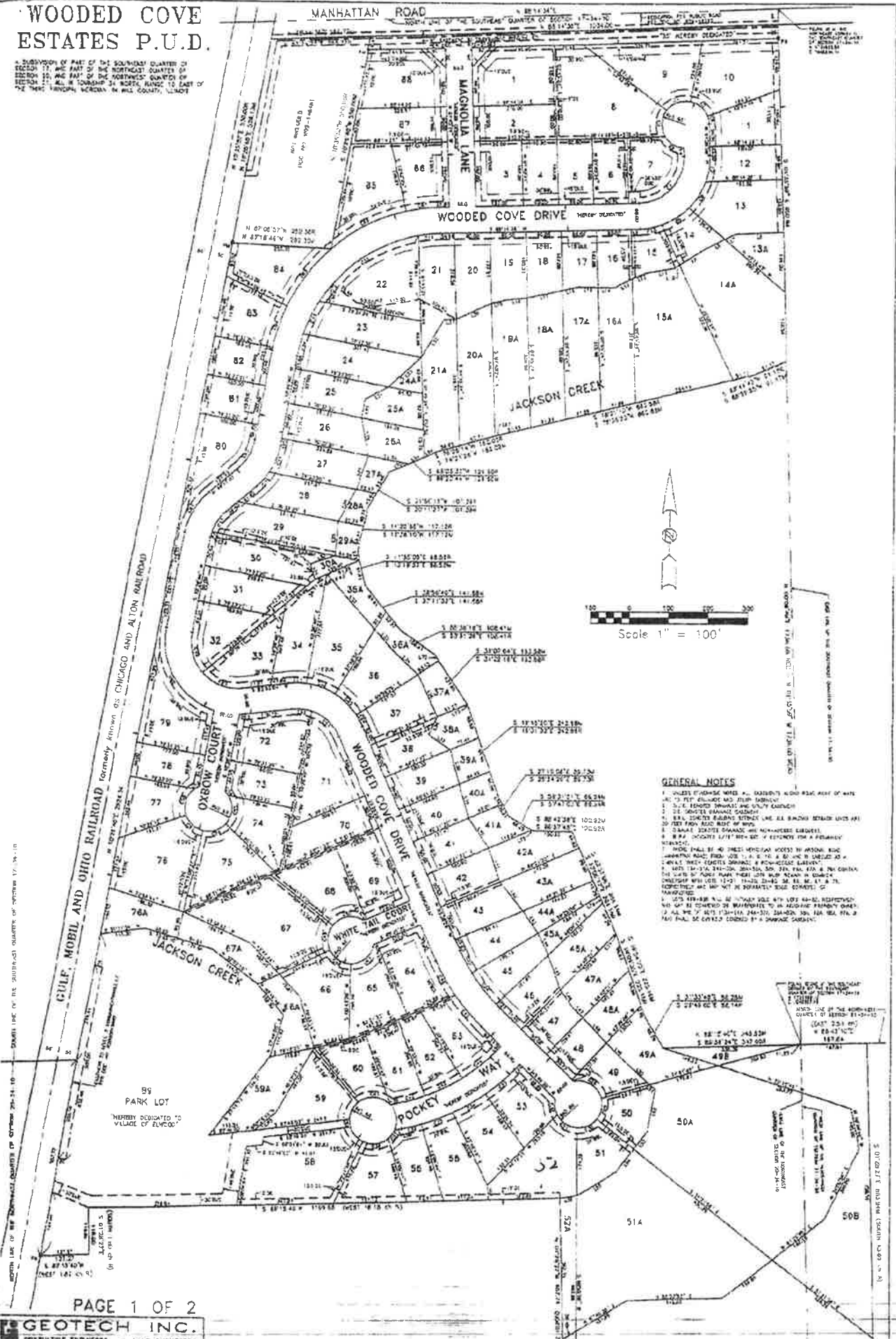
Lot 1	21115 South Magnolia Lane
Lot 2	21125 South Magnolia Lane
Lot 3	21139 South Magnolia Lane\21156 South Wooded Cove Drive
Lot 4	21154 South Wooded Cove Drive
Lot 5	21152 South Wooded Cove Drive
Lot 6	21150 South Wooded Cove Drive
Lot 7	21146 South Wooded Cove Drive
Lot 8	21126 South Wooded Cove Drive
Lot 9	21120 South Wooded Cove Drive
Lot 10	21118 South Wooded Cove Drive
Lot 11	21125 South Wooded Cove Drive
Lot 12	21137 South Wooded Cove Drive
Lot 13	21141 South Wooded Cove Drive
Lot 14	21147 South Wooded Cove Drive
Lot 15	21148 South Wooded Cove Drive
Lot 16	21151 South Wooded Cove Drive
Lot 17	21153 South Wooded Cove Drive
Lot 18	21155 South Wooded Cove Drive
Lot 19	21157 South Wooded Cove Drive
Lot 20	21158 South Wooded Cove Drive
Lot 21	21161 South Wooded Cove Drive
Lot 22	21163 South Wooded Cove Drive
Lot 23	21208 South Wooded Cove Drive
Lot 24	21218 South Wooded Cove Drive
Lot 25	21227 South Wooded Cove Drive
Lot 26	21233 South Wooded Cove Drive
Lot 27	21243 South Wooded Cove Drive
Lot 28	21253 South Wooded Cove Drive
Lot 29	21261 South Wooded Cove Drive
Lot 30	21303 South Wooded Cove Drive
Lot 31	21311 South Wooded Cove Drive
Lot 32	21323 South Wooded Cove Drive
Lot 33	21338 South Wooded Cove Drive
Lot 34	21341 South Wooded Cove Drive
Lot 35	21343 South Wooded Cove Drive
Lot 36	21345 South Wooded Cove Drive
Lot 37	21347 South Wooded Cove Drive
Lot 38	21355 South Wooded Cove Drive
Lot 39	21363 South Wooded Cove Drive
Lot 40	21407 South Wooded Cove Drive
Lot 41	21415 South Wooded Cove Drive
Lot 42	21423 South Wooded Cove Drive

Lot 43	21433 South Wooded Cove Drive
Lot 44	21438 South Wooded Cove Drive
Lot 45	21447 South Wooded Cove
Lot 46	21455 South Wooded Cove Drive
Lot 47	21465 South Wooded Cove Drive
Lot 48	21501 South Wooded Cove Drive
Lot 49	21507 South Wooded Cove Drive
Lot 50	21513 South Wooded Cove Drive
Lot 51	21520 South Wooded Cove Drive
Lot 52	21516 South Wooded Cove Drive
Lot 53	21508 South Wooded Cove Drive\20112 West Pockey Way
Lot 54	20118 West Pockey Way
Lot 55	20126 West Pockey Way
Lot 56	20134 West Pockey Way
Lot 57	21042 West Pockey Way
Lot 58	20148 West Pockey Way
Lot 59	20147 West Pockey Way
Lot 60	20143 West Pockey Way
Lot 61	20135 West Pockey Way
Lot 62	20125 West Pockey Way
Lot 63	20117 West Pockey Way\21456 South Wooded Cove Drive
Lot 64	21444 South Wooded Cove Drive\20135 West White Tail Court
Lot 65	20144 West White Tail Court
Lot 66	20150 West White Tail Court
Lot 67	20153 West White Tail Court
Lot 68	20147 West White Tail Court
Lot 69	20137 West White Tail Court\21418 South Wooded Cove Drive
Lot 70	21404 South Wooded Cove Drive
Lot 71	21358 South Wooded Cove Drive
Lot 72	21350 South Wooded Cove Drive\21347 South Oxbow Court
Lot 73	21359 South Oxbow Court
Lot 74	21361 South Oxbow Court
Lot 75	21365 South Oxbow Court
Lot 76	21364 South Oxbow Court
Lot 77	21362 South Oxbow Court
Lot 78	21360 South Oxbow Court
Lot 79	21348 South Oxbow Court\21342 South Wooded Cove Drive
Lot 80	21242 South Wooded Cove Drive
Lot 81	21230 South Wooded Cove Drive
Lot 82	21220 South Wooded Cove Drive
Lot 83	21210 South Wooded Cove Drive
Lot 84	21164 South Wooded Cove Drive

Lot 85	21160 South Wooded Cove Drive
Lot 86	21158 South Wooded Cove Drive\21140 South Magnolia Drive
Lot 87	21126 South Magnolia Drive
Lot 88	21118 South Magnolia Drive

WOODED COVE ESTATES P.U.D.

A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 17, AND PART OF THE NORTHWEST QUARTER OF SECTION 22, AND PART OF THE SOUTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WISCONSIN, LYING



GENERAL NOTES

1. ALL LOTS SHOWN HEREIN ARE SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
2. THE LOTS SHOWN HEREIN ARE SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
3. THE LOTS SHOWN HEREIN ARE SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
4. THE LOTS SHOWN HEREIN ARE SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
5. THE LOTS SHOWN HEREIN ARE SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
6. THE LOTS SHOWN HEREIN ARE SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
7. THE LOTS SHOWN HEREIN ARE SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
8. THE LOTS SHOWN HEREIN ARE SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
9. THE LOTS SHOWN HEREIN ARE SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
10. THE LOTS SHOWN HEREIN ARE SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.



Mr. Robert Blum, Village President
Village of Elwood
PO Box 435
201 E. Mississippi Street
Elwood, Illinois 60421

October 10, 2005

Subject: Village of Elwood – Wooded Cove Estates Subdivision

Dear Mr. Blum:

We have completed a walk thru inspection of the subject project on October 6th thru October 8th. The following is deficiency list of items that need to be addressed before we can recommend acceptance of the project by the Village:

General Comments –

1. Remove all construction staking, including hubs and lathe from within the project limits.
2. Provide erosion control for all unimproved lots.
3. Improve parkways by removing construction debris and placing topsoil to grade.
4. Remove debris piles from within the project limits.
5. Provide a current proposal to complete the work and construction details for the proposed foot bridge over Jackson Creek.
6. Submit Record Drawings showing all changes and As-Built dimensions to this office for review prior to printing. The plans should include but not be limited to the location of all sanitary sewer stubs from the downstream manhole, all distances from manhole to manhole, b. box locations, water valve and fire hydrant location, etc.

Combination Curb and Gutter -

1. Saw-cut, clean, and caulk curb and gutter cracks marked in various locations.
2. Repair damaged curb and gutter at Lot 18.
3. Repair damaged curb and gutter at Lot 13.
4. Repair sunken curb and gutter at Lot 28.
5. Repair sunken curb and gutter at STSW CB 58.

Sidewalk -

1. Construct sidewalks through all remaining unimproved lots.
2. Repair sunken sidewalk between Lot 14 and Lot 15.

8840 West 192nd Street

Mokena, IL 60448

708.478.2090

Fax 708.478.8710

info@baxterwoodman.com

3. Repair sidewalk at Lot 82.
4. Repair sidewalk at Lot 24.

Lift Stations –

Wooded Cove Lift Station-

1. Provide emergency generator and address all previous comments per August 22, 2005 memo, updated October 5, 2005 (copy enclosed).
2. Provide connection for the emergency generator.
3. Repair concrete pad for control panel which has settled.

Pockey Way Lift Station-

1. Provide emergency generator.
2. Provide connection for the emergency generator.
3. Repaint piping in the lift station cabinet.
4. Complete landscaping around the lift station.
5. Remove tree overhanging the lift station.
6. Verify the lift station is above the 100 year flood plain.

Drainage and Utility –

1. Key all water service b. boxes, water valves, and fire hydrant auxiliary valves with a representative of the Village of Elwood.
2. Repaint fire hydrants.
3. Provide proposed overland flood route between Lot 85 and Lot 86.
4. Grade lot lines to flow to STSW CB 49.
5. Replace auxiliary valve of FH at Pockey Way and Wooded Cove Dr.
6. Remove fabric and clean the following structures:
 - a. STSW CB 3
 - b. STSW CB 4
 - c. STSW CB 10
 - d. STSW CB 13
 - e. STSW CB 21
 - f. STSW CB 22
 - g. STSW CB 23
 - h. STSW CB 38
 - i. STSW CB 41
 - j. STSW CB 44
7. Mortar around the frame of the following structures:

- a. Valve Vault at Wooded Cove and Magnolia.
- b. Valve Vault at Lot 63
- c. STSW CB 36
- 8. Expose for inspection the following structures:
 - a. Force Main MH 21
 - b. Force Main MH 22
 - c. Force Main MH 25
 - d. STSW MH 1
 - e. STSW MH 2
 - f. STSW MH 9
 - g. STSW MH 12
 - h. STSW MH 25
 - i. STSW CB 26
 - j. STSW MH 28
 - k. STSW MH 40
 - l. STSW CB 57
 - m. Valve Vault at Lot 53 off Pockey Way and Wooded Cove Dr.
 - n. Sanitary MH 17
 - o. Sanitary MH 19
 - p. Sanitary MH 29
- 9. Repair offset frame and grates for the following structures:
 - a. STSW MH 15
 - b. Sanitary MH 7
 - c. Sanitary MH 10
 - d. Sanitary MH 23
 - e. Valve Vault at SW radius of Wooded Cove Dr. and Oxbow Dr.
- 10. Adjust to grade the following structures:
 - a. STSW IN 7
 - b. FH at Lot 7
 - c. FH between Lot 31 and Lot 32
 - d. Valve Vault at SW radius of Wooded Cove Dr. and Oxbow Dr.
 - e. Valve Vault at Lot 69 off Whitetail Ct.
 - f. Auxiliary valve oh FH at Lot 41
- 11. Provide maintainable area around the following structures:
 - a. STSW FES 24
 - b. STSW FES 19
 - c. STSW FES 31

- d. STSW FES 39
- e. STSWS FES 46
- 12. Remove debris from the following structures:
 - a. STSW CB 5
 - b. STSW CB 6
 - c. STSW CB 11
 - d. STSW FES 27
 - e. STSW IN 30
 - f. STSW CB 35
 - g. STSW CB 36
 - h. STSW FES 50
 - i. STSW CB 51
 - j. STSW CB 54

Pavement Area and Driveways –

- 1. Repair surface gaps and tears near the entrance of Wooded Cove Subdivision.
- 2. Clean and caulk the saw-cut in the pavement at the intersection of Wooded Cove Dr. and Magnolia.

Lighting –

- 1. Provide reason for street light relocation of pole between Lot 30 and Lot 31.

Landscaping –

- 1. Provide trees at all lots based upon the Village of Elwood Subdivision Standards
- 2. Relocate parkway tree away from Sanitary MH 12.

This list may not be all-inclusive and failure to list any item does not relieve the contractors from completing all items per approved plans and ordinances.



Page 5
October 10, 2005

Please notify this office when all deficiencies have been corrected so a follow up inspection can be completed.

Very truly yours,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

A handwritten signature in cursive script that reads "Raymond N. Koenig". To the right of the signature, there are small initials "BT".

Raymond N. Koenig
DSD/RNK/bjt

C: Jeff Allen, Geotech, Inc.
 Aimee Ingalls, Village of Elwood
 Scott Haywood, Village of Elwood
 Rich Talkington, EMC
 Dennis D. Dabros, Baxter & Woodman, Inc.

I:\ELWDV\030598\word\WoodedCoveSub_deflist_10-6-05.doc

MEMORANDUM

B A X T E R



W O O D M A N

Consulting Engineers

Mokena Office

8840 W. 192nd Street
Mokena, IL 60452
Phone: 708.478.2090
Fax: 708.478.8710

Corporate Website: www.baxterwoodman.com
e-mail: info@baxterwoodman.com

DATE: October 5, 2005
TO: Bob Blum
FROM: Steve Larson
SUBJECT: Elwood - Wooded Cove Final Acceptance

The following items need to be resolved before our recommendation for approval:

1. Generator needs to be provided. The submittal for the generator needs to show the following:
 - The actual rating on the line circuit breaker; the A.W.G. size, type and number of conductors for the output cable; and information pertaining to the female connector that mates with the male plug at the manual transfer switch.
 - Description of the towing hitch, and whether it will be compatible with the Owner's towing vehicle.
2. A manual transfer switch and plug needs to be provided at each of the two pumping stations.
3. Site plans for both stations need to be provided showing location of all equipment including underground electrical conduits and electric utility company's transformer.
4. Automatic back-up float switch system needs to be provided at each pumping station.
5. The submittals for the pump control panels should include the following:
 - A parts list to describe the manufacturers, the types, and the ratings of all components shown on the wiring diagram. For instance, what are the ratings of main circuit breaker CBM and the pump circuit breakers CB1 and CB2, and what are the NEMA sizes of the motor starters MS1 and MS2? All circuit breakers must be thermal-magnetic, and the minimum size of motor starters must be NEMA-1.

- There is no indication that the load lugs on the main circuit breaker CBM are suitable for multiple wire terminations as shown on the wiring diagram. Our recommendation is that each pole of CBM have a single wire that runs to a distribution terminal block to which all the respective load wires would be terminated.
 - The neutral bus for the incoming service must be bonded to ground to comply with the requirements of N.E.C. 250.92(B)(1).
 - The wiring diagram and enclosure layout do not show a manual transfer switch and male plug for the portable generator.
 - The wiring diagram shows a D152/A1000 controller/submersible transducer for level control, but does not show a back-up flow switch system.
6. The pumping station submittals need to include the electrical service, i.e., metering equipment; main service disconnect circuit breaker or fusible switch, and service grounding.

C: Jeff Allen, Geotech, Inc.



Mr. Robert Blum, Village President
Village of Elwood
PO Box 435
201 E. Mississippi Street
Elwood, Illinois 60421

October 10, 2005

Subject: Village of Elwood – Wooded Cove Estates Subdivision

Dear Mr. Blum:

We have completed a walk thru inspection of the subject project on October 6th thru October 8th. The following is deficiency list of items that need to be addressed before we can recommend acceptance of the project by the Village:

General Comments –

1. Remove all construction staking, including hubs and lathe from within the project limits.
2. Provide erosion control for all unimproved lots.
3. Improve parkways by removing construction debris and placing topsoil to grade.
4. Remove debris piles from within the project limits.
5. Provide a current proposal to complete the work and construction details for the proposed foot bridge over Jackson Creek.
6. Submit Record Drawings showing all changes and As-Built dimensions to this office for review prior to printing. The plans should include but not be limited to the location of all sanitary sewer stubs from the downstream manhole, all distances from manhole to manhole, b. box locations, water valve and fire hydrant location, etc.

Combination Curb and Gutter -

1. Saw-cut, clean, and caulk curb and gutter cracks marked in various locations.
2. Repair damaged curb and gutter at Lot 18.
3. Repair damaged curb and gutter at Lot 13.
4. Repair sunken curb and gutter at Lot 28.
5. Repair sunken curb and gutter at STSW CB 58.

Sidewalk -

1. Construct sidewalks through all remaining unimproved lots.
2. Repair sunken sidewalk between Lot 14 and Lot 15.

8840 West 192nd Street

Mokena, IL 60448

708.478.2090

Fax 708.478.8710

info@baxterwoodman.com

3. Repair sidewalk at Lot 82.
4. Repair sidewalk at Lot 24.

Lift Stations –

Wooded Cove Lift Station-

1. Provide emergency generator and address all previous comments per August 22, 2005 memo, updated October 5, 2005 (copy enclosed).
2. Provide connection for the emergency generator.
3. Repair concrete pad for control panel which has settled.

Pockey Way Lift Station-

1. Provide emergency generator.
2. Provide connection for the emergency generator.
3. Repaint piping in the lift station cabinet.
4. Complete landscaping around the lift station.
5. Remove tree overhanging the lift station.
6. Verify the lift station is above the 100 year flood plain.

Drainage and Utility –

1. Key all water service b. boxes, water valves, and fire hydrant auxiliary valves with a representative of the Village of Elwood.
2. Repaint fire hydrants.
3. Provide proposed overland flood route between Lot 85 and Lot 86.
4. Grade lot lines to flow to STSW CB 49.
5. Replace auxiliary valve of FH at Pockey Way and Wooded Cove Dr.
6. Remove fabric and clean the following structures:
 - a. STSW CB 3
 - b. STSW CB 4
 - c. STSW CB 10
 - d. STSW CB 13
 - e. STSW CB 21
 - f. STSW CB 22
 - g. STSW CB 23
 - h. STSW CB 38
 - i. STSW CB 41
 - j. STSW CB 44
7. Mortar around the frame of the following structures:

- a. Valve Vault at Wooded Cove and Magnolia.
 - b. Valve Vault at Lot 63
 - c. STSW CB 36
8. Expose for inspection the following structures:
- a. Force Main MH 21
 - b. Force Main MH 22
 - c. Force Main MH 25
 - d. STSW MH 1
 - e. STSW MH 2
 - f. STSW MH 9
 - g. STSW MH 12
 - h. STSW MH 25
 - i. STSW CB 26
 - j. STSW MH 28
 - k. STSW MH 40
 - l. STSW CB 57
 - m. Valve Vault at Lot 53 off Pockey Way and Wooded Cove Dr.
 - n. Sanitary MH 17
 - o. Sanitary MH 19
 - p. Sanitary MH 29
9. Repair offset frame and grates for the following structures:
- a. STSW MH 15
 - b. Sanitary MH 7
 - c. Sanitary MH 10
 - d. Sanitary MH 23
 - e. Valve Vault at SW radius of Wooded Cove Dr. and Oxbow Dr.
10. Adjust to grade the following structures:
- a. STSW IN 7
 - b. FH at Lot 7
 - c. FH between Lot 31 and Lot 32
 - d. Valve Vault at SW radius of Wooded Cove Dr. and Oxbow Dr.
 - e. Valve Vault at Lot 69 off Whitetail Ct.
 - f. Auxiliary valve oh FH at Lot 41
11. Provide maintainable area around the following structures:
- a. STSW FES 24
 - b. STSW FES 19
 - c. STSW FES 31

- d. STSW FES 39
- e. STSWS FES 46
- 12. Remove debris from the following structures:
 - a. STSW CB 5
 - b. STSW CB 6
 - c. STSW CB 11
 - d. STSW FES 27
 - e. STSW IN 30
 - f. STSW CB 35
 - g. STSW CB 36
 - h. STSW FES 50
 - i. STSW CB 51
 - j. STSW CB 54

Pavement Area and Driveways –

- 1. Repair surface gaps and tears near the entrance of Wooded Cove Subdivision.
- 2. Clean and caulk the saw-cut in the pavement at the intersection of Wooded Cove Dr. and Magnolia.

Lighting –

- 1. Provide reason for street light relocation of pole between Lot 30 and Lot 31.

Landscaping –

- 1. Provide trees at all lots based upon the Village of Elwood Subdivision Standards
- 2. Relocate parkway tree away from Sanitary MH 12.

This list may not be all-inclusive and failure to list any item does not relieve the contractors from completing all items per approved plans and ordinances.



Page 5
October 10, 2005

Please notify this office when all deficiencies have been corrected so a follow up inspection can be completed.

Very truly yours,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

A handwritten signature in cursive script that reads "Raymond N. Koenig". To the right of the signature is a small, handwritten "bt".

Raymond N. Koenig
DSD/RNK/bjt

C: Jeff Allen, Geotech, Inc.
 Aimee Ingalls, Village of Elwood
 Scott Haywood, Village of Elwood
 Rich Talkington, EMC
 Dennis D. Dabros, Baxter & Woodman, Inc.

I:\ELWDV\030598\word\WoodedCoveSub_deflist_10-6-05.doc

 COPY

MEMORANDUM

BAXTER



WOODMAN

Consulting Engineers

Mokena Office

8840 W. 192nd Street
Mokena, IL 60452
Phone: 708.478.2090
Fax: 708.478.8710


Corporate Website: www.baxterwoodman.com
e-mail: info@baxterwoodman.com

DATE: August 22, 2005
TO: Bob Blum
FROM: Steve Larson
SUBJECT: Elwood - Wooded Cove Final Acceptance

Handwritten: DODI, BRIDGE, PLAY AREA

The following items need to be resolved before our recommendation for approval:

Handwritten: CURTAINS & PUTNAM'S

1. Sidewalks need to be completed throughout the development.
2. Parkway landscaping needs to be completed including the planting of parkway trees  *Handwritten:* OCCUPANCY HOLD ON LOTS w/ LANDSCAPING
3. As-built drawings need to be submitted.
4. A final inspection needs to be completed once all improvements are completed and a final punchlist created.
5. A tree needs to be removed at the Pockey Way Pumping Station site.
6. Touchup painting needs to be completed at the two pumping stations.
7. Landscaping needs to be completed at both of the pumping station sites.
8. Generator needs to be provided. The submittal for the generator needs to show the following:
 - The actual rating on the line circuit breaker, the A.W.G. size, type and number of conductors for the output cable; and information pertaining to the female connector that mates with the male plug at the manual transfer switch.
 - Description of the towing hitch, and whether it will be compatible with the Owner's towing vehicle.

Handwritten: in front in beam DET.

Handwritten: BRIDGE - PARK -

9. A manual transfer switch and plug needs to be provided at each of the two pumping stations.
10. Site plans for both stations need to be provided showing location of all equipment including underground electrical conduits and electric utility company's transformer.
11. Automatic back-up float switch system needs to be provided at each pumping station.
12. The submittals for the pump control panels should include the following:
 - A parts list to describe the manufacturers, the types, and the ratings of all components shown on the wiring diagram. For instance, what are the ratings of main circuit breaker CBM and the pump circuit breakers CB1 and CB2, and what are the NEMA sizes of the motor starters MS1 and MS2? All circuit breakers must be thermal-magnetic, and the minimum size of motor starters must be NEMA-1.
 - There is no indication that the load lugs on the main circuit breaker CBM are suitable for multiple wire terminations as shown on the wiring diagram. Our recommendation is that each pole of CBM have a single wire that runs to a distribution terminal block to which all the respective load wires would be terminated.
 - The neutral bus for the incoming service must be bonded to ground to comply with the requirements of N.E.C. 250.92(B)(1).
 - The wiring diagram and enclosure layout do not show a manual transfer switch and male plug for the portable generator.
 - The wiring diagram shows a D152/A1000 controller/submersible transducer for level control, but does not show a back-up flow switch system.
13. The Racal "Verbatim" auto-dialer as provided is not compatible with the spread spectrum radio communication telemetry provided at the other pumping stations. However, EMC's operator prefers the auto-dialer as provided.
14. The pumping station submittals need to include the electrical service, i.e., metering equipment; main service disconnect circuit breaker or fusible switch, and service grounding.
15. The air release valve on the force main should be located at the high point of the main and a cleanout should be provided at the low point.

Cc: Jeff Allen, Geotech, Inc.

I:\ELWD\030598\word\memofinalapproval08.22.05.doc



Village of Elwood

• Established 1889 •

Proud of our past, Building our future.

P.O. Box 435 Elwood, IL 60421 • (815) 423-5011 • Fax: (815) 423-6861

Ms. Evangeline Patricio
First Midwest Bank
300 N. Hunt Club Road
Gurnee, IL 60031

Re: First Midwest Bank
Letter of Credit #670014020-201
Wooded Cove Development Corporation

Dear Ms. Patricio:

I am in receipt of your letter informing the Village of the impending expiration date of October 7, 2005 for the above referenced letter of credit.

Please be informed that additional public improvements are required to be completed under this letter of credit, before it is allowed to expire. This being the case, the Village respectfully requests the letter of credit be extended for one (1) year, to October 6, 2006.

Please send the Village confirmation that letter of credit #670014020-201, has been extended as indicated above. Thank you.

Sincerely,

Robert Nissen
Village Administrator

Cc: Mayor Blum ✓
Village Board of Trustees
Mr. Jeff Allan, Geotech



First Midwest

First Midwest Bank
300 North Hunt Club Road
Gurnee, Illinois 60031

ORIGINAL

April 27, 2005

Sent by Certified Mail, Return Receipt Number 7002 0460 0003 9362 6752

Village of Elwood
201 Mississippi
Elwood, IL 60421

Re: First Midwest Bank
Letter of Credit No. 670014020-201
Woodcove Development Corporation

Gentlemen:

In accordance with the terms and conditions of the above referenced Letter of Credit issued in your favor in the current amount of \$161,135.07, we hereby inform you of the impending expiration date of October 7, 2005.

Sincerely,

Evangeline Patricio
Documentation Review Specialist

cc: Woodcove Development Corporation
Steve Wilson





Village of Elwood

• Established 1889 •

Proud of our past, Building our future.

P.O. Box 435 Elwood, IL 60421 • (815) 423-5011 • Fax: (815) 423-6861

January 20, 2005

First Midwest Bank
50 West Jefferson Street
Joliet, Illinois 60432

RE: Letter of Credit Reduction Request #4
Wooded Cove Estates Subdivision

Gentlemen:

Please be advised that the Board of Trustees for the Village of Elwood has authorized a reduction in the above referenced Letter of Credit pursuant to the request made by Wooded Cove Estates. This action was authorized by the Village Board on January 19, 2005 to effect a Letter of Credit reduction to the sum of \$161,135.07.

If you have any questions or wish to discuss this matter further, please contact me.

Sincerely yours,

Robert Nissen
Village Administrator

CC: Mayor Blum ✓
Board of Trustees
File



Village of Elwood

• Established 1889 •

Proud of our past. Building our future.

P.O. Box 435 Elwood, IL 60421 • (815) 423-5011 • Fax: (815) 423-6861

August 23, 2004

First Midwest Bank
50 West Jefferson Street
Joliet, Illinois 60432


RE: Letter of Credit No. 670014020-201
Wooded Cove Estates Subdivision

Gentlemen:

Please be advised that the Board of Trustees for the Village of Elwood has authorized a reduction in the above referenced Letter of Credit pursuant to the request made by Wooded Cove Estates. This action was authorized by the Village Board on August 18, 2004 to effect a Letter of Credit reduction to the sum of \$282,158.60.

If you have any questions or wish to

Sincerely yours,


Robert Nissen
Village Administrator

7004

CC: Mayor Blum
Board of Trustees
File

ORIGINAL



First Midwest

First Midwest Bank
300 North Hunt Club Road
Gurnee, Illinois 60031

August 27, 2004

Village of Elwood
201 East Mississippi
Elwood, IL 60421

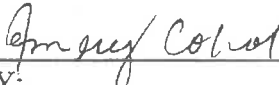
Gentlemen:


Our Letter of Credit No. 670014020-201 in the current amount of Three Hundred Eighty Thousand Six Hundred Seventy Seven and 04/100 (\$380,677.04) U.S. Dollars originally dated September 19, 2002 and issued in your favor at the request of Woodcove Development Corporation, is amended to decrease the amount of said Letter of Credit to Two Hundred Eighty Two Thousand One Hundred Fifty Eight and 60/100 (\$282,158.60) U.S. Dollars and to extend the expiration date to October 7, 2005.

All other terms and conditions remain unchanged.

This letter is to be attached to and become an integral part of the original credit instrument.

FIRST MIDWEST BANK


BY: _____
ITS: Loan Operations Officer


BY: _____
ITS: Assistant Vice President

cc: Woodcove Development Corporation
Steve Wilson

RAY KOENIG, BAXTER & WOODMAN

SAVED AS: woodcove2011tr.DOC



TYSON ENGINEERING INC.

Since 1952



DAVID A. TYSON, President
Registered IL Prof. Engineer No. 35894
Registered IL Prof. Land Surveyor No. 2445
Registered IN Prof. Engineer No. 19900588

DAVID A. NOBLE, Vice President
Registered IL Prof. Engineer No. 45313

JOHN C. BARRETT, Vice President
Registered IL Prof. Land Surveyor No. 2997

LANCE G. BEIGH
Registered IL Prof. Engineer No. 48363

KEITH T. MULHOLLAND
Registered IL Prof. Engineer No. 55791

JAMES P. BROOKS
Registered IL Prof. Engineer No. 57104

367 South Schuyler Avenue
Kankakee, Illinois 60901
(815) 932-7406
FAX (815) 932-2951
E-Mail: tysoneng@sbcglobal.net

July 6, 2004

Mr. Raymond N. Koenig
Baxter and Woodman LLC
8840 West 192nd Street
Mokena, IL 60448

RE: VILLAGE OF ELWOOD
MEADOWBROOK SUBDIVISION PHASE III
TEI NO. E02099
MEADOWBROOK SUBDIVISION PHASE IV
TEI NO. E01119
WOODED COVE ESTATES PUD
TEI NO. E02038

Dear Mr. Koenig:

Enclosed is information relative to the three referenced projects. This office did not oversee the underground improvements for Meadowbrook Subdivision Phase III. Any testing results for sanitary sewer and water mains will need to be obtained through the Developer or Strand and Associates. In addition, Wooded Cove Estates Planned Unit Development testing for the water main and sanitary sewer was submitted directly to O.T.M. Environmental. Please contact Mr. Paul Burris for information pertaining to testing of the water main or sanitary sewer.

The "as-builts" for the three subdivisions cannot be located at this time. Please contact the Developers directly for the record drawings.

Please contact this office if you have any questions or require additional information.

Very truly yours,

TYSON ENGINEERING, INC.



Keith T. Mulholland, P.E.

KTM/mc

Enclosures

cc: Mr. Bob Nissen, Village of Elwood

WATER DISTRIBUTION • LAND SURVEYING • SUBDIVISIONS • STREETS • SEWERS • SEWAGE TREATMENT
CONSULTANTS • INVESTIGATIONS



 COPY

Mr. Jeffrey J. Allen
Geotech Incorporated Consulting Engineers
1207 Cedarwood Drive
Joliet, Illinois 60435

April 30, 2004

Subject: Village of Elwood – Wooded Cove Estates Subdivision

Dear Mr. Allen:

Bob Nissen from the Village of Elwood has informed me that you wish to coordinate installing the final bituminous surface on the above subdivision. The Village concurs that it will be in their best interest to have the surface installed. Prior to installing the surfaces please have the pavement cleaned so a proper evaluation of the curb and pavement can be performed prior to paving.

Please inform us when this is completed so we can perform our evaluation.

Very truly yours,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

A handwritten signature in cursive script that reads "Raymond N. Koenig".

Raymond N. Koenig
RNK/bjt

C: Bob Nissen, Village of Elwood

I:\ELWDV\030598\word\final.surface.req.insp.4.28.04.doc

8840 West 192nd Street

Mokena, IL 60448

708.478.2090

Fax: 708.478.8710

info@baxwood.com

TYSON ENGINEERING INC.

Since 1952



DAVID A. TYSON, President
Registered IL Prof. Engineer No. 35894
Registered IL Prof. Land Surveyor No. 2445
Registered IN Prof. Engineer No. 19900588

DAVID A. NOBLE, Vice President
Registered IL Prof. Engineer No. 45313

JOHN C. BARRETT, Vice President
Registered IL Prof. Land Surveyor No. 2997

LANCE G. BEIGH
Registered IL Prof. Engineer No. 48363

KEITH T. MULHOLLAND
Registered IL Prof. Engineer No. 55791

367 South Schuyler Avenue
Kankakee, Illinois 60901
(815) 932-7406
FAX (815) 932-2951
E-Mail: tysoneng@sbcglobal.net

January 14, 2004

Mr. Bob Nissen
Village of Elwood
201 Mississippi
P.O. Box 435
Elwood, IL 60421

RE: VILLAGE OF ELWOOD
WOODED COVE PLANNED UNIT DEVELOPMENT
FINAL INSPECTION
TEI NO. E02038

Dear Mr. Nissen:

This office has provided inspection services on behalf of the Village for the Wooded Cove Planned Unit Development. The improvements have been found to be satisfactory and comply with Village Ordinances.

This completes the inspection by this office for the referenced project.

If you have any questions or require additional information, please contact this office.

Very truly yours,

TYSON ENGINEERING, INC.

A handwritten signature in dark ink, appearing to read 'Keith T. Mulholland', is written over a faint, larger signature that is partially obscured.

Keith T. Mulholland, P.E.

KTM/mc

cc: Mr. Jeff Allen, Geotech, Inc.

STEVE LARSEN, BAKTER WOODMAN

**WOODCOVE DEVELOPMENT
ADJOINING OWNERS
JOB # 15438**

11-17-400-034	ANTON FAMILY LTD. PARTNERSHIP C/O ELLIOTT & ASSOC. # 230 2355 S. ARLINGTON HTS. ARLINGTON HEIGHTS, IL 60005 ZONING: A-1 ELWOOD
11-17-400-035	LEVEL 3 COMM. LLC. C/O SUE FERNANDEZ/TAXES 1025 EL DORADO BLVD. BROOMFIELD, CO 80021 ZONING: R-1 ELWOOD
11-17-400-029	EDWARD & LILLIAN KANIVE 19934 MUNCH LANE ELWOOD, IL 60421 ZONING: A-1 ELWOOD
11-21-100-001	ANTON FAMILY LTD. PARTNERSHIP C/O ELLIOTT & ASSOC. # 230 2355 S. ARLINGTON HTS. ARLINGTON HEIGHTS, IL 60005 ZONING: A-1 ELWOOD
11-17-200-025	GERALD & EDITH VANDERHYDEN 25045 S. BUSH RD. ELWOOD, IL 60421 ZONING: A-1 COUNTY
11-17-200-026	MARY T. KEIGHER 20336 W. MANHATTAN RD. ELWOOD, IL 60421 ZONING: A-1 ELWOOD
11-17-200-003	JAMES E. VANDERHYDEN 20144 W. MANHATTAN RD. ELWOOD, IL 60421 ZONING: R-2 COUNTY
11-17-200-012	ROBERT & MARY PICKENS 20132 W. MANHATTAN RD. ELWOOD, IL 60421 ZONING: R-2 COUNTY
11-17-200-013	THOMAS J. KINSELLA 15639 W. BAKER RD. MANHATTAN, IL 60442 ZONING: R-2 COUNTY

**WOODCOVE DEVELOPMENT
ADJOINING OWNERS
JOB # 15438**

11-17-200-014	JOHN G. & CHRISTINE PUTMAN 20112 W. MANHATTAN RD. ELWOOD, IL 60421 ZONING: R-2 COUNTY
11-17-200-022	JEFFREY S. SARTORI 20064 W. MANHATTAN RD. ELWOOD, IL 60421 ZONING: R-2 COUNTY
11-17-200-023	JEFFREY A. SHACKELFORD 20048 W. MANHATTAN RD. ELWOOD, IL 60421 ZONING: R-2 COUNTY
11-17-200-009	ROBERT E. & CAROL A. RYAN 25044 S. BUSH RD. ELWOOD, IL 60421 ZONING: R-2 COUNTY
11-17-200-010	RUSSELL R. & MICHELLE VANDERHYDEN 20030 W. MANHATTAN RD. ELWOOD, IL 60421 ZONING: R-2 COUNTY
11-17-400-022	JAMES A. FANNING JR. 20305 W. MANHATTAN RD. ELWOOD, IL 60421 ZONING: A-2 COUNTY
11-17-400-023	WILLIAM G. & BILLIE J. GRIFFITHS 20233 W. MANHATTAN RD. ELWOOD, IL 60421 ZONING: A-1 & C-2 ELWOOD
11-17-400-026	JAMES E. & NANETTE PIONTKOWSKI 25207 S. BRANDON RD. ELWOOD, IL 60421 ZONING: A-2 COUNTY
11-17-400-005	CRAIG W. & TINA S. FANNING 25241 S. BRANDON RD. ELWOOD, IL 60421 ZONING: A-2 COUNTY
11-17-400-020	GARY L. & MARTHA J. SCHULTZ 25253 BRANDON RD. ELWOOD, IL 60421 ZONING: A-2 COUNTY

**WOODCOVE DEVELOPMENT
ADJOINING OWNERS
JOB # 15438**

11-17-400-009	NLSB TR 1110 P. O. BOX 339 NEW LENOX, IL 60451 ZONING: A-2 COUNTY
11-17-400-032	GERALD M. RAINO 25347 S. BRANDON RD. ELWOOD, IL 60421 ZONING: A-1 COUNTY
11-17-400-018	GERALD M. RAINO 25347 S. BRANDON RD. ELWOOD, IL 60421 ZONING: A-2 COUNTY
11-17-400-012	GERALD M. RAINO 25347 S. BRANDON RD. ELWOOD, IL 60421 ZONING: A-2 COUNTY
11-17-503-002	ILLINOIS CENTRAL RR C/O CANADIAN NATL RAILWAY 277 FRONT ST. W-FLOOR S TORONTO, ON M5V2X7
11-17-503-001	ILLINOIS CENTRAL RR C/O CANADIAN NATL RAILWAY 277 FRONT ST. W-FLOOR S TORONTO, ON M5V2X7
11-20-200-004	JACK R. MC CLEERY 311 SAPPHIRE AVE. BALBOA IS, CA 92662 ZONING: A-1 ELWOOD
11-20-200-002	ANTON FAMILY LTD. PARTNERSHIP C/O ELLIOTT & ASSOC. # 230 2355 S. ARLINGTON HTS. ARLINGTON HEIGHTS, IL 60005 ZONING: A-1 ELWOOD
11-20-200-006	VILLAGE OF ELWOOD P.O. BOX 435 ELWOOD, IL 60421 ZONING: R-1 ELWOOD

**WOODCOVE DEVELOPMENT
ADJOINING OWNERS
JOB # 15438**

11-20-202-004	HOMES BY CHALEN TR 6010 P.O. BOX 3459 JOLIET, IL 60434 ZONING: R-1 ELWOOD
11-20-503-001	ILLINOIS CENTRAL RR C/O CANADIAN NATL RAILWAY 277 FRONT ST. W-FLOOR S TORONTO, ON M5V2X7
11-20-503-002	ILLINOIS CENTRAL RR C/O CANADIAN NATL RAILWAY 277 FRONT ST. W-FLOOR S TORONTO, ON M5V2X7
11-16-300-034	PETE FERRO, JR. 19941 W. MANHATTAN RD. ELWOOD, IL 60421 ZONING: A-1 COUNTY
11-16-300-038	PETE FERRO, JR. 19941 W. MANHATTAN RD. ELWOOD, IL 60421 ZONING: A-1 COUNTY
11-16-300-043	EDWARD & LILLIAN KANIVE 19934 MUNCH LANE ELWOOD, IL 60421 ZONING: E-2 COUNTY
11-16-300-036	RITA K. MC PHERSON TRUST 19903 W. MUNCH LANE ELWOOD, IL 60421 ZONING: A-1 COUNTY
11-16-300-011	ARTHUR J. & JOYCE BERGESON 19921 MUNCH LANE ELWOOD, IL 60421 ZONING: A-1 COUNTY
11-16-300-014	LOIS T. JONES 318 S. BLUFFS EDGE DR. P.O. BOX 134 LAKE FOREST, IL 60045 ZONING: A-1 COUNTY

**WOODCOVE DEVELOPMENT
ADJOINING OWNERS
JOB # 15438**

11-16-100-016 GERALD VANDERHYDEN 253
25045 S. BUSH
ELWOOD, IL 60421
ZONING: A-2 COUNTY

11-21-100-002 LOIS T. JONES
318 S. BLUFFS EDGE DR.
P.O. BOX 134
LAKE FOREST, IL 60045
ZONING: A-1 COUNTY

11-21-100-004 JACK R. MC CLEERY
311 SAPPHIRE AVE.
BALBOA IS, CA 92662
ZONING: A-1 ELWOOD



Consulting Engineers

Mr. Robert Nissen
Village Administrator
Village of Elwood
100 N. Mississippi Street
Elwood, Illinois 60421

September 19, 2003

Subject: Village of Elwood – Wooded Cove Estates Subdivision

Dear Mr. Nissen:

Per your request, we have completed a review of Mr. Jeffrey Allen's request to reduce the value of the letter of credit for Wooded Cove Subdivision (reduction request #2). Based on the summary below we recommend a new Letter of Credit of \$ 380,677.04.

The following is our opinion of a current analysis of the project:

<u>DESCRIPTION</u>	<u>ESTIMATE</u>	<u>TOTAL COMPLETED</u>	<u>VALUE OF REMAINING WORK</u>
SITE WORK	\$ 122,321.00	\$ 62,321.00	\$ 60,000.00
SANITARY SEWER	359,172.00	\$ 359,172.00	\$ -0-
STORM SEWER	155,821.00	\$ 155,821.00	\$ -0-
WATER MAIN	278,172.00	\$ 278,172.00	\$ -0-
ROADWORK, MISC	533,224.20	\$ 312,731.50	\$ 220,490.72
SUBTOTAL	\$1,442,701.20	\$ 1,162,208.50	\$ 280,490.72
CONTINGENCY	137,298.80		
TOTAL	\$1,580,000.00		

SUMMARY:

ORIGINAL AMOUNT OF LETTER OF CREDIT	\$ 1,580,000.00
PREVIOUS REDUCTIONS	\$ 721,929.38
CURRENT LETTER OF CREDIT AMOUNT	\$ 858,070.62
VALUE OF REMAINING WORK WITH 15% CONTINGENCY	\$ 322,566.61
VALUE OF COMPLETED WORK WITH 5% WARRANTY	\$ 58,110.43
RECOMMENDED NEW LOC AMOUNT	\$ 380,677.04

To the best of our knowledge, the completed improvements have been constructed and installed in conformance with the approved plans and specifications and in accordance with good engineering practice. Based on the above analysis and summary we recommend that a new Letter of Credit be established at an amount of not less \$380,677.04.

8840 West 192nd Street

Mokena, IL 60448

708.478.2090

Fax: 708.478.8710

info@baxwood.com



Page 2
September 19, 2003

If you have any questions please call.

Very truly yours,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

Raymond N. Koenig

Raymond N. Koenig
RNK/bjt

C: Jeffrey Allen, P.E., Geotech, Inc.

I:\ELWDV\030598\word\lo.red.#1.(9.19.03).doc



GEOTECH INC.

CONSULTING ENGINEERS — LAND SURVEYORS

1207 CEDARWOOD DRIVE

JOLIET, ILLINOIS 60435

PHONE (815) 730-1010

FAX (815) 730-1093

E-MAIL: GEOTECHINC@ATTB1.COM

September 3, 2003

Mr. Bob Nissen
Village of Elwood
100 N. Mississippi Street
P.O. Box 435
Elwood, Illinois 60421

RE: Wooded Cove Estates Subdivision
Letter of Credit Reduction Request #2
Geotech Job # 15438

Dear Mr. Nissen:

At this time, the underground improvements and basic roadway improvements for the subject development have been substantially completed, inspected and tested. Attached is a breakdown of the items completed and remaining, and their estimated construction costs.

The existing Letter of Credit with First Midwest Bank #670014020-201 in the amount of \$858,070.62 is set to expire on October 8, 2003. We hereby request that the required amount be reduced to \$380,677.04 as detailed below and a new Letter of Credit be established in this amount. The amount of the new Letter of Credit was determined by the attached estimate and is summarized as follows:

Original Estimate of Cost.....	\$1,442,701.20
Construction Costs of Completed Improvements.....	\$1,162,208.50
Construction Costs of Incomplete Work.....	\$ 280,492.70
15% Contingency of Incomplete Improvements.....	\$ 42,073.91
5% Maintenance of Completed Improvements.....	\$ 58,110.43
New Letter of Credit Amount.....	\$ 380,677.04

We would appreciate your review of our request at your earliest possible convenience. If you have any questions please do not hesitate to contact us.

Sincerely,

GEOTECH, Inc.

Jeffrey J. Allen, P.E.
Engineering Director

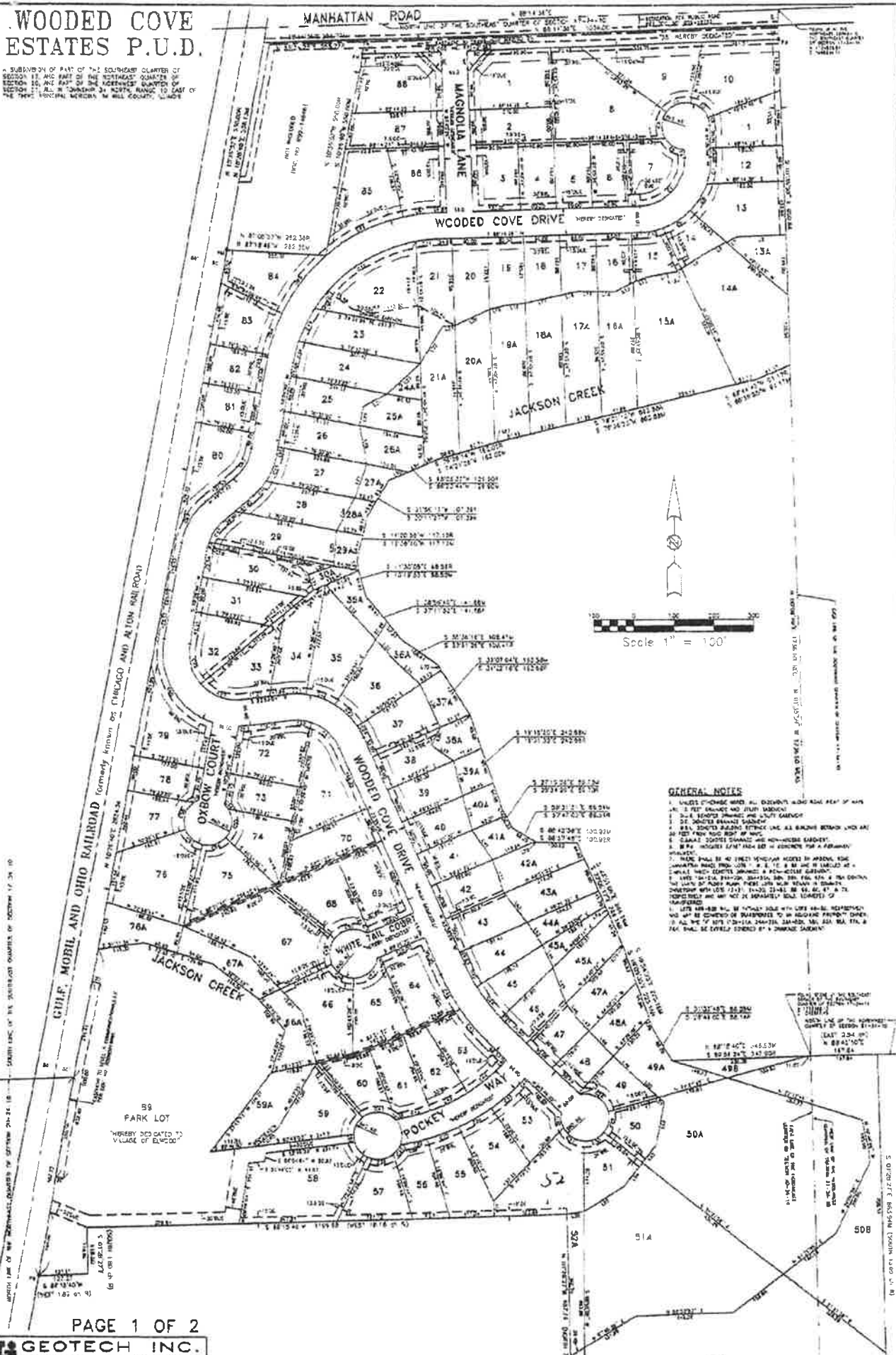
Enclosure

ESTIMATE OF COST OF PUBLIC IMPROVEMENTS FOR LETTER OF CREDIT REDUCTION #2										
WOODED COVE ESTATES	GEOTECH JOB #15438									
ITEM DESCRIPTION	PLAN QNTY	UNIT	UNIT PRICE	COST	COMPLETED QUANTITY	PERCENT COMPLETE	COMPLETED COST	REMAINING QUANTITY	PERCENT REMAINING	REMAINING COST
SUBDIVISION ROADWORK										
STREET LIGHTS	16	EACH	\$2,500.00	\$40,000.00	16	100%	\$40,000.00	0	0%	\$0.00
R.O.W. SEEDING & TOPSOIL PLACEMENT	15,000	SQ YD	\$2.00	\$30,000.00	0	0%	\$0.00	15,000	100%	\$30,000.00
CONCRETE CURB & GUTTER, ROLLED	10,768	LIN FT	\$8.00	\$86,144.00	10,768	100%	\$86,144.00	0	0%	\$0.00
CONCRETE CURB & GUTTER, B-6.12	474	LIN FT	\$9.00	\$4,266.00	474	100%	\$4,266.00	0	0%	\$0.00
AGGREGATE BASE COURSE, TYPE B, 8"	19,261	SQ YD	\$5.00	\$96,305.00	19,261	100%	\$96,305.00	0	0%	\$0.00
BITUM. CONC. BINDER COURSE, CLASS I, 2-1/2"	19,261	SQ YD	\$4.00	\$77,044.00	19,261	100%	\$77,044.00	0	0%	\$0.00
BITUM. CONC. SURFACE COURSE, CLASS I, 1-1/2"	19,261	SQ YD	\$2.70	\$52,004.70	0	0%	\$0.00	19,261	100%	\$52,004.70
PRIME COAT	7,704	GAL	\$1.25	\$9,630.50	5,778	75%	\$7,222.50	1,926	25%	\$2,408.00
P.C.C. SIDEWALK, 5in	45,010	SQ FT	\$3.00	\$135,030.00	0	0%	\$0.00	45,010	100%	\$135,030.00
STREET STOP SIGNS	6	EACH	\$175.00	\$1,050.00	0	0%	\$0.00	6	100%	\$1,050.00
STREET NAME SIGNS	10	EACH	\$175.00	\$1,750.00	10	100%	\$1,750.00	0	0%	\$0.00
			SUBTOTAL:	\$533,224.20		SUBTOTAL:	\$312,731.50		SUBTOTAL:	\$220,492.70
SANITARY SEWER										
SANITARY MANHOLE, T- A, 4' DIA W/FRAME & LID	29	EACH	\$1,500.00	\$43,500.00	29	100%	\$43,500.00	0	0%	\$0.00
SANITARY SEWER, PVC SDR 26, 8"	5,678	LIN FT	\$17.00	\$96,526.00	5,678	100%	\$96,526.00	0	0%	\$0.00
SANITARY FORCEMAIN, PVC SDR 21, 4"	1,092	LIN FT	\$14.00	\$15,288.00	1,092	100%	\$15,288.00	0	0%	\$0.00
SANITARY FORCEMAIN, PVC SDR 21, 2"	1,122	LIN FT	\$9.00	\$10,098.00	1,122	100%	\$10,098.00	0	0%	\$0.00
SANITARY FORCEMAIN, D.I.P. CL 52, 4"	100	LIN FT	\$14.00	\$1,400.00	100	100%	\$1,400.00	0	0%	\$0.00
24in STEEL CASING PIPE BORED IN PLACE	100	LIN FT	\$150.00	\$15,000.00	100	100%	\$15,000.00	0	0%	\$0.00
JACKSON CREEK CROSSING	1	EACH	\$3,000.00	\$3,000.00	1	100%	\$3,000.00	0	0%	\$0.00
LIFT STATION-SOUTH	1	EACH	\$80,000.00	\$80,000.00	1	100%	\$80,000.00	0	0%	\$0.00
LIFT STATION-NORTH	1	EACH	\$50,000.00	\$50,000.00	1	100%	\$50,000.00	0	0%	\$0.00
SERVICE TEES, PVC SDR 26, 8" X 8" X 6"	88	EACH	\$60.00	\$5,280.00	88	100%	\$5,280.00	0	0%	\$0.00
SANITARY SEWER SERVICES, PVC SDR 26, 6"	2,830	LIN FT	\$11.00	\$31,130.00	2,830	100%	\$31,130.00	0	0%	\$0.00
GRANULAR TRENCH BACKFILL FOR SANITARY SEWER	400	CU YD	\$16.00	\$6,400.00	400	100%	\$6,400.00	0	0%	\$0.00
GRANULAR TRENCH BACKFILL FOR SANITARY SERVICES	1,400	LIN FT	\$9.50	\$13,300.00	1,400	100%	\$13,300.00	0	0%	\$0.00
CONNECT FORCEMAIN TO EXISTING SANITARY MANHOLE	1	EACH	\$250.00	\$250.00	1	100%	\$250.00	0	0%	\$0.00
EASEMENT RESTORATION-ELWOOD PROPERTY	1	L SUM	\$2,000.00	\$2,000.00	1	100%	\$2,000.00	0	0%	\$0.00
			SUBTOTAL:	\$353,172.00		SUBTOTAL:	\$353,172.00		SUBTOTAL:	\$0.00
WATER MAIN										
WATER MAIN, DUCTILE IRON PIPE, 8"	1,534	LIN FT	\$19.00	\$29,146.00	1,534	100%	\$29,146.00	0	0%	\$0.00
WATER MAIN, DUCTILE IRON PIPE, 10"	5,948	LIN FT	\$22.00	\$130,856.00	5,948	100%	\$130,856.00	0	0%	\$0.00
FIRE HYDRANT W/AUXILIARY VALVE AND BOX	19	EACH	\$1,700.00	\$32,300.00	19	100%	\$32,300.00	0	0%	\$0.00
GATE VALVE, 8" W/VALVE VAULT, 4ft DIAM.	4	EACH	\$1,200.00	\$4,800.00	4	100%	\$4,800.00	0	0%	\$0.00
GATE VALVE, 10" W/VALVE VAULT, 4ft DIAM.	9	EACH	\$1,400.00	\$12,600.00	9	100%	\$12,600.00	0	0%	\$0.00
1" COPPER WATER SERVICE LINE	3,430	LIN FT	\$8.00	\$27,440.00	3,430	100%	\$27,440.00	0	0%	\$0.00
1" CURB STOP W/B-BOX, CORP. STOP, AND TAP	88	EACH	\$210.00	\$18,480.00	88	100%	\$18,480.00	0	0%	\$0.00
GRANULAR TRENCH BACKFILL FOR WATER MAIN	300	CU YD	\$16.00	\$4,800.00	300	100%	\$4,800.00	0	0%	\$0.00
GRANULAR TRENCH BACKFILL FOR WATER SERVICE LINES	2,000	LIN FT	\$4.50	\$9,000.00	2,000	100%	\$9,000.00	0	0%	\$0.00
STUB, PLUG AND BLOCK WATERMAIN	1	EACH	\$250.00	\$250.00	1	100%	\$250.00	0	0%	\$0.00
8in TAPPING SLEEVE AND VALVE W/VALVE VAULT, 5ft DIAM.	1	EACH	\$1,500.00	\$1,500.00	1	100%	\$1,500.00	0	0%	\$0.00
JACKSON CREEK CROSSING	1	EACH	\$3,000.00	\$3,000.00	1	100%	\$3,000.00	0	0%	\$0.00
EASEMENT RESTORATION-ELWOOD PROPERTY	1	L SUM	\$4,000.00	\$4,000.00	1	100%	\$4,000.00	0	0%	\$0.00
			SUBTOTAL:	\$278,172.00		SUBTOTAL:	\$278,172.00		SUBTOTAL:	\$0.00

ESTIMATE OF COST OF PUBLIC IMPROVEMENTS FOR LETTER OF CREDIT REDUCTION #2											
WOODED COVE ESTATES		GEOTECH JOB #15438									
ITEM DESCRIPTION	PLAN QNTY	UNIT	UNIT PRICE	COST	COMPLETED QUANTITY	PERCENT COMPLETE	COMPLETED COST	REMAINING QUANTITY	PERCENT REMAINING	REMAINING COST	
STORM SEWER											
STORM SEWERS, RCCP CLASS 4, 12"	2,735	LIN FT	\$16.00	\$43,760.00	2,735	100%	\$43,760.00	0	0%	\$0.00	
STORM SEWERS, RCCP CLASS 4, 15"	927	LIN FT	\$18.00	\$16,686.00	927	100%	\$16,686.00	0	0%	\$0.00	
STORM SEWERS, RCCP CLASS 4, 18"	401	LIN FT	\$20.00	\$8,020.00	401	100%	\$8,020.00	0	0%	\$0.00	
STORM SEWERS, RCCP CLASS 4, 21"	111	LIN FT	\$23.00	\$2,553.00	111	100%	\$2,553.00	0	0%	\$0.00	
STORM SEWERS, RCCP CLASS 3, 15"	440	LIN FT	\$18.00	\$7,920.00	440	100%	\$7,920.00	0	0%	\$0.00	
STORM SEWERS, RCCP CLASS 3, 24"	90	LIN FT	\$26.00	\$2,340.00	90	100%	\$2,340.00	0	0%	\$0.00	
STORM SEWERS, RCCP CLASS 3, 27"	17	LIN FT	\$30.00	\$510.00	17	100%	\$510.00	0	0%	\$0.00	
STORM SEWERS SERVICE LINES, ADS N-12, 4"	1500	LIN FT	\$9.00	\$13,500.00	1,500	100%	\$13,500.00	0	0%	\$0.00	
STORM MANHOLE, TYPE A, 4'-DIA W/FRAME & LID	9	EACH	\$1,200.00	\$10,800.00	9	100%	\$10,800.00	0	0%	\$0.00	
STORM MANHOLE, TYPE A, 5'-DIA W/FRAME & LID	1	EACH	\$1,500.00	\$1,500.00	1	100%	\$1,500.00	0	0%	\$0.00	
STORM MANHOLE, TYPE A, 6'-DIA W/FRAME & LID	1	EACH	\$1,800.00	\$1,800.00	1	100%	\$1,800.00	0	0%	\$0.00	
CATCH BASIN, TYPE C, 2'-DIA W/FRAME & GRATE	10	EACH	\$750.00	\$7,500.00	10	100%	\$7,500.00	0	0%	\$0.00	
CATCH BASIN, TYPE A, 4'-DIA W/FRAME & GRATE	8	EACH	\$1,300.00	\$10,400.00	8	100%	\$10,400.00	0	0%	\$0.00	
INLET, TYPE A, 2' DIA	15	EACH	\$625.00	\$9,375.00	15	100%	\$9,375.00	0	0%	\$0.00	
INLET, TYPE B, 3' DIA	4	EACH	\$800.00	\$3,200.00	4	100%	\$3,200.00	0	0%	\$0.00	
FLARED END SECTION 12" WITH GRATING	7	EACH	\$650.00	\$4,550.00	7	100%	\$4,550.00	0	0%	\$0.00	
FLARED END SECTION 15" WITH GRATING	3	EACH	\$750.00	\$2,250.00	3	100%	\$2,250.00	0	0%	\$0.00	
FLARED END SECTION 18" WITH GRATING	1	EACH	\$850.00	\$850.00	1	100%	\$850.00	0	0%	\$0.00	
FLARED END SECTION 21" WITH GRATING	1	EACH	\$900.00	\$900.00	1	100%	\$900.00	0	0%	\$0.00	
FLARED END SECTION 24" WITH GRATING	1	EACH	\$950.00	\$950.00	1	100%	\$950.00	0	0%	\$0.00	
FLARED END SECTION 27" WITH GRATING	1	EACH	\$1,100.00	\$1,100.00	1	100%	\$1,100.00	0	0%	\$0.00	
GRANULAR TRENCH BACKFILL FOR STORM SEWERS	183	CU YD	\$16.00	\$2,928.00	183	100%	\$2,928.00	0	0%	\$0.00	
STONE RIPRAP @ PIPE OUTFALL	121	SQ YD	\$20.00	\$2,420.00	121	100%	\$2,420.00	0	0%	\$0.00	
			SUBTOTAL:	\$155,812.00		SUBTOTAL:	\$155,812.00		SUBTOTAL:	\$0.00	
SITework											
STABILIZED CONSTRUCTION ENTRANCE	1	EACH	\$1,800.00	\$1,800.00	1	100%	\$1,800.00	0	0%	\$0.00	
SILT FENCE	2,330	LIN FT	\$1.50	\$3,495.00	2,330	100%	\$3,495.00	0	0%	\$0.00	
STRAW BALE BARRIER	11	EACH	\$150.00	\$1,650.00	11	100%	\$1,650.00	0	0%	\$0.00	
INLET PROTECTION--FABRIC	28	EACH	\$100.00	\$2,800.00	28	100%	\$2,800.00	0	0%	\$0.00	
INLET PROTECTION--EXCAVATED	9	EACH	\$100.00	\$900.00	9	100%	\$900.00	0	0%	\$0.00	
TREE REMOVAL/CLEARING	1	L SUM	\$6,000.00	\$6,000.00	1	100%	\$6,000.00	0	0%	\$0.00	
EARTH EXCAVATION--ROADWAY	9,532	CU YD	\$2.50	\$23,830.00	9,532	100%	\$23,830.00	0	0%	\$0.00	
TOPSOIL EXCAVATION	14,564	CU YD	\$1.50	\$21,846.00	14,564	100%	\$21,846.00	0	0%	\$0.00	
PEDESTRIAN BRIDGE	1	L SUM	\$60,000.00	\$60,000.00	0	0%	\$0.00	1	100%	\$60,000.00	
			SUBTOTAL:	\$122,321.00		SUBTOTAL:	\$62,321.00		SUBTOTAL:	\$60,000.00	
TOTAL COST OF IMPROVEMENTS:				\$1,442,701.20	TOTAL:		\$1,162,208.50	TOTAL:		\$280,492.70	

WOODED COVE ESTATES P.U.D.

A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 11 AND PART OF THE SOUTHWEST QUARTER OF SECTION 10, AND PART OF THE SOUTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY, ILLINOIS



GENERAL NOTES

1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.
2. ALL LOTS ARE TO BE PLANNED AND DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP.
3. ALL LOTS ARE TO BE PLANNED AND DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP.
4. ALL LOTS ARE TO BE PLANNED AND DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP.
5. ALL LOTS ARE TO BE PLANNED AND DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP.
6. ALL LOTS ARE TO BE PLANNED AND DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP.
7. ALL LOTS ARE TO BE PLANNED AND DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP.
8. ALL LOTS ARE TO BE PLANNED AND DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP.
9. ALL LOTS ARE TO BE PLANNED AND DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP.
10. ALL LOTS ARE TO BE PLANNED AND DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP.

Woodcove Development Corporation

22961 S. Althea Court
Minooka, Illinois 60447
Phn 815-457-9351
Fax 815-730-1093

To: Bob Nissen

Fax: 423-6861

Phone:

Re: Wooded Cove Estates

From: Jeffrey J. Allen, P.E.

Pages: 2

Date: 6/11/2003

CC:

Comments:

Attached is a copy of the reduced size plat for your use.

R2003079532

MARY ANN STUKEL

5P

Will County Recorder

Will County

R 2003079532

Page 1 of 5

PC2 Date 04/04/2003

Time 15:21:48

Recording Fees:

19.00

COVER SHEET

FIRST AMENDMENT TO

**DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS**

WOODED COVE ESTATES P.U.D.

Prepared by and after recording, return to:

A. Michael Wojtak, Esq.
116 N. Chicago Street
Suite 600
Joliet, Illinois 60432
Phone (815) 723-8500

1025

FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS

WOODED COVE ESTATES P.U.D.

THIS FIRST AMENDMENT to the DECLARATION (the "Declaration") is made this 20th day of March, 2003, by WOODCOVE DEVELOPMENT CORPORATION, an Illinois corporation ("Developer").

WITNESSETH:

WHEREAS, Developer executed a "Declaration of Covenants, Conditions, Restrictions and Easements" for Wooded Cove Estates P.U.D. which Declaration was recorded on October 9, 2002 with the Will County Recorder of Deeds as Document No. R2002-168138; and

WHEREAS, the Declaration affects certain real estate in the County of Will, State of Illinois, legally described in "Exhibit A" attached hereto and made a part hereof (the "Property"); and

WHEREAS, Paragraph 5.10 of the Declaration provides that the any of the restrictions and covenants contained in the Declaration may be amended or abrogated upon the approval of the Developer (so long as the Developer owns at least one building site in Wooded Cove Estates P.U.D.) by an instrument in writing; and

WHEREAS, Developer, as of the date hereof, owns at least 66 building sites as depicted in a certain "Plat of Subdivision" recorded October 3, 2002 with the Will County Recorder of Deeds as Document No. R2002-163853 (the "Plat"); and

WHEREAS, the Developer desires to amend said Declaration to clarify and set forth certain restrictions regarding the maintenance of animals on the building sites.

NOW, THEREFORE, the Developer hereby declares that the Declaration of Covenants, Conditions, Restrictions and Easements is amended by deleting Paragraph 3.12 thereof in its entirety and adding in place thereof, a revised Paragraph 3.12 as follows:

"3.12 Animals. No animals, livestock, or poultry of any kind shall be raised, bred, or kept upon any portion of Wooded Cove Estates P.U.D. except that no more than two (2) dogs, cats, or other household pets or any combination thereof not exceeding two (2) in number, may be kept provided they are not kept, bred, or maintained for any commercial purpose. In addition,

R2003079532

all owners shall comply with the applicable laws, ordinances and regulations of the applicable governmental authorities with respect to household pets allowed. All household pets shall be kept or maintained within the dwelling or outbuildings or other appropriate structure. No household pets shall be allowed to make unreasonable amounts of noise or to become a nuisance."

IN WITNESS WHEREOF, WOODCOVE DEVELOPMENT CORPORATION has caused its name to be signed to this First Amendment to the Declaration by its President and attested to by its Secretary, as of the day and year first set forth above.

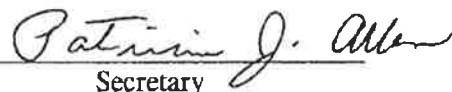
WOODCOVE DEVELOPMENT CORPORATION

By: _____



President

Attest: _____


Secretary

R2003079532

STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Jeffrey J. Allen, personally known to me to be the President of WOODCOVE DEVELOPMENT CORPORATION, an Illinois corporation, and Patricia J. Allen, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 20th day of March, 2003.



A. Michael Wojtak
Notary Public

R2003079532

EXHIBIT A

(legal description)

WOODED COVE ESTATES P.U.D., BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 17, AND PART OF THE NORTHEAST 1/4 OF SECTION 20, AND PART OF THE NORTHWEST 1/4 OF SECTION 21, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 2002 , AS DOCUMENT NO. R2002-163853, IN WILL COUNTY, ILLINOIS.

P.I.N. 11-17-400-034; 11-20-200-002; and 11-21-100-001

Address: Manhattan Road, Elwood, Illinois

MARY ANN STUKEL

17P

Will County Recorder

Will County

R 2002168138

Page 1 of 17

PC1 Date 10/09/2002

Time 11:03:08

Recording Fee:

31.00

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS
FOR WOODED COVE ESTATES P.U.D.

**DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS
FOR WOODED COVE ESTATES P.U.D.**

Woodcove Development Corporation, an Illinois Corporation, being the owner of WOODED COVE ESTATES P.U.D., legally described as follows:

A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 17, AND PART OF THE NORTHEAST QUARTER OF SECTION 20, AND PART OF THE NORTHWEST QUARTER OF SECTION 21, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 3, 2002, AS DOCUMENT NO. R 2002163853, IN WILL COUNTY, ILLINOIS.

does hereby declare that all future conveyances of such real estate or any part thereof shall be made upon and subject to the following covenants, conditions, restrictions, and easements for the purpose of preserving the general welfare, health, safety, and beauty of the land and of the real estate thereon adjoining presently owned by the undersigned and for the purposes of creating high property values.

**ARTICLE I
DEFINITIONS**

The following terms, when used in this Declaration, shall have the following meanings:

1.01 Approval or Approved shall mean the written consent or approval by the party required or permitted to give such approval.

1.02 Building Site shall mean any lot or parcel within WOODED COVE ESTATES P.U.D. hereafter designated by Developer in a document as a building site upon which a building or buildings and appurtenant structures may be erected.

1.03 Developed Building Site shall mean any building site upon which the construction, installation or erection of improvements, other than utilities or streets, has commenced.

1.04 Declarant shall mean the Woodcove Development Corporation.

1.05 Developer shall initially mean Woodcove Development Corporation and thereafter such other party or parties as shall be designated in a document executed by Woodcove Development Corporation.

1.06 Document shall mean a written, signed, and acknowledged instrument, which has been recorded in the office of the Recorder of Deeds of Will County, Illinois.

1.07 Front Yard shall mean the area between the front wall of any building and the adjacent street within WOODED COVE ESTATES P.U.D. Building sites, which are located on a corner of two streets within WOODED COVE ESTATES P.U.D., shall be considered to have two front yards.

1.08 Laws shall mean all present and future applicable laws, ordinances, rules, regulations, and orders of the United States Government, the State of Illinois, the County of Will, the Village of Elwood, and any other applicable political subdivision, and any applicable administrative agency of any of the foregoing, subject to such variances and waivers which may lawfully have been obtained.

1.09 Owner shall mean the person, persons, entity or entities holding title to a building site and as used in the context of this Declaration; should there be more than one owner of any building site, all of said owners are herein collectively called "Owner". Owner shall not mean or refer to the holder of a mortgage on such building site unless and until such mortgagee has acquired title to such building site pursuant to foreclosure or any proceeding or transfer in lieu of foreclosure.

1.10 Protective Covenants shall mean the protective covenants, conditions, restrictions, reservations, terms, and easements set forth in this Declaration.

1.11 Street shall mean any highway, street or road for vehicular and/or pedestrian traffic (whether or not dedicated to a governmental authority), which is for the common and non-exclusive use of the owners or tenants of two or more building sites and/or others.

ARTICLE II

GOAL OF DEVELOPMENT

2.01 The real property described above is subject to the covenants hereby declared to insure proper use and appropriate development and improvements of WOODED COVE ESTATES P.U.D. and every part thereof; to protect the owners of the property therein against such improper use of surrounding lots as may depreciate the value of their property; to guard against the erection thereon of buildings built of improper or unsuitable materials; to insure adequate and reasonable development of said property; to encourage the erection of attractive improvements thereon; with appropriate locations of attractive improvements thereof; to prevent haphazard and inharmonious improvements; to secure and maintain proper setbacks from streets, and adequate free spaces between structures; to insure desired high standards of maintenance and operation of community facilities and services for the benefit and convenience of all owners of the property and all of its residents and in general to provide adequately for a residential subdivision of the highest quality and character.

ARTICLE III

GENERAL COVENANTS

3.01 Architectural Review Committee. The Developer shall establish an Architectural Review Committee. The Architectural Review Committee shall mean and refer to the Developer(so long as the Developer owns at least one building site in Wooded Cove Estates P.U.D.); thereafter the Architectural Review Committee shall consist of at least three(3) building site owners initially appointed by the Developer and thereafter appointed by majority vote of all of the building site owners(each building site consisting of one vote). The Architectural Review Committee shall elect a chairman and he, or in his absence, the vice-chairman, shall be the presiding officer at its meetings. The Architectural Review Committee shall meet upon call of the chairman, and all meetings shall be held at such places as may be designated by the chairman. Two members shall constitute a quorum for the transaction of business, and the affirmative vote of a majority of those present in person or a proxy at a meeting of the Architectural Review Committee shall constitute the action of the Architectural Review Committee on any matter before it. The Architectural Review Committee is authorized to retain the services of consulting architects, landscape architects, urban designers, engineers,

inspectors, and/or attorneys in order to advise and assist the Architectural Review Committee in performing its functions set forth herein.

3.02 Permitted Improvements; Standards.

a) No improvements of any nature whatsoever shall be constructed, altered, added to or maintained upon any part of WOODED COVE ESTATES P.U.D., except (i) for dwellings and other improvements which are constructed by Developer; (ii) such improvements as are approved by the Architectural Review Committee in accordance with this Article III; or (iii) improvements which pursuant to this Article III do not require the consent of the Architectural Review Committee.

b) The Architectural Review Committee is hereby authorized to promulgate from time to time written architectural standards, policies, and guidelines (the "Standards") governing the construction, location, landscaping, and design of improvements, the contents of submissions of plans and specifications, and other information required to evidence compliance with and obtain approval pursuant to the Sections hereof. Any such Standards published by the Architectural Review Committee shall be binding and enforceable on all owners with respect to all improvements in WOODED COVE ESTATES P.U.D. requiring the approval of the Architectural Review Committee.

c) No improvements of any nature whatsoever shall be commenced, constructed, altered, added to or maintained upon any part of WOODED COVE ESTATES P.U.D. (except for dwellings and other improvements which are constructed by Developer and for improvements which pursuant to this Article III do not require the consent of the Architectural Review Committee) unless and until the Architectural Review Committee has approved in writing the proposed architect and builder of any such improvements.

3.03 Construction of Improvements.

a) Subject to the review by the Architectural Review Committee, all improvements constructed hereon shall consist solely of single-family residences and ancillary buildings or miscellaneous improvements related to or useful for single-family residential purposes, and as allowed by the zoning district, unless otherwise stated herein.

b) The front elevations of all buildings to be occupied as the residence shall be constructed of brick or "dryvit", or a combination of brick, "dryvit" or cedar or cedar equivalent. Use of vinyl siding shall only be allowed on the sides and rears of structures.

c) Dwellings may not be temporarily or permanently occupied until the exteriors thereof have been completed. All landscaping must be completed and all driveways must be paved with concrete pavement within 90 days of the issuance of the occupancy permit unless weather conditions prohibit immediate completion. No temporary house, shack, tent, barn or other outbuilding shall be permitted at any time, except for temporary structures for social functions. Construction of all dwellings shall be completed within 180 days of the commencement date of said construction. During the continuance of construction by an owner, such owner shall require its contractors to maintain the lot in a reasonable clean and uncluttered condition and, to the extent possible, all construction trash and debris shall be kept within refuse containers. Upon completion of construction, such owner shall cause its contractors to immediately remove all equipment, tools, and construction material and debris from the lot on which such construction has been completed.

3.04 Architectural Approval. To preserve the architectural and aesthetic appearance of WOODED COVE ESTATES P.U.D., no construction of improvements of any nature whatsoever shall be commenced or maintained by any owner other than the Developer, with respect to the construction or affecting the exterior appearance of any dwelling or with respect to any other portion of WOODED COVE ESTATES P.U.D., including, without limitation, the construction or installation of driveways, mail boxes, decks, patios, courtyards, swimming pools, tennis courts, greenhouses, playhouses, awnings, walls, fences, exterior lights, garages, guest or servants' quarters or other outbuildings, nor shall any exterior addition to or change or alteration therein be made unless and until two copies of the plans and specifications and related data showing the nature, color, type, shape, height, materials, and location of the same shall have been submitted to and approved in writing by the Architectural Review Committee. One copy of such plans, specifications, and related data so submitted shall be retained in the records of the Architectural Review Committee, and the other copy shall be returned to the owner marked "approved", "approved as noted" or "disapproved".

a) The Architectural Review Committee may establish a fee of \$150.00 for the review of plans and specifications for the construction of any residence building, in part to cover the expense of retaining any architects, engineers, inspectors or attorneys necessary for such review. For reviewing any plans and specifications hereunder, except for construction of a residence building, the Architectural Review Committee waives any fee, but may charge the applicant as a cost of review any fees incurred by the Architectural Review Committee as an out-of-pocket expense for retaining consultants or attorneys as identified above.

b) Notwithstanding the foregoing, an owner may make interior improvements and alterations within his dwelling that do not affect the exterior appearance without the necessity of approval or review by the Architectural Review Committee. The Architectural Review Committee shall have the sole discretion to determine whether plans and specifications submitted for approval are acceptable. Following approval of any plans and specifications by the Architectural Review Committee, representatives of the Architectural Review Committee shall have the right during reasonable hours to enter upon and inspect any lot or other improvements with respect to which construction is under way to determine whether or not the plans and specifications therefore have been approved and are being complied with. In the event the Architectural Review Committee shall determine that such plans and specifications have not been approved or are not being complied with, the Architectural Review Committee shall be entitled to enjoin further construction and to require the removal or correction of any work in places which does not comply with approved plans and specifications.

c) In the event the Architectural Review Committee fails to approve or disapprove in writing any proposed plans or specifications within thirty (30) days after such plans and specifications shall have been submitted, such plans and specifications will be deemed to have been expressly approved, provided the proposed improvements are generally in harmony with the scheme of WOODED COVE ESTATES P.U.D. as set forth in this Declaration. Upon approval of plans and specifications, no further approval under this Article III shall be required with respect thereto, unless such construction has not substantially commenced within six months of the approval of such plans and specifications (e.g. clearing and grading,

pouring of footings, etc.) or unless such plans and specifications are materially altered or changed.

3.05 Landscaping Approval. To preserve the aesthetic appearance of WOODED COVE ESTATES P.U.D., no landscaping, grading, excavation or filling of any nature whatsoever shall be implemented and installed by any owner other than the Developer, unless and until the plans therefore have been submitted to and approved in writing by the Architectural Review Committee. Furthermore, no hedge or shrubbery planting or tree which obstructs sight-lines of streets and roadways within WOODED COVE ESTATES P.U.D. shall be placed or permitted to remain on any lot where such hedge, shrubbery or tree interferes with traffic sight-line, including sight-lines at the intersection of a driveway and a road or street in WOODED COVE ESTATES P.U.D.. No owner other than the Developer shall be entitled to cut, remove or mutilate any trees, shrubs, bushes or other vegetation having a trunk diameter of six inches or more at a point of four feet above ground level, without obtaining the prior approval of the Architectural Review Committee, except as set forth in the preceding sentence and provided further that dead or diseased trees as well as other dead or diseased shrubs, bushes or other vegetation, shall be cut and removed promptly.

3.06 Building Restrictions. All dwellings and other structures shall be constructed in compliance with any and all applicable state, county, and municipal zoning and building restrictions and any applicable governmental agencies. No dwelling shall be erected which is more than two and one-half stories or thirty-five feet in height, whichever is lesser.

The ground floor area of the dwelling exclusive of attached garage, carports, terraces, and exterior breezeways shall be:

- i) for one story dwelling – not less than 2,000 square feet;
- ii) for dwellings of more than one story – not less than 1,200 square feet on the ground floor and the total living area shall be not less than 2,300 square feet.

Even though a proposed building complies with these minimum height and size restrictions, the Architectural Review Committee retains sole discretion to determine whether the plans and specifications are to be approved.

No exterior portion of any building, structure or other improvement (except driveways) located on or with respect to any lot shall be located other than as by the applicable set-back line restrictions as set forth on the plat or herein provided that the Architectural Review Committee shall be empowered to grant variances with respect to such set-back line restrictions in its sole and absolute discretion. To assure that dwellings and other structures will be located so that the maximum view, privacy, and breeze will be available to each dwelling or structure, dwellings and structures must take into consideration the location of trees and vegetation and other aesthetic and environmental considerations, as well as the precise site and location of any dwelling or structures within WOODED COVE ESTATES P.U.D. The Architectural Review Committee shall have the authority to determine such locations for dwellings and structures. In addition, all residential structures constructed on a lot shall: (i) have a minimum lowest floor elevation including basement above the flood protection elevation, and (ii) be designed and constructed in compliance with the requirements of any building code related to construction in flood hazard areas, if any are applicable.

3.07 Outbuildings. Any storage buildings, outbuildings or detached garages, prior to the erection of same have to be reviewed by the Architectural Review Committee and if approved must be located within the rear yard, or at a location approved by the Architectural Review Committee, and shall have the front elevation built of the same material as the main residence building, or of materials as approved by the Architectural Review Committee.

3.08 Use of Lots and Dwellings. Each lot shall be used for residential purposes only, and no trade or business of any kind may be carried on therein. No more than one dwelling shall be located on any lot. The use of a portion of a dwelling as an office by an owner or his tenant shall not be considered to be in violation of this covenant if such use does not create regular customer, client or employee traffic. The use of a dwelling or a portion thereof for business meetings, entertainment or the enjoyment or business of the owner's employees, trustees, agents, clients or customers shall not be considered to be a violation of this covenant if such use does not create regular customer, client or employee traffic. Lease or rental of a dwelling for residential purposes shall also not be considered to be a violation of this covenant so long as the lease (i) is for not less than the entire dwelling and all the improvements thereon, (ii) is for the term of at least six months, and (iii) is otherwise in compliance with rules and regulations as may be promulgated and published from time to time by the Architectural Review Committee.

3.09 Exterior Appearance. The owner must submit a plan of any proposed fencing to the Architectural Review Committee for approval; such plan must show the dimensions, location in relation to the dwelling, color and type of material to be used. All swimming pools and tennis courts may have such fencing as required by the proper governmental agency. No projections of any type shall be placed or permitted to remain above the roof of any improvements, except approved chimneys or vent stacks.

3.10 Signs. Except as may be required by legal proceedings, no signs or advertising posters of any kind shall be maintained or permitted within any windows, on the exterior of any improvements located within WOODED COVE ESTATES P.U.D. without the express written permission of the Architectural Review Committee. The approval of any signs and posters, including, without limitation, name and address signs, shall be upon such conditions as may be from time to time determined by the Architectural Review Committee and may be arbitrarily withheld.

3.11 Antennas. Any satellite dish or other radio or television transmitter or receiver (except for television antenna) must be placed in the rear yard and reasonably screened in order to conceal them from view from roads and adjacent lots. Radio or television signals or any other form of electromagnetic radiation shall not be permitted to originate from any lot, which may unreasonably interfere with the reception of television or radio signals within WOODED COVE ESTATES P.U.D..

3.12 Animals. Any animals, livestock, birds, or poultry of any kind that are raised, bred or kept by any owner upon any portion of WOODED COVE ESTATES P.U.D. must comply with the regulations for the underlying zoning district. The animals shall be kept or maintained within the dwelling or outbuildings or other appropriate structure. No animals shall be allowed to make unreasonable amounts of noise or to become a nuisance.

3.13 Nuisances. No rubbish or debris of any kind shall be dumped, placed or permitted to accumulate upon any portion of WOODED COVE ESTATES P.U.D., nor shall any nuisance or odors be permitted to exist or operate upon or arise from any portion of WOODED COVE ESTATES P.U.D. so as to render any portion thereof unsanitary, unsightly, offensive or detrimental to persons using or occupying any other portions of WOODED COVE ESTATES P.U.D.. Noxious or offensive activities shall not be carried on in any lot or dwelling or in any part of WOODED COVE ESTATES P.U.D., and each owner, his family, tenants, guests,

invitees, servants, and agents shall refrain from any act or use of a lot or dwelling of WOODED COVE ESTATES P.U.D. which could cause disorderly, unsightly or unkempt conditions or which could cause embarrassment, discomfort, annoyance or nuisance to the occupants of other portions of WOODED COVE ESTATES P.U.D. or which could result in a cancellation of any insurance for any portion of WOODED COVE ESTATES P.U.D. or which would be in violation of any law or governmental code or regulation.

3.14 Motor Vehicles, Trailers, Boats, Etc. Each owner shall provide for parking of at least two automobiles in garages equipped with garage doors prior to occupancy of the dwelling owned or maintained by such owner. All automobiles owned or used by owners or occupants other than temporary guests and visitors shall be parked in garages to the extent that garage space is available. The outside storage or parking of any commercial vehicles of any type, farm equipment, buses, trailers, boats, or any other related forms of transportation devices are expressly prohibited. No owners or other occupants of any portion of WOODED COVE ESTATES P.U.D. shall repair or restore any vehicle of any kind upon or within any lot, except (i) within enclosed garages or workshops or (ii) for emergency repairs, and then only to the extent necessary to enable the movement thereof to a proper repair facility. No unregistered motor vehicles or unlicensed drivers may operate or be used within WOODED COVE ESTATES P.U.D..

3.15 Sales and Construction Activities. Notwithstanding any provisions or restrictions contained in this Declaration to the contrary, it shall be expressly permissible for the Developer and its agents, employees, successors, and assigns to maintain and carry on such facilities and activities as may be reasonably required, convenient or incidental to the completion, improvement, and sale of lots or the developing of lots, including, without limitation, the installation and operation of sales and construction trailers and offices, signs, and model dwellings.

3.16 Multiple Ownership. No lots or dwellings may be sold under any time-sharing, time-interval or similar right-to-use programs.

3.17 Developer's Right to Vary. Developer or Declarant shall have the right, at its option and discretion and without regard to any prior construction or development of any building site, to alter, vary and/or waive any of the requirements, restrictions or other provisions set forth in the Article III with respect to any building site; and no owner of a building site with respect to which such alteration, variance and/or waiver was not granted shall have any claim or cause of

action against Developer by reason of the granting of such alteration, variance and/or waiver.

ARTICLE IV

DURATION OF RESTRICTIONS

4.01 Each of the conditions, covenants, reservations, and easements contained in this Declaration shall continue in full force and effect and be binding upon all owners and their successors and assigns and shall be a covenant running with the land for twenty years from the recording of this Declaration in the office of the Recorder of Deeds of Will County, Joliet, Illinois, and may or shall be terminated or modified in any respect by the Declarant, Developer or their respective successors or assigns.

ARTICLE V

MISCELLANEOUS

5.01 Partial Invalidity. Invalidation of any of this Declaration or any part thereof by judgment or court order shall in no way affect any of the other provisions, all of which shall remain in full force and effect.

5.02 Interpretation. Any discrepancy, conflict or ambiguity which may be found herein shall be resolved and determined by Developer and, in the absence of an adjudication by a court of competent jurisdiction to the contrary, such resolution and determination shall be final.

5.03 Captions. The captions and organizational numbers and letters appearing in this Declaration are inserted only as a matter of convenience and neither in any way define, limit, construe or describe the scope or intent of this Declaration nor in any way modify or affect this Declaration.

5.04 Governing Law. This Declaration and the rights of the owners shall be governed by the laws of the State of Illinois.

5.05 No Obligation to Develop. Notwithstanding the provisions and intentions of this Declaration, no provision herein shall be deemed to require,

either expressly or implied, Developer to improve, construct and/or develop all or any portion of WOODED COVE ESTATES P.U.D. in any manner whatsoever, except to the extent of restrictions set forth in this Declaration and as required by appropriate subdivision and building code requirements of the proper governmental agency.

5.06 Notices. Any notice or other communication required to be sent to any owner under the provisions of this instrument shall be deemed to have been properly sent when mailed, postage paid, to the last known address of the person who appears as owner on the records of Developer at the time of such mailing. Notice to the Developer shall be sent in the same manner addressed to Developer at such address of which Developer shall have notified the owners in the aforesaid manner.

5.07 Repurchase Rights.

a) If, within 180 days (construction period) after the date on which an owner shall begin construction on a building site, the owner (defaulting owner) shall fail substantially to complete construction upon such subject building site of the building and other improvements which have been approved for the construction thereon by Developer pursuant to the provisions of Article III, and if such failure continues for more than 120 days (grace period) after Developer has sent to the defaulting owner written notice of such failure, Developer, its successors and assigns, shall have the right, at Developer's sole option, (repurchase option) to re-acquire all of the subject building site from the defaulting owner by the defaulting owner's general warranty deed, together with any unpaid awards the defaulting owner may be entitled to against any condemning authority by reason of a taking of any portion of the subject building site.

b) The purchase price payable by Developer to the defaulting owner in the event Developer shall exercise the repurchase option shall be equal to the purchase price paid by the defaulting owner to Developer for the subject building site, less the amount of any condemnation award received by the defaulting owner, plus all actual and direct costs of construction paid by the defaulting owner for any building and improvements theretofore constructed on the subject building site.

c) The repurchase option shall be exercisable by Developer sending to the defaulting owner within 120 days after the expiration of the

grace period written notice of such exercise in accordance with the provisions of Section above.

d) Within sixty days after the exercise of the repurchase option by Developer, closing shall occur and the defaulting owner shall tender to Developer at the offices of Developer's attorney in Will County, Illinois, the defaulting owner's general warranty deed conveying to Developer, or its successors or assigns, the subject building site, together with such structures as the defaulting owner shall have erected or partially erected thereon. Title to the subject building site at the time of closing shall be good and marketable subject only to such title exceptions as were excepted in connection with Developer's initial conveyance of the subject building site to the defaulting owner.

e) The construction period shall be extended for such additional time as is equal to time lost by the owner or the defaulting owner's contractors or suppliers in connection with the construction of the buildings and improvements upon the subject building site due to strikes or other labor troubles, governmental restrictions and limitations, scarcity of labor or materials, war or other national emergency, accidents, casualties, weather conditions or any cause similar or dissimilar to the foregoing beyond the reasonable control of the defaulting owner or defaulting owner's contractors or supplies or resulting from Developer's fault.

5.08 Successors and Assigns. Subject to the prior rights of Developer set forth herein, including, without limitation, the rights of Developer to grant approvals, to enforce this Declaration, to waive enforcement of this Declaration, or to add or remove land from this Declaration, this Declaration shall be binding upon and shall inure to the benefit of the owners and their respective heirs, executors, personal representatives, successors, and assigns; and shall be binding upon (but shall not be for the benefit of or enforceable by) any of said owners.

5.09 Enforcement. In the event any building site owner fails to adhere to any and/or all of these restrictions and covenants, the Developer or any building site owner or the Association, if any, shall have the right jointly and separately to remedy the violation or sue to have the violation remedied and lien the owner's property for the cost of materials, labor and/or fees expended, including, but not limited to, legal fees necessary to enforce said lien and these restrictions and covenants.

5.10 Amendment or Abrogation. Any of the restrictions and covenants herein contained may be amended or abrogated upon the approval of the Developer (so long as Developer owns at least one building site in Wooded Cove Estates P.U.D.) or at least seventy-five percent (75%) of the building site owners in Wooded Cove Estates P.U.D. (each building site constituting one vote), provided such approval shall be by an instrument in writing, signed, acknowledged and recorded by the Developer or said owners, as the case may be. The invalidation of any one or more of the restrictions herein by any Court of competent jurisdiction shall not in any manner affect the validity of the other restrictions herein set forth.

5.11 Option to Form Association. Upon the approval of at least seventy-five percent (75%) of the building site owners in Wooded Cove Estates P.U.D. (each building site constituting one vote), provided such approval shall be by an instrument in writing, signed, acknowledged and recorded by said owners, the building site owners may elect to form an Association (which may or may not be incorporated), to enforce these covenants and restrictions; to perform such other activities customarily undertaken by a common interest community association; and to levy assessments in aid thereof.

**THIS INSTRUMENT PREPARED BY
AND RETURN TO:**

**Woodcove Development Corporation
C/o JEFFREY J. ALLEN, President
22961 S. Althea Court
Minooka, Illinois 60447
815/467-9351**

TYSON ENGINEERING INC.



DAVID A. TYSON, President
Registered IL Prof. Engineer No. 35894
Registered IL Prof. Land Surveyor No. 2445
Registered IN Prof. Engineer No. 19900588

DAVID A. NOBLE, Vice President
Registered IL Prof. Engineer No. 45313

JOHN C. BARRETT, Vice President
Registered IL Prof. Land Surveyor No. 2997

LANCE G. BEIGH
Registered IL Prof. Engineer No. 48363

KEITH T. MULHOLLAND
Registered IL Prof. Engineer No. 55791

367 South Schuyler Avenue
Kankakee, Illinois 60901
(815) 932-7406
FAX (815) 932-2951
E-Mail: tysoneng@sbcglobal.net

March 4, 2003

Village of Elwood
201 Mississippi
P.O. Box 435
Elwood, IL 60421

Attention: Mr. Robert Nissen

RE: VILLAGE OF ELWOOD
FOIA - WOODED COVE PUD
TEI NO. E03005

Gentlemen:

Enclosed is a copy of the storm water run-off calculations for the referenced project. This information includes:

- Existing and Proposed Run-off Coefficients
- Run-off Curve Number Table
- Soil Map for Will County
- Soil Legend for Soil Map
- Flood Information for Jackson Creek

This office also has on file the TR-55 and HEC-1 computer printout for the storm sewer pipes. The storm sewer information is available, but does not seem pertinent to the detention calculations.

If you have any questions or require additional information, please feel free to contact me.

Very truly yours,

TYSON ENGINEERING, INC.



Keith T. Mulholland, P.E.

KTM/mc

Quick TR-55 Ver.5.46 S/N:
Executed: 08:17:05 05-10-2002

WOODED COVE ESTATES P.U.D.
STORMWATER MANAGEMENT CALCULATIONS
RUNOFF CURVE NUMBERS

RUNOFF CURVE NUMBER DATA

Composite Area: EXISTING

SURFACE DESCRIPTION	AREA (acres)	CN
BEECHER/MORLEY-C, SR & CR GOOD	29.40	82
BRENTON/MILFORD-B, SR & CR GOOD	15.60	75
COMPOSITE AREA --->	45.00	79.6 (80)

Composite Area: PROPOSED

SURFACE DESCRIPTION	AREA (acres)	CN
BEECHER/MORLEY C, GRASS	19.11	74
BRENTON/MILFORD B, GRASS	15.33	61
IMPERVIOUS-ROADS/HOUSES/DRIVES	10.56	98
COMPOSITE AREA --->	45.00	75.2 (75)

IMPERVIOUS AREAS

$$\text{ROADS} = 4.40 \text{ ac}$$

$$\text{LOTS} = 88 \times (1800 \text{ HOUSE} + 850 \text{ DRIVEWAY} + 400 \text{ PATIO}) = 6.16 \text{ ac}$$

$$\text{TOTAL} = 10.56 \text{ ac}$$

Quick TR-55 Ver.5.46 S/N:
Executed: 08:17:05 05-10-2002

WOODED COVE ESTATES P.U.D.
STORMWATER MANAGEMENT CALCULATIONS
RUNOFF CURVE NUMBERS

RUNOFF CURVE NUMBER SUMMARY

.....

Subarea Description	Area (acres)	CN (weighted)
EXISTING	45.00	80
PROPOSED	45.00	75

NOTE: AREA OF DEVELOPMENT IS CROPLAND = 45.0 ac
WOODED AREAS TO REMAIN AS IS

Table 2-2a.—Runoff curve numbers for urban areas¹

Cover description		Curve numbers for hydrologic soil group—			
Cover type and hydrologic condition	Average percent impervious area ²	A	B	C	D
<i>Fully developed urban areas (vegetation established)</i>					
Open space (lawns, parks, golf courses, cemeteries, etc.) ³ :					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover > 75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) ⁴ ...		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
<i>Developing urban areas</i>					
Newly graded areas (pervious areas only, no vegetation) ⁵		77	86	91	94
Idle lands (CN's are determined using cover types similar to those in table 2-2c).					

¹Average runoff condition, and $I_a = 0.2S$.²The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.³CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.⁴Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.⁵Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4, based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

Table 2-2b.—Runoff curve numbers for cultivated agricultural lands¹

Cover description			Curve numbers for hydrologic soil group—			
Cover type	Treatment ²	Hydrologic condition ³	A	B	C	D
Fallow	Bare soil	—	77	86	91	94
	Crop residue cover (CR)	Poor	76	85	90	93
		Good	74	83	88	90
Row crops	Straight row (SR)	Poor	72	81	88	91
		Good	67	78	85	89
	SR + CR	Poor	71	80	87	90
		Good	64	75	82	85
	Contoured (C)	Poor	70	79	84	88
		Good	65	75	82	86
	C + CR	Poor	69	78	83	87
		Good	64	74	81	85
	Contoured & terraced (C&T)	Poor	66	74	80	82
		Good	62	71	78	81
	C&T + CR	Poor	65	73	79	81
		Good	61	70	77	80
Small grain	SR	Poor	65	76	84	88
		Good	63	75	83	87
	SR + CR	Poor	64	75	83	86
		Good	60	72	80	84
	C	Poor	63	74	82	85
		Good	61	73	81	84
	C + CR	Poor	62	73	81	84
		Good	60	72	80	83
	C&T	Poor	61	72	79	82
		Good	59	70	78	81
	C&T + CR	Poor	60	71	78	81
		Good	58	69	77	80
Close-seeded or broadcast legumes or rotation meadow	SR	Poor	66	77	85	89
		Good	58	72	81	85
	C	Poor	64	75	83	85
		Good	55	69	78	83
	C&T	Poor	63	73	80	83
		Good	51	67	76	80

¹Average runoff condition, and $I_a = 0.2S$.

²Crop residue cover applies only if residue is on at least 5% of the surface throughout the year.

³Hydrologic condition is based on combination of factors that affect infiltration and runoff, including (a) density and canopy of vegetative areas, (b) amount of year-round cover, (c) amount of grass or close-seeded legumes in rotations, (d) percent of residue cover on the land surface (good $\geq 20\%$), and (e) degree of surface roughness.

Poor: Factors impair infiltration and tend to increase runoff.

Good: Factors encourage average and better than average infiltration and tend to decrease runoff.



SOIL LEGEND

SYMBOL	NAME	SYMBOL	NAME	
23A	Blount silt loam, 0 to 2 percent slopes	224C2	Strawn silt loam, 4 to 7 percent slopes, eroded	HIGHWAY
23B	Blount silt loam, 2 to 4 percent slopes	224D2	Strawn silt loam, 7 to 12 percent slopes, eroded	
25D3	Hennepin silty clay loam, 7 to 12 percent slopes, severely eroded	224E2	Strawn silt loam, 12 to 18 percent slopes, eroded	
25F2	Hennepin silty clay loam, 12 to 30 percent slopes, severely eroded	228A	Nappanee silt loam, 0 to 2 percent slopes	Dual
25F3	Hennepin silty clay loam, 12 to 30 percent slopes, severely eroded	228B	Nappanee silt loam, 2 to 4 percent slopes	Good
27B	Miami silt loam, 4 to 7 percent slopes, eroded	228C2	Nappanee silt loam, 4 to 7 percent slopes, eroded	
27C2	Miami silt loam, 4 to 7 percent slopes, eroded	228C3	Nappanee silt loam, 4 to 7 percent slopes, severely eroded	
49	Watseka loamy fine sand	228D2	Nappanee silt loam, 7 to 12 percent slopes, eroded	Poor
53B	Bloomfield fine sand, 1 to 4 percent slopes	228E2	Nappanee silt loam, 12 to 18 percent slopes, eroded	Trail
53C	Bloomfield fine sand, 4 to 7 percent slopes	232	Ashkum silty clay loam	
59	Lisbon silt loam	235	Bryce silty clay	
60C3	La Rose silty clay loam, 4 to 7 percent slopes, severely eroded	238	Rantoul silty clay	State
60D3	La Rose silty clay loam, 7 to 18 percent slopes, severely eroded	240A	Plattville silt loam, 0 to 2 percent slopes	
67	Harpster silty clay loam	240B	Plattville silt loam, 2 to 4 percent slopes	
69	Millford silty clay loam	240C2	Plattville silt loam, 4 to 7 percent slopes, eroded	Land Sur
82	Millington loam	241D3	Chatsworth silty clay, 5 to 12 percent slopes, severely eroded	
88D	Sparta fine sand, 7 to 18 percent slopes	241E3	Chatsworth silty clay, 12 to 30 percent slopes, severely eroded	
89	Maumee fine sandy loam	290A	Warsaw silt loam, 0 to 2 percent slopes	Divisi
90D1	Plainfield fine sand, 7 to 18 percent slopes	290B	Warsaw silt loam, 2 to 4 percent slopes	
90F	Plainfield fine sand, 18 to 30 percent slopes	293A	Andres silt loam, 0 to 2 percent slopes	
93D	Rodman gravelly loam 4 to 12 percent slopes	293B	Andres silt loam, 2 to 4 percent slopes	STREAM
93F	Rodman gravelly loam 12 to 30 percent slopes	294A	Symerton silt loam, 0 to 2 percent slopes	
98B	Ade loamy fine sand, 1 to 4 percent slopes	294B	Symerton silt loam, 2 to 4 percent slopes	
98C	Ade loamy fine sand, 4 to 7 percent slopes	294C2	Symerton silt loam, 4 to 7 percent slopes, eroded	Perennial
102	La Hogue loam	295A	Mokena silt loam, 0 to 2 percent slopes	
103	Houghton muck	295B	Mokena silt loam, 2 to 4 percent slopes	
1301	Gilford fine sandy loam	295C2	Mokena silt loam, 4 to 7 percent slopes, eroded	Intermitte
131B	Alvin fine sandy loam, 1 to 4 percent slopes	298A	Beecher silt loam, 0 to 2 percent slopes	
131C2	Alvin fine sandy loam, 4 to 7 percent slopes, eroded	298B	Beecher silt loam, 2 to 4 percent slopes	
131D2	Alvin fine sandy loam, 7 to 18 percent slopes, eroded	298B2	Beecher silt loam, 2 to 4 percent slopes, eroded	Canals a
131F2	Alvin fine sandy loam, 18 to 30 percent slopes, eroded	311A	Ritchey silt loam, 0 to 2 percent slopes	
132	Starks silt loam	311B	Ritchey silt loam, 2 to 4 percent slopes	
134A	Camden silt loam, 0 to 2 percent slopes	311C	Ritchey silt loam, 4 to 7 percent slopes	Soil Bour
134B	Camden silt loam, 2 to 4 percent slopes	311D	Ritchey silt loam, 7 to 12 percent slopes	
134C2	Camden silt loam, 4 to 7 percent slopes, eroded	313B1	Rodman loam, 1 to 4 percent slopes	
134D2	Camden silt loam, 7 to 12 percent slopes, eroded	314	Joliet silty clay loam	Stony
145A	Saybrook silt loam, 0 to 2 percent slopes	315A	Channahon silt loam, 0 to 2 percent slopes	
145B	Saybrook silt loam, 2 to 4 percent slopes	315B	Channahon silt loam, 2 to 4 percent slopes	Rock Out
145C2	Saybrook silt loam, 4 to 7 percent slopes, eroded	315C	Channahon silt loam, 4 to 7 percent slopes	
146A	Elliott silt loam, 0 to 2 percent slopes	316	Romeo silt loam	Clay Spo
146B	Elliott silt loam, 2 to 4 percent slopes	317	Millsdale silty clay loam	
146B2	Elliott silt loam, 2 to 4 percent slopes, eroded	318A	Lorenzo silt loam, 0 to 2 percent slopes	
148A	Proctor silt loam, 0 to 2 percent slopes	318B	Lorenzo silt loam, 2 to 4 percent slopes	Depressi
148B	Proctor silt loam, 2 to 4 percent slopes	318C2	Lorenzo silt loam, 4 to 7 percent slopes, eroded	
148C2	Proctor silt loam, 4 to 7 percent slopes, eroded	318D2	Lorenzo silt loam, 7 to 12 percent slopes, eroded	
149A	Brenton silt loam, 0 to 2 percent slopes	320A	Frankfort silt loam, 0 to 2 percent slopes	Severly e
149B	Brenton silt loam, 2 to 4 percent slopes	320B	Frankfort silt loam, 2 to 4 percent slopes	
151	Ridgeville fine sandy loam	320B2	Frankfort silt loam, 2 to 4 percent slopes, eroded	
152	Drummer silty clay loam	320C2	Frankfort silt loam, 4 to 7 percent slopes, eroded	SOIL I
157A1	Symerton loam, 0 to 2 percent slopes	320D2	Frankfort silt loam, 7 to 12 percent slopes, eroded	
157B	Symerton loam, 2 to 4 percent slopes	321	Du Page silt loam	
157C2	Symerton loam, 4 to 7 percent slopes, eroded	325A	Dresden silt loam, 0 to 2 percent slopes	SOIL 1
164	Roby fine sandy loam	325B	Dresden silt loam, 2 to 4 percent slopes	
169	Martinton silt loam, 0 to 2 percent slopes	325C2	Dresden silt loam, 4 to 7 percent slopes, eroded	
190B1	Onarga fine sandy loam, 1 to 4 percent slopes	326	Homer silt loam	Severly e
190C2	Onarga fine sandy loam, 4 to 7 percent slopes, eroded	327A	Fox silt loam, 0 to 2 percent slopes	
194C2	Morley silt loam, 4 to 7 percent slopes, eroded	327B	Fox silt loam, 2 to 4 percent slopes	
194C3	Morley silty clay loam, 4 to 7 percent slopes, severely eroded	327C2	Fox silt loam, 4 to 7 percent slopes, eroded	SOIL I
194D2	Morley silt loam, 7 to 12 percent slopes, eroded	329	Will silty clay loam	
194D3	Morley silty clay loam, 7 to 12 percent slopes, severely eroded	330	Peotone silty clay loam	
194E2	Morley silt loam, 12 to 18 percent slopes, eroded	347	Canisteo loam	SOIL 1
194F2	Morley silt loam, 18 to 30 percent slopes, eroded	451	Lawson silt loam	
197	Troxel silt loam	504D	Sogn loam, 5 to 12 percent slopes	
206	Thorp silt loam	504F	Sogn loam, 12 to 30 percent slopes	SOIL 1
210	Lena muck	531C2	Markham silt loam, 4 to 7 percent slopes, eroded	
219	Millbrook silt loam	531D2	Markham silt loam, 7 to 12 percent slopes, eroded	
223C2	Varna silt loam, 4 to 7 percent slopes, eroded			
223D2	Varna silt loam, 7 to 12 percent slopes, eroded			

1 Soil number not commonly used for this series in current legends

FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION		
CROSS SECTION	DISTANCE	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY FLOODWAY (FEET NGVD)	WITHOUT FLOODWAY	WITH FLOODWAY INCREASE
Jackson Branch Creek	-1,230 ¹	725	2,779	0.8	652.7	652.7	0.1
	1,850 ¹	688	2,442	1.0	653.8	653.8	0.1
	5,400 ¹	281	824	2.7	657.0	657.1	0.1
	7,800 ¹	320	1,428	1.5	663.8	663.9	0.1
	14,475 ¹	247	559	3.1	672.0	672.1	0.1
	16,350 ¹	452	1,018	1.7	676.3	676.4	0.1
	21,253 ¹	218	394	3.3	692.1	692.2	0.1
	24,660 ¹	268	760	1.7	699.1	699.2	0.1
Jackson Creek	120 ²	235	1,085	3.7	590.4	590.5	0.1
	2,067 ²	159	814	5.0	593.1	593.2	0.1
	4,392 ²	286	1,114	3.6	595.4	595.5	0.1
	6,642 ²	193	906	4.5	597.2	597.3	0.1
Kahler Road Drainage Ditch	816 ³	79	235	0.9	547.7	547.7	0.0
	1,058 ³	91	178	1.1	547.9	547.9	0.0
	1,461 ³	69	215	0.9	551.4	551.5	0.1
	1,981 ³	381	575	0.3	554.9	555.0	0.1
	3,627 ³	150	262	0.8	555.3	555.4	0.1

¹Feet above U.S. Route 52

²Feet above Brandon Road

³Feet above confluence with Kankakee River East Channel

TABLE

FEDERAL EMERGENCY MANAGEMENT AGENCY

**WILL COUNTY, IL
AND INCORPORATED AREAS**

FLOODWAY DATA

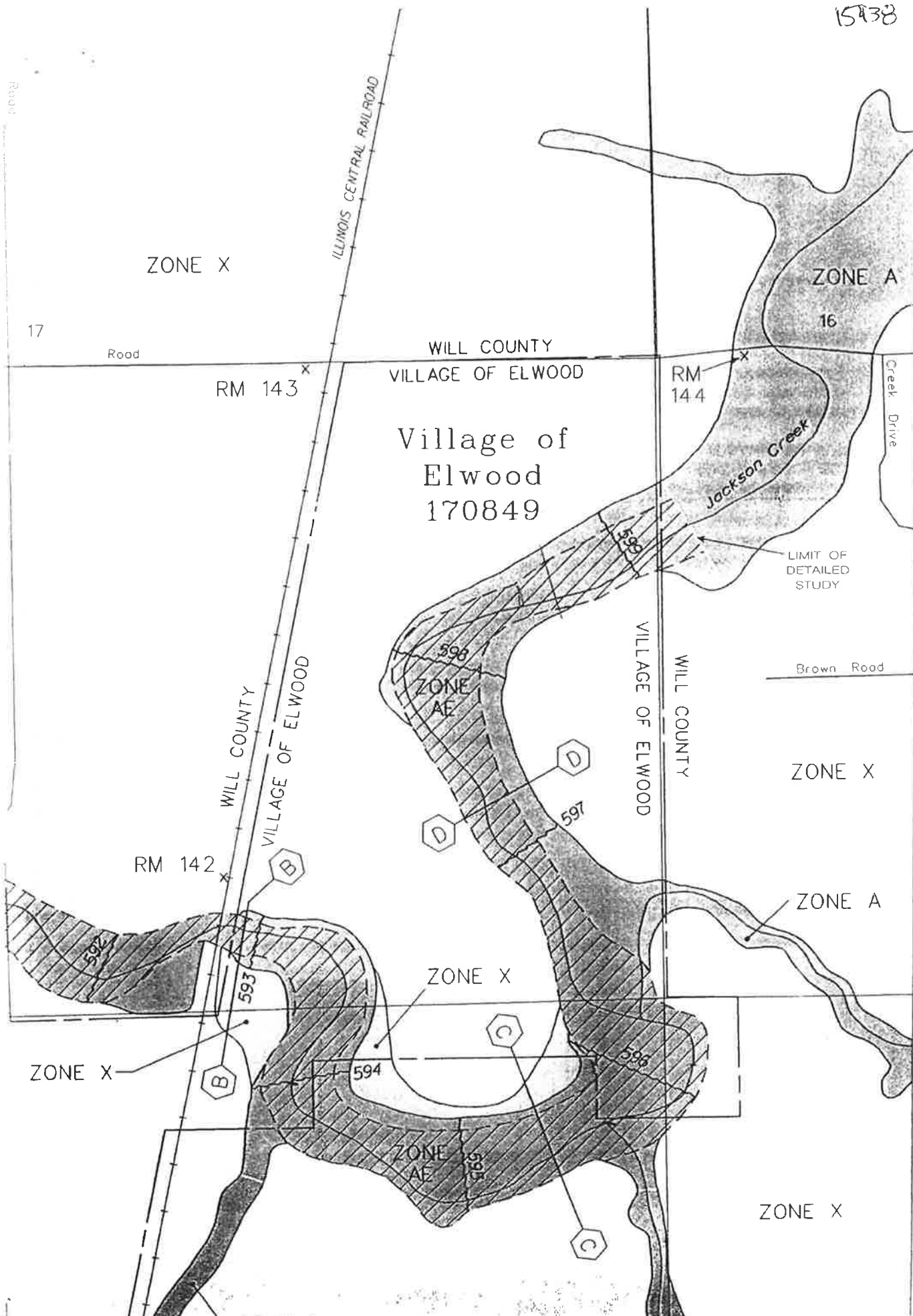
JACKSON BRANCH CREEK - JACKSON CREEK - KAHLER ROAD DRAINAGE DITCH

FLOODING SOURCE

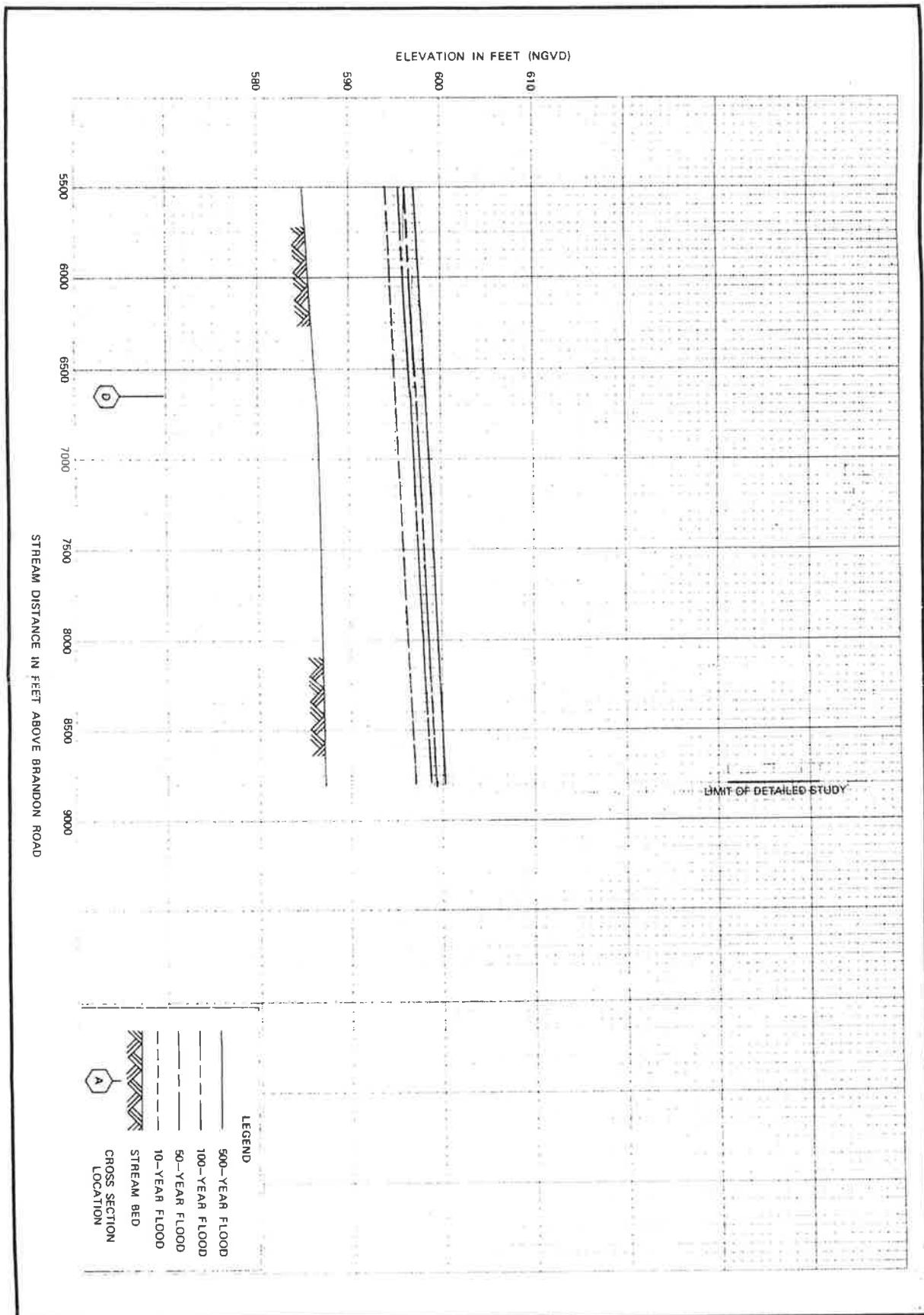
FLOODWAY

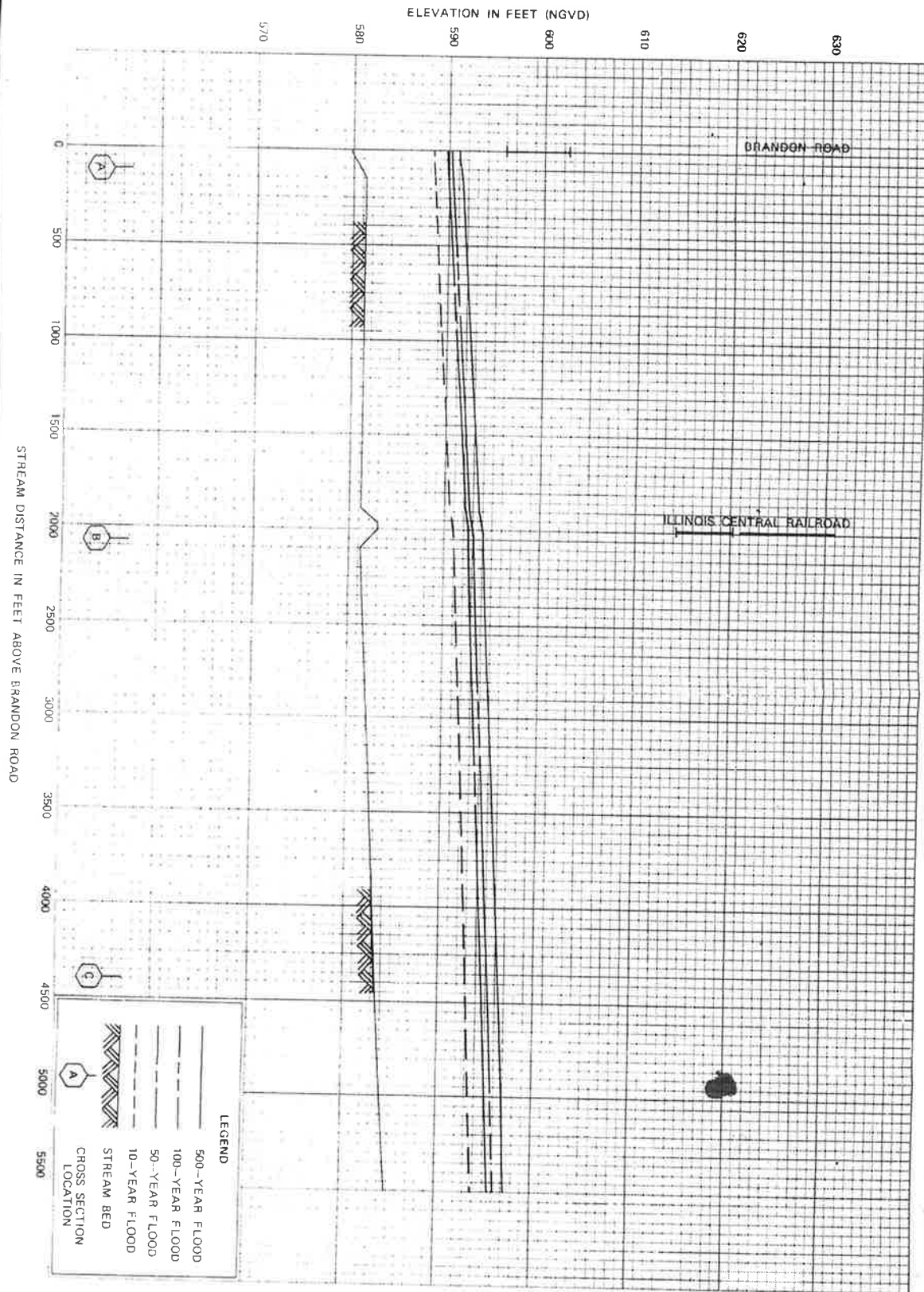
BASE FLOOD

15938



JOINS PANEL 0290





FEDERAL EMERGENCY MANAGEMENT AGENCY

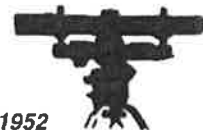
**WILL COUNTY, IL
AND INCORPORATED AREAS**

FLOOD PROFILES

JACKSON CREEK

TYSON ENGINEERING INC.

Since 1952



DAVID A. TYSON, President
Registered IL Prof. Engineer No. 35894
Registered IL Prof. Land Surveyor No. 2445
Registered IN Prof. Engineer No. 19900588

DAVID A. NOBLE, Vice President
Registered IL Prof. Engineer No. 45313

JOHN C. BARRETT, Vice President
Registered IL Prof. Land Surveyor No. 2997

LANCE G. BEIGH
Registered IL Prof. Engineer No. 48363

KEITH T. MULHOLLAND
Registered IL Prof. Engineer No. 55791

367 South Schuyler Avenue
Kankakee, Illinois 60901
(815) 932-7406
FAX (815) 932-2951
E-Mail: tysoneng@sbcglobal.net

February 25, 2003

Mr. Jeff Allen
Geotech, Inc.
1207 Cedarwood Drive
Joliet, IL 60435

RE: VILLAGE OF ELWOOD
WOODED COVE ESTATES
WATER MAIN "AS-BUILT"
TEI NO. E02038

Dear Mr. Allen:

To complete the water main permit processing, OTM is requesting an "As-Built" of the water main for the referenced project. Also, indicate all locations where taps were installed for the water main pressure test. The only location on record with this office, which may be the only location, is near Arrowhead Drive.

Please forward the information at your earliest convenience. Please contact this office if you have questions or require additional information.

Very truly yours,

TYSON ENGINEERING, INC.

Keith T. Mulholland, P.E.

KTM/mc
cc: Village of Elwood

WOODED COVE SUB.



Federal Emergency Management Agency

Washington, D.C. 20472

January 8, 2003

MR. ROBERT BLUM
VILLAGE PRESIDENT, VILLAGE OF ELWOOD
P.O. BOX 435
201 EAST MISSISSIPPI STREET
ELWOOD, IL 60421

CASE NO.: 03-05-0314A
COMMUNITY: VILLAGE OF ELWOOD,
WILL COUNTY, ILLINOIS
COMMUNITY NO.: 170849

DEAR MR. BLUM:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 12101 Indian Creek Court, Beltsville, MD 20705. Additional information about the NFIP is available on our web site at <http://www.fema.gov/nfip/>.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Grimm", is located below the "Sincerely," text.

Michael Grimm, Acting Chief
Hazards Study Branch
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

LOMA-OAS DETERMINATION DOCUMENT (OUT AS SHOWN)
LOMA DETERMINATION DOCUMENT (REMOVAL)
LOMR-FW DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region
Jeffrey J. Allen, P.E.



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (OUT AS SHOWN)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	Village of Elwood, Will County, Illinois	Lots 13 through 21, 24 through 30, 35 through 52, 54 through 60, 66, 67, 75, and 76, Wooded Cove Estates P.U.D., as shown on Plat, Instrument No. R2002-163853, filed for record on October 3, 2002, by the Recorder, Will County, Illinois
	COMMUNITY NO: 170849	
MAP PANEL AFFECTED	NUMBER: 17197C0286E	
	NAME: Will County, Illinois and Incorporated Areas	
	DATE: 09/06/1995	
FLOODING SOURCE: JACKSON CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 41.423, -88.101 SOURCE OF LAT & LONG: TOPOZONE.COM DATUM: NAD 27

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS OUTSIDE OF THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
51	-	Wooded Cove Estates P.U.D.	21520 South Wooded Cove Drive	Property	X (shaded)	-	-	-

Special Flood Hazard Area (SFHA) – The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

DETERMINATION TABLE (CONTINUED)

ANNEXATION

NON-PARTICIPATING COMMUNITY

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). The subject property is correctly shown outside the SFHA located on the effective NFIP map, therefore, the Federal mandatory flood insurance requirement does not apply. If the policy has been written using an incorrect zone, it can be endorsed to correct the zone for the current policy year and one prior policy term. Please contact the insurance agent or company involved to request endorsement of the policy. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, PBS&J, 12101 Indian Creek Court, Beltsville, MD 20705. Additional information about the NFIP is available on our web site at <http://www.fema.gov/nfip/>.

Michael Grimm, Acting Chief
Hazards Study Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (OUT AS SHOWN) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS OUTSIDE OF THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
52	-	Wooded Cove Estates P.U.D.	21516 South Wooded Cove Drive	Property	X (shaded)	-	-	-
54	-	Wooded Cove Estates P.U.D.	20118 West Pockey Way	Property	X (shaded)	-	-	-
55	-	Wooded Cove Estates P.U.D.	20126 West Pockey Way	Property	X (shaded)	-	-	-
56	-	Wooded Cove Estates P.U.D.	20134 West Pockey Way	Property	X (shaded)	-	-	-

ANNEXATION (This Additional Consideration applies to the preceeding 5 Properties.)

Although the subject of this determination is shown on the National Flood Insurance Program map as being located in a community other than the community indicated on the Determination Document, it has been annexed by the community referenced therein.

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS OUTSIDE OF THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
14	-	Wooded Cove Estates P.U.D.	21147 South Wooded Cove Drive	Property	X (shaded)	-	-	-
15	-	Wooded Cove Estates P.U.D.	21149 South Wooded Cove Drive	Property	X (shaded)	-	-	-
16	-	Wooded Cove Estates P.U.D.	21151 South Wooded Cove Drive	Property	X (shaded)	-	-	-
17	-	Wooded Cove Estates P.U.D.	21153 South Wooded Cove Drive	Property	X (shaded)	-	-	-

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, PBS&J, 12101 Indian Creek Court, Beltsville, MD 20705. Additional Information about the NFIP is available on our web site at <http://www.fema.gov/nfip/>.

Michael Grimm, Acting Chief
Hazards Study Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (OUT AS SHOWN) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS OUTSIDE OF THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
18	-	Wooded Cove Estates P.U.D.	21155 South Wooded Cove Drive	Property	X (shaded)	-	-	-
19	-	Wooded Cove Estates P.U.D.	21157 South Wooded Cove Drive	Property	X (shaded)	-	-	-
20	-	Wooded Cove Estates P.U.D.	21159 South Wooded Cove Drive	Property	X (shaded)	-	-	-
21	-	Wooded Cove Estates P.U.D.	21161 South Wooded Cove Drive	Property	X (shaded)	-	-	-
24	-	Wooded Cove Estates P.U.D.	21219 South Wooded Cove Drive	Property	X (unshaded)	-	-	-
25	-	Wooded Cove Estates P.U.D.	21227 South Wooded Cove Drive	Property	X (unshaded)	-	-	-
26	-	Wooded Cove Estates P.U.D.	21233 South Wooded Cove Drive	Property	X (shaded)	-	-	-
35	-	Wooded Cove Estates P.U.D.	21343 South Wooded Cove Drive	Property	X (shaded)	-	-	-
39	-	Wooded Cove Estates P.U.D.	21363 South Wooded Cove Drive	Property	X (shaded)	-	-	-
40	-	Wooded Cove Estates P.U.D.	21407 South Wooded Cove Drive	Property	X (shaded)	-	-	-
41	-	Wooded Cove Estates P.U.D.	21415 South Wooded Cove Drive	Property	X (shaded)	-	-	-
42	-	Wooded Cove Estates P.U.D.	21423 South Wooded Cove Drive	Property	X (shaded)	-	-	-

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, PBS&J, 12101 Indian Creek Court, Beltsville, MD 20705. Additional Information about the NFIP is available on our web site at <http://www.fema.gov/nfip/>.

Michael Grimm, Acting Chief
Hazards Study Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (OUT AS SHOWN) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS OUTSIDE OF THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
43	-	Wooded Cove Estates P.U.D.	21433 South Wooded Cove Drive	Property	X (shaded)	-	-	-
44	-	Wooded Cove Estates P.U.D.	21439 South Wooded Cove Drive	Property	X (shaded)	-	-	-
45	-	Wooded Cove Estates P.U.D.	21447 South Wooded Cove Drive	Property	X (shaded)	-	-	-
46	-	Wooded Cove Estates P.U.D.	21455 South Wooded Cove Drive	Property	X (shaded)	-	-	-
47	-	Wooded Cove Estates P.U.D.	21465 South Wooded Cove Drive	Property	X (shaded)	-	-	-
75	-	Wooded Cove Estates P.U.D.	21365 South Oxbow Court	Property	X (unshaded)	-	-	-
76	-	Wooded Cove Estates P.U.D.	21364 South Oxbow Court	Property	X (shaded)	-	-	-

NON-PARTICIPATING COMMUNITY (This additional consideration applies to all properties in the LOMA-OAS DETERMINATION DOCUMENT (OUT AS SHOWN))

This community is currently either suspended from or not participating in the National Flood Insurance Program (NFIP); therefore, flood insurance is not available. To learn if this community has been reinstated in or has joined the NFIP, thus making flood insurance available, please call (800) 638-6620.

The Flood Disaster Protection Act of 1973 (Public Law 93-234) provides that lenders regulated by, or whose deposits are insured by Federal Instrumentalities may not make loans that originate from, or are secured, insured, or guaranteed by a Federal government agency for improved real property or mobile homes located in a Special Flood Hazard Area (SFHA) in a suspended or non-participating community. They may however, make conventional loans secured by improved real property or mobile homes located in SFHAs because the mandatory purchase of flood insurance requirement does not apply to conventional loans. Such lenders must, however, notify the purchaser or lessee of such property that the flood hazard exists and whether or not Federal disaster assistance will be available to the property in the event of a flood disaster.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, PBS&J, 12101 Indian Creek Court, Beltsville, MD 20705. Additional Information about the NFIP is available on our web site at <http://www.fema.gov/nfip/>.

Michael Grimm, Acting Chief
Hazards Study Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	Village of Elwood, Will County, Illinois	Lots 13 through 21, 24 through 30, 35 through 52, 54 through 60, 66, 67, 75, and 76, Wooded Cove Estates P.U.D., as shown on Plat, Instrument No. R2002-163853, filed for record on October 3, 2002, by the Recorder, Will County, Illinois
	COMMUNITY NO: 170849	
MAP PANEL AFFECTED	NUMBER: 17197C0286E	
	NAME: Will County, Illinois and Incorporated Areas	
	DATE: 09/06/1995	
FLOODING SOURCE: JACKSON CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 41.423, -88.101 SOURCE OF LAT & LONG: TOPOZONE.COM DATUM: NAD 27

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
57	-	Wooded Cove Estates P.U.D.	20142 West Pockey Way	Property	X (shaded)	594.3 feet	-	594.8 feet

Special Flood Hazard Area (SFHA) – The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

DETERMINATION TABLE (CONTINUED)
ANNEXATION
ZONE A

NON-PARTICIPATING COMMUNITY

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, PBS&J, 12101 Indian Creek Court, Beltsville, MD 20705. Additional information about the NFIP is available on our web site at <http://www.fema.gov/nfip/>.

Michael Grimm, Acting Chief
Hazards Study Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

ANNEXATION (This Additional Consideration applies to the preceding 1 Property.)

Although the subject of this determination is shown on the National Flood Insurance Program map as being located in a community other than the community indicated on the Determination Document, it has been annexed by the community referenced therein.

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
13	-	Wooded Cove Estates P.U.D.	21137 South Wooded Cove Drive	Property	X (unshaded)	599.2 feet	-	599.2 feet

ANNEXATION (This Additional Consideration applies to the preceding 1 Property.)

Although the subject of this determination is shown on the National Flood Insurance Program map as being located in a community other than the community indicated on the Determination Document, it has been annexed by the community referenced therein.

ZONE A (This Additional Consideration applies to the preceding 1 Property.)

The NFIP map affecting this property depicts an SFHA that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
27	-	Wooded Cove Estates P.U.D.	21243 South Wooded Cove Drive	Property	X (unshaded)	598.0 feet	-	599.0 feet
28	-	Wooded Cove Estates P.U.D.	21253 South Wooded Cove Drive	Property	X (unshaded)	598.0 feet	-	599.0 feet

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, PBS&J, 12101 Indian Creek Court, Beltsville, MD 20705. Additional Information about the NFIP is available on our web site at <http://www.fema.gov/nfip/>.

Michael Grimm, Acting Chief
Hazards Study Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
29	-	Wooded Cove Estates P.U.D.	21261 South Wooded Cove Drive	Property	X (shaded)	597.9 feet	-	598.8 feet
30	-	Wooded Cove Estates P.U.D.	21303 South Wooded Cove Drive	Property	X (shaded)	597.8 feet	-	597.9 feet
60	-	Wooded Cove Estates P.U.D.	20143 West Pockey Way	Property	X (unshaded)	593.6 feet	-	598.8 feet

NON-PARTICIPATING COMMUNITY (This additional consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

This community is currently either suspended from or not participating in the National Flood Insurance Program (NFIP); therefore, flood insurance is not available. To learn if this community has been reinstated in or has joined the NFIP, thus making flood insurance available, please call (800) 638-6620.

The Flood Disaster Protection Act of 1973 (Public Law 93-234) provides that lenders regulated by, or whose deposits are insured by Federal Instrumentalities may not make loans that originate from, or are secured, insured, or guaranteed by a Federal government agency for improved real property or mobile homes located in a Special Flood Hazard Area (SFHA) in a suspended or non-participating community. They may however, make conventional loans secured by improved real property or mobile homes located in SFHAs because the mandatory purchase of flood insurance requirement does not apply to conventional loans. Such lenders must, however, notify the purchaser or lessee of such property that the flood hazard exists and whether or not Federal disaster assistance will be available to the property in the event of a flood disaster.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, PBS&J, 12101 Indian Creek Court, Beltsville, MD 20705. Additional Information about the NFIP is available on our web site at <http://www.fema.gov/nfip/>.

Michael Grimm, Acting Chief
Hazards Study Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	Village of Elwood, Will County, Illinois	Lots 13 through 21, 24 through 30, 35 through 52, 54 through 60, 66, 67, 75, and 76, Wooded Cove Estates P.U.D., as shown on Plat, Instrument No. R2002-163853, filed for record on October 3, 2002, by the Recorder, Will County, Illinois
	COMMUNITY NO: 170849	
MAP PANEL AFFECTED	NUMBER: 17197C0286E	
	NAME: Will County, Illinois and Incorporated Areas	
	DATE: 09/06/1995	
FLOODING SOURCE: JACKSON CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 41.423, -88.101 SOURCE OF LAT & LONG: TOPOZONE.COM DATUM: NAD 27

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
36	-	Wooded Cove Estates P.U.D.	21345 South Wooded Cove Drive	Property	X (unshaded)	597.6 feet	-	598.8 feet

Special Flood Hazard Area (SFHA) – The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

DETERMINATION TABLE (CONTINUED)
INADVERTENT INCLUSION IN FLOODWAY 2
ANNEXATION

NON-PARTICIPATING COMMUNITY
STATE AND LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the property(ies) is/are not located in the SFHA or NFIP regulatory floodway, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the NFIP regulatory floodway and SFHA located on the effective NFIP map; therefore the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, PBS&J, 12101 Indian Creek Court, Beltsville, MD 20705. Additional information about the NFIP is available on our web site at <http://www.fema.gov/nfip/>.

Michael Grimm, Acting Chief
Hazards Study Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
37	-	Wooded Cove Estates P.U.D.	21347 South Wooded Cove Drive	Property	X (shaded)	597.5 feet	-	598.2 feet
38	-	Wooded Cove Estates P.U.D.	21355 South Wooded Cove Drive	Property	X (shaded)	597.3 feet	-	597.3 feet
48	-	Wooded Cove Estates P.U.D.	21501 South Wooded Cove Drive	Property	X (shaded)	596.3 feet	-	597.0 feet
49	-	Wooded Cove Estates P.U.D.	21507 South Wooded Cove Drive	Property	X (shaded)	596.3 feet	-	596.7 feet
59	-	Wooded Cove Estates P.U.D.	20147 West Pockey Way	Property	X (shaded)	593.8 feet	-	594.3 feet
66	-	Wooded Cove Estates P.U.D.	20150 West White Tail Court	Property	X (unshaded)	593.6 feet	-	595.0 feet
67	-	Wooded Cove Estates P.U.D.	20153 West White Tail Court	Property	X (unshaded)	593.4 feet	-	595.2 feet

INADVERTENT INCLUSION IN THE FLOODWAY 2 (NO PORTION OF THE PROPERTY IN THE FLOODWAY) (This Additional Consideration applies to the preceding 8 Properties.)

The National Flood Insurance Program (NFIP) regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in a NFIP regulatory floodway that may cause an increase in the base flood elevation. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Therefore, the NFIP regulatory floodway modification described in the Determination Document, while acceptable to the Federal Emergency Agency (FEMA), must also be acceptable to the community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/about/regoff.htm>.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, PBS&J, 12101 Indian Creek Court, Beltsville, MD 20705. Additional Information about the NFIP is available on our web site at <http://www.fema.gov/nfip/>.

Michael Grimm, Acting Chief
Hazards Study Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
50	-	Wooded Cove Estates P.U.D.	21513 South Wooded Cove Drive	Property	X (shaded)	596.2 feet	-	596.2 feet
58	-	Wooded Cove Estates P.U.D.	20148 West Pockey Way	Property	X (shaded)	594.3 feet	-	594.3 feet

INADVERTENT INCLUSION IN THE FLOODWAY 2 (NO PORTION OF THE PROPERTY IN THE FLOODWAY) (This Additional Consideration applies to the preceding 2 Properties.)

The National Flood Insurance Program (NFIP) regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in a NFIP regulatory floodway that may cause an increase in the base flood elevation. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Therefore, the NFIP regulatory floodway modification described in the Determination Document, while acceptable to the Federal Emergency Management Agency (FEMA), must also be acceptable to the community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/about/regoff.htm>.

ANNEXATION (This Additional Consideration applies to the preceding 2 Properties.)

Although the subject of this determination is shown on the National Flood Insurance Program map as being located in a community other than the community indicated on the Determination Document, it has been annexed by the community referenced therein.

NON-PARTICIPATING COMMUNITY (This additional consideration applies to all properties in the LOMR-FW DETERMINATION DOCUMENT (REMOVAL))

This community is currently either suspended from or not participating in the National Flood Insurance Program (NFIP); therefore, flood insurance is not available. To learn if this community has been reinstated in or has joined the NFIP, thus making flood insurance available, please call (800) 638-6620.

The Flood Disaster Protection Act of 1973 (Public Law 93-234) provides that lenders regulated by, or whose deposits are insured by Federal Instrumentalities may not make loans that originate from, or are secured, insured, or guaranteed by a Federal government agency for improved real property or mobile homes located in a Special Flood Hazard Area (SFHA) in a suspended or non-participating community. They may however, make conventional loans secured by improved real property or mobile homes located in SFHAs because the mandatory purchase of flood insurance requirement does not apply to conventional loans. Such lenders must, however, notify the purchaser or lessee of such property that the flood hazard exists and whether or not Federal disaster assistance will be available to the property in the event of a flood disaster.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, PBS&J, 12101 Indian Creek Court, Beltsville, MD 20705. Additional information about the NFIP is available on our web site at <http://www.fema.gov/nfip/>.

Michael Grimm, Acting Chief
Hazards Study Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

STATE AND LOCAL CONSIDERATIONS (This additional consideration applies to Lots 38, 50, and 58)

The property is not located within the NFIP regulatory floodway or the SFHA for the flooding source indicated in the Determination Document, however, because the lowest lot elevation is equal to the base flood elevation, the Illinois Department of Natural Resources encourages the property owner to retain or purchase flood insurance.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, PBS&J, 12101 Indian Creek Court, Beltsville, MD 20705. Additional Information about the NFIP is available on our web site at <http://www.fema.gov/nfip/>.

A handwritten signature in dark ink, appearing to read 'Michael Grimm', is positioned above the printed name.

Michael Grimm, Acting Chief
Hazards Study Branch
Federal Insurance and Mitigation Administration

ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

When making determinations on requests for Letters of Map Amendment (LOMAs), the Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

The NFIP offers two types of flood insurance policies to property owners: the low-cost Preferred Risk Policy (PRP) and the Standard Flood Insurance Policy (SFIP). The PRP is available for 1- to 4-family residential structures located outside the SFHA with little or no loss history. The PRP is available for townhouse/rowhouse-type structures, but is not available for other types of condominium units. The SFIP is available for all other structures. Additional information on the PRP and how a property owner can qualify for this type of policy is provided in the enclosed pamphlet. Before making a final decision about flood insurance coverage, FEMA strongly encourages property owners to discuss their individual flood risk situations and insurance needs with an insurance agent or company.

FEMA has established "Grandfather" rules to benefit flood insurance policyholders who have maintained continuous coverage. Property owners may wish to note also that, if they live outside but on the fringe of the SFHA shown on an effective NFIP map and the map is revised to expand the SFHA to include their structure(s), their flood insurance policy rates will not increase as long as the coverage for the affected structure(s) has been continuous. Property owners would continue to receive the lower insurance policy rates.

LOMAs are based on minimum criteria established by the NFIP. State/Commonwealth, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If a State/Commonwealth, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to amend an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

When a restudy is undertaken, or when a sufficient number of revisions or amendments occur on particular map panels, FEMA initiates the printing and distribution process for the affected panels. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. In such cases, FEMA attempts to reflect the results of the LOMA on the new map panel. If the results of particular LOMAs cannot be reflected on the new map panel because of scale limitations, FEMA notifies the community in writing and revalidates the LOMAs in that letter. LOMAs revalidated in this way usually will become effective 1 day after the effective date of the revised map.



Application for Permit

To

City of Chicago

1001 1-99

3 MUNICIPALITY

Permit Granted

Signed

William B. ...

Title

Date *1-6-02*

Nicor Gas

By

Address

Phone number

Nicor: Forward copies 1, 2 and 3 to appropriate municipality for approval. Copy 4 is for your records.
Municipality: Sign, date and return copies 1 and 2 to Nicor. Copy 3 is for your records.



TYSON ENGINEERING INC.

DAVID A. TYSON, President
Registered IL Prof. Engineer No. 35894
Registered IL Prof. Land Surveyor No. 2445
Registered IN Prof. Engineer No. 19900588

DAVID A. NOBLE, Vice President
Registered IL Prof. Engineer No. 45313

JOHN C. BARRETT, Vice President
Registered IL Prof. Land Surveyor No. 2997

LANCE G. BEIGH
Registered IL Prof. Engineer No. 48363

KEITH T. MULHOLLAND
Registered IL Prof. Engineer No. 55791

367 South Schuyler Avenue
Kankakee, Illinois 60901
(815) 932-7406
FAX (815) 932-2951
E-Mail: tysoneng@sbcglobal.net

December 18, 2002

Mr. Robert Blum, Village President
Village of Elwood
201 Mississippi
Elwood, IL 60421

RE: VILLAGE OF ELWOOD
WOODED COVE ESTATES PUD
NICOR GAS REVIEW
TEI NO. E02038

Dear President Blum:

A review of the Nicor Gas plans, dated October 22, 2002, has been completed. The plans show a gas main to be installed 11½ feet from the right-of-way line, which will be in direct conflict with water and sanitary sewer at various locations.

This office recommends having the gas main installed five feet from the right-of-way line. The subdivision plans were designed with sidewalk, leaving approximately six feet from the right-of-way free from any utilities. The variance from installing the sidewalk leaves room for the gas company to install the mains with only a minimum of conflicts.

Also, the gas main along Magnolia Lane should be installed 30 feet from the roadway centerline, as seen in the enclosed plan sheet. The boulevard entrance is wider than most of the roadway, and the gas main as proposed by Nicor Gas would be within the roadway.


Mr. Robert Blum, Village President
Village of Elwood
December 18, 2002
Page Two

A copy of the revised Nicor Gas plans should be forwarded to the Developer upon their approval.

Please contact this office if you have any questions or require additional information.

Very truly yours,

TYSON ENGINEERING, INC.

A handwritten signature in black ink, appearing to read "Keith T. Mulholland", written over a horizontal line.

Keith T. Mulholland, P.E.

KTM/mc
Enclosures

TYSON ENGINEERING INC.



DAVID A. TYSON, President
ILLINOIS
Registered Prof. Engineer No. 35894
Registered Prof. Land Surveyor No. 2445

INDIANA
Registered Prof. Engineer No. 19900588

DAVID A. NOBLE, Vice President
ILLINOIS
Registered Prof. Engineer No. 45313

JOHN C. BARRETT, Vice President
ILLINOIS
Registered Prof. Land Surveyor No. 2997

LANCE G. BEIGH
ILLINOIS
Registered Prof. Engineer No. 48363

367 South Schuyler Avenue
Kankakee, Illinois 60901
(815) 932-7406
FAX (815) 932-2951
E-Mail: tysoneng@keynet.net

November 19, 2002

Mr. Jeff Allen
Geotech, Inc.
1207 Cedarwood Drive
Joliet, IL 60435

RE: VILLAGE OF ELWOOD
WOODED COVE ESTATES
WATER MAIN INSTALLATION
TEI NO. E02038

Dear Mr. Allen:

The Village of Elwood requires polywrap on all water mains unless soils are documented to be non-corrosive. Information forwarded by you on November 15, 2002 indicates the soil is not corrosive and does not require polywrap on the water main.

This office does agree with the soil report provided by Midwest Engineering Services that the soil is not corrosive and polywrap is not required. However, as an inexpensive form of additional protection for the water main, this office does recommend its continued use on this and all future projects.

Please contact this office if you have questions or require additional information.

Very truly yours,

TYSON ENGINEERING, INC.



Keith T. Mulholland, P.E.

KTM/mc

cc: Village of Elwood

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 N. Grand Avenue East, P.O. Box 19276
Springfield, IL 62794-9276

Division of Public Water Supplies

Telephone 217/782-1724

PUBLIC WATER SUPPLY CONSTRUCTION PERMIT

SUBJECT: ELWOOD (Will County - 1970350)

Permit Issued to:
Village President and Board of Trustees
Post Office Box 435
Elwood, Illinois 60421

PERMIT NUMBER: 0663-FY2003
Proposed Improvement

DATE ISSUED: October 29, 2002
PROJECT LOG NUMBER: 2003-0663

The issuance of this permit is based on plans and specifications prepared by the engineers/architects indicated, and are identified as follows:

FIRM: Geotech, Inc.
NUMBER OF PLAN SHEETS: 32
TITLE OF PLANS: "Wooded Cove Estates P.U.D."

PROPOSED IMPROVEMENTS:

Install approximately 5,948 feet of 10-inch and 1,534 feet of 8-inch water main

ADDITIONAL CONDITIONS:

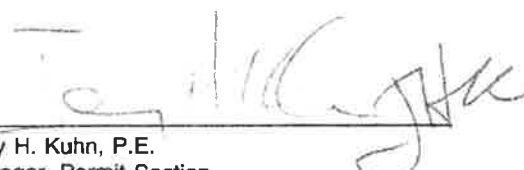
1. There are no further conditions to this permit.

JHK:GAZ:tml

CC: Geotech, Inc.
Elgin Regional Office
Will County Health Department

This permit is issued for the construction and/or installation of the public water supply improvements described above, in accordance with the provisions of the "Environmental Protection Act," Title IV, Sections 14 through 17, and Title X, Sections 39 and 40, and is subject to the conditions printed on the reverse side of this page and the ADDITIONAL CONDITIONS printed above.

IL 532-0168
PWS 065 Rev. 12/01


Jerry H. Kuhn, P.E.
Manager, Permit Section
Division of Public Water Supplies

STANDARD CONDITIONS FOR CONSTRUCTION/DEVELOPMENT PERMITS
ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
(July 1, 1979)

The Illinois Environmental Protection Act (Illinois Compiled Statutes, Chapter 111-1/2, Section 1039) grants the Environmental Protection Agency authority to impose conditions on permits which it issues.

These standard conditions shall apply to all permits which the Agency issues for construction or development projects which require permits under the Divisions of Water Pollution Control, Air Pollution Control, Public Water Supplies, and Land and Noise Pollution Control. Special conditions may also be imposed by the separate divisions in addition to these standard conditions.

1. Unless this permit has been extended or it has been voided by a newly issued permit, this permit will expire one year after date of issuance unless construction or development on this project has started on or prior to that date. (See below).
2. The construction or development of facilities covered by this permit shall be done in compliance with applicable provisions of Federal laws and regulations, the Illinois Environmental Protection Act, and Rules and Regulations adopted by the Illinois Pollution Control Board.
3. There shall be no deviations from the approved plans and specifications unless a written request for modification of the project, along with plans and specifications as required, shall have been submitted to the Agency and a supplemental written permit issued.
4. The permittee shall allow any agent duly authorized by the Agency upon the presentation of credentials:
 - a. to enter at reasonable times the permittee's premises where actual or potential effluent, emission or noise sources are located or where any activity is to be conducted pursuant to this permit.
 - b. to have access to and copy at reasonable times any records required to be kept under the terms and conditions of this permit.
 - c. to inspect at reasonable times, including during any hours of operation of equipment constructed or operated under this permit, such equipment or monitoring methodology or equipment required to be kept, used, operated, calibrated and maintained under this permit.
 - d. to obtain and remove at reasonable times samples of any discharge or emission of pollutants.
 - e. to enter at reasonable times and utilize any photographic, recording, testing, monitoring or other equipment for the purpose of preserving, testing, monitoring, or recording any activity, discharge, or emission authorized by this permit.
5. The issuance of this permit:
 - a. shall not be considered as in any manner affecting the title of the premises upon which the permitted facilities are to be located;
 - b. does not release the permittee from any liability for damage to person or property caused by or resulting from the construction, maintenance, or operation of the proposed facilities;
 - c. does not release the permittee from compliance with other applicable statutes and regulations of the United States, of the State of Illinois, or with applicable local laws, ordinances and regulations;
 - d. does not take into consideration or attest to the structural stability of any units or parts of the project;
 - e. in no manner implies or suggests that the Agency (or its officers, agents or employees) assumes any liability directly or indirectly for any loss due to damage, installation, maintenance, or operation of the proposed equipment or facility.
6. Unless a joint construction/operation permit has been issued, a permit for operating shall be obtained from the Agency before the facility or equipment covered by this permit is placed into operation.
7. These standard conditions shall prevail unless modified by special conditions.
8. The Agency may file a complaint with the Board for modification, suspension or revocation of a permit:
 - a. upon discovery that the permit application contained misrepresentation or false statements or that all relevant facts were not disclosed; or
 - b. upon finding that any standard or special conditions have been violated; or
 - c. upon any violation of the Environmental Protection Act or any Rule or Regulation effective thereunder as a result of the construction or development authorized by this permit.

For Division of Public Water Supply Construction Permits, construction on this project, once started, may continue for four years before this permit expires. A request for extension shall be filed at least 90 days prior to the permit expiration date.

MARY ANN STUKEL

17P

Will County Recorder

Will County

R 2002168138

Page 1 of 17

PC1 Date 10/09/2002

Time 11:03:06

Recording Fee:

31.00

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS
FOR WOODED COVE ESTATES P.U.D.

**DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS
FOR WOODED COVE ESTATES P.U.D.**

Woodcove Development Corporation, an Illinois Corporation, being the owner of WOODED COVE ESTATES P.U.D., legally described as follows:

A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 17, AND PART OF THE NORTHEAST QUARTER OF SECTION 20, AND PART OF THE NORTHWEST QUARTER OF SECTION 21, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 3, 2002, AS DOCUMENT NO. R 2002163853, IN WILL COUNTY, ILLINOIS.

does hereby declare that all future conveyances of such real estate or any part thereof shall be made upon and subject to the following covenants, conditions, restrictions, and easements for the purpose of preserving the general welfare, health, safety, and beauty of the land and of the real estate thereon adjoining presently owned by the undersigned and for the purposes of creating high property values.

**ARTICLE I
DEFINITIONS**

The following terms, when used in this Declaration, shall have the following meanings:

1.01 Approval or Approved shall mean the written consent or approval by the party required or permitted to give such approval.

1.02 Building Site shall mean any lot or parcel within WOODED COVE ESTATES P.U.D. hereafter designated by Developer in a document as a building site upon which a building or buildings and appurtenant structures may be erected.

1.03 Developed Building Site shall mean any building site upon which the construction, installation or erection of improvements, other than utilities or streets, has commenced.

1.04 Declarant shall mean the Woodcove Development Corporation.

1.05 Developer shall initially mean Woodcove Development Corporation and thereafter such other party or parties as shall be designated in a document executed by Woodcove Development Corporation.

1.06 Document shall mean a written, signed, and acknowledged instrument, which has been recorded in the office of the Recorder of Deeds of Will County, Illinois.

1.07 Front Yard shall mean the area between the front wall of any building and the adjacent street within WOODED COVE ESTATES P.U.D. Building sites, which are located on a corner of two streets within WOODED COVE ESTATES P.U.D., shall be considered to have two front yards.

1.08 Laws shall mean all present and future applicable laws, ordinances, rules, regulations, and orders of the United States Government, the State of Illinois, the County of Will, the Village of Elwood, and any other applicable political subdivision, and any applicable administrative agency of any of the foregoing, subject to such variances and waivers which may lawfully have been obtained.

1.09 Owner shall mean the person, persons, entity or entities holding title to a building site and as used in the context of this Declaration; should there be more than one owner of any building site, all of said owners are herein collectively called "Owner". Owner shall not mean or refer to the holder of a mortgage on such building site unless and until such mortgagee has acquired title to such building site pursuant to foreclosure or any proceeding or transfer in lieu of foreclosure.

1.10 Protective Covenants shall mean the protective covenants, conditions, restrictions, reservations, terms, and easements set forth in this Declaration.

1.11 Street shall mean any highway, street or road for vehicular and/or pedestrian traffic (whether or not dedicated to a governmental authority), which is for the common and non-exclusive use of the owners or tenants of two or more building sites and/or others.

ARTICLE II

GOAL OF DEVELOPMENT

2.01 The real property described above is subject to the covenants hereby declared to insure proper use and appropriate development and improvements of WOODCOVE ESTATES P.U.D. and every part thereof; to protect the owners of the property therein against such improper use of surrounding lots as may depreciate the value of their property; to guard against the erection thereon of buildings built of improper or unsuitable materials; to insure adequate and reasonable development of said property; to encourage the erection of attractive improvements thereon; with appropriate locations of attractive improvements thereof; to prevent haphazard and inharmonious improvements; to secure and maintain proper setbacks from streets, and adequate free spaces between structures; to insure desired high standards of maintenance and operation of community facilities and services for the benefit and convenience of all owners of the property and all of its residents and in general to provide adequately for a residential subdivision of the highest quality and character.

ARTICLE III

GENERAL COVENANTS

3.01 Architectural Review Committee. The Developer shall establish an Architectural Review Committee. The Architectural Review Committee shall mean and refer to the Developer(so long as the Developer owns at least one building site in Wooded Cove Estates P.U.D.); thereafter the Architectural Review Committee shall consist of at least three(3) building site owners initially appointed by the Developer and thereafter appointed by majority vote of all of the building site owners(each building site consisting of one vote). The Architectural Review Committee shall elect a chairman and he, or in his absence, the vice-chairman, shall be the presiding officer at its meetings. The Architectural Review Committee shall meet upon call of the chairman, and all meetings shall be held at such places as may be designated by the chairman. Two members shall constitute a quorum for the transaction of business, and the affirmative vote of a majority of those present in person or a proxy at a meeting of the Architectural Review Committee shall constitute the action of the Architectural Review Committee on any matter before it. The Architectural Review Committee is authorized to retain the services of consulting architects, landscape architects, urban designers, engineers,

inspectors, and/or attorneys in order to advise and assist the Architectural Review Committee in performing its functions set forth herein.

3.02 Permitted Improvements; Standards.

a) No improvements of any nature whatsoever shall be constructed, altered, added to or maintained upon any part of WOODED COVE ESTATES P.U.D., except (i) for dwellings and other improvements which are constructed by Developer; (ii) such improvements as are approved by the Architectural Review Committee in accordance with this Article III; or (iii) improvements which pursuant to this Article III do not require the consent of the Architectural Review Committee.

b) The Architectural Review Committee is hereby authorized to promulgate from time to time written architectural standards, policies, and guidelines (the "Standards") governing the construction, location, landscaping, and design of improvements, the contents of submissions of plans and specifications, and other information required to evidence compliance with and obtain approval pursuant to the Sections hereof. Any such Standards published by the Architectural Review Committee shall be binding and enforceable on all owners with respect to all improvements in WOODED COVE ESTATES P.U.D. requiring the approval of the Architectural Review Committee.

c) No improvements of any nature whatsoever shall be commenced, constructed, altered, added to or maintained upon any part of WOODED COVE ESTATES P.U.D. (except for dwellings and other improvements which are constructed by Developer and for improvements which pursuant to this Article III do not require the consent of the Architectural Review Committee) unless and until the Architectural Review Committee has approved in writing the proposed architect and builder of any such improvements.

3.03 Construction of Improvements.

a) Subject to the review by the Architectural Review Committee, all improvements constructed hereon shall consist solely of single-family residences and ancillary buildings or miscellaneous improvements related to or useful for single-family residential purposes, and as allowed by the zoning district, unless otherwise stated herein.

b) The front elevations of all buildings to be occupied as the residence shall be constructed of brick or "dryvit", or a combination of brick, "dryvit" or cedar or cedar equivalent. Use of vinyl siding shall only be allowed on the sides and rears of structures.

c) Dwellings may not be temporarily or permanently occupied until the exteriors thereof have been completed. All landscaping must be completed and all driveways must be paved with concrete pavement within 90 days of the issuance of the occupancy permit unless weather conditions prohibit immediate completion. No temporary house, shack, tent, barn or other outbuilding shall be permitted at any time, except for temporary structures for social functions. Construction of all dwellings shall be completed within 180 days of the commencement date of said construction. During the continuance of construction by an owner, such owner shall require its contractors to maintain the lot in a reasonable clean and uncluttered condition and, to the extent possible, all construction trash and debris shall be kept within refuse containers. Upon completion of construction, such owner shall cause its contractors to immediately remove all equipment, tools, and construction material and debris from the lot on which such construction has been completed.

3.04 Architectural Approval. To preserve the architectural and aesthetic appearance of WOODED COVE ESTATES P.U.D., no construction of improvements of any nature whatsoever shall be commenced or maintained by any owner other than the Developer, with respect to the construction or affecting the exterior appearance of any dwelling or with respect to any other portion of WOODED COVE ESTATES P.U.D., including, without limitation, the construction or installation of driveways, mail boxes, decks, patios, courtyards, swimming pools, tennis courts, greenhouses, playhouses, awnings, walls, fences, exterior lights, garages, guest or servants' quarters or other outbuildings, nor shall any exterior addition to or change or alteration therein be made unless and until two copies of the plans and specifications and related data showing the nature, color, type, shape, height, materials, and location of the same shall have been submitted to and approved in writing by the Architectural Review Committee. One copy of such plans, specifications, and related data so submitted shall be retained in the records of the Architectural Review Committee, and the other copy shall be returned to the owner marked "approved", "approved as noted" or "disapproved".

a) The Architectural Review Committee may establish a fee of \$150.00 for the review of plans and specifications for the construction of any residence building, in part to cover the expense of retaining any architects, engineers, inspectors or attorneys necessary for such review. For reviewing any plans and specifications hereunder, except for construction of a residence building, the Architectural Review Committee waives any fee, but may charge the applicant as a cost of review any fees incurred by the Architectural Review Committee as an out-of-pocket expense for retaining consultants or attorneys as identified above.

b) Notwithstanding the foregoing, an owner may make interior improvements and alterations within his dwelling that do not affect the exterior appearance without the necessity of approval or review by the Architectural Review Committee. The Architectural Review Committee shall have the sole discretion to determine whether plans and specifications submitted for approval are acceptable. Following approval of any plans and specifications by the Architectural Review Committee, representatives of the Architectural Review Committee shall have the right during reasonable hours to enter upon and inspect any lot or other improvements with respect to which construction is under way to determine whether or not the plans and specifications therefore have been approved and are being complied with. In the event the Architectural Review Committee shall determine that such plans and specifications have not been approved or are not being complied with, the Architectural Review Committee shall be entitled to enjoin further construction and to require the removal or correction of any work in places which does not comply with approved plans and specifications.

c) In the event the Architectural Review Committee fails to approve or disapprove in writing any proposed plans or specifications within thirty (30) days after such plans and specifications shall have been submitted, such plans and specifications will be deemed to have been expressly approved, provided the proposed improvements are generally in harmony with the scheme of WOODED COVE ESTATES P.U.D. as set forth in this Declaration. Upon approval of plans and specifications, no further approval under this Article III shall be required with respect thereto, unless such construction has not substantially commenced within six months of the approval of such plans and specifications (e.g. clearing and grading,

No exterior portion of any building, structure or other improvement (except driveways) located on or with respect to any lot shall be located other than as by the applicable set-back line restrictions as set forth on the plat or herein provided that the Architectural Review Committee shall be empowered to grant variances with respect to such set-back line restrictions in its sole and absolute discretion. To assure that dwellings and other structures will be located so that the maximum view, privacy, and breeze will be available to each dwelling or structure, dwellings and structures must take into consideration the location of trees and vegetation and other aesthetic and environmental considerations, as well as the precise site and location of any dwelling or structures within WOODED COVE ESTATES P.U.D. The Architectural Review Committee shall have the authority to determine such locations for dwellings and structures. In addition, all residential structures constructed on a lot shall: (i) have a minimum lowest floor elevation including basement above the flood protection elevation, and (ii) be designed and constructed in compliance with the requirements of any building code related to construction in flood hazard areas, if any are applicable.

3.07 Outbuildings. Any storage buildings, outbuildings or detached garages, prior to the erection of same have to be reviewed by the Architectural Review Committee and if approved must be located within the rear yard, or at a location approved by the Architectural Review Committee, and shall have the front elevation built of the same material as the main residence building, or of materials as approved by the Architectural Review Committee.

3.08 Use of Lots and Dwellings. Each lot shall be used for residential purposes only, and no trade or business of any kind may be carried on therein. No more than one dwelling shall be located on any lot. The use of a portion of a dwelling as an office by an owner or his tenant shall not be considered to be in violation of this covenant if such use does not create regular customer, client or employee traffic. The use of a dwelling or a portion thereof for business meetings, entertainment or the enjoyment or business of the owner's employees, trustees, agents, clients or customers shall not be considered to be a violation of this covenant if such use does not create regular customer, client or employee traffic. Lease or rental of a dwelling for residential purposes shall also not be considered to be a violation of this covenant so long as the lease (i) is for not less than the entire dwelling and all the improvements thereon, (ii) is for the term of at least six months, and (iii) is otherwise in compliance with rules and regulations as may be promulgated and published from time to time by the Architectural Review Committee.

3.09 Exterior Appearance. The owner must submit a plan of any proposed fencing to the Architectural Review Committee for approval; such plan must show the dimensions, location in relation to the dwelling, color and type of material to be used. All swimming pools and tennis courts may have such fencing as required by the proper governmental agency. No projections of any type shall be placed or permitted to remain above the roof of any improvements, except approved chimneys or vent stacks.

3.10 Signs. Except as may be required by legal proceedings, no signs or advertising posters of any kind shall be maintained or permitted within any windows, on the exterior of any improvements located within WOODED COVE ESTATES P.U.D. without the express written permission of the Architectural Review Committee. The approval of any signs and posters, including, without limitation, name and address signs, shall be upon such conditions as may be from time to time determined by the Architectural Review Committee and may be arbitrarily withheld.

3.11 Antennas. Any satellite dish or other radio or television transmitter or receiver (except for television antenna) must be placed in the rear yard and reasonably screened in order to conceal them from view from roads and adjacent lots. Radio or television signals or any other form of electromagnetic radiation shall not be permitted to originate from any lot, which may unreasonably interfere with the reception of television or radio signals within WOODED COVE ESTATES P.U.D..

3.12 Animals. Any animals, livestock, birds, or poultry of any kind that are raised, bred or kept by any owner upon any portion of WOODED COVE ESTATES P.U.D. must comply with the regulations for the underlying zoning district. The animals shall be kept or maintained within the dwelling or outbuildings or other appropriate structure. No animals shall be allowed to make unreasonable amounts of noise or to become a nuisance.

3.13 Nuisances. No rubbish or debris of any kind shall be dumped, placed or permitted to accumulate upon any portion of WOODED COVE ESTATES P.U.D., nor shall any nuisance or odors be permitted to exist or operate upon or arise from any portion of WOODED COVE ESTATES P.U.D. so as to render any portion thereof unsanitary, unsightly, offensive or detrimental to persons using or occupying any other portions of WOODED COVE ESTATES P.U.D.. Noxious or offensive activities shall not be carried on in any lot or dwelling or in any part of WOODED COVE ESTATES P.U.D., and each owner, his family, tenants, guests,

invitees, servants, and agents shall refrain from any act or use of a lot or dwelling of WOODED COVE ESTATES P.U.D. which could cause disorderly, unsightly or unkempt conditions or which could cause embarrassment, discomfort, annoyance or nuisance to the occupants of other portions of WOODED COVE ESTATES P.U.D. or which could result in a cancellation of any insurance for any portion of WOODED COVE ESTATES P.U.D. or which would be in violation of any law or governmental code or regulation.

3.14 Motor Vehicles, Trailers, Boats, Etc. Each owner shall provide for parking of at least two automobiles in garages equipped with garage doors prior to occupancy of the dwelling owned or maintained by such owner. All automobiles owned or used by owners or occupants other than temporary guests and visitors shall be parked in garages to the extent that garage space is available. The outside storage or parking of any commercial vehicles of any type, farm equipment, buses, trailers, boats, or any other related forms of transportation devices are expressly prohibited. No owners or other occupants of any portion of WOODED COVE ESTATES P.U.D. shall repair or restore any vehicle of any kind upon or within any lot, except (i) within enclosed garages or workshops or (ii) for emergency repairs, and then only to the extent necessary to enable the movement thereof to a proper repair facility. No unregistered motor vehicles or unlicensed drivers may operate or be used within WOODED COVE ESTATES P.U.D..

3.15 Sales and Construction Activities. Notwithstanding any provisions or restrictions contained in this Declaration to the contrary, it shall be expressly permissible for the Developer and its agents, employees, successors, and assigns to maintain and carry on such facilities and activities as may be reasonably required, convenient or incidental to the completion, improvement, and sale of lots or the developing of lots, including, without limitation, the installation and operation of sales and construction trailers and offices, signs, and model dwellings.

3.16 Multiple Ownership. No lots or dwellings may be sold under any time-sharing, time-interval or similar right-to-use programs.

3.17 Developer's Right to Vary. Developer or Declarant shall have the right, at its option and discretion and without regard to any prior construction or development of any building site, to alter, vary and/or waive any of the requirements, restrictions or other provisions set forth in the Article III with respect to any building site; and no owner of a building site with respect to which such alteration, variance and/or waiver was not granted shall have any claim or cause of

action against Developer by reason of the granting of such alteration, variance and/or waiver.

ARTICLE IV

DURATION OF RESTRICTIONS

4.01 Each of the conditions, covenants, reservations, and easements contained in this Declaration shall continue in full force and effect and be binding upon all owners and their successors and assigns and shall be a covenant running with the land for twenty years from the recording of this Declaration in the office of the Recorder of Deeds of Will County, Joliet, Illinois, and may or shall be terminated or modified in any respect by the Declarant, Developer or their respective successors or assigns.

ARTICLE V

MISCELLANEOUS

5.01 Partial Invalidity. Invalidation of any of this Declaration or any part thereof by judgment or court order shall in no way affect any of the other provisions, all of which shall remain in full force and effect.

5.02 Interpretation. Any discrepancy, conflict or ambiguity which may be found herein shall be resolved and determined by Developer and, in the absence of an adjudication by a court of competent jurisdiction to the contrary, such resolution and determination shall be final.

5.03 Captions. The captions and organizational numbers and letters appearing in this Declaration are inserted only as a matter of convenience and neither in any way define, limit, construe or describe the scope or intent of this Declaration nor in any way modify or affect this Declaration.

5.04 Governing Law. This Declaration and the rights of the owners shall be governed by the laws of the State of Illinois.

5.05 No Obligation to Develop. Notwithstanding the provisions and intentions of this Declaration, no provision herein shall be deemed to require,

either expressly or implied, Developer to improve, construct and/or develop all or any portion of WOODED COVE ESTATES P.U.D. in any manner whatsoever, except to the extent of restrictions set forth in this Declaration and as required by appropriate subdivision and building code requirements of the proper governmental agency.

5.06 Notices. Any notice or other communication required to be sent to any owner under the provisions of this instrument shall be deemed to have been properly sent when mailed, postage paid, to the last known address of the person who appears as owner on the records of Developer at the time of such mailing. Notice to the Developer shall be sent in the same manner addressed to Developer at such address of which Developer shall have notified the owners in the aforesaid manner.

5.07 Repurchase Rights.

a) If, within 180 days (construction period) after the date on which an owner shall begin construction on a building site, the owner (defaulting owner) shall fail substantially to complete construction upon such subject building site of the building and other improvements which have been approved for the construction thereon by Developer pursuant to the provisions of Article III, and if such failure continues for more than 120 days (grace period) after Developer has sent to the defaulting owner written notice of such failure, Developer, its successors and assigns, shall have the right, at Developer's sole option, (repurchase option) to re-acquire all of the subject building site from the defaulting owner by the defaulting owner's general warranty deed, together with any unpaid awards the defaulting owner may be entitled to against any condemning authority by reason of a taking of any portion of the subject building site.

b) The purchase price payable by Developer to the defaulting owner in the event Developer shall exercise the repurchase option shall be equal to the purchase price paid by the defaulting owner to Developer for the subject building site, less the amount of any condemnation award received by the defaulting owner, plus all actual and direct costs of construction paid by the defaulting owner for any building and improvements theretofore constructed on the subject building site.

c) The repurchase option shall be exercisable by Developer sending to the defaulting owner within 120 days after the expiration of the

grace period written notice of such exercise in accordance with the provisions of Section above.

d) Within sixty days after the exercise of the repurchase option by Developer, closing shall occur and the defaulting owner shall tender to Developer at the offices of Developer's attorney in Will County, Illinois, the defaulting owner's general warranty deed conveying to Developer, or its successors or assigns, the subject building site, together with such structures as the defaulting owner shall have erected or partially erected thereon. Title to the subject building site at the time of closing shall be good and marketable subject only to such title exceptions as were excepted in connection with Developer's initial conveyance of the subject building site to the defaulting owner.

e) The construction period shall be extended for such additional time as is equal to time lost by the owner or the defaulting owner's contractors or suppliers in connection with the construction of the buildings and improvements upon the subject building site due to strikes or other labor troubles, governmental restrictions and limitations, scarcity of labor or materials, war or other national emergency, accidents, casualties, weather conditions or any cause similar or dissimilar to the foregoing beyond the reasonable control of the defaulting owner or defaulting owner's contractors or supplies or resulting from Developer's fault.

5.08 Successors and Assigns. Subject to the prior rights of Developer set forth herein, including, without limitation, the rights of Developer to grant approvals, to enforce this Declaration, to waive enforcement of this Declaration, or to add or remove land from this Declaration, this Declaration shall be binding upon and shall inure to the benefit of the owners and their respective heirs, executors, personal representatives, successors, and assigns; and shall be binding upon (but shall not be for the benefit of or enforceable by) any of said owners.

5.09 Enforcement. In the event any building site owner fails to adhere to any and/or all of these restrictions and covenants, the Developer or any building site owner or the Association, if any, shall have the right jointly and separately to remedy the violation or sue to have the violation remedied and lien the owner's property for the cost of materials, labor and/or fees expended, including, but not limited to, legal fees necessary to enforce said lien and these restrictions and covenants.

5.10 Amendment or Abrogation. Any of the restrictions and covenants herein contained may be amended or abrogated upon the approval of the Developer (so long as Developer owns at least one building site in Wooded Cove Estates P.U.D.) or at least seventy-five percent (75%) of the building site owners in Wooded Cove Estates P.U.D. (each building site constituting one vote), provided such approval shall be by an instrument in writing, signed, acknowledged and recorded by the Developer or said owners, as the case may be. The invalidation of any one or more of the restrictions herein by any Court of competent jurisdiction shall not in any manner affect the validity of the other restrictions herein set forth.

5.11 Option to Form Association. Upon the approval of at least seventy-five percent (75%) of the building site owners in Wooded Cove Estates P.U.D. (each building site constituting one vote), provided such approval shall be by an instrument in writing, signed, acknowledged and recorded by said owners, the building site owners may elect to form an Association (which may or may not be incorporated), to enforce these covenants and restrictions; to perform such other activities customarily undertaken by a common interest community association; and to levy assessments in aid thereof.

IN WITNESS WHEREOF, the Woodcove Development Corporation, had caused this Declaration to be executed by its President and attested to by its Secretary this 9th day of October, 2002.

Woodcove Development Corp.

By: [Signature]

President

ATTEST:

By: [Signature]

Its: Secretary

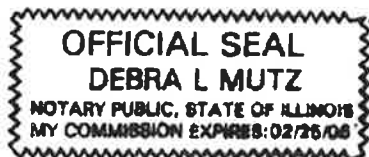
STATE OF ILLINOIS)

) SS

COUNTY OF WILL)

I, Debra L. Mutz, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Jeffrey J. Allen, Woodcove Development Corporation, and Patricia J. Allen thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and the said President and Secretary did also then and there acknowledge that they are custodian of the corporate seal of said Corporation did affix the said corporate seal of said Corporation to said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 8th day of Oct., 2002.

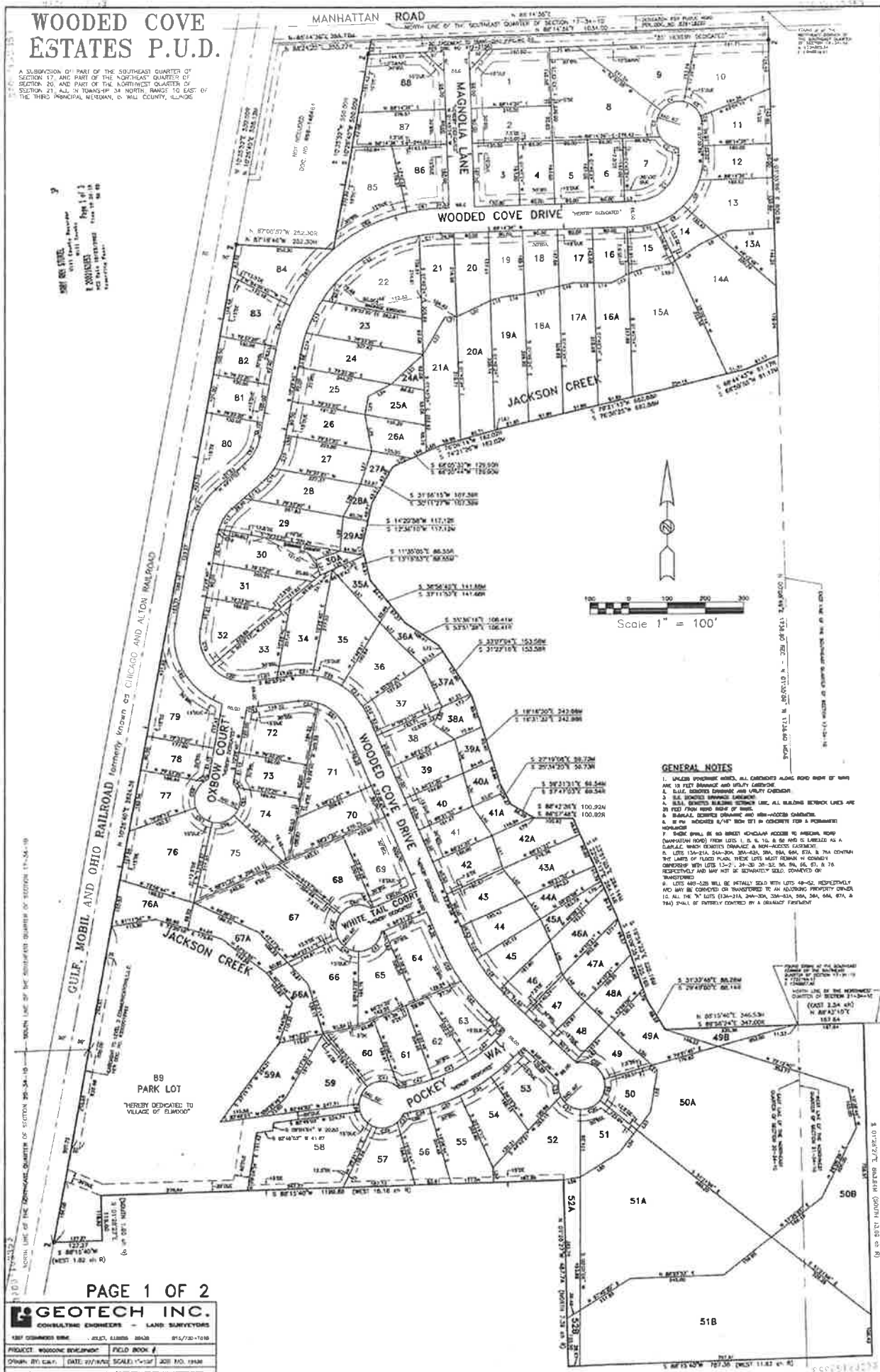


[Signature]
NOTARY PUBLIC

**THIS INSTRUMENT PREPARED BY
AND RETURN TO:**
Woodcove Development Corporation
C/o JEFFREY J. ALLEN, President
22961 S. Althea Court
Minooka, Illinois 60447
815/467-9351

A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 17, AND PART OF THE NORTHEAST QUARTER OF SECTION 20, AND PART OF THE NORTHWEST QUARTER OF SECTION 21, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY, ILLINOIS

A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 17, AND PART OF THE NORTHEAST QUARTER OF SECTION 20, AND PART OF THE NORTHWEST QUARTER OF SECTION 21, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY, ILLINOIS



PAGE 1 OF 2

GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS
1387 OAKWOOD BLVD. SUITE 100, ELSTON, ILLINOIS 60120 (815) 732-1010
PROJECT: WISCONSIN BOULEVARD FIELD BOOK #
OWNER: ILL. CANT. DATE: 07/18/02 SCALE: 1"=100' JOB NO. 1938

R2003079532

MARY ANN STUKEL

Will County Recorder

Will County

R 2003079532

Page 1 of 5

PC2 Date 04/04/2003 Time 15:21:46

Recording Fees:

19.00

COVER SHEET

FIRST AMENDMENT TO

**DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS**

WOODED COVE ESTATES P.U.D.

Prepared by and after recording, return to:

A. Michael Wojtak, Esq.
116 N. Chicago Street
Suite 600
Joliet, Illinois 60432
Phone (815) 723-8500

1085

R2003079532

FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS

WOODED COVE ESTATES P.U.D.

THIS FIRST AMENDMENT to the DECLARATION (the "Declaration") is made this 20th day of March, 2003, by WOODCOVE DEVELOPMENT CORPORATION, an Illinois corporation ("Developer").

WITNESSETH:

WHEREAS, Developer executed a "Declaration of Covenants, Conditions, Restrictions and Easements" for Wooded Cove Estates P.U.D. which Declaration was recorded on October 9, 2002 with the Will County Recorder of Deeds as Document No. R2002-168138; and

WHEREAS, the Declaration affects certain real estate in the County of Will, State of Illinois, legally described in "Exhibit A" attached hereto and made a part hereof (the "Property"); and

WHEREAS, Paragraph 5.10 of the Declaration provides that the any of the restrictions and covenants contained in the Declaration may be amended or abrogated upon the approval of the Developer (so long as the Developer owns at least one building site in Wooded Cove Estates P.U.D.) by an instrument in writing; and

WHEREAS, Developer, as of the date hereof, owns at least 66 building sites as depicted in a certain "Plat of Subdivision" recorded October 3, 2002 with the Will County Recorder of Deeds as Document No. R2002-163853 (the "Plat"); and

WHEREAS, the Developer desires to amend said Declaration to clarify and set forth certain restrictions regarding the maintenance of animals on the building sites.

NOW, THEREFORE, the Developer hereby declares that the Declaration of Covenants, Conditions, Restrictions and Easements is amended by deleting Paragraph 3.12 thereof in its entirety and adding in place thereof, a revised Paragraph 3.12 as follows:

"3.12 Animals. No animals, livestock, or poultry of any kind shall be raised, bred, or kept upon any portion of Wooded Cove Estates P.U.D. except that no more than two (2) dogs, cats, or other household pets or any combination thereof not exceeding two (2) in number, may be kept provided they are not kept, bred, or maintained for any commercial purpose. In addition,


R2003079532

all owners shall comply with the applicable laws, ordinances and regulations of the applicable governmental authorities with respect to household pets allowed. All household pets shall be kept or maintained within the dwelling or outbuildings or other appropriate structure. No household pets shall be allowed to make unreasonable amounts of noise or to become a nuisance."

IN WITNESS WHEREOF, WOODCOVE DEVELOPMENT CORPORATION has caused its name to be signed to this First Amendment to the Declaration by its President and attested to by its Secretary, as of the day and year first set forth above.

WOODCOVE DEVELOPMENT CORPORATION

By: _____
President

Attest: 
Secretary

R2003079532

STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Jeffrey J. Allen, personally known to me to be the President of WOODCOVE DEVELOPMENT CORPORATION, an Illinois corporation, and Patricia J. Allen, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 20th day of March, 2003.



A. Michael Wojtak
Notary Public

R2003079532

EXHIBIT A

(legal description)

WOODED COVE ESTATES P.U.D., BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 17, AND PART OF THE NORTHEAST 1/4 OF SECTION 20, AND PART OF THE NORTHWEST 1/4 OF SECTION 21, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 2002 , AS DOCUMENT NO. R2002-163853, IN WILL COUNTY, ILLINOIS.

P.I.N. 11-17-400-034; 11-20-200-002; and 11-21-100-001

Address: Manhattan Road, Elwood, Illinois

SCHOOL DISTRICT CERTIFICATE

THIS IS TO CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PROPERTY DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, WHICH WILL BE KNOWN AS WOODED COVE ESTATES P.U.D., IS LOCATED WITHIN THE BOUNDARIES OF THE FOLLOWING SCHOOL DISTRICTS: ELWOOD SCHOOL DISTRICT NO. 203 AND JOLIET TOWNSHIP HIGH SCHOOL DISTRICT NO. 204.

DATED THIS 2nd DAY OF October, 2002.

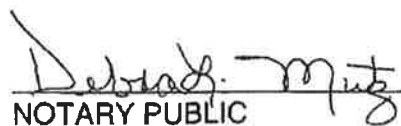

JEFFREY J. ALLEN, PRESIDENT

WOODCOVE DEVELOPMENT CORPORATION

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

I, Debra L. Mutz, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Jeffrey J. Allen WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED THE SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 2ND DAY OF October, 2002.


NOTARY PUBLIC

OFFICIAL SEAL



IN WITNESS WHEREOF, the Woodcove Development Corporation, had caused this Declaration to be executed by its President and attested to by its Secretary this 9th day of October, 2002.

Woodcove Development Corp.

By: [Signature]

President

ATTEST:

By: [Signature]

Its: Secretary

STATE OF ILLINOIS)

) SS

COUNTY OF WILL)

I, Debra L. Mutz, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Jeffrey J. Allen, Woodcove Development Corporation, and Patricia J. Allen thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and the said President and Secretary did also then and there acknowledge that they are custodian of the corporate seal of said Corporation did affix the said corporate seal of said Corporation to said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 9th day of Oct., 2002.



[Signature]
NOTARY PUBLIC

TYSON ENGINEERING INC.



Since 1952



DAVID A. TYSON, President
ILLINOIS
Registered Prof. Engineer No. 35894
Registered Prof. Land Surveyor No. 2445
INDIANA
Registered Prof. Engineer No. 19900588

DAVID A. NOBLE, Vice President
ILLINOIS
Registered Prof. Engineer No. 45313

JOHN C. BARRETT, Vice President
ILLINOIS
Registered Prof. Land Surveyor No. 2997

LANCE G. BEIGH
ILLINOIS
Registered Prof. Engineer No. 48363

367 South Schuyler Avenue
Kankakee, Illinois 60901
(815) 932-7406
FAX (815) 932-2951
E-Mail: tysoneng@keynet.net

September 18, 2002

Village of Elwood
201 Mississippi
P.O. Box 435
Elwood, IL 60421

Attention: Mr. Bob Blum, Village President

RE: WOODED COVE SUBDIVISION
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY PERMITS
TEI JOB NO. E02038

Gentlemen:

Tyson Engineering, Inc. has reviewed the Illinois Environmental Protection permits for water mains, sanitary sewers and erosion control. These permit applications accurately reflect the improvements proposed for the Wooded Cove Subdivision.

The applications should be signed by the Design Engineer and the president of Wood Cove Development. We recommend that the Village President sign the applications so that the Developer may proceed with the permit process.

If you have any questions or need any additional information, please contact this office.

Very truly yours,

TYSON ENGINEERING, INC.

A handwritten signature in dark ink that reads "James P. Brooks".

James P. Brooks, P.E.I.

JPB/mc

cc: Mr. Jeff Allen, Geotech, Inc.

SPECIAL MEETING
September 12, 2002

A Special Meeting of the Board of Trustees, Village of Elwood, was called for Thursday, September 12, 2002 at 7:00 PM. Two board members, Trustees Kalisik and Attwood absent.

Purpose of meeting Final Plat Wooded Cove Estates Development.

Also present: Jeff Allen and James Brooks

Meeting opened with the Pledge to the Flag.

FINAL PLAT WOODED COVE DEVELOPMENT

Jeff Allen – presented final plat to the Zoning Board, received approval. Several items were discussed. Letter of Credit is being drawn up. When Hartz develops, will negotiate a cost on the bridge that will border Wooded Cove and Hartz. A revised cost estimate for Letter Credit to go to Tyson Engineering. Discussed storm water calculations, provided details. No increase of water flow into Jackson Creek. Plat conforms to preliminary plat. Would like approval of final plat.

James Brooks – Rodney Tonelli and I have reviewed the plans, Will County has also reviewed the plans. New Letter of Credit to include funds for the bridge. Storm water very thorough, no need for a variance request. Recommend approval of Letter of Credit for \$1,586,971.30, which is 110% of total cost.

President Blum – approval of plan, variance request of storm water?

James Brooks – prior to the first Letter of Credit reduction request or the issuance of the first occupancy permit, whichever comes first, \$40,000.00 shall be added to the letter of credit amount to insure sanitary treatment capacity in the event that the new waste water treatment plant has not been brought into service.

Waste water plant to be up and running by 2004.

A motion by Trustee Strawn to approve Ordinance 698-A, An Ordinance Approving a Final Plat of Subdivision for Wooded Cove Estates, Village of Elwood. Seconded by Trustee Geijer. Also a variance for storm water detention. Seconded by Trustee Geijer. All voted in favor of motion. Motion carried.

A motion by Trustee Bernhard to adjourn meeting. Seconded by Trustee Ruban. All voted in favor of motion. Motion carried.

Pat Buchenau, Village Clerk

ORDINANCE 698-A

AN ORDINANCE APPROVING A
FINAL PLAT OF SUBDIVISION
FOR WOODED COVE ESTATES
VILLAGE OF ELWOOD,
WILL COUNTY, ILLINOIS

PASSED AND APPROVED BY
THE PRESIDENT AND BOARD OF TRUSTEES
THE 12 DAY OF SEPTEMBER, 2002

Published in pamphlet form by
authority of the corporate authorities
of the Village of Elwood, Illinois,
the 26 day of September, 2002.

ORDINANCE NO. 698-A

AN ORDINANCE APPROVING A
FINAL PLAT OF SUBDIVISION
FOR WOODED COVE ESTATES
VILLAGE OF ELWOOD,
WILL COUNTY, ILLINOIS

WHEREAS, the Village of Elwood (hereinafter "ELWOOD") is a home rule unit pursuant to Section 6 of Article VII of the Constitution of the State of Illinois; and

WHEREAS, ELWOOD has heretofore adopted an Official Subdivision Ordinance (No. 657) (the "Ordinance") which prescribes rules and regulations for the subdivision and development of property located within its corporate boundaries; and

WHEREAS, the parcel of land legally described in the document attached hereto and incorporated herewith as Exhibit "A" (hereinafter "Parcel"), is located within the corporate boundaries of ELWOOD and is commonly referred to as Wooded Cove Estates; and

WHEREAS, the developer of the parcel is WOODCOVE DEVELOPMENT CORPORATION; and

WHEREAS, the Ordinance requires, among other things, that the developer submit a Final Plat of Subdivision before the ELWOOD Plan Commission for issuance of a recommendation of approval or disapproval to the Corporate Authorities of ELWOOD; and

WHEREAS, the ELWOOD Plan Commission has conducted a public hearing in accordance with the requirements of the Ordinance by which it recommended approval of the Final Plat of Subdivision for Wooded Cove Estates by a vote of six to zero (6-0) on September 10, 2002; and

WHEREAS, the Village Engineer for ELWOOD, Tyson Engineering, Inc., has reviewed the Final Plat of Subdivision and determined that it is in substantial compliance with the Ordinance; and

WHEREAS, the Board of Trustees of the Village of Elwood now considers it to be in the best interest of the Village to approve the Final Plat of Subdivision for Wooded Cove Estates, as legally described on Exhibit "A" and as shown on the document attached hereto and incorporated herewith as Exhibit "B", dated July 29, 2002 and as prepared by Geotech, Inc., Illinois Land Surveyors and filed with the Village of Elwood, Illinois, pursuant to the provisions of the Official Subdivision Ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ELWOOD, WILL COUNTY, ILLINOIS IN THE EXERCISE OF ITS HOME RULE AND STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1. That the land legally described in the document attached hereto and incorporated herewith as Exhibit "A", and as shown on the Final Plat of Subdivision attached hereto and incorporated herewith as Exhibit "B" dated July 29, 2002 and as prepared by Geotech, Inc., Illinois Land Surveyors and filed with the Village of Elwood, Illinois, be and hereby is granted approval.

SECTION 2. That the Village President and the Village Clerk are hereby authorized to execute the original mylar plats (both mylar and otherwise) for recording at the office of the Will County Recorder of Deeds.

SECTION 3. All Ordinances of the Village of Elwood inconsistent herewith, to the extent of such inconsistency and no further, are hereby repealed upon the effective date hereof.

SECTION 4. Should any Section, Subsection or other provision of this Ordinance for any reason be held invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not effect the validity of the Ordinance as a whole or any part not declared invalid.

SECTION 5. The Village Clerk is hereby authorized and directed to publish this Ordinance, by publication in pamphlet form for general distribution in the manner provided by law.

SECTION 6. That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

AYES: 4

NAYS: 0

ABSENT: 2

PASSED and APPROVED this 12 day of September, 2002.




VILLAGE PRESIDENT

PASSED: This 12 day of September, 2002.

APPROVED: This 12 day of September, 2002.

PUBLISHED: This 26 day of September, 2002.

TYSON ENGINEERING INC.



DAVID A. TYSON, President
ILLINOIS
Registered Prof. Engineer No. 35894
Registered Prof. Land Surveyor No. 2445

INDIANA
Registered Prof. Engineer No. 19900588

DAVID A. NOBLE, Vice President
ILLINOIS
Registered Prof. Engineer No. 45313

JOHN C. BARRETT, Vice President
ILLINOIS
Registered Prof. Land Surveyor No. 2997

LANCE G. BEIGH
ILLINOIS
Registered Prof. Engineer No. 48363

367 South Schuyler Avenue
Kankakee, Illinois 60901
(815) 932-7406
FAX (815) 932-2951
E-Mail: tysoneng@keynet.net

September 6, 2002

Village of Elwood
201 Mississippi
P.O. Box 435
Elwood, IL 60421

RE: WOODED COVE ESTATES P.U.D.
PLAN REVIEW
TEI JOB NO. E02038

Gentlemen:

Tyson Engineering, Inc. has received a final plat, improvement plans, drainage calculations, lift station design calculations, pavement design calculations and a soil report, dated August 9, 2002, for the referenced subdivision. We have reviewed this submittal for conformance with Village ordinance and standard engineering practice. The submittal substantially conforms to the sketch plan previously submitted for this project.

Our review comments are as follows:

1. Tyson Engineering recommends the addition of approximately 1,500 lineal feet of 8 inch N-12 pipe in various locations throughout the subdivision. The purpose of this pipe is to provide an underground connection to the storm sewer system for all lots not bordering Jackson Creek.
2. The Final Plat shall have "hereby dedicated to Village of Elwood" added to the park lot.
3. The Final Plat shall have the Village of Elwood added as recipient of easements.

Village of Elwood
September 6, 2002
Page Two

4. The Final Plat shall have dimensions added on the Final Plat so that the interior dimensions coincide with the overall dimensions of the plat. For example, adding the interior dimensions along the west side of the subdivision indicates that approximately 82 feet is missing from the interior dimensions as compared to the exterior dimensions.
5. The Final Plat shall include a description of EE.
6. The Final Plat shall clearly define a non-access easement.
7. The Village of Elwood requested that the southern lift station be oversized for future development. The Developer is providing for approximately three times the amount of flow that Wooded Cove will contribute.
8. The cost estimate appears to cover all associated construction costs of the subdivision. The total estimate of infrastructure improvements is \$1,442,964.20. A Letter of Credit or other security should be deposited with the Village in the amount of \$1,587,260.62 prior to the start of any construction.

If you have any questions or need any additional information, please contact this office.

Very truly yours,

TYSON ENGINEERING, INC.



James P. Brooks, P.E.I.

JPB/mc

WOODCOVE DEVELOPMENT CORPORATION

04-02

2014

DATE 8-13-02

70-160/719
10100

PAY
TO THE
ORDER OF

Village of Elwood

\$ 540.00

Five hundred and Forty and ⁰⁰/₁₀₀

DOLLARS



FOR First Past Association

⑈002014⑈ ⑆071901604⑆ 81002570

[Signature]

MP



GEOTECH INC.

CONSULTING ENGINEERS — LAND SURVEYORS

1207 CEDARWOOD DRIVE

JOLIET, ILLINOIS 60435

PHONE (815) 730-1010

FAX (815) 730-1093

E-MAIL: GEOTECHINC@ATTB.COM

**SANITARY SEWERAGE LIFT STATION CALCULATIONS
AND SPECIFICATIONS FOR
WOODED COVE ESTATES P.U.D.
ELWOOD, ILLINOIS**

Prepared For

**WOODCOVE DEVELOPMENT CORP.
22961 S. ALTHEA COURT
MINOOKA, ILLINOIS 60447**

August 12, 2002

GEOTECH PROJECT NO. 15438

PREPARED BY:


JEFFREY J. ALLEN, P.E.

Illinois Environmental Protection Agency
Division of Water Pollution Control, Permit Section
Post Office Box 19276
Springfield, Illinois 62794-9276

Schedule F - Sewer System Lift Station / Force Main

1. Name of Project: Wooded Cove Lift Station South
2. Design Population:
Area to be served 88 acres. Population to be served 308 P.E..
3. Design Flows:
Design Average Flow 22 gpm. Design Maximum Flow 86 gpm.
4. Lift Station will serve:
☒ Only separate sewers
☒ Domestic waste sewers
☐ Only combined sewers
☐ Industrial waste sewers
☐ Separate and combined sewers
☐ Domestic and industrial waste sewers
5. Lift Station is designed to serve:
☒ Only the population indicated above
☐ An anticipated additional waste contribution of _____ P.E.
6. Force Main:
Size of Force Main (inches) 4 Total Length (feet) 1092
Pipe material specifications PVC SDR 21 Joint specifications ASTM D-3212
Are air relief valves provided at high points? Yes ☒ No ☐ Are clean-outs (blow-offs) provided at low points? ☒ Yes ☐ No
7. Design Head (Total Dynamic Head):
- | | | | |
|--------------------------------------|----------------------|--------------|--------------------------|
| A) Static Head: | Discharge Elevation: | <u>620.0</u> | |
| | Low Water Elevation: | <u>583.0</u> | |
| | Static Head | <u>37.0</u> | Feet |
| B) Pipe friction loss: | | <u>7.2</u> | Feet at "C" = <u>120</u> |
| C) Minor Losses (Valves, etc.): | | <u>1.3</u> | Feet at "C" = 100 |
| Total Dynamic Head (A + B + C) | | <u>45.5</u> | Feet |
| Maximum Suction Lift (if applicable) | | | Feet |
8. Pumps
- | Number of Pumps | Type of Pump | GPM per Pump | at TDH (Feet) | H.P. of Each Pump | Pass 3" Spheres |
|-----------------|--------------|--------------|---------------|-------------------|-----------------|
| | | | | | Yes No |
| | | | | | Yes No |
| | | | | | Yes No |
- a. Rated Capacity of Lift Station 86 gpm at 47 feet of TDH.
- b. Pumping Capacity with Largest Unit Out of Service 86 gpm at 47 feet of TDH.
- c. Are all pumps with positive suction head and/or self priming? ☒ Yes ☐ No
- d. Have provisions been made to detect shaft seal failure or potential shaft seal failure? ☒ Yes ☐ No

This Agency is authorized to require this information under Illinois Revised Statutes, 1979, Chapter 111½, Section 1039. Disclosure of this information is required under that Section. Failure to do so may prevent this form from being processed and could result in your application being denied. This form has been approved by the Forms Management Center

This Agency is authorized to require this information under Illinois Revised Statutes, 1979, Chapter 111½, Section 1039. Disclosure of this information is required under that Section. Failure to do so may prevent this form from being processed and could result in your application being denied. This form has been approved by the Forms Management Center

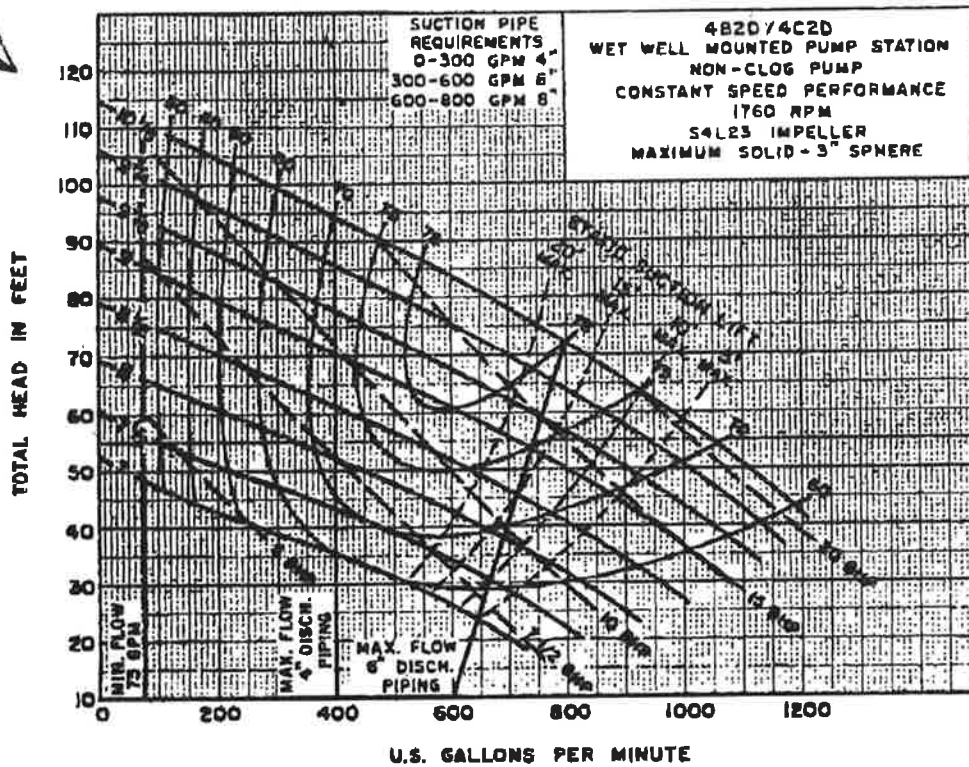
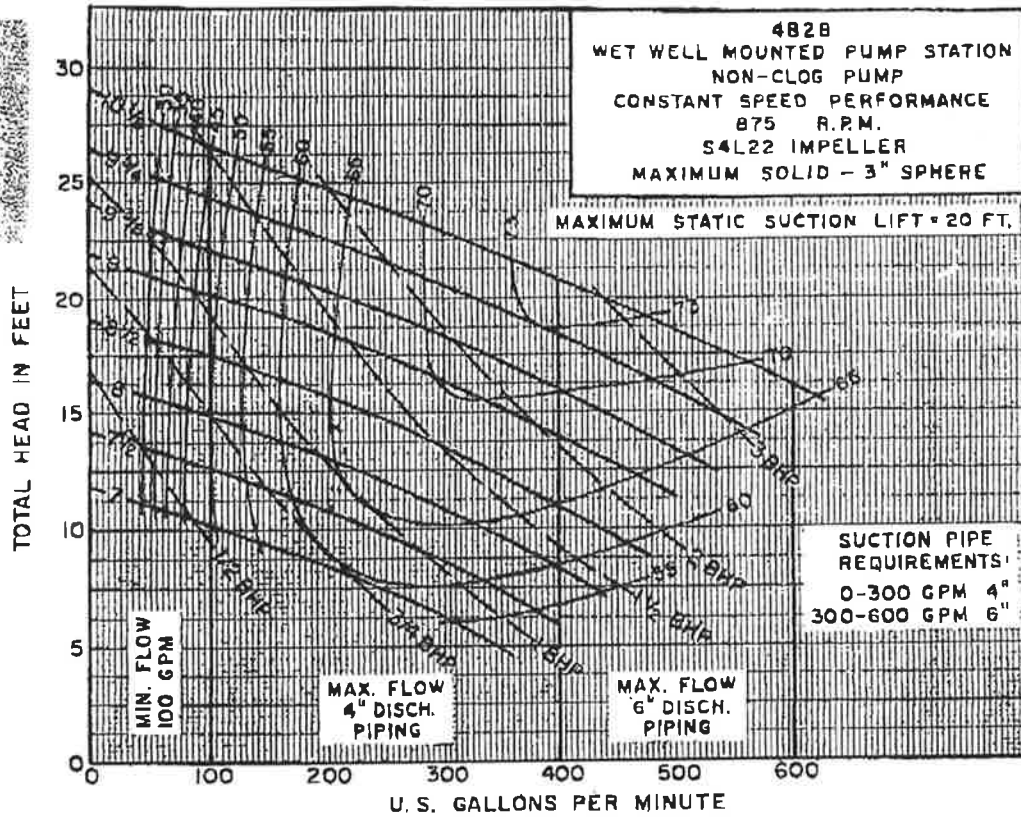
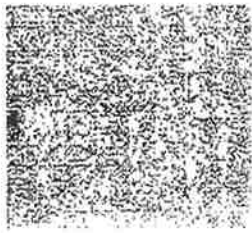
SOUTH LIFT STATION FORCEMAIN SIZING

Worksheet for Pressure Pipe

Project Description	
Project File	p:\projects\gjn15438\engineer\flm15438.fm2
Worksheet	SOUTH LIFT STATION FORCEMAIN
Flow Element	Pressure Pipe
Method	Hazen-Williams Formula
Solve For	Pressure at 1

Input Data	
Pressure at 2	0.00 psi
Elevation at 1	583.00 ft
Elevation at 2	620.00 ft
Length	1,092.00 ft
C Coefficient	120.0
Diameter	4.00 in
Discharge	86.0 gal/min

Results		
Pressure at 1	19.16	psi
Headloss	7.20	ft
Energy Grade at 1	627.28	ft
Energy Grade at 2	620.07	ft
Hydraulic Grade at 1	627.20	ft
Hydraulic Grade at 2	620.00	ft
Flow Area	0.09	ft ²
Wetted Perimeter	1.05	ft
Velocity	2.20	ft/s
Velocity Head	0.07	ft
Friction Slope	0.006594	ft/ft



7-17-02 Jeff -
For 100 @ 47', use model
482D 7.5HP @ 1760 RPM
3/4" (2.5-3.0) use 7" IMPELLER

Illinois Environmental Protection Agency
Division of Water Pollution Control, Permit Section
Post Office Box 19276
Springfield, Illinois 62794-9276

Schedule F - Sewer System Lift Station / Force Main

1. Name of Project: Wooded Cove Lift Station North

2. Design Population:

Area to be served — acres. Population to be served 102 P.E..

3. Design Flows:

Design Average Flow 7 gpm. Design Maximum Flow 28 gpm.

⇒ USE
80 gpm

4. Lift Station will serve:

Only separate sewers Only combined sewers Separate and combined sewers
Domestic waste sewers Industrial waste sewers Domestic and industrial waste sewers

5. Lift Station is designed to serve:

Only the population indicated above An anticipated additional waste contribution of — P.E.

6. Force Main:

Size of Force Main (inches) 4 Total Length (feet) 1122
Pipe material specifications PVC SDR 21 Joint specifications ASTM D-3212
Are air relief valves provided at high points? Yes (No) Are clean-outs (blow-offs) provided at low points? Yes (No)

7. Design Head (Total Dynamic Head):

A) Static Head: Discharge Elevation: 616.0
Low Water Elevation: 589.5
Static Head: 26.5 Feet
B) Pipe friction loss: 6.5 Feet at "C" = 120
C) Minor Losses (Valves, etc.): 1.3 Feet at "C" = 100
Total Dynamic Head (A + B + C) 34.3 Feet
Maximum Suction Lift (if applicable) — Feet

8. Pumps

Number of Pumps	Type of Pump	GPM per Pump	at TDH (Feet)	H.P. of Each Pump	Pass 3" Spheres
					Yes No
					Yes No
					Yes No

- a. Rated Capacity of Lift Station 80 gpm at 35 feet of TDH.
b. Pumping Capacity with Largest Unit Out of Service 80 gpm at 35 feet of TDH.
c. Are all pumps with positive suction head and/or self priming? (Yes) Yes No
d. Have provisions been made to detect shaft seal failure or potential shaft seal failure? (Yes) Yes No

This Agency is authorized to require this information under Illinois Revised Statutes, 1979, Chapter 111½, Section 1039. Disclosure of this information is required under that Section. Failure to do so may prevent this form from being processed and could result in your application being denied. This form has been approved by the Forms Management Center

This Agency is authorized to require this information under Illinois Revised Statutes, 1979, Chapter 111½, Section 1039. Disclosure of this information is required under that Section. Failure to do so may prevent this form from being processed and could result in your application being denied. This form has been approved by the Forms Management Center

LIFT STATION NORTH FORCEMAIN SIZING

Worksheet for Pressure Pipe

Project Description	
Project File	p:\projects\gjn15438\engineer\flm15438.fm2
Worksheet	NORTH LIFT STATION FORCEMAIN
Flow Element	Pressure Pipe
Method	Hazen-Williams Formula
Solve For	Pressure at 1

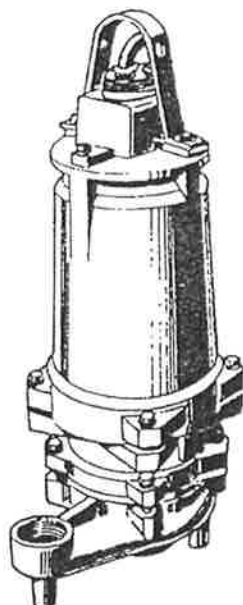
Input Data	
Pressure at 2	0.00 psi
Elevation at 1	589.50 ft
Elevation at 2	616.00 ft
Length	1,122.00 ft
C Coefficient	120.0
Diameter	4.00 in
Discharge	80.0 gal/min

Results		
Pressure at 1	14.29	psi
Headloss	6.47	ft
Energy Grade at 1	622.54	ft
Energy Grade at 2	616.06	ft
Hydraulic Grade at 1	622.47	ft
Hydraulic Grade at 2	616.00	ft
Flow Area	0.09	ft ²
Wetted Perimeter	1.05	ft
Velocity	2.04	ft/s
Velocity Head	0.06	ft
Friction Slope	0.005768	ft/ft

BARNES[®] SUBMERSIBLE GRINDER PUMPS

Series: XSGV,
Class I, Group D, Division 1

SECTION	3C
PAGE	5
DATE	5/94
REPLACES	7/93



Series: XSGV 3, 5, 7.5 HP
3450 RPM



Underwriters Laboratories Inc. ®
File No. E73842

Description:

THE GRINDER PUMP IS FOR USE IN HAZARDOUS LOCATIONS AND IS DESIGNED TO REDUCE DOMESTIC, COMERCIAL, INSTITUTIONAL AND LIGHT INDUSTRIAL SEWAGE TO A FINELY GROUND SLURRY.

Sample Specifications: Section 3 Pages 19-20.

Specifications:

DISCHARGE:	2" NPT, Vertical
LIQUID TEMPERATURE:	104°F Continuous
VOLUTE:	Cast Iron ASTM A-48, Class 30
MOTOR HOUSING:	Cast Iron ASTM A-48, Class 30
SEAL PLATE:	Cast Iron ASTM A-48, Class 30
IMPELLER: <i>Design:</i>	12 Vane, Vortex , With Pump Out Vanes On Back Side. Dynamically Balanced, ISO G6.3.
	<i>Material:</i> 85-5-5-5 Bronze
SHREDDING RING:	Hardened 440C Stainless Steel, Rockwell C-55.
CUTTER:	Hardened 440C Stainless Steel, Rockwell C-55.
SHAFT:	416 Stainless Steel
SQUARE RINGS:	Buna-N
HARDWARE:	300 Series Stainless Steel
PAINT:	Air Dry Enamel.
SEAL: <i>Design:</i>	Tandem Mechanical, Oil Filled Reservoir.
	<i>Material:</i> Rotating Faces - Carbon Stationary Faces - Ceramic Elastomer - Buna-N Hardware -300 Series Stainless
CABLE ENTRY:	25 ft.Cord.Epoxy Sealed Housing with Secondary Pressure Grommet for Sealing and Strain Relief.
SPEED:	3450 RPM (Nominal).
UPPER BEARING:	
	<i>Design:</i> Single Row, Ball
	<i>Lubrication:</i> Oil
	<i>Load:</i> Radial
LOWER BEARING:	
	<i>Design:</i> Single Row, Ball
	<i>Lubrication:</i> Oil
	<i>Load:</i> Radial & Thrust
MOTOR: <i>Design:</i>	NEMA L-Single Phase,NEMA B-Three Phase Torque Curve. Completely Oil-Filled, Squirrel Cage Induction.
	<i>Insulation:</i> Class F
SINGLE PHASE:	Capacitor Start/Capacitor Run.
	Requires Overload protection to be Included In control panel.
	Requires Barnes [®] Starter or Control Panel which Includes Capacitors, or Capacitor Pack.
THREE PHASE:	Dual Voltage 230/460; Requires Overload Protection to be Included In control panel.
MOISTURE SENSOR:	N/O, Requires Relay in Control Panel.
TEMPERATURE SENSOR:	N/C, Requires Relay in Control Panel.
OPTIONAL EQUIPMENT:	Seal Material, Impeller Trims, Additional Cable.

CRANE

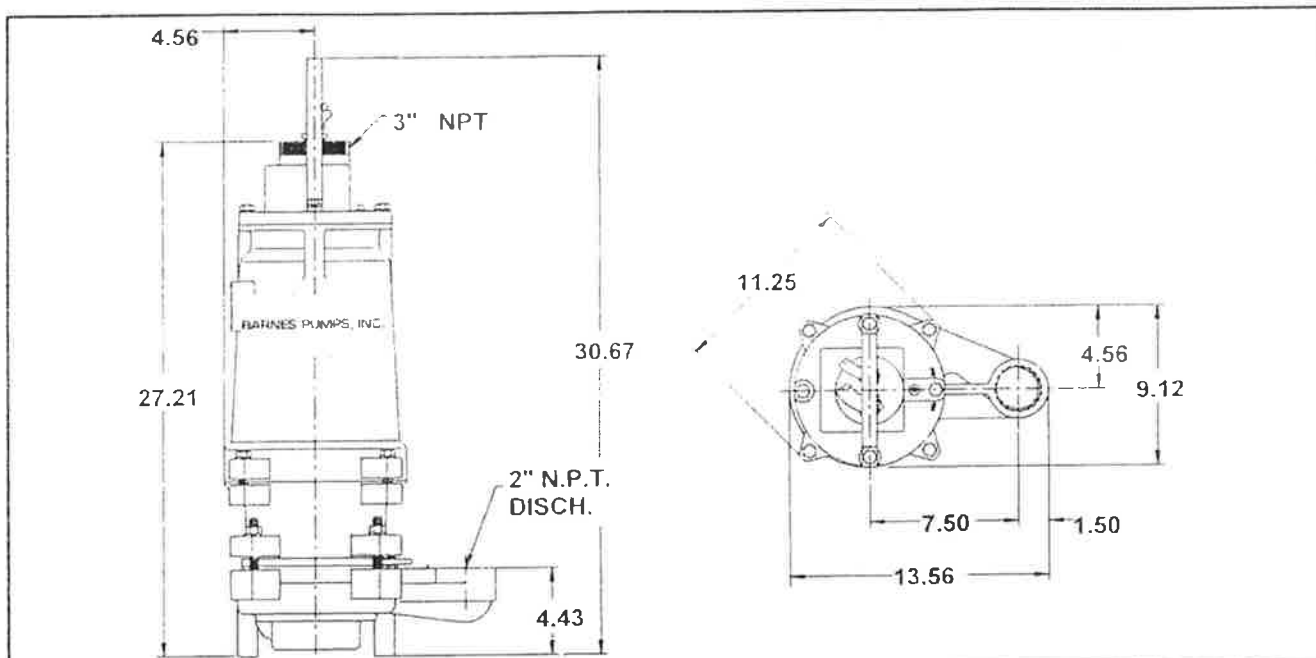
PUMPS & SYSTEMS

Barnes Pumps, Inc.
Distributor Sales & Service Dept.
420 Third Street/P.O. Box 603
Piqua, Ohio 45356-0603
Ph: (513) 773-2442
Fax: (513) 773-2238

Barnes Pumps, Inc.
Bid-To-Spec & Project Sales
1485 Lexington Ave.
Mansfield, Ohio 44907-2674
Ph: (419) 774-1511
Fax: (419) 774-1530



SECTION	3C
PAGE	6
DATE	1/95
REPLACES	5/94



MODEL NO.	PART NO.	HP	VOLT	PH	RPM (Nom)	NEMA CODE	FULL LOAD AMPS	LOCKED ROTOR AMPS	CORD SIZE	CORD TYPE	CORD OD
XSGV3002L	084537	3	200	1	3450	G	27.0	86.0	10/4	SO	0.745
XSGV3022L	084538	3	230	1	3450	G	23.0	75.0	10/4	SO	0.745
XSGV3062L	084539	3	200	3	3450	H	15.0	65.0	10/4	SO	0.745
XSGV3032L	084540	3	230	3	3450	H	13.0	56.6	10/4	SO	0.745
XSGV3042L	084541	3	460	3	3450	H	6.5	28.3	10/4	SO	0.745
XSGV5002L	084542	5	200	1	3450	F	42.0	134.0	6/4	SO	1.010
XSGV5022L	084543	5	230	1	3450	F	39.0	117.0	8/4	SO	0.780
XSGV5062L	084544	5	200	3	3450	H	25.0	94.0	10/4	SO	0.745
XSGV5032L	084545	5	230	3	3450	H	20.0	81.4	10/4	SO	0.745
XSGV5042L	084546	5	460	3	3450	H	10.0	40.7	10/4	SO	0.745
XSGV7532L	084547	7.5	230	3	3450	F	24.0	102.0	10/4	SO	0.745
XSGV7542L	084548	7.5	460	3	3450	F	12.0	51.0	10/4	SO	0.745

Moisture/Temperature sensor cable for all models is 18/5 SOW, 0.476 OD.

IMPORTANT!

- 1.) MOISTURE AND TEMPERATURE SENSORS MUST BE CONNECTED TO VALIDATE THE UL LISTING AND THE BARNES PUMPS WARRANTY.
- 2.) A SPECIAL MOISTURE SENSOR RELAY AND TEST CIRCUIT IS REQUIRED IN THE CONTROL PANEL FOR PROPER OPERATION OF THE MOISTURE SENSORS. CONTACT BARNES PUMPS FOR INFORMATION CONCERNING MOISTURE SENSING RELAYS FOR CUSTOMER SUPPLIED CONTROL PANELS.
- 3.) A 2" NON-SPARKING BREAK AWAY FITTING MUST BE USED TO VALIDATE THE UL LISTING.
- 4.) THESE PUMPS ARE UNDERWRITERS LABORATORIES INC. LISTED FOR PUMPING WATER AND WASTEWATER. DO NOT USE TO PUMP FLAMMABLE LIQUIDS.
- 5.) PUMPS ARE NOT TO BE USED IN APPLICATIONS WHERE REGULAR HUMAN CONTACT WITH THE PUMP MEDIA CAN OCCUR. IE, SWIMMING POOLS, DECORATIVE FOUNTAINS, ETC

CRANE

PUMPS & SYSTEMS

Barnes Pumps, Inc.
Distributor Sales & Service Dept.
420 Third Street/P.O. Box 603
Piqua, Ohio 45356-0603
Ph: (513) 773-2442
Fax: (513) 773-2238

Barnes Pumps, Inc.
Bid-To-Spec & Project Sales
1485 Lexington Ave.
Mansfield, Ohio 44907-2674
Ph: (419) 774-1511
Fax: (419) 774-1530

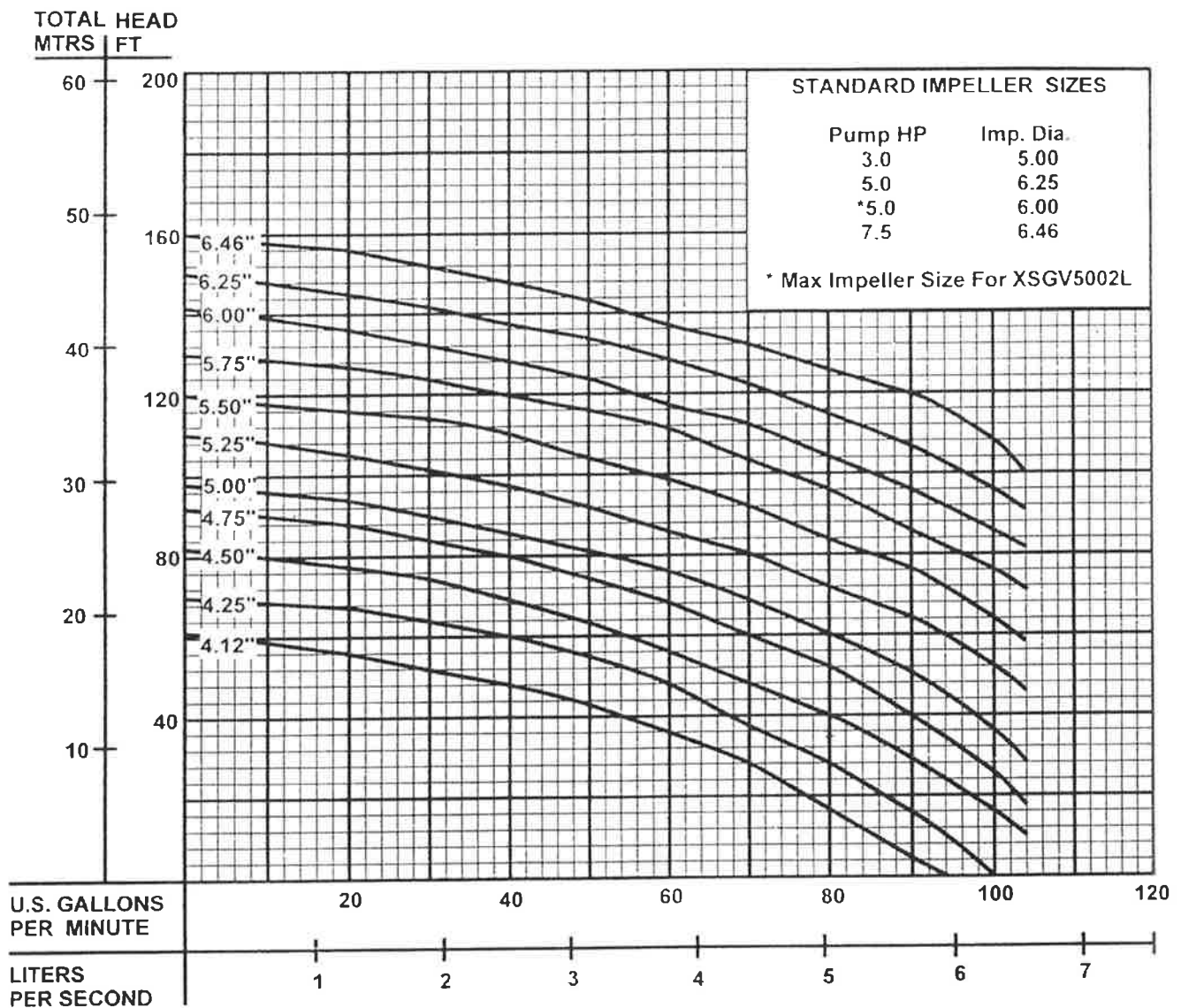


PERFORMANCE CURVE

Series: XSGV Grinder, 3,5,7.5HP, 3450RPM

Class I, Group D, Division 1

SECTION	3C
PAGE	7
DATE	1/96
REPLACES	5/94



Testing is performed with water, specific gravity of 1.0 @ 68° F, other fluids may vary performance.

CRANE

PUMPS & SYSTEMS

Barnes Pumps, Inc.
Distributor Sales & Service Dept.
420 Third Street/P.O. Box 603
Piqua, Ohio 45356-0603
Ph: (513) 773-2442
Fax: (513) 773-2238

Barnes Pumps, Inc.
Bid-To-Spec & Project Sales
1485 Lexington Ave.
Mansfield, Ohio 44907-2674
Ph: (419) 774-1511
Fax: (419) 774-1530

Barnes Pumps Canada, Inc.
83 West Drive
Bramalea, Ontario
Canada L6T 2J6
Ph: (905) 457-6223
Fax: (905) 457-2650





GEOTECH INC.

CONSULTING ENGINEERS — LAND SURVEYORS

1207 CEDARWOOD DRIVE

JOLIET, ILLINOIS 60435

PHONE (815) 730-1010

FAX (815) 730-1093

EMAIL: GEOTECHINC@ATTB.COM

ESTIMATE OF COST OF PUBLIC IMPROVEMENTS				
WOODED COVE ESTATES GEOTECH JOB #15438				
QNTY	UNIT	ITEM DESCRIPTION	UNIT PRICE	COST
ROADWORK				
16	EACH	STREET LIGHTS	\$2,500.00	\$40,000.00
15,000	SQ YD	R.O.W. SEEDING & TOPSOIL PLACEMENT	\$2.00	\$30,000.00
10,768	LIN FT	CONCRETE CURB & GUTTER, ROLLED	\$8.25	\$88,836.00
474	LIN FT	CONCRETE CURB & GUTTER, B-6.12	\$9.00	\$4,266.00
19,261	SQ YD	AGGREGATE BASE COURSE, TYPE B, 10"	\$7.00	\$134,827.00
19,261	SQ YD	BITUM. CONC. BINDER COURSE, CLASS I, 3"	\$5.00	\$96,305.00
19,261	SQ YD	BITUM. CONC. SURFACE COURSE, CLASS I, 1-1/2"	\$2.70	\$52,004.70
7,704	GAL	PRIME COAT	\$1.25	\$9,630.50
45,010	SQ FT	P.C.C. SIDEWALK, 5in	\$3.00	\$135,030.00
6	EACH	STREET STOP SIGNS	\$175.00	\$1,050.00
10	EACH	STREET NAME SIGNS	\$175.00	\$1,750.00
			SUBTOTAL:	\$593,699.20
SANITARY SEWER				
29	EACH	SANITARY MANHOLE, T- A, 4' DIA W/FRAME & LID	\$1,600.00	\$46,400.00
5,678	LIN FT	SANITARY SEWER, PVC SDR 26, 8"	\$18.00	\$102,204.00
2,214	LIN FT	SANITARY FORCEMAIN, PVC C-900, 4"	\$14.00	\$30,996.00
100	LIN FT	24in STEEL CASING PIPE BORED IN PLACE	\$150.00	\$15,000.00
1	EACH	JACKSON CREEK CROSSING	\$3,000.00	\$3,000.00
1	EACH	LIFT STATION #1	\$60,000.00	\$60,000.00
1	EACH	LIFT STATION #2	\$50,000.00	\$50,000.00
88	EACH	SERVICE TEES, PVC SDR 26, 8" X 8" X 6"	\$60.00	\$5,280.00
2,830	LIN FT	SANITARY SEWER SERVICES, PVC SDR 26, 6"	\$11.00	\$31,130.00
400	CU YD	GRANULAR TRENCH BACKFILL FOR SANITARY SEWER	\$16.00	\$6,400.00
1,400	LIN FT	GRANULAR TRENCH BACKFILL FOR SANITARY SERVICES	\$9.50	\$13,300.00
1	EACH	CONNECT FORCEMAIN TO EXISTING SANITARY MANHOLE	\$250.00	\$250.00
1	L SUM	EASEMENT RESTORATION--ELWOOD PROPERTY	\$2,000.00	\$2,000.00
			SUBTOTAL:	\$365,960.00



GEOTECH INC.

CONSULTING ENGINEERS — LAND SURVEYORS

1207 CEDARWOOD DRIVE

JOLIET, ILLINOIS 60435

PHONE (815) 730-1010

FAX (815) 730-1093

E-MAIL GEOTECHINC@ATTB.COM

WATER MAIN			
1,534 LIN FT	WATER MAIN, DUCTILE IRON PIPE, 8"	\$19.00	\$29,146.00
5,948 LIN FT	WATER MAIN, DUCTILE IRON PIPE, 10"	\$22.00	\$130,856.00
19 EACH	FIRE HYDRANT W/AUXILIARY VALVE AND BOX	\$1,700.00	\$32,300.00
4 EACH	GATE VALVE, 8", W/VALVE VAULT, 4ft DIAM.	\$1,200.00	\$4,800.00
9 EACH	GATE VALVE, 10", W/VALVE VAULT, 4ft DIAM.	\$1,400.00	\$12,600.00
3,430 LIN FT	1" COPPER WATER SERVICE LINE	\$8.00	\$27,440.00
88 EACH	1" CURB STOP W/B-BOX, CORP. STOP, AND TAP	\$210.00	\$18,480.00
300 CU YD	GRANULAR TRENCH BACKFILL FOR WATER MAIN	\$16.00	\$4,800.00
2,000 LIN FT	GRANULAR TRENCH BACKFILL FOR WATER SERVICE LINES	\$4.50	\$9,000.00
1 EACH	STUB, PLUG AND BLOCK WATERMAIN	\$250.00	\$250.00
1 EACH	8in TAPPING SLEEVE AND VALVE W/VALVE VAULT, 5ft DIAM.	\$1,500.00	\$1,500.00
1 EACH	JACKSON CREEK CROSSING	\$3,000.00	\$3,000.00
1 L SUM	EASEMENT RESTORATION--ELWOOD PROPERTY	\$4,000.00	\$4,000.00
SUBTOTAL:			\$278,172.00
STORM SEWER			
2,735 LIN FT	STORM SEWERS, RCCP CLASS 4, 12"	\$16.00	\$43,760.00
927 LIN FT	STORM SEWERS, RCCP CLASS 4, 15"	\$18.00	\$16,686.00
401 LIN FT	STORM SEWERS, RCCP CLASS 4, 18"	\$20.00	\$8,020.00
111 LIN FT	STORM SEWERS, RCCP CLASS 4, 21"	\$23.00	\$2,553.00
440 LIN FT	STORM SEWERS, RCCP CLASS 3, 15"	\$18.00	\$7,920.00
90 LIN FT	STORM SEWERS, RCCP CLASS 3, 24"	\$26.00	\$2,340.00
17 LIN FT	STORM SEWERS, RCCP CLASS 3, 27"	\$30.00	\$510.00
9 EACH	STORM MANHOLE, TYPE A, 4'-DIA W/FRAME & LID	\$1,200.00	\$10,800.00
1 EACH	STORM MANHOLE, TYPE A, 5'-DIA W/FRAME & LID	\$1,500.00	\$1,500.00
1 EACH	STORM MANHOLE, TYPE A, 6'-DIA W/FRAME & LID	\$2,300.00	\$2,300.00
10 EACH	CATCH BASIN, TYPE C, 2'-DIA W/FRAME & GRATE	\$750.00	\$7,500.00
8 EACH	CATCH BASIN, TYPE A, 4'-DIA W/FRAME & GRATE	\$1,300.00	\$10,400.00
15 EACH	INLET, TYPE A, 2' DIA	\$625.00	\$9,375.00
4 EACH	INLET, TYPE B, 3' DIA	\$800.00	\$3,200.00
7 EACH	FLARED END SECTION 12" WITH GRATING	\$650.00	\$4,550.00
3 EACH	FLARED END SECTION 15" WITH GRATING	\$750.00	\$2,250.00
1 EACH	FLARED END SECTION 18" WITH GRATING	\$850.00	\$850.00
1 EACH	FLARED END SECTION 21" WITH GRATING	\$900.00	\$900.00
1 EACH	FLARED END SECTION 24" WITH GRATING	\$950.00	\$950.00
1 EACH	FLARED END SECTION 27" WITH GRATING	\$1,100.00	\$1,100.00
183 CU YD	GRANULAR TRENCH BACKFILL FOR STORM SEWERS	\$16.00	\$2,928.00
121 SQ YD	STONE RIPRAP @ PIPE OUTFALL	\$20.00	\$2,420.00
SUBTOTAL:			\$142,812.00



GEOTECH INC.

CONSULTING ENGINEERS — LAND SURVEYORS

1207 CEDARWOOD DRIVE

JOLIET, ILLINOIS 60435

PHONE (815) 730-1010

FAX (815) 730-1063

E-MAIL: GEOTECHINC@ATTTEL.COM

SITework			
1 EACH	STABILIZED CONSTRUCTION ENTRANCE	\$1,800.00	\$1,800.00
2,330 LIN FT	SILT FENCE	\$1.50	\$3,495.00
11 EACH	STRAW BALE BARRIER	\$150.00	\$1,650.00
28 EACH	INLET PROTECTION--FABRIC	\$100.00	\$2,800.00
9 EACH	INLET PROTECTION--EXCAVATED	\$100.00	\$900.00
1 L SUM	TREE REMOVAL\CLEARING	\$6,000.00	\$6,000.00
9,532 CU YD	EARTH EXCAVATION--ROADWAY	\$2.50	\$23,830.00
14,564 CU YD	TOPSOIL EXCAVATION	\$1.50	\$21,846.00
SUBTOTAL:			\$62,321.00
TOTAL COST OF IMPROVEMENTS:			\$1,442,964.20

GEOTECH INC.

1207 Cedarwood Drive
Joliet, Illinois 60435
Phone: 815/730-1010
Fax: 815/730-1093

PROJECT NAME: WOODED COVE ESTATES
JOB NO.: 15438
SHEET NO.: 1 OF
CALCULATED BY: JJA DATE: 8-12-02
CHECKED BY: DATE:

PAVEMENT DESIGN CALCULATIONS

- TRAFFIC DETERMINATION

$$88 \text{ SF LOTS} \times 9.57 \text{ TRIPS/DAY} = 842 \text{ A-DT}$$

- CLASS III ROAD

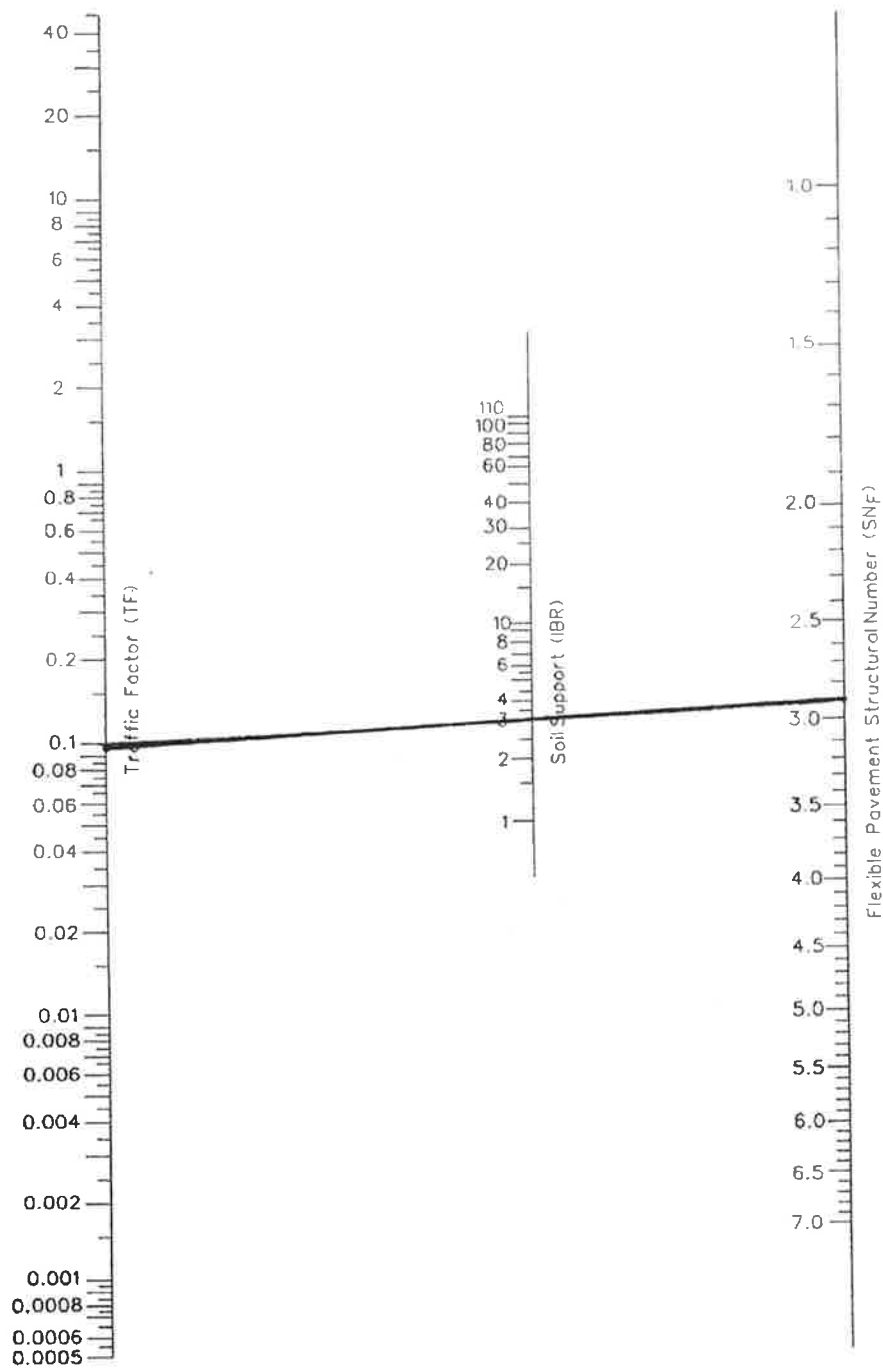
ASSUME - 20 mv/day
20 sv/day
802 pv/day

TRAFFIC FACTOR (EQ 54-5.3)

$$TF = 20 \left[\frac{(0.15 \times 802 \times 0.5) + (10924 \times 20 \times 0.5) + (384.35 \times 20 \times 0.5)}{1 \times 10^6} \right]$$

$$TF = 0.0999$$

$$\text{FROM FIG 54-5m STRUCTURAL \#} = 2.89$$



FLEXIBLE PAVEMENT DESIGN NOMOGRAPH
(Modified AASHTO Design: Class II, III, and IV Facilities)

Figure 54-5M

STRUCTURAL MATERIALS	MINIMUM STRENGTH REQUIREMENTS			COEFFICIENTS ^③		
	MS ^①	IBR	CS ^②	a ₁	a ₂	a ₃
Bituminous Surface						
Road Mix (Class B)				0.20		
Plant Mix (Class B)						
Liquid Asphalt				0.22		
Asphalt Cement	900			0.30		
Class I Bituminous Concrete	1700			0.40		
Base Course						
Aggregate, Type B						
Uncrushed		50			0.10	
Crushed		80			0.13	
Aggregate, Type A		80			0.13	
Waterbound Macadam		110			0.14	
Bituminous Stabilized Granular Material	300				0.16	
	400				0.18	
	800				0.23	
	1000				0.25	
	1200				0.27	
	1500				0.30	
	1700				0.33	
Class I Binder	1700				0.33	
Pozzolanic, Type A			600		0.28	
Lime Stabilized Soil			150		0.11	
Select Soil Stabilized			300		0.15	
with Cement			500		0.20	
Cement Stabilized Granular Material			650		0.23	
			750		0.25	
			1000		0.28	
Subbase						
Granular Material, Type B		30				0.11
Granular Material, Type A						
Uncrushed		50				0.12
Crushed		80				0.14
Lime Stabilized Soil			100			0.12

Notes:

- ① Marshall Stability (MS) index or equivalent.
- ② Compressive strength (CS) in pounds per square inch (psi). For cement stabilized soils and granular materials, use the 7-day compressive strength that can be reasonably expected under field conditions. For lime stabilized soils, use the accelerated curing compressive strength at 120 °F for 48 hours. For Pozzolanic, Type A, use the compressive strength after a 14-day curing period at 72 °F.
- ③ For materials with strengths other than those shown, the coefficients may be determined from Figures 54-5O, 54-5P, and 54-5Q. Other approved materials of similar strengths may be substituted for those presented in Figure 54-5N.

COEFFICIENTS FOR MATERIALS IN NEW FLEXIBLE PAVEMENT STRUCTURES
(Modified AASHTO Design)

Figure 54-5N

WOODED COVE ESTATES
PROPOSED PAVEMENT STRUCTURAL NUMBER

JOB #15438

	THICKNESS	COEFF
SURFACE	1.50	0.40
BINDER	3.00	0.33
AGG BASE	10.00	0.13
STRUCTURAL NUMBER		2.89



GEOTECH INC.

CONSULTING ENGINEERS — LAND SURVEYORS

1207 CEDARWOOD DRIVE

JOLIET, ILLINOIS 60435

PHONE (815) 730-1010

FAX (815) 730-1092

E-MAIL: GEOTECHINC@ATTBIL.COM

DATE August 12, 2002

We send you ☒ Herewith

We send you ☐ Under separate cover via

TO:

Mr. James Brooks
Tyson Engineering
367 S. Schuyler Avenue
Kankakee, Illinois 60901

PROJECT:

Wooded Cove Estates P.U.D.
Job #15438

Shop Drawings ☐ Prints ☒ Specifications ☐ Copy of Letter ☐

COPIES	DESCRIPTION	FOR YOUR FILES	FOR YOUR APPROVAL
1	Construction Plans		X
1	Sanitary Lift Station Design Calculations		X
1	Pavement Design Calculations		X
1	Stormwater Management Calculations		X
1	Final Plat		X
1	Estimate of Cost		X
1	Geotechnical Investigation	X	
1	Watermain Sizing Calculation		X

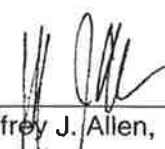
REMARKS:

Please review the submittal at your earliest convenience. We intend to have a special Planning Commission meeting before the regular Board meeting in September.

Yours very truly,

GEOTECH INC.

BY


Jeffrey J. Allen, P.E.

cc:

Village of Elwood

VILLAGE OF ELWOOD, ILLINOIS

<p>— PETITIONER IS THE OWNER OF THE SUBJECT PROPERTY AND IS THE SIGNER OF THIS PETITION.</p>	<p>— PETITIONER IS THE CONTRACT PURCHASER OF THE SUBJECT PROPERTY AND HAS ATTACHED A COPY OF SAID CONTRACT TO THIS PETITION.</p>	<p>— PETITIONER IS ACTING ON BEHALF OF THE OWNER OF THE SUBJECT PROPERTY AND HAS ATTACHED A LETTER GRANTING SUCH AUTHORITY SIGNED BY THE OWNER.</p>
--	--	---

SUBJECT PROPERTY

THE FOLLOWING DOCUMENTS HAVE BEEN ATTACHED:

TYPE OF ACTION REQUESTED

I HAVE SUBMITTED THE REQUIRED FILING FEE. I UNDERSTAND THAT THE FEE IS NON-REFUNDABLE. THE FEE IS DETERMINED ACCORDING TO THE ATTACHED SCHEDULE OF FEES. JJA (INITIAL HERE) \$ 540.00 (FEE)

PLEASE PROVIDE A BRIEF STATEMENT DESCRIBING THE PROPOSAL AS IT RELATES TO THE STANDARDS OF PETITION ACCOMPANYING THIS DOCUMENT (ATTACH ADDITIONAL SHEETS IF NECESSARY).

REQUESTED VARIANCES 150' CENTERLINE RADIUS, NO STORMWATER DETENTION

I HEREBY AFFIRM THAT I HAVE FULL LEGAL CAPACITY TO AUTHORIZE THE FILING OF THIS PETITION AND THAT ALL THE INFORMATION AND EXHIBITS HEREWITH SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THE PETITIONER INVITES CITY REPRESENTATIVES TO MAKE ALL REASONABLE INSPECTIONS AND INVESTIGATION OF THE SUBJECT PROPERTY DURING THE PERIOD OF PROCESSING THIS PETITION.

OFFICIAL SEAL
M KATHLEEN PAPERH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/17/03

M Kathleen Papesh
NOTARY SIGNATURE
MY COMMISSION EXPIRES THE
11 DAY OF 17, A.D. 03

GIVEN UNDER MY HAND AND NOTARY SEAL THIS 12th DAY OF August, A.D. 2002

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE RIGHT-OF-WAY OF THE CHICAGO AND ALTON RAILROAD; EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 06 MINUTES 49 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 1736.60 FEET TO THE CENTER OF JACKSON CREEK; THENCE ALONG THE CENTERLINE OF JACKSON CREEK SOUTH 68 DEGREES 44 MINUTES 43 SECONDS WEST 91.17 FEET, SOUTH 78 DEGREES 21 MINUTES 13 SECONDS WEST 662.88 FEET, SOUTH 76 DEGREES 06 MINUTES 14 SECONDS WEST 162.02 FEET, SOUTH 68 DEGREES 05 MINUTES 32 SECONDS WEST 129.90 FEET, SOUTH 31 DEGREES 56 MINUTES 15 SECONDS WEST 107.39 FEET, SOUTH 14 DEGREES 20 MINUTES 58 SECONDS WEST 117.12 FEET, SOUTH 11 DEGREES 35 MINUTES 05 SECONDS EAST 88.55 FEET, SOUTH 37 DEGREES 11 MINUTES 48 SECONDS EAST 141.68 FEET, SOUTH 53 DEGREES 51 MINUTES 28 SECONDS EAST 108.41 FEET, SOUTH 31 DEGREES 22 MINUTES 16 SECONDS EAST 153.58 FEET, SOUTH 16 DEGREES 31 MINUTES 32 SECONDS EAST 242.98 FEET, SOUTH 25 DEGREES 34 MINUTES 20 SECONDS EAST 59.73 FEET, SOUTH 57 DEGREES 47 MINUTES 03 SECONDS EAST 69.54 FEET, SOUTH 86 DEGREES 57 MINUTES 48 SECONDS EAST 100.92 FEET, SOUTH 22 DEGREES 06 MINUTES 17 SECONDS EAST 284.14 FEET, SOUTH 18 DEGREES 09 MINUTES 35 SECONDS EAST 225.16 FEET, AND SOUTH 29 DEGREES 49 MINUTES 00 SECONDS EAST 88.14 FEET TO THE SOUTH LINE OF THE AFORESAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 58 MINUTES 24 SECONDS EAST ALONG SAID SOUTH LINE 347.00 FEET TO THE POINT OF BEGINNING; AND ALSO EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT A CONCRETE RIGHT-OF-WAY MARKER, AT THE INTERSECTION OF THE SOUTHERN LINE OF MANHATTAN ROAD, 80 FEET WIDE, AS DESCRIBED IN DOCUMENT NO. R74-16722, WITH THE EASTERN LINE OF THE CHICAGO AND ALTON RAILROAD, 100' WIDE, RECORDED IN MAP BOOK 3, PAGE 78; THENCE NORTH 88 DEGREES 24 MINUTES 25 SECONDS EAST 255.77 FEET ALONG THE SOUTHERN LINE OF SAID MANHATTAN ROAD; THENCE SOUTH 10 DEGREES 35 MINUTES 52 SECONDS WEST 550.00 FEET; THENCE NORTH 87 DEGREES 08 MINUTES 57 SECONDS WEST 252.30 FEET TO THE AFORESAID EASTERN LINE OF THE CHICAGO AND ALTON RAILROAD; THENCE NORTH 10 DEGREES 35 MINUTES 52 SECONDS EAST 530.00 FEET ALONG SAID EASTERN LINE, TO THE POINT OF BEGINNING; AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID SECTION 17; THENCE EAST 2.54 CHAINS; THENCE SOUTH 13.09 CHAINS; THENCE WEST 11.93 CHAINS; THENCE NORTH 7.39 CHAINS; THENCE WEST 18.18 CHAINS; THENCE SOUTH 1.80 CHAINS; THENCE WEST 1.82 CHAINS TO THE EAST LINE OF THE RIGHT-OF-WAY OF THE CHICAGO AND ALTON RAILROAD; THENCE NORTHERLY ALONG THE SAID EAST LINE OF THE RIGHT-OF-WAY TO THE SOUTH LINE OF SAID SECTION 17; THENCE EAST ALONG SAID SECTION LINE TO THE POINT OF BEGINNING; IN WILL COUNTY, ILLINOIS. Containing 88.21 acres more or less.

VILLAGE OF ELWOOD, ILLINOIS

GIVEN UNDER MY HAND AND NOTARY SEAL THIS 12th DAY OF August, A.D. 2002

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE RIGHT-OF-WAY OF THE CHICAGO AND ALTON RAILROAD; EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 06 MINUTES 49 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 1736.60 FEET TO THE CENTER OF JACKSON CREEK; THENCE ALONG THE CENTERLINE OF JACKSON CREEK SOUTH 68 DEGREES 44 MINUTES 43 SECONDS WEST 91.17 FEET, SOUTH 78 DEGREES 21 MINUTES 13 SECONDS WEST 662.88 FEET, SOUTH 76 DEGREES 06 MINUTES 14 SECONDS WEST 162.02 FEET, SOUTH 68 DEGREES 05 MINUTES 32 SECONDS WEST 129.90 FEET, SOUTH 31 DEGREES 56 MINUTES 15 SECONDS WEST 107.39 FEET, SOUTH 14 DEGREES 20 MINUTES 58 SECONDS WEST 117.12 FEET, SOUTH 11 DEGREES 35 MINUTES 05 SECONDS EAST 88.55 FEET, SOUTH 37 DEGREES 11 MINUTES 48 SECONDS EAST 141.68 FEET, SOUTH 53 DEGREES 51 MINUTES 28 SECONDS EAST 108.41 FEET, SOUTH 31 DEGREES 22 MINUTES 16 SECONDS EAST 153.58 FEET, SOUTH 16 DEGREES 31 MINUTES 32 SECONDS EAST 242.98 FEET, SOUTH 25 DEGREES 34 MINUTES 20 SECONDS EAST 59.73 FEET, SOUTH 57 DEGREES 47 MINUTES 03 SECONDS EAST 69.54 FEET, SOUTH 86 DEGREES 57 MINUTES 48 SECONDS EAST 100.92 FEET, SOUTH 22 DEGREES 06 MINUTES 17 SECONDS EAST 284.14 FEET, SOUTH 18 DEGREES 09 MINUTES 35 SECONDS EAST 225.16 FEET, AND SOUTH 29 DEGREES 49 MINUTES 00 SECONDS EAST 88.14 FEET TO THE SOUTH LINE OF THE AFORESAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 58 MINUTES 24 SECONDS EAST ALONG SAID SOUTH LINE 347.00 FEET TO THE POINT OF BEGINNING; AND ALSO EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT A CONCRETE RIGHT-OF-WAY MARKER, AT THE INTERSECTION OF THE SOUTHERN LINE OF MANHATTAN ROAD, 80 FEET WIDE, AS DESCRIBED IN DOCUMENT NO. R74-16722, WITH THE EASTERN LINE OF THE CHICAGO AND ALTON RAILROAD, 100' WIDE, RECORDED IN MAP BOOK 3, PAGE 78; THENCE NORTH 88 DEGREES 24 MINUTES 25 SECONDS EAST 255.77 FEET ALONG THE SOUTHERN LINE OF SAID MANHATTAN ROAD; THENCE SOUTH 10 DEGREES 35 MINUTES 52 SECONDS WEST 550.00 FEET; THENCE NORTH 87 DEGREES 08 MINUTES 57 SECONDS WEST 252.30 FEET TO THE AFORESAID EASTERN LINE OF THE CHICAGO AND ALTON RAILROAD; THENCE NORTH 10 DEGREES 35 MINUTES 52 SECONDS EAST 530.00 FEET ALONG SAID EASTERN LINE, TO THE POINT OF BEGINNING; AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID SECTION 17; THENCE EAST 2.54 CHAINS; THENCE SOUTH 13.09 CHAINS; THENCE WEST 11.93 CHAINS; THENCE NORTH 7.39 CHAINS; THENCE WEST 18.18 CHAINS; THENCE SOUTH 1.80 CHAINS; THENCE WEST 1.82 CHAINS TO THE EAST LINE OF THE RIGHT-OF-WAY OF THE CHICAGO AND ALTON RAILROAD; THENCE NORTHERLY ALONG THE SAID EAST LINE OF THE RIGHT-OF-WAY TO THE SOUTH LINE OF SAID SECTION 17; THENCE EAST ALONG SAID SECTION LINE TO THE POINT OF BEGINNING; IN WILL COUNTY, ILLINOIS. Containing 88.21 acres more or less.

ORDINANCE 698-A

AN ORDINANCE APPROVING A
FINAL PLAT OF SUBDIVISION
FOR WOODED COVE ESTATES
VILLAGE OF ELWOOD,
WILL COUNTY, ILLINOIS

PASSED AND APPROVED BY
THE PRESIDENT AND BOARD OF TRUSTEES
THE 12 DAY OF SEPTEMBER, 2002

Published in pamphlet form by
authority of the corporate authorities
of the Village of Elwood, Illinois,
the 26 day of September, 2002.

ORDINANCE NO. 698-A

AN ORDINANCE APPROVING A
FINAL PLAT OF SUBDIVISION
FOR WOODED COVE ESTATES
VILLAGE OF ELWOOD,
WILL COUNTY, ILLINOIS

WHEREAS, the Village of Elwood (hereinafter "ELWOOD") is a home rule unit pursuant to Section 6 of Article VII of the Constitution of the State of Illinois; and

WHEREAS, ELWOOD has heretofore adopted an Official Subdivision Ordinance (No. 657) (the "Ordinance") which prescribes rules and regulations for the subdivision and development of property located within its corporate boundaries; and

WHEREAS, the parcel of land legally described in the document attached hereto and incorporated herewith as Exhibit "A" (hereinafter "Parcel"), is located within the corporate boundaries of ELWOOD and is commonly referred to as Wooded Cove Estates; and

WHEREAS, the developer of the parcel is WOODCOVE DEVELOPMENT CORPORATION; and

WHEREAS, the Ordinance requires, among other things, that the developer submit a Final Plat of Subdivision before the ELWOOD Plan Commission for issuance of a recommendation of approval or disapproval to the Corporate Authorities of ELWOOD; and

WHEREAS, the ELWOOD Plan Commission has conducted a public hearing in accordance with the requirements of the Ordinance by which it recommended approval of the Final Plat of Subdivision for Wooded Cove Estates by a vote of six to zero (6-0) on September 10, 2002; and

WHEREAS, the Village Engineer for ELWOOD, Tyson Engineering, Inc., has reviewed the Final Plat of Subdivision and determined that it is in substantial compliance with the Ordinance; and

WHEREAS, the Board of Trustees of the Village of Elwood now considers it to be in the best interest of the Village to approve the Final Plat of Subdivision for Wooded Cove Estates, as legally described on Exhibit "A" and as shown on the document attached hereto and incorporated herewith as Exhibit "B", dated July 29, 2002 and as prepared by Geotech, Inc., Illinois Land Surveyors and filed with the Village of Elwood, Illinois, pursuant to the provisions of the Official Subdivision Ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ELWOOD, WILL COUNTY, ILLINOIS IN THE EXERCISE OF ITS HOME RULE AND STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1. That the land legally described in the document attached hereto and incorporated herewith as Exhibit "A", and as shown on the Final Plat of Subdivision attached hereto and incorporated herewith as Exhibit "B" dated July 29, 2002 and as prepared by Geotech, Inc., Illinois Land Surveyors and filed with the Village of Elwood, Illinois, be and hereby is granted approval.

SECTION 2. That the Village President and the Village Clerk are hereby authorized to execute the original mylar plats (both mylar and otherwise) for recording at the office of the Will County Recorder of Deeds.

SECTION 3. All Ordinances of the Village of Elwood inconsistent herewith, to the extent of such inconsistency and no further, are hereby repealed upon the effective date hereof.

SECTION 4. Should any Section, Subsection or other provision of this Ordinance for any reason be held invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not effect the validity of the Ordinance as a whole or any part not declared invalid.

SECTION 5. The Village Clerk is hereby authorized and directed to publish this Ordinance, by publication in pamphlet form for general distribution in the manner provided by law.

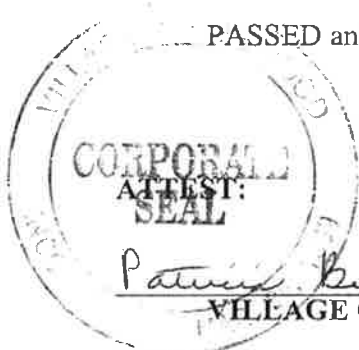
SECTION 6. That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

AYES: 4

NAYS: 0

ABSENT: 2

PASSED and APPROVED this 12 day of September, 2002.




VILLAGE PRESIDENT

PASSED: This 12 day of September, 2002.

APPROVED: This 12 day of September, 2002.

PUBLISHED: This 16 day of September, 2002.



GEOTECH INC.

CONSULTING ENGINEERS — LAND SURVEYORS

1207 CEDARWOOD DRIVE

JOLIET, ILLINOIS 60438

PHONE (815) 730-1010

FAX (815) 730-1093

E-MAIL: GEOTECHINC@ATTN.COM

**STORMWATER MANAGEMENT CALCULATIONS
FOR
WOODED COVE ESTATES P.U.D.
ELWOOD, ILLINOIS**

Prepared For

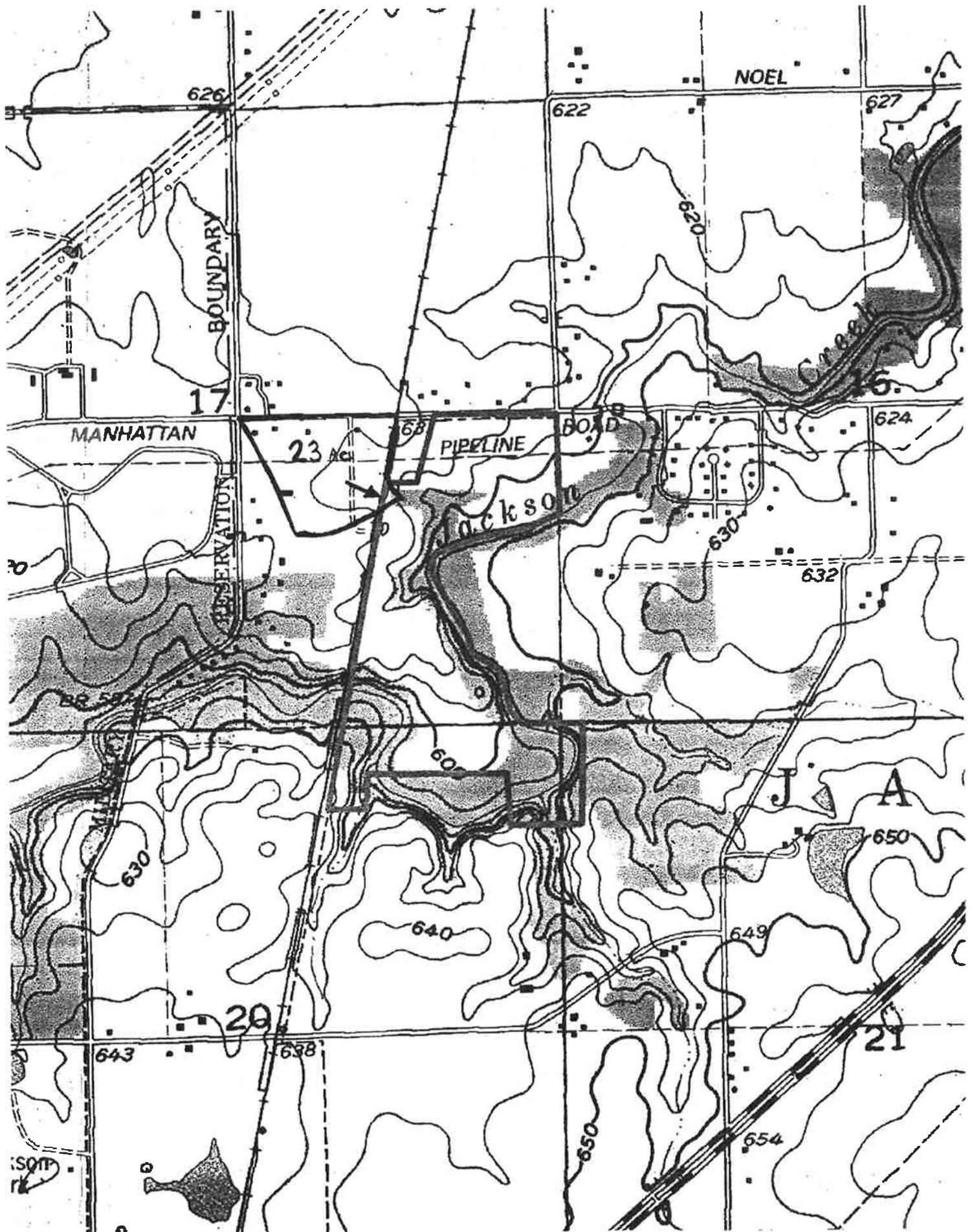
**WOODCOVE DEVELOPMENT CORP.
22961 S. ALTHEA COURT
MINOOKA, ILLINOIS 60447**

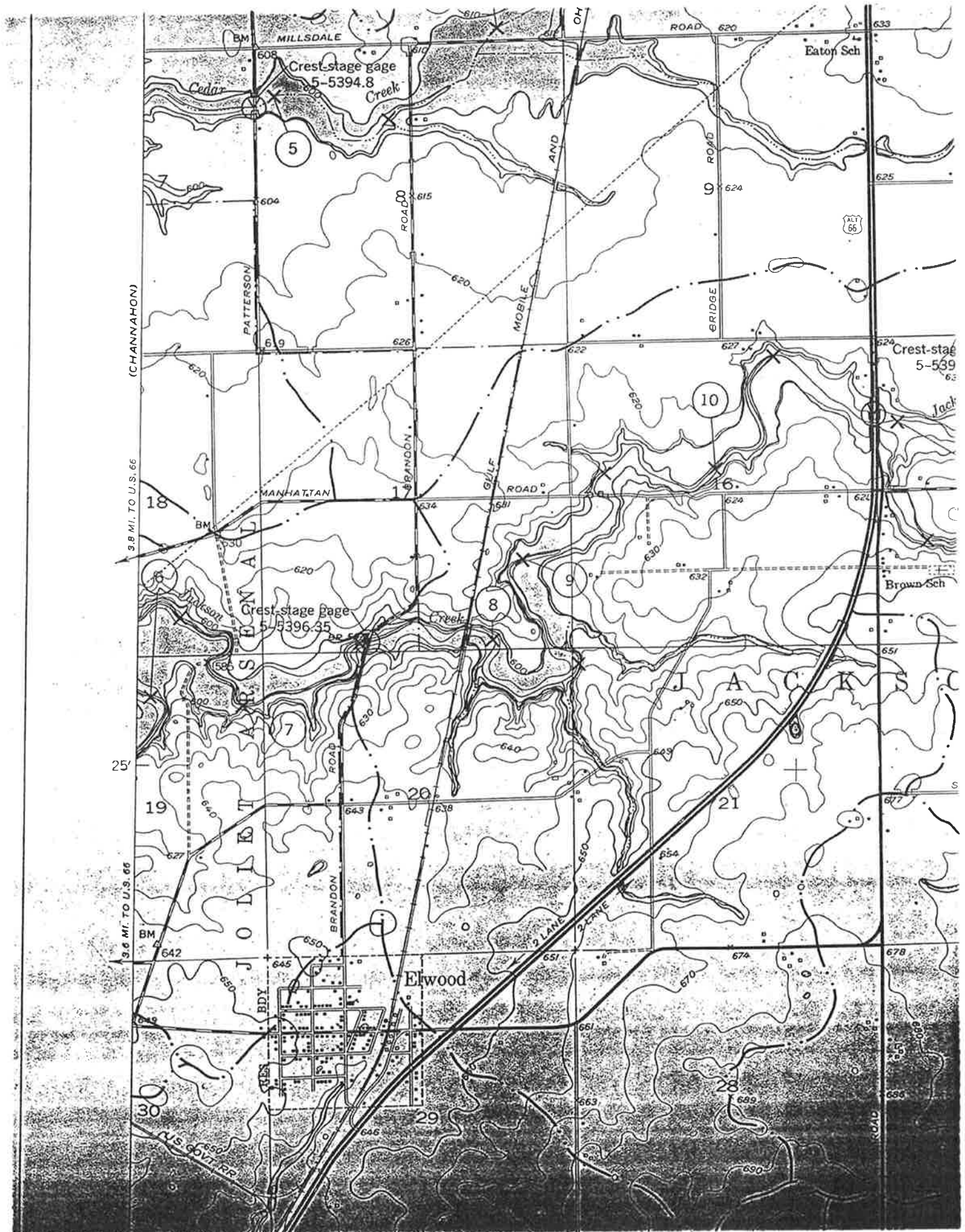
August 1, 2002

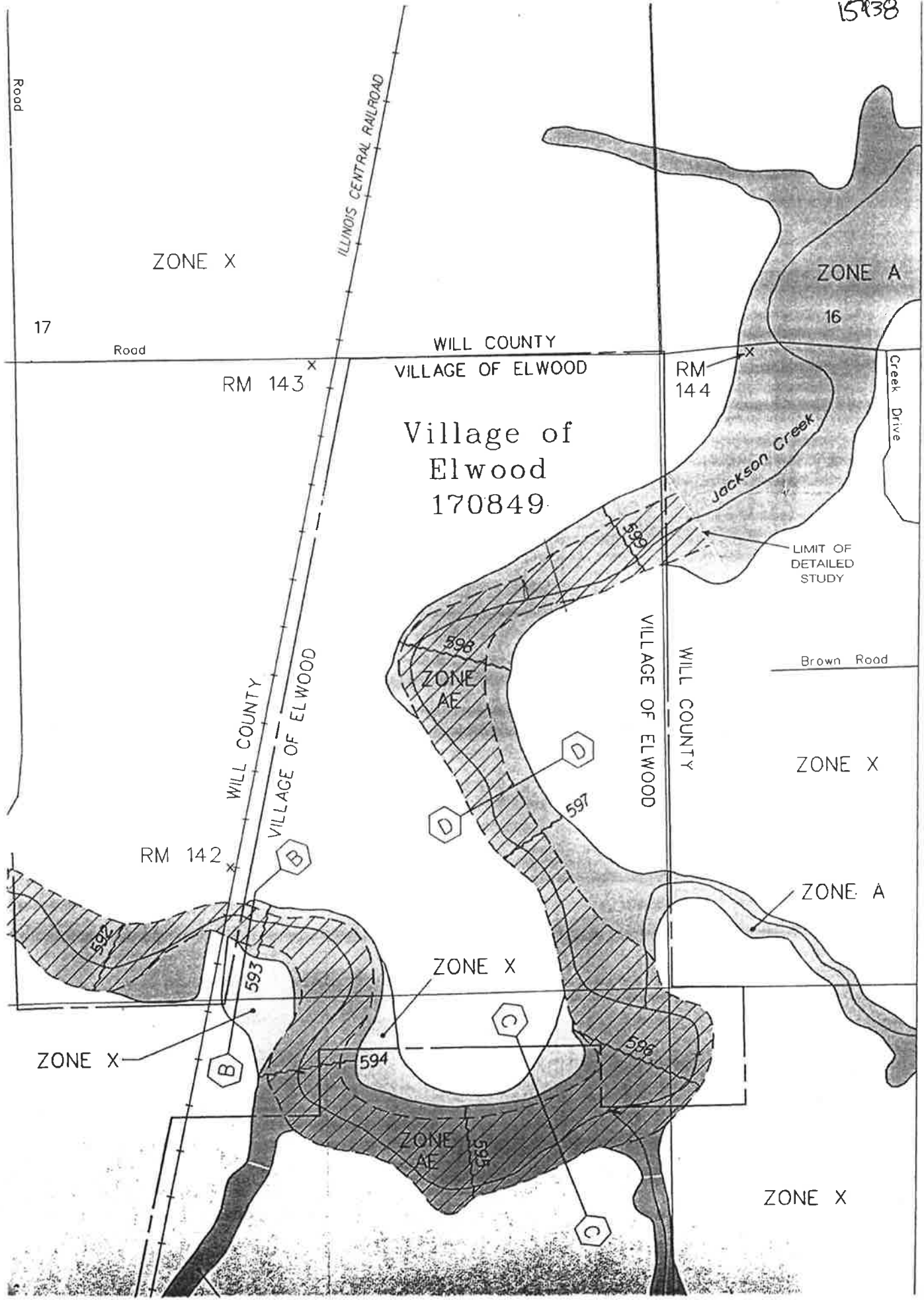
GEOTECH PROJECT NO. 15438

Jeffrey J. Allen, P.E.
Illinois Registered Professional Engineer
No. 062-048873









FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION			
CROSS SECTION	DISTANCE	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY (FEET NGVD)	WITH FLOODWAY	INCREASE
Jackson Branch Creek								
A	-1,230 ¹	725	2,779	0.8	652.7	652.7	652.8	0.1
B	1,850 ¹	688	2,442	1.0	653.8	653.8	653.9	0.1
C	5,400 ¹	281	824	2.7	657.0	657.0	657.1	0.1
D	7,800 ¹	320	1,428	1.5	663.8	663.8	663.9	0.1
E	14,475 ¹	247	559	3.1	672.0	672.0	672.1	0.1
F	16,350 ¹	452	1,018	1.7	676.3	676.3	676.4	0.1
G	21,253 ¹	218	394	3.3	692.1	692.1	692.2	0.1
H	24,660 ¹	268	760	1.7	699.1	699.1	699.2	0.1
Jackson Creek								
A	1202	235	1,085	3.7	590.4	590.4	590.5	0.1
B	2,067 ²	159	814	5.0	593.1	593.1	593.2	0.1
C	4,392 ²	286	1,114	3.6	595.4	595.4	595.5	0.1
D	6,642 ²	193	906	4.5	597.2	597.2	597.3	0.1
Kahler Road Drainage Ditch								
A	816 ³	79	235	0.9	547.7	547.7	547.7	0.0
B	1,058 ³	91	178	1.1	547.9	547.9	547.9	0.0
C	1,461 ³	69	215	0.9	551.4	551.4	551.5	0.1
D	1,981 ³	381	575	0.3	554.9	554.9	555.0	0.1
E	3,627 ³	150	262	0.8	555.3	555.3	555.4	0.1

¹Feet above U.S. Route 52
²Feet above Brandon Road
³Feet above confluence with Kankakee River East Channel

FEDERAL EMERGENCY MANAGEMENT AGENCY

FLOODWAY DATA

**WILL COUNTY, IL
AND INCORPORATED AREAS**

JACKSON BRANCH CREEK - JACKSON CREEK - KAHLER ROAD DRAINAGE DITCH

TABLE

FLOODING SOURCE

FLOODWAY

BASE FLOOD



GEOTECH INC.

CONSULTING ENGINEERS — LAND SURVEYORS

1207 CEDARWOOD DRIVE

JOLIET, ILLINOIS 60435

PHONE (815) 730-1010

FAX (815) 730-1093

E-MAIL: GEOTECHINC@ATTN.COM

WOODED COVE ESTATES--ELWOOD, IL
JOB #15438

BY: J. ALLEN
AUGUST 1, 2002

PROPOSED RUNOFF COEFFICIENT, C_p

STORM SEWER SYSTEM DRAINAGE AREA = 33.83 ac

IMPERVIOUS AREAS

- 32ft B-B ROADS + SIDEWALKS = 4.41ac Roads + 1.03 ac Sidewalks = 5.44 ac
- HOUSES/DRIVES/PATIOS = 40 lots * (2000sf + 850sf + 200sf) = 122,000 sf = 2.80 ac
- TOTAL IMPERVIOUS AREA = 8.24 ac
- USE C = 0.95

PERVIOUS AREAS

- TOTAL AREA = 33.83 ac
- GRASSY AREAS = 33.83 ac - 8.24 ac = 25.59 ac
- USE C = 0.30 (Grass)

$$C_p = ((8.24 \times 0.95) + (25.59 \times 0.30)) / 33.83$$

$$C_p = 0.46$$

STORM SEWER COMPUTATION SHEET

WOODED COVE ESTATES
ELWOOD, IL

NOTE: DESIGN RECURRENCE = 10 YEAR
I.S.W.S. BULLETIN 71 NORTHEAST RAINFALL DATA

INLET	TO	LEAK WITH	AREA (ACRES)		RUNOFF	** X **		FLOW TIME		I	FLOW Q		MANHOLE		VELOCITY		INVERT ELEV		RUN WAY		SLOPE	SUBGR	AVG	TRENCH	
			INCR.	TOTAL		INCR.	TOTAL	SECT	UPPER		CS	IN/HR	CS	Q	FT/SEC	FT/SEC	UPPER	LOWER	FT/FT	DEPTH					CVR
EACH 1	INL18	NO15	1.16	1.16	0.46	0.67	37.00	0.46	3.02	2.02	0.013	8.88	12	4.51	5.74	5.82	620.70	618.25	623.70	621.32	0.0160	1.00	2.03	20.2	
	INL17	CB16	0.35	0.35	0.46	0.16	12.00	0.11	2.46	0.97	0.013	7.02	12	3.56	4.54	3.61	618.00	617.71	621.15	621.15	0.0100	1.00	2.29	4.4	
	CB16	NO15	2	1.10	0.46	0.91	6.67	15.00	0.01	4.84	3.24	0.013	11.50	12	3.56	5.22	617.61	617.59	621.15	621.32	0.0100	1.00	2.63	0.4	
	NO15	NO13	162	0.00	2.91	0.46	0.00	1.31	37.46	0.42	4.05	0.013	13.67	12	4.36	6.40	617.49	615.06	621.32	618.55	0.0150	1.00	2.66	31.4	
	CB14	NO13	2	0.74	0.74	0.46	0.34	17.00	0.01	4.63	1.57	0.013	8.83	12	3.56	4.54	615.20	615.18	618.40	618.55	0.0100	1.00	2.28	0.3	
EACH 2	NO13	NO12	66	0.00	3.65	0.46	1.68	37.08	0.23	2.98	5.01	0.013	14.92	15	5.08	4.15	614.95	614.55	618.55	619.30	0.0062	1.00	2.92	17.1	
	NO12	NO9	254	0.00	3.65	0.46	0.00	1.68	38.11	0.46	2.94	0.013	10.97	15	11.55	9.42	604.45	606.39	619.30	610.60	0.0320	1.00	3.35	78.7	
	NO11	CB10	29	1.12	1.12	0.46	0.52	18.00	0.10	4.53	2.16	0.013	10.28	12	3.56	4.54	606.60	605.31	609.79	609.79	0.0100	1.00	2.34	4.4	
	CB10	NO9	16	0.56	1.68	0.46	0.26	0.78	19.10	0.06	4.53	0.013	11.96	12	3.56	4.54	605.21	605.03	609.79	610.60	0.0100	1.00	3.07	4.2	
	NO9	NO2	182	0.00	5.33	0.46	0.00	2.40	38.50	0.10	2.94	0.013	12.58	15	11.55	9.42	605.93	600.11	610.60	604.80	0.0320	1.00	3.43	55.5	
EACH 3	INL8	NO7	180	0.96	0.96	0.46	0.45	25.00	0.56	3.81	1.71	0.013	8.25	12	4.64	5.92	613.00	609.84	616.00	613.00	0.0170	1.00	2.03	23.8	
	NO7	CB6	100	3.06	2.04	0.46	0.49	25.56	0.21	3.71	3.49	0.013	8.87	12	7.80	9.94	609.84	601.20	613.00	604.03	0.0480	1.00	2.00	23.8	
	CB6	CB5	27	0.97	3.01	0.46	0.45	1.39	25.87	0.08	3.71	5.16	0.013	14.38	15	5.78	4.71	600.88	604.03	604.03	604.03	0.0080	1.00	1.79	3.3
	CB5	NO2	17	0.27	3.28	0.46	0.32	1.51	25.94	0.05	3.71	5.60	0.013	14.83	15	5.78	4.71	600.78	600.64	604.03	604.80	0.0080	1.00	2.45	3.2
	NO4	CB3	38	0.70	0.70	0.46	0.32	12.00	0.16	3.46	1.75	0.013	9.19	12	3.56	4.54	600.40	600.12	603.56	603.56	0.0100	1.00	2.30	4.3	
EACH 4	CB3	NO2	13	1.50	2.20	0.46	0.69	1.01	18.00	0.17	4.53	0.013	13.75	15	5.78	4.71	600.02	599.50	603.56	604.80	0.0080	1.00	3.42	14.9	
	NO2	FES1	117	0.00	10.81	0.46	0.00	4.98	38.49	0.27	2.94	0.013	20.80	21	15.03	6.25	7.23	599.50	598.45	604.80	601.00	0.0090	1.00	2.17	22.6
	NO25	NO25	78	2.10	2.10	0.46	0.97	35.00	0.25	3.10	3.01	0.013	11.27	12	3.56	4.54	615.00	614.22	618.00	618.30	0.0100	1.00	2.54	13.5	
	NO25	NO25	123	0.00	2.10	0.46	0.90	35.25	0.32	3.10	3.01	0.013	10.09	12	4.78	6.09	614.12	611.91	618.30	615.00	0.0160	1.00	3.13	29.0	
	FES24	NO20	96	23.00	23.00	0.46	10.58	50.00	0.15	2.50	26.42	0.013	23.31	24	28.61	9.11	10.48	610.00	608.46	613.00	615.00	0.0160	1.00	3.27	36.8
EACH 5	INL23	CB22	3	0.87	0.46	0.40	14.00	0.01	4.54	1.94	0.013	9.56	12	3.56	4.54	4.62	613.00	612.97	616.22	616.22	0.0100	1.00	2.24	0.5	
	CB22	CB21	27	0.41	1.28	0.46	0.19	0.59	13.01	4.84	2.86	0.013	11.05	12	3.56	4.54	612.87	612.60	616.22	616.22	0.0100	1.00	2.49	4.7	
	CB21	FES27	122	0.09	1.81	0.46	0.00	0.83	15.20	9.29	4.84	4.02	0.013	11.25	12	4.78	7.38	616.50	612.16	616.22	618.00	0.0200	1.00	2.78	3.7
	NO20	FES19	23	0.00	27.16	0.46	0.00	12.50	50.15	0.03	2.50	0.013	24.81	27	39.16	9.96	11.09	608.37	608.00	616.00	613.00	0.0160	1.00	4.07	17.5
	NO20	NO20	23	0.00	27.16	0.46	0.00	12.50	50.15	0.03	2.50	0.013	24.81	27	39.16	9.96	11.09	608.37	608.00	616.00	613.00	0.0160	1.00	4.07	17.5
EACH 6	INL10	CB29	29	1.09	0.46	0.50	15.00	0.10	4.84	2.42	0.013	10.38	12	3.56	4.94	4.90	619.20	618.91	622.39	622.39	0.0100	1.00	2.33	4.4	
	CB29	NO28	37	0.72	1.81	0.46	0.33	0.83	15.20	0.10	4.84	4.02	0.013	11.95	12	4.06	5.96	618.81	618.33	622.39	623.40	0.0130	1.00	3.33	9.5
	NO28	FES27	122	0.09	1.81	0.46	0.00	0.83	15.20	9.29	4.84	4.02	0.013	11.25	12	4.78	7.38	616.50	612.16	616.22	618.00	0.0180	1.00	2.60	23.7
	NO28	FES27	122	0.09	1.81	0.46	0.00	0.83	15.20	9.29	4.84	4.02	0.013	11.25	12	4.78	7.38	616.50	612.16	616.22	618.00	0.0180	1.00	2.60	23.7
	NO28	FES27	122	0.09	1.81	0.46	0.00	0.83	15.20	9.29	4.84	4.02	0.013	11.25	12	4.78	7.38	616.50	612.16	616.22	618.00	0.0180	1.00	2.60	23.7
EACH 7	INL16	CB34	34	0.56	0.56	0.26	0.26	12.00	0.13	5.45	1.42	0.013	8.50	12	3.56	4.54	4.22	619.24	618.90	622.44	622.53	0.0100	1.00	2.42	5.9
	INL35	CB34	40	1.24	1.24	0.46	0.57	0.57	16.00	0.13	4.74	2.70	0.013	10.82	12	3.56	4.54	619.30	618.90	622.50	622.53	0.0100	1.00	2.42	6.9
	CB34	NO33	3	0.61	2.41	0.46	0.26	1.11	16.13	0.01	4.74	5.26	0.013	13.89	15	6.46	5.27	619.60	618.77	622.53	622.76	0.0100	1.00	2.61	0.6
	NO33	NO32	87	0.00	2.41	0.46	0.00	1.11	16.14	0.29	4.74	5.26	0.013	14.45	15	5.40	4.41	618.67	618.06	622.76	623.17	0.0070	1.00	3.35	26.5
	NO32	FES31	170	0.00	2.41	0.46	0.00	1.11	16.43	0.48	4.74	5.26	0.013	13.89	15	6.46	5.27	619.56	618.26	623.17	619.00	0.0100	1.00	2.23	28.6

STORM SEWER COMPUTATION SHEET

PRINTED: 8/27/2002

XMPUT. BY: N.J.A. DATE: 08/01/02

WOODED COVE ESTATES
ELWOOD, ILNOTE: DESIGN RECURRENT = 10 YEAR
1.8 W.S. - ROLLETT IN 71 NORTHEAST RAINFALL DATA

CHECKED BY: DATE:

DATE:

NOTE: DESIGN RECURRENT = 10 YEAR
1.8 W.S. - ROLLETT IN 71 NORTHEAST RAINFALL DATA

INLET	LENGTH (FEET)	AREA (ACRES)	RUNOFF COEFF.	*A* X *C* INCR. TOTAL	PLANTING RECT. UPPER	1 IN/HR	FLOW Q CFS	MANHOLE n	DIA (IN)	USED	FULL Q CFS	VELOCITY FULL	DESIGN VELOCITY	INVERT ELEV UPPER	LOWER	RIM ELEV UPPER	LOWER	SLOPE FT/FT	SDGR DEPTH	AVG CVR	TRENCH BACKFILL
SACH 5 C016 FES37	146	0.56	0.56	0.26	0.25	5.88	1.53	0.013	6.74	12	7.12	9.08	6.95	622.00	616.16	625.40	619.00	0.0400	1.00	2.12	19.3
SACH 6 C041	29	0.79	0.79	0.36	0.10	5.46	1.94	0.013	9.61	12	3.56	4.54	4.63	616.00	615.71	619.19	615.19	0.0100	1.00	2.34	4.4
C041	35	0.64	1.43	0.46	0.13	5.46	3.56	0.013	11.99	12	3.56	4.54	4.54	615.61	615.26	619.19	620.20	0.0100	1.00	2.26	9.0
C040 FES39	109	0.00	1.43	0.46	0.26	5.46	3.56	0.013	10.52	12	5.04	6.42	7.00	615.16	612.98	620.20	616.00	0.0200	1.00	3.03	25.7
SACH 7 C045	48	0.33	0.33	0.15	0.22	5.46	0.92	0.013	6.02	12	3.56	4.54	3.59	613.00	612.52	616.20	615.64	0.0100	1.00	2.21	7.3
C044 FES43	146	0.39	0.72	0.18	0.41	5.46	1.90	0.013	7.95	12	5.40	6.98	6.05	612.40	609.00	615.64	612.00	0.0230	1.00	2.12	19.5
SACH 8 C049	270	1.73	1.73	0.46	0.45	4.22	3.38	0.013	9.52	12	6.27	7.99	8.13	611.40	604.59	614.40	607.58	0.0310	1.00	2.00	29.0
C047	39	1.20	2.93	0.46	0.07	4.22	5.70	0.013	11.58	12	6.27	7.99	9.18	604.48	603.27	607.58	606.35	0.0310	1.00	2.09	5.1
C047 FES46	159	0.56	3.49	0.46	0.26	4.12	6.63	0.013	11.79	12	6.94	8.65	10.29	603.17	597.13	606.35	600.00	0.0390	1.00	2.02	21.0
SACH 9 C051	13	0.78	0.78	0.36	0.12	5.46	1.89	0.013	9.46	12	2.56	4.54	4.59	598.40	598.07	601.40	601.86	0.0100	1.00	2.39	5.7
C051 FES50	157	0.73	1.51	0.34	0.48	5.46	3.66	0.013	11.93	12	3.74	4.76	5.49	597.97	596.24	601.86	600.80	0.0110	1.00	3.22	40.3
SACH 10 C054	119	1.23	1.23	0.57	0.85	4.84	2.76	0.013	12.00	12	2.76	3.52	3.52	594.17	593.10	597.30	596.00	0.0060	1.00	2.01	23.6
SACH 11 C060	204	1.70	1.70	0.46	1.00	4.02	3.14	0.013	14.17	15	3.65	2.98	3.39	591.60	590.95	594.60	594.90	0.0032	1.00	2.22	34.1
C057	178	0.54	2.24	0.46	0.77	3.92	4.04	0.013	14.24	15	4.08	3.23	3.84	590.85	590.14	594.90	594.00	0.0040	1.00	2.21	42.0
C057 FES57	187	1.15	1.15	0.53	0.46	4.84	2.57	0.013	9.16	12	5.28	6.73	6.66	595.00	591.00	598.00	594.00	0.0220	1.00	2.00	24.0
C063	236	0.62	4.01	0.46	0.82	3.81	7.05	0.013	17.65	18	7.43	4.21	4.85	590.04	588.85	594.00	593.60	0.0050	1.00	2.86	66.9
C064 FES55	169	0.71	4.72	0.46	0.61	3.71	8.09	0.013	17.96	18	8.13	4.61	4.61	589.75	587.74	593.60	592.60	0.0060	1.00	3.05	51.9

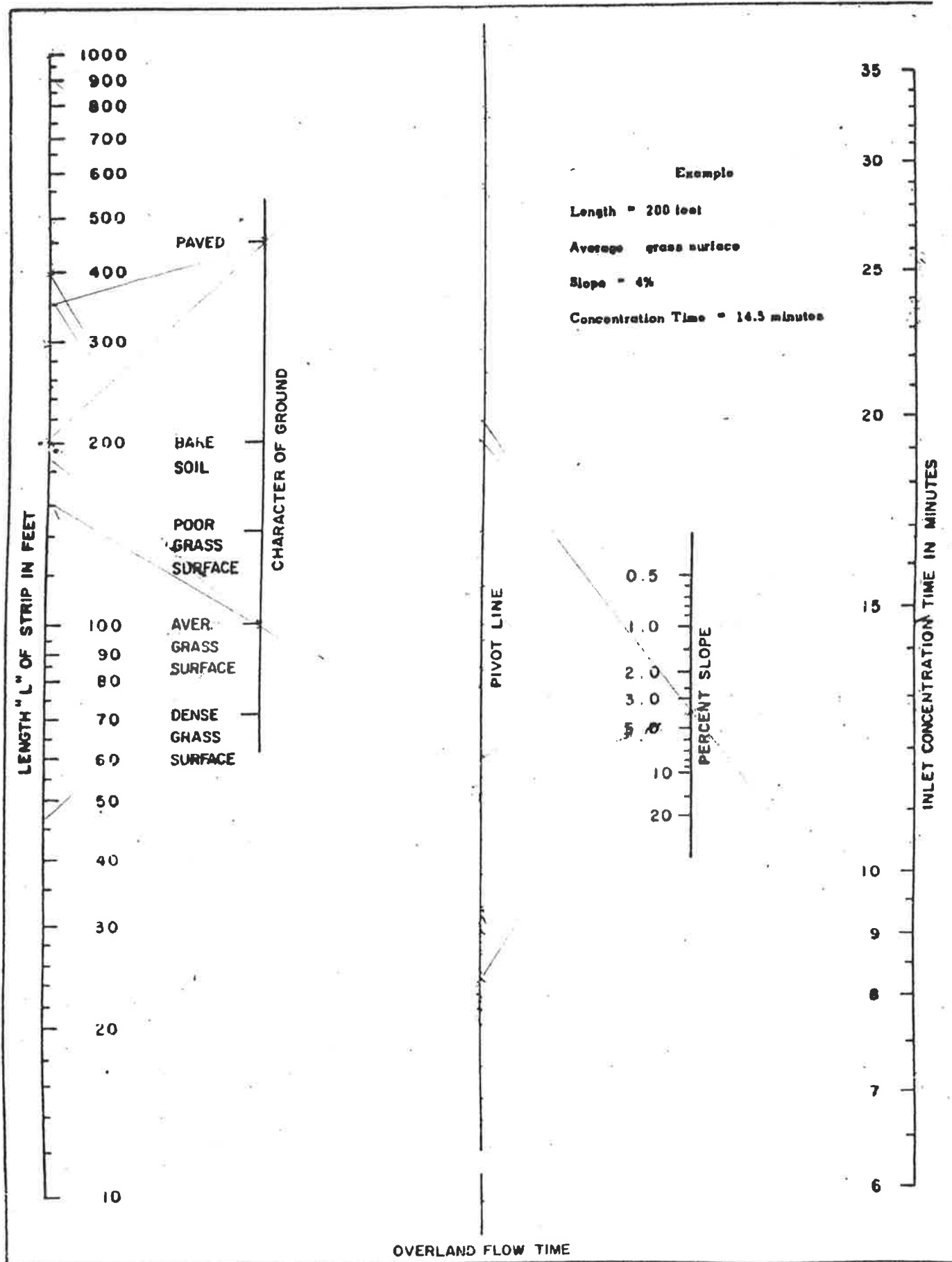


Figure 6-110.01 f

Quick TR-55 Ver.5.46 S/N:
Executed: 13:32:30 08-05-2002

WOODED COVE ESTATES P.U.D.
STORMWATER MANAGEMENT CALCULATIONS
RUNOFF CURVE NUMBERS

RUNOFF CURVE NUMBER SUMMARY

.....

Subarea Description	Area (acres)	CN (weighted)
BASIN #1 EXIST.	18.30	80
BASIN #2 EXIST.	10.20	76
BASIN #3 EXIST.	9.00	77
BASIN #4 EXIST.	12.00	78
BASIN #5 EXIST.	11.10	74
BASIN #6 EXIST.	13.20	70
BASIN #1 PROPOS	18.30	77
BASIN #2 PROPOS	10.20	76
BASIN #3 PROPOS	9.00	77
BASIN #4 PROPOS	12.00	78
BASIN #5 PROPOS	11.10	74
BASIN #6 PROPOS	13.20	68

Quick TR-55 Ver.5.46 S/N:
 Executed: 13:32:30 08-05-2002

WOODED COVE ESTATES P.U.D.
 STORMWATER MANAGEMENT CALCULATIONS
 RUNOFF CURVE NUMBERS

RUNOFF CURVE NUMBER DATA

Composite Area: BASIN #1 EXIST.

SURFACE DESCRIPTION	AREA (acres)	CN	
BEECHER/MORLEY-C, SR & CR GOOD	12.64	82	
BRENTON/MILFORD-B, SR & CR GOOD	4.76	75	
BEECHER/MORLEY -C, WOODS GOOD	0.90	70	
COMPOSITE AREA --->	18.30	79.6	(80)

Composite Area: BASIN #2 EXIST.

SURFACE DESCRIPTION	AREA (acres)	CN	
BEECHER/MORLEY C, SR & CR, GOOD	5.00	82	
BEECHER/MORLEY C, WOODS, GOOD	5.20	70	
COMPOSITE AREA --->	10.20	75.9	(76)

Composite Area: BASIN #3 EXIST.

SURFACE DESCRIPTION	AREA (acres)	CN	
MORLEY/BLOUNT C, SR & CR, GOOD	5.50	82	
MORLEY C, WOODS, GOOD	3.50	70	
COMPOSITE AREA --->	9.00	77.3	(77)

Quick TR-55 Ver.5.46 S/N:
Executed: 13:32:30 08-05-2002

Composite Area: BASIN #4 EXIST.

SURFACE DESCRIPTION	AREA (acres)	CN
MILFORD B, SR & CR, GOOD	2.63	75
BLOUNT/MORLEY C, SR & CR, GOOD	6.67	82
BLOUNT/MORLEY C, WOODS, GOOD	2.70	70
COMPOSITE AREA --->	12.00	77.8 (78)

Composite Area: BASIN #5 EXIST.

SURFACE DESCRIPTION	AREA (acres)	CN
MILFORD-B, SR & CR, GOOD	3.63	75
BLOUNT/MORLEY-C, SR & CR, GOOD	1.77	82
BLOUNT/MORLEY-C, WOODS, GOOD	5.70	70
COMPOSITE AREA --->	11.10	73.5 (74)

Composite Area: BASIN #6 EXIST.

SURFACE DESCRIPTION	AREA (acres)	CN
MILFORD-B, SR & CR, GOOD	5.54	75
MILFORD-B, WOODS, GOOD	1.68	55
LAWSON-C, WOODS, GOOD	5.98	70
COMPOSITE AREA --->	13.20	70.2 (70)

Composite Area: BASIN #1 PROPOS

SURFACE DESCRIPTION	AREA (acres)	CN
BEECHER/MORLEY-C, GRASS, GOOD	14.61	74
BEECHER/MORLEY-C, WOODS, GOOD	0.90	70
IMPERVIOUS-ROADWAYS	1.18	98
IMPERVIOUS-LOTS-23 X 0.07ac	1.61	98
COMPOSITE AREA --->	18.30	77.5 (77)

Composite Area: BASIN #2 PROPOS

SURFACE DESCRIPTION	AREA (acres)	CN
BEECHER/MORLEY-C, GRASS, GOOD	3.79	74
BEECHER/MORLEY-C, WOODS, GOOD	4.86	70
IMPERVIOUS-ROADWAYS	0.71	98
IMPERVIOUS-LOTS 12 X 0.07ac	0.84	98
COMPOSITE AREA --->	10.20	75.7 (76)

Composite Area: BASIN #3 PROPOS

SURFACE DESCRIPTION	AREA (acres)	CN
MORLEY/BLOUNT-C, GRASS, GOOD	3.64	74
MORLEY-C, WOODS, GOOD	3.50	70
IMPERVIOUS-ROADWAYS	1.16	98
IMPERVIOUS-LOTS 10 X 0.07ac	0.70	98
COMPOSITE AREA --->	9.00	77.4 (77)

Composite Area: BASIN #4 PROPOS

SURFACE DESCRIPTION	AREA (acres)	CN
MILFORD-C, GRASS, GOOD	6.97	74
BLOUNT/MORLEY-C, WOODS, GOOD	2.70	70
IMPERVIOUS-ROADWAYS	1.14	98
IMPERVIOUS-LOTS 17 X 0.07ac	1.19	98
COMPOSITE AREA --->	12.00	77.8 (78)

Composite Area: BASIN #5 PROPOS

SURFACE DESCRIPTION	AREA (acres)	CN
MILFORD-B, GRASS, GOOD	2.09	61
BLOUNT/MORLEY-C, GRASS, GOOD	1.02	74
BLOUNT/MORLEY-C, WOODS, GOOD	5.70	70
IMPERVIOUS-ROADWAYS	1.17	98
IMPERVIOUS-LOTS 16 X 0.07ac	1.12	98
COMPOSITE AREA --->	11.10	74.4 (74)

Composite Area: BASIN #6 PROPOS

SURFACE DESCRIPTION	AREA (acres)	CN
MILFORD-B, GRASS, GOOD	4.39	61
MILFORD-B, WOODS, GOOD	1.68	55
LAWSON-C, WOODS, GOOD	5.98	70
IMPERVIOUS-ROADWAYS	0.45	98
IMPERVIOUS-LOTS 10 X 0.07ac	0.70	98
COMPOSITE AREA --->	13.20	67.5 (68)

SOIL LEGEND

SYMBOL	NAME	SYMBOL	NAME	HIGHWAY
23A	Blount silt loam, 0 to 2 percent slopes	224C2	Strawn silt loam, 4 to 7 percent slopes, eroded	
23B	Blount silt loam, 2 to 4 percent slopes	224D2	Strawn silt loam, 7 to 12 percent slopes, eroded	
25D3	Hennepin silty clay loam, 7 to 12 percent slopes, severely eroded	224E2	Strawn silt loam, 12 to 18 percent slopes, eroded	Dual
25F2	Hennepin silty clay loam, 12 to 30 percent slopes, severely eroded	228A	Nappanee silt loam, 0 to 2 percent slopes	
25F3	Hennepin silty clay loam, 12 to 30 percent slopes, severely eroded	228B	Nappanee silt loam, 2 to 4 percent slopes	Good I
27B	Miami silt loam, 4 to 7 percent slopes, eroded	228C2	Nappanee silt loam, 4 to 7 percent slopes, eroded	
27C2	Miami loam, 4 to 7 percent slopes, eroded	228C3	Nappanee silt loam, 4 to 7 percent slopes, severely eroded	Poor M
49	Watseka loamy fine sand	228D2	Nappanee silt loam, 7 to 12 percent slopes, eroded	
53B	Bloomfield fine sand, 1 to 4 percent slopes	228E2	Nappanee silt loam, 12 to 18 percent slopes, eroded	Trail
53C	Bloomfield fine sand, 4 to 7 percent slopes	232	Ashkum silty clay loam	
59	Lisbon silt loam	235	Bryce silty clay	
60C3	La Rose silty clay loam, 4 to 7 percent slopes, severely eroded	238	Rantoul silty clay	
60D3	La Rose silty clay loam, 7 to 18 percent slopes, severely eroded	240A	Plattville silt loam, 0 to 2 percent slopes	
67	Harpster silty clay loam	240B	Plattville silt loam, 2 to 4 percent slopes	
69	Millford silty clay loam	240C2	Plattville silt loam, 4 to 7 percent slopes, eroded	
82	Millington loam	241D3	Chatsworth silty clay, 5 to 12 percent slopes, severely eroded	
88D	Sparta fine sand, 7 to 18 percent slopes	241E3	Chatsworth silty clay, 12 to 30 percent slopes, severely eroded	
89	Maumee fine sandy loam	290A	Warsaw silt loam, 0 to 2 percent slopes	
90D1	Plainfield fine sand, 7 to 18 percent slopes	290B	Warsaw silt loam, 2 to 4 percent slopes	State
90F	Plainfield fine sand, 18 to 30 percent slopes	293A	Andres silt loam, 0 to 2 percent slopes	Land Sur
93D	Rodman gravelly loam 4 to 12 percent slopes	293B	Andres silt loam, 2 to 4 percent slopes	Divisi
93F	Rodman gravelly loam 12 to 30 percent slopes	294A	Symerton silt loam, 0 to 2 percent slopes	
98B	Ade loamy fine sand, 1 to 4 percent slopes	294B	Symerton silt loam, 2 to 4 percent slopes	
98C	Ade loamy fine sand, 4 to 7 percent slopes	294C2	Symerton silt loam, 4 to 7 percent slopes, eroded	
102	La Hogue loam	295A	Mokena silt loam, 0 to 2 percent slopes	
103	Houghton muck	295B	Mokena silt loam, 2 to 4 percent slopes	
1301	Gilford fine sandy loam	295C2	Mokena silt loam, 4 to 7 percent slopes, eroded	
131B	Alvin fine sandy loam, 1 to 4 percent slopes	298A	Beecher silt loam, 0 to 2 percent slopes	STREAM
131C2	Alvin fine sandy loam, 4 to 7 percent slopes, eroded	298B	Beecher silt loam, 2 to 4 percent slopes	
131D2	Alvin fine sandy loam, 7 to 18 percent slopes, eroded	298B2	Beecher silt loam, 2 to 4 percent slopes, eroded	
131F2	Alvin fine sandy loam, 18 to 30 percent slopes, eroded	311A	Ritchey silt loam, 0 to 2 percent slopes	Perennial
132	Starks silt loam	311B	Ritchey silt loam, 2 to 4 percent slopes	
134A	Camden silt loam, 0 to 2 percent slopes	311C	Ritchey silt loam, 4 to 7 percent slopes	Perennial
134B	Camden silt loam, 2 to 4 percent slopes	311D	Ritchey silt loam, 7 to 12 percent slopes	
134C2	Camden silt loam, 4 to 7 percent slopes, eroded	313B1	Rodman loam, 1 to 4 percent slopes	Intermitte
134D2	Camden silt loam, 7 to 12 percent slopes, eroded	314	Joliet silty clay loam	
145A	Saybrook silt loam, 0 to 2 percent slopes	315A	Channahon silt loam, 0 to 2 percent slopes	Canals a
145B	Saybrook silt loam, 2 to 4 percent slopes	315B	Channahon silt loam, 2 to 4 percent slopes	
145C2	Saybrook silt loam, 4 to 7 percent slopes, eroded	315C	Channahon silt loam, 4 to 7 percent slopes	
146A	Elliott silt loam, 0 to 2 percent slopes	316	Romeo silt loam	
146B	Elliott silt loam, 2 to 4 percent slopes	317	Millsdale silty clay loam	
146B2	Elliott silt loam, 2 to 4 percent slopes, eroded	318A	Lorenzo silt loam, 0 to 2 percent slopes	
148A	Proctor silt loam, 0 to 2 percent slopes	318B	Lorenzo silt loam, 2 to 4 percent slopes	Soil Bour
148B	Proctor silt loam, 2 to 4 percent slopes	318C2	Lorenzo silt loam, 4 to 7 percent slopes, eroded	
148C2	Proctor silt loam, 4 to 7 percent slopes, eroded	318D2	Lorenzo silt loam, 7 to 12 percent slopes, eroded	Stony
149A	Brenton silt loam, 0 to 2 percent slopes	320A	Frankfort silt loam, 0 to 2 percent slopes	
149B	Brenton silt loam, 2 to 4 percent slopes	320B	Frankfort silt loam, 2 to 4 percent slopes	Rock Out
151	Ridgeville fine sandy loam	320B2	Frankfort silt loam, 2 to 4 percent slopes, eroded	
152	Drummer silty clay loam	320C2	Frankfort silt loam, 4 to 7 percent slopes, eroded	Clay Spo
157A1	Symerton loam, 0 to 2 percent slopes	320D2	Frankfort silt loam, 7 to 12 percent slopes, eroded	
157B	Symerton loam, 2 to 4 percent slopes	321	Du Page silt loam	Depressi
157C2	Symerton loam, 4 to 7 percent slopes, eroded	325A	Dresden silt loam, 0 to 2 percent slopes	
184	Roby fine sandy loam	325B	Dresden silt loam, 2 to 4 percent slopes	
189	Martinton silt loam, 0 to 2 percent slopes	325C2	Dresden silt loam, 4 to 7 percent slopes, eroded	Severly e
190B1	Onarga fine sandy loam, 1 to 4 percent slopes	326	Homer silt loam	
190C2	Onarga fine sandy loam, 4 to 7 percent slopes, eroded	327A	Fox silt loam, 0 to 2 percent slopes	
194C2	Morley silt loam, 4 to 7 percent slopes, eroded	327B	Fox silt loam, 2 to 4 percent slopes	
194C3	Morley silty clay loam, 4 to 7 percent slopes, severely eroded	327C2	Fox silt loam, 4 to 7 percent slopes, eroded	
194D2	Morley silt loam, 7 to 12 percent slopes, eroded	329	Will silty clay loam	
194D3	Morley silty clay loam, 7 to 12 percent slopes, severely eroded	330	Peotone silty clay loam	SOIL I
194E2	Morley silt loam, 12 to 18 percent slopes, eroded	347	Canisteo loam	SOIL 1
194F2	Morley silt loam, 18 to 30 percent slopes, eroded	451	Lawson silt loam	
197	Troxel silt loam	504D	Sogn loam, 5 to 12 percent slopes	
206	Thorp silt loam	504F	Sogn loam, 12 to 30 percent slopes	
210	Lena muck	531C2	Markham silt loam, 4 to 7 percent slopes, eroded	
219	Millbrook silt loam	531D2	Markham silt loam, 7 to 12 percent slopes, eroded	
223C2	Varna silt loam, 4 to 7 percent slopes, eroded			
223D2	Varna silt loam, 7 to 12 percent slopes, eroded			

1 Soil number not commonly used for this series in current legends

Table 2-2a.—Runoff curve numbers for urban areas¹

Cover description		Curve numbers for hydrologic soil group—			
Cover type and hydrologic condition	Average percent impervious area ²	A	B	C	D
<i>Fully developed urban areas (vegetation established)</i>					
Open space (lawns, parks, golf courses, cemeteries, etc.) ³ :					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover > 75%)		39	(61)	(74)	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	(98)	(98)	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) ⁴ ...		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
<i>Developing urban areas</i>					
Newly graded areas (pervious areas only, no vegetation) ⁵		77	86	91	94
Idle lands (CN's are determined using cover types similar to those in table 2-2c).					

¹Average runoff condition, and $I_a = 0.2S$.²The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.³CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.⁴Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.⁵Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4, based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

Table 2-2b.—Runoff curve numbers for cultivated agricultural lands¹

Cover description			Curve numbers for hydrologic soil group—			
Cover type	Treatment ²	Hydrologic condition ³	A	B	C	D
Fallow	Bare soil	—	77	86	91	94
	Crop residue cover (CR)	Poor	76	85	90	93
		Good	74	83	88	90
Row crops	Straight row (SR)	Poor	72	81	88	91
		Good	67	78	85	89
	SR + CR	Poor	71	80	87	90
		Good	64	75	82	85
	Contoured (C)	Poor	70	79	84	88
		Good	65	75	82	86
	C + CR	Poor	69	78	83	87
		Good	64	74	81	85
	Contoured & terraced (C&T)	Poor	66	74	80	82
		Good	62	71	78	81
	C&T + CR	Poor	65	73	79	81
		Good	61	70	77	80
Small grain	SR	Poor	65	76	84	88
		Good	63	75	83	87
	SR + CR	Poor	64	75	83	86
		Good	60	72	80	84
	C	Poor	63	74	82	85
		Good	61	73	81	84
	C + CR	Poor	62	73	81	84
		Good	60	72	80	83
	C&T	Poor	61	72	79	82
		Good	59	70	78	81
	C&T + CR	Poor	60	71	78	81
		Good	58	69	77	80
Close-seeded or broadcast legumes or rotation meadow	SR	Poor	66	77	85	89
		Good	58	72	81	85
	C	Poor	64	75	83	85
		Good	55	69	78	83
	C&T	Poor	63	73	80	83
		Good	51	67	76	80

¹Average runoff condition, and $I_a = 0.25$.²Crop residue cover applies only if residue is on at least 5% of the surface throughout the year.³Hydrologic condition is based on combination of factors that affect infiltration and runoff, including (a) density and canopy of vegetative areas, (b) amount of year-round cover, (c) amount of grass or close-seeded legumes in rotations, (d) percent of residue cover on the land surface (good $\geq 20\%$), and (e) degree of surface roughness.

Poor: Factors impair infiltration and tend to increase runoff.

Good: Factors encourage average and better than average infiltration and tend to decrease runoff.

Table 2-2c.—Runoff curve numbers for other agricultural lands¹

Cover description		Curve numbers for hydrologic soil group—			
Cover type	Hydrologic condition	A	B	C	D
Pasture, grassland, or range—continuous forage for grazing. ²	Poor	68	79	86	89
	Fair	49	69	79	84
	Good	39	61	74	80
Meadow—continuous grass, protected from grazing and generally mowed for hay.	—	30	58	71	78
Brush—brush-weed-grass mixture with brush the major element. ³	Poor	48	67	77	83
	Fair	35	56	70	77
	Good	30	48	65	73
Woods—grass combination (orchard or tree farm). ⁵	Poor	57	73	82	86
	Fair	43	65	76	82
	Good	32	58	72	79
Woods. ⁶	Poor	45	66	77	83
	Fair	36	60	73	79
	Good	30	55	70	77
Farmsteads—buildings, lanes, driveways, and surrounding lots.	—	59	74	82	86

¹Average runoff condition, and $I_a = 0.2S$.²Poor: <50% ground cover or heavily grazed with no mulch.

Fair: 50 to 75% ground cover and not heavily grazed.

Good: >75% ground cover and lightly or only occasionally grazed.

³Poor: <50% ground cover.

Fair: 50 to 75% ground cover.

Good: >75% ground cover.

⁴Actual curve number is less than 30; use CN = 30 for runoff computations.⁵CN's shown were computed for areas with 50% woods and 50% grass (pasture) cover. Other combinations of conditions may be computed from the CN's for woods and pasture.⁶Poor: Forest litter, small trees, and brush are destroyed by heavy grazing or regular burning.

Fair: Woods are grazed but not burned, and some forest litter covers the soil.

Good: Woods are protected from grazing, and litter and brush adequately cover the soil.

Quick TR-55 Ver.5.46 S/N:
Executed: 08:38:16 08-07-2002 C:\PONDPACK\GJN15438.TCT

SUMMARY SHEET FOR Tc or Tt COMPUTATIONS
(Solved for Time using TR-55 Methods)

WOODED COVE ESTATES P.U.D.
STORMWATER MANAGEMENT CALCULATIONS
TIME OF CONCENTRATIONS

Subarea descr.	Tc or Tt	Time (hrs)
INLET 18	Tc	0.62
INLET 26	Tc	0.58
FES 24	Tc	0.84
BASIN #1 EXIST.	Tc	0.67
BASIN #1 PROPOS	Tc	0.89
BASIN #2 EXIST.	Tc	0.44
BASIN #2 PROPOS	Tc	0.48
BASIN #3 EXIST.	Tc	0.37
BASIN #3 PROPOS	Tc	0.48
BASIN #4 EXIST.	Tc	0.40
BASIN #4 PROPOS	Tc	0.46
BASIN #5 EXIST.	Tc	0.45
BASIN #5 PROPOS	Tc	0.47
BASIN #6 EXIST.	Tc	0.57
BASIN #6 PROPOS	Tc	0.67

Quick TR-55 Ver.5.46 S/N:
 Executed: 08:38:16 08-07-2002 C:\PONDPACK\GJN15438.TCT

WOODED COVE ESTATES P.U.D.
 STORMWATER MANAGEMENT CALCULATIONS
 TIME OF CONCENTRATIONS

Tc COMPUTATIONS FOR: INLET 18

SHEET FLOW (Applicable to Tc only)

Segment ID		AB	
Surface description		GRASS	
Manning's roughness coeff., n		0.2400	
Flow length, L (total < or = 300)	ft	300.0	
Two-yr 24-hr rainfall, P2	in	3.200	
Land slope, s	ft/ft	0.0200	
	0.8		
	.007 * (n*L)		
T =	-----	hrs	0.57 = 0.57
	0.5 0.4		
	P2 * s		

SHALLOW CONCENTRATED FLOW

Segment ID		BC	
Surface (paved or unpaved)?		Unpaved	
Flow length, L	ft	270.0	
Watercourse slope, s	ft/ft	0.0100	
	0.5		
Avg.V = Csf * (s)	ft/s	1.6135	
where: Unpaved Csf = 16.1345			
Paved Csf = 20.3282			
T = L / (3600*V)	hrs	0.05	= 0.05

CHANNEL FLOW

Segment ID		
Cross Sectional Flow Area, a	sq.ft	0.00
Wetted perimeter, Pw	ft	0.00
Hydraulic radius, r = a/Pw	ft	0.000
Channel slope, s	ft/ft	0.0000
Manning's roughness coeff., n		0.0000

	2/3	1/2
	1.49 * r	* s
V =	-----	ft/s
	n	0.0000

Flow length, L	ft	0
T = L / (3600*V)	hrs	0.00 = 0.00

.....
 TOTAL TIME (hrs) 0.62

Quick TR-55 Ver.5.46 S/N:
 Executed: 08:38:16 08-07-2002 C:\PONDPACK\GJN15438.TCT

WOODED COVE ESTATES P.U.D.
 STORMWATER MANAGEMENT CALCULATIONS
 TIME OF CONCENTRATIONS

Tc COMPUTATIONS FOR: INLET 26

SHEET FLOW (Applicable to Tc only)

Segment ID	AB	
Surface description	GRASS	
Manning's roughness coeff., n		0.2400
Flow length, L (total < or = 300)	ft	300.0
Two-yr 24-hr rainfall, P2	in	3.200
Land slope, s	ft/ft	0.0200
		0.8
		.007 * (n*L)
T =	hrs	0.57
		= 0.57
		0.5 0.4
		P2 * s

SHALLOW CONCENTRATED FLOW

Segment ID	BC	
Surface (paved or unpaved)?	Unpaved	
Flow length, L	ft	80.0
Watercourse slope, s	ft/ft	0.0200
		0.5
Avg.V = Csf * (s)	ft/s	2.2818
where: Unpaved Csf = 16.1345		
Paved Csf = 20.3282		
T = L / (3600*V)	hrs	0.01
		= 0.01

CHANNEL FLOW

Segment ID		
Cross Sectional Flow Area, a	sq.ft	0.00
Wetted perimeter, Pw	ft	0.00
Hydraulic radius, r = a/Pw	ft	0.000
Channel slope, s	ft/ft	0.0000
Manning's roughness coeff., n		0.0000

		2/3 1/2
		1.49 * r * s
V =	ft/s	0.0000
		n

Flow length, L	ft	0
T = L / (3600*V)	hrs	0.00
		= 0.00

.....
 TOTAL TIME (hrs) 0.58

Quick TR-55 Ver.5.46 S/N:
 Executed: 08:38:16 08-07-2002 C:\PONDPACK\GJN15438.TCT

WOODED COVE ESTATES P.U.D.
 STORMWATER MANAGEMENT CALCULATIONS
 TIME OF CONCENTRATIONS

Tc COMPUTATIONS FOR: FES 24

SHEET FLOW (Applicable to Tc only)

Segment ID	AB		
Surface description	GRASS		
Manning's roughness coeff., n		0.2400	
Flow length, L (total < or = 300)	ft	300.0	
Two-yr 24-hr rainfall, P2	in	3.200	
Land slope, s	ft/ft	0.0140	
		0.8	
		.007 * (n*L)	
T =	hrs	0.66	= 0.66
		0.5 0.4	
		P2 * s	

SHALLOW CONCENTRATED FLOW

Segment ID	BC		
Surface (paved or unpaved)?	Unpaved		
Flow length, L	ft	1200.0	
Watercourse slope, s	ft/ft	0.0140	
		0.5	
Avg.V = Csf * (s)	ft/s	1.9091	
where: Unpaved Csf = 16.1345			
Paved Csf = 20.3282			
T = L / (3600*V)	hrs	0.17	= 0.17

CHANNEL FLOW

Segment ID			
Cross Sectional Flow Area, a	sq.ft	0.00	
Wetted perimeter, Pw	ft	0.00	
Hydraulic radius, r = a/Pw	ft	0.000	
Channel slope, s	ft/ft	0.0000	
Manning's roughness coeff., n		0.0000	
		2/3 1/2	
		1.49 * r * s	
V =	ft/s	0.0000	
		n	
Flow length, L	ft	0	
T = L / (3600*V)	hrs	0.00	= 0.00

.....
 TOTAL TIME (hrs) 0.84

Quick TR-55 Ver.5.46 S/N:
 Executed: 08:38:16 08-07-2002 C:\PONDPACK\GJN15438.TCT

WOODED COVE ESTATES P.U.D.
 STORMWATER MANAGEMENT CALCULATIONS
 TIME OF CONCENTRATIONS

Tc COMPUTATIONS FOR: BASIN #1 EXIST.

SHEET FLOW (Applicable to Tc only)

Segment ID	AB		
Surface description	CROPS		
Manning's roughness coeff., n		0.1700	
Flow length, L (total < or = 300)	ft	300.0	
Two-yr 24-hr rainfall, P2	in	3.200	
Land slope, s	ft/ft	0.0110	
		0.8	
		.007 * (n*L)	
T =	hrs	0.55	= 0.55
		0.5 0.4	
		P2 * s	

SHALLOW CONCENTRATED FLOW

Segment ID	BC		
Surface (paved or unpaved)?	Unpaved		
Flow length, L	ft	1060.0	
Watercourse slope, s	ft/ft	0.0260	
		0.5	
Avg.V = Csf * (s)	ft/s	2.6016	
where: Unpaved Csf = 16.1345			
Paved Csf = 20.3282			
T = L / (3600*V)	hrs	0.11	= 0.11

CHANNEL FLOW

Segment ID			
Cross Sectional Flow Area, a	sq.ft	0.00	
Wetted perimeter, Pw	ft	0.00	
Hydraulic radius, r = a/Pw	ft	0.000	
Channel slope, s	ft/ft	0.0000	
Manning's roughness coeff., n		0.0000	
		2/3 1/2	
		1.49 * r * s	
V =	ft/s	0.0000	
		n	
Flow length, L	ft	0	
T = L / (3600*V)	hrs	0.00	= 0.00

.....
 TOTAL TIME (hrs) 0.67

Quick TR-55 Ver.5.46 S/N:
 Executed: 08:38:16 08-07-2002 C:\PONDPACK\GJN15438.TCT

WOODED COVE ESTATES P.U.D.
 STORMWATER MANAGEMENT CALCULATIONS
 TIME OF CONCENTRATIONS

Tc COMPUTATIONS FOR: BASIN #1 PROPOS

SHEET FLOW (Applicable to Tc only)

Segment ID	AB	
Surface description	GRASS	
Manning's roughness coeff., n	0.2400	
Flow length, L (total < or = 300)	ft	300.0
Two-yr 24-hr rainfall, P2	in	3.200
Land slope, s	ft/ft	0.0100
		0.8
		.007 * (n*L)
T =	hrs	0.76 = 0.76
		0.5 0.4
		P2 * s

SHALLOW CONCENTRATED FLOW

Segment ID	BC	CD
Surface (paved or unpaved)?	Paved	Unpaved
Flow length, L	ft	1000.0 300.0
Watercourse slope, s	ft/ft	0.0240 0.0130
		0.5
Avg.V = Csf * (s)	ft/s	3.1492 1.8396
where: Unpaved Csf = 16.1345		
Paved Csf = 20.3282		
T = L / (3600*V)	hrs	0.09 + 0.05 = 0.13

CHANNEL FLOW

Segment ID	
Cross Sectional Flow Area, a	sq.ft 0.00
Wetted perimeter, Pw	ft 0.00
Hydraulic radius, r = a/Pw	ft 0.000
Channel slope, s	ft/ft 0.0000
Manning's roughness coeff., n	0.0000
	2/3 1/2
	1.49 * r * s
V =	ft/s 0.0000
	n
Flow length, L	ft 0
T = L / (3600*V)	hrs 0.00 = 0.00

.....
 TOTAL TIME (hrs) 0.89

Quick TR-55 Ver.5.46 S/N:
 Executed: 08:38:16 08-07-2002 C:\PONDPACK\GJN15438.TCT

WOODED COVE ESTATES P.U.D.
 STORMWATER MANAGEMENT CALCULATIONS
 TIME OF CONCENTRATIONS

Tc COMPUTATIONS FOR: BASIN #2 EXIST.

SHEET FLOW (Applicable to Tc only)

Segment ID	AB	
Surface description	CROPS	
Manning's roughness coeff., n		0.1700
Flow length, L (total < or = 300)	ft	300.0
Two-yr 24-hr rainfall, P2	in	3.200
Land slope, s	ft/ft	0.0260
0.8		
.007 * (n*L)		
T =	hrs	0.39 = 0.39
0.5 0.4		
P2 * s		

SHALLOW CONCENTRATED FLOW

Segment ID	BC	
Surface (paved or unpaved)?	Unpaved	
Flow length, L	ft	600.0
Watercourse slope, s	ft/ft	0.0375
0.5		
Avg.V = Csf * (s)	ft/s	3.1244
where: Unpaved Csf = 16.1345		
Paved Csf = 20.3282		
T = L / (3600*V)	hrs	0.05 = 0.05

CHANNEL FLOW

Segment ID	
Cross Sectional Flow Area, a	sq.ft 0.00
Wetted perimeter, Pw	ft 0.00
Hydraulic radius, r = a/Pw	ft 0.000
Channel slope, s	ft/ft 0.0000
Manning's roughness coeff., n	0.0000

2/3 1/2	
1.49 * r * s	
V =	ft/s 0.0000
n	

Flow length, L	ft	0
T = L / (3600*V)	hrs	0.00 = 0.00

.....
 TOTAL TIME (hrs) 0.44

Quick TR-55 Ver.5.46 S/N:
 Executed: 08:38:16 08-07-2002 C:\PONDPACK\GJN15438.TCT

WOODED COVE ESTATES P.U.D.
 STORMWATER MANAGEMENT CALCULATIONS
 TIME OF CONCENTRATIONS

Tc COMPUTATIONS FOR: BASIN #2 PROPOS

SHEET FLOW (Applicable to Tc only)

Segment ID	AB	
Surface description	GRASS	
Manning's roughness coeff., n	0.2400	
Flow length, L (total < or = 300)	ft 245.0	
Two-yr 24-hr rainfall, P2	in 3.200	
Land slope, s	ft/ft 0.0285	
	0.8	
	.007 * (n*L)	
T =	hrs 0.42	= 0.42
	0.5 0.4	
	P2 * s	

SHALLOW CONCENTRATED FLOW

Segment ID	BC	CD
Surface (paved or unpaved)?	Paved	Unpaved
Flow length, L	ft 245.0	325.0
Watercourse slope, s	ft/ft 0.0160	0.0290
	0.5	
Avg.V = Csf * (s)	ft/s 2.5713	2.7476
where: Unpaved Csf = 16.1345		
Paved Csf = 20.3282		
T = L / (3600*V)	hrs 0.03	+ 0.03 = 0.06

CHANNEL FLOW

Segment ID	
Cross Sectional Flow Area, a	sq.ft 0.00
Wetted perimeter, Pw	ft 0.00
Hydraulic radius, r = a/Pw	ft 0.000
Channel slope, s	ft/ft 0.0000
Manning's roughness coeff., n	0.0000
	2/3 1/2
	1.49 * r * s
V =	ft/s 0.0000
	n
Flow length, L	ft 0
T = L / (3600*V)	hrs 0.00
	= 0.00

.....
 TOTAL TIME (hrs) 0.48

Quick TR-55 Ver.5.46 S/N:
 Executed: 08:38:16 08-07-2002 C:\PONDPACK\GJN15438.TCT

WOODED COVE ESTATES P.U.D.
 STORMWATER MANAGEMENT CALCULATIONS
 TIME OF CONCENTRATIONS

Tc COMPUTATIONS FOR: BASIN #3 EXIST.

SHEET FLOW (Applicable to Tc only)

Segment ID	AB
Surface description	CROPS
Manning's roughness coeff., n	0.1700
Flow length, L (total < or = 300)	ft 300.0
Two-yr 24-hr rainfall, P2	in 3.200
Land slope, s	ft/ft 0.0360
0.8	
.007 * (n*L)	
T =	hrs 0.34 = 0.34
0.5 0.4	
P2 * s	

SHALLOW CONCENTRATED FLOW

Segment ID	BC
Surface (paved or unpaved)?	Unpaved
Flow length, L	ft 390.0
Watercourse slope, s	ft/ft 0.0740
0.5	
Avg.V = Csf * (s)	ft/s 4.3891
where: Unpaved Csf = 16.1345	
Paved Csf = 20.3282	
T = L / (3600*V)	hrs 0.02 = 0.02

CHANNEL FLOW

Segment ID	
Cross Sectional Flow Area, a	sq.ft 0.00
Wetted perimeter, Pw	ft 0.00
Hydraulic radius, r = a/Pw	ft 0.000
Channel slope, s	ft/ft 0.0000
Manning's roughness coeff., n	0.0000
2/3 1/2	
1.49 * r * s	
V =	ft/s 0.0000
n	
Flow length, L	ft 0
T = L / (3600*V)	hrs 0.00 = 0.00

.....
 TOTAL TIME (hrs) 0.37

Quick TR-55 Ver.5.46 S/N:
 Executed: 08:38:16 08-07-2002 C:\PONDPACK\GJN15438.TCT

WOODED COVE ESTATES P.U.D.
 STORMWATER MANAGEMENT CALCULATIONS
 TIME OF CONCENTRATIONS

Tc COMPUTATIONS FOR: BASIN #3 PROPOS

SHEET FLOW (Applicable to Tc only)

Segment ID	AB	
Surface description	GRASS	
Manning's roughness coeff., n	0.2400	
Flow length, L (total < or = 300)	ft 190.0	
Two-yr 24-hr rainfall, P2	in 3.200	
Land slope, s	ft/ft 0.0200	
	0.8	
$.007 * (n * L)$		
T =	hrs 0.40	= 0.40
	0.5 0.4	
P2 * s		

SHALLOW CONCENTRATED FLOW

Segment ID	BC	CD
Surface (paved or unpaved)?	Paved	Unpaved
Flow length, L	ft 440.0	310.0
Watercourse slope, s	ft/ft 0.0100	0.0740
	0.5	
Avg.V = Csf * (s)	ft/s 2.0328	4.3891
where: Unpaved Csf = 16.1345		
Paved Csf = 20.3282		
T = L / (3600*V)	hrs 0.06 + 0.02	= 0.08

CHANNEL FLOW

Segment ID	
Cross Sectional Flow Area, a	sq.ft 0.00
Wetted perimeter, Pw	ft 0.00
Hydraulic radius, r = a/Pw	ft 0.000
Channel slope, s	ft/ft 0.0000
Manning's roughness coeff., n	0.0000
	$\frac{2}{3} \quad \frac{1}{2}$
V =	ft/s 0.0000
	n
Flow length, L	ft 0
T = L / (3600*V)	hrs 0.00
	= 0.00

.....
 TOTAL TIME (hrs) 0.48

Quick TR-55 Ver.5.46 S/N:
 Executed: 15:49:23 08-08-2002 C:\PONDPACK\TC215438.TCT

WOODED COVE ESTATES P.U.D.
 STORMWATER MANAGEMENT CALCULATIONS
 TIME OF CONCENTRATIONS

Tc COMPUTATIONS FOR: BASIN #4 EXIST.

SHEET FLOW (Applicable to Tc only)

Segment ID		AB	
Surface description		CROPS	
Manning's roughness coeff., n			0.1700
Flow length, L (total < or = 300)	ft		300.0
Two-yr 24-hr rainfall, P2	in		3.200
Land slope, s	ft/ft		0.0300
	0.8		
	.007 * (n*L)		
T =		hrs	0.37
	0.5 0.4		= 0.37
	P2 * s		

SHALLOW CONCENTRATED FLOW

Segment ID		BC	
Surface (paved or unpaved)?		Unpaved	
Flow length, L	ft		360.0
Watercourse slope, s	ft/ft		0.0470
	0.5		
Avg.V = Csf * (s)	ft/s		3.4979
where: Unpaved Csf = 16.1345			
Paved Csf = 20.3282			
T = L / (3600*V)	hrs		0.03
			= 0.03

CHANNEL FLOW

Segment ID			
Cross Sectional Flow Area, a	sq.ft		0.00
Wetted perimeter, Pw	ft		0.00
Hydraulic radius, r = a/Pw	ft		0.000
Channel slope, s	ft/ft		0.0000
Manning's roughness coeff., n			0.0000
	2/3 1/2		
	1.49 * r * s		
V =		ft/s	0.0000
	n		
Flow length, L	ft		0
T = L / (3600*V)	hrs		0.00
			= 0.00

.....
 TOTAL TIME (hrs) 0.40

Quick TR-55 Ver.5.46 S/N:
 Executed: 15:49:23 08-08-2002 C:\PONDPACK\TC215438.TCT

WOODED COVE ESTATES P.U.D.
 STORMWATER MANAGEMENT CALCULATIONS
 TIME OF CONCENTRATIONS

Tc COMPUTATIONS FOR: BASIN #4 PROPOS

SHEET FLOW (Applicable to Tc only)

Segment ID	AB	
Surface description	GRASS	
Manning's roughness coeff., n		0.2400
Flow length, L (total < or = 300)	ft	300.0
Two-yr 24-hr rainfall, P2	in	3.200
Land slope, s	ft/ft	0.0420
		0.8
		.007 * (n*L)
T =	hrs	0.43
		= 0.43
		0.5 0:4
		P2 * s

SHALLOW CONCENTRATED FLOW

Segment ID	BC	
Surface (paved or unpaved)?	Paved	
Flow length, L	ft	445.0
Watercourse slope, s	ft/ft	0.0310
		0.5
Avg.V = Csf * (s)	ft/s	3.5791
where: Unpaved Csf = 16.1345		
Paved Csf = 20.3282		
T = L / (3600*V)	hrs	0.03
		= 0.03

CHANNEL FLOW

Segment ID		
Cross Sectional Flow Area, a	sq.ft	0.00
Wetted perimeter, Pw	ft	0.00
Hydraulic radius, r = a/Pw	ft	0.000
Channel slope, s	ft/ft	0.0000
Manning's roughness coeff., n		0.0000
		2/3 1/2
		1.49 * r * s
V =	ft/s	0.0000
		n
Flow length, L	ft	0
T = L / (3600*V)	hrs	0.00
		= 0.00

.....
 TOTAL TIME (hrs) 0.46

Quick TR-55 Ver.5.46 S/N:
 Executed: 15:49:23 08-08-2002 C:\PONDPACK\TC215438.TCT

WOODED COVE ESTATES P.U.D.
 STORMWATER MANAGEMENT CALCULATIONS
 TIME OF CONCENTRATIONS

Tc COMPUTATIONS FOR: BASIN #5 EXIST.

SHEET FLOW (Applicable to Tc only)

Segment ID	AB		
Surface description	CROPS		
Manning's roughness coeff., n		0.1700	
Flow length, L (total < or = 300)	ft	300.0	
Two-yr 24-hr rainfall, P2	in	3.200	
Land slope, s	ft/ft	0.0200	
		0.8	
		.007 * (n*L)	
T =	hrs	0.43	= 0.43
		0.5 0.4	
		P2 * s	

SHALLOW CONCENTRATED FLOW

Segment ID	BC		
Surface (paved or unpaved)?	Unpaved		
Flow length, L	ft	250.0	
Watercourse slope, s	ft/ft	0.1000	
		0.5	
Avg.V = Csf * (s)	ft/s	5.1022	
where: Unpaved Csf = 16.1345			
Paved Csf = 20.3282			
T = L / (3600*V)	hrs	0.01	= 0.01

CHANNEL FLOW

Segment ID			
Cross Sectional Flow Area, a	sq.ft	0.00	
Wetted perimeter, Pw	ft	0.00	
Hydraulic radius, r = a/Pw	ft	0.000	
Channel slope, s	ft/ft	0.0000	
Manning's roughness coeff., n		0.0000	
		2/3 1/2	
		1.49 * r * s	
V =	ft/s	0.0000	
		n	
Flow length, L	ft	0	
T = L / (3600*V)	hrs	0.00	= 0.00

.....
 TOTAL TIME (hrs) 0.45

Quick TR-55 Ver.5.46 S/N:
 Executed: 15:49:23 08-08-2002 C:\PONDPACK\TC215438.TCT

WOODED COVE ESTATES P.U.D.
 STORMWATER MANAGEMENT CALCULATIONS
 TIME OF CONCENTRATIONS

Tc COMPUTATIONS FOR: BASIN #5 PROPOS

SHEET FLOW (Applicable to Tc only)

Segment ID	AB
Surface description	GRASS
Manning's roughness coeff., n	0.2400
Flow length, L (total < or = 300)	ft 150.0
Two-yr 24-hr rainfall, P2	in 3.200
Land slope, s	ft/ft 0.0100
	0.8
$.007 * (n * L)$	
T = $\frac{.007 * (n * L)}{0.5 * P2}$	hrs 0.43 = 0.43
	0.4
	s

SHALLOW CONCENTRATED FLOW

Segment ID	BC
Surface (paved or unpaved)?	Paved
Flow length, L	ft 230.0
Watercourse slope, s	ft/ft 0.0100
	0.5
Avg.V = Csf * (s)	ft/s 2.0328
where: Unpaved Csf = 16.1345	
Paved Csf = 20.3282	
T = L / (3600 * V)	hrs 0.03 = 0.03

CHANNEL FLOW

Segment ID	
Cross Sectional Flow Area, a	sq.ft 0.00
Wetted perimeter, Pw	ft 0.00
Hydraulic radius, r = a/Pw	ft 0.000
Channel slope, s	ft/ft 0.0000
Manning's roughness coeff., n	0.0000

$V = \frac{1.49 * r^{2/3} * s^{1/2}}{n}$	ft/s 0.0000
--	-------------

Flow length, L	ft 0
----------------	------

T = L / (3600 * V)	hrs 0.00 = 0.00
--------------------	-----------------

.....
 TOTAL TIME (hrs) 0.47

Quick TR-55 Ver.5.46 S/N:
 Executed: 15:49:23 08-08-2002 C:\PONDPACK\TC215438.TCT

WOODED COVE ESTATES P.U.D.
 STORMWATER MANAGEMENT CALCULATIONS
 TIME OF CONCENTRATIONS

Tc COMPUTATIONS FOR: BASIN #6 EXIST.

SHEET FLOW (Applicable to Tc only)

Segment ID	AB
Surface description	CROPS
Manning's roughness coeff., n	0.1700
Flow length, L (total < or = 300)	ft 300.0
Two-yr 24-hr rainfall, P2	in 3.200
Land slope, s	ft/ft 0.0230
0.8	
.007 * (n*L)	
T =	hrs 0.41 = 0.41
0.5 0.4	
P2 * s	

SHALLOW CONCENTRATED FLOW

Segment ID	BC
Surface (paved or unpaved)?	Unpaved
Flow length, L	ft 690.0
Watercourse slope, s	ft/ft 0.0058
0.5	
Avg.V = Csf * (s)	ft/s 1.2288
where: Unpaved Csf = 16.1345	
Paved Csf = 20.3282	
T = L / (3600*V)	hrs 0.16 = 0.16

CHANNEL FLOW

Segment ID	
Cross Sectional Flow Area, a	sq.ft 0.00
Wetted perimeter, Pw	ft 0.00
Hydraulic radius, r = a/Pw	ft 0.000
Channel slope, s	ft/ft 0.0000
Manning's roughness coeff., n	0.0000
2/3 1/2	
1.49 * r * s	
V =	ft/s 0.0000
n	
Flow length, L	ft 0
T = L / (3600*V)	hrs 0.00 = 0.00

.....
 TOTAL TIME (hrs) 0.57

Quick TR-55 Ver.5.46 S/N:
 Executed: 15:49:23 08-08-2002 C:\PONDPACK\TC215438.TCT

WOODED COVE ESTATES P.U.D.
 STORMWATER MANAGEMENT CALCULATIONS
 TIME OF CONCENTRATIONS

Tc COMPUTATIONS FOR: BASIN #6 PROPOS

SHEET FLOW (Applicable to Tc only)

Segment ID		AB	
Surface description		GRASS	
Manning's roughness coeff., n		0.2400	
Flow length, L (total < or = 300)	ft	260.0	
Two-yr 24-hr rainfall, P2	in	3.200	
Land slope, s	ft/ft	0.0200	
	0.8		
	.007 * (n*L)		
T =		hrs	0.51
	0.5 0.4		= 0.51
	P2 * s		

SHALLOW CONCENTRATED FLOW

Segment ID		BC	
Surface (paved or unpaved)?		Paved	
Flow length, L	ft	800.0	
Watercourse slope, s	ft/ft	0.0050	
	0.5		
Avg.V = Csf * (s)	ft/s	1.4374	
where: Unpaved Csf = 16.1345			
Paved Csf = 20.3282			
T = L / (3600*V)	hrs	0.15	= 0.15

CHANNEL FLOW

Segment ID			
Cross Sectional Flow Area, a	sq.ft	0.00	
Wetted perimeter, Pw	ft	0.00	
Hydraulic radius, r = a/Pw	ft	0.000	
Channel slope, s	ft/ft	0.0000	
Manning's roughness coeff., n		0.0000	
	2/3 1/2		
	1.49 * r * s		
V =		ft/s	0.0000
	n		
Flow length, L	ft	0	
T = L / (3600*V)	hrs	0.00	= 0.00

.....
 TOTAL TIME (hrs) 0.67

Sheet flow

Sheet flow is flow over plane surfaces. It usually occurs in the headwater of streams. With sheet flow, the friction value (Manning's n) is an effective roughness coefficient that includes the effect of raindrop impact; drag over the plane surface; obstacles such as litter, crop ridges, and rocks; and erosion and transportation of sediment. These n values are for very shallow flow depths of about 0.1 foot or so. Table 3-1 gives Manning's n values for sheet flow for various surface conditions.

For sheet flow of less than 300 feet, use Manning's kinematic solution (Overton and Meadows 1976) to compute T_t :

$$T_t = \frac{0.007 (nL)^{0.8}}{(P_2)^{0.5} s^{0.4}} \quad [\text{Eq. 3-3}]$$

Table 3-1.—Roughness coefficients (Manning's n) for sheet flow

Surface description	n^1
Smooth surfaces (concrete, asphalt, gravel, or bare soil)	0.011
Fallow (no residue)	0.05
Cultivated soils:	
Residue cover $\leq 20\%$	0.06
Residue cover $> 20\%$	0.17
Grass:	
Short grass prairie	0.15
Dense grasses ²	0.24
Bermudagrass	0.41
Range (natural)	0.13
Woods: ³	
Light underbrush	0.40
Dense underbrush	0.80

¹The n values are a composite of information compiled by Engman (1986).

²Includes species such as weeping lovegrass, bluegrass, buffalo grass, blue grama grass, and native grass mixtures.

³When selecting n , consider cover to a height of about 0.1 ft. This is the only part of the plant cover that will obstruct sheet flow.

where

T_t = travel time (hr),

n = Manning's roughness coefficient (table 3-1),

L = flow length (ft),

P_2 = 2-year, 24-hour rainfall (in), and

s = slope of hydraulic grade line (land slope, ft/ft).

This simplified form of the Manning's kinematic solution is based on the following: (1) shallow steady uniform flow, (2) constant intensity of rainfall excess (that part of a rain available for runoff), (3) rainfall duration of 24 hours, and (4) minor effect of infiltration on travel time. Rainfall depth can be obtained from appendix B.

Shallow concentrated flow

After a maximum of 300 feet, sheet flow usually becomes shallow concentrated flow. The average velocity for this flow can be determined from figure 3-1, in which average velocity is a function of watercourse slope and type of channel. For slopes less than 0.005 ft/ft, use equations given in appendix F for figure 3-1. Tillage can affect the direction of shallow concentrated flow. Flow may not always be directly down the watershed slope if tillage runs across the slope.

After determining average velocity in figure 3-1, use equation 3-1 to estimate travel time for the shallow concentrated flow segment.

Open channels

Open channels are assumed to begin where surveyed cross section information has been obtained, where channels are visible on aerial photographs, or where blue lines (indicating streams) appear on United States Geological Survey (USGS) quadrangle sheets. Manning's equation or water surface profile information can be used to estimate average flow velocity. Average flow velocity is usually determined for bank-full elevation.