BENSENVILLE
VILLAGE CLERK'S OFFICE

12 South Center Street
Bensenville, IL 60106

Office: 630.350.3404
Fax: 630.350.3438
www.bensenville.il.us

VILLAGE BOARD

President
Frank DeSimone

Board of Trustees
Rosa Carmona
Ann Franz
Agnieszka "Annie" Jaworska
McLane Lomax
Nicholas Panicola Jr.
Armando Perez

Village Clerk
Nancy Dunn

Village Manager
Evan K. Summers

April 4, 2018

Via electronic mail
Mr. Mark W. Daniel
17W733 Butterflied Road, Suite F
Oakbrook Terrace, Illinois 60181
Mark@thedanielllawoffice.com

Re: Freedom of Information Act request – Village of Bensenville
Received March 21, 2018

Dear Mr. Daniel:

Thank you for writing to the Village of Bensenville ("Village") with your request for information pursuant to the Freedom of Information Act ("FOIA"), 5 ILCS 140/1 *et seq.* Your FOIA request seeks copies of the following records:

1. *Copies of all communications with the owner, operator or manager or an individual named Wayne Patrick Filosa concerning the Property since January 1, 2015. (REVIEW);*

2. *Copies of all communications with the owner, operator, manager or an individual (attorney, architect, engineer or member) acting for Bensenville John Street, LLC concerning the Property since January 1, 2015. (REVIEW);*

3. *Copies of current approved site plans, civil engineering plans, and landscape plans for the development at the Property (approved by the Village Board since January 1, 2015);*

4. *Copies of applications and related submittals, including plans, for permits for any site development or construction since January 1, 2015;*

5. *Copies of Village Board ordinances, resolutions and agreements since January 1, 2015 pertaining to the Property and authorizing development based on a variation, special use, planned unit development or text amendment;*

6. *Copies of any final decisions of the Zoning Board of Appeals since January 1, 2015 concerning the Property;*

7. *Copies of all right of way access permits or requests therefore pertaining to the Property since January 1, 2015;*

8. *Copies of all communications concerning the Property with the County of Cook or the Metropolitan Water Waste Reclamation District since January 1, 2015; and*

9. *Copies of requests for incentives, development or other agreements between the owner of prospective owner of the Property and any governmental unit.*

In March 28, 2018, correspondence, the Village extended its time frame for response to your FOIA request by five (5) business days. The requested records required examination and evaluation by personnel having the necessary competence and discretion to determine if they are exempt from disclosure under Section 7 of this [FOIA] or should be revealed only with appropriate deletions". 5 ILCS 140/3(e)(v).

Your FOIA request is hereby granted in part and denied in part as follows. As an initial matter, please note that the Village has no records responsive to part 1 or parts 6-9 of your FOIA request. Additionally, on March 30, 2018, the Village provided you with an electronic copy of an ordinance approving the PUD for John Street ("Ordinance"). The Ordinance contains copies of records responsive to Part 4 of your FOIA request.

The information referenced in this correspondence has been transmitted to you electronically via a file-hosting service selected by the Village. Draft ordinances and letters, and portions of records in which Village officials discuss or formulate policy, have been withheld as exempt from disclosure under section 7(1)(f) of FOIA, which exempts from inspection and copying "[p]reliminary drafts, notes, recommendations, memoranda and other records in which opinions are expressed, or policies or actions are formulated, except that a specific record or relevant portion of a record shall not be exempt when the record is publicly cited and identified by the head of the public body." The records and information in question have not been publicly cited or identified by the head of the public body.

You have a right to have this matter reviewed by the Public Access Counselor (PAC) at the Office of the Illinois Attorney General. 5 ILCS 140/9.5(a). You may file your Request for Review with the PAC by writing to:

Ms. Sarah Pratt
Public Access Counselor
Office of the Attorney General
500 South 2nd Street
Springfield, Illinois 62706
Fax: 217-782-1396
E-mail: publicaccess@atg.state.il.us

You also have the right to seek judicial review of your denial by filing a lawsuit in the State circuit court. 5 ILCS 140/11.

Sincerely,

Corey Williamsen
Freedom of Information Officer
Village of Bensenville

BENSENVILLE
COMMUNITY & ECONOMIC
DEVELOPMENT

COMMUNITY DEVELOPMENT
COMMISSION

DEVELOPMENT REVIEW PROCESS

Updated 8.22.14

DD 2/7/17

Village of Bensenville
Goals for 2015

Financially sound Village, providing quality-oriented service

Safe and Beautiful Village

Enrich the lives of Village residents

Become a major business and corporate center

Vibrant major corridors

2/17/14

PROCESS SUMMARY

1. Application Submittal and Requirements

Prior to submitting an application it is suggested that applicants meet with the Community and Economic Development staff to review the application requirements and procedures. Incomplete applications cannot be accepted and/or processed. All questions regarding the request should be directed to the Community and Economic Development Department at (630) 350- 3413.

2. Village Staff Review & Recommendations

Upon submittal, Village staff will transmit the complete application to Village departments for their input. The Village staff then prepares a staff report that is sent to the applicant. The applicant is requested to respond to the staff report either by making requested/required revisions or stating why such revisions should not be made.

After the resubmittal, a Public Hearing date before the Community Development Commission (CDC) is scheduled and the public review portion of the process begins.

3. Public Review & Decision

There are three distinct sections to the Public Review; the Public Hearing before the CDC, the Village Board Community and Economic Development Committee (CEDC) meeting and the full Village Board meeting. All fees and Village staff services associated with the Public Review can be found on the attached fee schedule.

Not less than 15 days nor longer than 30 days prior to the Public Hearing a three-pronged notice approach is required:

1. The Village publishes a Legal Notice of the Public Hearing in a local newspaper. The cost is deducted from the application escrow.
2. The Village will provide written notice to owners of record within 250' (exclusive of Rights – Of – Way). These written notices are sent via first-class mail by Village Staff. Village Staff will then complete the Certificate of Mailing Affidavit for the application. The cost of the mailing will be deducted from the application escrow.
3. The Village posts the notice of Public Hearing sign(s) on the property. A small fee to be deducted from the application escrow.

A) CDC Public Hearing & Non-binding Recommendation

The CDC conducts the Public Hearing on the 1st and 3rd Monday nights of the month at 6:30 PM. The applicant, municipal staff and general public will make presentations, written comments are also accepted. At the close of the Public Hearing, the CDC discusses the request and then makes Findings of Fact and a non-binding recommendation to the Village President and Board of Trustees.

B) Village Board Community and Economic Development Committee (CEDC)

The CEDC is one of the Village Board's Standing Committees and meets on the 3rd Tuesday evening of the month at 6:00 PM. The committee reviews the application, staff report Findings of Fact and recommendation from the CDC. The applicant should be present at this meeting to answer any questions or make a brief presentation if necessary. The CEDC will vote on the application and forward the vote to the full Village Board or remand the request back to the CDC for additional discussion.

C) Village Board

The full Village Board has the final decision making authority on the application. Our Village Board meets the 2nd and 4th Tuesday evening of the month at 6:30 PM. A draft Ordinance is prepared by staff for the Village Board's review and consideration. The Board will discuss the request and vote on the Ordinance.
The Village Clerk will forward a copy of the approved ordinance to you in the weeks following the Village Board meeting.

2/7/12

3

For Office Use Only		
Date of Submission:	MUNIS Account #:	CDC Case #:

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 770 John Street, Bensenville, Illinois , 830 John Street, Bensenville, Illinois

Property Index Number(s) (PIN): 03-24-404-025; 03-24-404-026; 03-24-404-060; 03-24-404-061

A. OWNER:

SEE ATTACHED - Stevens, The Chicago Trust Company, and Filosa

Name | Corporation (if applicable)

Street

City | State | Zip Code

Contact Person | Telephone Number & Email Address

If Owner is a Land Trust, list the names and addresses of the beneficiaries of the Trust.

Owner Signature: N/A Date:

B. APPLICANT: ☐ Check box if same as owner

DUBIN CONSULTING, INC | *FINAL ENTITY TBD AT A LATER DATE BY APPLICANT

Name | Corporation (if applicable)

DAVID J. DUBIN

Street

607 ACADEMY DRIVE | IL | 60062

City | State | Zip Code

NORTHBROOK | 773-919-8083 | DAVIDDUBIN@DUBINCONSULTINGINC.COM

Contact Person | Telephone Number & Email Address

PRESIDENT

Relationship of Applicant to subject property

Applicant Signature: Date: 2-7-17

C. ACTION REQUESTED (Check applicable):

- ☐ Annexation
- ☐ Conditional Use Permit
- ☐ Master Sign Plan
- ■ Planned Unit Development*
- ■ Plat of Subdivision
- ☐ Rezoning (Map Amendment)
- ☐ Site Plan Review
- ☐ Variance

*See staff for additional information on PUD requests

**Item located within this application packet.

SUBMITTAL REQUIREMENTS (1 original & 1 copy of each):

- ■ Affidavit of Ownership** (signed/notarized)
- ■ Application**
- ■ Approval Criteria
- ■ Legal Description of Property
- ■ Plat of Survey
- ■ Site Plan
- ■ Building Plans & Elevations
- ■ Engineering Plans
- ■ Landscape Plan
- ■ Review Fee (Application Fee + Escrow)
- ■ Escrow agreement and deposit**
- ■ Digital Submission of all application materials (CD)

02/7/17
4

Brief Description of Request(s): (Submit separate sheet if necessary)

D. PROJECT DATA:

1. General description of the site: APPROXIMATELY 7 ACRES IMPROVED WITH A SINGLE FAMILY HOME

2. Acreage of the site: 7.3 ACRES Building Size (if applicable): N/A

3. Is this property within the Village limits? (Check applicable below)
   X Yes
   _____ No, requesting annexation
   _____ No, it is under review by another governmental agency and requires review due to 1.5 mile jurisdiction requirements.

4. List any controlling agreements (annexation agreements, Village Ordinances, site plans, etc.)

5. Character of the site and surrounding area:

	Zoning	Existing Land Use	Jurisdiction
Site:	RS4	SINGLE FAMILY	
North:	RS4	SINGLE FAMILY	
East:	RS4	SINGLE FAMILY	
South:	RS4	SINGLE FAMILY	
West:	RS4	SINGLE FAMILY	

E. DEVELOPER'S STAFF (if applicable):

ARCHITECT
Name: BSB Design, Joe A. Safin
Telephone: 847-705-2200
Email: jsafin@bsbdesign.com

ENGINEER:
Name: SpaceCo, Bill Loftus
Telephone: 847-696-4060
Email: wloftus@spacecoinc.com

ATTORNEY
Name: Thompson Coburn, Bernie Citron
Telephone: 312-580-2209
Email: BCitron@thompsoncoburn.com

OTHER
Name: Lakota Group, Scott Freres & Julie Smith
Telephone: 312-467-5445
Email: jsmith@thelakotagroup.com
Email: SFreres@thelakotagroup.com

F. APPROVAL CRITERIA:

1. Select the "Approval Criteria" from the list(s) found on the pg. 6 – 7 pertaining to the applicant's request(s).
2. The applicant must compose a letter describing how the request(s) specifically meets the individual criteria from the list. The CDC will be unable to recommend approval of a request without a response to the pertinent "Approval Criteria."

dd 2/7/17
5

❒ Municipal Code Section 10-3-3.B Approval Criteria for Variances

1. Special Circumstances
Special circumstances, fully described in the written findings, exist that are peculiar to the property for which the Variance is sought and that do not apply generally to other properties in the same zoning district. And these circumstances are not of so general or recurrent a nature as to make it reasonably practical to provide a general amendment to this Ordinance to cover them.

2. Hardship or practical Difficulties
For reasons set forth in the findings, the literal application of the provisions of this Ordinance would result in unnecessary and undue hardship or practical difficulties for the applicant, as distinguished from mere inconvenience.

3. Circumstances Relate to Property
The special circumstances and hardship relate only to the physical character of the land or buildings, such as dimensions, topography, or soil conditions. They do not concern any business or activity the present or prospective owner or occupant
carries on, or seeks to carry on, therein, nor to the personal, business, or financial circumstances of any party with interest in the property.

4. Not Resulting from Applicant Action
The special circumstances and practical difficulties or hardship that are the basis for the Variance have not resulted from any act, undertaken subsequent to the adoption of this Ordinance or any applicable amendment thereto, of the applicant
or of any other party with a present interest in the property. Knowingly authorizing or proceeding with construction, or development requiring any Variance, permit, certificate, or approval hereunder prior to its approval shall be considered such an act.

5. Preserves Rights Conferred by District
A Variance is necessary for the applicant to enjoy a substantial property right possessed by other properties in the same zoning district and does not confer a special privilege ordinarily denied to such other properties.

6. Necessary for Use of Property
The granting of a Variance is necessary not because it will increase the applicant's economic return, although it may have this effect, but because without a Variance the applicant will be deprived of reasonable use or enjoyment of, or reasonable economic return from, the property.

7. Not Alter Local Character
The granting of the Variance will not alter the essential character of the locality nor substantially impair environmental quality, property values, or public safety or welfare in the vicinity.

8. Consistent with Ordinance and Plan
The granting of a Variance will be in harmony with the general purpose and intent of this Ordinance and of the General Development Plan and other applicable adopted plans of the Village of Bensenville, as viewed in light of any changed conditions since their adoption, and will not serve in effect to substantially invalidate or nullify any part thereof.

9. Minimum Variance Needed
The Variance approved is the minimum required to provide the applicant with relief from undue hardship or practical difficulties and with reasonable use and enjoyment of the property.

2/7/17

❒ Municipal Code Section 10-3-4:C Approval Criteria for Conditional Uses

1. Traffic
Any adverse impact of types or volumes of traffic flow not otherwise typical of Allowed Uses in the zoning district has been minimized.

2. Environmental Nuisance
Any effects of noise, glare, odor, dust, waste disposal, blockage of light or air, or other adverse environmental effects of a type or degree not characteristic of Allowed Uses in the district, have been minimized.

3. Neighborhood Character
The proposed use will fit harmoniously with the existing character of existing Allowed Uses in its environs. Any adverse effects on environmental quality, property values, or neighborhood character beyond those normally associated with Allowed Uses in the district have been minimized.

4. Use of Public Services and Facilities
The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of Allowed Uses in the district, nor generate disproportionate demand for new services or facilities, in such a way as to place undue burdens upon existing development in the area.

5. Public Necessity
The proposed use at the particular location requested is necessary to provide a service or a facility which is in the interest of public convenience, and will contribute to the general welfare of the neighborhood or community.

6. Other Factors
The use is in harmony with any other elements of compatibility pertinent in the judgment of the Board to the Conditional Use in its proposed location.

❒ Municipal Code Section 10-3-5: Approval Criteria for Zoning Map Amendments

1.Support for Classification:

a. Compatible with Use or Zoning
The uses permitted under the proposed district are compatible with existing uses or existing Zoning of property in the environs, or

b. Supported by Trend of Development
The trend of development in the general area since the original zoning was established supports the proposed classification, or

c. Consistent with Village Plans
The proposed classification is in harmony with objectives of the General Development Plan and other applicable Village plans as reviewed in light of any changed conditions since their adoption.

2. Furthers Public Interest
The proposed zoning classification promotes the public interest. It does not solely further the interest of the applicant.

3. Public Services Available
Adequate public services—such as water supply, sewage disposal, fire protection, and street capacity—are anticipated to be available to support the proposed classification by the anticipated date of issuance of a Certificate of Occupancy.

DO 2/7/17
7

STATE OF ILLINOIS)
)SS.
COUNTY OF DUPAGE AND COOK)

AFFIDAVIT OF OWNERSHIP

I DAVID J. DUBIN the undersigned Affiant, being first duly sworn, on oath states:

1. That Affiant has personal knowledge of the representations and statements made herein, and has examined all necessary documents, records of ownership and such other information as is required to confirm the statements and representations herein;
2. That the ~~owner(s)~~ and contract purchaser(s), if any, as set forth on the Petition attached hereto is (are) the owner(s) of record and contract purchasers of said property;
3. That all consents to the attached Petition required of lenders or of others holding an interest in the property have been obtained;
4. This Affidavit of Ownership is given to induce the Village of Bensenville, without further inquiry as to ownership or purchase interest, to rely on said statements and representations and to process and set for Public Hearing the Petition as attached hereto; and,
5. Affiant is aware of and has been advised that any false statement set forth in this Affidavit of Ownership may subject Affiant to criminal sanctions for perjury, punishable as provided by the statutes of the State of Illinois in relation to the crime of perjury.

IN WITNESS WHEREOF, the undersigned has executed this Affidavit of Ownership this 27 day of, February.

Signature

SUBSCRIBED and **SWORN** to before me this 7th day of, FEB 2017.

Notary Public

NAGANATHAN GURU
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
October 20, 2019

@ 2/7/17
8

For Office Use Only		
Date of Submission:	MUNIS Account#:	CDC Case #:

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 770 John Street, Bensenville, Illinois

Property Index Number(s) (PIN): 03-24-404-025; 03-24-404-026

A. OWNER: Wayne P. Filosa

Name — Corporation (if applicable)

2940 N Commerce
Street

Franklin Park — IL — 60131
City — Sate — Zip Code

James Pauletto — 708-531-0101 email: jim@paulettolaw.com
Contact Person — Telephone Number & Email Address

If Owner is a Land Trust, list the names and addresses of the beneficiaries of the Trust.

Owner Signature: _____ Date: _____

B. APPLICANT: ☐ Check box if the same as owner

Dubin Holding, Inc.
Name — Corporation (if applicable)

607 Academy Dr.
Street

Northbrook — IL — 60062
City — Sate — Zip Code

David Dubin — 773-919-8083 david@dubinconsultinginc.com
Contact Person — Telephone Number & Email Address

Holding Company that owns Buyer
Relationship of Applicant to subject property

Applicant Signature: _____ Date: 1-25-17

C. Action REQUSTED: (Check applicable)

- ☐ Annexation
- ☐ Conditional Use Permit
- ☐ Master Sign Plan
- ☑ Planned Unit Development*
- ☐ Plat of Subdivision
- ☐ Rezoning (Map Amendment)
- ☐ Site Plan Review
- ☐ Variance

• See staff for additional information on PUD requests

** Item located within this application packet

SUBMIT REQUIREMENTS (1 original & 1 copy of each):

- ☐ Affidavit of Ownership** (signed/notarized)
- ☐ Application **
- ☐ Approval Criteria
- ☐ Legal Description of Property
- ☐ Plat of Survey
- ☐ Site Plan
- ☐ Building Plans & Elevations
- ☐ Engineering Plans
- ☐ Landscape Plan
- ☐ Review Fee (Application Fee + Escrow)
- ☐ Escrow agreement and deposit
- ☐ Digital Submission of all application materials (CD)

2/7/17

anticipated to be available to support the proposed classification by the anticipated date of issuance of a Certificate of Occupancy.

770 John Street, Bensenville, Illinois

STATE OF ILLINOIS)
)SS.
COUNTY OF DUPAGE AND COOK)

AFFIDAVIT OF OWNERSHIP

I St. Wayne P. Filosa the undersigned Affiant, being first duly sworn ,on oath states:

1. That Affiant has personal knowledge of the representations and statements made herein, and has examined all necessary documents, records of ownership and such other information as is required to confirm the statements and representations herein;
2. That the owner(s) and contract purchaser(s); if any, as set forth on the Petition attached hereto is (are) the owner(s) of record and contract purchasers of said property;
3. That all consents to the attached Petition required of lenders or of others holding an interest in the property have been obtained;
4. This Affidavit of Ownership is given to induce the Village of Bensenville, without further inquiry as to ownership or purchase interest, to rely on said statements and representations and to process and set for Public Hearing the Petition as attached hereto; and,
5. Affiant is aware of and has been advised that any false statement set forth in this Affidavit of Ownership may subject Affiant to criminal sanctions for perjury, punishable as provided by the statutes of the State of Illinois in relation to the crime of perjury.

IN WITNESS WHEREOF, the undersigned has executed this Affidavit of Ownership this 25 day of, Jan

Signature

SUBSCRIBED and SWORN to before me this 25 day of, JAN 2017

Notary Public

OFFICIAL SEAL
JAMES M PAULETTO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/08/18

0002/7/P

For Office Use Only

Date of Submission: MUNIS Account#: CDC Case #:

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 770 John Street, Bensenville, Illinois

Property Index Number(s) (PIN): 03-24-404-060

A. OWNER: The Chicago Trust Comapny, N.A. ~~St. Charles Bank and Trust Company~~, Successor Trustee to Hinsbrook Bank and Trust, as Trustee under Trust Agreement dated December 29, 2004 and known as Trust number 04-045, as to Parcel 2

Name — Corporation (if applicable)

2940 N Commerce
Street

Franklin Park — IL — 60131
City — Sate — Zip Code

James Pauletto — 708-531-0101 email: jim@paulettolaw.com
Contact Person — Telephone Number & Email Address

If Owner is a Land Trust, list the names and addresses of the beneficiaries of the Trust. WAYNE P. FILOSA

Owner Signature: BY: _____ Date: 01/27/17

The Chicago Trust Company, N.A., Successor TTEE to Hinsbrook Bank & Trust As TTEE
Linda J. Pitrowski
Vice President & Trust Officer

B. APPLICANT: ☐ Check box if the same as owner

Dubin Holding, Inc.
Name — Corporation (if applicable)

607 Academy Dr.
Street

Northbrook — IL — 60062
City — Sate — Zip Code

David Dubin — 773-919-8083 david@dubinconsultinginc.com
Contact Person — Telephone Number & Email Address

Holding Company that owns Buyer
Relationship of Applicant to subject property

Applicant Signature: _____ Date: _____

C. Action REQUSTED: (Check applicable)

- ☐ Annexation
- ☐ Conditional Use Permit
- ☐ Master Sign Plan
- ☑ Planned Unit Development*
- ☐ Plat of Subdivision
- ☐ Rezoning (Map Amendment)
- ☐ Site Plan Review
- ☐ Variance

* See staff for additional information on PUD requests
** Item located within this application packet

SUBMIT REQUIREMENTS (1 original & 1 copy of each):

- ☐ Affidavit of Ownership** (signed/notarized)
- ☐ Application **
- ☐ Approval Criteria
- ☐ Legal Description of Property
- ☐ Plat of Survey
- ☐ Site Plan
- ☐ Building Plans & Elevations
- ☐ Engineering Plans
- ☐ Landscape Plan
- ☐ Review Fee (Application Fee + Escrow)
- ☐ Escrow agreement and deposit
- ☐ Digital Submission of all application materials (CD)

2/7/17

11

anticipated to be available to support the proposed classification by the anticipated date of issuance of a Certificate of Occupancy.

770 John Street, Bensenville, Illinois

STATE OF ILLINOIS)
)SS.
COUNTY OF DUPAGE AND COOK)

AFFIDAVIT OF OWNERSHIP

I The Chicago Trust Company, N.A. ~~St. Charles Bank and Trust Company~~, Successor Trustee to Hinsbrook Bank and Trust, as Trustee under Trust Agreement dated December 29, 2004 and known as Trust number 04-045, as to Parcel 2 the undersigned Affiant, being first duly sworn , on oath states:

1. That Affiant has personal knowledge of the representations and statements made herein, and has examined all necessary documents, records of ownership and such other information as is required to confirm the statements and representations herein;
2. That the owner(s) and contract purchaser(s), if any, as set forth on the Petition attached hereto is (are) the owner(s) of record and contract purchasers of said property;
3. That all consents to the attached Petition required of lenders or of others holding an interest in the property have been obtained;
4. This Affidavit of Ownership is given to induce the Village of Bensenville, without further inquiry as to ownership or purchase interest, to rely on said statements and representations and to process and set for Public Hearing the Petition as attached hereto; and,
5. Affiant is aware of and has been advised that any false statement set forth in this Affidavit of Ownership may subject Affiant to criminal sanctions for perjury, punishable as provided by the statutes of the State of Illinois in relation to the crime of perjury.

IN WITNESS WHEREOF, the undersigned has executed this Affidavit of Ownership this 27th day of, January, 2017.

Signature

Linda J. Pitrowski
Vice President & Trust Officer

SUBSCRIBED and SWORN to before me this 27 day of, January, 2017

Notary Public

OFFICIAL SEAL
DEBORAH M. DERKACY
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 08/21/2020

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. It is further understood and ageed that the Trustee merely holds title to the property herein described and has no agents, employees or control over the management of the property and no knowledge of other factual matters except as represented to it by the beneficiary(ies) of the Trust. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee in this instrument, all such liability being expressly waived by every person now or hereafter claiming any right or security hereunder; and the ower of any indebtedness or cause of action for breach of any warranty, indemnity, representations, covenant, undertaking or agreement accruing hereunder shall look solely to the Trust estate for the payment thereof.

2/7/17

17

For Office Use Only		
Date of Submission:	MUNIS Account#:	CDC Case #:

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 830 John Street, Bensenville, Illinois

Property Index Number(s) (PIN): 03-24-404-061

A. OWNER: Michael L Stevens
Name — Corporation (if applicable)

830 John Street
Street

Bensenville — IL — 60106
City — Sate — Zip Code

Walter T. Kosch — 630-873-8400 email: wtkosch@koschlaw.com
Contact Person — Telephone Number & Email Address

If Owner is a Land Trust, list the names and addresses of the beneficiaries of the Trust.

Owner Signature: _____ Date: 1-26-17

B. APPLICANT: ☐ Check box if the same as owner

Dubin Holding, Inc.
Name — Corporation (if applicable)

607 Academy Dr.
Street

Northbrook — IL — 60062
City — Sate — Zip Code

David Dubin — 773-919-8083 — david@dubinconsultinginc.com
Contact Person — Telephone Number & Email Address

Holding Company that owns Buyer
Relationship of Applicant to subject property

Applicant Signature: _____ Date: _____

C. Action REQUSTED: (Check applicable)

- ☐ Annexation
- ☐ Conditional Use Permit
- ☐ Master Sign Plan
- ☑ Planned Unit Development*
- ☐ Plat of Subdivision
- ☐ Rezoning (Map Amendment)
- ☐ Site Plan Review
- ☐ Variance

• See staff for additional information on PUD requests
** Item located within this application packet

SUBMIT REQUIREMENTS (1 original & 1 copy of each):

- ☐ Affidavit of Ownership** (signed/notarized)
- ☐ Application **
- ☐ Approval Criteria
- ☐ Legal Description of Property
- ☐ Plat of Survey
- ☐ Site Plan
- ☐ Building Plans & Elevations
- ☐ Engineering Plans
- ☐ Landscape Plan
- ☐ Review Fee (Application Fee + Escrow)
- ☐ Escrow agreement and deposit
- ☐ Digital Submission of all application materials (CD)

2/7/17

anticipated to be available to support the proposed classification by the anticipated date of issuance of a Certificate of Occupancy.

830 John Street, Bensenville, Illinois

STATE OF ILLINOIS)
)SS.
COUNTY OF DUPAGE AND COOK)

AFFIDAVIT OF OWNERSHIP

I Michael L Stevens the undersigned Affiant, being first duly sworn, on oath states:

1. That Affiant has personal knowledge of the representations and statements made herein, and has examined all necessary documents, records of ownership and such other information as is required to confirm the statements and representations herein;
2. That the owner(s) and contract purchaser(s), if any, as set forth on the Petition attached hereto is (are) the owner(s) of record and contract purchasers of said property;
3. That all consents to the attached Petition required of lenders or of others holding an interest in the property have been obtained;
4. This Affidavit of Ownership is given to induce the Village of Bensenville, without further inquiry as to ownership or purchase interest, to rely on said statements and representations and to process and set for Public Hearing the Petition as attached hereto; and,
5. Affiant is aware of and has been advised that any false statement set forth in this Affidavit of Ownership may subject Affiant to criminal sanctions for perjury, punishable as provided by the statutes of the State of Illinois in relation to the crime of perjury.

IN WITNESS WHEREOF, the undersigned has executed this Affidavit of Ownership this _____ day of, _____

Signature

SUBSCRIBED and SWORN to
before me this day of, Jan 31st, 2017

Notary Public

DEANA CERVANTES
OFFICIAL SEAL
NOTARY PUBLIC
STATE OF ILLINOIS
MY COMMISSION EXPIRES
JULY 20, 2019

2/7/17

EXHIBIT A

LEGAL DESCRIPTION

Property commonly known as:
770 JOHN STREET
BENSENVILLE, IL
DuPage County

PIN# 03-24-404-025
PIN# 03-24-404-026
PIN# 03-24-404-060

The land referred to in this Commitment is described as follows:

PARCEL !:

LOTS 31 AND 32 IN BLOCK 2 IN BENSENVILLE FARMS, A SUBDIVISION IN SECTION 24, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1923, BOOK 10 OF PLATS, PAGE 82 AS DOCUMENT 171311, IN DUPAGE COUNTY, ILLINOIS.

03-24-404-025
03-24-404-026

PARCEL 2:

THE NORTH 90 FEET OF LOT 33 IN BLOCK 2 IN BENSENVILLE FARMS, BEING A SUBDIVISION IN SECTION 24, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1923 AS DOCUMENT 171311, IN DUPAGE COUNTY, ILLINOIS.

03-24-404-060

2/1/p

EXHIBIT A

LEGAL DESCRIPTION

Property commonly known as:
830 JOHN STREET
Bensenville, IL 60106
DuPage County

PIN: 03-24-404-061

The land referred to in this Commitment is described as follows:

LOT 33 (EXCEPT THE NORTH 90 FEET) IN BLOCK 2 IN BENSENVILLE FARMS, BEING A SUBDIVISION IN SECTION 24, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1923, AS DOCUMENT 171311, IN DUPAGE COUNTY, ILLINOIS. EXCEPTING THEREFROM THE EAST 125.00 FEET OF THE SOUTH 80.00 FEET (ALL MEASURED AT RIGHT ANGLES), IN DUPAGE COUNTY, ILLINOIS.

PIN: 03-24-404-061

DD 2/7/17

PUD Criteria

1. Superior Design: The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable regulations, and solely on this basis modifications to such regulations are warranted.

The proposed PUD meets this standard in two important ways:
First, by utilizing smaller single family lots (as called out for within the Village's Comprehensive Plan) this allows for the development to provide for substantially more open space and park space than would be provided in a 'normal' subdivision. The total site area is 7.30 acres. The combination of open space and park space is 1.41 acres. This is 20% of the site which far exceeds the amount of open space typically seen in residential subdivision developed per the underlying zoning designation. (As of right developments as would be permitted on this site).

The second response to this standard is the significant architectural style an details that are propose to be part of the PUD. Development of the site as of right (as would be possible in accordance with the Village's zoning ordinance) would not require the level of architecture that will be encompassed by the PUD.

2. Meet PUD Requirements: The PUD meets the requirements for planned unit developments set forth in this title, and no modifications to the use and design standards otherwise applicable are allowed other than those permitted herein.

The project, as set forth herein meets the standards for development as a PUD. The PUD will allow for smaller lot sizes as called out for under the Village's Comprehensive Plan (noted below).

3. Consistent With Village Plan: The PUD is generally consistent with the objectives of the village general development plan as viewed in light of any changed conditions since its adoption.

The Village's Comprehensive Plan contains a number of provisions which the proposed PUD will address:

Single Family Residential District—These parcels accommodate detached and attached single-family homes. Detached single-family homes can include a variety

2/7/17

17

of densities, from the traditional single-family detached homes found in the Village to compact, small lot homes. Certain parcels within this district can accommodate neighborhood parks and recreational amenities, religious institutions, and neighborhood retail uses that service the neighborhood

The proposed PUD meets with the conditions set forth in the Comprehensive Plan by providing a density (hence development type) that will better address the needs of today's residents.

3. Chicago Metropolitan Agency for Planning (CMAP)'s analysis of the American Community Survey data determines that future demand will primarily be for denser housing types: approximately 57 percent of demand will be for multiple family units and approximately 20 percent for small lot single-family units.

As noted in CMAP's analysis which was utilized in drafting the Village's Comprehensive Plan there is a need for small lot single family homes. This type of development meets the needs of today's marketplace and also address the desire for a detached single family home at price points which the market will appreciate.

4. The Village's housing stock is old compared to the county and region, with approximately three-quarters of homes built between 1950 and 1980. Residents who were interviewed in the Housing for the Changing Region report expressed the need to maintain existing residential properties while adding higher quality new housing to attract a younger demographic.

The houses are designed to meet the desires of the younger residents which it is intended to attract along with providing home styles with master bedrooms on the first floor which is attractive to the empty nester market.

4. Public Welfare: The PUD will not be detrimental to the public health, safety or general welfare.

The density of the PUD will not cause any traffic impacts to the surrounding roadway network. Four parking spaces (the maximum number permitted on a residential lot) are provided for each dwelling unit (where the code requires two parking spaces) so there will be no parking impact on the surrounding neighborhood. The utilities available to the site are appropriately sized to serve the proposed density. Storm Water Facilities are adequately designed so that the project will not cause any flooding issues with the surrounding neighborhood.

2/7/17
18

5. Compatible With Environs: Neither the PUD nor any portion thereof will be injurious to the use and enjoyment of other properties in its vicinity, seriously impair property values or environmental quality in the neighborhood, nor impede the orderly development of surrounding property.

The surrounding land uses are mainly single family detached homes which the proposed development is compatible with. Being self-contained, the smaller lots will not negatively affect the pattern of development in the surrounding neighborhood. No aspect of the single family homes will impair the environmental quality of the surrounding neighborhood.

6. Natural Features: The design of the PUD is as consistent as practical with preservation of any natural features such as floodplains, wooded areas, natural drainage ways or other areas of sensitive or valuable environmental character.

There are no natural features to preserve. Permanent open space is being created through the proposed PUD.

7. Circulation: Streets, sidewalks, pedestrian ways, bicycle paths and off street parking and loading are provided as appropriate to planned land uses. They are adequate in location, size, capacity and design to ensure safe and efficient circulation of automobiles, trucks, bicycles, pedestrians, firetrucks, garbage trucks and snowplows, as appropriate, without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the PUD or unduly interfering with the safety or capacity of adjacent streets.

The roadway network is a simple loop which provides adequate access to John Street. The number of daily trips is insignificant enough so as to cause no traffic issues within the surrounding roadway network. The addition of 11 single family homes (instead of the 30 homes possible under the underlying zoning) will cause no significant issues with traffic or parking The site plan denotes a sidewalk serving the development.

8. Open Spaces And Landscaping: The quality and quantity of common open spaces or landscaping provided are consistent with the higher standards of design and amenity required of a PUD. The size, shape and location of a substantial

portion of any common open space provided in residential areas render it usable for recreation purposes.

As noted above, over 20% of the site is being preserved as permanent open space. The detention area will be designed in an environmentally sensitive way which will enhance the development. Two 'park' areas are provided for use by the residents of the development.

Open space between all buildings is adequate to allow for light and air, access by fire-fighting equipment, and for privacy where walls have windows, terraces or adjacent patios. Open space along the perimeter of the PUD is sufficient to protect existing and permitted future uses of adjacent property from adverse effects from the development

The open space within the development and between homes is adequate for light and air to each home. There is no need to buffer the project from adjacent vacant properties which may be developed as the surrounding properties are generally developed with single family detached homes which are compatible to the proposed use of this property.

9. Covenants: Adequate provision has been made in the form of deed restrictions, homeowners or condominium associations or the like for:

a. The presentation and regular maintenance of any open spaces, thoroughfares, utilities, water retention or detention areas and other common elements not to be dedicated to the Village or to another public body.

b. Such control of the use and exterior design of individual structures, if any, as is necessary for continuing conformance to the PUD plan, such provision to be binding on all future ownerships.

A Homeowners Association will be formed. A draft of the HOA declarations will be submitted at the time of final Plat of Subdivision Approval. The HOA will be responsible for maintenance of the common open space. All other utilities and the streets will be publically dedicated.
Since the architecture of the single family homes will be part of the PUD ordinance there is no requirement for architectural control by the HOA.

2/7/11

10. Public Services: The land uses, intensities and phasing of the PUD are consistent with the anticipated ability of the Village, the school system and other public bodies to provide and economically support police and fire protection, water supply, sewage disposal, schools and other public facilities and services without placing undue burden on existing residents and businesses.

The school district has submitted a letter evidencing their support for the project. All other services (water, sewer, etc) are adequate to service the development without undue burden.

11. Phasing: Each development phase of the PUD can, together with any phases that preceded it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein even if no subsequent phase should ever be completed.

The provision and improvement of public or common area improvements, open spaces and amenities, or the provision of financial sureties guaranteeing their improvement, is phased generally proportionate to the phasing of the number of dwelling units or amount of nonresidential floor area. (Ord. 07-99, 2-23-1999)

The development will be built in one phase with all of the infrastructure going in at the same time, including all utilities, roads and storm water facilities. The Park space will be improved prior to issuance of the first occupancy permit

2/7/17

APPEARANCE FEES

The fee schedule for items that require appearance before the Community Development Commission and/or Village Board as follows:

ACTION REQUIRED	FEE
Annexation Petition	$250
Appeal of Director	$500
Comprehensive Plan Map Amendment	$500
Comprehensive Plan Text Amendment	$500
Conditional Use Permit	$500
Variation for Nonresidential Use	$100
Variation for Residential Use	$300
Zoning Map Amendment	$500
Zoning Text Amendment	$500

	Less Than 2 Acres	2-10 Acres	10-25 Acres	Greater than 25 Acres
Conditional Use Permit for a PUD and associated Preliminary Plan/ Plat	$750	$1,000	$1,500	$2,000
Major Change	$250	$500	$750	$1,000
Minor Change	$250	$250	$250	$250
Final PUD Plan/Plat or major change	$750	$1,000	$1,250	$1,500
Minor Change	$250	$250	$250	$250
Site Plan Review*[1]	$250	$500	$750	$1,000
Preliminary Subdivision Plat	$500	$750	$1,000	$1,500
Final Subdivision Plat	$750	$1,000	$1,250	$1,500

Architectural Review*[2]	
Recording of Document*[2]	Assessed by County
Recorder Public Hearing Notice*[2]	
Local newspaper	As billed by publication
Sign construction and posting	$10 per sign
Letter Mailing	Actual postage cost

*[1]No public hearing fee is involved.
*[2]Cost will be billed to petitioner to be deducted from escrow.

Application fees are non-refundable and payment does not constitute approval of project.

In cases where the developer is petitioning for more than one request, fees shall be collected for each request. An exception in instances where a planned unit development and subdivision plat or preliminary/final plat are being requested simultaneously one fee is collected.

Additional Staff Review Fee: Four (4) staff reviews are included with the total fee submitted with respect to any application/petition. An owner of property, or agent thereof, submitting any application or petition with the Village which, either at the applicant's request or in the opinion of the Village staff, requires more than four (4) plan reviews prior to the application/petition being reviewed by the Community Development Commission, shall pay to the Village five hundred dollars ($500) for each plan review in excess of four.

Reimbursement Of Fees: In addition to the fixed fee(s) provided above, each owner and petitioner/applicant shall enter into a reimbursement of fees agreement with the Village. The reimbursement of fees agreement shall encompass all applications or petitions pending with the Village, including any additional matters not set forth hereinabove. The reimbursement of fees agreement shall be in the following form:

22

For Office Use Only

DATE: _____ MUNIS Acct. #_____ CDC Case #: _____

REVIEW ESCROW/REIMBURSMENT OF FEES

1. OWNER

Name: N/A

Address: _____

Telephone:_____ Email: _____

If Owner is a Land Trust, the names and addresses of the beneficiaries of the Trust:

_____

_____

2. APPLICANT

Name: DUBIN CONSULTING, INC., DAVID J.DUBIN

Address: 607 ACADEMY DRIVE, NORTHBROOK IL 60062

Telephone: 773-919-8083 Email: DAVIDDUBIN@DUBINCONSULTINGINC.COM

3. LOCATION OF PROPERTY

Address: 770 John Street, Bensenville, Illinois , 830 John Street, Bensenville, Illinois

Acreage: 7.3 ACRES

Property Index Number (s): 03-24-404-025; 03-24-404-026; 03-24-404-060; 03-24-404-061

4. LEGAL DESCRIPTION:

(Please attach as "Exhibit A")

00 2/7/12

23

REIMBURSEMENT OF FEES

Should the Village, in its sole and exclusive discretion, determine that it is necessary or desirable for the Village to obtain professional services, including, but not limited to, attorneys, engineers, planners, architects, surveyors, court reporters, traffic, appraisers, environmental, drainage or other consultants, including full and/or part time site inspection services during the actual construction of any required improvements, and/or to incur costs related to any required notices or recordations, in connection with any Petition or Application filed by the Petitioner/Applicant, a copy of which is attached hereto and incorporated herein as Exhibit B, then the Petitioner/Applicant and Owner shall be jointly and severally liable for the payment of such professional fees and costs, as shall actually be incurred by the Village, plus an additional ten percent (10%) to cover the Village's administrative expenses.

The President and Board of Trustees and/or Village Administrator are hereby authorized to assign the afore described services to the Village staff or to consultants, as they deem appropriate. When the Village staff render any services contemplated by this Agreement, then in such case the Village shall be reimbursed for its cost incurred in providing said services. Said reimbursement shall be at the rate of fifty dollars ($50.00) per hour, plus an additional ten percent (10%) to cover the Village's administrative expenses.

At the time the Petitioner/Applicant requests action from the Village, he shall deposit the following amounts with the Village as an initial deposit to collateralize the obligation for payment of such fees and expenses:

Number of Review Items	> 5 acres	5≤15 acres	16≤75 acres	>75 acres
1	$1,000	$2,000	$3,000	$4,000
2 to 3	$2,000	$4,000	$5,000	$7,000
≥ 4	$3,000	$5,000	$7,000	$10,000

The Village shall deduct the incurred expenditures and costs from the funds deposited. If the remaining deposit balance falls below $500.00, the Petitioner/Applicant, upon notice by the Village, shall be required to replenish the deposit to its original amount. The Village shall send the Petitioner/Applicant regular invoices for the fees and costs incurred. The Petitioner/Applicant shall replenish the deposit amount within fifteen (15) days of receipt of an invoice directing the replenishment of said deposit. Failure to remit payment within fifteen (15) days will cause all reviews to cease.

A Petitioner/Applicant who withdraws his Petition or Application may apply in writing to the Village Clerk for a refund of his initial deposit. The Village Manager may, in his discretion, approve such refund less any actual fees and costs, which the Village has already paid or incurred relative to the Petition or Application.

Upon the failure of the Petitioner/Applicant or Owner to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on any Petition or Application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, the granting of any relief or approvals, and the execution or recording of any documents, until all such outstanding fees are paid in full and/or the initial deposit is restored to its full amount. Further, the Village may deny any application for a

2/1/17

grading, building or other permit if such amounts have not been paid in full. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, apply any or all of the initial deposit to

the outstanding balance due and/or elect to place a lien against any real property associated with the Petitioner/Applicant's Petition or Application. In the event such amounts are not paid in full within sixty (60) days after the date when the statement of such amounts due is delivered or deposited in the U.S. mail by the Village, such amounts due shall be deemed delinquent and thereafter a delinquency charge of one percent (1%) per month, or portion thereof, with a minimum delinquency charge of $5.00 per month, shall be added to the amount due until such amount due, including all delinquency charges, is received by the Village. Said lien shall be in an amount equal to the outstanding amount owed to the Village.

The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

Any remaining balance of any funds deposited pursuant to this Agreement shall be refunded at such time as the Village accepts all required improvements within the development, pursuant to any improvement agreement executed in connection with the development of the real property associated with Petitioner's/Applicant's Petition or Application. In the event that no improvements are required, any such balance shall be refunded upon the later occurring of the following events: completion of Village deliberation on the petition or application, recordation of all necessary documents associated with the petition or application, or issuance of a building permit upon the real property in question.

BY SIGNING BELOW, THE PETITIONER/APPLICANT AND OWNER ACKNOWLEDGE THAT EACH OF THEM HAS READ THE FOREGOING PARAGRAPHS AND EACH OF THEM FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, EACH SIGNATORY WARRANTS THAT HE/SHE/IT POSSESSES FULL AUTHORITY TO SO SIGN.

THE PETITIONER/APPLICANT AND OWNER AGREE THAT PETITIONER/APPLICANT AND OWNER SHALL BE JOINTLY AND SEVERALLY LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF BENSENVILLE, AND AS SET FORTH HEREIN.

DUBIN CONSULTING, INC., DAVID DUBIN
Petitioner/Applicant

N/A
Owner

2-7-17
Date

Village of BENSENVILLE

By: _____
Village Administrator

_____
Attest

_____
Date

(Ord. 27-2004, 4-6-2004)

2/7/17

25

From: Dean Lawrentz
Sent: Thursday, August 24, 2017 9:27 AM
To: David Dubin
Cc: Scott Viger
Subject: RE: new single family fees etc.

It's best I direct you to the information on the Village web site. Go to the Village web site (bensenville.il.us). Across the top of the page go to Government, then to Village Code. Once there go to Title 8 Public Ways and Property, then to chapter 7, then to 8-7-6. There is a chart here for the tap fees. Now if you go to Title 9 Building Regulations then to chapter 2, then to 9-2-4. Here you will find the permit and review fees.

As for permit fees, we charge per inspection which I assign after going over your plans. There may also be engineering fees which I receive from our Village engineer.

Single Family fire suppression systems are not required.

If you have any other questions, please contact me.

Dean Lawrentz, MCP
Building Plan Reviewer/Inspector
Village of Bensenville
Office- 630-350-3410
Cell- 847-306-2699
dlawrentz@bensenville.il.us

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Wednesday, August 23, 2017 4:11 PM
To: Dean Lawrentz <DLawrentz@bensenville.il.us>
Subject: new single family fees etc.

Hi Dean,

I hope you are well. We recently got approved our 37 single family home subdivision on John St.

I have a few questions.

According to Scott Viger, there are no impact fees.

1. What are all the fees for building permit, tap fees and the like.
2. I can't remember if Bensenville requires Fire Suppression (i.e.: sprinklers) or not. If so, what type.

I can be reached at 773 -919-8083.

Thanks,

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive

Northbrook, IL 60062
773-919-8083
david@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Wednesday, January 3, 2018 12:04 PM
To: Brett Michaelson
Subject: RE: property taxes

No I will call scott directly

thansk

From: Brett Michaelson [mailto:BMichaelson@bensenville.il.us]
Sent: Wednesday, January 3, 2018 11:59 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: RE: property taxes

I was not, I started with the Village in April of 2017. I can ask Scott Viger for specific details, as he has been with the Village for over 10 years.

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Wednesday, January 03, 2018 11:47 AM
To: Brett Michaelson <BMichaelson@bensenville.il.us>
Subject: RE: property taxes

Brett,

Were you at the City when the land (that was in the TIF) was sold to build those " city type " homes with garages in the back?

From: Brett Michaelson [mailto:BMichaelson@bensenville.il.us]
Sent: Wednesday, January 3, 2018 11:40 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: RE: property taxes

Glad to hear it. Nothing new, but once business license renewals are wrapped up we'll revisit our outreach and incentive programs. I'll keep you posted.

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Wednesday, January 03, 2018 11:34 AM
To: Brett Michaelson <BMichaelson@bensenville.il.us>
Subject: RE: property taxes

I actually looked thru the doc that the city filed, and found my answer.

Any new programs coming?

From: Brett Michaelson [mailto:BMichaelson@bensenville.il.us]
Sent: Wednesday, January 3, 2018 10:05 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: RE: property taxes

Hi David,

I was out of the office until this morning. Give me a call and I'd be happy to discuss enterprise zones.

Thanks,

Brett Michaelson
Economic Development Coordinator
BENSENVILLE
GATEWAY TO OPPORTUNITY
12 South Center Street, Bensenville, IL 60106
O: 630.594.1005 **C:** 224.234.9154

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Tuesday, January 02, 2018 3:34 PM
To: Brett Michaelson <BMichaelson@bensenville.il.us>
Subject: RE: property taxes

Hi Brett,
I hope you had a nice holiday

I have a question regarding enterprise zones again.

Are you around?

Let me know,

Thanks

David Dubin

From: Brett Michaelson [mailto:BMichaelson@bensenville.il.us]
Sent: Thursday, July 6, 2017 11:01 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: RE: property taxes

Hi David,

Thanks, and I hope you enjoyed your holiday as well. Apologies for the delayed response; I wanted to be absolutely sure regarding incentives. From information provided by the state (http://www.bensenville.il.us/DocumentCenter/View/10122), the following are eligible: “Each construction contractor or other entity that purchases building materials to be incorporated into real estate in an Enterprise Zone or River Edge Redevelopment Zone by rehabilitation, remodeling, or new construction.” From my reading, this would include single family home development.

I’ve attached the application for Sales Tax Exemption under this program. Additional information can be found on our website: http://www.bensenville.il.us/index.aspx?nid=739.

Please feel free to call and we can chat more about this.

Thanks,

Brett Michaelson
Economic Development Coordinator

BENSENVILLE
GATEWAY TO OPPORTUNITY
12 South Center Street, Bensenville, IL 60106
O: 630.594.1005 **C:** 224.234.9154

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Wednesday, July 05, 2017 3:29 PM
To: Brett Michaelson <BMichaelson@bensenville.il.us>
Subject: RE: property taxes

Hi Brett,

I hope you had a nice 4th of July. Scott Viger suggested that I reach out to you about Enterprise Zone Incentives for a single family home development in town.

Can you please call me at 773 – 919-8083 when you get a chance.

Thanks!

David

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Monday, July 3, 2017 11:33 AM
To: David Dubin <david@dubinconsultinginc.com>
Cc: Guru Naganat <guru@dubinconsultinginc.com>
Subject: RE: property taxes

Well we just took the rate form the existing PTax bill and used your estimated market value,. Using the PIN 03 – 24 – 404 – 026 the overall 2016 rate was 9.7605

And yes the Village is an Enterprise Zone, it is my understanding that materials for single family homes are eligible.
Brett Michaelson (bmichaelson@bensenville.il.us) is out today but will be back on Wednesday (when I am out for the remainder of the week) and can answer whatever questions you have relative to the Enterprise Zone (EPZ)

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Monday, July 03, 2017 11:13 AM
To: Scott Viger <SViger@bensenville.il.us>

Cc: Guru Naganat <guru@dubinconsultinginc.com>
Subject: property taxes

Hi Scott,

Happy pre- 4th of July !!!!

Did you do a pre-lim calculation on the estimated property taxes generated by each home? And if so, the basis for the calculation .

Also, since Bensenville is in an enterprise zone, doesn't building material used in construction of the homes qualify for exemption?

Let me know,

Thanks,

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Monday, June 5, 2017 11:28 AM
To: Kurtis Pozsgay
Subject: Lot Coverage

LOT COVERAGE: The percentage of a lot covered by all principal and accessory structures. Lot coverage is cumulative for all driveways, paved walkways, off street parking spaces and all accessory and principal structures in a yard but excludes areas occupied by open patios, decks and swimming pools. Percentage of coverage applies to area, not required area.

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Wednesday, May 10, 2017 10:15 AM
To: Scott Viger; Kurtis Pozsgay
Cc: Evan Summers; Scott Johnson; Bill Loftus; Citron, Bernard I.; Guru Naganat
Subject: FW: 770-830 John Street , Bensenville, Village Board Community Development Committee Meeting May 16, 2017

Scott, Kurtis and Evan,

Attached is the Drop Box Link for our Village Board Committee meeting on Tuesday, May 16 at 6pm.

We will be delivering a hard copy later today. Spaceco will be delivering full size drawings of both their plans and Lakota's landscaping plans as well.

Please call me if you have any questions.

Scott, I will send over before the meeting, comments from the meetings on how we went from 51, to 41 and finally to 37 home sites.

Thanks

David

From: Accounting User
Sent: Wednesday, May 10, 2017 10:10 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: 770-830 John Street , Bensenville, Village Board Community Development Committee Meeting May 16, 2017

https://www.dropbox.com/sh/oh04j1x3q48ct7c/AACgFwpEfyxyMGMs_BB3qv6ua?dl=0

770-830 John Street , Bensenville, Village Board Community Development Committee Meeting May 16, 2017

www.dropbox.com

Shared with Dropbox

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, May 9, 2017 3:21 PM
To: Kurtis Pozsgay
Cc: Scott Viger; Evan Summers
Subject: FW: Bensenville TABLE OF CONTENTS- May 8 2017
Attachments: Bensenville TABLE OF CONTENTS- May 8 2017.pdf

Here is the title of contents for the submittal

From: Accounting User
Sent: Tuesday, May 9, 2017 3:16 PM
To: David Dubin <david@dubinconsultinginc.com>
Subject: Bensenville TABLE OF CONTENTS- May 8 2017

TABLE OF CONTENTS:

Village Board Community Development Committee meeting
770-830 John Street

NO	DATE	FROM	PAGES	DESCRIPTION
1	05/09/17	Applicant	1	Cover letter From Dubin Consulting Inc
2	02/08/17	Applicant	25	Community Development Commission Application
3	10/20/16	Bensenville	1	Bensenville School District 2 Support Letter
4	05/08/17	Applicant	1	Lot Matrix
5	02/03/17	SPACECO	1	Plat of Survey
6	02/03/17	SPACECO	4	Land Use Opinion Application
7	02/03/17	BSB Design	7	Facades and Floor plans
8	02/06/17	KLOA	48	Traffic Impact Study
9	01/31/17	Appraisal Research Counselors	90	Market Study
10	2/14/17	BSB Design	3	John Street Facades
11	3/06/17	SPACECO	22	Kane-Dupage Soil and Water Conservation District Land Use Opinion 17-015
12	5/08/17	SPACECO	8	Lot Coverage Exhibits
13	5/08/17	SPACECO	1	Preliminary Plat of Subdivision (Updated)
14	5/08/17	SPACECO	1	Preliminary Site Plan (Updated)
15	5/08/17	SPACECO	5	Preliminary Site Improvement Plans (Updated)
16	5/08/17	SPACECO	2	Fire Truck Turn Exhibit 30’ B-B (Updated)
17	5/09/17	Lakota Group	4	Preliminary Landscape Plan (Updated)
18	03/21/17	BSB Design	4	Color Facades
19	5/08/17	SPACECO	17	Preliminary Stormwater Management Report (Updated)
20	5/09/17	Lakota Group	4	Color Landscape Plan (Updated)
21	4/17/2017	Applicant	1	CDC Submission Table of Contents April 2017
22	4/17/2017	Bensenville	12	CDC Staff Report

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, May 9, 2017 3:19 PM
To: Kurtis Pozsgay; Evan Summers
Cc: Scott Viger
Subject: Bensenville ltr village board zoning committee may 9.05.2017 (2)
Attachments: Bensenville ltr village board zoning committee may 9.05.2017 (2).docx

Evan and Kurtis,

Since you wanted me to include the prior two site plans in the packet, I thought I would add some information to the letter.

Please see if you like this better.

DD

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, May 9, 2017 3:18 PM
To: Kurtis Pozsgay
Subject: RE: Bensenville letter village board zoning committee may 9, 2017

Kurtis,

Didn't he REDLINE it?

From: Kurtis Pozsgay [mailto:KPozsgay@bensenville.il.us]
Sent: Tuesday, May 9, 2017 3:16 PM
To: David Dubin <david@dubinconsultinginc.com>
Subject: RE: Bensenville letter village board zoning committee may 9, 2017

Attached is Evan's version. Minor edits

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Tuesday, May 9, 2017 11:12 AM
To: Kurtis Pozsgay <KPozsgay@bensenville.il.us>
Subject: Bensenville letter village board zoning committee may 9, 2017

Kurtis,

Attached is the DRAFT letter for our village board submittal.

Save for grammar and spelling, let me know if I should alter it.

Thanks

David

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, May 9, 2017 1:30 PM
To: Scott Viger; Kurtis Pozsgay
Subject: BOARD MEETING MAY 16

Scott and Kurtis,

Did a legal notice have to go out along with a mailing to those with in XXXX feet of the property?

Also, didn't see the meeting addenda, or the meeting on your website.

Let me know,

Thanks

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, May 9, 2017 1:01 PM
To: Scott Viger; Kurtis Pozsgay; Evan Summers
Subject: FW: Preliminary Site Plan 770-830 John 4-25-17
Attachments: 16014_Bensenville_Landscape Plans_Rendering_20170509.pdf

Hi Scott, Kurtis and Evan,

Just fyi- the up to date landscaping plans.

Will send drop box later today.

You will get hard copies on Wednesday, along with (1) full size 2 x 3 of the landscaping and engineering

Thanks

David

>

770-830 JOHN STREET SUBDIVISION

LANDSCAPE PLAN

BENSENVILLE, ILLINOIS

SCALE: 1"=40'
0 20' 40' 80'
NORTH

MAY 9, 2017

THE LAKOTA GROUP.

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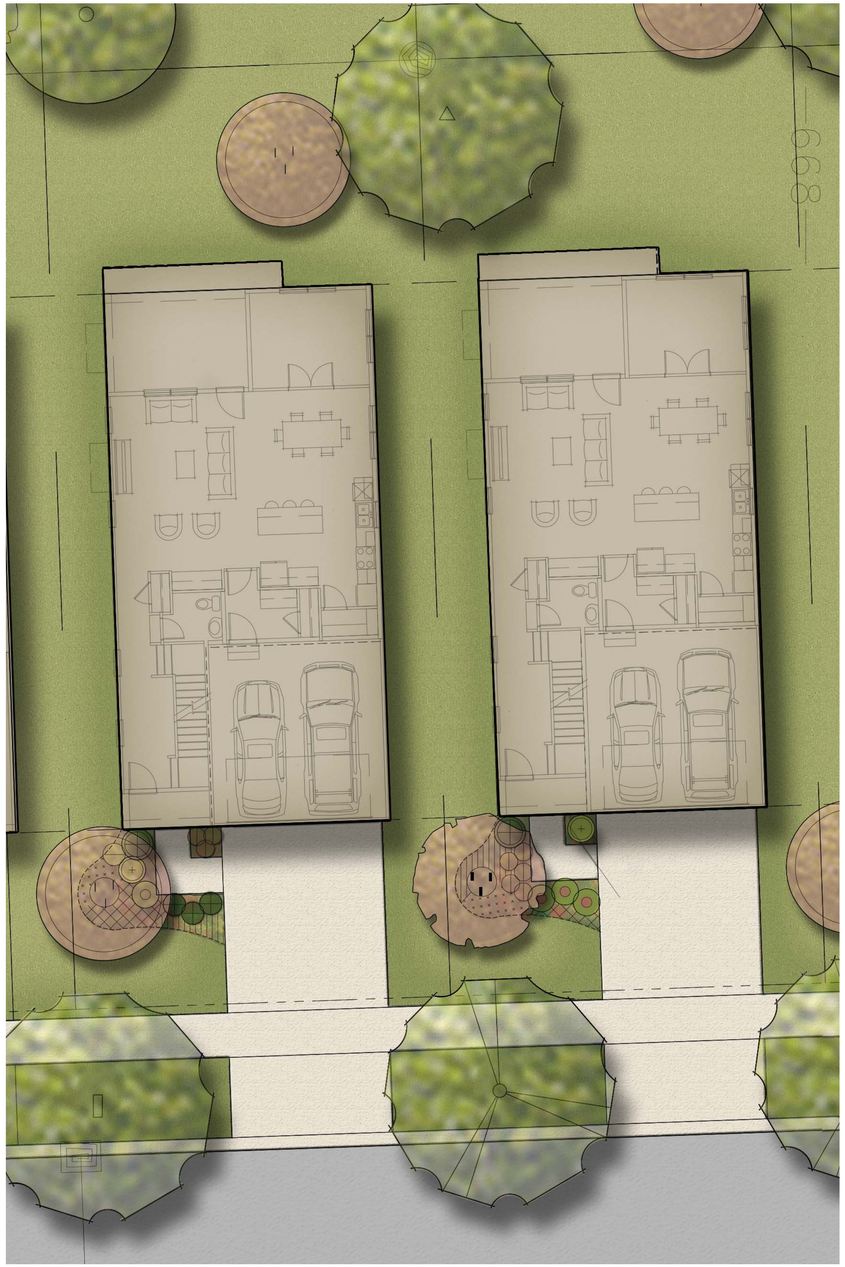
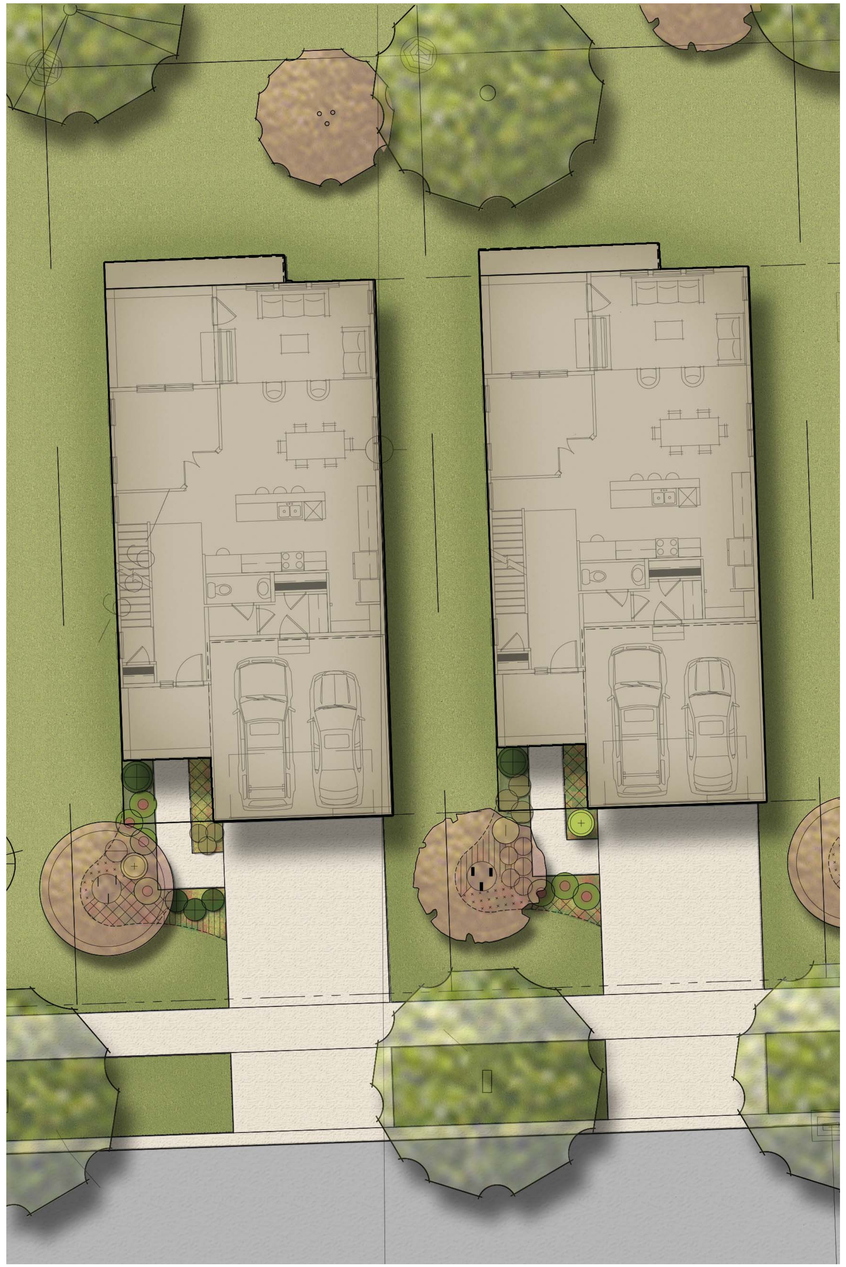


1 LANDSCAPE PLAN – SINGLE FAMILY A



2 LANDSCAPE PLAN – SINGLE FAMILY B

LEGEND

- APPROXIMATE LIMIT OF WORK
- SHADE TREE, TYPICAL
- ORNAMENTAL TREE, TYPICAL
- EVERGREEN TREE, TYPICAL
- LAWN SEED
- STORMWATER SEED MIX
- PRAIRIE SEED MIX

NOTES

1. INDIVIDUAL LOTS TO BE LANDSCAPED BY OWNER.

770-830 JOHN STREET SUBDIVISION

LANDSCAPE PLAN - SINGLE FAMILY

BENSENVILLE, ILLINOIS

MAY 9, 2017

SCALE: 1/8"= 1'-0"
0 4' 8' 16'
NORTH

THE LAKOTA GROUP.

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PLANT LIST

THE LANDSCAPE PLAN WILL CONSIST OF, BUT IS NOT LIMITED TO, THE PLANT LIST AS SHOWN. PLANT SIZES SPECIFIED IN FINAL LANDSCAPE PLAN WILL DEPEND ON AVAILABILITY AT TIME OF PLANTING.

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE
DECIDUOUS TREES			
AF	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	3" caliper
CO	Celtis occidentalis	Common Hackberry	3" caliper
GT	Gleditsia triacanthos inermis 'Skyline'	Skyline Thornless Honeylocust	3" caliper
QM	Quercus macrocarpa	Bur Oak	3" caliper
TC	Tilia cordata 'Greenspire'	Littleleaf Linden	3" caliper
UAA	Ulmus 'Accolade'	Accolade Elm	3" caliper
UH	Ulmus 'Homestead'	Homestead Elm	3" caliper
ORNAMENTAL TREES			
AC	Amelanchier canadensis 'Autumn Brilliance'	Shadblow Serviceberry 'Autumn Brilliance'	6'-10' ht.
BN	Betula nigra 'Heritage'	Heritage River Birch	6'-10' ht.
CC	Cercis canadensis	Eastern Redbud	6'-10' ht.
CCI	Crataegus crusgalli 'Inermis'	Thornless Cockspur Hawthorn	6'-10' ht.
MSO	Magnolia soulangiana 'Saucer'	Saucer Magnolia	6'-10' ht.
MM	Malus x 'Marilee'	Marilee Crabapple	6'-10' ht.
MP	Malus x 'Prairiefire'	Prairiefire Crabapple	6'-10' ht.
EVERGREEN TREES			
PGD	Picea glauca 'Densata'	Black Hills Spruce	6'-12' ht.
PPG	Picea pungens 'Glauca'	Colorado Blue Spruce	6'-12' ht.
PM	Pseudotsuga menziesii	Douglas Fir	6'-12' ht.
DECIDUOUS SHRUBS			
AM	Aronia melanocarpa	Glossy Black Chokeberry	18-30" ht.
HA	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	24-36" ht.
HP	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea	24-36" ht.
RA	Rhus aromatica 'Gro-Low'	Fragrant Sumac	5 gal.
RC	Rosa 'Flower Carpet Pink'	Flower Carpet Pink Shrub Rose	5 gal.
RK	Rosa 'Knockout'	Knockout Rose	5 gal.
SM	Syringa meyeri	Dwarf Korean Lilac	5 gal.
VD	Viburnum dentatum	Arrowwood Viburnum	24-36" ht.
VP	Viburnum prunifolium	Blackhaw Viburnum	3' ht.
VTW	Viburnum trilobum 'Wentworth'	Wentworth American Cranberrybush	18-30" ht.
EVERGREEN SHRUBS			
BM	Buxus microphyla 'Wintergreen'	Wintergreen Boxwood	18"-36" ht.
TM	Taxus media 'Densiformis'	Dense Yew	18"-30" spr.
TMH	Taxus media "Hicksii"	Hicks Yew	18"-30" spr.
TOE	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	6' -8' ht.
JCK	Juniperus chinensis 'Kallays Compacta'	Kallays Compact Juniper	5 gal.
PERENNIALS/GRASSES			
cas	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal.
ep	Echinacea purpurea 'Magnus'	Purple Coneflower	1 gal.
hh	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.
hp	Heuchera micrantha 'Purple Palace'	Purple Palace Coral Bells	1 gal.
hgc	Hosta 'Guacamole'	Guacamole Hosta	1 gal.
hss	Hosta Sum and Substance	Sum and Substance Hosta	1 gal.
nm	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gal.
pah	Pennisetum apelocuroides 'Hameln'	Dwarf Fountain Grass	3 gal.
pat	Perovskia atriplicifolia	Russian Sage	1 gal.
rf	Rudbeckia fulgida 'Goldstrum'	Black Eyed Susan	1 gal.
sa	Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.
sh	Sporobolus heterolepsis	Prairie Dropseed	1 gal.
GROUNDCOVERS			
lsp	Liriope spicata	Lilyturf	3" pot/quart
pt	Pachysandra terminalis	Pachysandra	3" pot/quart

STORMWATER SEED MIX

BOTANIC NAME	COMMON NAME	OUNCES / ACRE
PERMANENT GRASSES / SEDGES / RUSHES		
Bolboschoenus fluviatilis	River Bulrush	0.25
Carex cristatella	Crested Oval Sedge	2.00
Carex lurida	Bottlebrush Sedge	3.00
Carex vulpinoidea	Brown Fox Sedge	6.00
Elymus virginicus	Virginia Wild Rye	13.50
Glyceria striata	Fowl Manna Grass	1.25
Juncus effusus	Common Rush	2.00
Leersia oryzoides	Rice Cut Grass	1.00
Panicum virgatum	Switch Grass	2.00
Schoenoplectus tabernaemontani	Softstem Bulrush	3.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	1.00
	Total	37.00
TEMPORARY COVER		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	460.00
FORBS & SHRUBS		
Alisma spp.	Water Plantain (Various Mix)	4.25
Asclepias incarnata	Swamp Milkweed	1.50
Bidens spp.	Bidens (Various Mix)	2.00
Helenium autumnale	Sneezeweed	2.00
Iris virginica	Blue Flag	4.00
Lycopus americanus	Common Water Horehound	0.25
Mimulus ringens	Monkey Flower	1.00
Oligoneuron riddellii	Riddell's Goldenrod	0.50
Penthorum sedoides	Ditch Stonecrop	0.50
Polygonum spp.	Pinkweed (Various Mix)	4.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Rudbeckia triloba	Brown-Eyed Susan	1.50
Sagittaria latifolia	Common Arrowhead	1.00
Senna hebecarpa	Wild Senna	1.00
Symphyotrichum novae-angliae	New England Aster	1.50
Thalictrum dasycarpum	Purple Meadow Rue	2.00
	Total	28.00

PRAIRIE SEED MIX

BOTANIC NAME	COMMON NAME	OUNCES / ACRE
PERMANENT GRASSES		
Andropogon gerardii	Big Bluestem	12.00
Bouteloua curtipendula	Side Oats Grama	16.00
Carex spp.	Prairie Sedge Mix	3.00
Elymus canadensis	Canada Wild Rye	24.00
Panicum virgatum	Switch Grass	2.50
Schizachyrium scoparium	Little Bluestem	28.00
Sorghastrum nutans	Indian Grass	12.00
	Total	97.50
TEMPORARY COVER		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	460.00
FORBS		
Asclepias syriaca	Common Milkweed	1.00
Asclepias tuberosa	Butterfly Weed	1.00
Chamaecrista fasciculata	Partridge Pea	9.00
Coreopsis lanceolata	Sand Coreopsis	5.00
Echinacea purpurea	Broad-leaved Purple Coneflower	7.50
Heliopsis helianthoides	False Sunflower	0.25
Lupinus perennis	Wild Lupine	1.00
Monarda fistulosa	Wild Bergamot	0.50
Penstemon digitalis	Foxglove Beard Tongue	1.00
Pycnanthemum virginianum	Common Mountain Mint	0.50
Ratibida pinnata	Yellow Coneflower	3.50
Rudbeckia hirta	Black-Eyed Susan	8.00
Solidago speciosa	Showy Goldenrod	1.00
Symphyotrichum laeve	Smooth Blue Aster	0.50
Symphyotrichum novae-angliae	New England Aster	0.75
	Total	40.50

770-830 JOHN STREET SUBDIVISION

PLANT PALETTE

BENSENVILLE, ILLINOIS

MAY 9, 2017

THE LAKOTA GROUP.

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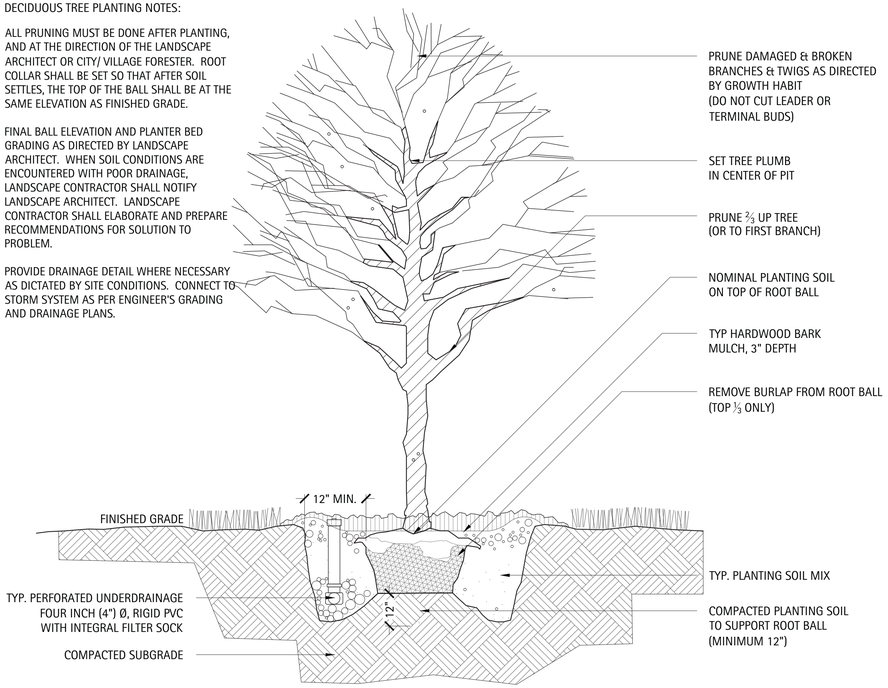
DECIDUOUS TREE PLANTING NOTES:

ALL PRUNING MUST BE DONE AFTER PLANTING, AND AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR CITY/ VILLAGE FORESTER. ROOT COLLAR SHALL BE SET SO THAT AFTER SOIL SETTLES, THE TOP OF THE BALL SHALL BE AT THE SAME ELEVATION AS FINISHED GRADE.

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.

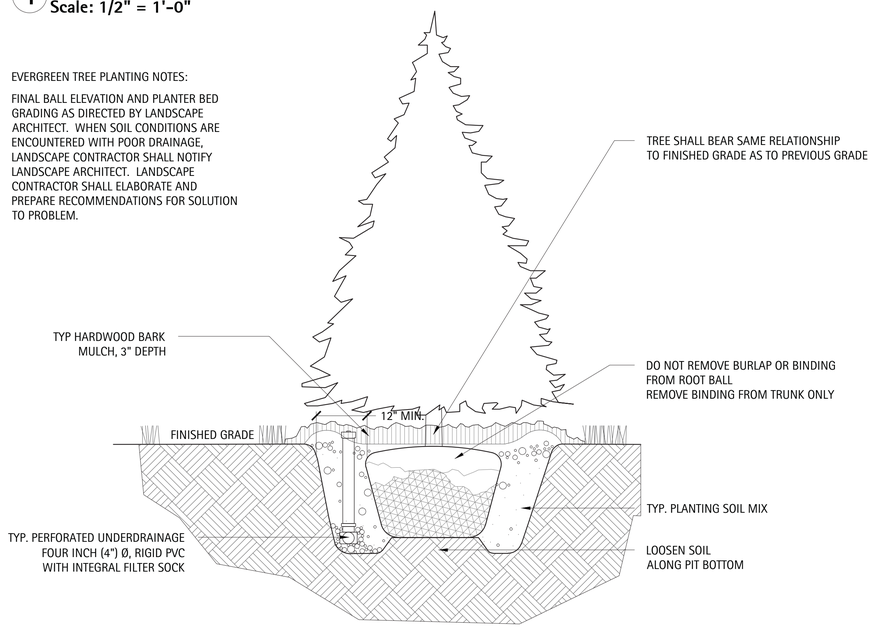
PROVIDE DRAINAGE DETAIL WHERE NECESSARY AS DICTATED BY SITE CONDITIONS. CONNECT TO STORM SYSTEM AS PER ENGINEER'S GRADING AND DRAINAGE PLANS.



1 Section - Shade Tree Planting
Scale: 1/2" = 1'-0"

EVERGREEN TREE PLANTING NOTES:

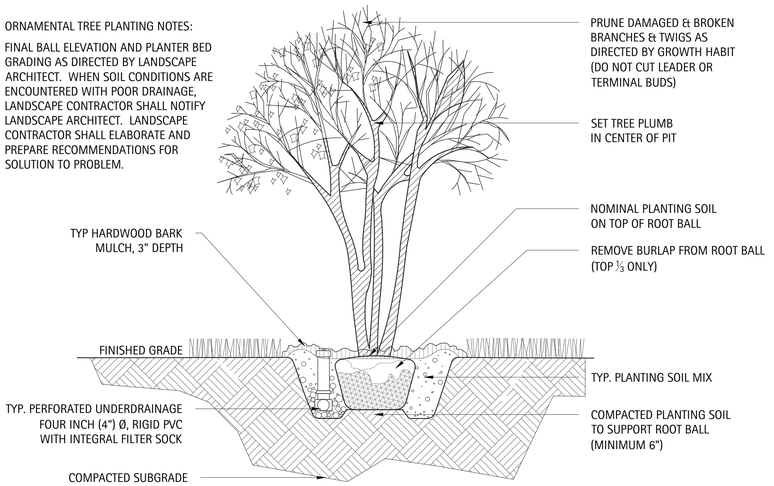
FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.



2 Section - Evergreen Tree Planting
Scale: 1/2" = 1'-0"

ORNAMENTAL TREE PLANTING NOTES:

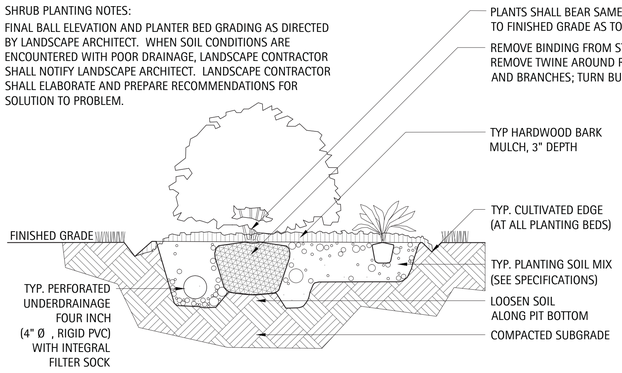
FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.



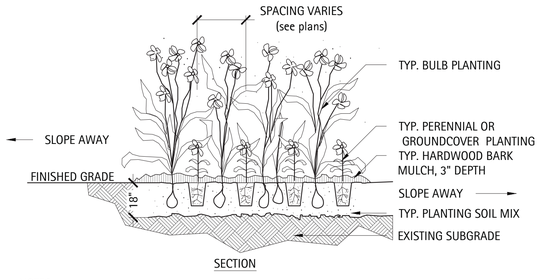
3 Section - Ornamental Tree Planting
Scale: 1/2" = 1'-0"

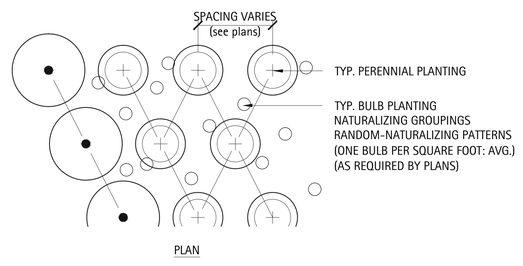
SHRUB PLANTING NOTES:

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.



4 Section - Shrub Planting
Scale: 1" = 1'-0"





NOTES:

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.

PERENNIAL PLANTING LAYOUTS TO BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

5 Plan, Section - Perennial, Groundcover, and Bulb Planting
Scale: 1/2" = 1'-0"

770-830 JOHN STREET SUBDIVISION

LANDSCAPE DETAILS

BENSENVILLE, ILLINOIS

MAY 9, 2017

THE LAKOTA GROUP.

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From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, May 9, 2017 11:12 AM
To: Kurtis Pozsgay
Subject: Bensenville letter village board zoning committee may 9, 2017
Attachments: Bensenville ltr village board zoning committee may 9, 2017.docx

Kurtis,

Attached is the DRAFT letter for our village board submittal.

Save for grammar and spelling, let me know if I should alter it.

Thanks

David

From: Scott Viger
Sent: Thursday, May 4, 2017 10:58 AM
To: David Dubin
Cc: Kurtis Pozsgay
Subject: Re: village board may 16

1. Both drop box and hard copy (11x17" one copy and one full size)
2. I'd have Loftus at 16th meeting. Bernie is up to you.
3. The Committee meeting (05.16.17) is where ALL the discussion will happen. The Board meeting will be a simple vote with virtually no discussion or debate.

Scott R. Viger
Sent from my iPhone

On May 4, 2017, at 10:46 AM, David Dubin <david@dubinconsultinginc.com> wrote:

> Hi Scott,
>
> I will have the engineering and landscape changes at the beginning of the week.
>
> How do you want me to send it over to you, hard copies, or just up date the drop box, with a coversheet?
>
> Also, did you want Loftus at the 16th?
>
> I don't think we need Bernie then, but he will need to come to the full village board meeting since the Village attorney will be there, etc.
>
> Let me know
>
> Thanks
>
> David
>
> David Dubin
> President
> Dubin Consulting Inc.
> 607 Academy Drive
> Northbrook, IL 60062
> 773-919-8083
> Daviddubin@dubinconsultinginc.com
> www.mydubin.com

From: Evan Summers
Sent: Thursday, April 27, 2017 5:12 PM
To: David Dubin; Scott Viger
Cc: Kurtis Pozsgay
Subject: RE: Preliminary Site Plan 770-830 John 4-25-17

Dave,

Sorry I wasn't able to return your call today. [redacted]

I look forward to meeting with you tomorrow. Respectfully,

eks

Evan K. Summers
Village Manager
BENSENVILLE
GATEWAY TO OPPORTUNITY
12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 **F:** 630.350.1105

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Thursday, April 27, 2017 9:49 AM
To: Scott Viger <SViger@bensenville.il.us>; Evan Summers <ESummers@bensenville.il.us>
Subject: FW: Preliminary Site Plan 770-830 John 4-25-17

Evan and Scott,

Per the Mayor's request, attached is a DRAFT, revised the site plan for 37 homes. Based upon comments from the CDC, the Site Plan was also modified as follows:

[redacted]

I look forward to our meeting at Village Hall tomorrow at 9 am.

Please call me if you have any questions,

Sincerely

David Dubin

From: David Dubin <david@dubinconsultinginc.com>
Sent: Monday, April 17, 2017 12:10 PM
To: Scott Johnson; Kurtis Pozsgay
Cc: Bill Loftus; Citron, Bernard I.; PE Luay R. Aboona (laboona@kloainc.com); Scott Johnson
Subject: FW: Bensenville PowerPoint
Attachments: New Single Family homes- Bensenville- V5 (1).pptx

Hi Scott and Kurtis,

Attached is the short-version power point that we will be using tonight.

I will bring with on a jump drive

Thanks

David

CONFIDENTIALITY NOTE: This message and any attachments are from a law firm. They are solely for the use of the intended recipient and may contain privileged, confidential or other legally protected information. If you are not the intended recipient, please destroy all copies without reading or disclosing their contents and notify the sender of the error by reply e-mail.

New Single Family Homes

Presented by
David Dubin , President

DUBIN
DOES THE TOWN

www.mydubin.com

Landscape Plan

03/10/2017

DUBIN DOES THE TOWN

www.mydubin.com

1 LANDSCAPE PLAN - SINGLE FAMILY A

2 LANDSCAPE PLAN - SINGLE FAMILY B

Individual Lot Plan

03/10/2017

DUBIN
DOES THE TOWN

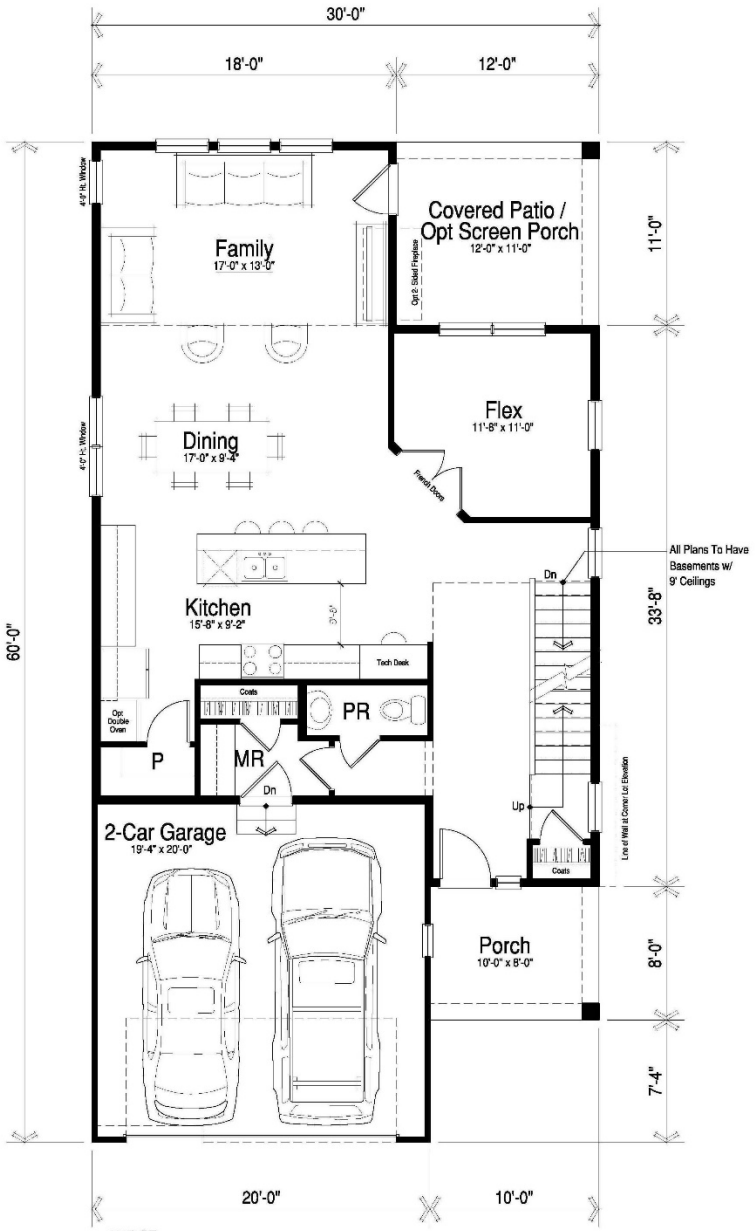
www.mydubin.com

Floor Plans: Plan 1 - 1877 - 2049 SF
First Floor Master Model

Floor Plan
02/03/17

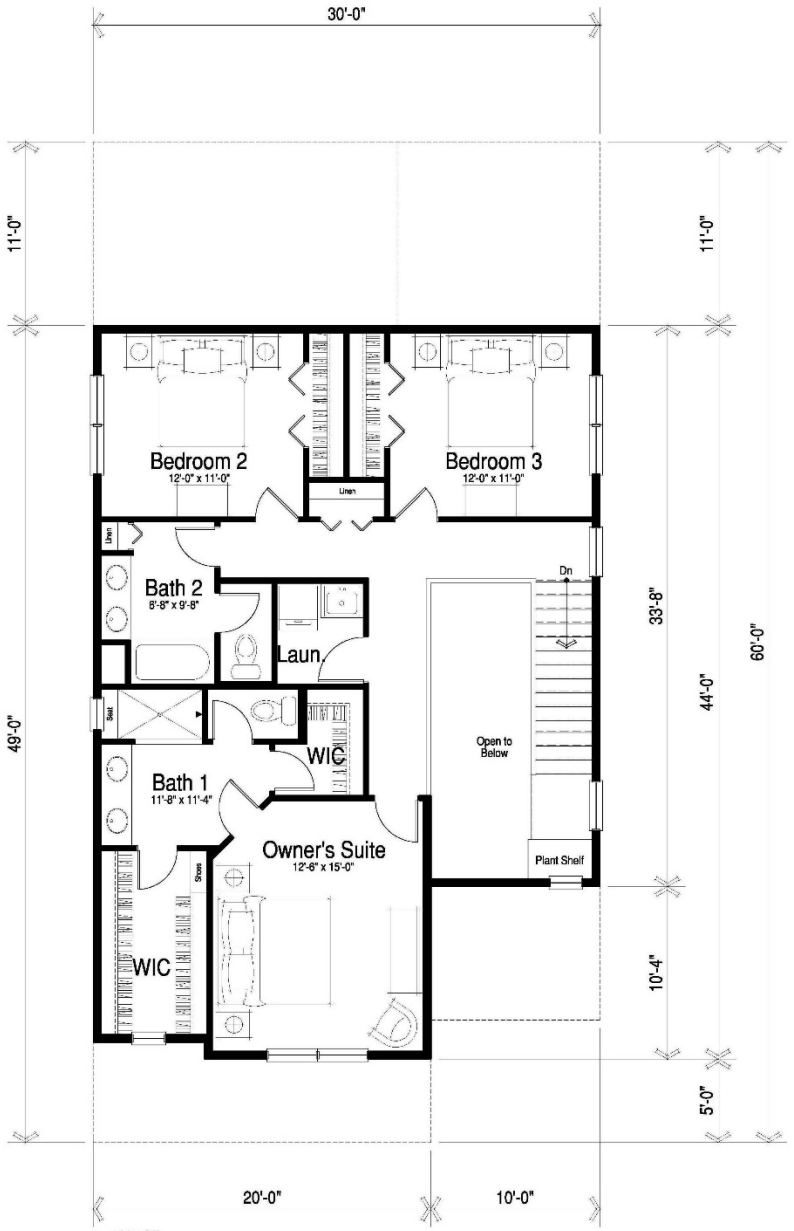
DUBIN
DOES THE TOWN

www.mydubin.com



1110 SF

Main Level Plan



1027 SF

Upper Level Plan

Floor Plans: Plan 2 - 2137 SF
Standard 3 Bedroom Model

Floor Plan
02/03/17

DUBIN
DOES THE TOWN

www.mydubin.com

1199 SF

Upper Level Plan

1185 SF

Main Level Plan

Floor Plans: Plan 3 - 2384 SF (2538 SF w/ Opt Sitting Room)
Larger 4 Bedroom Model

Floor Plan

02/03/17

DUBIN
DOES THE TOWN

www.mydubin.com

Color Facades

Dubin Consulting, Inc.

Character Elevations

Single Family Prototype
SF160555

03-21-2017

This drawing is provided as illustrative of elevations and design intent only, and are subject to change based upon final design consideration (i.e. applicable codes, structural, and MEP design requirements, and plan floor plan changes, etc.)

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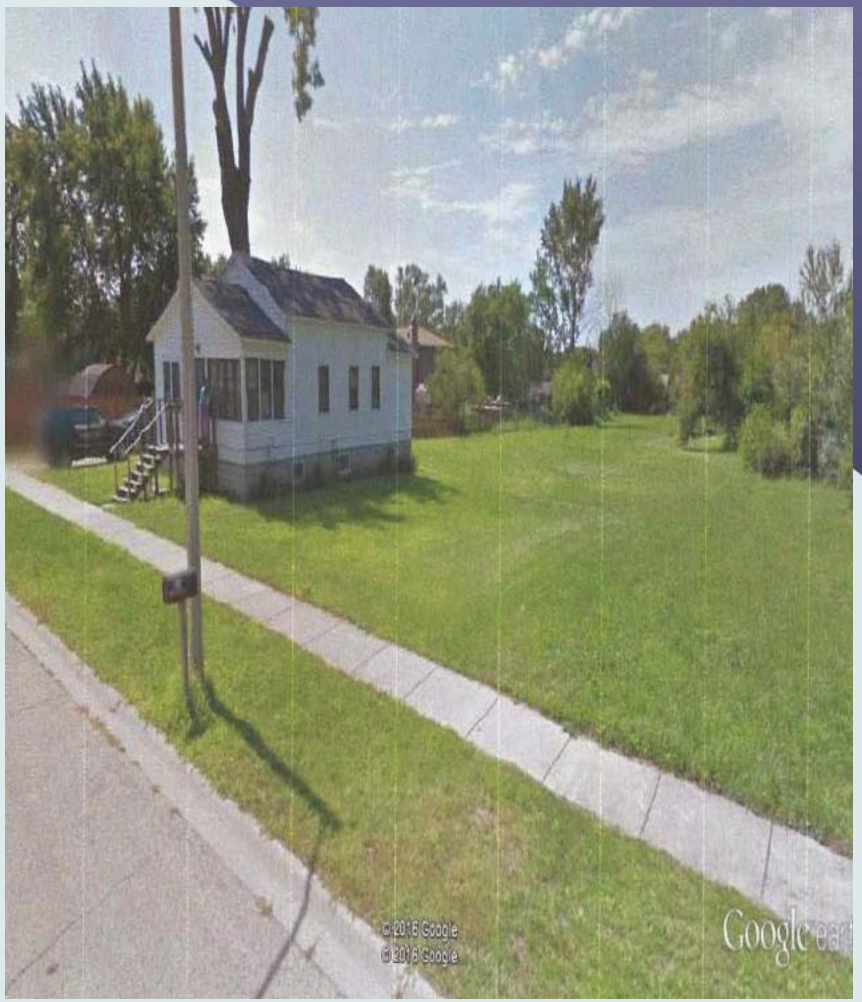
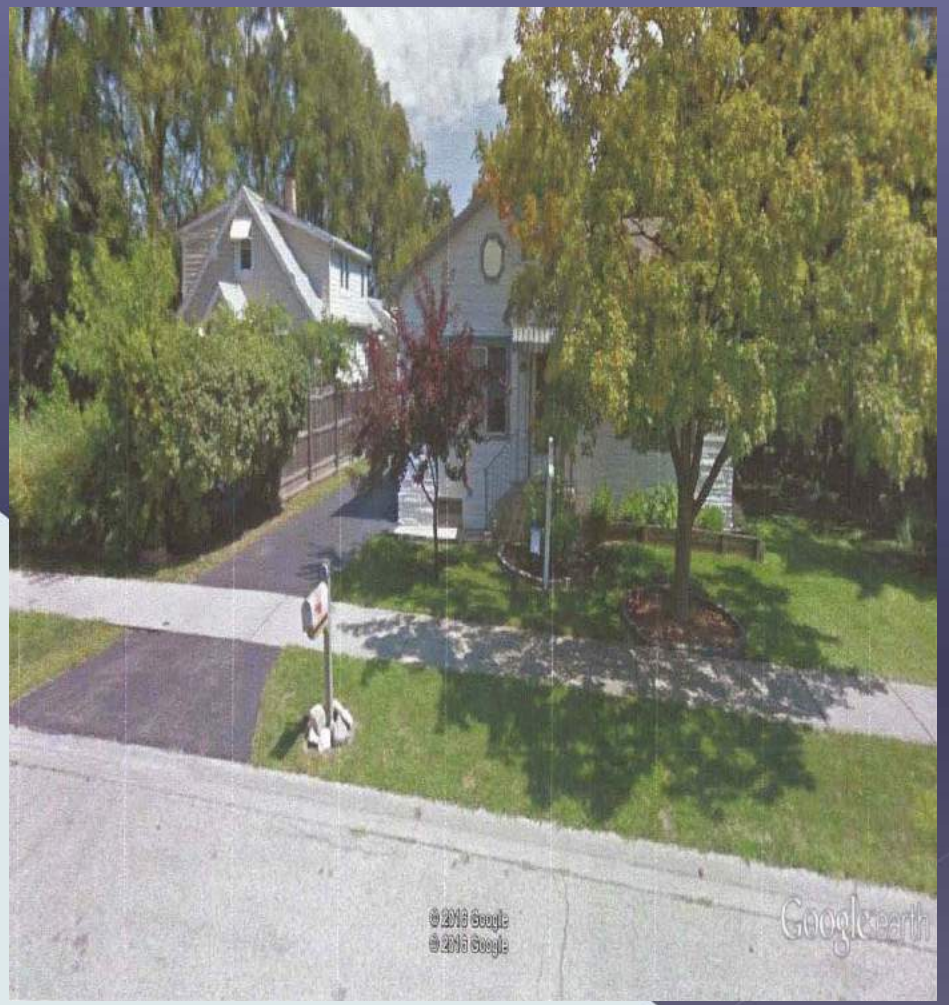
Existing Houses on the Block

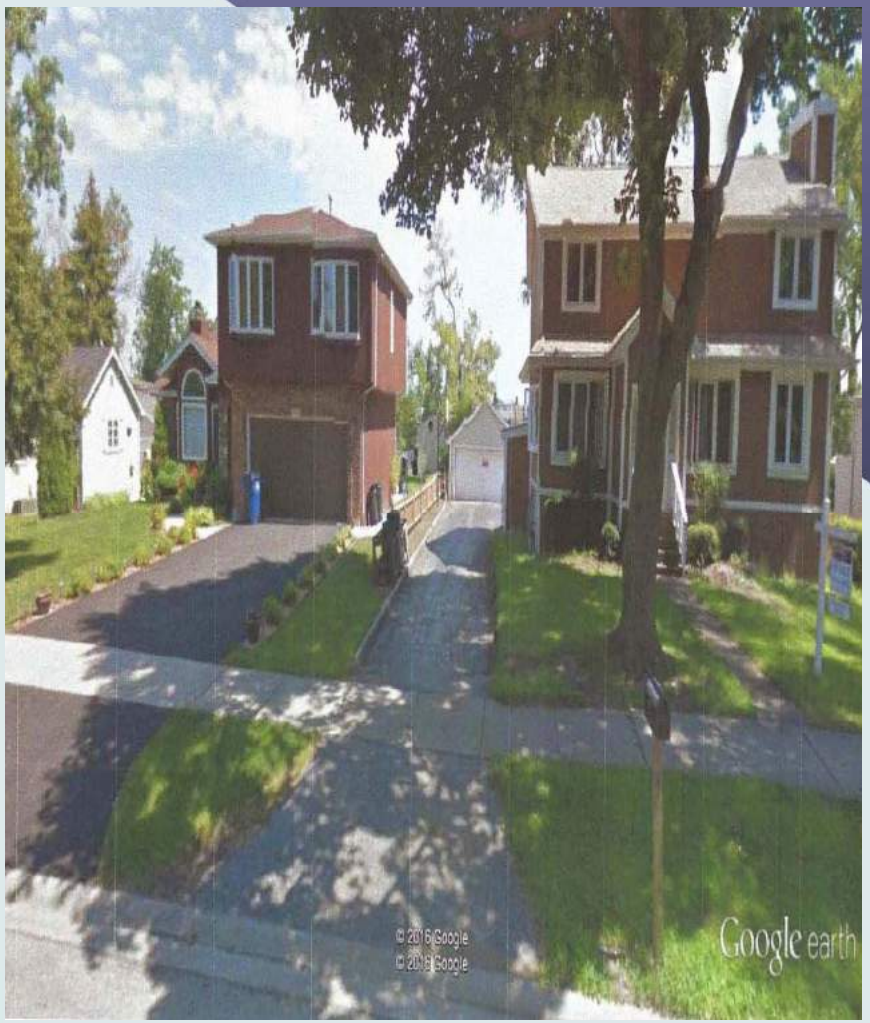


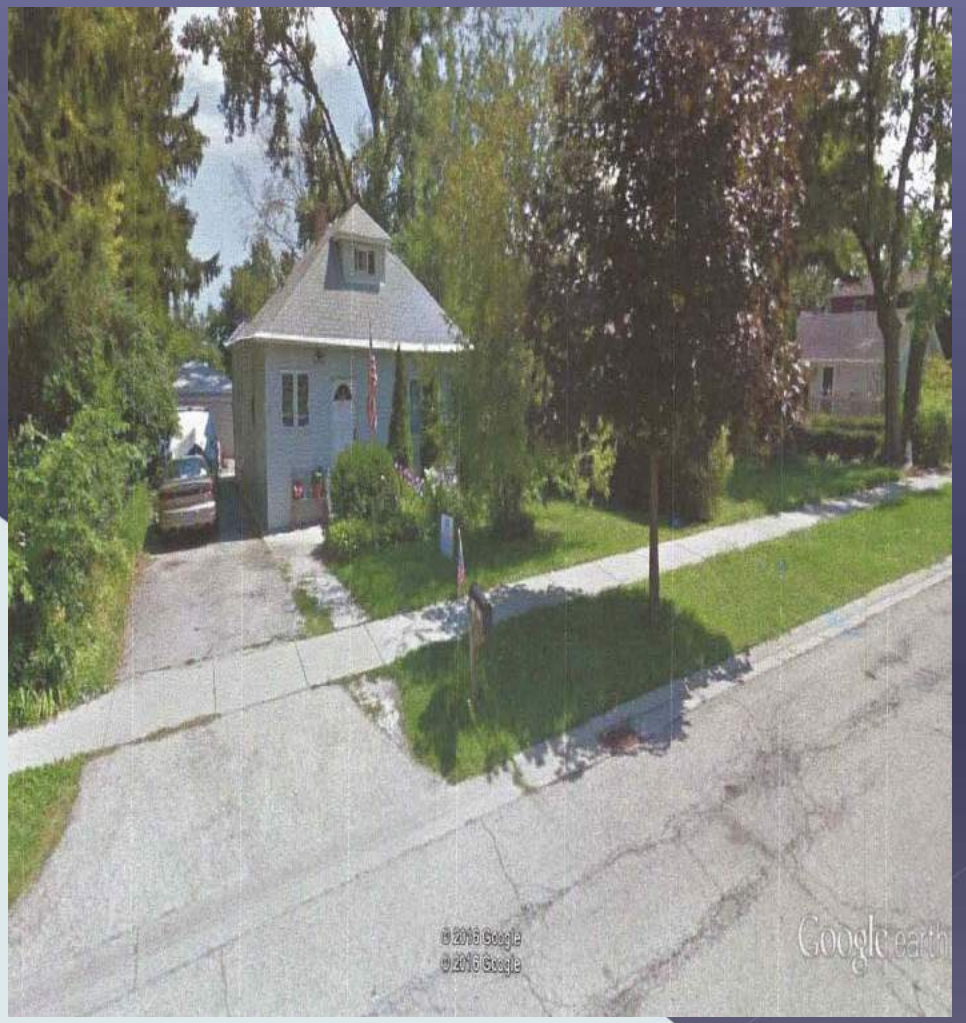


DUBIN
DOES THE TOWN

www.mydubin.com

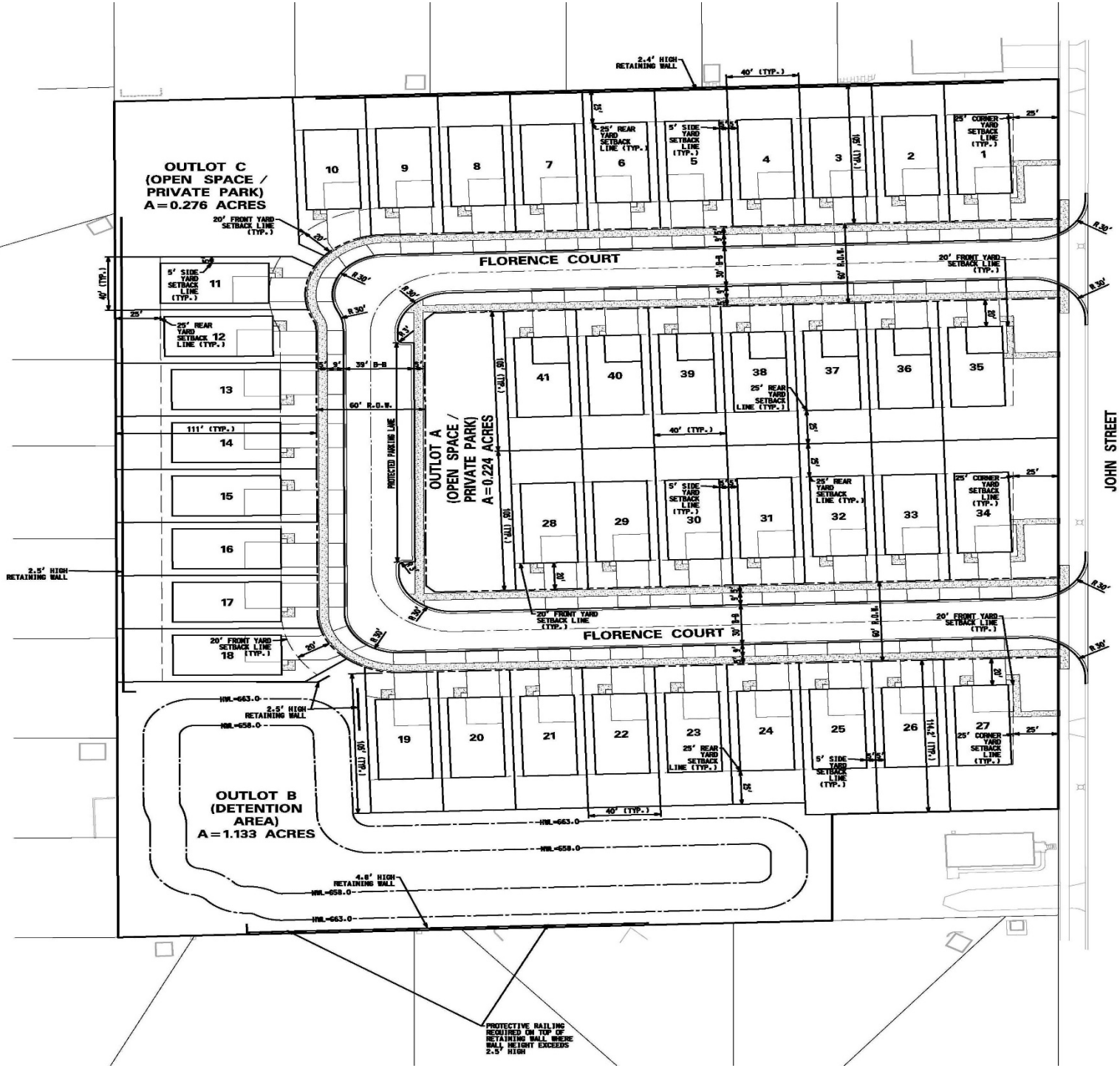
Existing Houses on the Block





DUBIN
DOES THE TOWN

www.mydubin.com

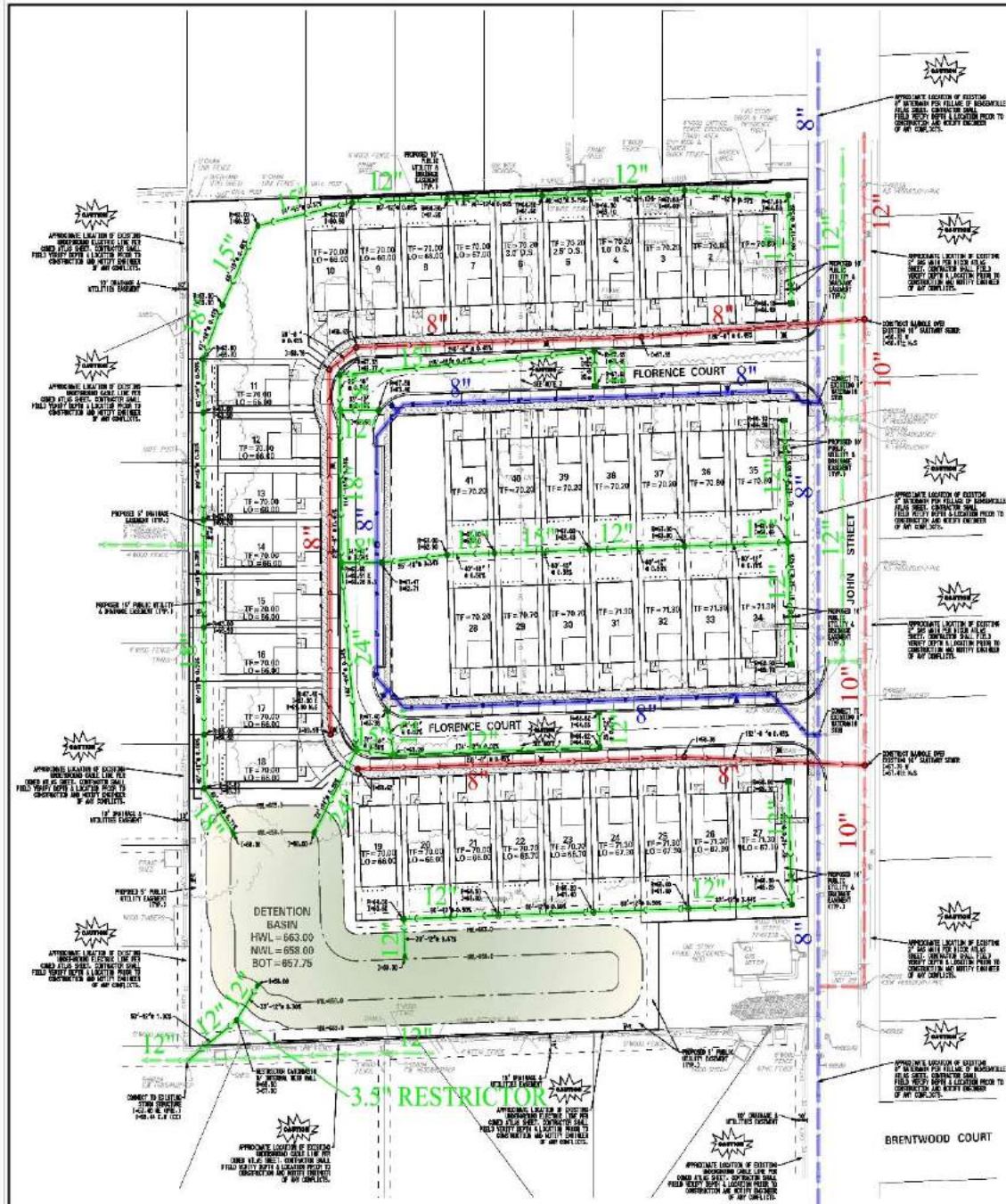


Preliminary Site Plan
03/10/17

DUBIN
DOES THE TOWN

www.mydubin.com

OVERALL UTILITY PLAN



LEGEND

- STORM SEWER
- WATERMAIN
- SANITARY SEWER
- SANITARY MANHOLE
- INLET
- MANHOLE
- CATCH BASIN
- VALVE VAULT
- FIRE HYDRANT
- LIGHTPOLE

NOTES:

1. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
2. ALL SANITARY SEWERS SHALL BE PVC SDR 35 UNLESS NOTED OTHERWISE.
3. ALL WATER MAINS SHALL BE D.I.P. CLASS 52 UNLESS NOTED OTHERWISE. MEGALUG AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.
4. SUMP PUMP SERVICE TO BE PROVIDED TO EACH LOT VIA BACK YARD STORM SEWER.
5. DESIGN OF WIRING AND CIRCUITRY OF LIGHTING WILL BE BY OTHERS.
6. ALL RESTRAINED WATER MAIN JOINTS SHALL BE U.S. PIPE "FIELD LOK" GASKET OR APPROVED EQUAL
7. DISABER TO COORDINATE REMOVAL OF EXISTING UTILITY POLES AND OVERHEAD WIRES WITH THE UTILITY COMPANY.
8. SEE PRELIMINARY PLAT OF SUBDIVISION FOR PROPOSED EASEMENT INFORMATION.
9. ALL WATER SERVICES SHALL BE EQUIPPED WITH A B-BOX AT THE PROPERTY LINE.
10. ALL SANITARY SERVICES SHALL BE EQUIPPED WITH A CLEAN OUT AT THE PROPERTY LINE.

SAMPLE PHOTO OF DETENTION BASIN PLANTINGS

STORMWATER MANAGEMENT FACILITY SUMMARY

DETENTION PROVIDED = 2.89 ACRE-FEET

DETENTION REQUIRED =2.85 ACRE-FEET

NO.	DATE	REMARKS
2	05/10/17	PER VILLAGE
1	02/24/17	PER CLIENT COMMENTS

PRELIMINARY UTILITY PLAN

770-830 JOHN STREET
BENSENVILLE, ILLINOIS

SPACECO INC.

T. JENACH
BOOD-UTILDSN

DATE:
04/27/17

JOB NO.
8090

SHEET
P-UT1
5 OF 5

Dry Basin Detention Example

DUBIN
DOES THE TOWN

www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Monday, April 17, 2017 7:57 AM
To: Scott Viger; Kurtis Pozsgay; Citron, Bernard I.
Cc: Bill Loftus; Scott Johnson
Subject: CDC- engineering.
Attachments: 9090P-OVUT.pdf; ATT00001.htm

Good Morning Scott and Kurtis,

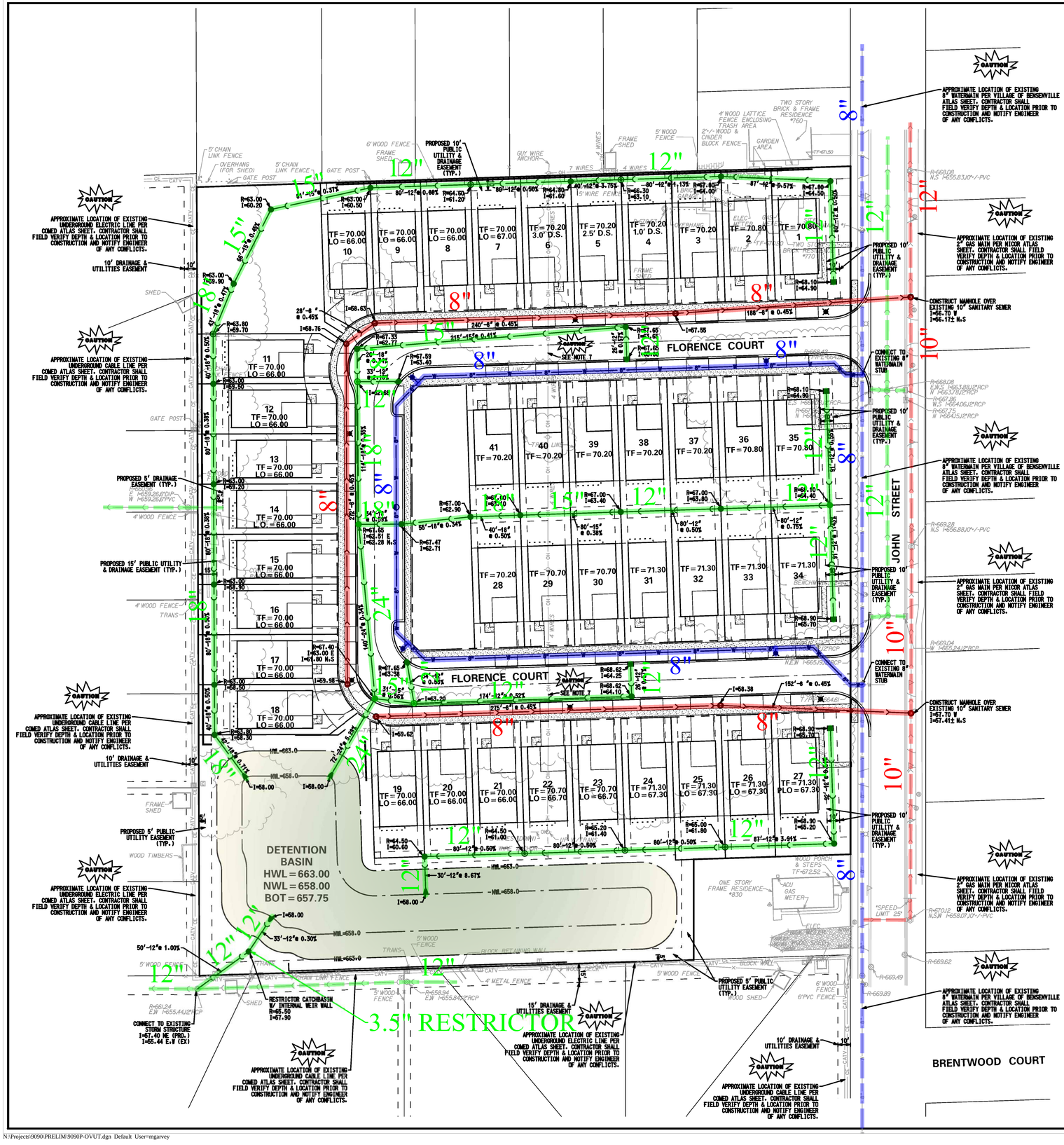
I received this from Bill Loftus on Friday evening. Bill be using this exhibit for his direct testimony tonight.

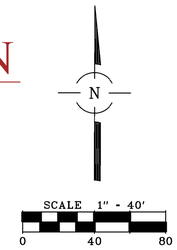
I have made a 2'x3' copy to bring tonight, as well as a dozen 11 x 17 copies.

Thanks

David Dubin

OVERALL UTILITY PLAN





LEGEND

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1	02/03/17	PER CLIENT COMMENTS

PRELIMINARY UTILITY PLAN

770-830 JOHN STREET
BENSENVILLE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 9090P-UT1.DGN

DATE: 01/27/17

JOB NO. 9090

SHEET P-UT1 5 OF 5

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, April 13, 2017 3:20 PM
To: Scott Viger; Kurtis Pozsgay
Subject: FW: Glen Ellyn April 2017 Plan Commission - additional info
Attachments: 9090_IHPA-PERMIT_LOG#012010617_2017-01-19.pdf; EcoCAT_1705188.pdf

Scott and Kurtis,

I just received these from Spaceco

1) Illinois Department of Natural Resources Review (#1705188) dated December 9, 2016
2) Illinois Historic Preservation Agency Review (Log #012010617) dated January 19, 2017

Please keep them for your files, or please distribute them accordingly, as I don't think you have them.

Thanks,

David Dubin

Illinois Historic Preservation Agency

1 Old State Capitol Plaza, Springfield, IL 62701-1512

FAX (217) 524-7525
www.illinoishistory.gov

DuPage County
Bensenville
Demolition and New Construction of Residential Subdivision
770-830 John St.
SPACECO-9090
IHPA Log #012010617

RECEIVED
JAN 25 2017
SPACECO, INC.

January 19, 2017

Scott A. Johnson
Spaceco, Inc.
9575 W. Higgins Road, Suite 700
Rosemont, IL 60018

Dear Mr. Johnson:

This letter is to inform you that we have reviewed the information provided concerning the referenced project.

Our review of the records indicates that no historic, architectural or archaeological sites exist within the project area.

Please retain this letter in your files as evidence of compliance with Section 4 of the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420/1 et. seq.). This clearance remains in effect for two years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Skeletal Remains Protection Act (20 ILCS 3440).

If you have any further questions, please contact David Halpin, Cultural Resources Manager, at 217/785-4998.

Sincerely,

Rachel Leibowitz, Ph.D.
Deputy State Historic
Preservation Officer

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

Applicant: SPACECO Inc
Contact: Scott Johnson
Address: 9575 W Higgins Road
Suite 700
Rosemont, IL 60018

IDNR Project Number: 1705188
Date: 12/09/2016
Alternate Number: 9090

Project: 770-830 John Street
Address: 770 - 830 John Street, Bensenville

Description: Residential Subdivison

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: DuPage

Township, Range, Section:
40N, 11E, 24

IL Department of Natural Resources Contact
Keith Shank
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
IL Environmental Protection Agency
Allan Keller
1021 North Grand Avenue East
Springfield, Illinois 62702

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, April 11, 2017 2:07 PM
To: Scott Viger; Kurtis Pozsgay
Subject: FW: Bensenville John St, CDC Submittals April 2017 drop box

Scott and Kurtis,

Below is the link to the drop box. I will also bring a 2 x 3 poster of the colored land scaping plans, and the four colored facades.

Please let me know if you need anything else.

Thanks

David

Here is link for Dropbox

https://www.dropbox.com/sh/n8swd8jr0lvw8jy/AAD3_JoeLmlaL3BC0dUig4u6a?dl=0

Bensenville John St, CDC Submittals April 2017

www.dropbox.com

Shared with Dropbox

From: David Dubin <david@dubinconsultinginc.com>
Sent: Monday, April 10, 2017 8:17 AM
To: Scott Viger; Kurtis Pozsgay; Evan Summers
Subject: Bensenville John St CDC

Good Morning Scott, Kurtis and Evan,

Today, we are delivering 7 more sets/binders of our presentation for the plan commission.

I am also enclosing 3 sets each of :

1. Up to date landscaping plan with the plan list that was “blank”
2. Revised binder cover page for the front of the binder (with the homes not “schruntch”).

Please replace the above in the binders I provided to you, and pleaser also provide to Mayor DiSimone.

Also, please let Mayor (or if rather be called President) DiSimone that althought we will not be changing any any of the plans for the CDC meeting, I did hear his concerns, and I will work with him and your department to reduce the density prior to the Village Board meeting.

I will be out of the office, not available for most of the day, but please email me, if you need something and I will try to get back to you asap.

Thanks

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Friday, April 7, 2017 11:04 AM
To: Scott Viger; Kurtis Pozsgay; Evan Summers
Subject: FW: small lot articles
Attachments: small lot articles

Hi Scott, Kurtis and Evan,

As you may recall, I sent the attached link to you some time ago. It is filled with articles regarding smaller lot homes that is the new trend.

I am sending again in case you want to pass on to others.

See you all soon,

Thanks

David

From: David Dubin <david@dubinconsultinginc.com>
Sent: Wednesday, October 5, 2016 12:45 PM
Subject: small lot articles

http://www.wsj.com/articles/suburbs-trying-to-attract-millennials-diverge-on-development-patterns-1472251218

http://www.cuddyfeder.com/wp-content/uploads/2016/03/Land-Use-and-Planning-Preventing-Flight-of-Millennials-_-New-York-Law-Journal.pdf

http://thegbrief.com/articles/millennials-are-seeking-smaller-cozier-housing-618

http://www.curbed.com/2016/6/21/11956516/millennial-first-time-home-trends-suburbs

http://www.jsonline.com/story/life/home-garden/2016/08/11/smaller-homes-appeal-both-empty-nesters-and-millennials/87972270/

://www.bostonglobe.com/lifestyle/style/2016/03/10/millennials-are-living-small/2caHMmkIs7fO768EInP99O/story.html

http://ktgy.com/manny-gonzalez-boomers-move-in-on-millennial-housing-stock/

http://www.wsj.com/articles/suburbs-trying-to-attract-millennials-diverge-on-development-patterns-1472251218

http://www.sandiegouniontribune.com/business/growth-development/sdut-small-lot-ordinance-single-family-zoning-2015may09-story.html

http://www.dca.state.ga.us/intra_nonpub/Toolkit/Guides/epa_largelot.pdf

http://urbanland.uli.org/development-business/industry-outlook-getting-density-right/

http://www.sightline.org/2016/04/20/how-exclusionary-zoning-robs-our-cities-of-their-best-qualities/

http://uli.org/wp-content/uploads/ULI-Documents/Economics-of-Inclusionary-Zoning.pdf

http://www.builderonline.com/land/planning/the-density-riddle_o

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, April 6, 2017 4:40 PM
To: Scott Viger; Evan Summers; Kurtis Pozsgay
Subject: FW: Bensenville John street.
Attachments: 16014_Dubin Consulting_Bensenville_20170310.pdf

Folks,

Hot off the presses. The Color Site Plans, etc.

From: Jason Addington [mailto:jaddington@thelakotagroup.com]
Sent: Thursday, April 6, 2017 4:30 PM
To: David Dubin <david@dubinconsultinginc.com>
Cc: Kevin Clark <kclark@thelakotagroup.com>; sjohnson@spacecoinc.com
Subject: Bensenville Rendering

Hi David,

Here is the latest rendering for the Bensenville site from the last submittal of 3-10-2017. Please let me know if you need anything else.

Regards,
Jason

Jason Addington
Associate
116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445 x 204

770-830 JOHN STREET SUBDIVISION

LANDSCAPE PLAN

BENSENVILLE, ILLINOIS

MARCH 10, 2017

SCALE: 1"=40'
0 20' 40' 80'
NORTH

THE LAKOTA GROUP.

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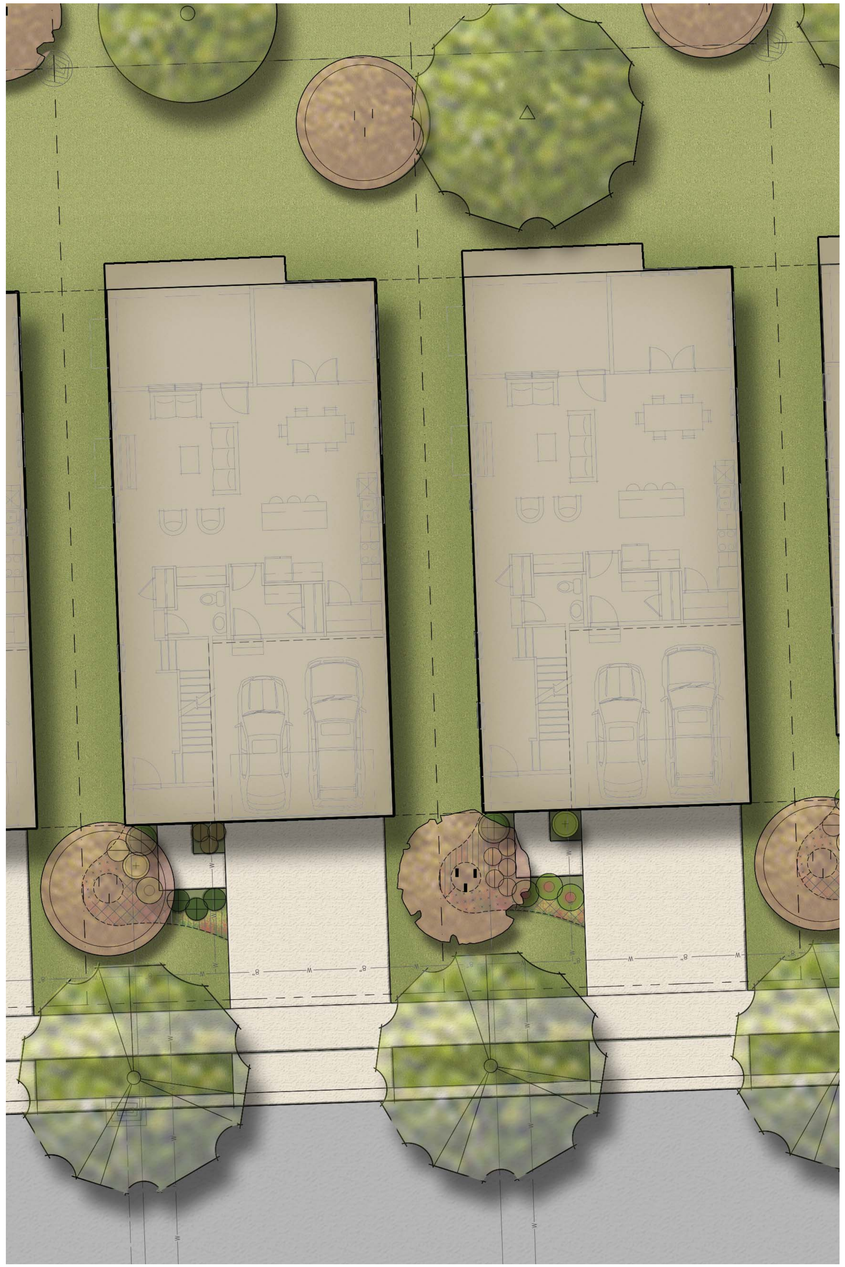
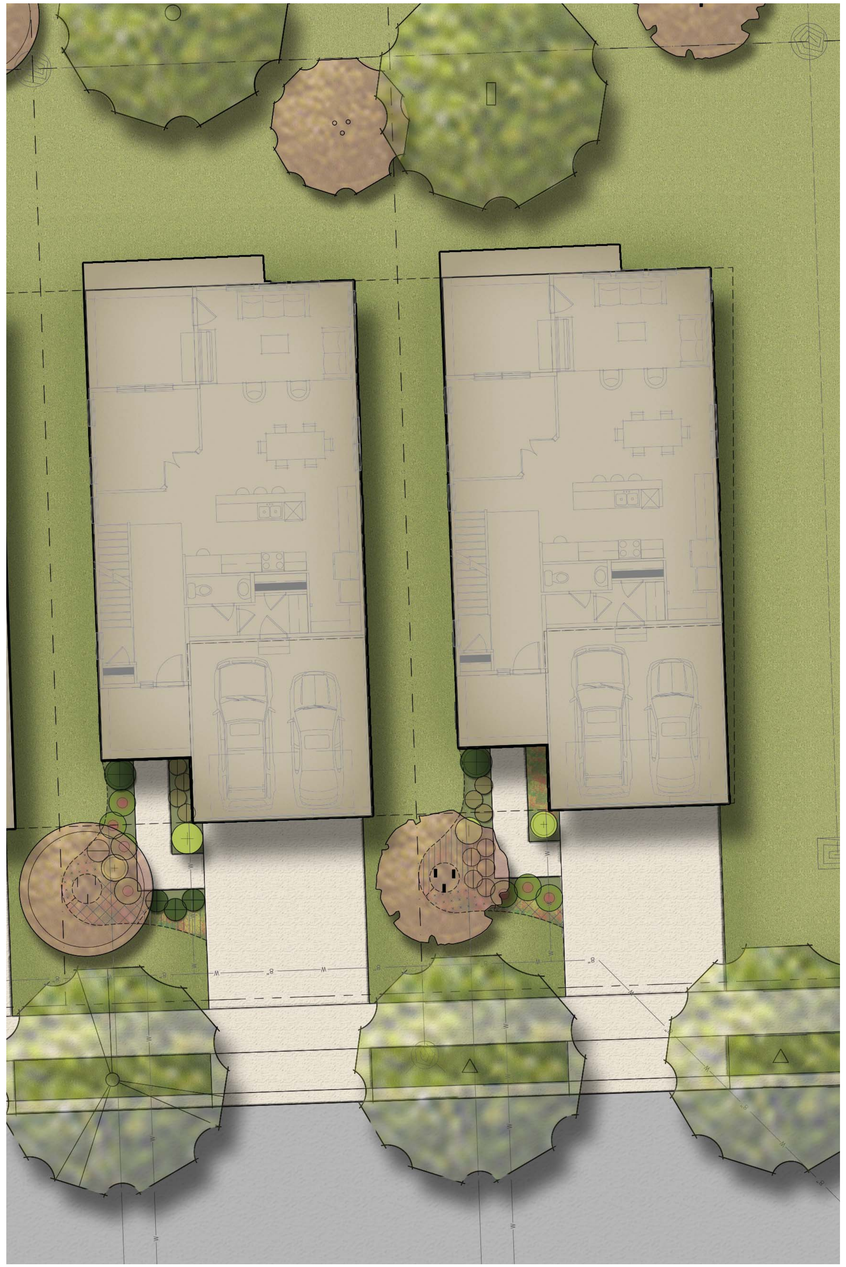


1 LANDSCAPE PLAN - SINGLE FAMILY A



2 LANDSCAPE PLAN - SINGLE FAMILY B

LEGEND

- APPROXIMATE LIMIT OF WORK
- SHADE TREE, TYPICAL
- ORNAMENTAL TREE, TYPICAL
- EVERGREEN TREE, TYPICAL
- LAWN SEED
- STORMWATER SEED MIX
- PRAIRIE SEED MIX

NOTES

1. INDIVIDUAL LOTS TO BE LANDSCAPED BY OWNER.

770-830 JOHN STREET SUBDIVISION

LANDSCAPE PLAN - SINGLE FAMILY

BENSENVILLE, ILLINOIS

MARCH 10, 2017

SCALE: 1/8"= 1'-0"
0 4' 8' 16'
NORTH

THE LAKOTA GROUP.

© 2017 THE LAKOTA GROUP

PLANT LIST

THE LANDSCAPE PLAN WILL CONSIST OF, BUT IS NOT LIMITED TO, THE PLANT LIST AS SHOWN. PLANT SIZES SPECIFIED IN FINAL LANDSCAPE PLAN WILL DEPEND ON AVAILABILITY AT TIME OF PLANTING.

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE
DECIDUOUS TREES			
AF	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	3" caliper
CO	Celtis occidentalis	Common Hackberry	3" caliper
GT	Gleditsia triacanthos inermis 'Skyline'	Skyline Thornless Honeylocust	3" caliper
QM	Quercus macrocarpa	Bur Oak	3" caliper
TC	Tilia cordata 'Greenspire'	Littleleaf Linden	3" caliper
UAA	Ulmus 'Accolade'	Accolade Elm	3" caliper
UH	Ulmus 'Homestead'	Homestead Elm	3" caliper
ORNAMENTAL TREES			
AC	Amelanchier canadensis 'Autumn Brilliance'	Shadblow Serviceberry 'Autumn Brilliance'	6'-10' ht.
BN	Betula nigra 'Heritage'	Heritage River Birch	6'-10' ht.
CC	Cercis canadensis	Eastern Redbud	6'-10' ht.
CCI	Crataegus crusgalli 'Inermis'	Thornless Cockspur Hawthorn	6'-10' ht.
MSO	Magnolia soulangiana 'Saucer'	Saucer Magnolia	6'-10' ht.
MM	Malus x 'Marilee'	Marilee Crabapple	6'-10' ht.
MP	Malus x 'Prairiefire'	Prairiefire Crabapple	6'-10' ht.
EVERGREEN TREES			
PGD	Picea glauca 'Densata'	Black Hills Spruce	6'-12' ht.
PPG	Picea pungens 'Glauca'	Colorado Blue Spruce	6'-12' ht.
PM	Pseudotsuga menziesii	Douglas Fir	6'-12' ht.
DECIDUOUS SHRUBS			
AM	Aronia melanocarpa	Glossy Black Chokeberry	18-30" ht.
HA	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	24-36" ht.
HP	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea	24-36" ht.
RA	Rhus aromatica 'Gro-Low'	Fragrant Sumac	5 gal.
RC	Rosa 'Flower Carpet Pink'	Flower Carpet Pink Shrub Rose	5 gal.
RK	Rosa 'Knockout'	Knockout Rose	5 gal.
SM	Syringa meyeri	Dwarf Korean Lilac	5 gal.
VD	Viburnum dentatum	Arrowwood Viburnum	24-36" ht.
VP	Viburnum prunifolium	Blackhaw Viburnum	3' ht.
VTW	Viburnum trilobum 'Wentworth'	Wentworth American Cranberrybush	18-30" ht.
EVERGREEN SHRUBS			
BM	Buxus microphyla 'Wintergreen'	Wintergreen Boxwood	18"-36" ht.
TM	Taxus media 'Densiformis'	Dense Yew	18"-30" spr.
TMH	Taxus media "Hicksii"	Hicks Yew	18"-30" spr.
TOE	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	6' -8' ht.
JCK	Juniperus chinensis 'Kallays Compacta'	Kallays Compact Juniper	5 gal.
PERENNIALS/GRASSES			
cas	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal.
ep	Echinacea purpurea 'Magnus'	Purple Coneflower	1 gal.
hh	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.
hp	Heuchera micrantha 'Purple Palace'	Purple Palace Coral Bells	1 gal.
hgc	Hosta 'Guacamole'	Guacamole Hosta	1 gal.
hss	Hosta Sum and Substance	Sum and Substance Hosta	1 gal.
nm	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gal.
pah	Pennisetum apelocuroides 'Hameln'	Dwarf Fountain Grass	3 gal.
pat	Perovskia atriplicifolia	Russian Sage	1 gal.
rf	Rudbeckia fulgida 'Goldstrum'	Black Eyed Susan	1 gal.
sa	Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.
sh	Sporobolus heterolepsis	Prairie Dropseed	1 gal.
GROUNDCOVERS			
lsp	Liriope spicata	Lilyturf	3" pot/quart
pt	Pachysandra terminalis	Pachysandra	3" pot/quart

STORMWATER SEED MIX

BOTANIC NAME	COMMON NAME	OUNCES / ACRE
PERMANENT GRASSES / SEDGES / RUSHES		
Bolboschoenus fluviatilis	River Bulrush	0.25
Carex cristatella	Crested Oval Sedge	2.00
Carex lurida	Bottlebrush Sedge	3.00
Carex vulpinoidea	Brown Fox Sedge	6.00
Elymus virginicus	Virginia Wild Rye	13.50
Glyceria striata	Fowl Manna Grass	1.25
Juncus effusus	Common Rush	2.00
Leersia oryzoides	Rice Cut Grass	1.00
Panicum virgatum	Switch Grass	2.00
Schoenoplectus tabernaemontani	Softstem Bulrush	3.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	1.00
	Total	37.00
TEMPORARY COVER		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	460.00
FORBS & SHRUBS		
Alisma spp.	Water Plantain (Various Mix)	4.25
Asclepias incarnata	Swamp Milkweed	1.50
Bidens spp.	Bidens (Various Mix)	2.00
Helenium autumnale	Sneezeweed	2.00
Iris virginica	Blue Flag	4.00
Lycopus americanus	Common Water Horehound	0.25
Mimulus ringens	Monkey Flower	1.00
Oligoneuron riddellii	Riddell's Goldenrod	0.50
Penthorum sedoides	Ditch Stonecrop	0.50
Polygonum spp.	Pinkweed (Various Mix)	4.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Rudbeckia triloba	Brown-Eyed Susan	1.50
Sagittaria latifolia	Common Arrowhead	1.00
Senna hebecarpa	Wild Senna	1.00
Symphyotrichum novae-angliae	New England Aster	1.50
Thalictrum dasycarpum	Purple Meadow Rue	2.00
	Total	28.00

PRAIRIE SEED MIX

BOTANIC NAME	COMMON NAME	OUNCES / ACRE
PERMANENT GRASSES		
Andropogon gerardii	Big Bluestem	12.00
Bouteloua curtipendula	Side Oats Grama	16.00
Carex spp.	Prairie Sedge Mix	3.00
Elymus canadensis	Canada Wild Rye	24.00
Panicum virgatum	Switch Grass	2.50
Schizachyrium scoparium	Little Bluestem	28.00
Sorghastrum nutans	Indian Grass	12.00
	Total	97.50
TEMPORARY COVER		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	460.00
FORBS		
Asclepias syriaca	Common Milkweed	1.00
Asclepias tuberosa	Butterfly Weed	1.00
Chamaecrista fasciculata	Partridge Pea	9.00
Coreopsis lanceolata	Sand Coreopsis	5.00
Echinacea purpurea	Broad-leaved Purple Coneflower	7.50
Heliopsis helianthoides	False Sunflower	0.25
Lupinus perennis	Wild Lupine	1.00
Monarda fistulosa	Wild Bergamot	0.50
Penstemon digitalis	Foxglove Beard Tongue	1.00
Pycnanthemum virginianum	Common Mountain Mint	0.50
Ratibida pinnata	Yellow Coneflower	3.50
Rudbeckia hirta	Black-Eyed Susan	8.00
Solidago speciosa	Showy Goldenrod	1.00
Symphyotrichum laeve	Smooth Blue Aster	0.50
Symphyotrichum novae-angliae	New England Aster	0.75
	Total	40.50

770-830 JOHN STREET SUBDIVISION

PLANT PALETTE

BENSENVILLE, ILLINOIS

MARCH 10, 2017

THE LAKOTA GROUP.

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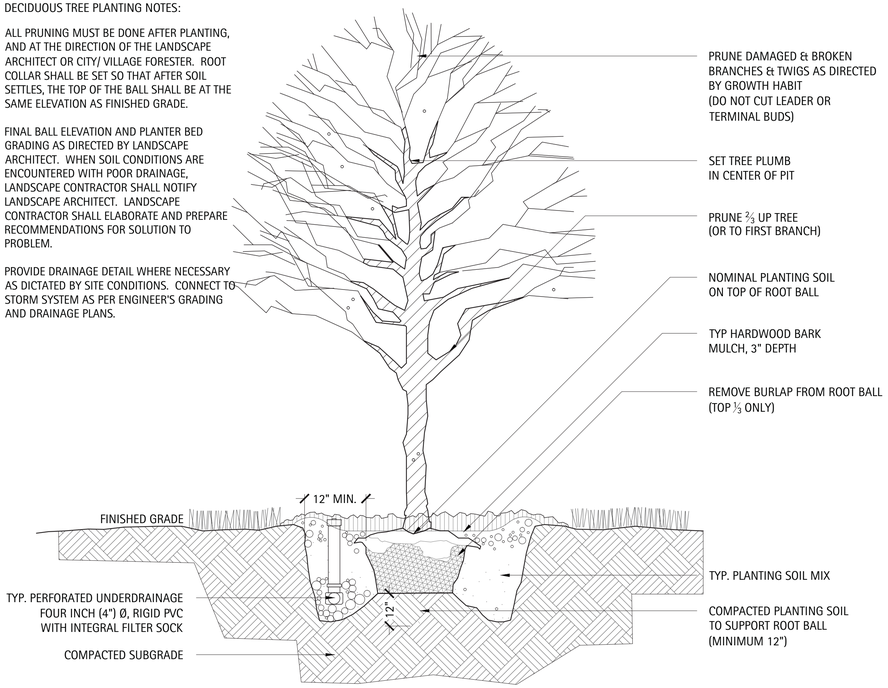
DECIDUOUS TREE PLANTING NOTES:

ALL PRUNING MUST BE DONE AFTER PLANTING, AND AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR CITY/ VILLAGE FORESTER. ROOT COLLAR SHALL BE SET SO THAT AFTER SOIL SETTLES, THE TOP OF THE BALL SHALL BE AT THE SAME ELEVATION AS FINISHED GRADE.

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.

PROVIDE DRAINAGE DETAIL WHERE NECESSARY AS DICTATED BY SITE CONDITIONS. CONNECT TO STORM SYSTEM AS PER ENGINEER'S GRADING AND DRAINAGE PLANS.



1 Section - Shade Tree Planting
Scale: 1/2" = 1'-0"

EVERGREEN TREE PLANTING NOTES:

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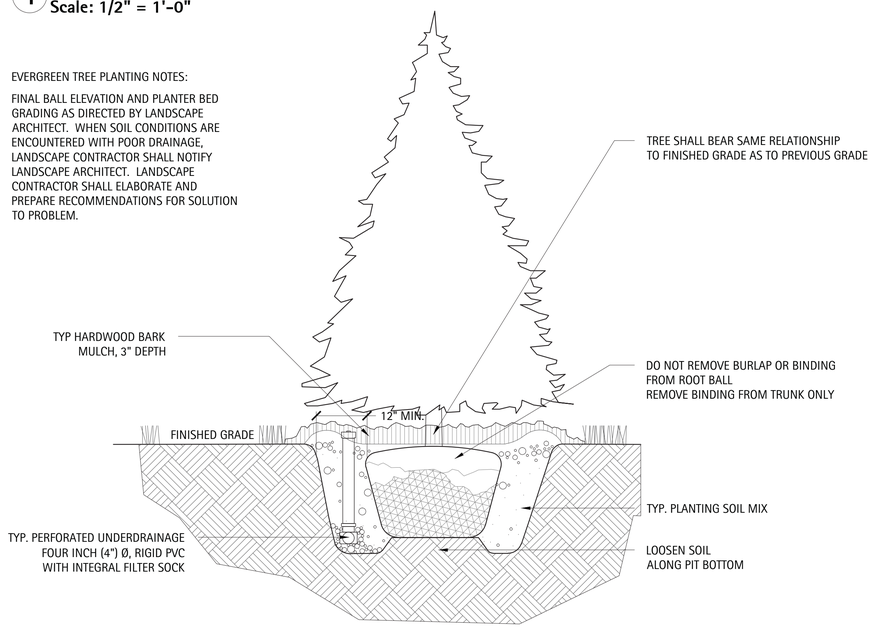

2 Section - Evergreen Tree Planting
Scale: 1/2" = 1'-0"

ORNAMENTAL TREE PLANTING NOTES:

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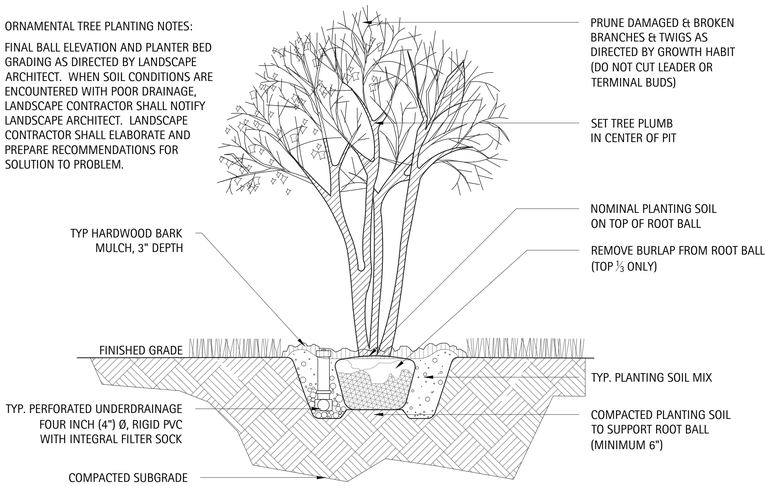

3 Section - Ornamental Tree Planting
Scale: 1/2" = 1'-0"

SHRUB PLANTING NOTES:

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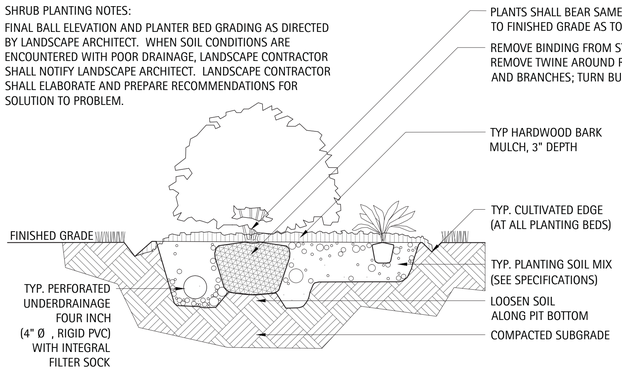
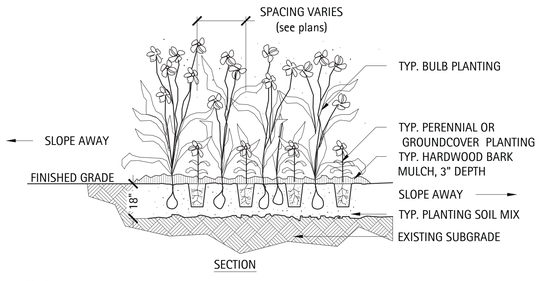
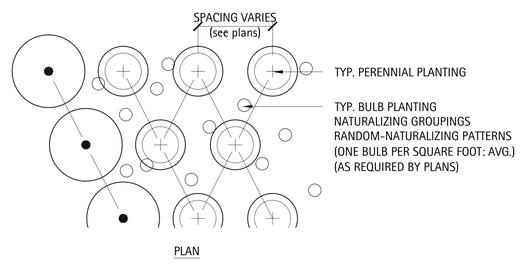


4 Section - Shrub Planting
Scale: 1" = 1'-0"





NOTES:

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.

PERENNIAL PLANTING LAYOUTS TO BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

5 Plan, Section - Perennial, Groundcover, and Bulb Planting
Scale: 1/2" = 1'-0"

770-830 JOHN STREET SUBDIVISION

LANDSCAPE PLAN

BENSENVILLE, ILLINOIS

MARCH 10, 2017

THE LAKOTA GROUP.

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From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, April 6, 2017 10:59 AM
To: Kurtis Pozsgay; Scott Viger
Subject: comments to DRAFT CDC letter

Good Morning Kurtis and Scott,

Please see below my comments to your draft CDC letter for the CDC meeting on 4/17/17. We are not going to make any changes on the plans before the CDC meeting, btw.

Please call to disucss.

[redacted]

[redacted]

[redacted]

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: Scott Viger
Sent: Tuesday, April 4, 2017 5:56 PM
To: David Dubin; Kurtis Pozsgay
Subject: RE: lots facing the Outlot A Park.

Dress up the west facades of the two homes. Perhaps not relocating the front door, (although personally I think that could be cool).
Back in the day we called them "Marquee" homes. Everyone will see the sides of these homes and they should be special.

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Tuesday, April 04, 2017 4:03 PM
To: Scott Viger <SViger@bensenville.il.us>; Kurtis Pozsgay <KPozsgay@bensenville.il.us>
Subject: lots facing the Outlot A Park.

Scott and Kurtis,

[redacted]

Just some thoughts.

DD

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, April 4, 2017 4:03 PM
To: Scott Viger; Kurtis Pozsgay
Subject: lots facing the Outlot A Park.

Scott and Kurtis,

[redacted]

DD

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Friday, March 31, 2017 1:31 PM
To: Scott Viger; Kurtis Pozsgay
Subject: FW: Bensenville john street
Attachments: 01_Bensenville_20170123.pdf

Hi Scott and Kurtis,

I found this rendering from near the end of January (site plan). I don't think this was sent to you with the submittal.

I know this does not reflect the current road width, as it was changed via our submittals and engineering revisions.

But, the site plan in color adds some depth that you can pass on to folks.

I will have colored site plan with all the changes at the CDC meeting, btw.

Thanks

DD

LEGEND

- SHADE TREE, TYPICAL
- ORNAMENTAL TREE, TYPICAL
- EVERGREEN TREE, TYPICAL
- LAWN
- ECONOMY PRAIRIE SEED MIX
- STORMWATER SEED MIX

1. Lots 12-18 have the capacity for Single Family Residence - Plan 1, which is 65' long. The standard residence is 60' in length.

2. Lots 1-11, 19-41 can accommodate Single Family Residence - Plan 1, which is 65' long, but backyard setback will be reduced 25' to 20'.

3. Individual lots to be landscaped by owner.

LAWN
OPEN SPACE
OPEN SPACE
SHADE TREE, TYP.
LAWN
ORNAMENTAL TREE, TYP.
JOHN STREET
RETAINING WALL, TYP.
EVERGREEN TREE, TYP.
ECONOMY SEED MIX
STORMWATER SEED MIX
STORMWATER DETENTION AREA

770-830 JOHN STREET SUBDIVISION

LANDSCAPE PLAN

BENSENVILLE, ILLINOIS

January 23, 2017

0 20' 40' 80'
SCALE: 1"=40'

NORTH

THE LAKOTA GROUP.

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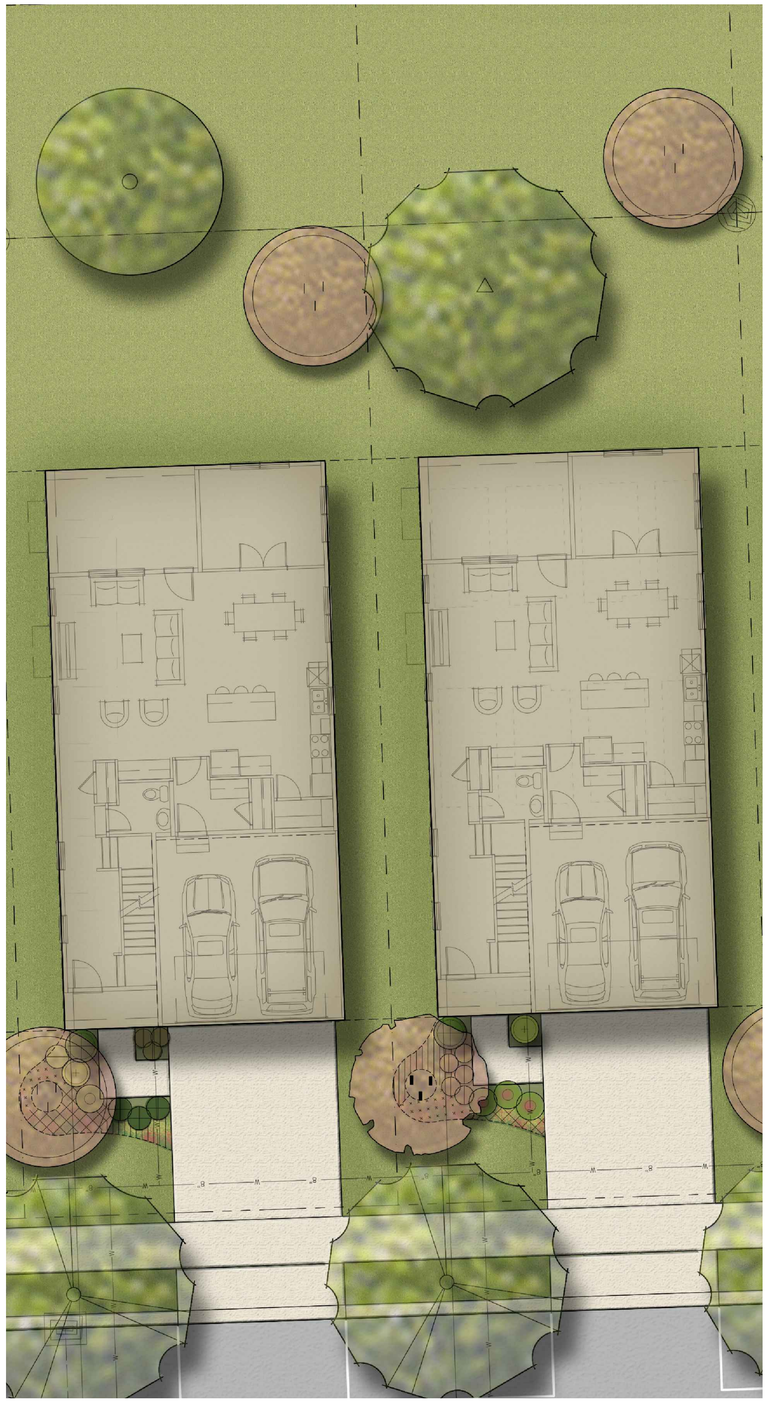
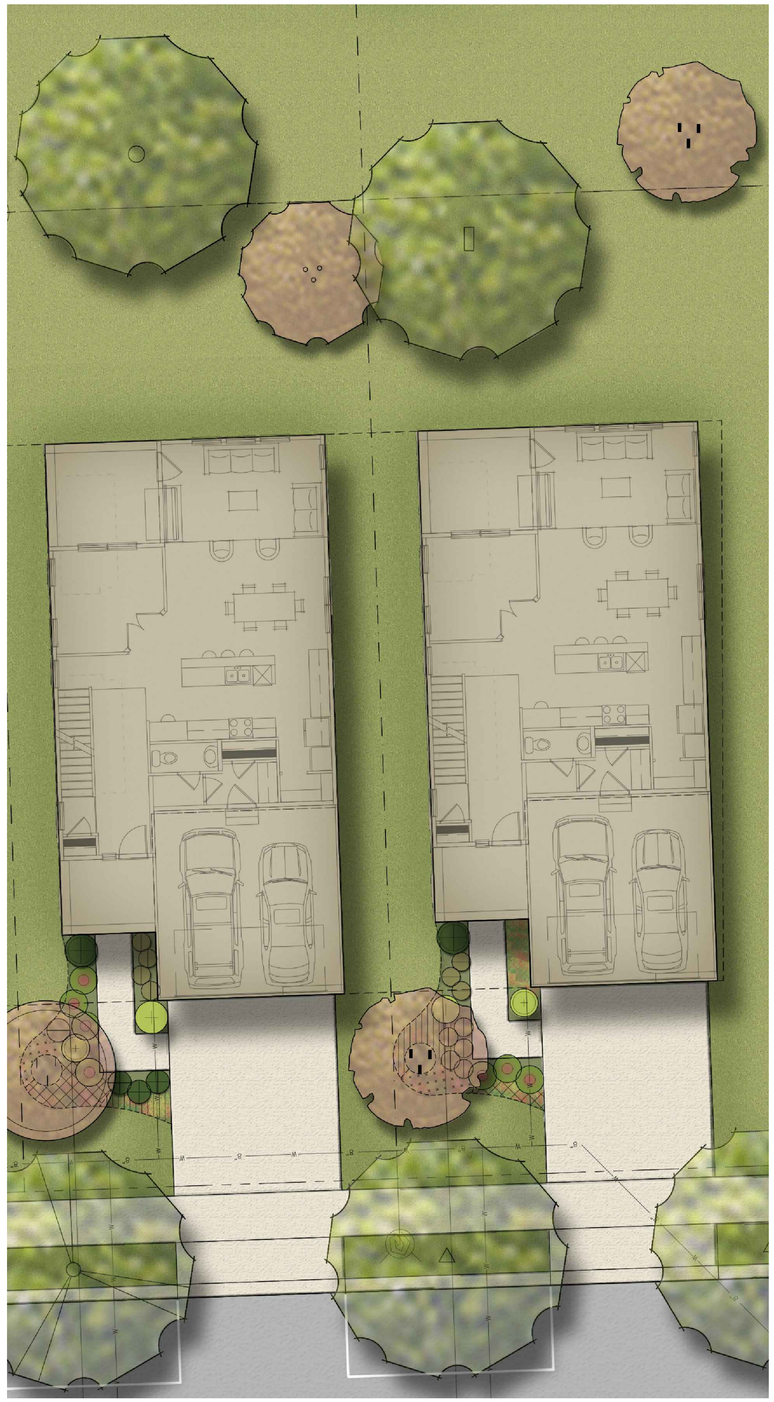


1 LANDSCAPE PLAN - SINGLE FAMILY A



2 LANDSCAPE PLAN - SINGLE FAMILY B

LEGEND

SHADE TREE, TYPICAL

ORNAMENTAL TREE, TYPICAL

LAWN

1. Lots 12-18 have the capacity for Single Family Residence - Plan 1, which is 65' long. The standard residence is 60' in length.

2. Lots 1-11, 19-41 can accommodate Single Family Residence - Plan 1, which is 65' long, but backyard setback will be reduced 25' to 20'.

3. Individual lots to be landscaped by owner.

770-830 JOHN STREET SUBDIVISION

LANDSCAPE PLAN - SINGLE FAMILY

BENSENVILLE, ILLINOIS

January 23, 2017

0 4' 8' 16'
SCALE: 1/8"=1'-0"

NORTH

THE LAKOTA GROUP.

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PLANT LIST

THE LANDSCAPE PLAN WILL CONSIST OF, BUT IS NOT LIMITED TO, THE PLANT LIST AS SHOWN. PLANT SIZES SPECIFIED IN FINAL LANDSCAPE PLAN WILL DEPEND ON AVAILABILITY AT TIME OF PLANTING.

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE
DECIDUOUS TREES			
AF	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	3" caliper
CO	Celtis occidentalis	Common Hackberry	3" caliper
GT	Gleditsia triacanthos inermis 'Skyline'	Skyline Thornless Honeylocust	3" caliper
QM	Quercus macrocarpa	Bur Oak	3" caliper
TC	Tilia cordata 'Greenspire'	Littleleaf Linden	3" caliper
UAA	Ulmus 'Accolade'	Accolade Elm	3" caliper
UH	Ulmus 'Homestead'	Homestead Elm	3" caliper
ORNAMENTAL TREES			
AC	Amelanchier canadensis 'Autumn Brilliance'	Shadblow Serviceberry 'Autumn Brilliance'	6'-10' ht.
BN	Betula nigra 'Heritage'	Heritage River Birch	6'-10' ht.
CC	Cercis canadensis	Eastern Redbud	6'-10' ht.
CCI	Crataegus crusgalli 'Inermis'	Thornless Cockspur Hawthorn	6'-10' ht.
MSO	Magnolia soulangiana 'Saucer'	Saucer Magnolia	6'-10' ht.
MM	Malus x 'Marilee'	Marilee Crabapple	6'-10' ht.
MP	Malus x 'Prairiefire'	Prairiefire Crabapple	6'-10' ht.
EVERGREEN TREES			
PGD	Picea glauca 'Densata'	Black Hills Spruce	6'-12' ht.
PPG	Picea pungens 'Glauca'	Colorado Blue Spruce	6'-12' ht.
PM	Pseudotsuga menziesii	Douglas Fir	6'-12' ht.
DECIDUOUS SHRUBS			
AM	Aronia melanocarpa	Glossy Black Chokeberry	18-30" ht.
HA	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	24-36" ht.
HP	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea	24-36" ht.
RA	Rhus aromatica 'Gro-Low'	Fragrant Sumac	5 gal.
RC	Rosa 'Flower Carpet Pink'	Flower Carpet Pink Shrub Rose	5 gal.
RK	Rosa 'Knockout'	Knockout Rose	5 gal.
SM	Syringa meyeri	Dwarf Korean Lilac	5 gal.
VD	Viburnum dentatum	Arrowwood Viburnum	24-36" ht.
VP	Viburnum prunifolium	Blackhaw Viburnum	3' ht.
VTW	Viburnum trilobum 'Wentworth'	Wentworth American Cranberrybush	18-30" ht.
EVERGREEN SHRUBS			
BM	Buxus microphyla 'Wintergreen'	Wintergreen Boxwood	18"-36" ht.
TM	Taxus media 'Densiformis'	Dense Yew	18"-30" spr.
TMH	Taxus media "Hicksii"	Hicks Yew	18"-30" spr.
TOE	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	6' -8' ht.
JCK	Juniperus chinensis 'Kallays Compacta'	Kallays Compact Juniper	5 gal.
PERENNIALS/GRASSES			
cas	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal.
ep	Echinacea purpurea 'Magnus'	Purple Coneflower	1 gal.
hh	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.
hp	Heuchera micrantha 'Purple Palace'	Purple Palace Coral Bells	1 gal.
hgc	Hosta 'Guacamole'	Guacamole Hosta	1 gal.
hss	Hosta Sum and Substance	Sum and Substance Hosta	1 gal.
nm	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gal.
pah	Pennisetum apelocuroides 'Hameln'	Dwarf Fountain Grass	3 gal.
pat	Perovskia atriplicifolia	Russian Sage	1 gal.
rf	Rudbeckia fulgida 'Goldstrum'	Black Eyed Susan	1 gal.
sa	Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.
sh	Sporobolus heterolepsis	Prairie Dropseed	1 gal.
GROUNDCOVERS			
lsp	Liriope spicata	Lilyturf	3" pot/quart
pt	Pachysandra terminalis	Pachysandra	3" pot/quart

STORMWATER SEED MIX

BOTANIC NAME	COMMON NAME	OUNCES / ACRE
PERMANENT GRASSES / SEDGES / RUSHES		
Bolboschoenus fluviatilis	River Bulrush	0.25
Carex cristatella	Crested Oval Sedge	2.00
Carex lurida	Bottlebrush Sedge	3.00
Carex vulpinoidea	Brown Fox Sedge	6.00
Elymus virginicus	Virginia Wild Rye	13.50
Glyceria striata	Fowl Manna Grass	1.25
Juncus effusus	Common Rush	2.00
Leersia oryzoides	Rice Cut Grass	1.00
Panicum virgatum	Switch Grass	2.00
Schoenoplectus tabernaemontani	Softstem Bulrush	3.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	1.00
	Total	37.00
TEMPORARY COVER		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	460.00
FORBS & SHRUBS		
Alisma spp.	Water Plantain (Various Mix)	4.25
Asclepias incarnata	Swamp Milkweed	1.50
Bidens spp.	Bidens (Various Mix)	2.00
Helenium autumnale	Sneezeweed	2.00
Iris virginica	Blue Flag	4.00
Lycopus americanus	Common Water Horehound	0.25
Mimulus ringens	Monkey Flower	1.00
Oligoneuron riddellii	Riddell's Goldenrod	0.50
Penthorum sedoides	Ditch Stonecrop	0.50
Polygonum spp.	Pinkweed (Various Mix)	4.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Rudbeckia triloba	Brown-Eyed Susan	1.50
Sagittaria latifolia	Common Arrowhead	1.00
Senna hebecarpa	Wild Senna	1.00
Symphyotrichum novae-angliae	New England Aster	1.50
Thalictrum dasycarpum	Purple Meadow Rue	2.00
	Total	28.00

ECONOMY PRAIRIE SEED MIX

BOTANIC NAME	COMMON NAME	OUNCES / ACRE
PERMANENT GRASSES		
Andropogon gerardii	Big Bluestem	12.00
Bouteloua curtipendula	Side Oats Grama	16.00
Carex spp.	Prairie Sedge Mix	3.00
Elymus canadensis	Canada Wild Rye	24.00
Panicum virgatum	Switch Grass	2.50
Schizachyrium scoparium	Little Bluestem	28.00
Sorghastrum nutans	Indian Grass	12.00
	Total	97.50
TEMPORARY COVER		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	460.00
FORBS		
Asclepias syriaca	Common Milkweed	1.00
Asclepias tuberosa	Butterfly Weed	1.00
Chamaecrista fasciculata	Partridge Pea	9.00
Coreopsis lanceolata	Sand Coreopsis	5.00
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Lupinus perennis	Wild Lupine	1.00
Monarda fistulosa	Wild Bergamot	0.50
Penstemon digitalis	Foxglove Beard Tongue	1.00
Pycnanthemum virginianum	Common Mountain Mint	0.50
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Rudbeckia hirta	Black-Eyed Susan	8.00
Solidago speciosa	Showy Goldenrod	1.00
Symphyotrichum laeve	Smooth Blue Aster	0.50
Symphyotrichum novae-angliae	New England Aster	0.75
	Total	40.50

770-830 JOHN STREET SUBDIVISION

PLANT PALETTE

BENSENVILLE, ILLINOIS

January 23, 2017

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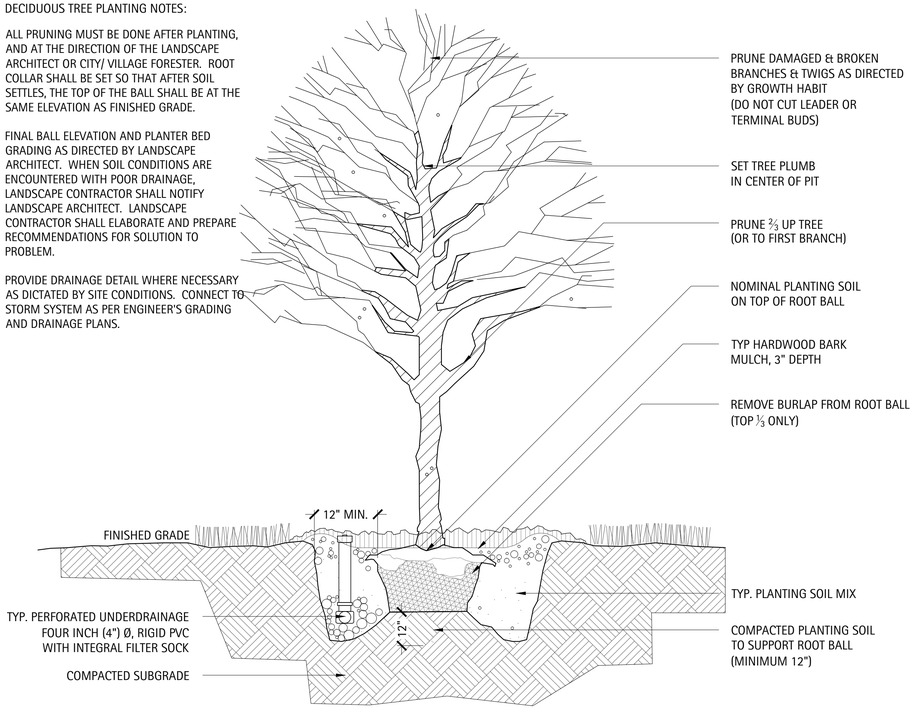

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Scale: 1/2" = 1'-0"

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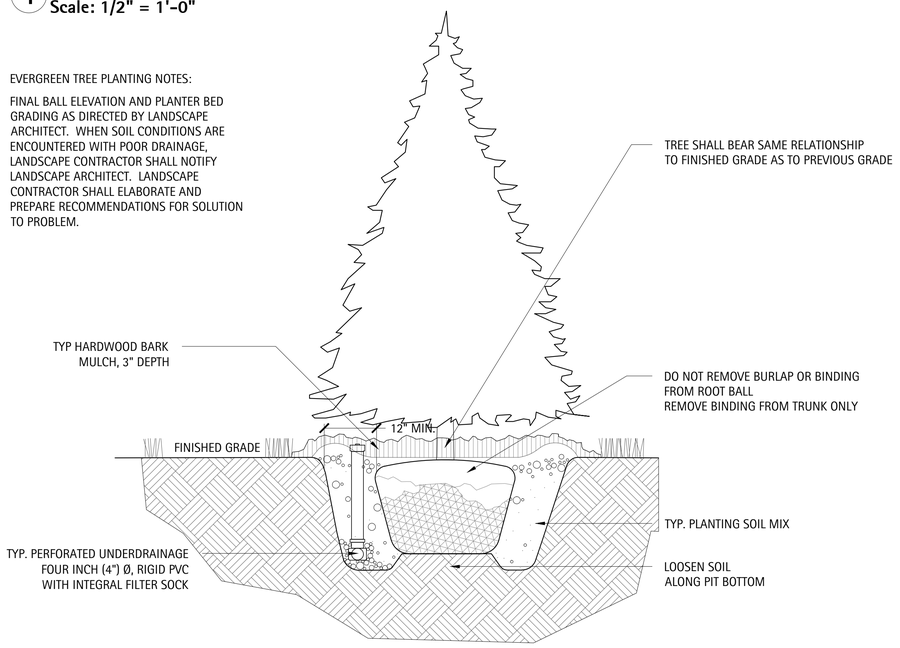

2 Section - Evergreen Tree Planting
Scale: 1/2" = 1'-0"

ORNAMENTAL TREE PLANTING NOTES:

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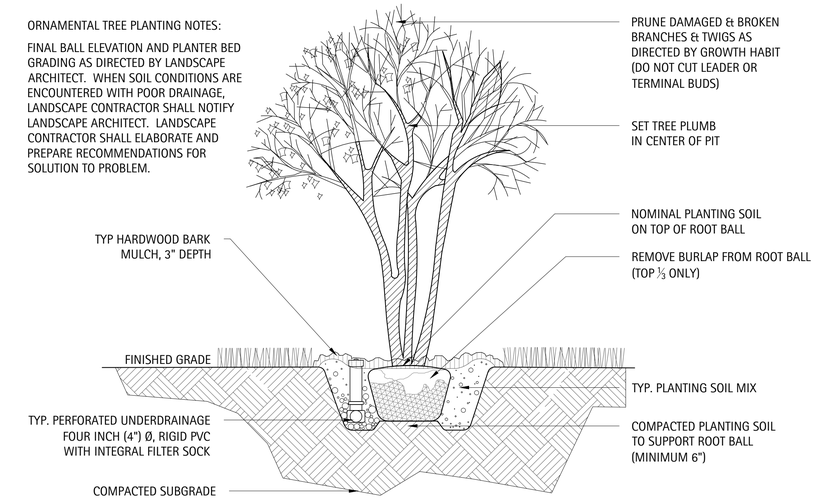

3 Section - Ornamental Tree Planting
Scale: 1/2" = 1'-0"

SHRUB PLANTING NOTES:

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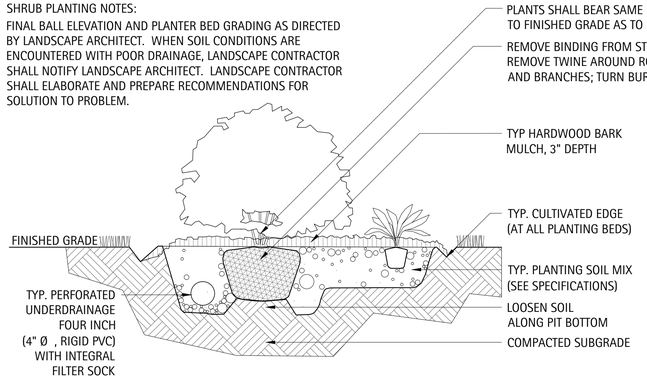
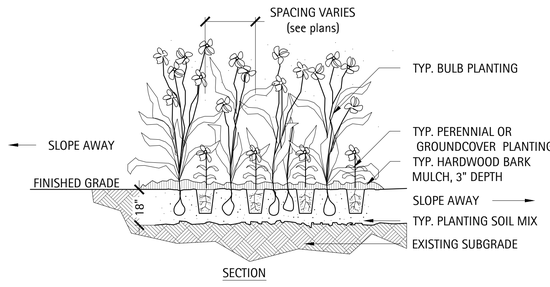
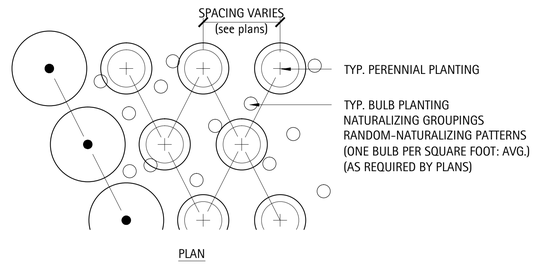


4 Section - Shrub Planting
Scale: 1" = 1'-0"





NOTES:

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.

PERENNIAL PLANTING LAYOUTS TO BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

5 Plan, Section - Perennial, Groundcover, and Bulb Planting
Scale: 1/2" = 1'-0"

770-830 JOHN STREET SUBDIVISION

LANDSCAPE DETAILS

BENSENVILLE, ILLINOIS

January 23, 2017

THE LAKOTA GROUP.

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From: Scott Johnson <sjohnson@spacecoinc.com>
Sent: Friday, March 31, 2017 10:30 AM
To: Kurtis Pozsgay
Cc: David Dubin; Bill Loftus
Subject: RE: Bensenville
Attachments: 9090P-LOT LAYOUT(105')_PLANS 2&3.pdf; 9090P-LOT LAYOUT(111')_PLANS 1-3.pdf; 9090P-LOT LAYOUT(114.1')_PLANS 1-3.pdf; 9090P-SITEPLAN_ 2017-03-10.pdf

Kurtis,

Please find attached the Lot Coverage exhibits showing the lot coverage of the 3 different building footprints on the 3 typical lots (105' deep, 111' deep, and 114.1' deep).

The exhibits show the assumed lot coverage area, and the associated % lot coverage.

Please note that exhibits showing the 3 different building footprints on the irregular corner lots were not generated since the size of the lots are significantly larger than the interior lots (minimum corner lot area is 6,478 SF). The lot coverage for the corner lots is less than 50%.

Regarding the driveway measurements and parking concerns, all driveways are 18' wide. This width is consistent from the face of the garage to the back of curb of the public street. Per Section 10-11-7-2 of the Village code, the maximum width for a 2-car garage is 20' wide.

With 18' wide driveways, there is 22' provided between the edges of the adjacent driveways for on-street parking. Per Section 10-11-8-2-C.3 of the Village code, parallel stalls shall be 22' in length.

The driveway widths and on-street parking lengths are shown graphically in the Preliminary Site Plan dated March 10, 2017.
A copy of the Preliminary Site Plan is attached for your reference.

Please let me know if you require any further information/documentation.

Regards,

Scott Johnson
Design Engineer

SPACECO, Inc.
2015 NAIOP Engineering Design Firm of the Year
9575 W. Higgins Road, Suite 700, Rosemont, IL. 60018
Tel: 847-696-4060 Fax: 847-696-4065
sjohnson@spacecoinc.com

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From: Kurtis Pozsgay [mailto:KPozsgay@bensenville.il.us]
Sent: Thursday, March 30, 2017 2:05 PM
To: Scott Johnson <sjohnson@spacecoinc.com>

Cc: David Dubin <david@dubinconsultinginc.com>
Subject: RE: Bensenville

Scott,

I was just following up on this email. Were you able to pull together the information about lot coverage? I'm most interested in the driveway measurements, but need overall coverage numbers per lot as well.

Thanks

Kurtis Pozsgay, AICP
Senior Planner

BENSENVILLE
GATEWAY TO OPPORTUNITY

12 South Center Street, Bensenville. IL 60106
P: 630.350.3396 **C:** 517.648.4971 **L:** linkedin.com/in/kpozsgay

Please consider the environment before printing this e-mail

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Tuesday, March 28, 2017 11:41 AM
To: Kurtis Pozsgay <KPozsgay@bensenville.il.us>
Cc: Scott Johnson <sjohnson@spacecoinc.com>
Subject: bensenville

Scott,

Kurtis Pozgay of the village needs more information about the lot coverage, etc.

I will get him information about the homes.

David

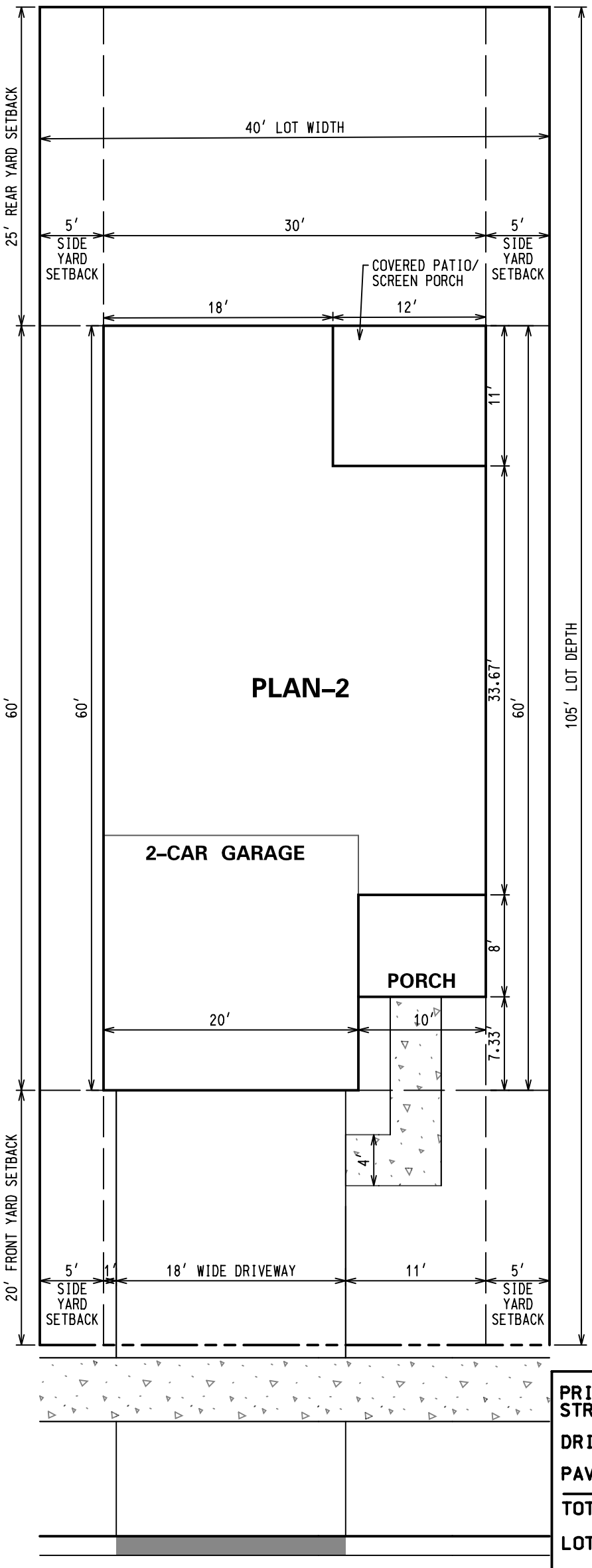
From: Kurtis Pozsgay [mailto:KPozsgay@bensenville.il.us]
Sent: Tuesday, March 28, 2017 11:36 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: Lot coverage

Dave,

Can you get me something that shows in better detail the lot coverage measurements? I need to know the measurements of the home outlines, driveways, etc. The driveway measurements came up with both police and public works concerns regarding parking.

I'd also like to get a list of all the home square footages if possible. I thought we had that somewhere but I'm not seeing it.

Thanks
Kurtis



NOTES:

1. SEE FLOOR PLANS: PLAN 2 PREPARED BY BSB DESIGN DATED 02-03-2017 FOR DETAILED DIMENSIONS.

LOT COVERAGE SUMMARY

PRINCIPAL/ACCESSORY STRUCTURE AREA:	1,727 SF
DRIVEWAY AREA (18'WIDE):	360 SF
PAVED WALKWAY AREA:	73 SF
TOTAL LOT COVERAGE AREA:	2,160 SF
LOT AREA:	4,200 SF
% LOT COVERAGE:	51.4 %

SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 03/30/2017 | FILENAME: 9090P-PLAN2(105' DEEP) | JOB NO: 9090

LOT COVERAGE EXHIBIT
PLAN-2 ON TYPICAL 105' DEEP LOT

770-830 JOHN STREET
BENSENVILLE, ILLINOIS

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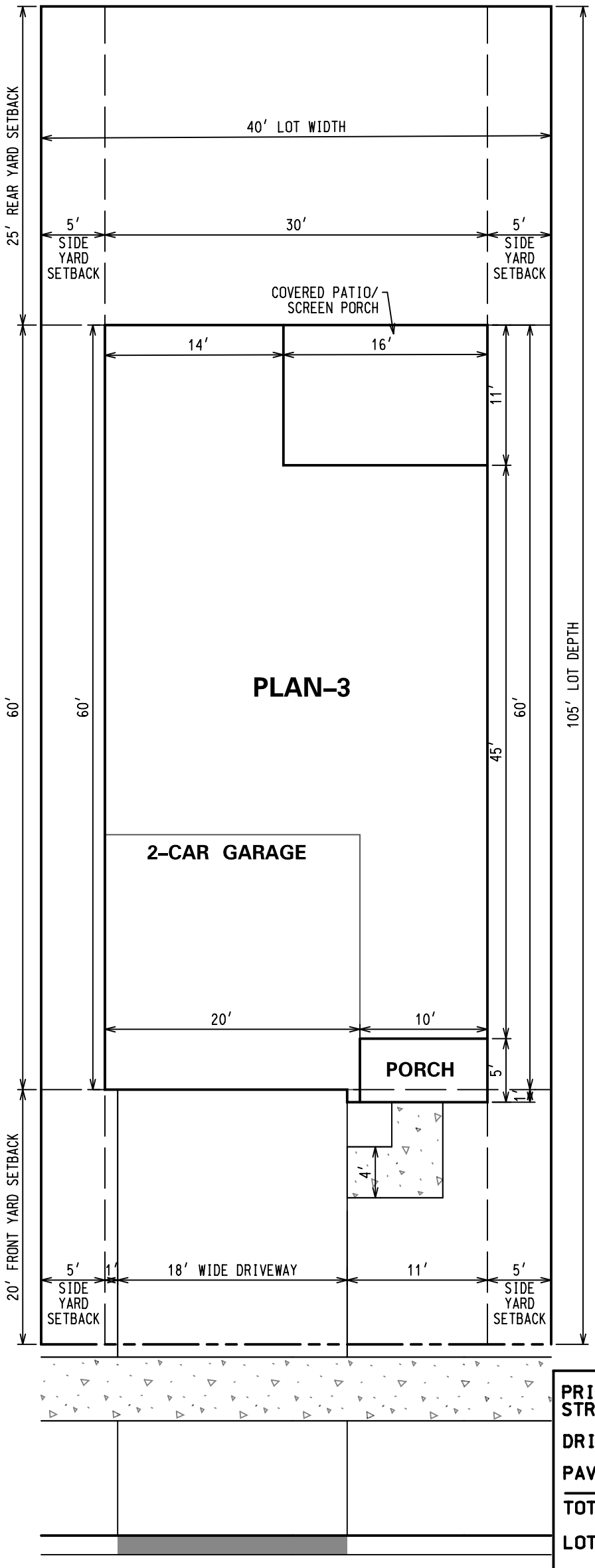

N

SCALE 1" - 10'

0 10

LEGEND

CONCRETE SIDEWALK

DEPRESSED CURB & GUTTER

NOTES:

1. SEE FLOOR PLANS: PLAN 3 PREPARED BY BSB DESIGN DATED 02-03-2017 FOR DETAILED DIMENSIONS.

LOT COVERAGE SUMMARY

PRINCIPAL/ACCESSORY STRUCTURE AREA:	1,811 SF
DRIVEWAY AREA (18′WIDE):	360 SF
PAVED WALKWAY AREA:	44 SF
TOTAL LOT COVERAGE AREA:	2,215 SF
LOT AREA:	4,200 SF
% LOT COVERAGE:	52.7 %

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LAND SURVEYORS

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Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 03/30/2017 | FILENAME: 9090P-PLAN3(105' DEEP) | JOB NO: 9090

LOT COVERAGE EXHIBIT
PLAN–3 ON TYPICAL 105′ DEEP LOT

770–830 JOHN STREET
BENSENVILLE, ILLINOIS

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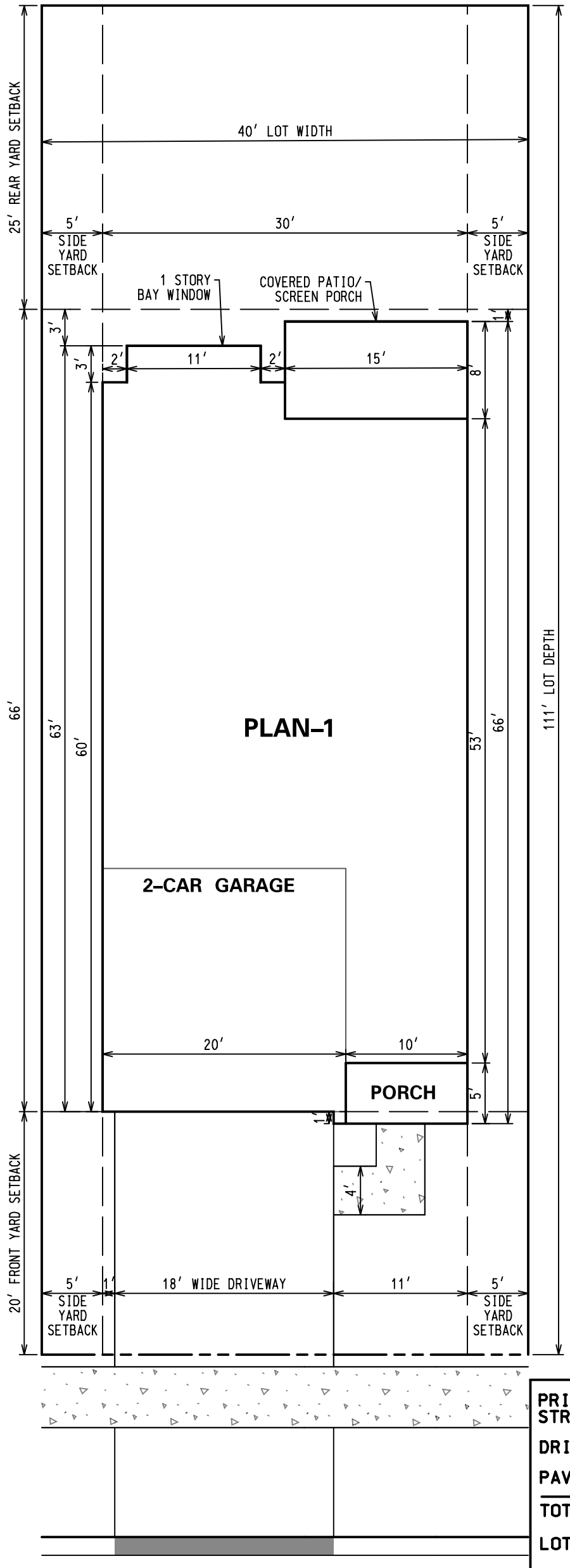

NOTES:

1. SEE FLOOR PLANS: PLAN 1 PREPARED BY BSB DESIGN DATED 02-03-2017 FOR DETAILED DIMENSIONS.

LOT COVERAGE SUMMARY

PRINCIPAL/ACCESSORY STRUCTURE AREA:	1,919 SF
DRIVEWAY AREA (18'WIDE):	360 SF
PAVED WALKWAY AREA:	44 SF
TOTAL LOT COVERAGE AREA:	2,232 SF
LOT AREA:	4,440 SF
% LOT COVERAGE:	52.3 %

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LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 03/30/2017 | FILENAME: 9090P-PLAN1(111' DEEP) | JOB NO: 9090

LOT COVERAGE EXHIBIT
PLAN-1 ON TYPICAL 111' DEEP LOT

770-830 JOHN STREET
BENSENVILLE, ILLINOIS

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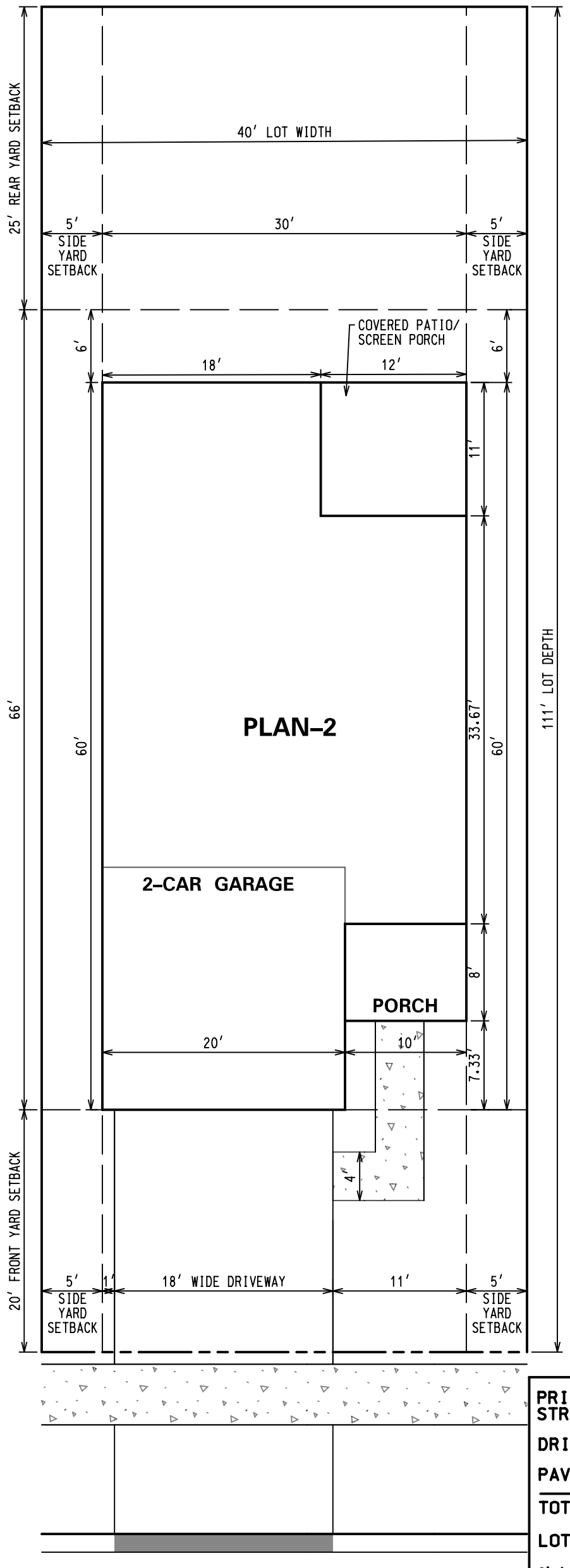

NOTES:

1. SEE FLOOR PLANS: PLAN 2 PREPARED BY BSB DESIGN DATED 02-03-2017 FOR DETAILED DIMENSIONS.

LOT COVERAGE SUMMARY

PRINCIPAL/ACCESSORY STRUCTURE AREA:	1,727 SF
DRIVEWAY AREA (18'WIDE):	360 SF
PAVED WALKWAY AREA:	73 SF
TOTAL LOT COVERAGE AREA:	2,160 SF
LOT AREA:	4,440 SF
% LOT COVERAGE:	48.6 %

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LAND SURVEYORS
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Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 03/30/2017 | FILENAME: 9090P-PLAN2(111' DEEP) | JOB NO: 9090

LOT COVERAGE EXHIBIT
PLAN-2 ON TYPICAL 111' DEEP LOT

770-830 JOHN STREET
BENSENVILLE, ILLINOIS

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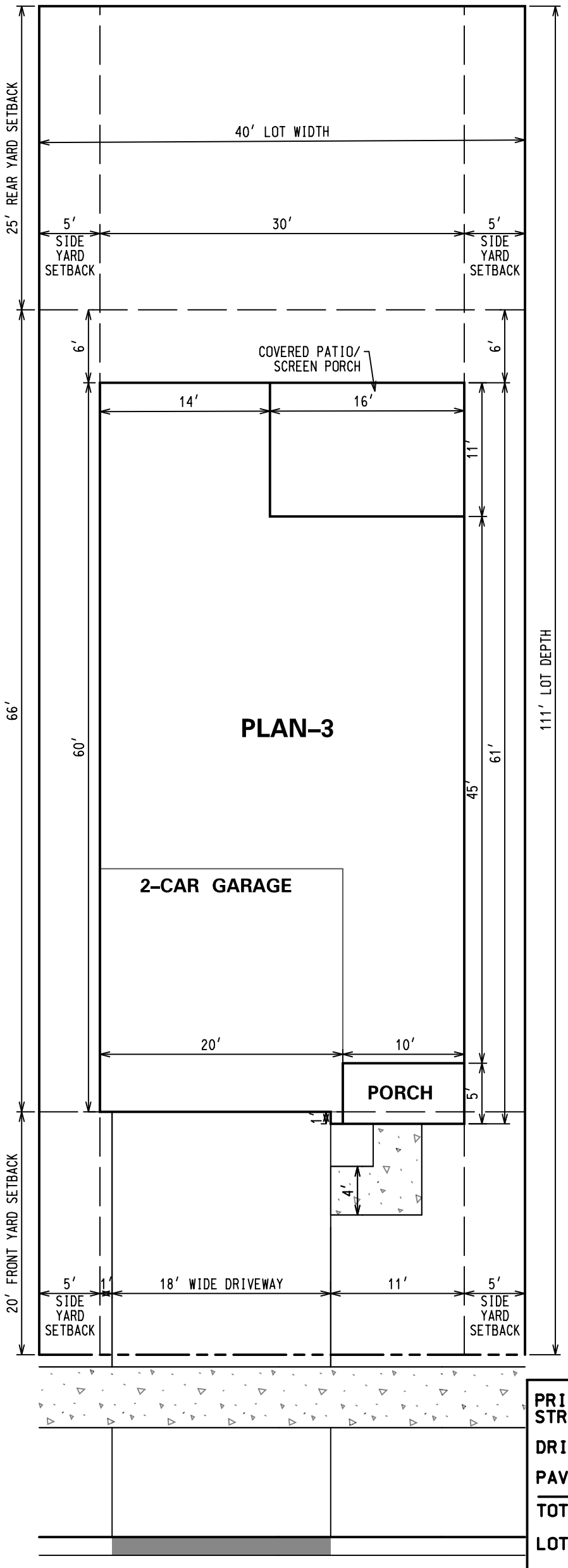

NOTES:

1. SEE FLOOR PLANS: PLAN 3 PREPARED BY BSB DESIGN DATED 02-03-2017 FOR DETAILED DIMENSIONS.

LOT COVERAGE SUMMARY

PRINCIPAL/ACCESSORY STRUCTURE AREA:	1,811 SF
DRIVEWAY AREA (18'WIDE):	360 SF
PAVED WALKWAY AREA:	44 SF
TOTAL LOT COVERAGE AREA:	2,215 SF
LOT AREA:	4,440 SF
% LOT COVERAGE:	49.9 %

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SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 03/30/2017 | FILENAME: 9090P-PLAN3(111' DEEP) | JOB NO: 9090

LOT COVERAGE EXHIBIT
PLAN-3 ON TYPICAL 111' DEEP LOT

770-830 JOHN STREET
BENSENVILLE, ILLINOIS

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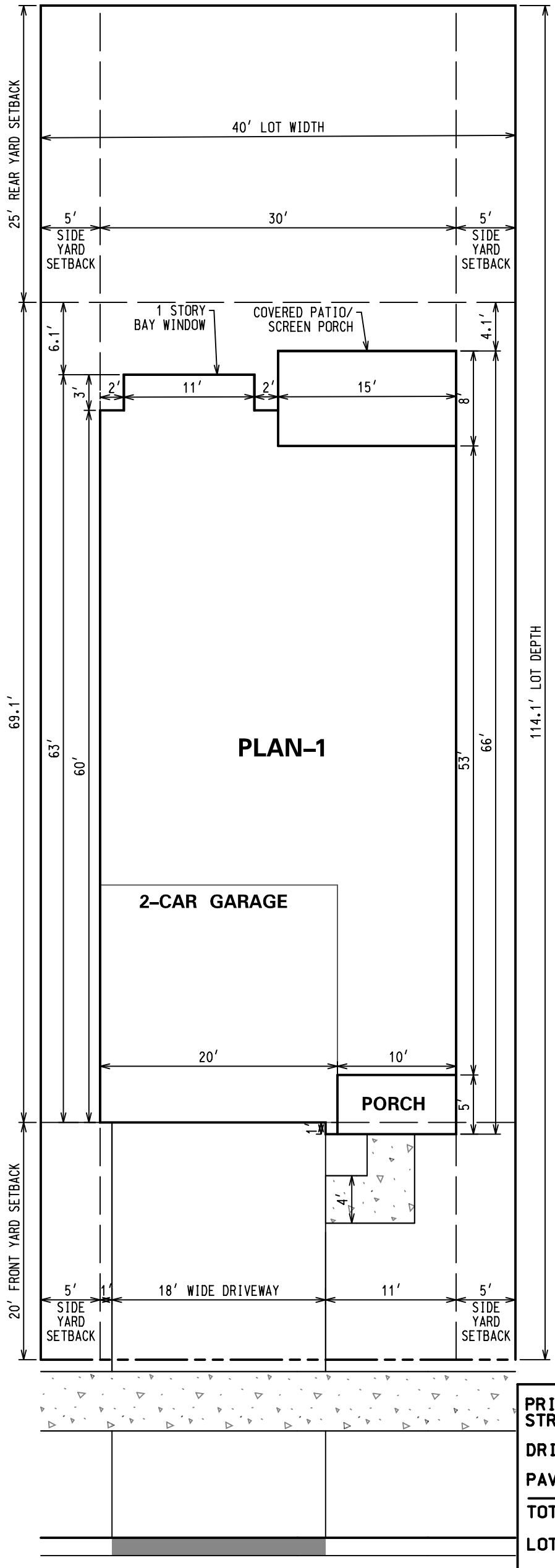

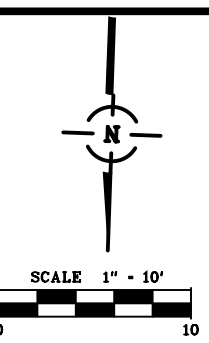

LEGEND

CONCRETE SIDEWALK

DEPRESSED CURB & GUTTER

NOTES:

1. SEE FLOOR PLANS: PLAN 1 PREPARED BY BSB DESIGN DATED 02-03-2017 FOR DETAILED DIMENSIONS.

LOT COVERAGE SUMMARY

PRINCIPAL/ACCESSORY STRUCTURE AREA:	1,919 SF
DRIVEWAY AREA (18′WIDE):	360 SF
PAVED WALKWAY AREA:	44 SF
TOTAL LOT COVERAGE AREA:	2,232 SF
LOT AREA:	4,564 SF
% LOT COVERAGE:	48.9 %

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SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 03/30/2017 | FILENAME: 9090P-PLAN1(114.1' DEEP) | JOB NO: 9090

LOT COVERAGE EXHIBIT
PLAN–1 ON TYPICAL 114.1′ DEEP LOT

770–830 JOHN STREET
BENSENVILLE, ILLINOIS

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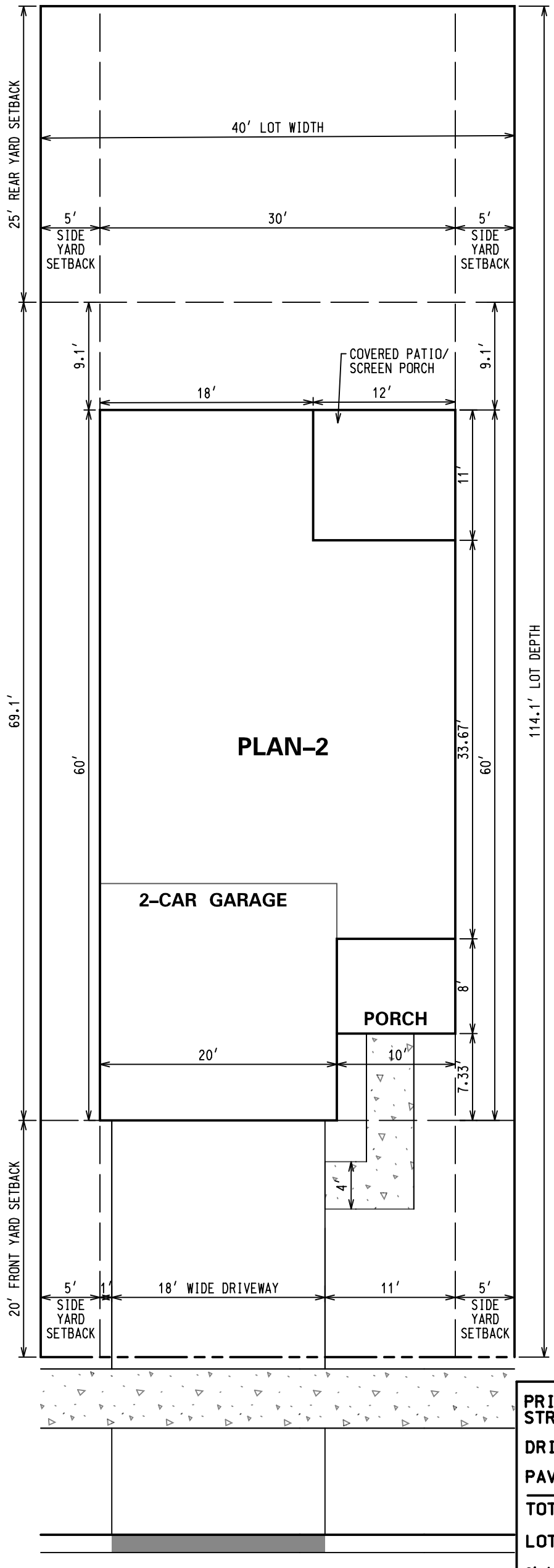

LEGEND

CONCRETE SIDEWALK

DEPRESSED CURB & GUTTER

NOTES:

1. SEE FLOOR PLANS: PLAN 2 PREPARED BY BSB DESIGN DATED 02-03-2017 FOR DETAILED DIMENSIONS.

LOT COVERAGE SUMMARY

PRINCIPAL/ACCESSORY STRUCTURE AREA:	1,727 SF
DRIVEWAY AREA (18'WIDE):	360 SF
PAVED WALKWAY AREA:	73 SF
TOTAL LOT COVERAGE AREA:	2,160 SF
LOT AREA:	4,564 SF
% LOT COVERAGE:	47.3 %

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9575 W. Higgins Road, Suite 700,
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Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 03/30/2017 | FILENAME: 9090P-PLAN2(114.1' DEEP | JOB NO: 9090

LOT COVERAGE EXHIBIT
PLAN-2 ON TYPICAL 114.1' DEEP LOT

770-830 JOHN STREET
BENSENVILLE, ILLINOIS

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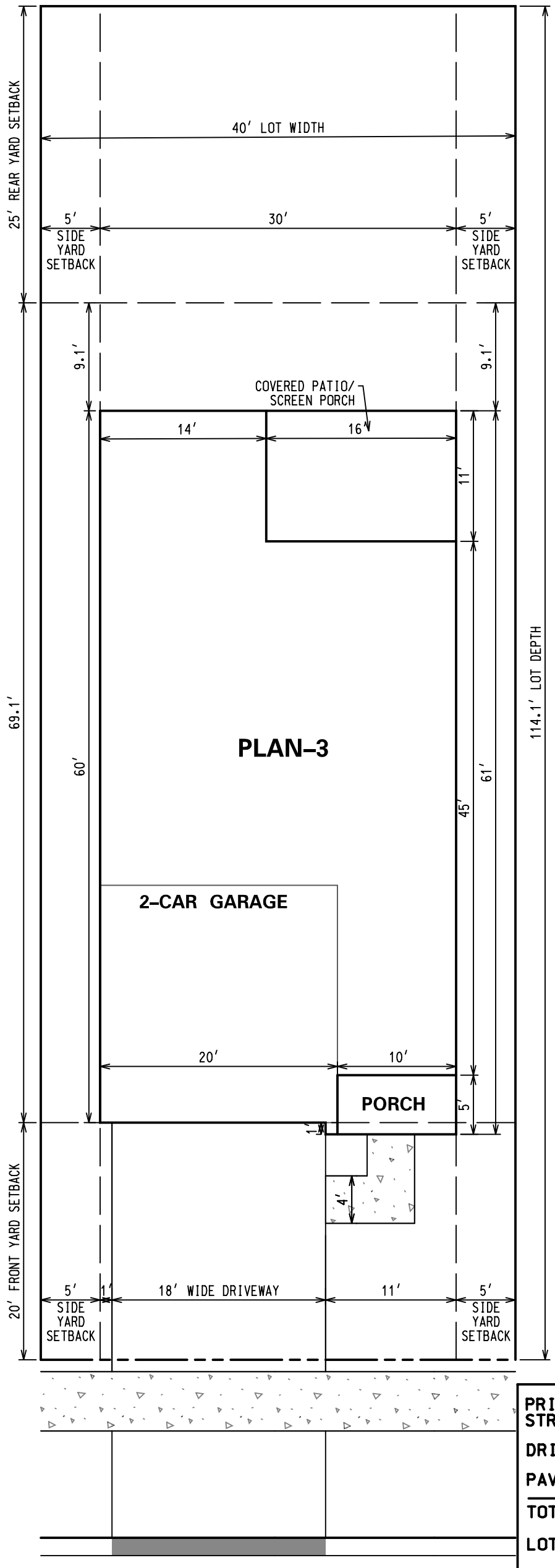

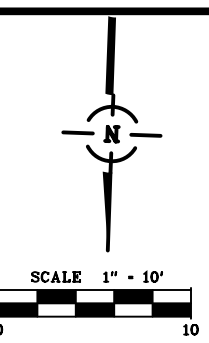

LEGEND

CONCRETE SIDEWALK

DEPRESSED CURB & GUTTER

NOTES:

1. SEE FLOOR PLANS: PLAN 3 PREPARED BY BSB DESIGN DATED 02-03-2017 FOR DETAILED DIMENSIONS.

LOT COVERAGE SUMMARY

PRINCIPAL/ACCESSORY STRUCTURE AREA:	1,811 SF
DRIVEWAY AREA (18′WIDE):	360 SF
PAVED WALKWAY AREA:	44 SF
TOTAL LOT COVERAGE AREA:	2,215 SF
LOT AREA:	4,564 SF
% LOT COVERAGE:	48.5 %

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Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 03/30/2017 | FILENAME: 9090P-PLAN3(114.1' DEEP | JOB NO: 9090

LOT COVERAGE EXHIBIT
PLAN–3 ON TYPICAL 114.1′ DEEP LOT

770–830 JOHN STREET
BENSENVILLE, ILLINOIS

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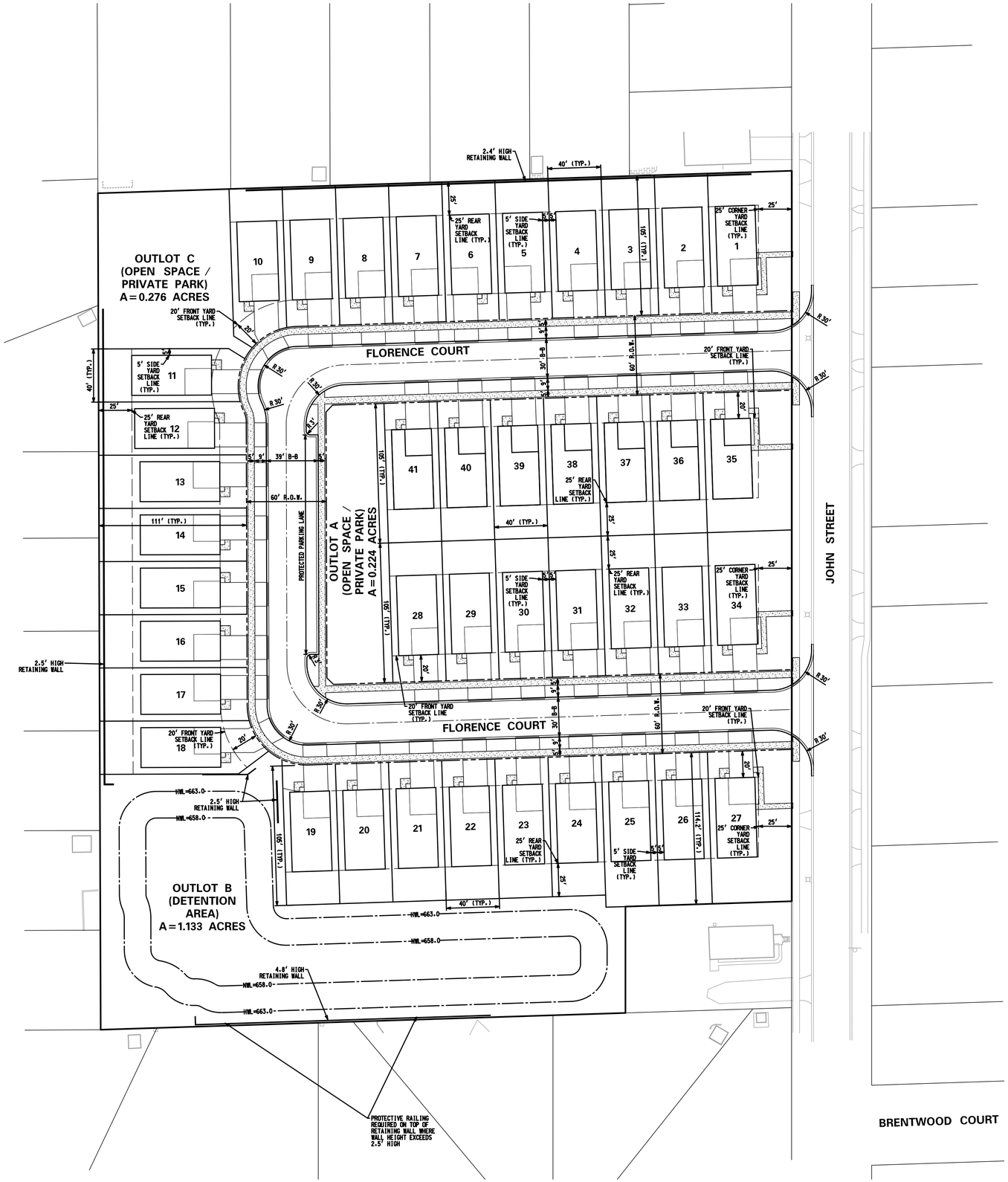

SCALE 1" - 40'

0 40 80

LEGEND

- HMA PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED)
- DEPRESSED CURB & GUTTER
- RETAINING WALL

NOTES:

1. LOTS 12-18 HAVE THE CAPACITY WITHIN THE SETBACK LIMITS FOR SINGLE FAMILY RESIDENCE PLAN 1, WHICH IS 65' LONG. THE STANDARD RESIDENCE IS 60' IN LENGTH.
2. LOTS 1-11 AND 19-41 CAN ACCOMMODATE SINGLE FAMILY RESIDENCE PLAN 1, WHICH IS 65' LONG, BUT THE BACKYARD SETBACK WILL BE REDUCED FROM 25' TO 20'.
3. THE SINGLE FAMILY RESIDENCE FLOOR PLANS HAVE A ROOF OVERHANG THAT ENCROACHES 2' INTO THE FRONT SETBACK.
4. LOTS 1, 27, 34, 35 FRONT JOHN STREET. THE FRONT WALKWAY LOCATIONS TBD.

SITE DATA:

TOTAL SITE AREA	7.294 ACRES
TOTAL OPEN SPACE/ PRIVATE PARK AREA	0.500 ACRES
TOTAL DETENTION AREA	1.134 ACRES
TOTAL R.O.W. AREA	1.408 ACRES
TOTAL LOT AREA	4.252 ACRES
TOTAL DEVELOPED AREA	7.294 ACRES

PARKING SUMMARY:

GARAGE	DRIVEWAY	ON-STREET	TOTAL
82	82	25	189

NO.	DATE	REMARKS

[redacted]

[redacted]

[redacted]

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

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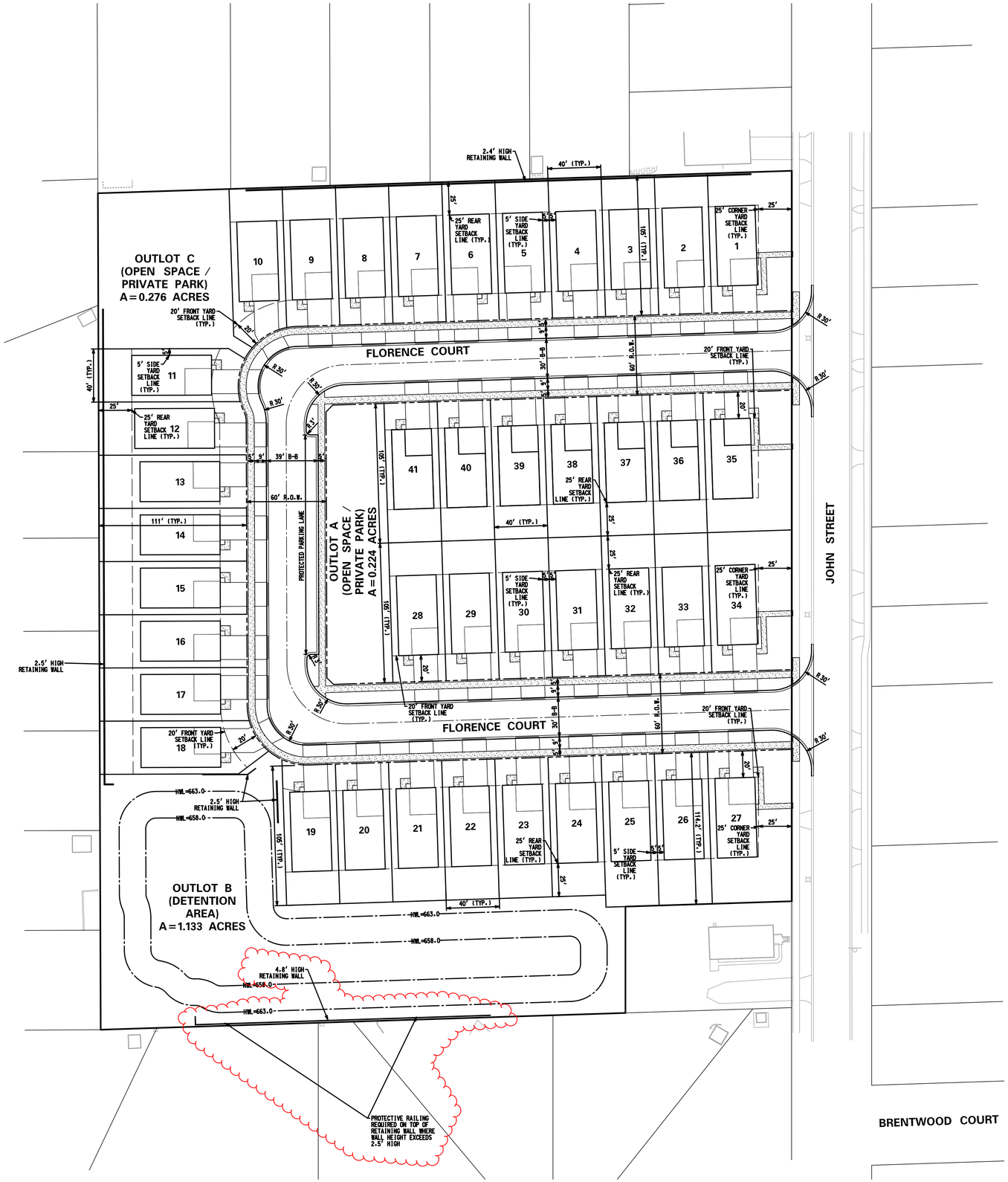

SCALE 1" - 40'

0 40 80

LEGEND

- HMA PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED)
- DEPRESSED CURB & GUTTER
- RETAINING WALL

NOTES:

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TOTAL OPEN SPACE/ PRIVATE PARK AREA	0.500 ACRES
TOTAL DETENTION AREA	1.134 ACRES
TOTAL R.O.W. AREA	1.408 ACRES
TOTAL LOT AREA	4.252 ACRES
TOTAL DEVELOPED AREA	7.294 ACRES

PARKING SUMMARY:

GARAGE	DRIVEWAY	ON-STREET	TOTAL
82	82	25	189

NO.	DATE	REMARKS

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, March 30, 2017 10:48 AM
To: Scott Viger
Cc: Kurtis Pozsgay
Subject: FW: Couple questions - revised

Scott and Kurtis,

See answer bellows in CAPS - REVISED.

[redacted]

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

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From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, March 30, 2017 10:15 AM
To: Scott Viger; Kurtis Pozsgay
Cc: Citron, Bernard I.
Subject: FW: Couple questions

Scott and Kurtis,

Please see my responses in RED

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Wednesday, March 29, 2017 12:10 AM
To: David Dubin <david@dubinconsultinginc.com>
Cc: Kurtis Pozsgay <KPozsgay@bensenville.il.us>
Subject: Couple questions

[redacted]

i.

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, March 30, 2017 8:54 AM
To: Scott Viger; Kurtis Pozsgay
Subject: FW: john st elevations
Attachments: Dubin-SF-2017-02-14-Corner Lot Elevations.pdf

Scott and Kurtis,

To make sure you are looking at the most recent docs, I am again enclosing the most recent john street facades – these are the actual ones on JOHN st (see below)

I will update the drop box today.

Thanks

David

From: David Dubin
Sent: Thursday, March 30, 2017 8:49 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: FW: john st elevations

From: David Dubin
Sent: Tuesday, February 14, 2017 4:23 PM
To: Scott Viger <SViger@bensenville.il.us>
Cc: 'kpozsgay@bensenville.il.us' <kpozsgay@bensenville.il.us>
Subject: FW: john st elevations

Sorry,

To many " Scotts" on this project !

Hi Scott,

These are the elevations for the four lots on John St.

The lots on John street are 60 x 105 ish.

The "side " yard to the west is 5'.

Most of these 4 homes are 30 deep, so that means a front/side yard of 25'. However, in order to add some architectural interest, some elements encroaches an additional 1' and elements such as overhangs and porches protrude an additional 4'.

So, part of the front/side setback will be 20'.

[redacted]

Please call to discuss, and run by Evan and the Mayor, so I can get direction on when to put color on.

Thanks

David

From: Safin, Joe [mailto:JSafin@BSBDesign.com]
Sent: Tuesday, February 14, 2017 3:29 PM
To: David Dubin <david@dubinconsultinginc.com>
Subject: Corner Lots

How are these?

Joe A. Safin A.I.A.
Senior Partner
BSB Design, Inc.
1540 East Dundee, Suite 310
Palatine, Illinois 60074
Ph 847-705-2200 Fax 877-283-0404
Check out our **NEWLY REDESIGNED** website: **bsbdesign.com**

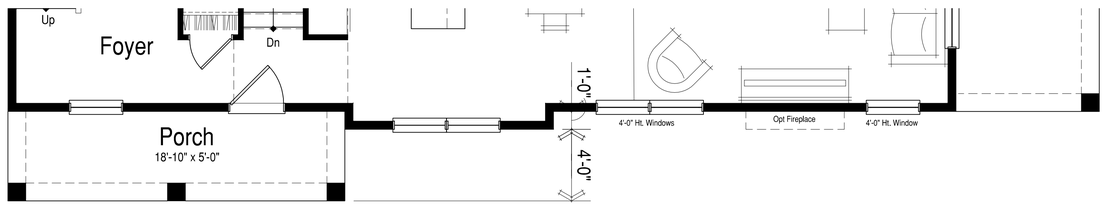
National Experience, Regional Sensitivity

Plan 1: Farmhouse
Front / Side Elevation

SCALE: 1/4"=1'-0"

Plan 1: Farmhouse (Corner Lot Elevation)
John Street Elevation

SCALE: 1/4"=1'-0"



Dubin Consulting, Inc.

bsbdesign.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

Character Elevations

Single Family Prototype
SF160555

02-14-2017

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BSB DESIGN

Plan 2 - Shingle

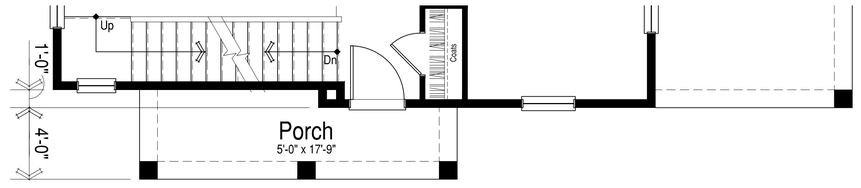
Front / Side Elevation

SCALE: 1/4"=1'-0"

Plan 2 - Shingle (Corner Lot Elevation)

John Street Elevation

SCALE: 1/4"=1'-0"



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bsbdesign.com

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Character Elevations

Single Family Prototype

SF160555

02-14-2017

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BSB DESIGN

Plan 3 - European (Corner Lot Elevation)

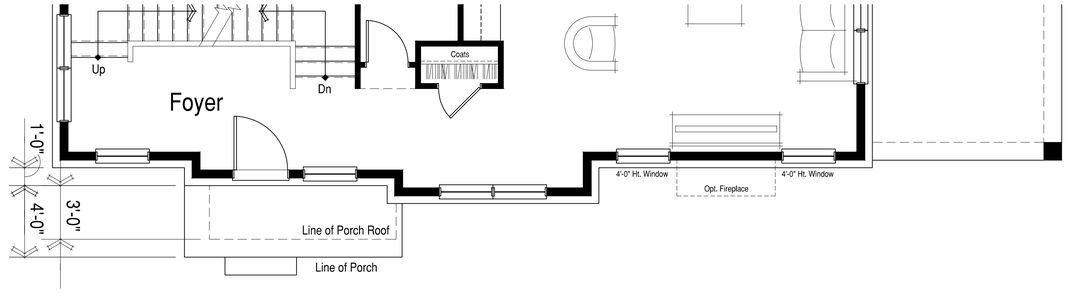
Front / Side Elevation

SCALE: 1/4"=1'-0"

Plan 3 - European (Corner Lot Elevation)

John Street Elevation

SCALE: 1/4"=1'-0"



Character Elevations

Dubin Consulting, Inc.

Single Family Prototype

SF160555

bsbdesign.com

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02-14-2017

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BSB DESIGN

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, March 30, 2017 8:54 AM
To: Scott Viger; Kurtis Pozsgay
Cc: Accounting User
Subject: FW: john street facades- updated
Attachments: DUBIN-SF-2017-03-21.pdf

Scott and Kurtis,

To make sure you are looking at the most recent docs, I am again enclosing the most recent john street facades.

I will update the drop box today.

Thanks

David

From: David Dubin
Sent: Thursday, March 30, 2017 8:50 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: FW: john street facades- updated

From: David Dubin
Sent: Wednesday, March 22, 2017 4:10 PM
To: Scott Viger <SViger@bensenville.il.us>; 'Kurtis Pozsgay' <KPozsgay@bensenville.il.us>; 'Evan Summers' <ESummers@bensenville.il.us>
Subject: john street facades- updated

Hi Scott, Kurtis and Evan,

Please see the revised color facades with the correct side yard spacing.

Thanks

David

Plan 1: European

Front Elevation

SCALE: 1/4"=1'-0"

Plan 1: Farmhouse

Front Elevation

SCALE: 1/4"=1'-0"

Plan 1: Shingle

Front Elevation

SCALE: 1/4"=1'-0"

Character Elevations

Dubin Consulting, Inc.

Single Family Prototype

SF160555

bsbdesign.com

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03-21-2017

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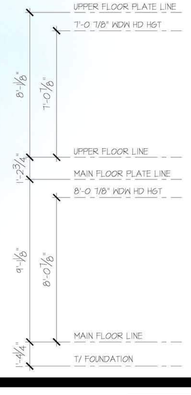
BSB DESIGN



Plan 2 - European
Front Elevation
SCALE: 1/4"=1'-0"

Plan 2 - Shingle
Front Elevation
SCALE: 1/4"=1'-0"

Plan 2 - Craftsman
Front Elevation
SCALE: 1/4"=1'-0"

Character Elevations

Dubin Consulting, Inc.

bsbdesign.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

Single Family Prototype
SF160555

03-21-2017

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BSB DESIGN

Plan 3 - Shingle

Front Elevation

SCALE: 1/4"=1'-0"

Plan 3 - European

Front Elevation

SCALE: 1/4"=1'-0"

Plan 3 - Craftsman

Front Elevation

SCALE: 1/4"=1'-0"

Character Elevations

Dubin Consulting, Inc.

Single Family Prototype

SF160555

03-21-2017

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BSB DESIGN

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Character Elevations

Dubin Consulting, Inc.

bsbdesign.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

Single Family Prototype

SF160555

03-21-2017

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BSB DESIGN

From: Scott Viger
Sent: Wednesday, March 29, 2017 12:10 AM
To: David Dubin (david@dubinconsultinginc.com)
Cc: Kurtis Pozsgay
Subject: Couple questions

[redacted]

i.

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, March 28, 2017 11:59 AM
To: Kurtis Pozsgay
Subject: FW: Floor Plans - JOHN STREET
Attachments: Floor Plans.pdf

Kurtis,

Attached are the 3 choices of floor plans home buyers can choose from. I have circled the square footage.

I have also enclosed a Lot Matrix.

All of the above, are in the drop box, if you need to refer to them.

Please call me if you have any questions.

Spaceco is working on your other questions.

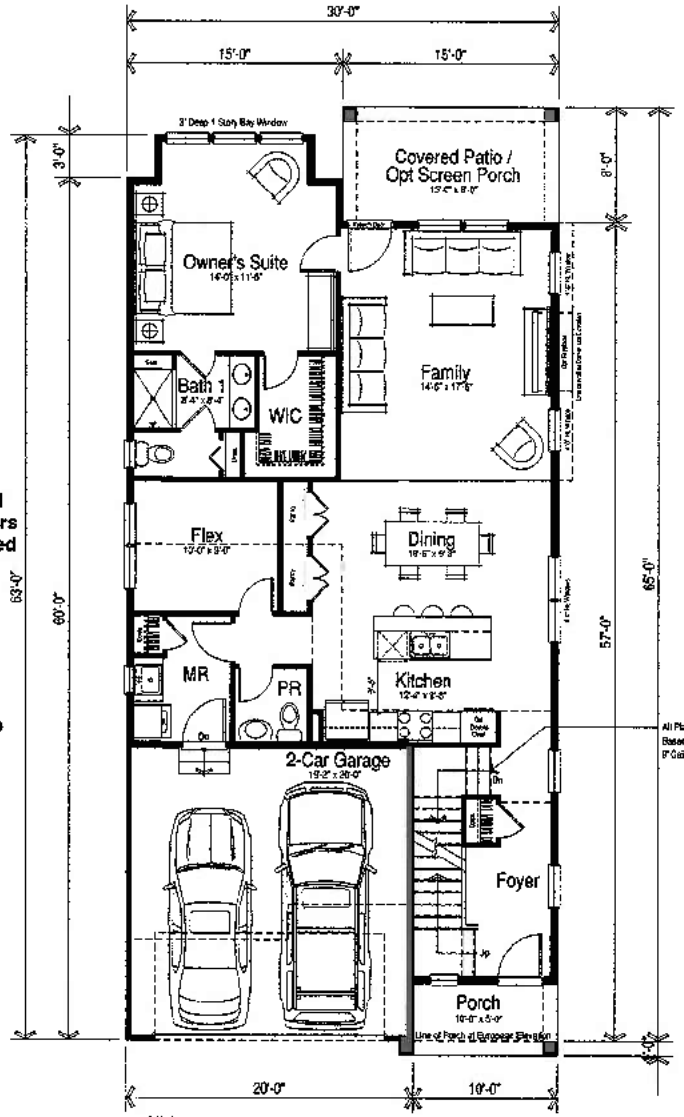
Thanks

David Dubin

From: Accounting User
Sent: Tuesday, March 28, 2017 11:55 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: Floor Plans

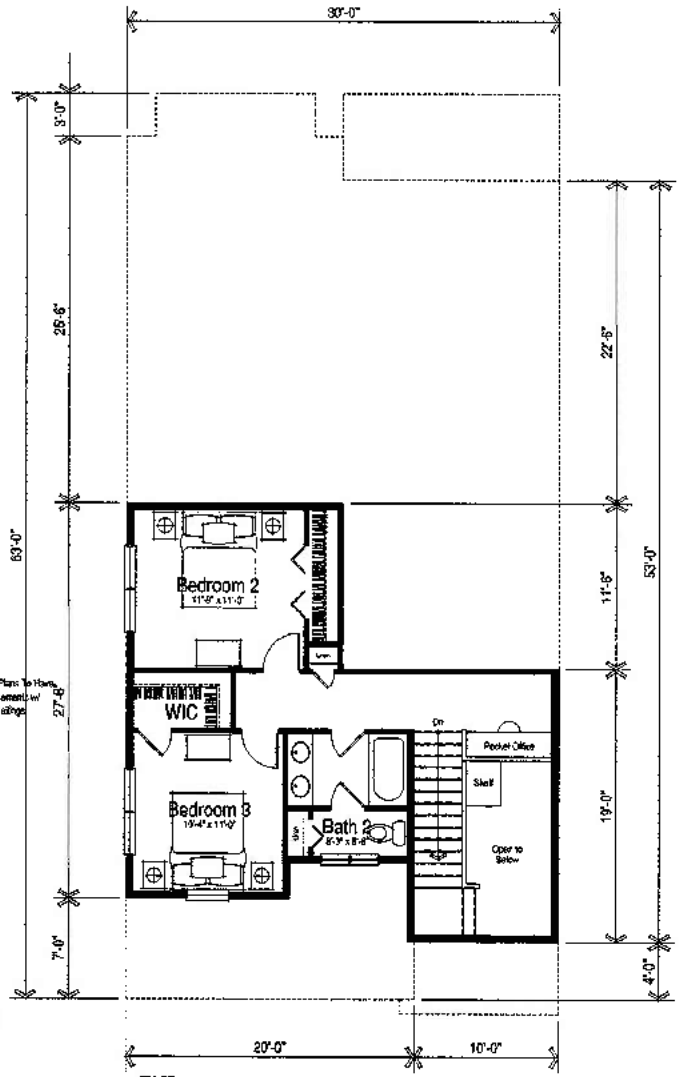
General Notes:

1.) Ceiling Heights Shall Be 9'-0" Tall (Approx) on Main and Upper Floors
2.) 9'-0" Tall (Approx) Full / Unfinished Basements Are Included With All Homes
3.) Provide Basement Windows Per Code
4.) Area Ways Where Required for Basement Windows May Project Into Side-Yards
5.) Fireplaces May Encroach 18" Into Side and Rear-Yards



1349 SF

Main Level Plan



526 SF

Upper Level Plan

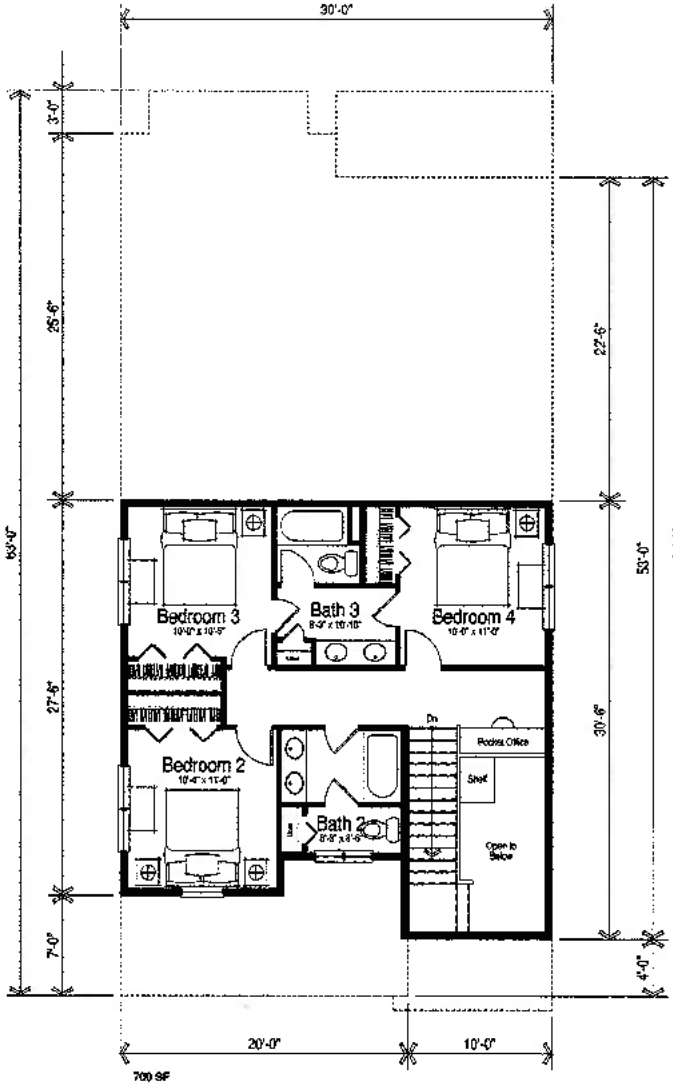
Floor Plans: Plan 1 - 1877 - 2049 SF
First Floor Master Model

Dubin Consulting, Inc.

Single Family Prototype
SF160555

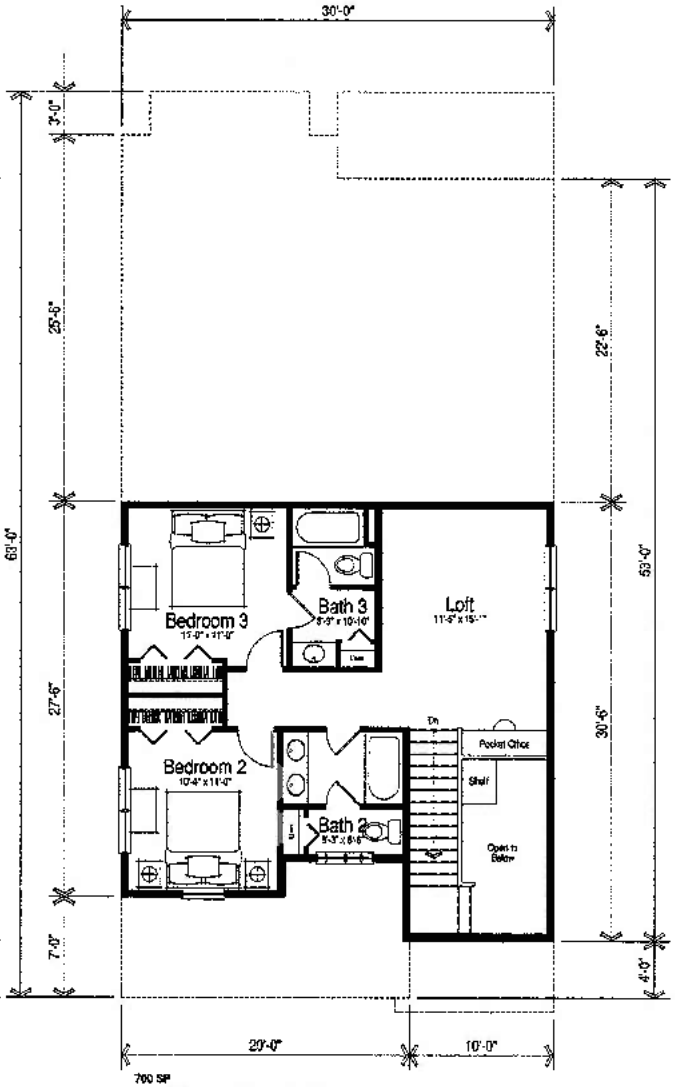
02-03-2017

BSB DESIGN



700 SF

Alt Upper Level Plan



700 SF

Alt Upper Level Plan

Floor Plans: Plan 1 - 1877 - 2049 SF
First Floor Master Model

Dubin Consulting, Inc.

Single Family Prototype
SF160555

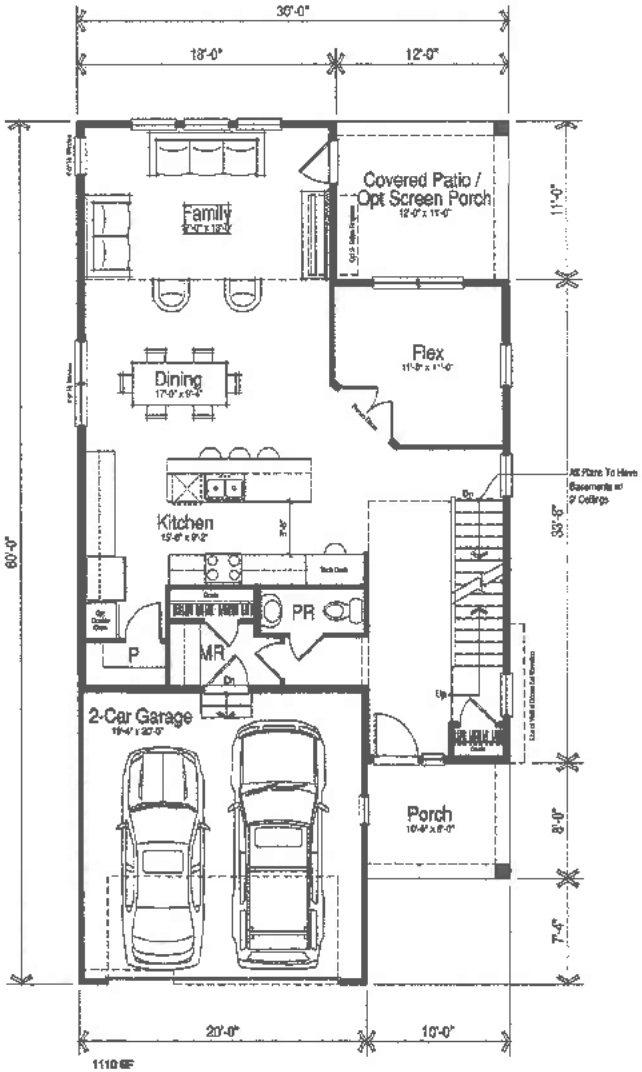
02-03-2017

BSB DESIGN

2

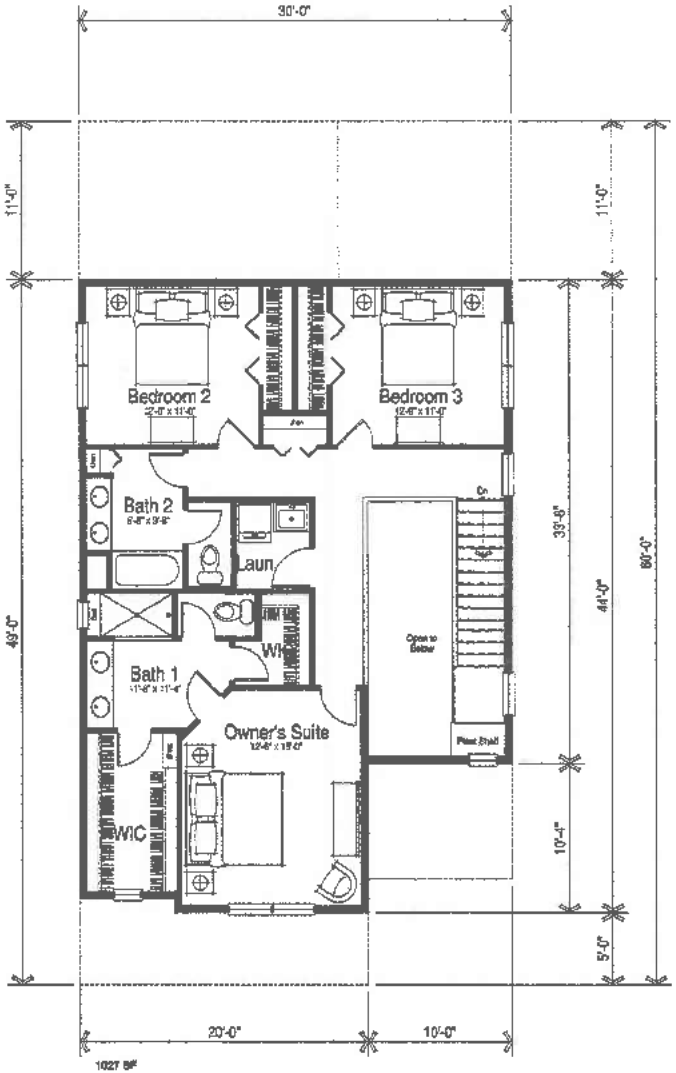
General Notes:

1.) Ceiling Heights Shall Be 9'-0" Tall (Approx) on Main and Upper Floors
2.) 9'-0" Tall (Approx) Full / Unfinished Basements Are Included With All Homes
3.) Provide Basement Windows Per Code
4.) Area Ways Where Required for Basement Windows May Project Into Side-Yards
5.) Fireplaces May Encroach 18" into Side and Rear-Yards



1110 SF

Main Level Plan



1027 SF

Upper Level Plan

Floor Plans: Plan 2 - 2137 SF
Standard 3 Bedroom Model

Dubin Consulting, Inc.

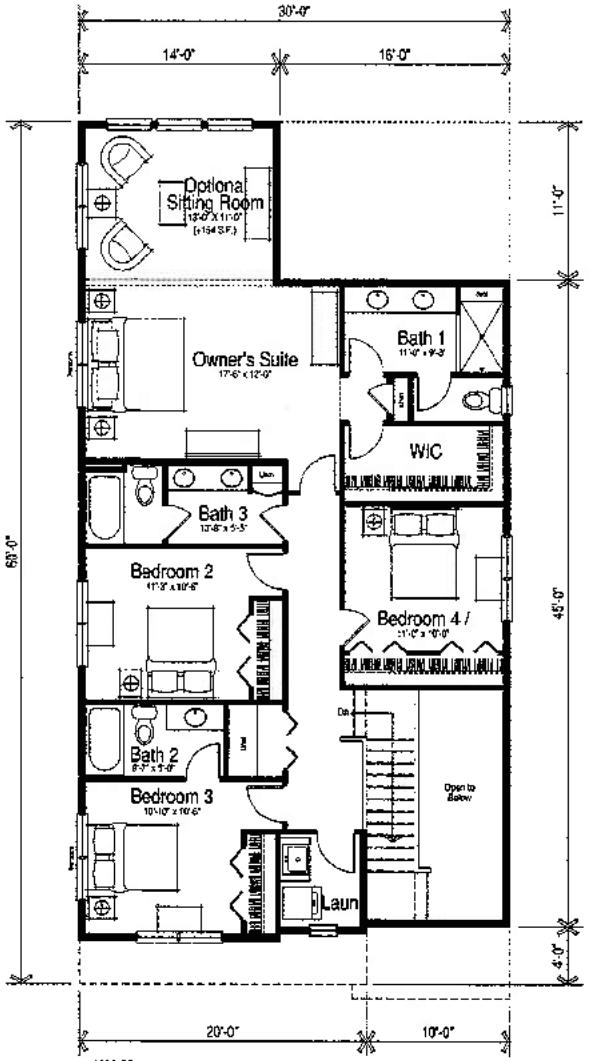
Single Family Prototype
SF160555

02-03-2017

BSB DESIGN

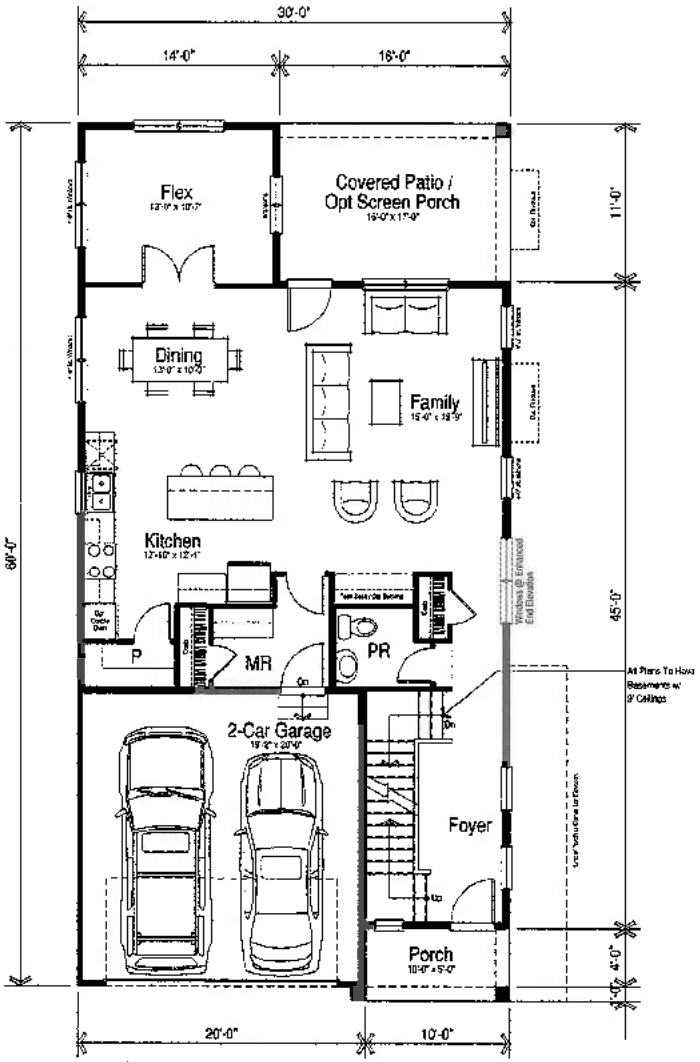
General Notes:

1.) Ceiling Heights Shall Be 9'-0" Tall (Approx) on Main and Upper Floors
2.) 9'-0" Tall (Approx) Full / Unfinished Basements Are Included With All Homes
3.) Provide Basement Windows Per Code
4.) Area Ways Where Required for Basement Windows May Project Into Side-Yards
5.) Fireplaces May Encroach 18" Into Side and Rear-Yards



1199 SF

Upper Level Plan



1185 SF

Main Level Plan

Floor Plans: Plan 3 - 2384 SF (2538 SF w/ Opt Sitting Room)
Larger 4 Bedroom Model

Dubin Consulting, Inc.

Single Family Prototype
SF160555

02-03-2017

BSB DESIGN

4

Lot Matrix

770-830 John Street, Bensenville IL

No	Lot Width	Lot Length	S.F	Note
1	60	105	6303	Irreg.
2	40	105	4200	
3	40	105	4200	
4	40	105	4200	
5	40	105	4200	
6	40	105	4200	
7	40	105	4200	
8	40	105	4200	
9	40	105	4200	
10	40	110	4400	Irreg
11	40	107	4280	Irreg
12	40	111	4440	Irreg
13	40	111	4440	
14	40	111	4440	
15	40	111	4440	
16	40	111	4440	
17	40	111	4440	
18	40	111	4440	Irreg
19	40	106	4240	irreg
20	40	105	4200	
21	40	105	4200	
22	40	105	4200	
23	40	105	4200	
24	40	105	4200	
25	40	114	4560	
26	40	114	4560	
27	60	114	6840	Irreg
28	40	105	4200	
29	40	105	4200	
30	40	105	4200	
31	40	105	4200	
32	40	105	4200	
33	40	105	4200	
34	60	105	6300	
35	63	105	6615	Irreg
36	40	105	4200	Irreg
37	40	105	4200	
38	40	105	4200	
39	40	105	4200	
40	40	105	4200	
41	40	105	4200	

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, December 21, 2017 9:47 AM
To: Evan Summers
Subject: FW: tax bill

Folks,

If anyone is interested,

please see linked below the Joint Explanatory Statement of the Committee of Conference. This is what Trump will sign, but easier for most of us to read than the actual law.

Joint Explanatory Statement

There will be a Technical Corrections bill down the road…….

From: David Dubin <david@dubinconsultinginc.com>
Sent: Monday, December 4, 2017 12:34 PM
To: Evan Summers
Subject: bond ratings etc.

Hi Evan,

I hope you had a nice week end. Based upon my meeting last week, the School District is able to expand with out an increase in property taxes.

Do you have any information on Bensenville's overall Bond Rating, etc.

Let me know,

Thanks

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
David@dubinconsultinginc.com
www.mydubin.com

From: Stelter, Jim <jstelter@bsd2.org>
Sent: Thursday, November 30, 2017 11:37 AM
To: David Dubin (david@dubinconsultinginc.com)
Cc: Snyder, Cindy; Evan Summers
Subject: FW: New homes in Bensenville
Attachments: Johnson_allHedrich.pdf

Hi, it was an absolute pleasure meeting you yesterday. As an FYI, I have attached the W.A. Johnson School proofs, the sister K-5 school to Tioga School. You will see similar design concepts as we discussed but a one story structure.

We are looking forward with partnering with you on bringing families to Bensenville.

Take Care
Jim

From: Leslie Streicher [mailto:leslie@strpartners.com]
Sent: Thursday, November 30, 2017 9:32 AM
To: Stelter, Jim
Cc: Colby Lewis
Subject: Re: New homes in Bensenville

Hi Dr. Stelter,

Here's the proof set for Johnson as well. Let me know if you need anything else!

Leslie E. Streicher
MARKETING MANAGER

ENHANCING NOW ENVISIONING FUTURES

STR PARTNERS LLC
350 WEST ONTARIO STREET
SUITE 200
CHICAGO IL 60654

T 312-242-4175
F 312-464-0785

www.strpartners.com

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On Nov 29, 2017, at 5:53 PM, Stelter, Jim <jstelter@bsd2.org> wrote:

Thanks SO MUCH Leslie! Can you send me a PROOF SET of WA Johnson to share with the developer as well?

Dr. James E. Stelter

Superintendent of Schools

Bensenville Elementary District 2

210 S. Church Road

Bensenville, IL 60106

630-766-5940

From: Leslie Streicher [leslie@strpartners.com]
Sent: Tuesday, November 28, 2017 12:45 PM
To: Stelter, Jim
Cc: Colby Lewis
Subject: Re: New homes in Bensenville

Hi Dr. Stelter,

Here's the link to the Tioga photos for download: https://www.dropbox.com/sh/1g4bn3zbq5bgvpe/AADqwRwF9a-9m442lTFTH2oLa?dl=0

And here is the link to the Johnson photos: https://www.dropbox.com/sh/yxu3k7etnbmb38l/AAAaxFXql8H3BwMOlfHFzQCXa?dl=0

Let me know if you need anything else or have trouble downloading!

Leslie E. Streicher
MARKETING MANAGER

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On Nov 28, 2017, at 11:00 AM, Leslie Streicher <leslie@strpartners.com> wrote:

Of course! I will set up a dropbox for you so you can download all of them. I'll send the link in a moment.

Leslie E. Streicher
MARKETING MANAGER

ENHANCING NOW ENVISIONING FUTURES

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On Nov 28, 2017, at 10:58 AM, Stelter, Jim <jstelter@bsd2.org> wrote:

Thanks so much. I would like ALL of the pictures for the website. Could we also get W.A. Johnson pictures?

Yes the credit line will be done as well.

Take Care
Jim

From: Leslie Streicher [mailto:leslie@strpartners.com]
Sent: Tuesday, November 28, 2017 10:53 AM
To: Stelter, Jim
Cc: Colby Lewis; Sandra Moon; Snyder, Cindy
Subject: Re: New homes in Bensenville

Hi Dr. Stelter,

I talked to the photographer. You may use the photos on the school district website at no cost, just please use the credit line Steve Hall©Hall+Merrick.

For the home builder's marketing brochure, which falls into a commercial usage, the charge would be $1,200 per photo for lifetime use.

Let me know which photos you would like to use on the district website and I can send over the high-res versions.

Also, let me know if the home builder would like to purchase any for use in their brochure.

Thanks!

Leslie E. Streicher
MARKETING MANAGER

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On Nov 28, 2017, at 8:51 AM, Stelter, Jim <jstelter@bsd2.org> wrote:

Hi Leslie, these pictures as so very good. Could we get a license to display them on our website? Would there be a cost since it's our building?

From: Leslie Streicher [mailto:leslie@strpartners.com]
Sent: Monday, November 27, 2017 2:25 PM
To: Colby Lewis
Cc: Stelter, Jim; Sandra Moon; Snyder, Cindy
Subject: Re: New homes in Bensenville

Hi Dr. Stelter,

I attached the proofs to this email. I also reached out to our photographer and will let you know about fee as soon as I hear back from him.

Leslie E. Streicher
MARKETING MANAGER

ENHANCING NOW ENVISIONING FUTURES

STR PARTNERS LLC
350 WEST ONTARIO STREET
SUITE 200
CHICAGO IL 60654

T 312-242-4175
F 312-464-0785

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On Nov 27, 2017, at 2:20 PM, Colby Lewis <colby@strpartners.com> wrote:

Of course! Leslie will send some proofs over.

Colby Lewis | STR PARTNERS LLC
T 312-242-4158 C 312-259-9393

E N H A N C I N G N O W E N V I S I O N I N G F U T U R E S

On Nov 27, 2017, at 1:58 PM, Stelter, Jim <jstelter@bsd2.org> wrote:

Thanks. Could I see what photos you have first and then we could decide what photo(s) would be appropriate?

From: Colby Lewis [mailto:colby@strpartners.com]
Sent: Monday, November 27, 2017 1:38 PM
To: Stelter, Jim
Cc: Sandra Moon; Snyder, Cindy; Leslie Streicher
Subject: Re: New homes in Bensenville

Jim,

We are happy to share our professional photos but the photographer usually has copywrite and wants a fee for them if used professionally. Our Marketing Manager usually handles this type of stuff. She is copied and I'll ask her to speak with the photographer about it.

What they probably want is one zoomy looking exterior and one colorful interior that will say, "If you live here you will go to school in the COOLEST DESIGNED school in the whole world"? I suggest that you have him include a photograph of you so any home buyers will know that "If you live here you will go to a school with the COOLEST SUPERINTENDENT OF SCHOOLS in the whole world"!!!

Colby

Colby Lewis | STR PARTNERS LLC

T 312-242-4158 C 312-259-9393

E N H A N C I N G N O W E N V I S I O N I N G F U T U R E S

On Nov 27, 2017, at 1:19 PM, Stelter, Jim <jstelter@bsd2.org> wrote:

Hi Colby and Sandra,

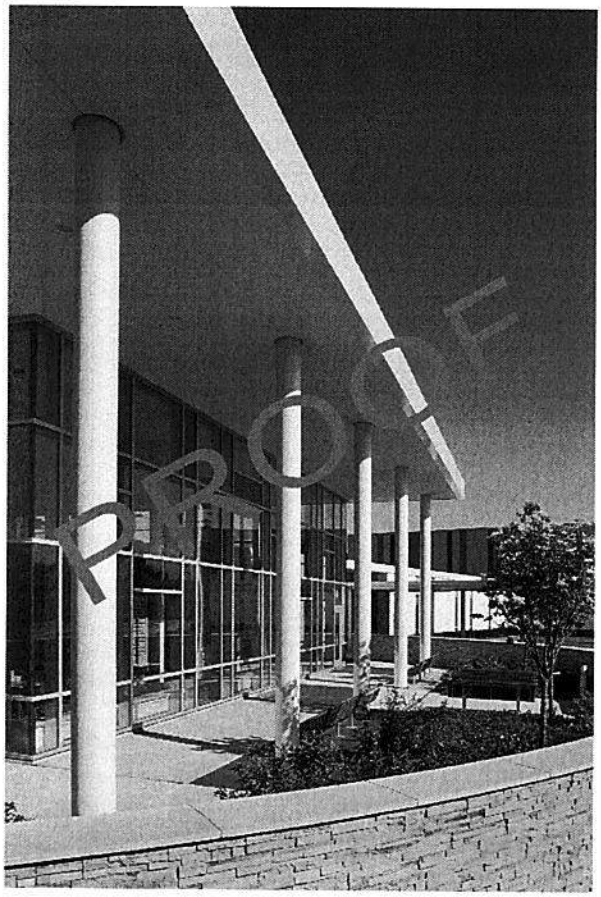
It was great seeing you at the Triple I before Thanksgiving. Your events were fantastic!

We have a new home builder constructing 30 or so new homes in the community. I was wondering if you could share with me any **professional photos you might have of Tioga Elementary School** that could be used in marketing literature for the home builder.

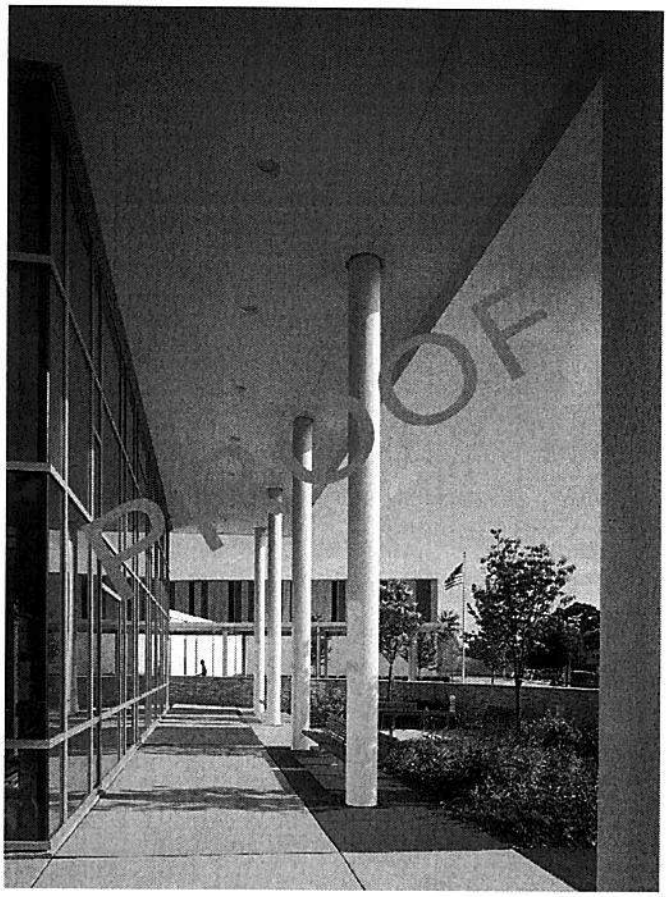
We are very excited to have this new home construction project in Bensenville!

Thanks
Jim

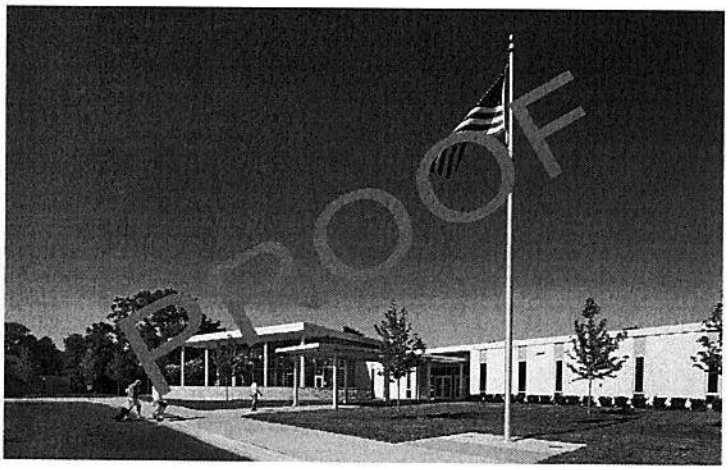
Dr. James E. Stelter
Superintendent of Schools
Bensenville School District 2
210 S. Church Road
Bensenville, IL 60106
630-766-5940



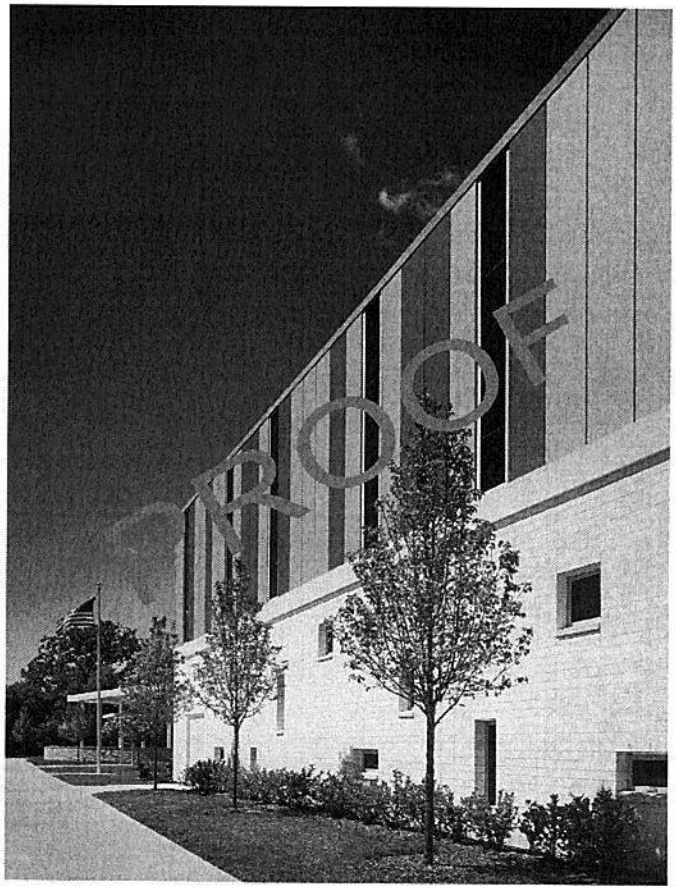
Johnson_ext_benches.jpg



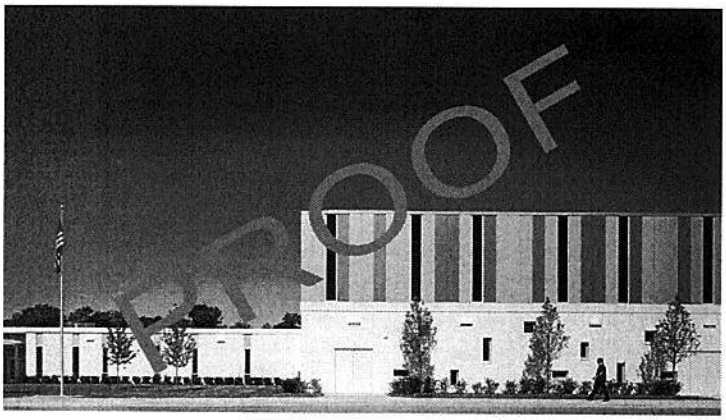
Johnson_ext_benches2.jpg



Johnson_ext_entrance.jpg



Johnson_ext_gym.jpg



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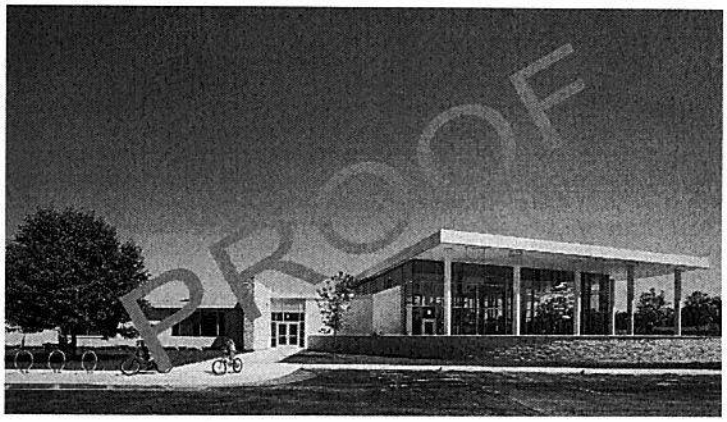
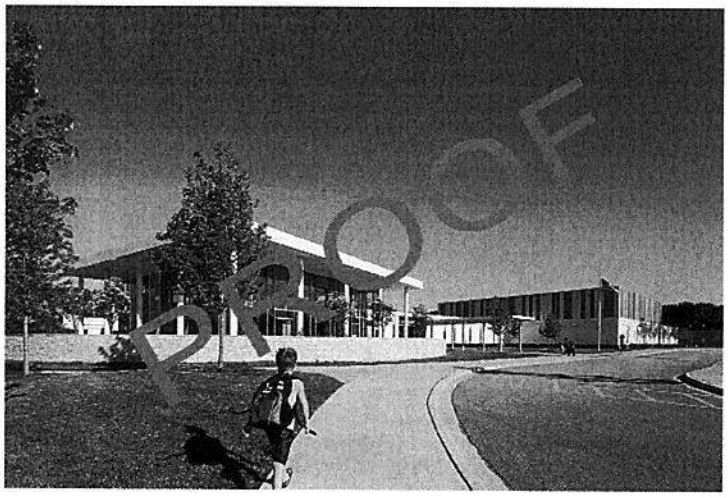
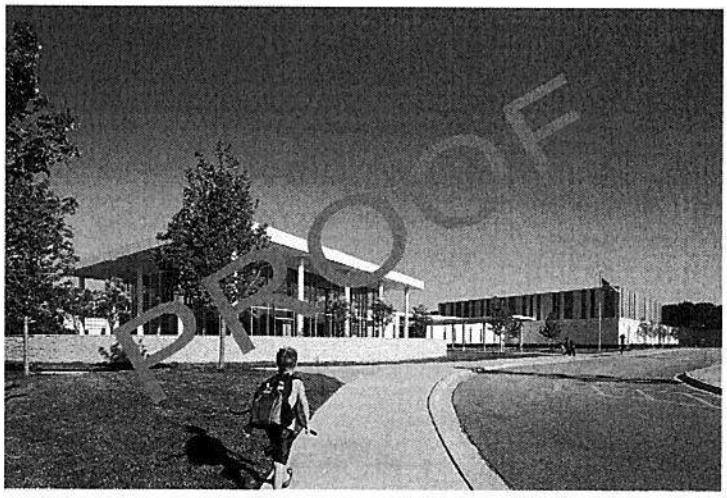


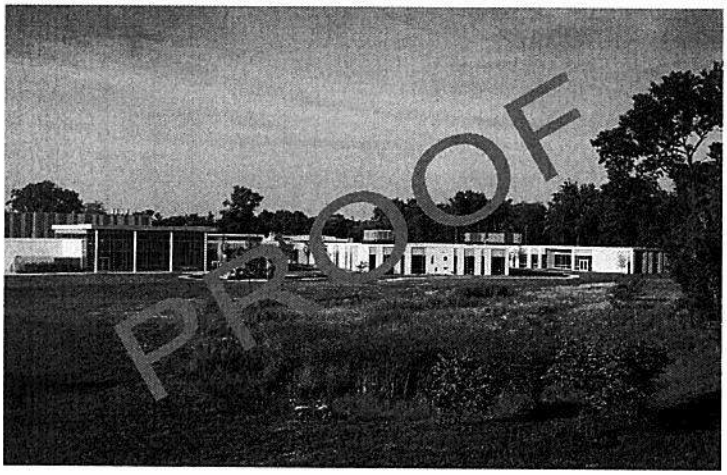
Johnson_ext_kids_bikes.jpg



Johnson_ext_kids.jpg

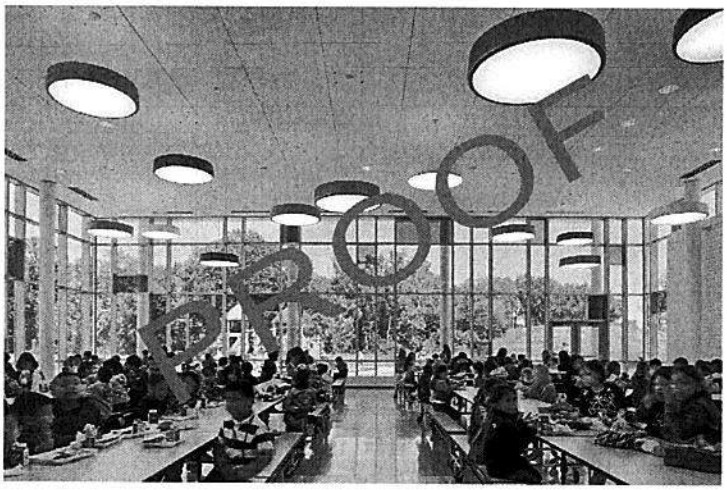


Johnson_ext_kids.tif

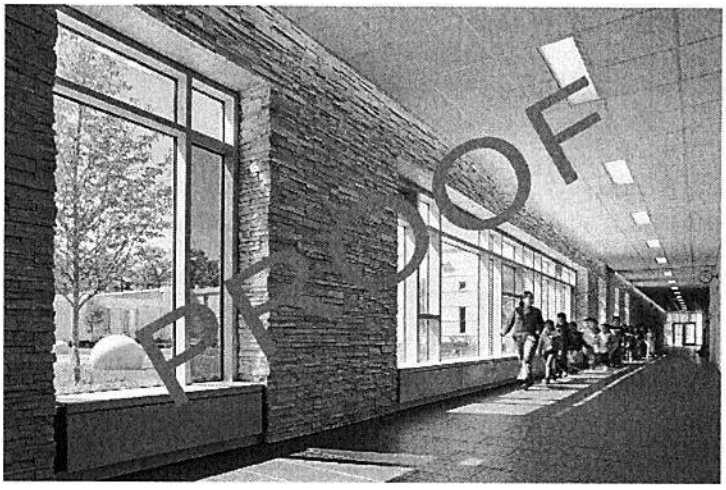


Johnson_ext_overall_prairie.jpg

Johnson_ext_overall.jpg

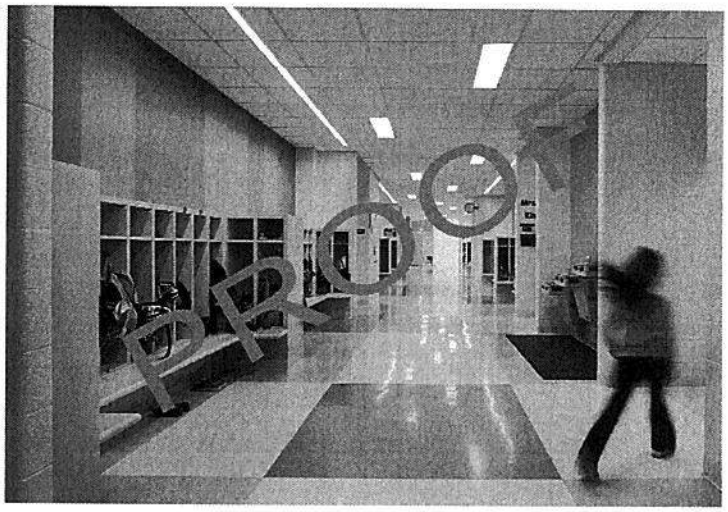


Johnson_int_cafeteria_b.jpg

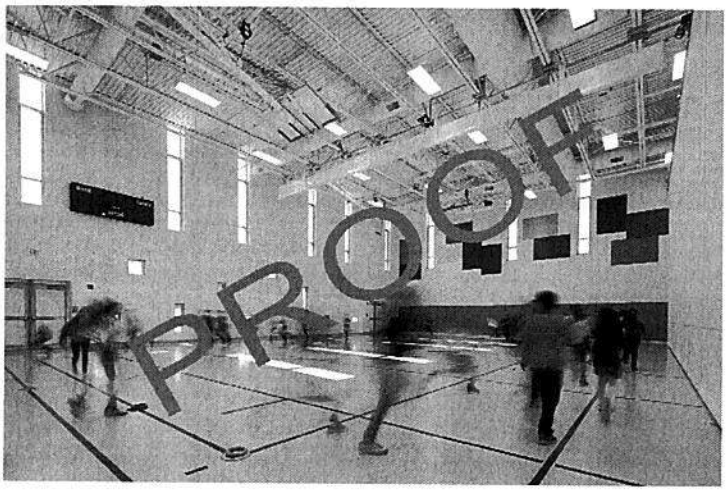


Johnson_int_corridor_kids_b.jpg

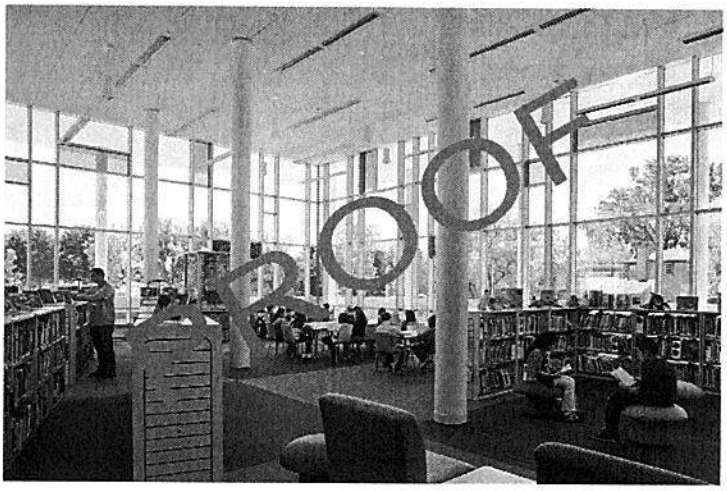
Johnson_int_corridor.jpg



Johnson_int_cubbies.jpg



Johnson_int_gym.jpg



Johnson_int_library.jpg

From: David Dubin <david@dubinconsultinginc.com>
Sent: Wednesday, November 29, 2017 2:05 PM
To: Stelter, Jim
Cc: Evan Summers; Carlos Azcoitia (cazcoitia@bsd2.org); Jeffrey Kersten (jkersten@bsd2.org)
Subject: RE: New homes in Bensenville

Hi Jim and Evan,

Thank you very much for your time today. To say that I was impressed with the way you have steered your education system, is an understatement.

I am equally impressed with your principals, Jeff and Carlos, as they seem to be smart, dedicated, and really care.

As I get into the details and the various web sites on how unfairly they rate schools, I am sure I will have some more questions.

I think reaching out to a Chicago Tribune reporter and provide the same tour that I did, for nice sized article, would be helpful, on many levels.

Be back to you soon, and thanks again,

And please forgive the grammar!

Sincerely,

David Dubin

From: David Dubin
Sent: Wednesday, November 29, 2017 9:58 AM
To: Stelter, Jim <jstelter@bsd2.org>
Cc: Evan Summers (ESummers@bensenville.il.us) <ESummers@bensenville.il.us>
Subject: Re: New homes in Bensenville

Stuck on York road for the last 15 min be there ASAP

Sent from my iPhone

On Nov 27, 2017, at 2:28 PM, Stelter, Jim <jstelter@bsd2.org> wrote:

> Hi David, as we discussed, I have obtained the professional proofs for the new Tioga School. Please take a look at the attached PDF and we can talk further when we meet on Wednesday.
>
> Thanks
> Jim
>
> ---
>
> **From:** Leslie Streicher [mailto:leslie@strpartners.com]
> **Sent:** Monday, November 27, 2017 2:25 PM
> **To:** Colby Lewis
> **Cc:** Stelter, Jim; Sandra Moon; Snyder, Cindy
> **Subject:** Re: New homes in Bensenville

Hi Dr. Stelter,

I attached the proofs to this email. I also reached out to our photographer and will let you know about fee as soon as I hear back from him.

Leslie E. Streicher
MARKETING MANAGER

ENHANCING NOW ENVISIONING FUTURES

STR PARTNERS LLC
350 WEST ONTARIO STREET
SUITE 200
CHICAGO IL 60654

T 312-242-4175
F 312-464-0785

www.strpartners.com

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<Tioga_STEVE HALL_Hall + Merrick.pdf>

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> Thanks
> Jim

From: Leslie Streicher [mailto:leslie@strpartners.com]
Sent: Monday, November 27, 2017 2:25 PM
To: Colby Lewis
Cc: Stelter, Jim; Sandra Moon; Snyder, Cindy
Subject: Re: New homes in Bensenville

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<Tioga_STEVE HALL_Hall + Merrick.pdf>

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Sent: Monday, November 27, 2017 2:28 PM
To: David Dubin (david@dubinconsultinginc.com)
Cc: Evan Summers
Subject: FW: New homes in Bensenville
Attachments: Tioga_STEVE HALL_Hall + Merrick.pdf

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Thanks
Jim

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Sent: Monday, November 27, 2017 2:25 PM
To: Colby Lewis
Cc: Stelter, Jim; Sandra Moon; Snyder, Cindy
Subject: Re: New homes in Bensenville

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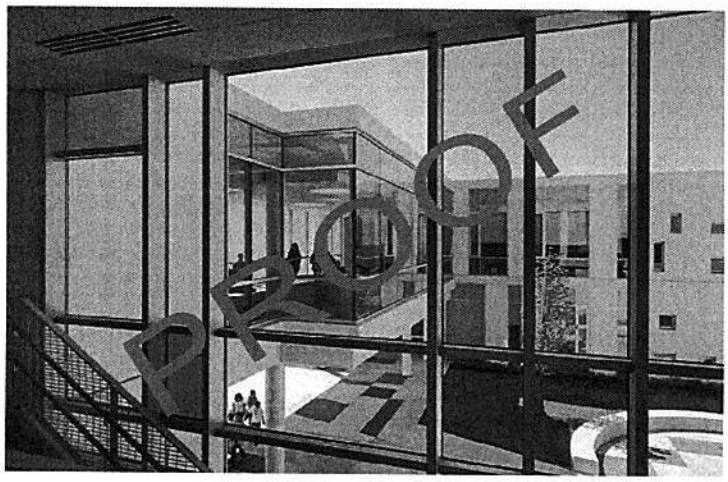
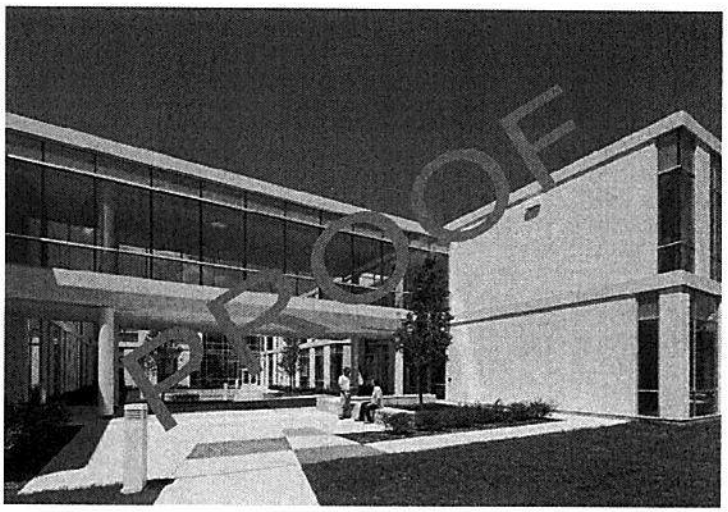
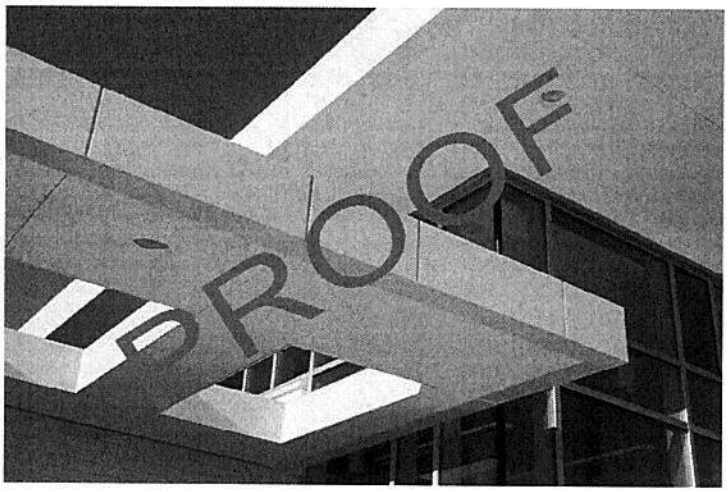


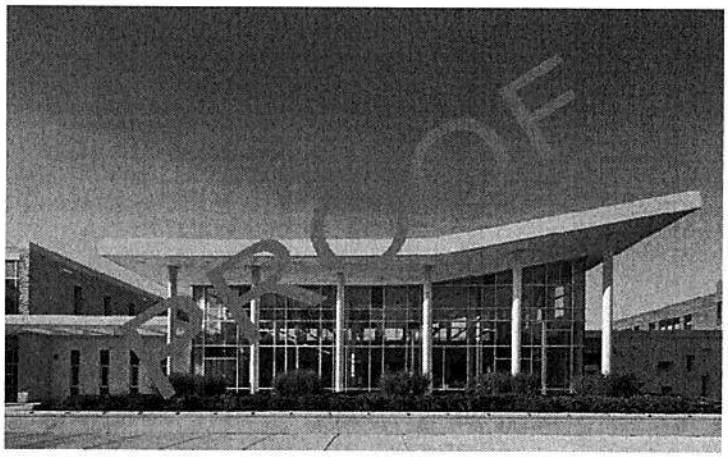
Tioga_bridge_ctyrd.jpg



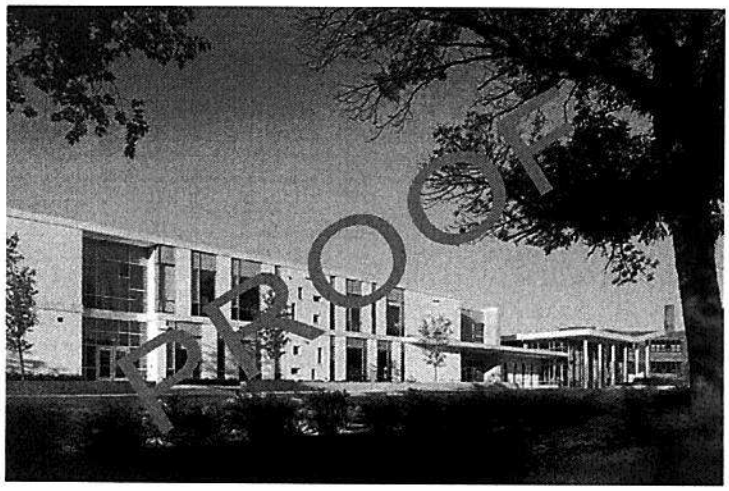
Tioga_ext_bridge.jpg



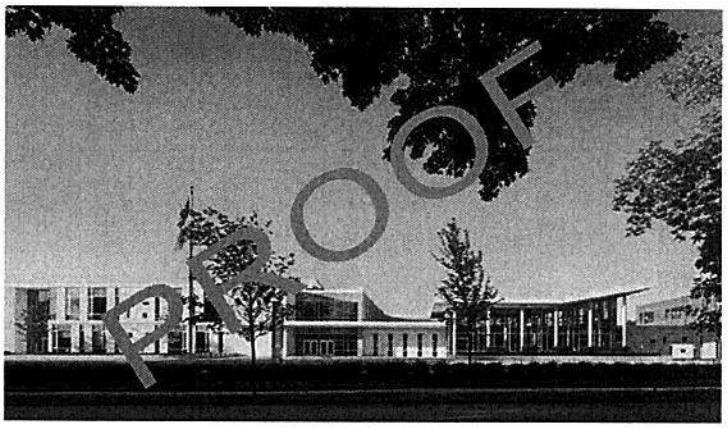
Tioga_ext_det.jpg



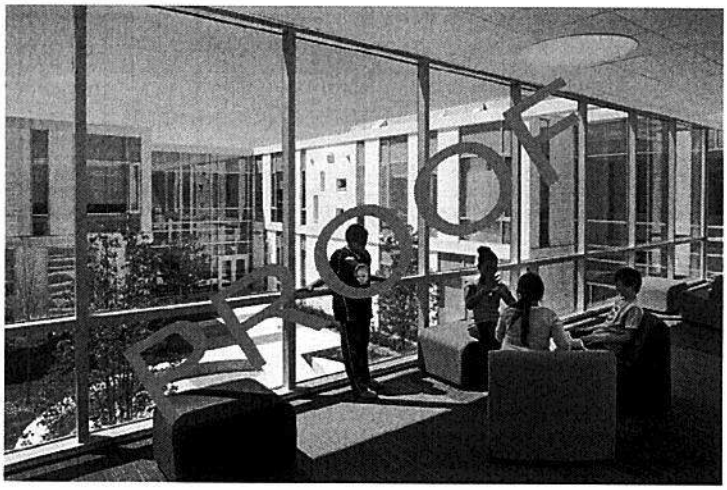
Tioga_ext_library.jpg



Tioga_ext_overall_angle.jpg



Tioga_ext_overall.jpg



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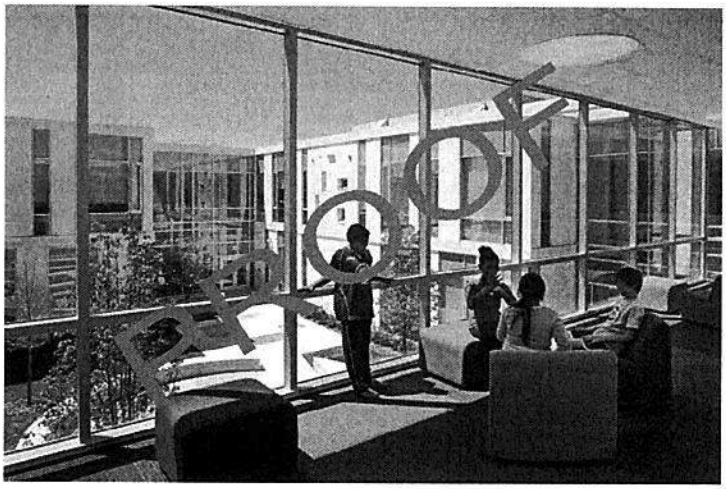
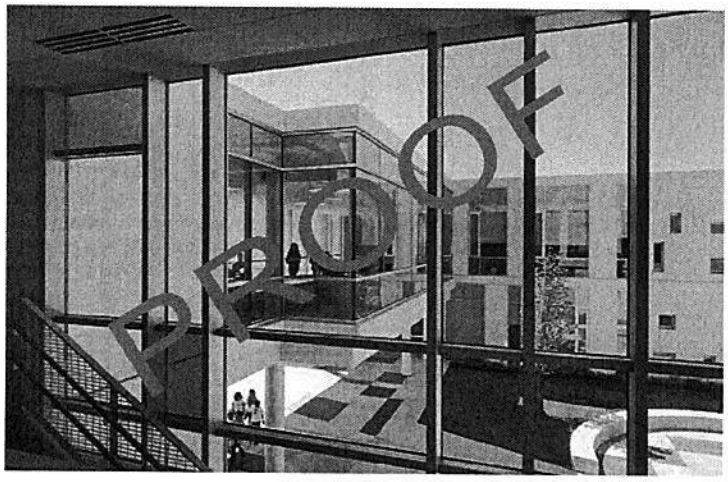
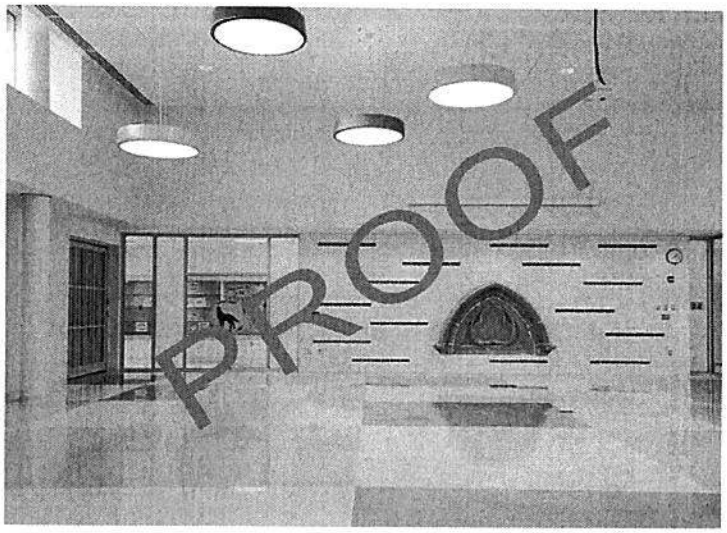


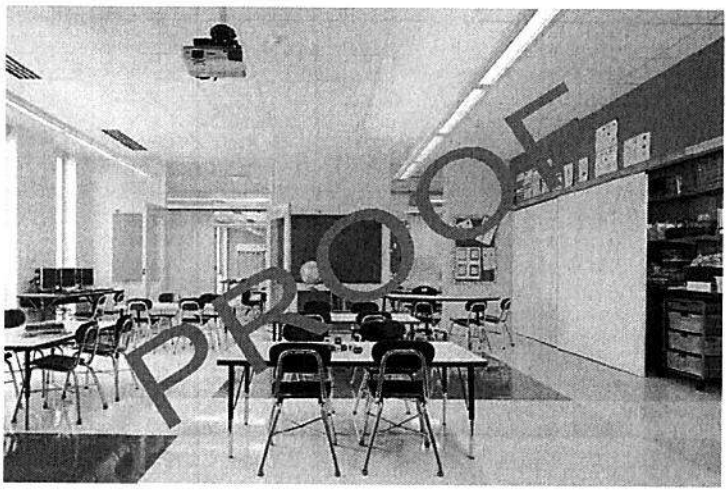
Tioga_int_bridge_b.jpg



Tioga_int_bridge2_b.jpg



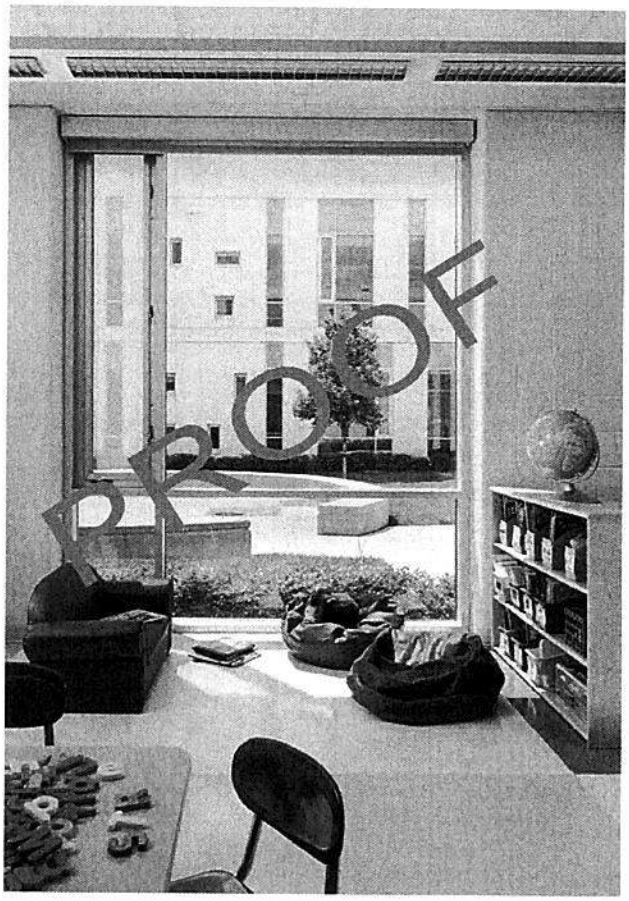
Tioga_int_cafeteria.jpg



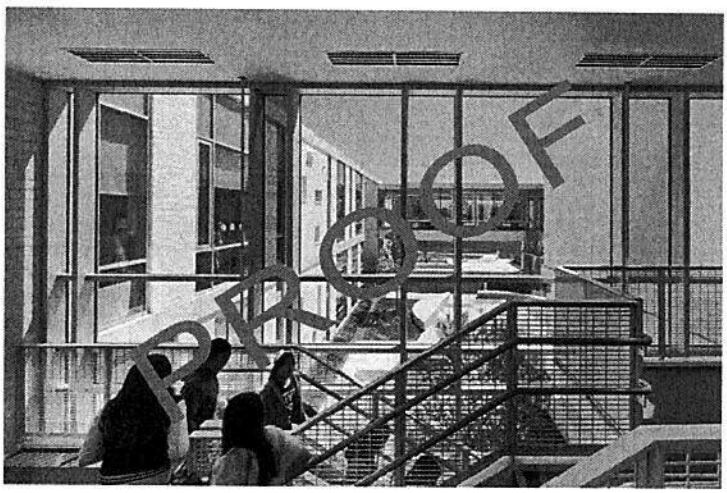
Tioga_int_classroom.jpg

Tioga_int_library_b.jpg

Tioga_int_libraryh_b.jpg



Tioga_int_play.jpg



Tioga_int_stair_b.jpg

From: Stelter, Jim <jstelter@bsd2.org>
Sent: Monday, November 27, 2017 12:38 PM
To: David Dubin
Cc: Snyder, Cindy; Waldorf,Tim; Evan Summers
Subject: RE: School District information- John street new homes

Sure, for the week of 12/4

Monday: 9 or 10 am
Tuesday: 2 pm
Wednesday 9 or 10 am

Let me know if any of these work.

Thanks
Jim

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Monday, November 27, 2017 12:27 PM
To: Stelter, Jim
Cc: Snyder, Cindy; Waldorf,Tim
Subject: RE: School District information- John street new homes

Hi Jim,

Can we do this next week?

David

From: Stelter, Jim [mailto:jstelter@bsd2.org]
Sent: Monday, November 27, 2017 12:12 PM
To: David Dubin <david@dubinconsultinginc.com>
Cc: Snyder, Cindy <csnyder@bsd2.org>; Waldorf,Tim <twaldorf@bsd2.org>
Subject: RE: School District information- John street new homes

Hi David,

I hope you had a great Thanksgiving.

In regards to a school tour of Tioga Elementary School, I have the following availability this week.

Tuesday: 9 or 10 am
Wednesday: 9, 10 am
Thursday: 10 am.

Please let me know if any of these work for you.

Thanks
Jim

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Monday, November 20, 2017 12:22 PM
To: Stelter, Jim
Subject: RE: School District information- John street new homes

Homebuyers look at websites like : www.greatschools.org,

to see what the rating of the schools are.

I thought it was a (5) over the summer.

When I spoke to Tim, he said he had a similar situation the town he bought a home, but he bought an older home for $150k, which is apples and oranges.

I re – looked at the site a coule of weeks ago, and it looks like the rating has changed.

I need some assistance in order to sell homes.

I can be reached at 773- 919-8083

Thanks,

David Dubin

From: Stelter, Jim [mailto:jstelter@bsd2.org]
Sent: Monday, November 20, 2017 12:12 PM
To: David Dubin <david@dubinconsultinginc.com>
Cc: Waldorf,Tim <twaldorf@bsd2.org>
Subject: Re: School District information- John street new homes

Hi,
What can I help you with?

Sent from my iPhone

On Nov 20, 2017, at 11:20 AM, David Dubin <david@dubinconsultinginc.com> wrote:

> Hello Dr. Stelter,
>
> I hope you are well. I have been reaching out to Tim Waldorf for a better part of a week and have not gotten a retuned call. Has Tim been out?
>
> Let me know,
> Thanks
>
> David
>
> ---
>
> **From:** Waldorf,Tim [mailto:twaldorf@bsd2.org]
> **Sent:** Wednesday, July 26, 2017 3:17 PM
> **To:** David Dubin <david@dubinconsultinginc.com>
> **Cc:** Stelter, Jim <jstelter@bsd2.org>
> **Subject:** FW: School District information
>
> Hi David -
>
> My name is Tim Waldorf, and I am the Community Relations Coordinator for Bensenville School District 2.
>
> Dr. Stelter, our superintendent, passed along the message you sent him earlier today, and asked if I could field your questions and provide you with the information you are seeking with regard to Tioga and Blackhawk.

Just give me a call or shoot me a message when you have a spare moment, and I'll do whatever I can to help!

Thanks!

Tim

--
Tim Waldorf | Community Relations Coordinator
Bensenville School District 2
210 S. Church Road | Bensenville, IL 60106
630-766-5940, ext. 1122 (phone) | 630-766-6099 (fax)
www.bsd2.org

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Wednesday, July 26, 2017 10:52 AM
To: Stelter, Jim
Subject: School District information

Hello Dr. Stelter,

I hope you are enjoying the summer. I want to thank you and the district, for your support for our single family development on John St.

Can you please call me when you get a chance, as I have some questions regarding the school district (Tioga and Blackhawk) that I know parents will ask.

I can be reached at 773 -919-8083.

Thanks

David

David Dubin

David Dubin

President

Dubin Consulting Inc.

607 Academy Drive

Northbrook, IL 60062

773-919-8083

Daviddubin@dubinconsultinginc.com

www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Wednesday, May 31, 2017 10:38 AM
To: Evan Summers
Cc: Scott Viger; Citron, Bernard I.
Subject: RE: PUD Ordinance- Bensenville

Good Morning Evan and Scott,

Did your attorney send over the draft ordinance for you to review?

Do you know when we will receive it?

Let me know,

Thanks

David

From: Evan Summers [mailto:ESummers@bensenville.il.us]
Sent: Thursday, May 25, 2017 11:54 AM
To: David Dubin <david@dubinconsultinginc.com>
Cc: Scott Viger <SViger@bensenville.il.us>
Subject: PUD Ordinance

Dave,

Our attorneys will send over the first draft for Scott's review tomorrow. We will get them over to you shortly after that.

Evan K. Summers
Village Manager
BENSENVILLE
GATEWAY TO OPPORTUNITY
12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 **F:** 630.350.1105

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, May 25, 2017 12:08 PM
To: Evan Summers
Cc: Scott Viger; Bernard I. Citron
Subject: Re: PUD Ordinance

Thanks !

Sent from my iPhone

On May 25, 2017, at 11:53 AM, Evan Summers <ESummers@bensenville.il.us> wrote:

> Dave,
>
> Our attorneys will send over the first draft for Scott's review tomorrow. We will get them over to you shortly after that.
>
> **Evan K. Summers**
> Village Manager
> **<image001.jpg>**
> 12 South Center Street, Bensenville, IL 60106
> **P:** 630.350.3420 **F:** 630.350.1105

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, May 11, 2017 10:03 AM
To: Evan Summers; Scott Viger; Kurtis Pozsgay
Subject: new homes

Guys,

This article was just published---

This is what I was talking about. Most people over 45 are out of touch----

The Next Hot Housing Market: Starter Homes

By Laura Kusisto and Chris Kirkham Published May 11, 2017 **Features** Dow Jones Newswires

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- Twitter
- Print

After sitting on the sidelines for a decade, millennials are buying homes en masse, promising to kick the already strong housing market into higher gear.

Virtually all major builders are migrating away from the luxury homes that dominated the early years of the economic expansion and are focusing on lower price points to cater to this burgeoning clientele.

"There's an increasing confidence level in that part of the market," said Gregg Nelson, co-founder of California home builder Trumark Cos. "The recovery is finally starting to take hold in a broader way."

The share of first-time buyers fell to 32% in 2015, its lowest level in nearly three decades and down from a historical average of around 40%, according

to the National Association of Realtors. That number climbed back up to 35% last year.

The housing recovery has been divided, as the luxury market has soared in recent years while the more affordable end of the market has struggled to make up for lost ground. Tough lending standards, slow wage growth, growing student-debt obligations and a newfound fear of ownership have combined to crimp demand among millennials in particular. The return of the starter-home market means the housing bifurcation is finally starting to narrow.

Demographers generally define millennials as people born between roughly 1980 and 2000.

"They're crawling out of their parents' basements, they're forming households and they're looking to buy," said Doug Bauer, chief executive of Tri Pointe Group Inc., which operates in eight states.

The return of first-time buyers allays fears that millennials would eschew homeownership and provides a long-awaited infusion of new demand to the market. These new buyers could also be a boon to the overall economy by driving builders to build more homes. But demand is ramping up at a time when supply is already tight and price growth is significantly outstripping wage gains.

Some 854,000 new-owner households were formed during the first three months of the year, more than double the 365,000 new-renter households formed during the period, according to Census Bureau data. It was the first time in a decade that more households chose to own than rent compared with a year earlier, according to an analysis by home-tracker Trulia.

In Orange County, Calif., Trumark's Mr. Nelson said he has been selling entry-level homes at nearly double the rate of his higher-end properties.

He is even gaining confidence to build homes in more far-flung locations. The company is about to begin construction on a 114-home project in the Inland Empire east of Los Angeles and another development in Manteca, Calif., about 80 miles east of San Francisco. Both areas were hard-hit during the housing crash and were among the slowest to recover.

Outside Las Vegas, Tri Pointe has introduced a new-home design that is specifically targeted to millennial buyers, featuring indoor-outdoor patios and deck spaces, as well as a separate downstairs bedroom-and-bathroom suite that could be rented out to a roommate. Mr. Bauer said the homes, geared toward first-time buyers, have been selling more rapidly than pricier homes.

Joey Liu, a 28-year-old technology worker, purchased his first home in San Jose, Calif., earlier this year. He said it is more expensive than renting but that he is getting to the stage in life where it was time to buy.

"A lot of friends of mine bought a home so I started thinking maybe it was time to buy a home and stop paying rent," said Mr. Liu, who settled on a three-bedroom townhouse for $690,000. He plans to rent out a room to help with the expenses.

He had three house-warming parties to celebrate his newfound status. "This is my first house, so it definitely feels different," he said.

In the first quarter of this year, 31% of the speculative homes built by major builders were smaller than 2,250 square feet, according to Zelman & Associates. That is up from 27% a year ago and 24% in the first quarter of 2015.

"Most builders really preferred to stick straight down the fairway, right at the corner of Main and Main. They were afraid to go back into the rough where they built a lot of homes in the prior cycle," said Alan Ratner, senior homebuilding analyst at Zelman.

Builders said that while they are taking a chance by building homes farther out and starting construction before they have a buyer in contract, it remains a far cry from the mid-2000s.

"One of the misconceptions is that, here we go again, this is another 2005, 2006 where all these builders are going to build hundreds of thousands of homes. We're not going crazy," said Brent Anderson, vice president of investor relations at Arizona-based Meritage Homes Corp. Mr. Anderson said that last year the company was building four to five speculative homes per community and is now up to on average 6.4.

Some 42% of the mortgages acquired by Fannie Mae so far this year were to first-time buyers, up from 31% at the recent low in 2011 and 38% in 2015. Fannie, which acquires about one-third of single-family mortgages, defines first-time buyers as anyone who hasn't owned a home in the past three years.

Building executives said one challenge is that many people are buying first homes later in life, meaning they have higher incomes and greater expectations molded by years of living in luxury downtown rentals. They also appear wary of driving farther out to get more space.

Sheryl Palmer, president and chief executive of Arizona-based Taylor Morrison Home Corp., said to cater to this demographic the company is building more three-story townhouses or single-family homes on narrow lots. She said about one-third of the company's buyers this year are millennials, up from 22% last year.

Even Toll Brothers Inc., which typically builds homes for the top end of the market, is venturing into lower price points. In Houston, the company is building homes starting in the mid-$300,000s range, while a typical Toll home in the area costs around $850,000.

Write to Laura Kusisto at laura.kusisto@wsj.com and Chris Kirkham at chris.kirkham@wsj.com

David Dubin
President
Dubin Consulting Inc.
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773-919-8083
Daviddubin@dubinconsultinginc.com
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From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, May 11, 2017 8:54 AM
To: Scott Viger; Evan Summers; Kurtis Pozsgay
Subject: small lot articles

Good Morning,

I am again enclosing links to articles about smaller lot homes, in case you want to distribute at the Monday's meeting

http://www.wsj.com/articles/suburbs-trying-to-attract-millennials-diverge-on-development-patterns-1472251218

http://www.cuddyfeder.com/wp-content/uploads/2016/03/Land-Use-and-Planning-Preventing-Flight-of-Millennials-_-New-York-Law-Journal.pdf

http://thegbrief.com/articles/millennials-are-seeking-smaller-cozier-housing-618

http://www.curbed.com/2016/6/21/11956516/millennial-first-time-home-trends-suburbs

http://www.jsonline.com/story/life/home-garden/2016/08/11/smaller-homes-appeal-both-empty-nesters-and-millennials/87972270/

://www.bostonglobe.com/lifestyle/style/2016/03/10/millennials-are-living-small/2caHMmkIs7fO768EInP99O/story.html

http://ktgy.com/manny-gonzalez-boomers-move-in-on-millennial-housing-stock/

http://www.wsj.com/articles/suburbs-trying-to-attract-millennials-diverge-on-development-patterns-1472251218

http://www.sandiegouniontribune.com/business/growth-development/sdut-small-lot-ordinance-single-family-zoning-2015may09-story.html

http://www.dca.state.ga.us/intra_nonpub/Toolkit/Guides/epa_largelot.pdf

http://urbanland.uli.org/development-business/industry-outlook-getting-density-right/

http://www.sightline.org/2016/04/20/how-exclusionary-zoning-robs-our-cities-of-their-best-qualities/

http://uli.org/wp-content/uploads/ULI-Documents/Economics-of-Inclusionary-Zoning.pdf

http://www.builderonline.com/land/planning/the-density-riddle_o

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www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Wednesday, May 10, 2017 10:15 AM
To: Scott Viger; Kurtis Pozsgay
Cc: Evan Summers; Scott Johnson; Bill Loftus; Citron, Bernard I.; Guru Naganat
Subject: FW: 770-830 John Street , Bensenville, Village Board Community Development Committee Meeting May 16, 2017

Scott, Kurtis and Evan,

Attached is the Drop Box Link for our Village Board Committee meeting on Tuesday, May 16 at 6pm.

We will be delivering a hard copy later today. Spaceco will be delivering full size drawings of both their plans and Lakota's landscaping plans as well.

Please call me if you have any questions.

Scott, I will send over before the meeting, comments from the meetings on how we went from 51, to 41 and finally to 37 home sites.

Thanks

David

From: Accounting User
Sent: Wednesday, May 10, 2017 10:10 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: 770-830 John Street , Bensenville, Village Board Community Development Committee Meeting May 16, 2017

https://www.dropbox.com/sh/oh04j1x3q48ct7c/AACgFwpEfyxyMGMs_BB3qv6ua?dl=0

770-830 John Street , Bensenville, Village Board Community Development Committee Meeting May 16, 2017

www.dropbox.com

Shared with Dropbox

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, May 9, 2017 3:21 PM
To: Kurtis Pozsgay
Cc: Scott Viger; Evan Summers
Subject: FW: Bensenville TABLE OF CONTENTS- May 8 2017
Attachments: Bensenville TABLE OF CONTENTS- May 8 2017.pdf

Here is the title of contents for the submittal

From: Accounting User
Sent: Tuesday, May 9, 2017 3:16 PM
To: David Dubin <david@dubinconsultinginc.com>
Subject: Bensenville TABLE OF CONTENTS- May 8 2017

TABLE OF CONTENTS:

Village Board Community Development Committee meeting
770-830 John Street

NO	DATE	FROM	PAGES	DESCRIPTION
1	05/09/17	Applicant	1	Cover letter From Dubin Consulting Inc
2	02/08/17	Applicant	25	Community Development Commission Application
3	10/20/16	Bensenville	1	Bensenville School District 2 Support Letter
4	05/08/17	Applicant	1	Lot Matrix
5	02/03/17	SPACECO	1	Plat of Survey
6	02/03/17	SPACECO	4	Land Use Opinion Application
7	02/03/17	BSB Design	7	Facades and Floor plans
8	02/06/17	KLOA	48	Traffic Impact Study
9	01/31/17	Appraisal Research Counselors	90	Market Study
10	2/14/17	BSB Design	3	John Street Facades
11	3/06/17	SPACECO	22	Kane-Dupage Soil and Water Conservation District Land Use Opinion 17-015
12	5/08/17	SPACECO	8	Lot Coverage Exhibits
13	5/08/17	SPACECO	1	Preliminary Plat of Subdivision (Updated)
14	5/08/17	SPACECO	1	Preliminary Site Plan (Updated)
15	5/08/17	SPACECO	5	Preliminary Site Improvement Plans (Updated)
16	5/08/17	SPACECO	2	Fire Truck Turn Exhibit 30’ B-B (Updated)
17	5/09/17	Lakota Group	4	Preliminary Landscape Plan (Updated)
18	03/21/17	BSB Design	4	Color Facades
19	5/08/17	SPACECO	17	Preliminary Stormwater Management Report (Updated)
20	5/09/17	Lakota Group	4	Color Landscape Plan (Updated)
21	4/17/2017	Applicant	1	CDC Submission Table of Contents April 2017
22	4/17/2017	Bensenville	12	CDC Staff Report

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, May 9, 2017 3:19 PM
To: Kurtis Pozsgay; Evan Summers
Cc: Scott Viger
Subject: Bensenville ltr village board zoning committee may 9.05.2017 (2)
Attachments: Bensenville ltr village board zoning committee may 9.05.2017 (2).docx

Evan and Kurtis,

Since you wanted me to include the prior two site plans in the packet, I thought I would add some information to the letter.

Please see if you like this better.

DD

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, May 9, 2017 1:01 PM
To: Scott Viger; Kurtis Pozsgay; Evan Summers
Subject: FW: Preliminary Site Plan 770-830 John 4-25-17
Attachments: 16014_Bensenville_Landscape Plans_Rendering_20170509.pdf

Hi Scott, Kurtis and Evan,

Just fyi- the up to date landscaping plans.

Will send drop box later today.

You will get hard copies on Wednesday, along with (1) full size 2 x 3 of the landscaping and engineering

Thanks

David

>

770-830 JOHN STREET SUBDIVISION

LANDSCAPE PLAN

BENSENVILLE, ILLINOIS

SCALE: 1"=40'
0 20' 40' 80'
NORTH

MAY 9, 2017

THE LAKOTA GROUP.

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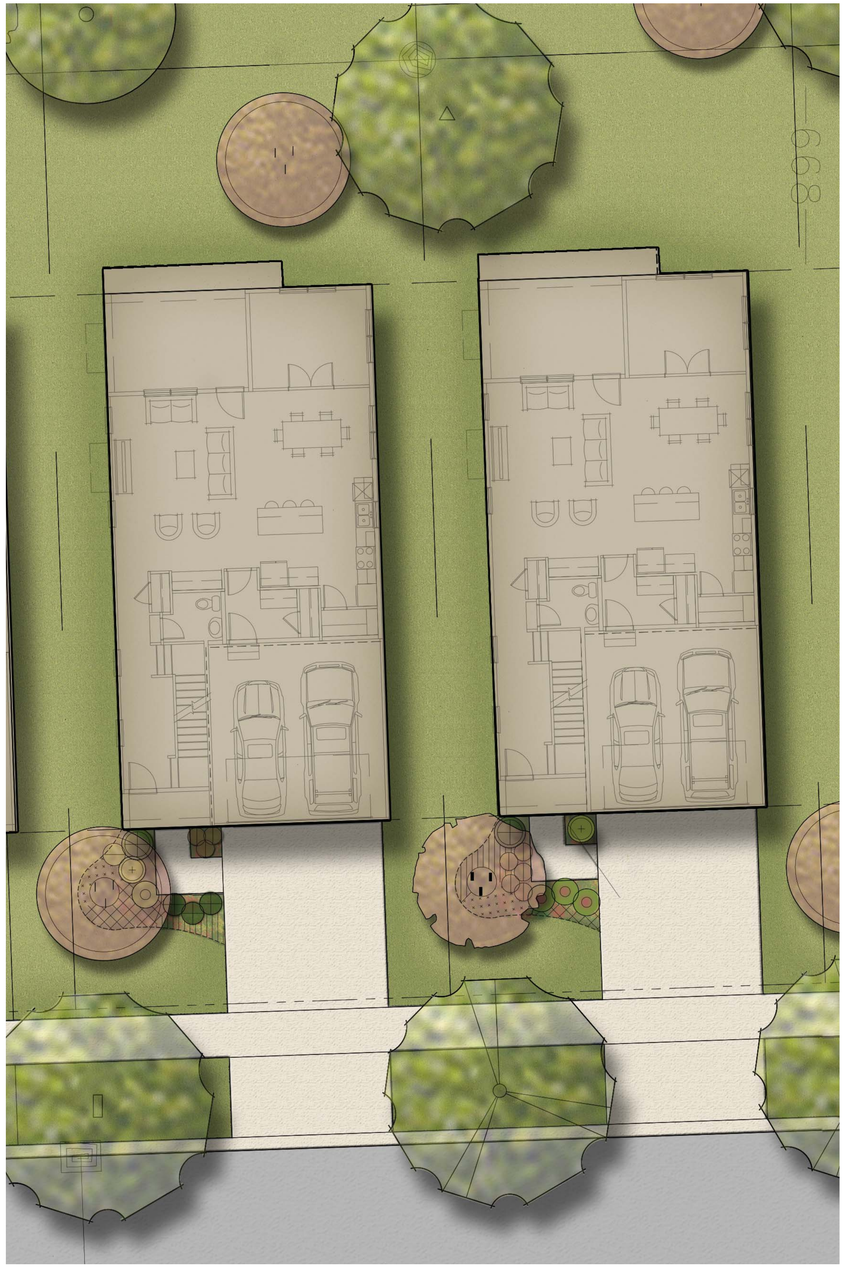
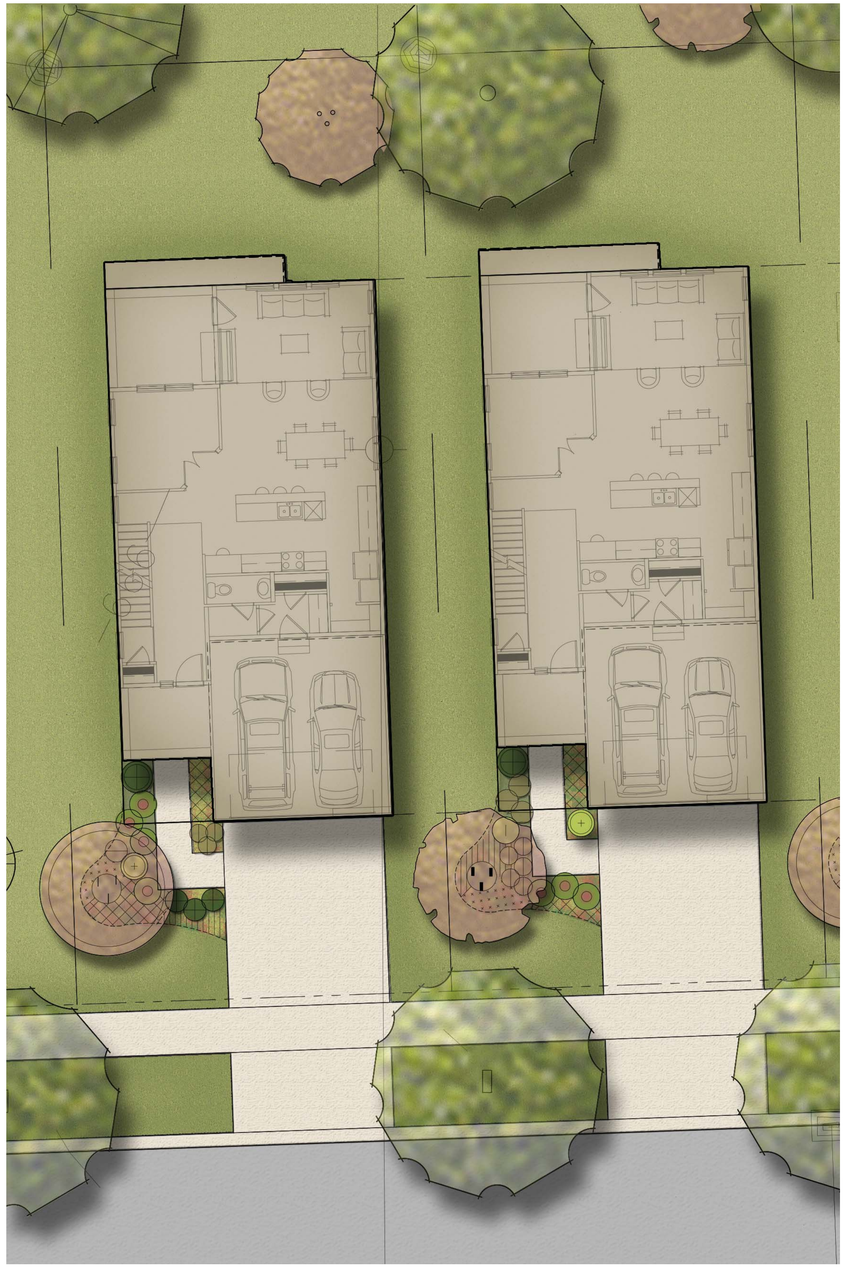


1 LANDSCAPE PLAN – SINGLE FAMILY A



2 LANDSCAPE PLAN – SINGLE FAMILY B

LEGEND

- APPROXIMATE LIMIT OF WORK
- SHADE TREE, TYPICAL
- ORNAMENTAL TREE, TYPICAL
- EVERGREEN TREE, TYPICAL
- LAWN SEED
- STORMWATER SEED MIX
- PRAIRIE SEED MIX

NOTES

1. INDIVIDUAL LOTS TO BE LANDSCAPED BY OWNER.

770-830 JOHN STREET SUBDIVISION

LANDSCAPE PLAN - SINGLE FAMILY

BENSENVILLE, ILLINOIS

MAY 9, 2017

SCALE: 1/8"= 1'-0"
0 4' 8' 16'
NORTH

THE LAKOTA GROUP.

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PLANT LIST

THE LANDSCAPE PLAN WILL CONSIST OF, BUT IS NOT LIMITED TO, THE PLANT LIST AS SHOWN. PLANT SIZES SPECIFIED IN FINAL LANDSCAPE PLAN WILL DEPEND ON AVAILABILITY AT TIME OF PLANTING.

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE
DECIDUOUS TREES			
AF	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	3" caliper
CO	Celtis occidentalis	Common Hackberry	3" caliper
GT	Gleditsia triacanthos inermis 'Skyline'	Skyline Thornless Honeylocust	3" caliper
QM	Quercus macrocarpa	Bur Oak	3" caliper
TC	Tilia cordata 'Greenspire'	Littleleaf Linden	3" caliper
UAA	Ulmus 'Accolade'	Accolade Elm	3" caliper
UH	Ulmus 'Homestead'	Homestead Elm	3" caliper
ORNAMENTAL TREES			
AC	Amelanchier canadensis 'Autumn Brilliance'	Shadblow Serviceberry 'Autumn Brilliance'	6'-10' ht.
BN	Betula nigra 'Heritage'	Heritage River Birch	6'-10' ht.
CC	Cercis canadensis	Eastern Redbud	6'-10' ht.
CCI	Crataegus crusgalli 'Inermis'	Thornless Cockspur Hawthorn	6'-10' ht.
MSO	Magnolia soulangiana 'Saucer'	Saucer Magnolia	6'-10' ht.
MM	Malus x 'Marilee'	Marilee Crabapple	6'-10' ht.
MP	Malus x 'Prairiefire'	Prairiefire Crabapple	6'-10' ht.
EVERGREEN TREES			
PGD	Picea glauca 'Densata'	Black Hills Spruce	6'-12' ht.
PPG	Picea pungens 'Glauca'	Colorado Blue Spruce	6'-12' ht.
PM	Pseudotsuga menziesii	Douglas Fir	6'-12' ht.
DECIDUOUS SHRUBS			
AM	Aronia melanocarpa	Glossy Black Chokeberry	18-30" ht.
HA	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	24-36" ht.
HP	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea	24-36" ht.
RA	Rhus aromatica 'Gro-Low'	Fragrant Sumac	5 gal.
RC	Rosa 'Flower Carpet Pink'	Flower Carpet Pink Shrub Rose	5 gal.
RK	Rosa 'Knockout'	Knockout Rose	5 gal.
SM	Syringa meyeri	Dwarf Korean Lilac	5 gal.
VD	Viburnum dentatum	Arrowwood Viburnum	24-36" ht.
VP	Viburnum prunifolium	Blackhaw Viburnum	3' ht.
VTW	Viburnum trilobum 'Wentworth'	Wentworth American Cranberrybush	18-30" ht.
EVERGREEN SHRUBS			
BM	Buxus microphyla 'Wintergreen'	Wintergreen Boxwood	18"-36" ht.
TM	Taxus media 'Densiformis'	Dense Yew	18"-30" spr.
TMH	Taxus media "Hicksii"	Hicks Yew	18"-30" spr.
TOE	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	6' -8' ht.
JCK	Juniperus chinensis 'Kallays Compacta'	Kallays Compact Juniper	5 gal.
PERENNIALS/GRASSES			
cas	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal.
ep	Echinacea purpurea 'Magnus'	Purple Coneflower	1 gal.
hh	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.
hp	Heuchera micrantha 'Purple Palace'	Purple Palace Coral Bells	1 gal.
hgc	Hosta 'Guacamole'	Guacamole Hosta	1 gal.
hss	Hosta Sum and Substance	Sum and Substance Hosta	1 gal.
nm	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gal.
pah	Pennisetum apelocuroides 'Hameln'	Dwarf Fountain Grass	3 gal.
pat	Perovskia atriplicifolia	Russian Sage	1 gal.
rf	Rudbeckia fulgida 'Goldstrum'	Black Eyed Susan	1 gal.
sa	Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.
sh	Sporobolus heterolepsis	Prairie Dropseed	1 gal.
GROUNDCOVERS			
lsp	Liriope spicata	Lilyturf	3" pot/quart
pt	Pachysandra terminalis	Pachysandra	3" pot/quart

STORMWATER SEED MIX

BOTANIC NAME	COMMON NAME	OUNCES / ACRE
PERMANENT GRASSES / SEDGES / RUSHES		
Bolboschoenus fluviatilis	River Bulrush	0.25
Carex cristatella	Crested Oval Sedge	2.00
Carex lurida	Bottlebrush Sedge	3.00
Carex vulpinoidea	Brown Fox Sedge	6.00
Elymus virginicus	Virginia Wild Rye	13.50
Glyceria striata	Fowl Manna Grass	1.25
Juncus effusus	Common Rush	2.00
Leersia oryzoides	Rice Cut Grass	1.00
Panicum virgatum	Switch Grass	2.00
Schoenoplectus tabernaemontani	Softstem Bulrush	3.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	1.00
	Total	37.00
TEMPORARY COVER		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	460.00
FORBS & SHRUBS		
Alisma spp.	Water Plantain (Various Mix)	4.25
Asclepias incarnata	Swamp Milkweed	1.50
Bidens spp.	Bidens (Various Mix)	2.00
Helenium autumnale	Sneezeweed	2.00
Iris virginica	Blue Flag	4.00
Lycopus americanus	Common Water Horehound	0.25
Mimulus ringens	Monkey Flower	1.00
Oligoneuron riddellii	Riddell's Goldenrod	0.50
Penthorum sedoides	Ditch Stonecrop	0.50
Polygonum spp.	Pinkweed (Various Mix)	4.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Rudbeckia triloba	Brown-Eyed Susan	1.50
Sagittaria latifolia	Common Arrowhead	1.00
Senna hebecarpa	Wild Senna	1.00
Symphyotrichum novae-angliae	New England Aster	1.50
Thalictrum dasycarpum	Purple Meadow Rue	2.00
	Total	28.00

PRAIRIE SEED MIX

BOTANIC NAME	COMMON NAME	OUNCES / ACRE
PERMANENT GRASSES		
Andropogon gerardii	Big Bluestem	12.00
Bouteloua curtipendula	Side Oats Grama	16.00
Carex spp.	Prairie Sedge Mix	3.00
Elymus canadensis	Canada Wild Rye	24.00
Panicum virgatum	Switch Grass	2.50
Schizachyrium scoparium	Little Bluestem	28.00
Sorghastrum nutans	Indian Grass	12.00
	Total	97.50
TEMPORARY COVER		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	460.00
FORBS		
Asclepias syriaca	Common Milkweed	1.00
Asclepias tuberosa	Butterfly Weed	1.00
Chamaecrista fasciculata	Partridge Pea	9.00
Coreopsis lanceolata	Sand Coreopsis	5.00
Echinacea purpurea	Broad-leaved Purple Coneflower	7.50
Heliopsis helianthoides	False Sunflower	0.25
Lupinus perennis	Wild Lupine	1.00
Monarda fistulosa	Wild Bergamot	0.50
Penstemon digitalis	Foxglove Beard Tongue	1.00
Pycnanthemum virginianum	Common Mountain Mint	0.50
Ratibida pinnata	Yellow Coneflower	3.50
Rudbeckia hirta	Black-Eyed Susan	8.00
Solidago speciosa	Showy Goldenrod	1.00
Symphyotrichum laeve	Smooth Blue Aster	0.50
Symphyotrichum novae-angliae	New England Aster	0.75
	Total	40.50

770-830 JOHN STREET SUBDIVISION

PLANT PALETTE

BENSENVILLE, ILLINOIS

MAY 9, 2017

THE LAKOTA GROUP.

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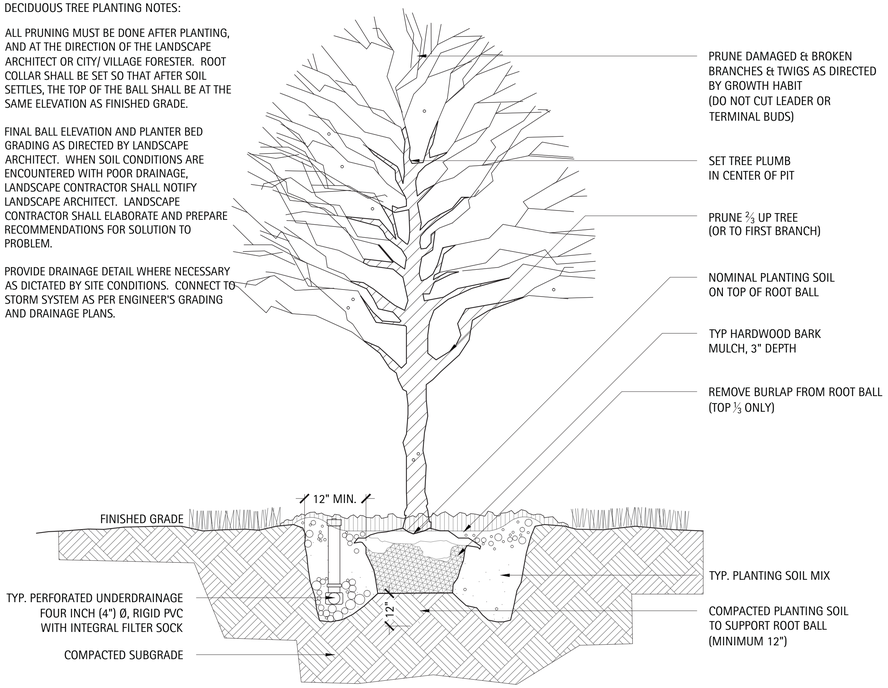
DECIDUOUS TREE PLANTING NOTES:

ALL PRUNING MUST BE DONE AFTER PLANTING, AND AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR CITY/ VILLAGE FORESTER. ROOT COLLAR SHALL BE SET SO THAT AFTER SOIL SETTLES, THE TOP OF THE BALL SHALL BE AT THE SAME ELEVATION AS FINISHED GRADE.

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.

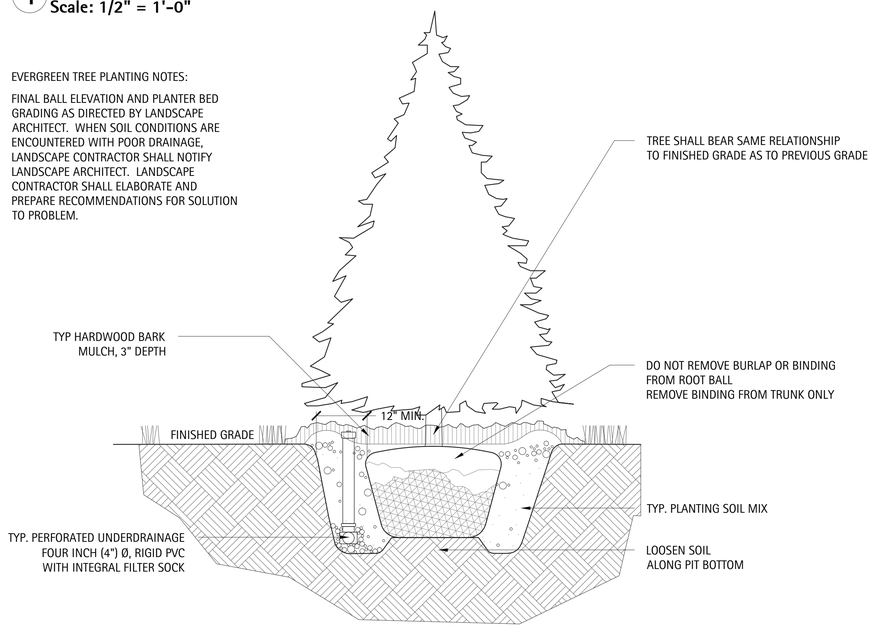
PROVIDE DRAINAGE DETAIL WHERE NECESSARY AS DICTATED BY SITE CONDITIONS. CONNECT TO STORM SYSTEM AS PER ENGINEER'S GRADING AND DRAINAGE PLANS.



1 Section - Shade Tree Planting
Scale: 1/2" = 1'-0"

EVERGREEN TREE PLANTING NOTES:

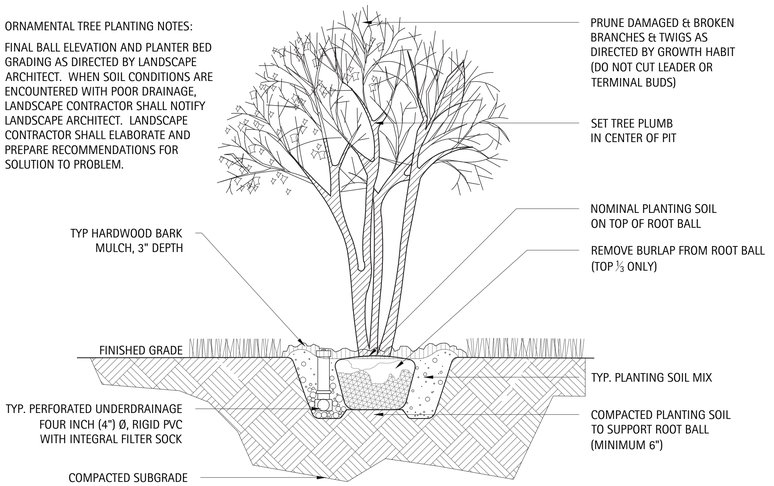
FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.



2 Section - Evergreen Tree Planting
Scale: 1/2" = 1'-0"

ORNAMENTAL TREE PLANTING NOTES:

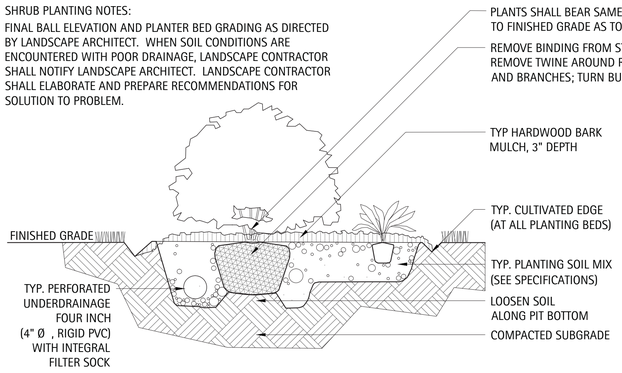
FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.



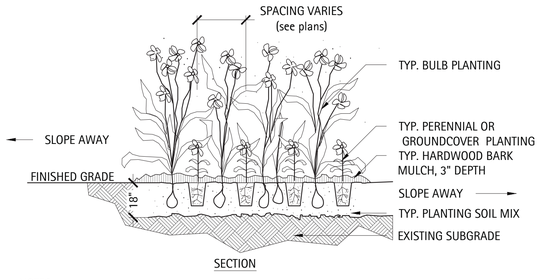
3 Section - Ornamental Tree Planting
Scale: 1/2" = 1'-0"

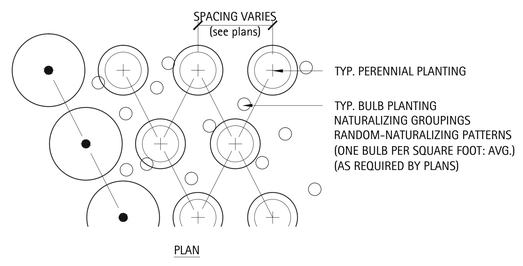
SHRUB PLANTING NOTES:

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.



4 Section - Shrub Planting
Scale: 1" = 1'-0"





NOTES:

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.

PERENNIAL PLANTING LAYOUTS TO BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

5 Plan, Section - Perennial, Groundcover, and Bulb Planting
Scale: 1/2" = 1'-0"

770-830 JOHN STREET SUBDIVISION

LANDSCAPE DETAILS

BENSENVILLE, ILLINOIS

MAY 9, 2017

THE LAKOTA GROUP.

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From: David Dubin <david@dubinconsultinginc.com>
Sent: Monday, May 8, 2017 1:42 PM
To: Evan Summers
Subject: quick question- can u give me a call

David Dubin
President
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773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Friday, April 28, 2017 12:05 PM
To: Evan Summers
Subject: thanks!!!!

David Dubin
President
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773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, April 27, 2017 9:49 AM
To: Scott Viger; Evan Summers
Subject: FW: Preliminary Site Plan 770-830 John 4-25-17
Attachments: 01_Bensenville_Landscape Plans-L1.0.pdf

Evan and Scott,

Per the Mayor's request, attached is a DRAFT, revised the site plan for 37 homes. Based upon comments from the CDC, the Site Plan was also modified as follows:

I look forward to our meeting at Village Hall tomorrow at 9 am.

Please call me if you have any questions,

Sincerely

David Dubin

LEGEND

- APPROXIMATE LIMIT OF WORK
- EXISTING TREE
- SHADE TREE, TYPICAL
- ORNAMENTAL TREE, TYPICAL
- EVERGREEN TREE, TYPICAL
- LAWN SEED
- STORMWATER SEED MIX
- PRAIRIE SEED MIX

NOTES

1. INDIVIDUAL LOTS TO BE LANDSCAPED BY OWNER.

THE LAKOTA GROUP.

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f 312.467.5484
thelakotagroup.com

PREPARED FOR
Dubin Consulting

607 Academy Drive
Northbrook, IL 60062

PROJECT
770-830 John Street Subdivision
Bensenville, IL

It's smart. It's free. It's the law.
Call before you dig. 811
JULIE ONE-CALL SYSTEM

ISSUED
MARCH 10, 2017

REVISIONS

No	Date	Issue
01	2017.02.06	Issue for Approval
02	2017.03.10	PD Revisions
03	2017.04.26	PD Revisions

CHECKED BY KC
DRAWN BY JA

SHEET TITLE
Preliminary Landscape Plan

SCALE IN FEET
1" = 40'

0' 20' 40' 120'

NORTH

SHEET NUMBER
L1.0

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H:\Lakota_files\Projects\2016\16014 - Dubin Consulting Preliminary Services\05 Graphics\03 DD CD\Bensenville\01_Bensenville_Landscape Plans.dwg

From: David Dubin <david@dubinconsultinginc.com>
Sent: Friday, April 21, 2017 9:59 AM
To: Evan Summers
Subject: Homeowner letter to Mayor the other night

Hi Evan,

I was speaking to my Civil Engineer, and again, the development will be self-sufficient as far as handling storm water issues.

It would be helpful if we could get a copy of the email that the homeowner sent to the Mayor after the CDC meeting, so my civil engineer can address his possible concerns.

Thanks

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Wednesday, April 19, 2017 4:06 PM
To: Scott Viger; Evan Summers
Subject: john street- another idea

Scott and Evan,

[redacted]

[redacted]

[redacted].

Regards,

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Wednesday, April 19, 2017 11:53 AM
To: Evan Summers; Scott Viger
Cc: Bill Loftus
Subject: FW: john st- more parking on the street

Evan and Scott,

Although we feel that there is more than adequate parking for the proposed development, it seems that folks thinks that the new homeowners will be having daily parties, with lots of guests and cars to go with them! So here is a suggestion.

[redacted]

I think this makes sense, and feel free to run it by engineering. If we get a little further, we can include this in our revisions.

Additionally, in the unlikely event that most of the new homeowners will have more than 4 cars, here is an additional solution. [redacted]

If you need additional explanation, please call me.

Thanks,

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062

773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, April 18, 2017 10:44 AM
To: Evan Summers
Subject: CDC

Hello Evan,

When you have a moment, can you please call me.

Thanks

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Monday, April 10, 2017 8:17 AM
To: Scott Viger; Kurtis Pozsgay; Evan Summers
Subject: Bensenville John St CDC

Good Morning Scott, Kurtis and Evan,

Today, we are delivering 7 more sets/binders of our presentation for the plan commission.

I am also enclosing 3 sets each of :

1. Up to date landscaping plan with the plan list that was “blank”
2. Revised binder cover page for the front of the binder (with the homes not “schruntch”).

Please replace the above in the binders I provided to you, and pleaser also provide to Mayor DiSimone.

Also, please let Mayor (or if rather be called President) DiSimone that althought we will not be changing any any of the plans for the CDC meeting, I did hear his concerns, and I will work with him and your department to reduce the density prior to the Village Board meeting.

I will be out of the office, not available for most of the day, but please email me, if you need something and I will try to get back to you asap.

Thanks

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Friday, April 7, 2017 11:04 AM
To: Scott Viger; Kurtis Pozsgay; Evan Summers
Subject: FW: small lot articles
Attachments: small lot articles

Hi Scott, Kurtis and Evan,

As you may recall, I sent the attached link to you some time ago. It is filled with articles regarding smaller lot homes that is the new trend.

I am sending again in case you want to pass on to others.

See you all soon,

Thanks

David

From: David Dubin <david@dubinconsultinginc.com>
Sent: Wednesday, October 5, 2016 12:45 PM
Subject: small lot articles

http://www.wsj.com/articles/suburbs-trying-to-attract-millennials-diverge-on-development-patterns-1472251218

http://www.cuddyfeder.com/wp-content/uploads/2016/03/Land-Use-and-Planning-Preventing-Flight-of-Millennials-_-New-York-Law-Journal.pdf

http://thegbrief.com/articles/millennials-are-seeking-smaller-cozier-housing-618

http://www.curbed.com/2016/6/21/11956516/millennial-first-time-home-trends-suburbs

http://www.jsonline.com/story/life/home-garden/2016/08/11/smaller-homes-appeal-both-empty-nesters-and-millennials/87972270/

://www.bostonglobe.com/lifestyle/style/2016/03/10/millennials-are-living-small/2caHMmkIs7fO768EInP99O/story.html

http://ktgy.com/manny-gonzalez-boomers-move-in-on-millennial-housing-stock/

http://www.wsj.com/articles/suburbs-trying-to-attract-millennials-diverge-on-development-patterns-1472251218

http://www.sandiegouniontribune.com/business/growth-development/sdut-small-lot-ordinance-single-family-zoning-2015may09-story.html

http://www.dca.state.ga.us/intra_nonpub/Toolkit/Guides/epa_largelot.pdf

http://urbanland.uli.org/development-business/industry-outlook-getting-density-right/

http://www.sightline.org/2016/04/20/how-exclusionary-zoning-robs-our-cities-of-their-best-qualities/

http://uli.org/wp-content/uploads/ULI-Documents/Economics-of-Inclusionary-Zoning.pdf

http://www.builderonline.com/land/planning/the-density-riddle_o

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, April 6, 2017 4:40 PM
To: Scott Viger; Evan Summers; Kurtis Pozsgay
Subject: FW: Bensenville John street.
Attachments: 16014_Dubin Consulting_Bensenville_20170310.pdf

Folks,

Hot off the presses. The Color Site Plans, etc.

From: Jason Addington [mailto:jaddington@thelakotagroup.com]
Sent: Thursday, April 6, 2017 4:30 PM
To: David Dubin <david@dubinconsultinginc.com>
Cc: Kevin Clark <kclark@thelakotagroup.com>; sjohnson@spacecoinc.com
Subject: Bensenville Rendering

Hi David,

Here is the latest rendering for the Bensenville site from the last submittal of 3-10-2017. Please let me know if you need anything else.

Regards,
Jason

Jason Addington
Associate
116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445 x 204

770-830 JOHN STREET SUBDIVISION

LANDSCAPE PLAN

BENSENVILLE, ILLINOIS

MARCH 10, 2017

SCALE: 1"=40'
0 20' 40' 80'
NORTH

THE LAKOTA GROUP.

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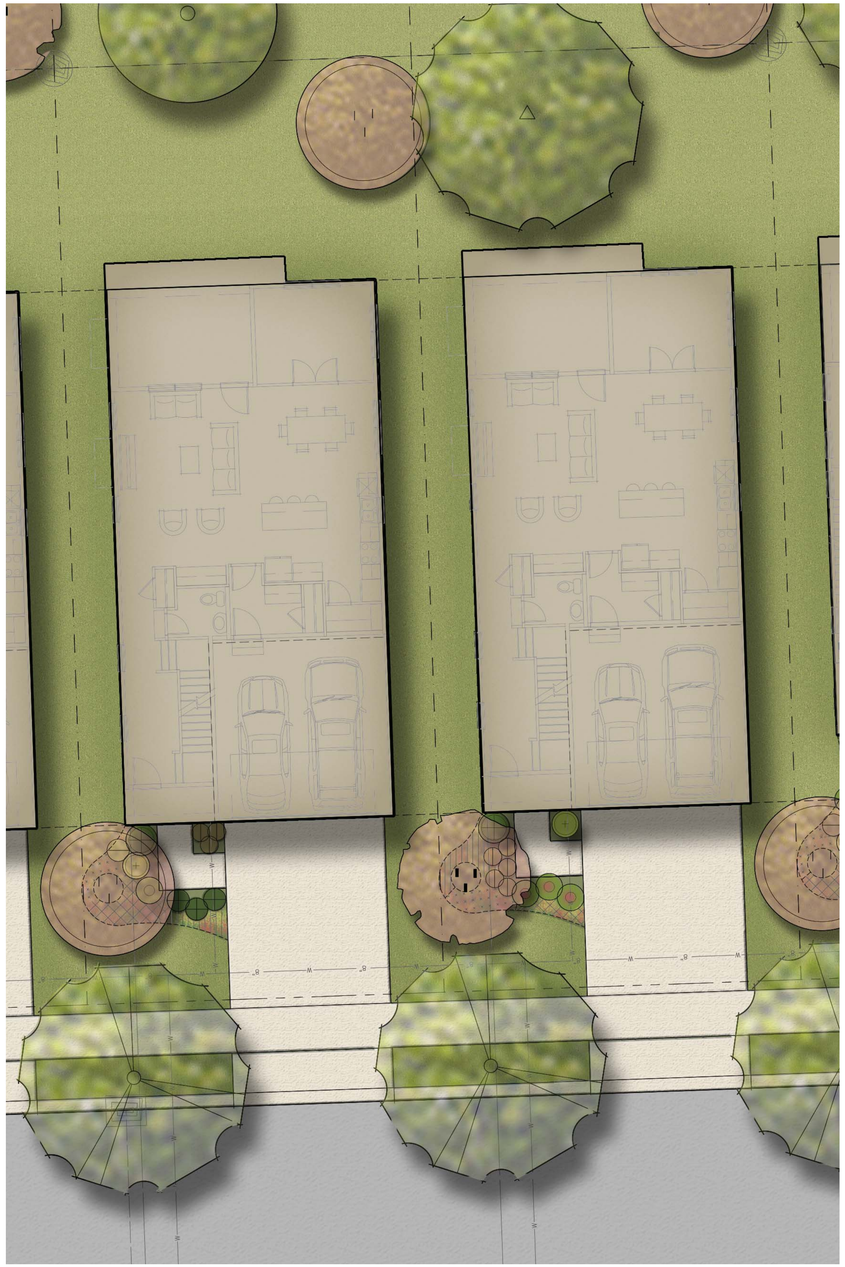
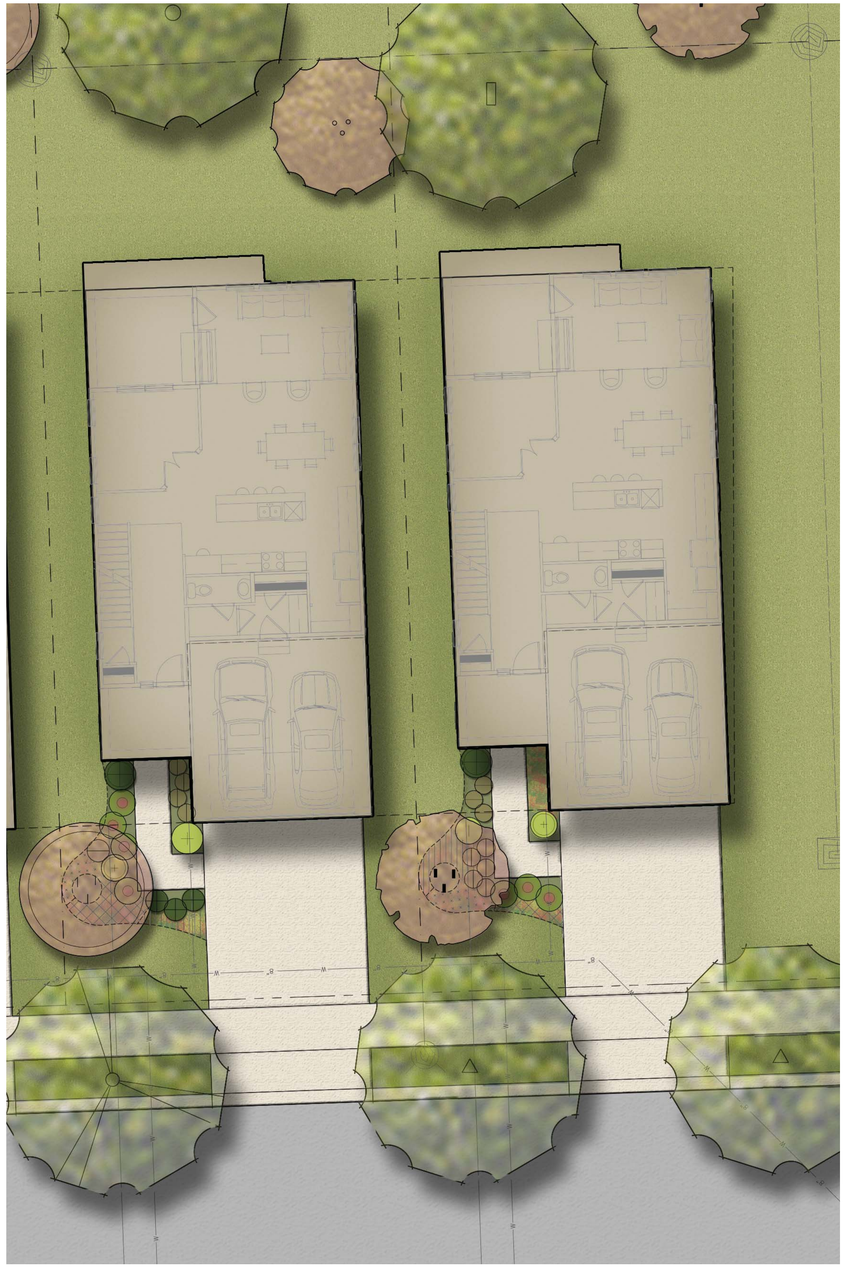


1 LANDSCAPE PLAN - SINGLE FAMILY A



2 LANDSCAPE PLAN - SINGLE FAMILY B

LEGEND

- APPROXIMATE LIMIT OF WORK
- SHADE TREE, TYPICAL
- ORNAMENTAL TREE, TYPICAL
- EVERGREEN TREE, TYPICAL
- LAWN SEED
- STORMWATER SEED MIX
- PRAIRIE SEED MIX

NOTES

1. INDIVIDUAL LOTS TO BE LANDSCAPED BY OWNER.

770-830 JOHN STREET SUBDIVISION

LANDSCAPE PLAN - SINGLE FAMILY

BENSENVILLE, ILLINOIS

MARCH 10, 2017

SCALE: 1/8"= 1'-0"
0 4' 8' 16'
NORTH

THE LAKOTA GROUP.

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PLANT LIST

THE LANDSCAPE PLAN WILL CONSIST OF, BUT IS NOT LIMITED TO, THE PLANT LIST AS SHOWN. PLANT SIZES SPECIFIED IN FINAL LANDSCAPE PLAN WILL DEPEND ON AVAILABILITY AT TIME OF PLANTING.

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE
DECIDUOUS TREES			
AF	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	3" caliper
CO	Celtis occidentalis	Common Hackberry	3" caliper
GT	Gleditsia triacanthos inermis 'Skyline'	Skyline Thornless Honeylocust	3" caliper
QM	Quercus macrocarpa	Bur Oak	3" caliper
TC	Tilia cordata 'Greenspire'	Littleleaf Linden	3" caliper
UAA	Ulmus 'Accolade'	Accolade Elm	3" caliper
UH	Ulmus 'Homestead'	Homestead Elm	3" caliper
ORNAMENTAL TREES			
AC	Amelanchier canadensis 'Autumn Brilliance'	Shadblow Serviceberry 'Autumn Brilliance'	6'-10' ht.
BN	Betula nigra 'Heritage'	Heritage River Birch	6'-10' ht.
CC	Cercis canadensis	Eastern Redbud	6'-10' ht.
CCI	Crataegus crusgalli 'Inermis'	Thornless Cockspur Hawthorn	6'-10' ht.
MSO	Magnolia soulangiana 'Saucer'	Saucer Magnolia	6'-10' ht.
MM	Malus x 'Marilee'	Marilee Crabapple	6'-10' ht.
MP	Malus x 'Prairiefire'	Prairiefire Crabapple	6'-10' ht.
EVERGREEN TREES			
PGD	Picea glauca 'Densata'	Black Hills Spruce	6'-12' ht.
PPG	Picea pungens 'Glauca'	Colorado Blue Spruce	6'-12' ht.
PM	Pseudotsuga menziesii	Douglas Fir	6'-12' ht.
DECIDUOUS SHRUBS			
AM	Aronia melanocarpa	Glossy Black Chokeberry	18-30" ht.
HA	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	24-36" ht.
HP	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea	24-36" ht.
RA	Rhus aromatica 'Gro-Low'	Fragrant Sumac	5 gal.
RC	Rosa 'Flower Carpet Pink'	Flower Carpet Pink Shrub Rose	5 gal.
RK	Rosa 'Knockout'	Knockout Rose	5 gal.
SM	Syringa meyeri	Dwarf Korean Lilac	5 gal.
VD	Viburnum dentatum	Arrowwood Viburnum	24-36" ht.
VP	Viburnum prunifolium	Blackhaw Viburnum	3' ht.
VTW	Viburnum trilobum 'Wentworth'	Wentworth American Cranberrybush	18-30" ht.
EVERGREEN SHRUBS			
BM	Buxus microphyla 'Wintergreen'	Wintergreen Boxwood	18"-36" ht.
TM	Taxus media 'Densiformis'	Dense Yew	18"-30" spr.
TMH	Taxus media "Hicksii"	Hicks Yew	18"-30" spr.
TOE	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	6' -8' ht.
JCK	Juniperus chinensis 'Kallays Compacta'	Kallays Compact Juniper	5 gal.
PERENNIALS/GRASSES			
cas	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal.
ep	Echinacea purpurea 'Magnus'	Purple Coneflower	1 gal.
hh	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.
hp	Heuchera micrantha 'Purple Palace'	Purple Palace Coral Bells	1 gal.
hgc	Hosta 'Guacamole'	Guacamole Hosta	1 gal.
hss	Hosta Sum and Substance	Sum and Substance Hosta	1 gal.
nm	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gal.
pah	Pennisetum apelocuroides 'Hameln'	Dwarf Fountain Grass	3 gal.
pat	Perovskia atriplicifolia	Russian Sage	1 gal.
rf	Rudbeckia fulgida 'Goldstrum'	Black Eyed Susan	1 gal.
sa	Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.
sh	Sporobolus heterolepsis	Prairie Dropseed	1 gal.
GROUNDCOVERS			
lsp	Liriope spicata	Lilyturf	3" pot/quart
pt	Pachysandra terminalis	Pachysandra	3" pot/quart

STORMWATER SEED MIX

BOTANIC NAME	COMMON NAME	OUNCES / ACRE
PERMANENT GRASSES / SEDGES / RUSHES		
Bolboschoenus fluviatilis	River Bulrush	0.25
Carex cristatella	Crested Oval Sedge	2.00
Carex lurida	Bottlebrush Sedge	3.00
Carex vulpinoidea	Brown Fox Sedge	6.00
Elymus virginicus	Virginia Wild Rye	13.50
Glyceria striata	Fowl Manna Grass	1.25
Juncus effusus	Common Rush	2.00
Leersia oryzoides	Rice Cut Grass	1.00
Panicum virgatum	Switch Grass	2.00
Schoenoplectus tabernaemontani	Softstem Bulrush	3.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	1.00
	Total	37.00
TEMPORARY COVER		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	460.00
FORBS & SHRUBS		
Alisma spp.	Water Plantain (Various Mix)	4.25
Asclepias incarnata	Swamp Milkweed	1.50
Bidens spp.	Bidens (Various Mix)	2.00
Helenium autumnale	Sneezeweed	2.00
Iris virginica	Blue Flag	4.00
Lycopus americanus	Common Water Horehound	0.25
Mimulus ringens	Monkey Flower	1.00
Oligoneuron riddellii	Riddell's Goldenrod	0.50
Penthorum sedoides	Ditch Stonecrop	0.50
Polygonum spp.	Pinkweed (Various Mix)	4.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Rudbeckia triloba	Brown-Eyed Susan	1.50
Sagittaria latifolia	Common Arrowhead	1.00
Senna hebecarpa	Wild Senna	1.00
Symphyotrichum novae-angliae	New England Aster	1.50
Thalictrum dasycarpum	Purple Meadow Rue	2.00
	Total	28.00

PRAIRIE SEED MIX

BOTANIC NAME	COMMON NAME	OUNCES / ACRE
PERMANENT GRASSES		
Andropogon gerardii	Big Bluestem	12.00
Bouteloua curtipendula	Side Oats Grama	16.00
Carex spp.	Prairie Sedge Mix	3.00
Elymus canadensis	Canada Wild Rye	24.00
Panicum virgatum	Switch Grass	2.50
Schizachyrium scoparium	Little Bluestem	28.00
Sorghastrum nutans	Indian Grass	12.00
	Total	97.50
TEMPORARY COVER		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	460.00
FORBS		
Asclepias syriaca	Common Milkweed	1.00
Asclepias tuberosa	Butterfly Weed	1.00
Chamaecrista fasciculata	Partridge Pea	9.00
Coreopsis lanceolata	Sand Coreopsis	5.00
Echinacea purpurea	Broad-leaved Purple Coneflower	7.50
Heliopsis helianthoides	False Sunflower	0.25
Lupinus perennis	Wild Lupine	1.00
Monarda fistulosa	Wild Bergamot	0.50
Penstemon digitalis	Foxglove Beard Tongue	1.00
Pycnanthemum virginianum	Common Mountain Mint	0.50
Ratibida pinnata	Yellow Coneflower	3.50
Rudbeckia hirta	Black-Eyed Susan	8.00
Solidago speciosa	Showy Goldenrod	1.00
Symphyotrichum laeve	Smooth Blue Aster	0.50
Symphyotrichum novae-angliae	New England Aster	0.75
	Total	40.50

770-830 JOHN STREET SUBDIVISION

PLANT PALETTE

BENSENVILLE, ILLINOIS

MARCH 10, 2017

THE LAKOTA GROUP.

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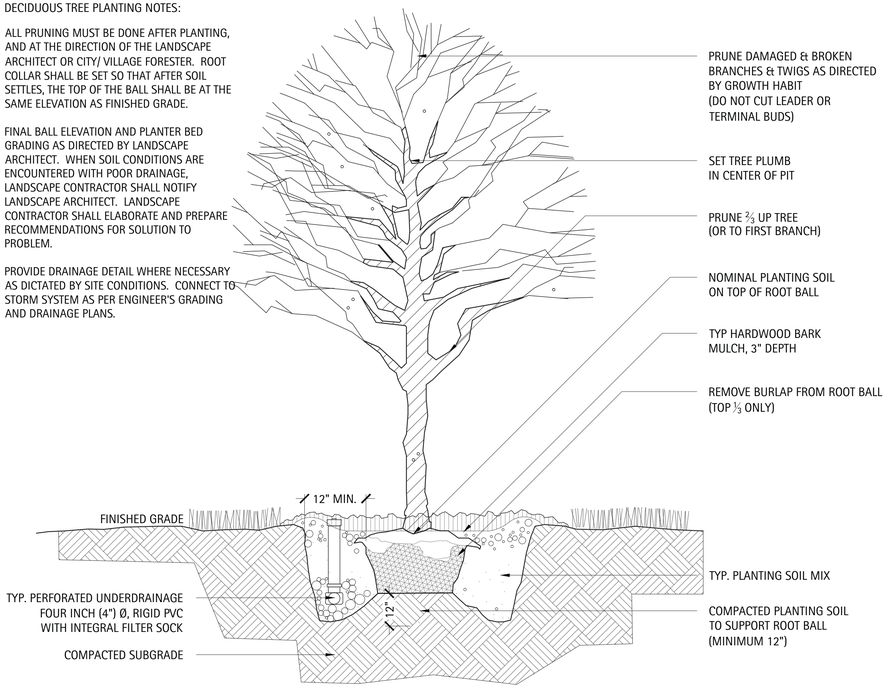
DECIDUOUS TREE PLANTING NOTES:

ALL PRUNING MUST BE DONE AFTER PLANTING, AND AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR CITY/ VILLAGE FORESTER. ROOT COLLAR SHALL BE SET SO THAT AFTER SOIL SETTLES, THE TOP OF THE BALL SHALL BE AT THE SAME ELEVATION AS FINISHED GRADE.

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.

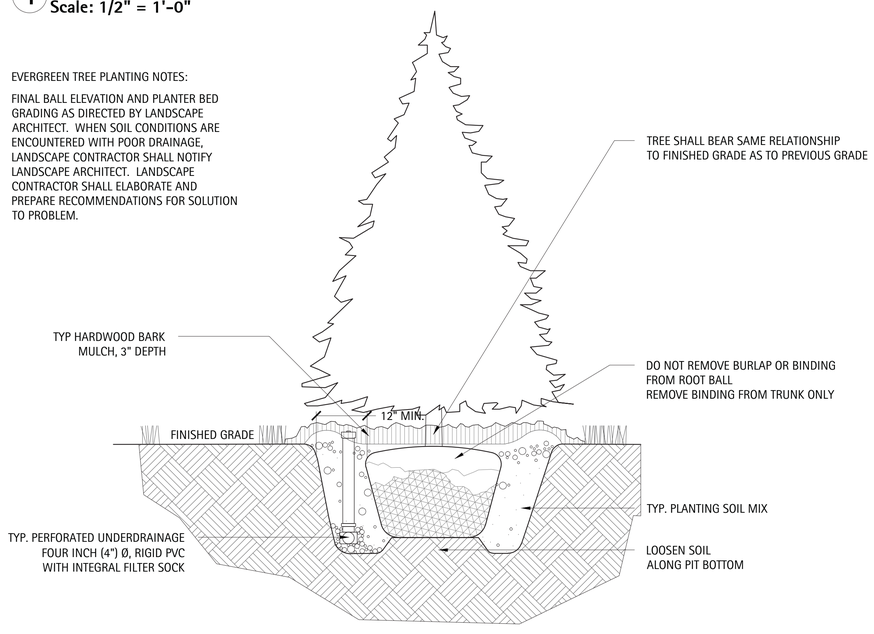
PROVIDE DRAINAGE DETAIL WHERE NECESSARY AS DICTATED BY SITE CONDITIONS. CONNECT TO STORM SYSTEM AS PER ENGINEER'S GRADING AND DRAINAGE PLANS.



1 Section - Shade Tree Planting
Scale: 1/2" = 1'-0"

EVERGREEN TREE PLANTING NOTES:

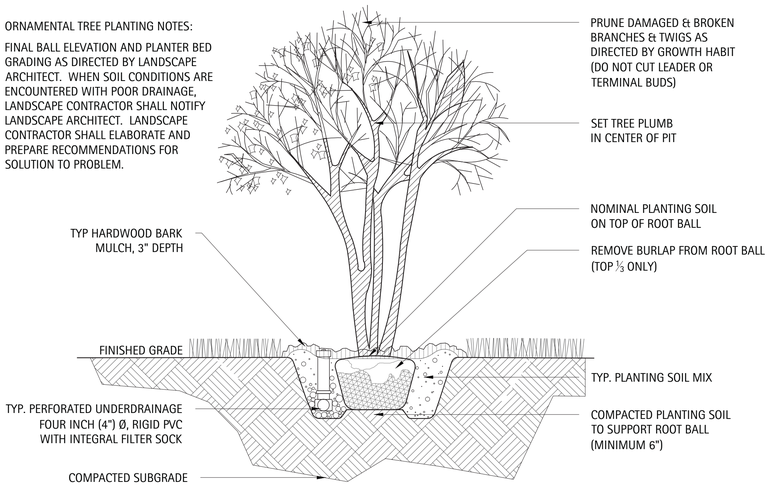
FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.



2 Section - Evergreen Tree Planting
Scale: 1/2" = 1'-0"

ORNAMENTAL TREE PLANTING NOTES:

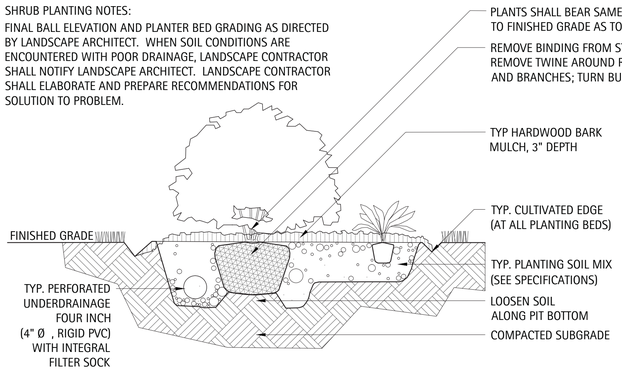
FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.



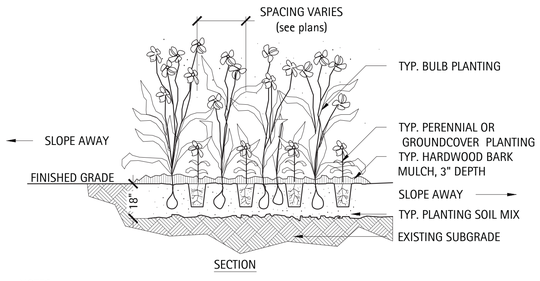
3 Section - Ornamental Tree Planting
Scale: 1/2" = 1'-0"

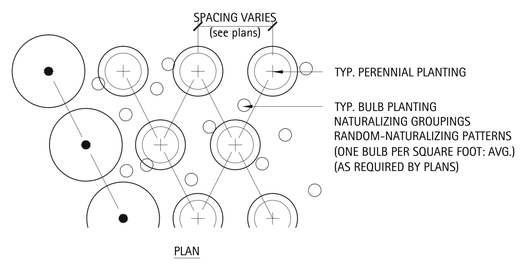
SHRUB PLANTING NOTES:

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.



4 Section - Shrub Planting
Scale: 1" = 1'-0"





NOTES:

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.

PERENNIAL PLANTING LAYOUTS TO BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

5 Plan, Section - Perennial, Groundcover, and Bulb Planting
Scale: 1/2" = 1'-0"

770-830 JOHN STREET SUBDIVISION

LANDSCAPE PLAN

BENSENVILLE, ILLINOIS

MARCH 10, 2017

THE LAKOTA GROUP.

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From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, April 6, 2017 12:15 PM
To: Evan Summers
Cc: Mary Ribando; Scott Viger
Subject: RE: meeting with President Elect DeSimone

ok

From: Evan Summers [mailto:ESummers@bensenville.il.us]
Sent: Thursday, April 6, 2017 12:14 PM
To: David Dubin <david@dubinconsultinginc.com>
Cc: Mary Ribando <MRibando@bensenville.il.us>; Scott Viger <SViger@bensenville.il.us>
Subject: RE: meeting with President Elect DeSimone

Works for me. I'll put you on the calendar with Frank the president elect.

Evan K. Summers
Village Manager

BENSENVILLE
GATEWAY TO OPPORTUNITY

12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 **F:** 630.350.1105

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Thursday, April 6, 2017 11:17 AM
To: Evan Summers <ESummers@bensenville.il.us>
Subject: RE: meeting with President Elect DeSimone

Hi Evan,

Hope about noon?

From: Evan Summers [mailto:ESummers@bensenville.il.us]
Sent: Wednesday, April 5, 2017 4:55 PM
To: David Dubin <david@dubinconsultinginc.com>
Cc: Scott Viger <SViger@bensenville.il.us>
Subject: RE: meeting with President Elect DeSimone

Mr. Dubin,

I would be happy to facilitate that meeting; I think it's a wise idea. President-Elect DeSimone is available this Friday any time after 9am. When would you like to come in?

Evan K. Summers
Village Manager

BENSENVILLE
GATEWAY TO OPPORTUNITY
12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 **F:** 630.350.1105

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Wednesday, April 5, 2017 3:29 PM
To: Evan Summers <ESummers@bensenville.il.us>
Cc: Scott Viger <SViger@bensenville.il.us>
Subject: meeting with President Elect DeSimone

Hi Evan,

I hope you are staying dry. In light of the recent election, do you think it would be prudent to have a short sit down in your office with you, Scott, me and President Elect DeSimone?

I can bring a binder (same as the ones for the CDC) and we can go over everything before the CDC meeting.

I can come this Friday. Next week I am tied up on Monday (4/10) and Wed (4/12).

Let me know,

Thanks

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
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Subject: RE: meeting with President Elect DeSimone

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From: Evan Summers [mailto:ESummers@bensenville.il.us]
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To: David Dubin <david@dubinconsultinginc.com>
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Evan K. Summers
Village Manager
BENSENVILLE
GATEWAY TO OPPORTUNITY
12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 **F:** 630.350.1105

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Wednesday, April 5, 2017 3:29 PM
To: Evan Summers <ESummers@bensenville.il.us>
Cc: Scott Viger <SViger@bensenville.il.us>
Subject: meeting with President Elect DeSimone

Hi Evan,

I hope you are staying dry. In light of the recent election, do you think it would be prudent to have a short sit down in your office with you, Scott, me and President Elect DeSimone?

I can bring a binder (same as the ones for the CDC) and we can go over everything before the CDC meeting.

I can come this Friday. Next week I am tied up on Monday (4/10) and Wed (4/12).

Let me know,

Thanks

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Wednesday, April 5, 2017 6:00 PM
To: Evan Summers
Subject: Re: meeting with President Elect DeSimone

Say noon?

Sent from my iPhone

On Apr 5, 2017, at 4:55 PM, Evan Summers <ESummers@bensenville.il.us> wrote:

> Mr. Dubin,
>
> I would be happy to facilitate that meeting; I think it's a wise idea. President-Elect DeSimone is available this Friday any time after 9am. When would you like to come in?
>
> **Evan K. Summers**
> Village Manager
> **<image001.jpg>**
> 12 South Center Street, Bensenville, IL 60106
> **P:** 630.350.3420 **F:** 630.350.1105

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773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, March 15, 2018 5:02 PM
To: Scott Viger
Subject: RE: John Street see the link

Btw,

The middle school and highschool are at 6/10

3/10 is a tough sell

https://www.greatschools.org/illinois/bensenville/625-Tioga-Elementary-School/

From: Scott Viger <SViger@bensenville.il.us>
Sent: Thursday, March 15, 2018 4:25 PM
To: David Dubin <david@dubinconsultinginc.com>
Subject: John Street

Good afternoon –
I wanted to get in touch with you for an update.
As the weather is beginning to turn to "dirt work season" we are getting restless.
Can we chat?

Scott R. Viger A.I.C.P.
Director
630.350.3411
630.670.3206 (M)

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, March 15, 2018 5:00 PM
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630.670.3206 (M)

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, March 6, 2018 11:03 AM
To: Scott Viger
Subject: RE: golf course

thanks

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Tuesday, March 6, 2018 10:37 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: RE: golf course

We have sold the 50 acres at the NWC of Grand & County Line Road. This was the so-called "Legends of Bensenville" par three course.
The owner of the existing Country Inn & Suites Hotel has about 9 acres total (including his original 1.5 acres) and is almost done with a new Holiday Inn Express & Suites. He has plans for a restaurant/banquet hall and a third hotel. The balance of the property went to a fellow looking at a sports dome and retail. His purchase agreement also included a fuel facility. He has not yet entitled the property, but is close to coming in for that.

Scott R. Viger A.I.C.P.
Director
630.350.3411
630.670.3206 (M)

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Tuesday, March 06, 2018 10:24 AM
To: Scott Viger <SViger@bensenville.il.us>
Subject: golf course

Hi Scott,

Was Bensenville selling their Golf Course for industrial development?

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
David@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, March 6, 2018 10:24 AM
To: Scott Viger
Subject: golf course

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David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
David@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Wednesday, February 28, 2018 3:36 PM
To: Scott Viger
Subject: John st

Hi Scott,

I emailed Great Schools.org and requested that someone reaches out to me.

DD

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
David@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, February 22, 2018 10:25 AM
To: Scott Viger
Subject: RE: South John Street, Bensenville

Should I check the schools rating before I go?

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Thursday, February 22, 2018 10:12 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: RE: South John Street, Bensenville

Way newer and nicer then Lundahl.

Enjoy, and thanks for bringing music to the kids!

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Thursday, February 22, 2018 10:11 AM
To: Scott Viger <SViger@bensenville.il.us>
Subject: RE: South John Street, Bensenville

Bernotas Middle School in Cyrstal Lake

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Thursday, February 22, 2018 9:56 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: RE: South John Street, Bensenville

Cool, which one? Terry Guynes the band director at Lundahl is a friend. And of course he had our kids in the band there

---

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Thursday, February 22, 2018 9:34 AM
To: Scott Viger <SViger@bensenville.il.us>
Subject: RE: South John Street, Bensenville

Ok

One of the big bands I play with is playing there tonight

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Thursday, February 22, 2018 8:55 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: Re: South John Street, Bensenville

Not anymore!

Scott R. Viger
Sent from my iPhone

On Feb 22, 2018, at 8:42 AM, David Dubin <david@dubinconsultinginc.com> wrote:

Hi Scott,

Do you have any kids in the Middle School in CL?

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Tuesday, May 19, 2015 10:40 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: South John Street, Bensenville

Good morning David –
I am just curious on the potential acquisition of the seven acres on John Streep here in town.
As an old residential "land guy" (before the bottom falling out in 2007!) I know these things can take time, so I do not want to bother or pester you but…

Scott R. Viger, AICP
Village of Bensenville
Director/Community &
Economic Development
12 S. Center Street
Bensenville, IL 60106
630.350.3411 Direct
630.670.3206 Mobile
<image001.png>

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> 12 S. Center Street
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> 630.670.3206 Mobile
> <image001.png>

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, February 22, 2018 8:43 AM
To: Scott Viger
Subject: RE: South John Street, Bensenville

Hi Scott,

Do you have any kids in the Middle School in CL?

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Tuesday, May 19, 2015 10:40 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: South John Street, Bensenville

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630.350.3411 Direct
630.670.3206 Mobile

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin <david@dubinconsultinginc.com>
Sent: Friday, February 16, 2018 2:28 PM
To: Scott Viger
Subject: Re: John Street

Nope

Feel free to call me

Sent from my iPhone

On Feb 16, 2018, at 3:25 PM, Scott Viger <SViger@bensenville.il.us> wrote:

> I got nothing, just wondering if anything new on your end.
>
> Scott R. Viger A.I.C.P.
> Director
> 630.350.3411
> 630.670.3206 (M)
> <image001.png>
>
> ---
>
> **From:** David Dubin [mailto:david@dubinconsultinginc.com]
> **Sent:** Friday, February 16, 2018 2:24 PM
> **To:** Scott Viger <SViger@bensenville.il.us>
> **Subject:** Re: John Street
>
> Out of town
> Update from u or me?
>
> Sent from my iPhone
>
> On Feb 16, 2018, at 2:58 PM, Scott Viger <SViger@bensenville.il.us> wrote:
>
> > Are you available?
> > People are asking for an update …
> >
> > Scott R. Viger A.I.C.P.
> > Director
> > 630.350.3411
> > 630.670.3206 (M)
> > <image001.png>

From: David Dubin <david@dubinconsultinginc.com>
Sent: Friday, February 16, 2018 2:24 PM
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Subject: Re: John Street

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Sent from my iPhone

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> Scott R. Viger A.I.C.P.
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> 630.350.3411
> 630.670.3206 (M)
> <image001.png>

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, January 25, 2018 4:56 PM
To: Scott Viger
Subject: Re: Bensenville Houses on market

[redacted]

Sent from my iPhone

On Jan 25, 2018, at 4:44 PM, Scott Viger <SViger@bensenville.il.us> wrote:

[redacted]

Scott R. Viger A.I.C.P.
Director
630.350.3411
630.670.3206 (M)
<image001.png>

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Thursday, January 25, 2018 4:01 PM
To: Scott Viger <SViger@bensenville.il.us>
Subject: FW: Bensenville Houses on market

FYI

From: Accounting User
Sent: Thursday, January 25, 2018 4:00 PM
To: David Dubin <david@dubinconsultinginc.com>
Subject: Bensenville Houses on market

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, January 25, 2018 4:01 PM
To: Scott Viger
Subject: FW: Bensenville Houses on market
Attachments: Bensenville Houses on Ma_001.pdf

FYI

From: Accounting User
Sent: Thursday, January 25, 2018 4:00 PM
To: David Dubin <david@dubinconsultinginc.com>
Subject: Bensenville Houses on market

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By Edward Kress with Re/Max 1st

VR Tour 1 / 1

For Sale - Active

$499,900

Estimate Payment

Map

4 beds | 2 full, 1 half baths | 2,744 sq ft

Commute Time 932 John St, Bensenville, IL 60106

Add Note | Hide | Share

Contact Agent

Open House

None at this time

Request a Private Showing

Property Details

Status | Price/Sq Ft | On realtor.com® | Type | Built

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Bensenville, IL

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1 / 16

Off Market

Est. $373,700

Track Your Home Value

Map

1 bath | 940 sq ft | 8,696 sq ft lot

Commute Time 401 Barron St, Bensenville, IL 60106

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Request a FREE Analysis

Property Overview - Amazing new construction ranch featuring a beautiful, open-concept floor plan, hardwood floors, first-floor laundry tons of storage! Top of the line kitchen boasts designer cabinets, granite countertops, custom backsplash, high-end stainless appliances, eat-at island and large pantry! 3 spacious bedrooms and 2 full baths. Master bedroom has 2 large private closets, ensuite bathroom with two sinks, granite counter top and walk-in custom shower! 2nd bathroom has a large vanity with granite, porcelain

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9/17 - $389k

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But, thought the ~~WAY~~ was on Market Earlier.

realtor.com® NETWORK

60106, Bensenville, IL

House is Staged.

‹ Prev | Next ›

By Edward Kress with Re/Max 1st

VR Tour 1 / 25

For Sale - Active

$389,900

Estimate Payment

Map 4 beds 3 baths 2,525 sq ft

Commute Time 216 May St, Bensenville, IL 60106

Add Note Hide Share

Contact Agent

Open House

None at this time

Request a Private Showing

Property Details

Status | Price/Sq Ft | On realtor.com® | Type | Built | Style

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, January 25, 2018 2:14 PM
To: Scott Viger
Subject: RE: Home Value Stats

Thanks,

But the fact that the 3 new construction homes have been on the market for way too long is more concerning, I would think.

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Thursday, January 25, 2018 2:00 PM
To: David Dubin <david@dubinconsultinginc.com>
Subject: FW: Home Value Stats

Yesterday Crain's had a report based on Illinois Association of Realtors on home values.
I have attached our summary and the prior Zillow figures as well…

Scott R. Viger A.I.C.P.
Director
630.350.3411
630.670.3206 (M)

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, January 23, 2018 4:04 PM
To: Scott Viger
Subject: RE: have to reschedule

Just sent you an invite

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Tuesday, January 23, 2018 4:02 PM
To: David Dubin <david@dubinconsultinginc.com>
Subject: RE: have to reschedule

Anytime after 10:00 AM

Scott R. Viger A.I.C.P.
Director
630.350.3411
630.670.3206 (M)

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Tuesday, January 23, 2018 4:01 PM
To: Scott Viger <SViger@bensenville.il.us>
Subject: have to reschedule

How about Thursday ?

Sorry

DD

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
David@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
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DD

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773-919-8083
David@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Friday, January 19, 2018 1:18 PM
To: Scott Viger
Subject: RE: Bensenville

Just sent you an invite.

Have a next week.

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Friday, January 19, 2018 12:48 PM
To: David Dubin <david@dubinconsultinginc.com>
Subject: RE: Bensenville

How about 9:00 AM?

Scott R. Viger A.I.C.P.
Director
630.350.3411
630.670.3206 (M)

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Friday, January 19, 2018 12:47 PM
To: Scott Viger <SViger@bensenville.il.us>
Subject: RE: Bensenville

Sorry
Multi-tasking, (not very good)

I am open, you pick a time

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Friday, January 19, 2018 12:46 PM
To: David Dubin <david@dubinconsultinginc.com>
Subject: RE: Bensenville

Hey silly, didn't I say I have a meeting at 10?

Scott R. Viger A.I.C.P.
Director
630.350.3411
630.670.3206 (M)

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Friday, January 19, 2018 12:45 PM
To: Scott Viger <SViger@bensenville.il.us>
Subject: RE: Bensenville

How bout 10 am?

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Friday, January 19, 2018 12:22 PM
To: David Dubin <david@dubinconsultinginc.com>
Subject: RE: Bensenville

I am around on Wednesday .
I have a 10 – 12 staff meeting and another meeting at 2.
Other than those times I am free, so let me know what works for you

Scott R. Viger A.I.C.P.
Director
630.350.3411
630.670.3206 (M)

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Friday, January 19, 2018 12:02 PM
To: Scott Viger <SViger@bensenville.il.us>
Subject: RE: Bensenville

Hi Scott,

Happy New Year.

I hope all is well with your family.

I was going to call you.

Can we set up a time to talk, say next Wednesday.

Let me know,

Thanks!

David

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Friday, January 19, 2018 11:46 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: Bensenville

TGIF!
I was looking at my little bar chart of 2018 To Dos and decided that I should check back in with you to see how things are progressing.
Please let me know.
Thanks.

Scott R. Viger A.I.C.P.
Director
630.350.3411
630.670.3206 (M)

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin <david@dubinconsultinginc.com>
Sent: Friday, January 19, 2018 1:00 PM
To: Scott Viger
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Sent you an invite

From: Scott Viger [mailto:SViger@bensenville.il.us]
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To: David Dubin <david@dubinconsultinginc.com>
Subject: RE: Bensenville

How about 9:00 AM?

Scott R. Viger A.I.C.P.
Director
630.350.3411
630.670.3206 (M)

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Friday, January 19, 2018 12:47 PM
To: Scott Viger <SViger@bensenville.il.us>
Subject: RE: Bensenville

Sorry
Multi-tasking, (not very good)

I am open, you pick a time

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Scott R. Viger A.I.C.P.
Director
630.350.3411
630.670.3206 (M)

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

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Sent: Friday, January 19, 2018 12:45 PM
To: Scott Viger <SViger@bensenville.il.us>
Subject: RE: Bensenville

How bout 10 am?

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Friday, January 19, 2018 12:22 PM
To: David Dubin <david@dubinconsultinginc.com>
Subject: RE: Bensenville

I am around on Wednesday .
I have a 10 – 12 staff meeting and another meeting at 2.
Other than those times I am free, so let me know what works for you

Scott R. Viger A.I.C.P.
Director
630.350.3411
630.670.3206 (M)

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Friday, January 19, 2018 12:02 PM
To: Scott Viger <SViger@bensenville.il.us>
Subject: RE: Bensenville

Hi Scott,

Happy New Year.

I hope all is well with your family.

I was going to call you.

Can we set up a time to talk, say next Wednesday.

Let me know,

Thanks!

David

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Friday, January 19, 2018 11:46 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: Bensenville

TGIF!

I was looking at my little bar chart of 2018 To Dos and decided that I should check back in with you to see how things are progressing.
Please let me know.
Thanks.

Scott R. Viger A.I.C.P.
Director
630.350.3411
630.670.3206 (M)

From: David Dubin <david@dubinconsultinginc.com>
Sent: Friday, January 19, 2018 12:47 PM
To: Scott Viger
Subject: RE: Bensenville

Sorry
Multi-tasking, (not very good)

I am open, you pick a time

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Friday, January 19, 2018 12:46 PM
To: David Dubin <david@dubinconsultinginc.com>
Subject: RE: Bensenville

Hey silly, didn't I say I have a meeting at 10?

Scott R. Viger A.I.C.P.
Director
630.350.3411
630.670.3206 (M)

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Friday, January 19, 2018 12:45 PM
To: Scott Viger <SViger@bensenville.il.us>
Subject: RE: Bensenville

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Sent: Friday, January 19, 2018 12:22 PM
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Scott R. Viger A.I.C.P.
Director
630.350.3411
630.670.3206 (M)

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, December 21, 2017 9:57 AM
To: Scott Viger
Subject: FW: Happy Holidays to you and Your Families !

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
David@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, December 14, 2017 5:14 PM
To: Scott Viger
Subject: enterprise zone property tax abatement

Hi Scott,

I hope you are well and are keeping warm. Your website (via economic development) shares a link and discusses Property Tax abatement for new construction (below), which includes residential).

How does one go about getting this abatement?

Let me know, feel free to reach out to me as well at 773 -919-8083

Thanks,

David

PROPERTY TAX INCENTIVES There are two types of property tax incentives related to the Enterprise Zone Program: tax abatement and assessment reduction. Assessment reduction is available in Cook County only. What is the enterprise zone property tax abatement incentive? The Revenue Act 35 ILCS 200/18- 170, as amended provides that any taxing district may order the county clerk to abate (that is, to give up) any portion of its taxes on real property, or on any particular class thereof, located within a zone and upon which new improvements have been constructed or upon which existing improvements have been renovated or rehabilitated. Are taxes reduced on the current value of property (or on existing improvements)? No. The abatement applies only to taxes on the increase in assessed value attributable to the new construction, renovation, or rehabilitation. Taxes based on the assessed value of land and existing improvements continue to be extended and collected. If property tax abatement is authorized, are new improvements made to property located within a zone assessed? Yes. By law, every time property is improved, it is reassessed.

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
David@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Friday, December 8, 2017 10:20 AM
To: Scott Viger
Subject: http://www.cmap.illinois.gov/programs/lta/bensenville-zoning

Hi Scott,

I hope you are well and that you had a great Thankgiving holiday with your family.

I saw that Bensenville has reached out to CMAP for help in revising the Zoning Ordinance.

Can you tell me, where this is in the process.

Thanks

David

David Dubin
President
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Northbrook, IL 60062
773-919-8083
David@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, November 21, 2017 2:05 PM
To: 'Jim Peterson'; 'Kleinberg, Andrea'; 'Aaron Anovitz'; 'Adam Napp'; 'Andy Dennen'
Cc: andy@witherellrealestate.com; 'Berman, Daniel'; 'Bruce Teitelbaum'; bill navolio (wnavolio@leadersbank.com); 'Becky Cagen'; 'Brian Hoffman'; 'Burda, Rob'; 'bridget.stalla@cityofchicago.org'; 'Cohen, Carey'; christy Meuzelaar (christy.meuzelaar@gdsassociates.com); 'Chris Porter'; 'Dale@straussrealty.com'; 'Dave Grilly Jazz Saxophonist'; 'Don Glyman'; 'Edward Bluemel'; 'POHN, EDWARD'; 'Ed Ruberry'; Emily Portugal (eportugal@pappageorgehaymes.com); 'Brian Kidd'; 'Dan Sniderman trombone'; 'Fred Moyer'; 'George Toscas'; 'George Toscas'; 'Sigel, Gabrielle'; 'Tim Coffman'; 'Howard Caplan'; 'Intrieri, Kimberly'; 'Tcath, Jay J'; kerri forest (kforest@kw.com); 'Stengle, Kyle'; Betancourt, Kristina; 'trombone logan bloom'; 'Larry Pinkus'; 'Larry Foy'; 'Maxwell Citron'; 'Matt Silvers'; 'Mulcahy, Michael R.'; Michael Fuller; 'Senner, Mike'; 'michaelw@crer.com'; 'Norman'; 'Patrick Dessent'; 'trombone Robert Lustrea'; 'rosswaxman@gmail.com'; 'Burda, Rob'; Scott Viger; 'Susan Silver'; trombone zach friesen (ZFriesen@musicinst.org); Mr. Tim P. Bleuher (tim.bleuher@cookcountyil.gov); 'Terry Grossberg'; 'Valerie Kretchmer'; zev salomon (zev@ranquist.com); bob ranquist (branquist@ranquist.com); Jon@BPAquarium.com; 'egorsky@cityofchicago.org'
Subject: RE: Happy Thankgiving !

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, September 19, 2017 9:17 AM
To: Scott Viger
Subject: RE: Dont you live in Crystal Lake?

Those shows are free, but sometimes, can cost you a lot of money!

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Tuesday, September 19, 2017 9:15 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: RE: Dont you live in Crystal Lake?

When I built my house I said "don't' worry, it'll get closer soon" in never has!
I saw the Corvette Show ad but did not go, would have loved to.

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Tuesday, September 19, 2017 9:13 AM
To: Scott Viger <SViger@bensenville.il.us>
Subject: RE: Dont you live in Crystal Lake?

I went to a Car (corvette) show over the week end.

Taking the diagonal seemed like for ever on the way there.

Taking 22 back was much faster.

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Tuesday, September 19, 2017 9:12 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: RE: Dont you live in Crystal Lake?

For 30 years!
Used to work in City Hall
I hired the current Director Michelle Rentzsch many years ago.

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Tuesday, September 19, 2017 9:10 AM
To: Scott Viger <SViger@bensenville.il.us>
Subject: Dont you live in Crystal Lake?

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www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Wednesday, September 13, 2017 8:51 AM
To: Scott Viger; Citron, Bernard I.
Subject: RE: John Street SF PUD

Hi Scott,

I hope you are well. At this point, nothing has changed from last time.

Will let you know
Thanks

DD

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Wednesday, September 13, 2017 8:30 AM
To: David Dubin <david@dubinconsultinginc.com>; Citron, Bernard I. <BCitron@thompsoncoburn.com>
Subject: John Street SF PUD

Top of the morning gentlemen –
I am checking in to get a status update on your much anticipated neighborhood here in Bensenville.
If it is not too much trouble I would like to touch base on a semi – regular basis (monthly?).
Please let me know how things are progressing.

Scott R. Viger A.I.C.P.
630.350.3411
630.670.3206 (M)

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: Marshall Subach <MJSubach@7800law.com>
Sent: Tuesday, September 5, 2017 9:41 AM
To: Scott Viger
Cc: Matthew Welch
Subject: RE: CDC 2017 - 21 1105 S York Road Fluff 'n Stuff

Scott,

I spoke to my client and he has no objection to continuing the matter to October 3, 2017 to allow staff to review the submitted materials. I will still appear to see if there are any questions.

Thank you,

Marshall J. Subach
Hunt, Aranda & Subach, Ltd.
1035 S. York Rd.
Bensenville, IL 60106
(630) 860-7800
(630) 860-8283 Fax
mjsubach@7800law.com
www.7800law.com

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From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Thursday, August 31, 2017 3:19 PM
To: Marshall Subach <MJSubach@7800law.com>
Cc: Matthew Welch <mwelch@montanawelch.com>
Subject: CDC 2017 - 21 1105 S York Road Fluff 'n Stuff

Marshall -
We are recommending Fluff 'N Stuff be continued to the next Regularly scheduled meeting (10.03.17) so that staff can adequately review the new materials submitted yesterday.
If you should have any questions, please feel free to contact Matt Welch at Montana & Welch at 708.448.7005.

Scott R. Viger A.I.C.P.
630.350.3411
630.6870.3206 (M)

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: Matt Welch <mwelch@montanawelch.com>
Sent: Tuesday, August 29, 2017 8:58 AM
To: Scott Viger
Subject: Re: CDC Tonight

Yes it is still a public meeting

Sent from my iPhone

On Aug 29, 2017, at 8:15 AM, Scott Viger <SViger@bensenville.il.us> wrote:

> As a workshop, will we need a recording secretary at the meeting tonight?
>
> Scott R. Viger A.I.C.P.
> <image001.png>

From: Dean Lawrentz
Sent: Thursday, August 24, 2017 9:27 AM
To: David Dubin
Cc: Scott Viger
Subject: RE: new single family fees etc.

It's best I direct you to the information on the Village web site. Go to the Village web site (bensenville.il.us). Across the top of the page go to Government, then to Village Code. Once there go to Title 8 Public Ways and Property, then to chapter 7, then to 8-7-6. There is a chart here for the tap fees. Now if you go to Title 9 Building Regulations then to chapter 2, then to 9-2-4. Here you will find the permit and review fees.

As for permit fees, we charge per inspection which I assign after going over your plans. There may also be engineering fees which I receive from our Village engineer.

Single Family fire suppression systems are not required.

If you have any other questions, please contact me.

Dean Lawrentz, MCP
Building Plan Reviewer/Inspector
Village of Bensenville
Office- 630-350-3410
Cell- 847-306-2699
dlawrentz@bensenville.il.us

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Wednesday, August 23, 2017 4:11 PM
To: Dean Lawrentz <DLawrentz@bensenville.il.us>
Subject: new single family fees etc.

Hi Dean,

I hope you are well. We recently got approved our 37 single family home subdivision on John St.

I have a few questions.

According to Scott Viger, there are no impact fees.

1. What are all the fees for building permit, tap fees and the like.
2. I can't remember if Bensenville requires Fire Suppression (i.e.: sprinklers) or not. If so, what type.

I can be reached at 773 -919-8083.

Thanks,

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive

Northbrook, IL 60062
773-919-8083
david@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Wednesday, July 26, 2017 11:30 AM
To: Scott Viger
Subject: RE: John St.

Hi Scott,

Yes, I estimate closing sometime in Spring of 2018, then construction shortly thereafter.

Thanks,

DD

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Wednesday, July 26, 2017 11:13 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: Re: John St.

Yes meaning close in spring 2018?
And start construction then too?

Scott R. Viger
Sent from my iPhone

On Jul 26, 2017, at 10:40 AM, David Dubin <david@dubinconsultinginc.com> wrote:

> yes
>
> **From:** Scott Viger [mailto:SViger@bensenville.il.us]
> **Sent:** Wednesday, July 26, 2017 9:42 AM
> **To:** David Dubin <david@dubinconsultinginc.com>
> **Subject:** RE: John St.
>
> Welcome back.
> Closing next spring or construction start next spring?
>
> **From:** David Dubin [mailto:david@dubinconsultinginc.com]
> **Sent:** Wednesday, July 26, 2017 9:33 AM
> **To:** Scott Viger <SViger@bensenville.il.us>
> **Subject:** John St.
>
> Hi Scott,
>
> I hope you are well. I was out of town, and just got back.
> I understand the political types are asking you for a time table of sorts, on John street.

As is typical, no construction can happen until after closing, and based upon the terms and conditions of our PSA's, I estimate this around next spring.

Thanks,

DD

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Wednesday, July 26, 2017 10:38 AM
To: Scott Viger
Subject: RE: John St.

yes

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Wednesday, July 26, 2017 9:42 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: RE: John St.

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Closing next spring or construction start next spring?

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Daviddubin@dubinconsultinginc.com
www.mydubin.com

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Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Monday, July 24, 2017 12:36 PM
To: Scott Viger
Cc: Citron, Bernard I.
Subject: Re: 770 - 830 South Joh Street, Bensenville

Out of town

Sent from my iPhone

On Jul 24, 2017, at 11:39 AM, Scott Viger <SViger@bensenville.il.us> wrote:

> Good morning gentlemen –
>
> We wanted to touch base with you to see how things are going and to get an update & tentative timeframe for the planned neighborhood here in Bensenville.
>
> Scott R. Viger A.I.C.P.
> 630.350.3411
> 630.670.3206 (M)
> <image001.png>

From: Brett Michaelson
Sent: Tuesday, July 11, 2017 10:23 AM
To: David Dubin
Cc: Scott Viger
Subject: RE: property taxes

Hi David,

Unfortunately we do not offer tax abatement for residential properties. Outside of the enterprise zone, there are relatively few incentive programs for residential development projects. DuPage County does offer a program for new residential projects targeted for low- to moderate- income populations. I'm not sure if any aspect of your project would qualify, but more information is available here: http://dupageco.org/Community_Services/Community_Development_Commission/1285/.

Please feel free to contact me with any additional questions.

Thanks,

Brett

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Monday, July 10, 2017 1:05 PM
To: Brett Michaelson <BMichaelson@bensenville.il.us>
Subject: RE: property taxes

Hi Bret,
Thanks for getting back to me.
What about property tax abatement?

David

From: Brett Michaelson [mailto:BMichaelson@bensenville.il.us]
Sent: Thursday, July 6, 2017 11:01 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: RE: property taxes

Hi David,

Thanks, and I hope you enjoyed your holiday as well. Apologies for the delayed response; I wanted to be absolutely sure regarding incentives. From information provided by the state (http://www.bensenville.il.us/DocumentCenter/View/10122), the following are eligible: "Each construction contractor or other entity that purchases building materials to be incorporated into real estate in an Enterprise Zone or River Edge Redevelopment Zone by rehabilitation, remodeling, or new construction." From my reading, this would include single family home development.

I've attached the application for Sales Tax Exemption under this program. Additional information can be found on our website: http://www.bensenville.il.us/index.aspx?nid=739.

Please feel free to call and we can chat more about this.

Thanks,

Brett Michaelson
Economic Development Coordinator
BENSENVILLE
GATEWAY TO OPPORTUNITY
12 South Center Street, Bensenville, IL 60106
O: 630.594.1005 **C:** 224.234.9154

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Wednesday, July 05, 2017 3:29 PM
To: Brett Michaelson <BMichaelson@bensenville.il.us>
Subject: RE: property taxes

Hi Brett,

I hope you had a nice 4th of July. Scott Viger suggested that I reach out to you about Enterprise Zone Incentives for a single family home development in town.

Can you please call me at 773 – 919-8083 when you get a chance.

Thanks!

David

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Monday, July 3, 2017 11:33 AM
To: David Dubin <david@dubinconsultinginc.com>
Cc: Guru Naganat <guru@dubinconsultinginc.com>
Subject: RE: property taxes

Well we just took the rate form the existing PTax bill and used your estimated market value,. Using the PIN 03 – 24 – 404 – 026 the overall 2016 rate was 9.7605

And yes the Village is an Enterprise Zone, it is my understanding that materials for single family homes are eligible.
Brett Michaelson (bmichaelson@bensenville.il.us) is out today but will be back on Wednesday (when I am out for the remainder of the week) and can answer whatever questions you have relative to the Enterprise Zone (EPZ)

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Monday, July 03, 2017 11:13 AM

To: Scott Viger <SViger@bensenville.il.us>
Cc: Guru Naganat <guru@dubinconsultinginc.com>
Subject: property taxes

Hi Scott,

Happy pre- 4th of July !!!!

Did you do a pre-lim calculation on the estimated property taxes generated by each home? And if so, the basis for the calculation .

Also, since Bensenville is in an enterprise zone, doesn't building material used in construction of the homes qualify for exemption?

Let me know,

Thanks,

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Monday, July 3, 2017 11:40 AM
To: Scott Viger
Subject: RE: EPZ

ty

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Monday, July 3, 2017 11:38 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: EPZ

The enterprise zone (EPZ) info and application can be found on the Village website
www.bensenville.il.us
Departments …CED…Economic Development …Incentives,….and there it is!

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin <david@dubinconsultinginc.com>
Sent: Monday, July 3, 2017 11:40 AM
To: Scott Viger
Subject: RE: property taxes

Scott,

If the avg home sells for $400k, then what would be the taxes?

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Monday, July 3, 2017 11:33 AM
To: David Dubin <david@dubinconsultinginc.com>
Cc: Guru Naganat <guru@dubinconsultinginc.com>
Subject: RE: property taxes

Well we just took the rate form the existing PTax bill and used your estimated market value,. Using the PIN 03 – 24 – 404 – 026 the overall 2016 rate was 9.7605

And yes the Village is an Enterprise Zone, it is my understanding that materials for single family homes are eligible.
Brett Michaelson (bmichaelson@bensenville.il.us) is out today but will be back on Wednesday (when I am out for the remainder of the week) and can answer whatever questions you have relative to the Enterprise Zone (EPZ)

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Monday, July 03, 2017 11:13 AM
To: Scott Viger <SViger@bensenville.il.us>
Cc: Guru Naganat <guru@dubinconsultinginc.com>
Subject: property taxes

Hi Scott,

Happy pre- 4th of July !!!!

Did you do a pre-lim calculation on the estimated property taxes generated by each home? And if so, the basis for the calculation .

Also, since Bensenville is in an enterprise zone, doesn't building material used in construction of the homes qualify for exemption?

Let me know,

Thanks,

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Monday, July 3, 2017 11:13 AM
To: Scott Viger
Cc: Guru Naganat
Subject: property taxes

Hi Scott,

Happy pre- 4th of July !!!!

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Also, since Bensenville is in an enterprise zone, doesn't building material used in construction of the homes qualify for exemption?

Let me know,

Thanks,

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: Citron, Bernard I. <BCitron@thompsoncoburn.com>
Sent: Tuesday, June 27, 2017 3:23 PM
To: Scott Viger
Cc: David Dubin <david@dubinconsultinginc.com>
Subject: RE: Dubin Project

Thank you

Bernard I. Citron
bcitron@thompsoncoburn.com
P: 312.580.2209
F: 312.580.2201
M: 312.636.7656

Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, IL 60603
www.thompsoncoburn.com

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Tuesday, June 27, 2017 2:29 PM
To: Citron, Bernard I.
Cc: David Dubin <david@dubinconsultinginc.com>
Subject: RE: Dubin Project

Yes
Tonight we should have the copies from the Village Clerk Wednesday morning.

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: Citron, Bernard I. [mailto:BCitron@thompsoncoburn.com]
Sent: Tuesday, June 27, 2017 1:40 PM
To: Scott Viger <SViger@bensenville.il.us>
Cc: David Dubin <david@dubinconsultinginc.com> <david@dubinconsultinginc.com>
Subject: Dubin Project

Does the village require that the PUD ordinance be recorded?
Also when will the ordinance be signed by the Village President.

Bernard I. Citron
bcitron@thompsoncoburn.com
P: 312.580.2209
F: 312.580.2201
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To: Scott Viger
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Subject: Dubin Project

Does the village require that the PUD ordinance be recorded?
Also when will the ordinance be signed by the Village President.

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From: Citron, Bernard I. <BCitron@thompsoncoburn.com>
Sent: Wednesday, June 21, 2017 2:43 PM
To: Matthew Welch; Scott Viger
Cc: david@dubinconsultinginc.com
Subject: RE: Dubin: John Street

We are fine with the version you sent
If there are any further changes please send to us.
Thank you

Bernard I. Citron
bcitron@thompsoncoburn.com
P: 312.580.2209
F: 312.580.2201
M: 312.636.7656

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55 East Monroe Street
37th Floor
Chicago, IL 60603
www.thompsoncoburn.com

From: Matthew Welch [mailto:mwelch@montanawelch.com]
Sent: Wednesday, June 21, 2017 1:47 PM
To: Citron, Bernard I.; 'Scott Viger'
Cc: david@dubinconsultinginc.com
Subject: RE: Dubin: John Street

Bernie
Attached is the updated PUD based on our last discussion. Please note that Village staff is still reviewing the proposed Code Deviations and the Plans to ensure it reflects their understanding. As you know, this document is subject to further review until the Board approves; however, I think the document should be close to final form.
Let me know if you have further comments.
Matt

From: Citron, Bernard I. [mailto:BCitron@thompsoncoburn.com]
Sent: Wednesday, June 21, 2017 1:30 PM
To: Scott Viger <SViger@bensenville.il.us>; mwelch@montanawelch.com
Cc: David Dubin <david@dubinconsultinginc.com> <david@dubinconsultinginc.com>
Subject: RE: Dubin: John Street

Matt: The actual PDF"s of the homes which should be attached as part of Exhibit C are those with the dates I've noted
Those dates come from the PDF's themselves.
Thank you

Bernard I. Citron
bcitron@thompsoncoburn.com
P: 312.580.2209
F: 312.580.2201
M: 312.636.7656

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55 East Monroe Street
37th Floor
Chicago, IL 60603
www.thompsoncoburn.com

From: Citron, Bernard I.
Sent: Tuesday, June 20, 2017 3:02 PM
To: 'Scott Viger'
Cc: David Dubin <david@dubinconsultinginc.com>
Subject: Dubin: John Street

Scott:
Attached is a redline version with our proposed clean up/clarification/ changes.

[redacted]

David and I will make ourselves available to discuss the PUD. Happy to come out and meet if that will hasten approval.
I am also enclosing the Exhibit C exhibits.

Bernard I. Citron
bcitron@thompsoncoburn.com
P: 312.580.2209
F: 312.580.2201
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Virus-free. www.avast.com

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From: Matthew Welch <mwelch@montanawelch.com>
Sent: Wednesday, June 21, 2017 1:47 PM
To: 'Citron, Bernard I.'; Scott Viger
Cc: david@dubinconsultinginc.com
Subject: RE: Dubin: John Street
Attachments: Bensenville-ord-DubinPUD-170621 v3 clean.docx; Bensenville-ord-DubinPUD-170621 v3 redline.docx

Bernie
Attached is the updated PUD based on our last discussion. Please note that Village staff is still reviewing the proposed Code Deviations and the Plans to ensure it reflects their understanding. As you know, this document is subject to further review until the Board approves; however, I think the document should be close to final form. Let me know if you have further comments.
Matt

From: Citron, Bernard I. [mailto:BCitron@thompsoncoburn.com]
Sent: Wednesday, June 21, 2017 1:30 PM
To: Scott Viger <SViger@bensenville.il.us>; mwelch@montanawelch.com
Cc: David Dubin <david@dubinconsultinginc.com> <david@dubinconsultinginc.com>
Subject: RE: Dubin: John Street

Matt: The actual PDF"s of the homes which should be attached as part of Exhibit C are those with the dates I've noted
Those dates come from the PDF's themselves.
Thank you

Bernard I. Citron
bcitron@thompsoncoburn.com
P: 312.580.2209
F: 312.580.2201
M: 312.636.7656

Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, IL 60603
www.thompsoncoburn.com

From: Citron, Bernard I.
Sent: Tuesday, June 20, 2017 3:02 PM
To: 'Scott Viger'
Cc: David Dubin <david@dubinconsultinginc.com>
Subject: Dubin: John Street

Scott:
[redacted]

David and I will make ourselves available to discuss the PUD. Happy to come out and meet if that will hasten approval.
I am also enclosing the Exhibit C exhibits.

Bernard I. Citron
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Virus-free. www.avast.com

From: Citron, Bernard I. <BCitron@thompsoncoburn.com>
Sent: Wednesday, June 21, 2017 10:02 AM
To: Scott Viger
Cc: David Dubin <david@dubinconsultinginc.com>
Subject: RE: Bensenville-ord-DubinPUD-170620 06.14.17 SRV + KP Comments.docx
Attachments: Bensenville-ord-DubinPUD-6.21.docx

Sorry 6.21 version

Bernard I. Citron
bcitron@thompsoncoburn.com
P: 312.580.2209
F: 312.580.2201
M: 312.636.7656

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55 East Monroe Street
37th Floor
Chicago, IL 60603
www.thompsoncoburn.com

> **From:** Citron, Bernard I.
> **Sent:** Wednesday, June 21, 2017 10:01 AM
> **To:** 'Scott Viger'
> **Cc:** David Dubin <david@dubinconsultinginc.com>
> **Subject:** Bensenville-ord-DubinPUD-170620 06.14.17 SRV + KP Comments.docx
>
> Scott:
> Sorry here is the version with all our comments.
> We are very concerned over timing in that the Board meeting is rapidly approaching. We will make ourselves available to discuss the PUD ordinance with you/your attorney. It is important that the project be approved by the Board at the next meeting. We have contract conditions with the sellers so we need to move this forward. Let me know when we can meet/speak.
> Bernie
>
> **Bernard I. Citron**
> bcitron@thompsoncoburn.com
> P: 312.580.2209
> F: 312.580.2201
> M: 312.636.7656
>
> **Thompson Coburn LLP**
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From: Citron, Bernard I. <BCitron@thompsoncoburn.com>
Sent: Wednesday, June 21, 2017 10:01 AM
To: Scott Viger
Cc: David Dubin <david@dubinconsultinginc.com>
Subject: Bensenville-ord-DubinPUD-170620 06.14.17 SRV + KP Comments.docx
Attachments: Bensenville-ord-DubinPUD-170620 06.14.17 SRV + KP Comments.docx

Scott:
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Bernie

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From: Citron, Bernard I. <BCitron@thompsoncoburn.com>
Sent: Tuesday, June 20, 2017 7:51 PM
To: Scott Viger
Subject: Re: Dubin: John Street

What program do you have
Comments won't show up on a iPad

Bernard I. Citron
bcitron@thompsoncoburn.com
P: 312.580.2209
F: 312.782.1372
M: 312.636.7656

Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, IL 60603
www.thompsoncoburn.com

Sent from my iPhone

On Jun 20, 2017, at 4:53 PM, Scott Viger <SViger@bensenville.il.us> wrote:

> We don't see your comments...did you send the correct onr back?
>
> Scott R. Viger A.I.C.P.
> <image001.png>
>
> ---
>
> **From:** Citron, Bernard I. [mailto:BCitron@thompsoncoburn.com]
> **Sent:** Tuesday, June 20, 2017 3:02 PM
> **To:** Scott Viger <SViger@bensenville.il.us>
> **Cc:** David Dubin <david@dubinconsultinginc.com> <david@dubinconsultinginc.com>
> **Subject:** Dubin: John Street
>
> Scott:
> [redacted]
>
> David and I will make ourselves available to discuss the PUD. Happy to come out and meet if that will hasten approval.
> I am also enclosing the Exhibit C exhibits.
>
> **Bernard I. Citron**
> bcitron@thompsoncoburn.com
> P: 312.580.2209
> F: 312.580.2201

M: 312.636.7656

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From: Citron, Bernard I. <BCitron@thompsoncoburn.com>
Sent: Tuesday, June 20, 2017 4:37 PM
To: Scott Viger
Cc: David Dubin <david@dubinconsultinginc.com>
Subject: Dubin; John Street
Attachments: Subdivision Legal.docx

Scot: Sorry this was missing: This is Exhibit A: Legal description of the 'property'.

Bernard I. Citron
bcitron@thompsoncoburn.com
P: 312.580.2209
F: 312.580.2201
M: 312.636.7656

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From: Citron, Bernard I. <BCitron@thompsoncoburn.com>
Sent: Tuesday, June 20, 2017 3:02 PM
To: Scott Viger
Cc: David Dubin <david@dubinconsultinginc.com>
Subject: Dubin: John Street
Attachments: Bensenville-ord-DubinPUD-170620 06.14.17 SRV + KP Comments.docx; i. Preliminary Landscape Plan.pdf; iii. Preliminary Plat of Subdivision.pdf; v. Preliminary Site Improvement Plans.pdf; ii. Preliminary Site Plan.pdf; iv. Single Family Prototype.pdf; vi. Lot Matrix.pdf; vii. LOT COVERAGE EXHIBITS.PDF; viii. Fire Truck Turn Exhibit.pdf

Scott:
Attached is a redline version with our proposed clean up/clarification/ changes.
One issue is over who the PUD 'runs to' and successors and assigns.
Under current tax laws, the builder does not hold property waiting to build. Another entity generally 'owns' the property (DUBIN HOLDINGS INC) and then transfers a lot(s) to the builder.
I have to provide for this within the PUD
Also I did not see in your PUD ordinance any reference requiring subsequent approval of a successor or assign.

David and I will make ourselves available to discuss the PUD. Happy to come out and meet if that will hasten approval.
I am also enclosing the Exhibit C exhibits.

Bernard I. Citron
bcitron@thompsoncoburn.com
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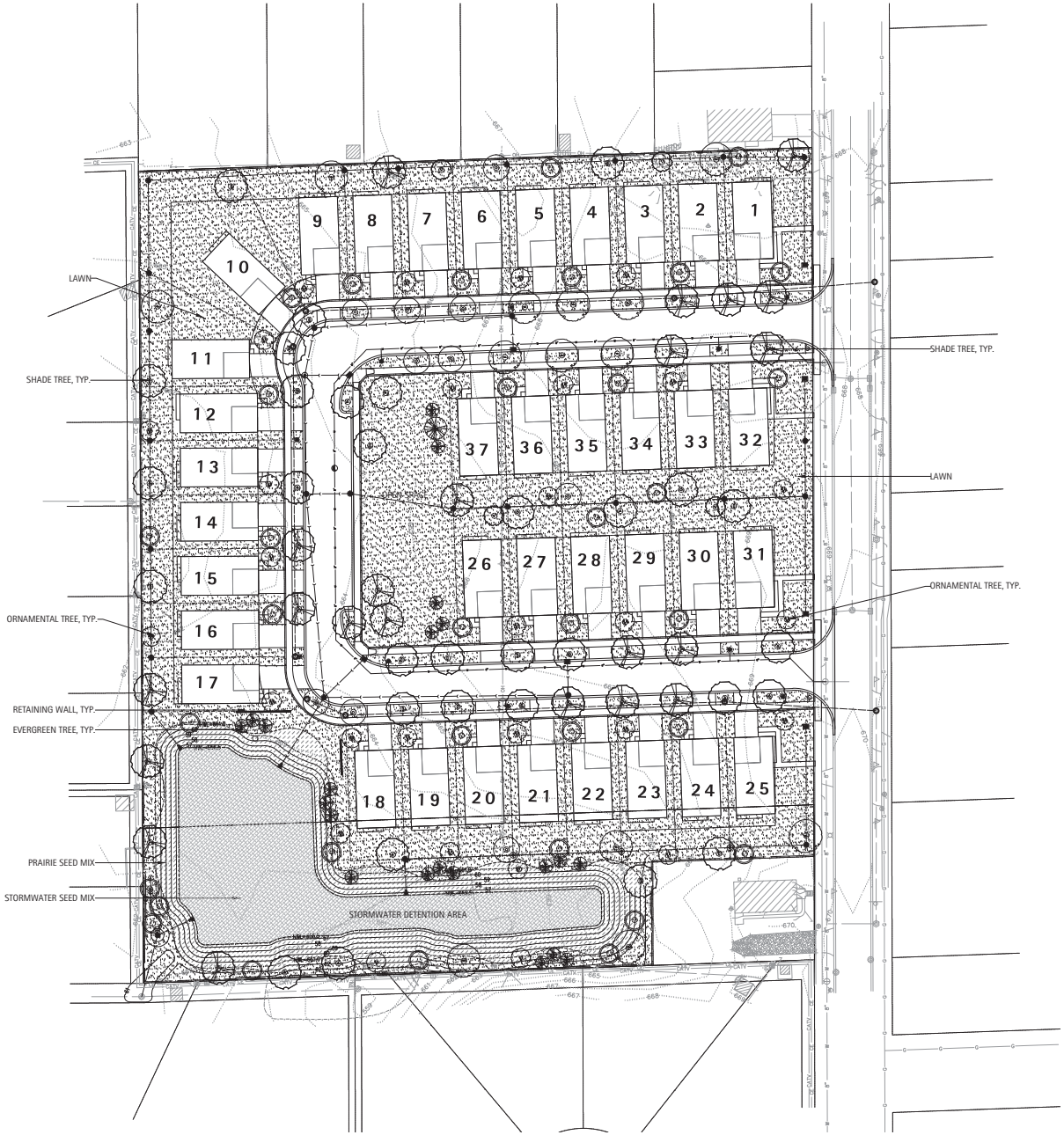


LEGEND

- APPROXIMATE LIMIT OF WORK
- EXISTING TREE
- SHADE TREE, TYPICAL
- ORNAMENTAL TREE, TYPICAL
- EVERGREEN TREE, TYPICAL
- LAWN SEED
- STORMWATER SEED MIX
- PRAIRIE SEED MIX

NOTES

1. INDIVIDUAL LOTS TO BE LANDSCAPED BY OWNER.

THE LAKOTA GROUP.

116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445
f 312.467.5484
thelakotagroup.com

PREPARED FOR
Dubin Consulting

607 Academy Drive
Northbrook, IL 60062

PROJECT
770-830 John Street Subdivision
Bensenville, IL

It's smart. It's free. It's the law.
Call Before You Dig. JULIE
Call before you dig. 811

ISSUED
MAY 9, 2017

REVISIONS

No	Date	Issue
01	2017.02.06	Issue for Approval
02	2017.03.10	PD Revisions
03	2017.04.26	PD Revisions
04	2017.05.09	PD Revisions

CHECKED BY KC
DRAWN BY JA

SHEET TITLE
Preliminary Landscape Plan

SCALE IN FEET
1" = 40'

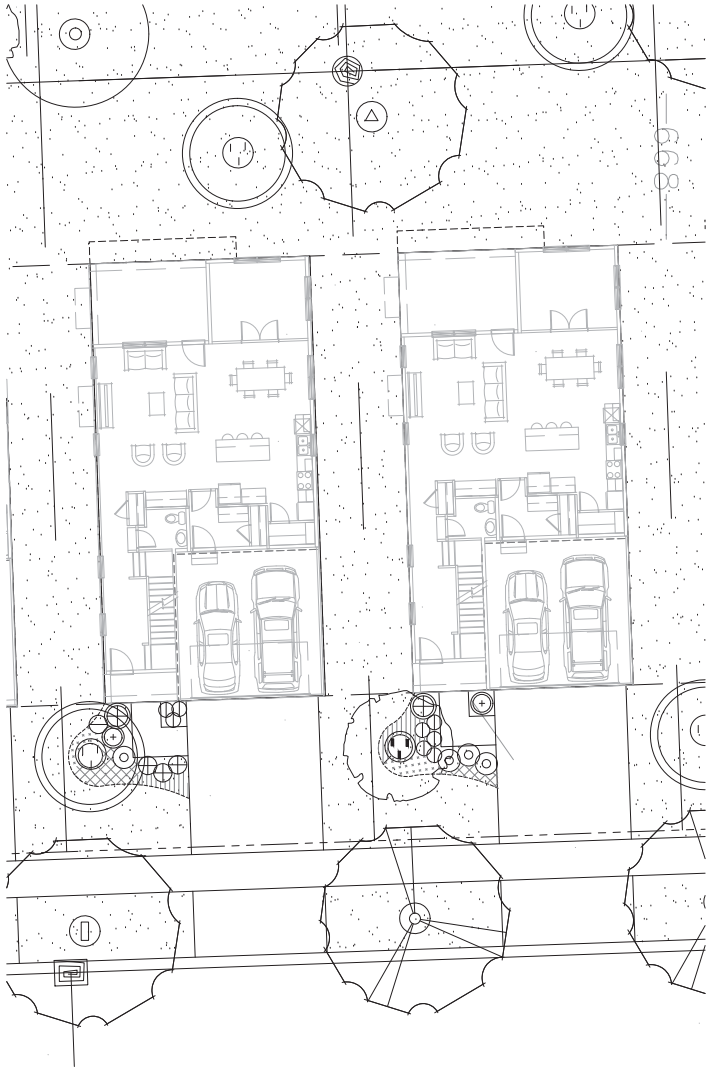
0' 20' 40' 120'

NORTH

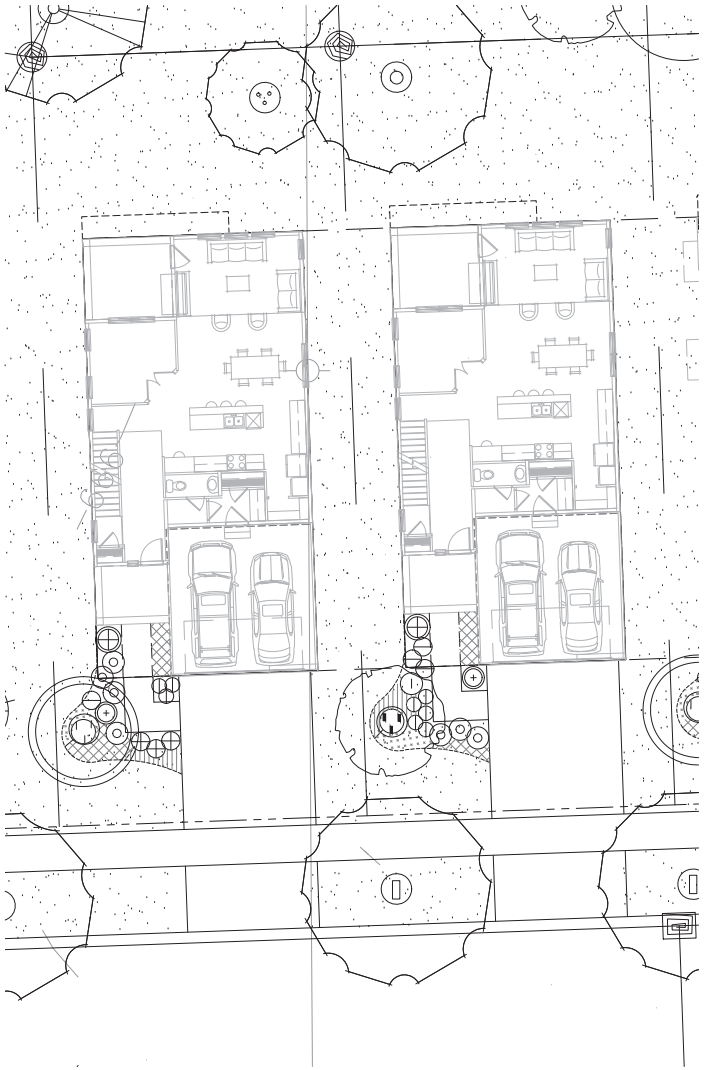
SHEET NUMBER
L1.0

©2017 The Lakota Group

H:\Lakota_Files\Projects\2016\16014 - Dubin Consulting Preliminary Services\05 Graphics\03 DD CD\Bensenville\01_Bensenville_Landscape Plans.dwg



1 LANDSCAPE PLAN - SINGLE FAMILY A



2 LANDSCAPE PLAN - SINGLE FAMILY B

LEGEND

- APPROXIMATE LIMIT OF WORK
- EXISTING TREE
- SHADE TREE, TYPICAL
- ORNAMENTAL TREE, TYPICAL
- EVERGREEN TREE, TYPICAL
- SHRUB, TYPICAL
- ORNAMENTAL GRASS, TYPICAL
- PERENNIALS AND GROUNDCOVER
- LAWN SEED

NOTES

1. INDIVIDUAL LOTS TO BE LANDSCAPED BY OWNER.

THE LAKOTA GROUP.

116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445
f 312.467.5484
thelakotagroup.com

PREPARED FOR
Dubin Consulting

607 Academy Drive
Northbrook, IL 60062

PROJECT
770-830 John Street Subdivision
Bensenville, IL

It's smart. It's free. It's the law.
Call Before You Dig. JULIE
Call before you dig. 811

ISSUED
MAY 9, 2017

REVISIONS

No	Date	Issue
01	2017.02.06	Issue for Approval
02	2017.03.10	PD Revisions
03	2017.04.26	PD Revisions
04	2017.05.09	PD Revisions

CHECKED BY KC
DRAWN BY JA

SHEET TITLE
Preliminary Landscape Plan- Single Family

SCALE IN FEET
1/8" = 1'

0' 4' 8' 24'

NORTH

SHEET NUMBER
L2.0

©2017 The Lakota Group

H:\Lakota_Files\Projects\2016\16014 - Dubin Consulting Preliminary Services\05 Graphics\03 DD CD\Bensenville\01_Bensenville_Landscape Plans.dwg

PLANT LIST

THE LANDSCAPE PLAN WILL CONSIST OF, BUT IS NOT LIMITED TO, THE PLANT LIST AS SHOWN. PLANT SIZES SPECIFIED IN FINAL LANDSCAPE PLAN WILL DEPEND ON AVAILABILITY AT TIME OF PLANTING.

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE
DECIDUOUS TREES			
AF	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	3" caliper
CO	Celtis occidentalis	Common Hackberry	3" caliper
GT	Gleditsia triancanthos inermis 'Skyline'	Skyline Thornless Honeylocust	3" caliper
QM	Quercus macrocarpa	Bur Oak	3" caliper
TC	Tilia cordata 'Greenspire'	Littleleaf Linden	3" caliper
UAA	Ulmus 'Accolade'	Accolade Elm	3" caliper
UH	Ulmus 'Homestead'	Homestead Elm	3" caliper
ORNAMENTAL TREES			
AC	Amelanchier canadensis 'Autumn Brilliance'	Shadblow Serviceberry 'Autumn Brilliance'	6'-10' ht.
BN	Betula nigra 'Heritage'	Heritage River Birch	6'-10' ht.
CC	Cercis canadensis	Eastern Redbud	6'-10' ht.
CCI	Crataegus crusgalli 'Inermis'	Thornless Cockspur Hawthorn	6'-10' ht.
MSO	Magnolia soulangiana 'Saucer'	Saucer Magnolia	6'-10' ht.
MM	Malus x 'Marilee'	Marilee Crabapple	6'-10' ht.
MP	Malus x 'Prairiefire'	Prairiefire Crabapple	6'-10' ht.
EVERGREEN TREES			
PGD	Picea glauca 'Densata'	Black Hills Spruce	6'-12' ht.
PPG	Picea pungens 'Glauca'	Colorado Blue Spruce	6'-12' ht.
PM	Pseudotsuga menziesii	Douglas Fir	6'-12' ht.
DECIDUOUS SHRUBS			
AM	Aronia melanocarpa	Glossy Black Chokeberry	18-30" ht.
HA	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	24-36" ht.
HP	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea	24-36" ht.
RA	Rhus aromatica 'Gro-Low'	Fragrant Sumac	5 gal.
RC	Rosa 'Flower Carpet Pink'	Flower Carpet Pink Shrub Rose	5 gal.
RK	Rosa 'Knockout'	Knockout Rose	5 gal.
SM	Syringa meyeri	Dwarf Korean Lilac	5 gal.
VD	Viburnum dentatum	Arrowwood Viburnum	24-36" ht.
VP	Viburnum prunifolium	Blackhaw Viburnum	3' ht.
VTW	Viburnum trilobum 'Wentworth'	Wentworth American Cranberrybush	18-30" ht.
EVERGREEN SHRUBS			
BM	Buxus microphyla 'Wintergreen'	Wintergreen Boxwood	18"-36" ht.
TM	Taxus media 'Densiformis'	Dense Yew	18"-30" spr.
TMH	Taxus media "Hicksii"	Hicks Yew	18"-30" spr.
TOE	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	6'-8' ht.
JCK	Juniperus chinensis 'Kallays Compacta'	Kallays Compact Juniper	5 gal.
PERENNIALS/GRASSES			
cas	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal.
ep	Echinacea purpurea 'Magnus'	Purple Coneflower	1 gal.
hh	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.
hp	Heuchera micrantha 'Purple Palace'	Purple Palace Coral Bells	1 gal.
hgc	Hosta 'Guacamole'	Guacamole Hosta	1 gal.
hss	Hosta Sum and Substance	Sum and Substance Hosta	1 gal.
nm	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gal.
pah	Pennisetum apelocuroides 'Hameln'	Dwarf Fountain Grass	3 gal.
pat	Perovskia atriplicifolia	Russian Sage	1 gal.
rf	Rudbeckia fulgida 'Goldstrum'	Black Eyed Susan	1 gal.
sa	Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.
sh	Sporobolus heterolepsis	Prairie Dropseed	1 gal.
GROUNDCOVERS			
lsp	Liriope spicata	Lilyturf	3" pot/quart
pt	Pachysandra terminalis	Pachysandra	3" pot/quart

STORMWATER SEED MIX

BOTANIC NAME	COMMON NAME	OUNCES / ACRE
PERMANENT GRASSES / SEDGES / RUSHES		
Bolboschoenus fluviatilis	River Bulrush	0.25
Carex cristatella	Crested Oval Sedge	2.00
Carex lurida	Bottlebrush Sedge	3.00
Carex vulpinoidea	Brown Fox Sedge	6.00
Elymus virginicus	Virginia Wild Rye	13.50
Glyceria striata	Fowl Manna Grass	1.25
Juncus effusus	Common Rush	2.00
Leersia oryzoides	Rice Cut Grass	1.00
Panicum virgatum	Switch Grass	2.00
Schoenoplectus tabernaemontani	Softstem Bulrush	3.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	1.00
	Total	37.00
TEMPORARY COVER		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	460.00
FORBS & SHRUBS		
Alisma spp.	Water Plantain (Various Mix)	4.25
Asclepias incarnata	Swamp Milkweed	1.50
Bidens spp.	Bidens (Various Mix)	2.00
Helenium autumnale	Sneezeweed	2.00
Iris virginica	Blue Flag	4.00
Lycopus americanus	Common Water Horehound	0.25
Mimulus ringens	Monkey Flower	1.00
Oligoneuron riddellii	Riddell's Goldenrod	0.50
Penthorum sedoides	Ditch Stonecrop	0.50
Polygonum spp.	Pinkweed (Various Mix)	4.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Rudbeckia triloba	Brown-Eyed Susan	1.50
Sagittaria latifolia	Common Arrowhead	1.00
Senna hebecarpa	Wild Senna	1.00
Symphyotrichum novae-angliae	New England Aster	1.50
Thalictrum dasycarpum	Purple Meadow Rue	2.00
	Total	28.00

PRAIRIE SEED MIX

BOTANIC NAME	COMMON NAME	OUNCES / ACRE
PERMANENT GRASSES		
Andropogon gerardii	Big Bluestem	12.00
Bouteloua curtipendula	Side Oats Grama	16.00
Carex spp.	Prairie Sedge Mix	3.00
Elymus canadensis	Canada Wild Rye	24.00
Panicum virgatum	Switch Grass	2.50
Schizachyrium scoparium	Little Bluestem	28.00
Sorghastrum nutans	Indian Grass	12.00
	Total	97.50
TEMPORARY COVER		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	460.00
FORBS		
Asclepias syriaca	Common Milkweed	1.00
Asclepias tuberosa	Butterfly Weed	1.00
Chamaecrista fasciculata	Partridge Pea	9.00
Coreopsis lanceolata	Sand Coreopsis	5.00
Echinacea purpurea	Broad-leaved Purple Coneflower	7.50
Heliopsis helianthoides	False Sunflower	0.25
Lupinus perennis	Wild Lupine	1.00
Monarda fistulosa	Wild Bergamot	0.50
Penstemon digitalis	Foxglove Beard Tongue	1.00
Pycnanthemum virginianum	Common Mountain Mint	0.50
Ratibida pinnata	Yellow Coneflower	3.50
Rudbeckia hirta	Black-Eyed Susan	8.00
Solidago speciosa	Showy Goldenrod	1.00
Symphyotrichum laeve	Smooth Blue Aster	0.50
Symphyotrichum novae-angliae	New England Aster	0.75
	Total	40.50

THE LAKOTA GROUP.

116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445
f 312.467.5484
thelakotagroup.com

PREPARED FOR
Dubin Consulting

607 Academy Drive
Northbrook, IL 60062

PROJECT
770-830 John Street Subdivision
Bensenville, IL

It's smart. It's free. It's the law.
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JULIE
Call before you dig. 811

ISSUED
MAY 9, 2017

REVISIONS

No	Date	Issue
01	2017.02.06	Issue for Approval
02	2017.03.10	PD Revisions
03	2017.04.26	PD Revisions
04	2017.05.09	PD Revisions

CHECKED BY KC
DRAWN BY JA

SHEET TITLE
Preliminary Plant Palette

SCALE IN FEET

NORTH

SHEET NUMBER
L3.0

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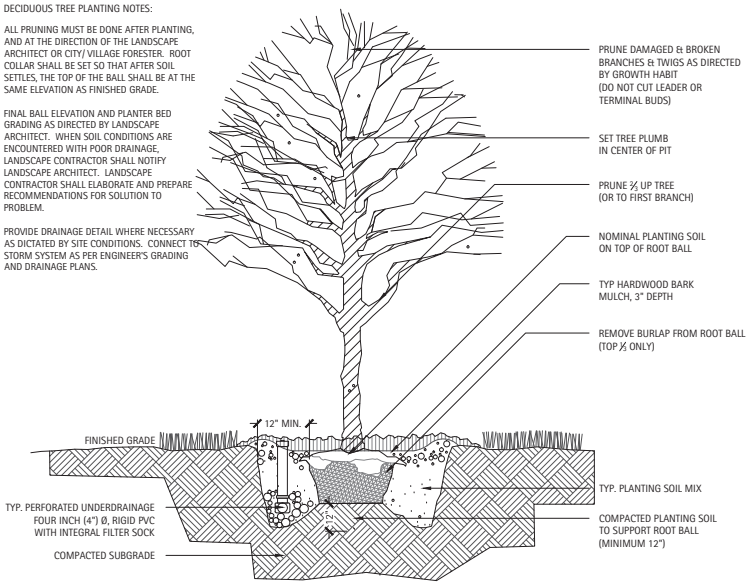
DECIDUOUS TREE PLANTING NOTES:

ALL PRUNING MUST BE DONE AFTER PLANTING, AND AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR CITY/ VILLAGE FORESTER. ROOT COLLAR SHALL BE SET SO THAT AFTER SOIL SETTLES, THE TOP OF THE BALL SHALL BE AT THE SAME ELEVATION AS FINISHED GRADE.

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.

PROVIDE DRAINAGE DETAIL WHERE NECESSARY AS DICTATED BY SITE CONDITIONS. CONNECT TO STORM SYSTEM AS PER ENGINEER'S GRADING AND DRAINAGE PLANS.

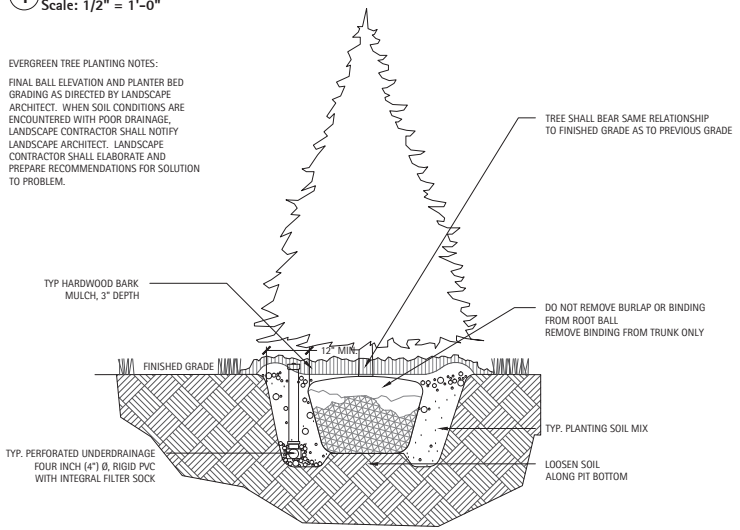


1 Section – Shade Tree Planting

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

EVERGREEN TREE PLANTING NOTES:

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.

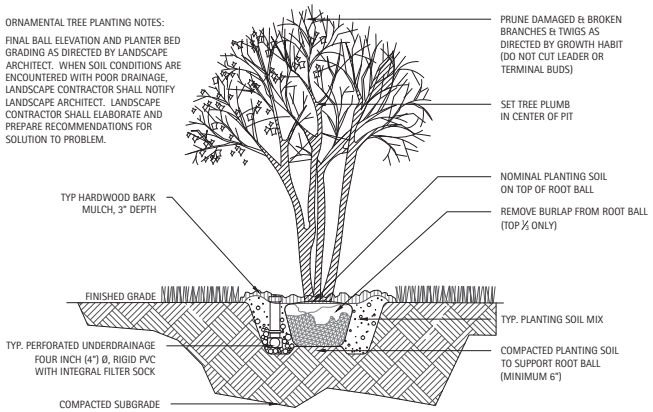


2 Section – Evergreen Tree Planting

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

ORNAMENTAL TREE PLANTING NOTES:

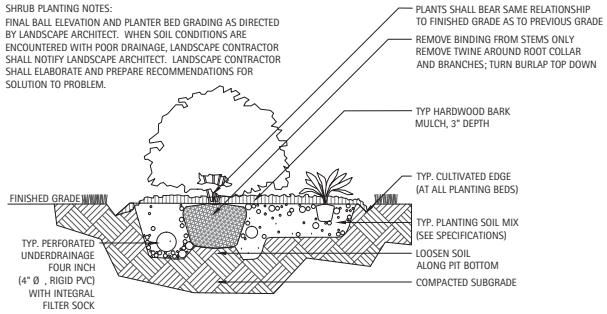
FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.



3 Section – Ornamental Tree Planting

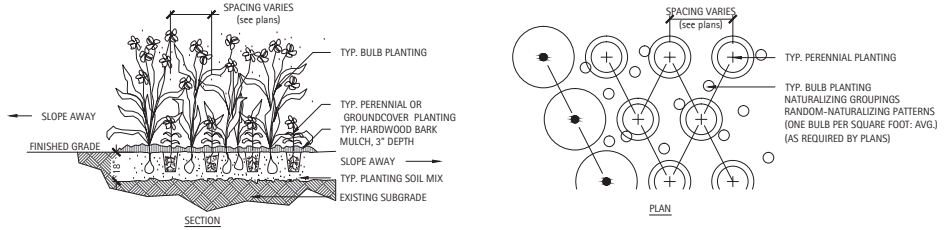
Scale: 1/2" = 1'-0"

SHRUB PLANTING NOTES:
FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.



4 Section – Shrub Planting

Scale: 1" = 1'-0"



NOTES:

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.

PERENNIAL PLANTING LAYOUTS TO BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

5 Plan, Section – Perennial, Groundcover, and Bulb Planting

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

THE LAKOTA GROUP.
116 West Illinois Street
Floor 7
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CHECKED BY KC
DRAWN BY JA

SHEET TITLE
Preliminary Plant Details

SCALE IN FEET AS NOTED

NORTH

SHEET NUMBER
L4.0

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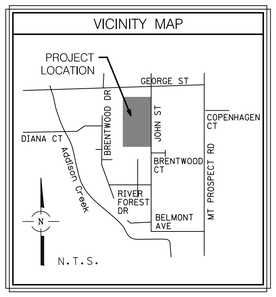
PRELIMINARY PLAT OF SUBDIVISION

770 – 830 JOHN STREET

BEING A SUBDIVISION IN SECTION 24, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

P.I.N.:
03-24-404-025
03-24-404-026
03-24-404-060
03-24-404-061

VICINITY MAP



LEGEND

STORM SEWER	SANITARY MANHOLE	HAND HOLE
SANITARY SEWER	STORM MANHOLE	STREET LIGHT
COMBINED SEWER	CATCH BASIN	UTILITY POLE
WATER MAIN	INLET	TRAFFIC SIGNAL
OVERHEAD WIRE(SION UTILITY POLES	FLARED END SECTION	TRAFFIC SIGNAL BOX
RAILROAD	ELECTRIC MANHOLE	SPRINKLER HEAD
FENCE	TELEPHONE MANHOLE	BOLLARD
GUARDRAIL	TELEPHONE UPRIGHT	MAILBOX
	ELECTRIC UPRIGHT	SIGN
	CABLE TV UPRIGHT	UNIDENTIFIED MANHOLE
IP IRON PIPE	FIRE HYDRANT	CONTOUR
IR IRON ROD	VALVE AND VAULT	SPOT ELEVATION
(M) MEASURED	WATER VALVE	
(R) RECORD	B BOX	ASPHALT
	AUXILIARY VALVE	CONCRETE
	WELL	GRAVEL
	GAS VALVE	

PROPERTY DESCRIPTION:

PARCEL 1:
LOTS 31 AND 32 IN BLOCK 2 IN BENSENVILLE FARMS, A SUBDIVISION IN SECTION 24, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1923, BOOK 10 OF PLATS, PAGE 82 AS DOCUMENT 171311, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THE NORTH 90 FEET OF LOT 33 IN BLOCK 2 IN BENSENVILLE FARMS, BEING A SUBDIVISION IN SECTION 24, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1923 AS DOCUMENT 171311, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:
LOT 33 (EXCEPT THE NORTH 90 FEET) IN BLOCK 2 IN BENSENVILLE FARMS, BEING A SUBDIVISION IN SECTION 24, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1923, AS DOCUMENT 171311, IN DUPAGE COUNTY, ILLINOIS. EXCEPTING THEREFROM THE EAST 125.00 FEET OF THE SOUTH 80.00 FEET (ALL MEASURED AT RIGHT ANGLES), IN DUPAGE COUNTY, ILLINOIS.

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17043C0306H WITH EFFECTIVE DATE OF DECEMBER 16, 2004, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY SAID F.I.R.M. MAP.

SOURCE BENCHMARK:

NATIONAL GEODETIC SURVEY
CORS ID: DP6B
PID: DM59G4
STATION IS A GPS CORS.
ELEVATION = 720.36 NAVD88

SITE BENCHMARK #1:
ARROW BOLT OF FIRE HYDRANT ON THE WEST SIDE OF JOHN STREET AT NORTHEAST CORNER OF SITE.
ELEVATION = 671.57 NAVD88

SITE BENCHMARK #2:
ARROW BOLT OF FIRE HYDRANT ON THE WEST SIDE OF JOHN STREET AND 8.1' SOUTH FROM A LIGHT POLE TO THE NORTH NEAR THE MIDDLE OF THE SITE.
ELEVATION = 671.86 NAVD88

LAST DATE OF FIELD WORK: MAY 12, 2016

CONTOURS WITHIN TREE LINE LIMITS ARE APPROXIMATE DUE TO DENSE TREE COVER.

THE CURRENT ZONING FOR THE SURVEYED PROPERTY IS RS-4 MEDIUM HIGH DENSITY SINGLE FAMILY BASED ON THE VILLAGE OF BENSENVILLE 2015 ZONING MAP ADOPTED 2/24/2015 RESOLUTION R-18-2015.

C1 L=22.04' R=45.00' CH=21.82' S73°56'36"W

C2 L=32.18' R=45.00' CH=31.50' S39°25'33"W

C3 L=35.46' R=45.00' CH=34.55' S03°57'54"E

C4 L=1.72' R=15.00' CH=1.72' S22°55'09"E

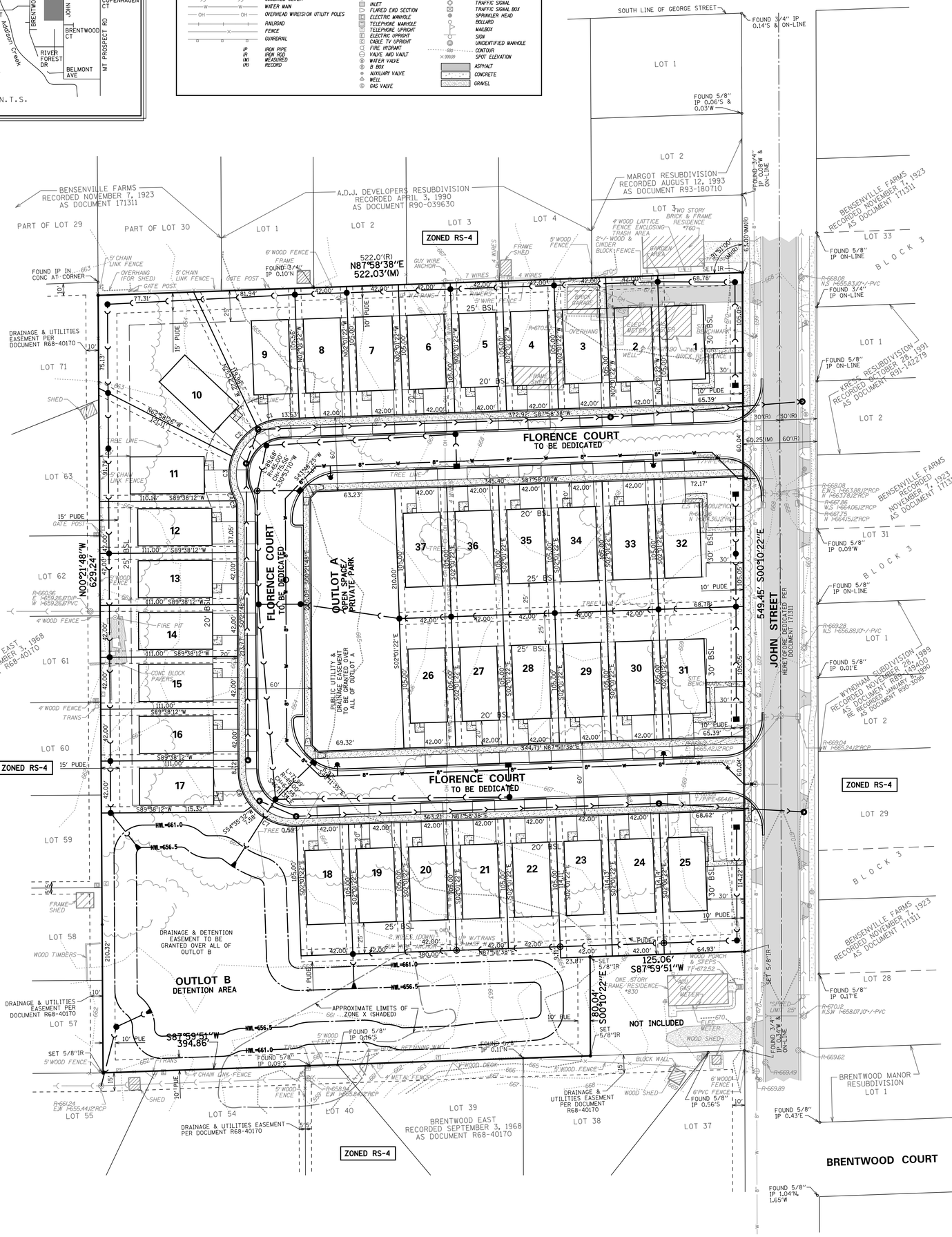
C5 L=5.04' R=15.00' CH=5.02' S09°59'54"E

C6 L=31.41' R=45.00' CH=30.78' S20°21'44"E

C7 L=140.58' R=45.00' CH=39.21' S66°11'31"E

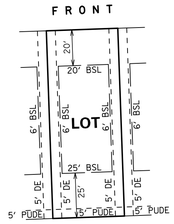
SCALE 1" = 40'
0 40 80

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE



LOT	SQUARE FEET	ACRES
1	7,044	0.16
2	4,410	0.10
3	4,410	0.10
4	4,410	0.10
5	4,410	0.10
6	4,410	0.10
7	4,410	0.10
8	4,410	0.10
9	6,285	0.14
10	10,862	0.25
11	6,833	0.16
12	4,661	0.11
13	4,662	0.11
14	4,662	0.11
15	4,662	0.11
16	4,662	0.11
17	4,791	0.11
18	4,410	0.10
19	4,410	0.10
20	4,410	0.10
21	4,410	0.10
22	4,410	0.10
23	4,792	0.11
24	4,793	0.11
25	7,623	0.18
26	4,410	0.10
27	4,410	0.10
28	4,410	0.10
29	4,410	0.10
30	4,410	0.10
31	7,044	0.16
32	7,400	0.17
33	4,410	0.10
34	4,410	0.10
35	4,410	0.10
36	4,410	0.10
37	4,410	0.10
OUTLOT A	14,943	0.34
OUTLOT B	53,665	1.23
RIGHT OF WAY	61,324	1.41
TOTAL	317,728	7.29

EXISTING BOUNDARY INFORMATION
SCALE: 1" = 100'



TYPICAL LOT DETAIL
(UNLESS NOTED OTHERWISE)
SCALE: 1" = 40'

BSL = BUILDING SETBACK LINE
DE = DRAINAGE EASEMENT
PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
UE = UTILITY EASEMENT

BRIAN LOUNSBURY 2841 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ROSEMONT, ILLINOIS

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, DO HEREBY DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

GIVEN UNDER OUR HAND AND SEAL THIS 13th DAY OF MARCH, 2017, IN ROSEMONT, ILLINOIS.

C. BRIAN LOUNSBURY, I.P.L.S. No. 035-2841

LICENSE EXPIRES: 11-30-2018

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.

FOR REVIEW PURPOSES ONLY

PREPARED FOR:
DUBIN CONSULTING, INC.
4252 N. CICERO AVE
CHICAGO, IL 60641

APPLICANT:
DUBIN HOLDINGS, INC.
4252 N. CICERO AVE
CHICAGO, IL 60641

SUBDIVIDER:
DUBIN HOLDINGS, INC.
4252 N. CICERO AVE
CHICAGO, IL 60641

REVISIONS:
02/03/2017
03/13/2017
05/08/2017

SPACECO INC.

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 01/27/2017
JOB NO: 9090
FILENAME: 9090PRE-PLAT
SHEET 1 OF 1

N:\Projects\9090\SURVEY\9090PRE-PLAT.dgn Default User=sjohnson

PRELIMINARY SITE IMPROVEMENT PLANS
for
770–830 JOHN STREET
BENSENVILLE, ILLINOIS
PROJECT NO:9090

DEVELOPER
DUBIN CONSULTING, INC.
607 ACADEMY DRIVE
NORTHBROOK, IL 60062
PH: (773) 919-8083

ARCHITECT
THE LAKOTA GROUP
116 WEST ILLINOIS STREET, FLOOR 7
CHICAGO, IL 60654
PH: (312) 467-5445

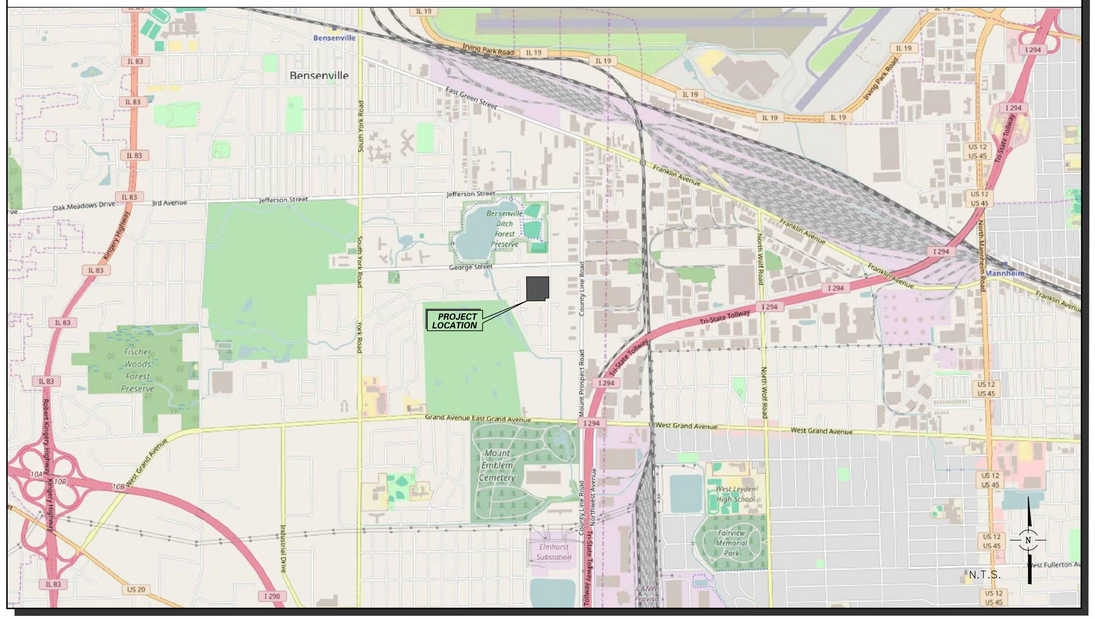
CALL J.U.L.I.E. 1–800–892–0123
WITH THE FOLLOWING:
COUNTY DUPAGE
CITY, TOWNSHIP BENSENVILLE, ADDISON
SEC. & ¼ SEC. NO. SE ¼ SEC. 24, T40N, R11E
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

BENCHMARK
ELEVATION:
DESCRIPTION: **SEE SHEET P-EC1 FOR BENCHMARK INFORMATION**

INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2	P-EC1	PRELIMINARY EXISTING CONDITIONS
3	P-GM1	PRELIMINARY GEOMETRIC PLAN
4	P-GR1	PRELIMINARY GRADING PLAN
5	P-UT1	PRELIMINARY UTILITY PLAN

LOCATION MAP



REVISIONS

ORIGINAL PLAN DATE: JANUARY 27, 2017

#	SHEET #	REMARKS	DATE
1	ALL	PER CLIENT COMMENTS	02/03/17
2	3-5	PER VILLAGE	03/10/17
3	3-5	PER CDC COMMENTS	05/08/17

770–830 JOHN STREET
BENSENVILLE, ILLINOIS

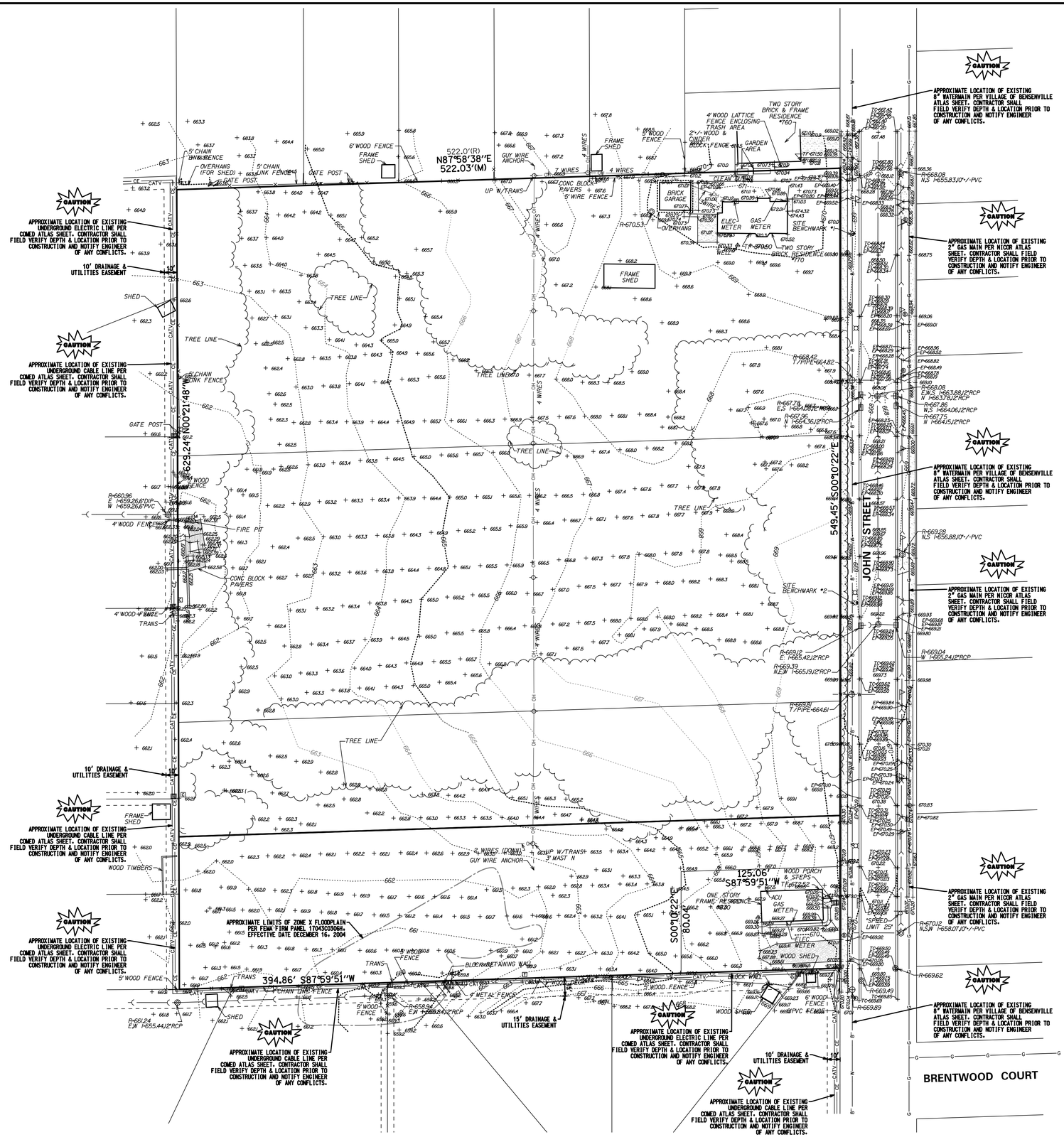
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

SPACECO INC.

FILENAME: 9090P-TITLE.DGN
DATE: 01/27/17
JOB NO. 9090
SHEET C1
1 OF 5

N:\Projects\9090\PRELIM\9090P-TITLE.dgn Default User=sjohnson



N

SCALE 1" - 40'

0 40 80

LEGEND

- STORM SEWER
- SANITARY SEWER
- COMBINED SEWER
- WATER MAIN
- GAS MAIN
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND CATV LINE
- OVERHEAD WIRE(S)ON UTILITY POLES
- FIBER OPTIC LINE
- RAILROAD
- FENCE
- GUARDRAIL
- EDGE OF WATER
- WETLAND LIMITS
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- FLARED END SECTION
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE UPRIGHT
- ELECTRIC UPRIGHT
- CABLE TV UPRIGHT
- FIRE HYDRANT
- VALVE AND VAULT
- WATER VALVE
- B BOX
- AUXILARY VALVE
- WELL
- GAS VALVE
- HAND HOLE
- STREET LIGHT
- UTILITY POLE
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- SPRINKLER HEAD
- BOLLARD
- MAILBOX
- SIGN
- UNIDENTIFIED MANHOLE
- 680 CONTOUR
- APPROXIMATE CONTOUR
- SPOT ELEVATION
- RIGHT-OF-WAY MONUMENT
- DISC
- IRON / STEEL ROD
- IRON PIPE
- CUT CROSS
- PK / MAG NAIL
- RAILROAD SPIKE
- SOIL BORING
- TREE WITH SIZE
- FIR TREE WITH SIZE
- BUSH
- ASPHALT
- CONCRETE
- GRAVEL

NOTE:

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE, IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.

LAST DATE OF FIELD WORK: MAY 12, 2016

CONTOURS WITHIN TREE LINE LIMITS ARE APPROXIMATE DUE TO DENSE TREE COVER.

SOURCE BENCHMARK:

NATIONAL GEODETIC SURVEY
CORS ID: DPGB
PID: DW5964
STATION IS A GPS CORS.
ELEVATION = 720.36 NAVD88

SITE BENCHMARK *1:
ARROW BOLT OF FIRE HYDRANT ON THE WEST SIDE OF JOHN STREET AT NORTHEAST CORNER OF SITE.
ELEVATION = 671.57 NAVD88

SITE BENCHMARK *2:
ARROW BOLT OF FIRE HYDRANT ON THE WEST SIDE OF JOHN STREET AND 8.1' SOUTH FROM A LIGHTPOLE TO THE NORTH NEAR THE MIDDLE OF THE SITE.
ELEVATION = 671.86 NAVD88

NO.	DATE	REMARKS

NO.	DATE	REMARKS
1	02/03/17	PER CLIENT COMMENTS

PRELIMINARY EXISTING CONDITIONS

770-830 JOHN STREET
BENSENVILLE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 9090P-EC1.DGN

DATE: 01/27/17

JOB NO. 9090

SHEET P-EC1
2 OF 5

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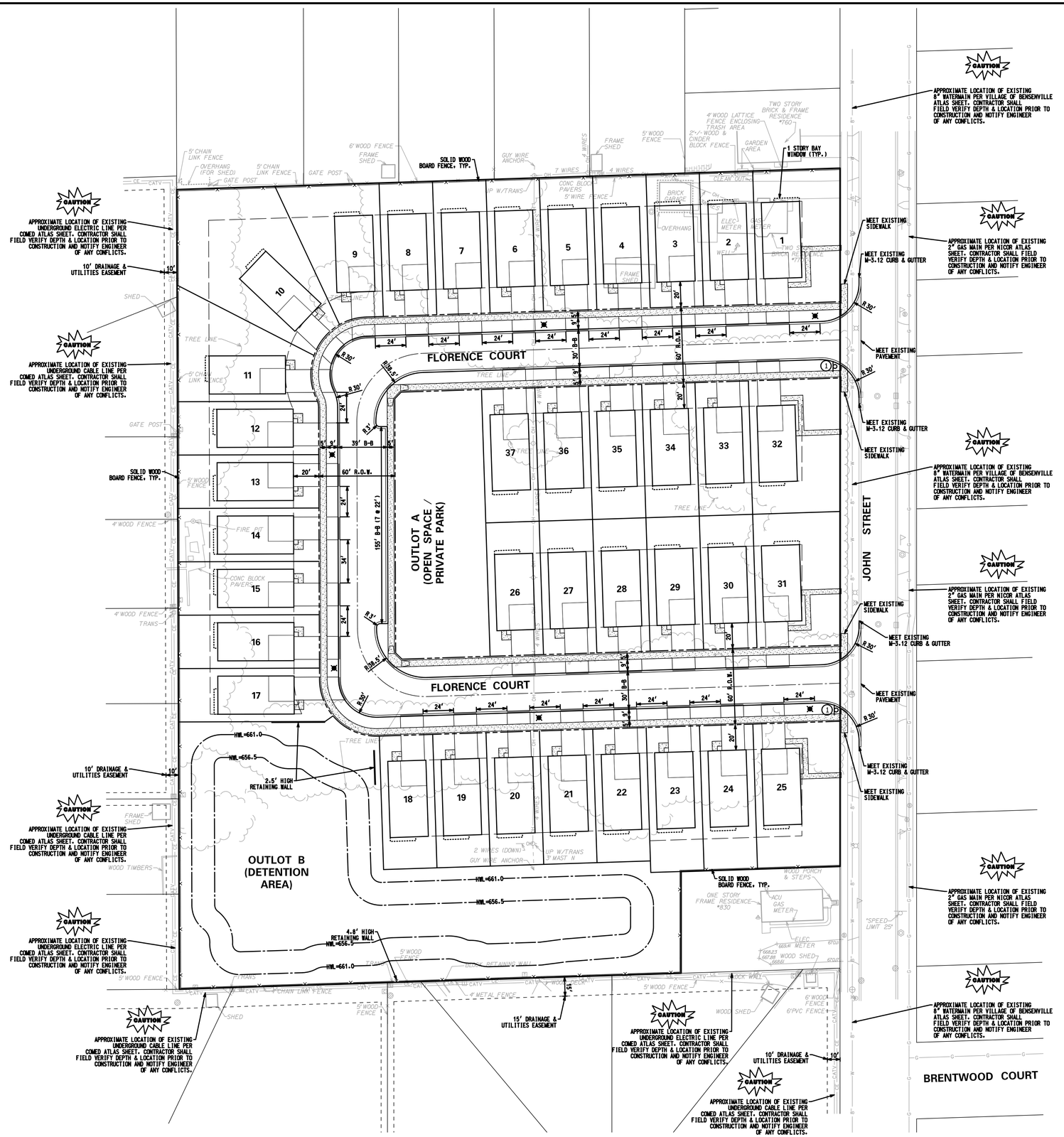
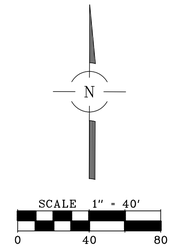


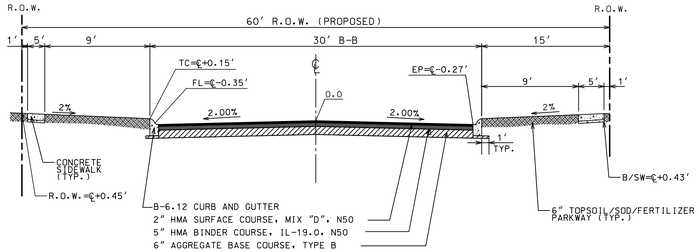


LEGEND

- HMA PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED)
- DEPRESSED CURB & GUTTER
- LIGHTPOLE
- RETAINING WALL
- SOLID WOOD BOARD FENCE

NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER ARE STANDARD PITCH UNLESS OTHERWISE NOTED.
3. ALL CURB & GUTTER SHALL BE B-6.12 UNLESS OTHERWISE INDICATED.
4. ALL PAVEMENT MARKINGS SHALL BE PAINT.
5. SEE PRELIMINARY PLAT OF SUBDIVISION FOR LOT SIZES AND DIMENSIONS.
6. ASSUMED ON-STREET PARKING HAS BEEN DIMENSIONED BETWEEN DRIVEWAY CURB CUTS. MINIMUM LENGTH SHALL BE 22' BETWEEN ADJACENT DRIVEWAY CURB CUTS. ONSTREET PARKING TO BE LIMITED TO THE OUTER RING OF OF FLORENCE COURT. PARKING ON THE INNER RING OF FLORENCE COURT IS PROHIBITED EXCEPT FOR THE PROTECTED PARKING LANE WEST OF OUTLOT A. SIGNAGE/PAVEMENT MARKINGS TO DELINEATE ON-STREET PARKING SPACES TO BE COORDINATED WITH THE VILLAGE OF BENSENVILLE AT FINAL ENGINEERING.

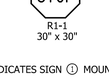


PROPOSED TYPICAL SECTION
NOT TO SCALE

PARKING SUMMARY:

GARAGE	DRIVEWAY	ON-STREET	TOTAL
74	74	26	174

SIGN LEGEND:



R1-1
30" x 30"

NOTE: ① / ② INDICATES SIGN ① MOUNTED ABOVE SIGN ②

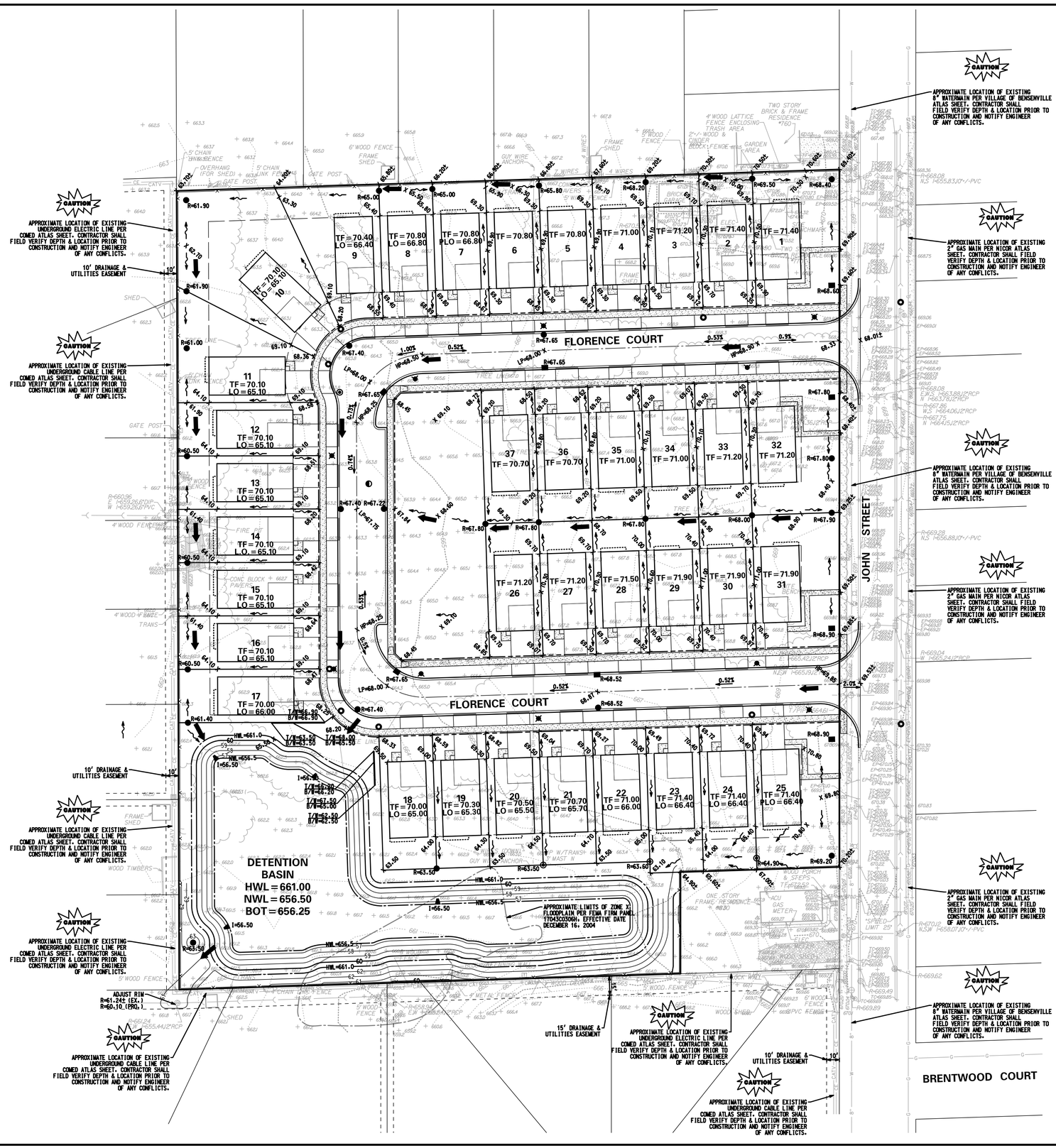
NO.	DATE	REMARKS
3	05/08/17	PER CDC COMMENTS
2	03/10/17	PER VILLAGE
1	02/03/17	PER CLIENT COMMENTS

PRELIMINARY GEOMETRIC PLAN

770-830 JOHN STREET
BENSENVILLE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 9090P-GM1.DGN
DATE: 01/27/17
JOB NO. 9090
SHEET P-GM1
3 OF 5



LEGEND

TF	TOP OF FOUNDATION
LO	LOOK OUT
PLO	PARTIAL LOOKOUT
D.S.	DROP SIDING
	LOCAL DRAINAGE
	OVERLAND FLOW ROUTE
X XX.XX	PROPOSED FINISHED GRADE ELEVATION
X XX.XX±	SPOT GRADE IS TO MEET EXISTING GRADE (SEE NOTE 5)
	FIRE HYDRANT
	VALVE VAULT
	SANITARY MANHOLE
	STORM MANHOLE
	CATCH BASIN
	INLET
	FLARED END SECTION

NOTES:

1. ADD 600 TO ELEVATIONS SHOWN AS XX.XX.
2. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
3. THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 2%.
4. ALL CURB AND GUTTER IS STANDARD PITCH UNLESS NOTED OTHERWISE.
5. SPOT GRADES SHOWN AS XX.XX± ARE TO MEET THE EXISTING PAVEMENT/SIDEWALK/CURB GRADE. THE GRADES SHOWN HAVE BEEN DETERMINED BASED ON INTERPOLATION OF EXISTING SPOT GRADES AND ARE THEREFORE APPROXIMATE. CONTRACTOR TO FIELD VERIFY ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
6. GF ELEVATIONS ARE TF - 0.75'.
7. MAXIMUM REAR YARD AND SIDE YARD SLOPES SHALL BE 4:1.
8. DRIVEWAY SLOPES SHALL BE BETWEEN 2.0% AND 8.0%.
9. GRADES AND TOP OF FOUNDATION (TF) ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL EARTHWORK CALCULATIONS AND INDIVIDUAL BUILDING PERMIT PLATS.
10. DROP SIDING WILL BE REQUIRED. EXACT LOCATIONS OF DROP SIDING TO BE INDICATED IN FINAL ENGINEERING DRAWINGS.
11. DETENTION BASIN TO BE PLANTED WITH NATIVE VEGETATED WETLAND STLYE PLANTINGS. SEE LANDSCAPING PLANS FOR DETAILS.

STORMWATER MANAGEMENT SUMMARY:

DETENTION:

BOTTOM=656.25
NWL=656.50
HWL=661.00
TOTAL DETENTION VOLUME REQUIRED = 2.965 AC-FT
TOTAL DETENTION VOLUME PROVIDED = 3.057 AC-FT

PCBMP:

REQUIREMENT IS MET BY PROPOSING A NATIVE VEGETATED WETLAND BOTTOM SITE RUNOFF STORAGE BASIN PER SECTION 15-64.A.2 OF THE DUPAGE COUNTY COUNTYWIDE STORMWATER AND FLOOD PLAIN ORDINANCE.

NO.	DATE	REMARKS

NO.	DATE	REMARKS
3	05/08/17	PER CDC COMMENTS
2	03/10/17	PER VILLAGE
1	02/03/17	PER CLIENT COMMENTS

PRELIMINARY GRADING PLAN

770-830 JOHN STREET
BENSENVILLE, ILLINOIS

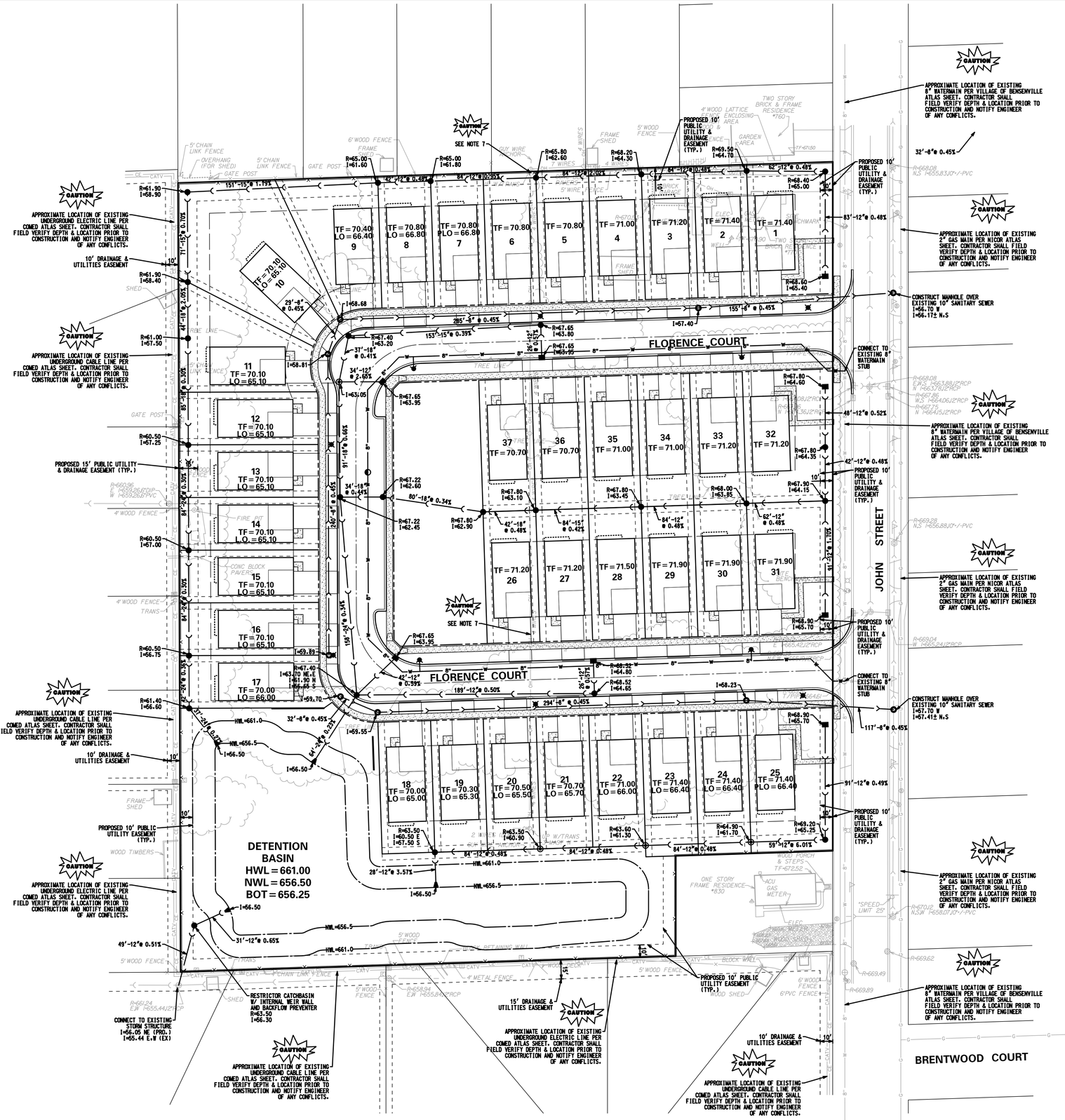
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700.
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 9090P-GR1.DGN

DATE: 01/27/17

JOB NO. 9090

SHEET P-GR1
4 OF 5


FLORENCE COURT
JOHN STREET
BRENTWOOD COURT
DETENTION BASIN
HWL = 661.00
NWL = 656.50
BOT = 656.25
SEE NOTE 7
CAUTION
APPROXIMATE LOCATION OF EXISTING 8" WATERMAIN PER VILLAGE OF BENSENVILLE ATLAS SHEET. CONTRACTOR SHALL FIELD VERIFY DEPTH & LOCATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
PROPOSED 10' PUBLIC UTILITY & DRAINAGE EASEMENT (TYP.)
APPROXIMATE LOCATION OF EXISTING UNDERGROUND ELECTRIC LINE PER COMED ATLAS SHEET. CONTRACTOR SHALL FIELD VERIFY DEPTH & LOCATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
10' DRAINAGE & UTILITIES EASEMENT
APPROXIMATE LOCATION OF EXISTING 2" GAS MAIN PER NICOR ATLAS SHEET. CONTRACTOR SHALL FIELD VERIFY DEPTH & LOCATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
CONSTRUCT MANHOLE OVER EXISTING 10" SANITARY SEWER I=56.70 W I=56.17± N.S
CONNECT TO EXISTING 8" WATERMAIN STUB
PROPOSED 15' PUBLIC UTILITY & DRAINAGE EASEMENT (TYP.)
PROPOSED 10' PUBLIC UTILITY EASEMENT (TYP.)
RESTRICTOR CATCHBASIN W/ INTERNAL WEIR WALL AND BACKFLOW PREVENTER R=63.50 I=56.30
CONNECT TO EXISTING STORM STRUCTURE I=56.05 NE (PROP.) I=55.44 E.W (EX)
15' DRAINAGE & UTILITIES EASEMENT
10' DRAINAGE & UTILITIES EASEMENT
APPROXIMATE LOCATION OF EXISTING UNDERGROUND CABLE LINE PER COMED ATLAS SHEET. CONTRACTOR SHALL FIELD VERIFY DEPTH & LOCATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
TF = 70.40 LO = 66.40 9
TF = 70.80 LO = 66.80 8
TF = 70.80 PLO = 66.80 7
TF = 70.80 6
TF = 70.80 5
TF = 71.00 4
TF = 71.20 3
TF = 71.40 2
TF = 71.40 1
TF = 70.10 LO = 65.10 10
TF = 70.10 LO = 65.10 11
TF = 70.10 LO = 65.10 12
TF = 70.10 LO = 65.10 13
TF = 70.10 LO = 65.10 14
TF = 70.10 LO = 65.10 15
TF = 70.10 LO = 65.10 16
TF = 70.00 LO = 66.00 17
TF = 70.00 LO = 65.00 18
TF = 70.30 LO = 65.30 19
TF = 70.50 LO = 65.50 20
TF = 70.70 LO = 65.70 21
TF = 71.00 LO = 66.00 22
TF = 71.40 LO = 66.40 23
TF = 71.40 LO = 66.40 24
TF = 71.40 PLO = 66.40 25
TF = 71.20 26
TF = 71.20 27
TF = 71.50 28
TF = 71.90 29
TF = 71.90 30
TF = 71.90 31
37 TF = 70.70
36 TF = 70.70
35 TF = 71.00
34 TF = 71.00
33 TF = 71.20
32 TF = 71.20
ONE STORY FRAME RESIDENCE #830
TWO STORY BRICK & FRAME RESIDENCE #760
TWO STORY BRICK & FRAME RESIDENCE #771
5' CHAIN LINK FENCE
6' WOOD FENCE
4' WOOD FENCE
5' WOOD FENCE
4' METAL FENCE
6' PVC FENCE
CONC BLOCK PAVER
TREE LINE
FRAME SHED
WOOD SHED
WOOD TIMBERS
WOOD PORCH & STEPS TF=67.52
A/C GAS METER
FIRE PIT
GARDEN AREA
CONC. RETAINING WALL
BRICK WALL
SPEED LIMIT 25
R=669.28 N.S 1656.88J0"-/-PVC
R=669.04 W 1665.24J2"RCP
R=669.62
R=669.49
R=669.89
R=670.08 N.S,W 1658.07J0"-/-PVC
R=668.08 E,W 1665.83J0"-/-PVC
R=668.08 E,W 1665.38J12"RCP
R=667.86 W,S 1664.06J12"RCP
R=667.75 N 1664.15J12"RCP
R=668.08 E,W 1665.38J12"RCP
R=668.08 E,W 1665.42J12"RCP
R=668.08 E,W 1665.24J12"RCP
R=660.96 E 1659.26J12"DIP W 1659.26J8"PVC
R=661.24 E,W 1655.44J12"RCP
R=658.94 E,W 1655.84J12"RCP
R=661.90 I=58.90
R=61.90 I=58.40
R=61.00 I=57.50
R=60.50 I=67.25
R=60.50 I=67.00
R=60.50 I=66.75
R=61.40 I=66.60
R=63.50 I=60.50 E I=57.50 S
R=63.50 I=60.90
R=63.60 I=61.30
R=64.90 I=61.70
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R=67.80 I=62.90
R=67.22 I=62.60
R=67.22 I=62.45
R=68.52 I=64.65
R=68.32 I=64.80
R=67.40 I=63.70 NE,E I=61.90 N I=56.65 S
I=58.68
I=58.81
I=63.05
I=59.55
I=59.89
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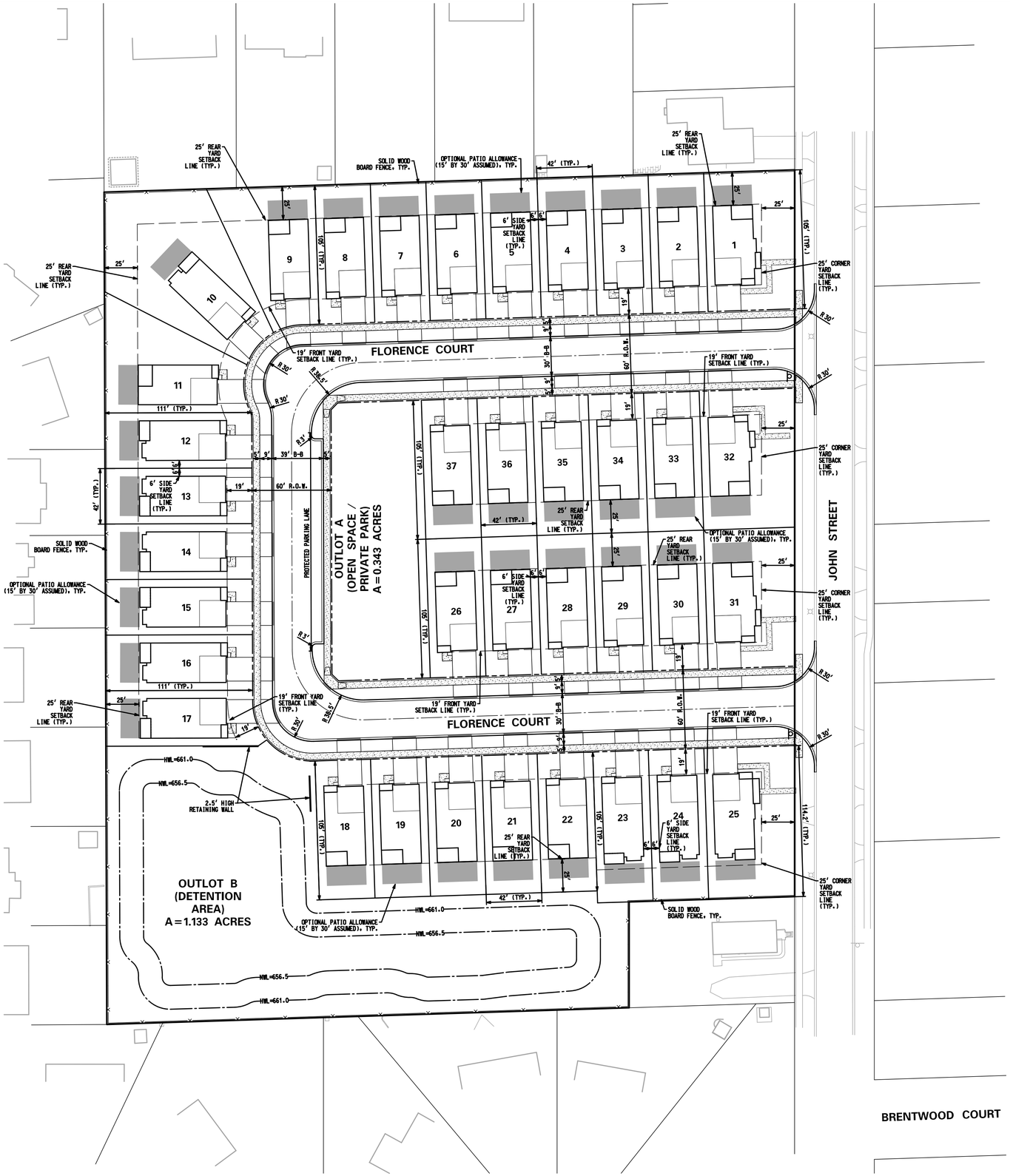
I=56.50
I=56.50



N

SCALE 1" - 40'

0 40 80

LEGEND

- HMA PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED)
- DEPRESSED CURB & GUTTER
- RETAINING WALL
- SOLID WOOD BOARD FENCE
- OPTIONAL PATIO ALLOWANCE (15' BY 30' ASSUMED)

NOTES:

1. LOTS 10, 12-17, 23-25 HAVE THE CAPACITY WITHIN THE SETBACK LIMITS FOR SINGLE FAMILY RESIDENCE PLAN 1, WHICH IS 65' LONG. THE STANDARD RESIDENCE IS 60' IN LENGTH.
2. LOTS 1-9, 11, 18-22 AND 26-37 CAN ACCOMMODATE SINGLE FAMILY RESIDENCE PLAN 1, WHICH IS 65' LONG, BUT THE BACKYARD SETBACK WILL BE REDUCED FROM 25' TO 20'.
3. THE SINGLE FAMILY RESIDENCE FLOOR PLANS HAVE A ROOF OVERHANG THAT ENCROACHES 2' INTO THE FRONT SETBACK.
4. LOTS 1, 25, 31, 32 FRONT JOHN STREET. THE FRONT WALKWAY LOCATIONS TBD.
5. ALL LOTS WILL HAVE BASEMENT WINDOW WELLS (MAXIMUM 3' X 6' PER WINDOW) THAT WILL ENCROACH INTO FRONT, REAR, AND SIDE YARDS. LOCATION TBD.
6. HOMES SHOWN ON SITE PLAN ARE THE MAXIMUM LENGTH ALLOWED FOR EACH LOT.
7. OTHER YARD ENCROACHMENTS INCLUDING, BUT NOT LIMITED TO, ARE AIR CONDITIONERS, GUTTERS, EAVES, DOWNSPOUTS, VENTS, SHEDS, STEPS, RETAINING WALLS, COMMON ELEMENTS, GENERATORS, ETC.

SITE DATA:

TOTAL SITE AREA	7.294 ACRES
TOTAL OPEN SPACE/ PRIVATE PARK AREA	0.343 ACRES
TOTAL DETENTION AREA	1.227 ACRES
TOTAL R.O.W. AREA	1.410 ACRES
TOTAL LOT AREA	4.314 ACRES
TOTAL DEVELOPED AREA	7.294 ACRES

PARKING SUMMARY:

GARAGE	DRIVEWAY	ON-STREET	TOTAL
74	74	26	174

NO.	DATE	REMARKS

NO.	DATE	REMARKS
4	06/02/17	PER CLIENT
3	05/08/17	PER CDC COMMENTS
2	03/10/17	PER VILLAGE COMMENTS
1	02/07/17	ADDED SITE DATA TABLE

PRELIMINARY SITE PLAN

770-830 JOHN STREET

BENSENVILLE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 9090P-SITE.DGN

DATE: 02/06/17

JOB NO. 9090

SHEET P-SITE 1 OF 1

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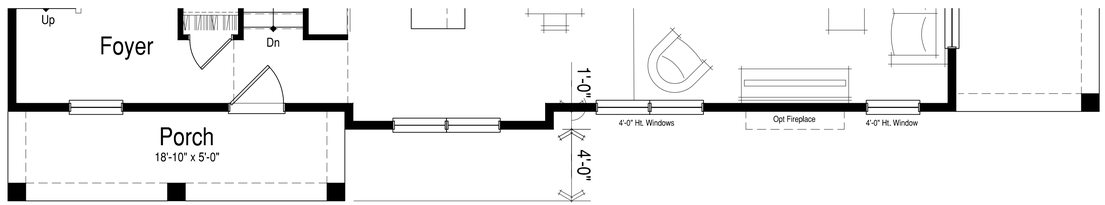
Plan 1: Farmhouse
Front / Side Elevation

SCALE: 1/4"=1'-0"

Plan 1: Farmhouse (Corner Lot Elevation)
John Street Elevation

SCALE: 1/4"=1'-0"



Dubin Consulting, Inc.

bsbdesign.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

Character Elevations

Single Family Prototype
SF160555

02-14-2017

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BSB DESIGN

Plan 2 - Shingle

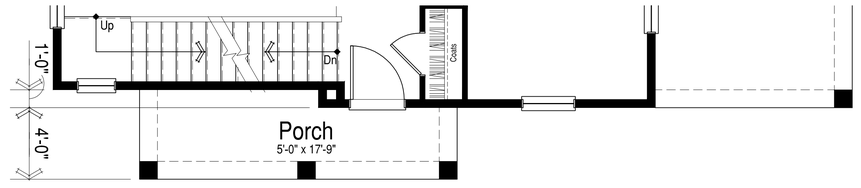
Front / Side Elevation

SCALE: 1/4"=1'-0"

Plan 2 - Shingle (Corner Lot Elevation)

John Street Elevation

SCALE: 1/4"=1'-0"



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Character Elevations

Single Family Prototype

SF160555

02-14-2017

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Plan 3 - European (Corner Lot Elevation)

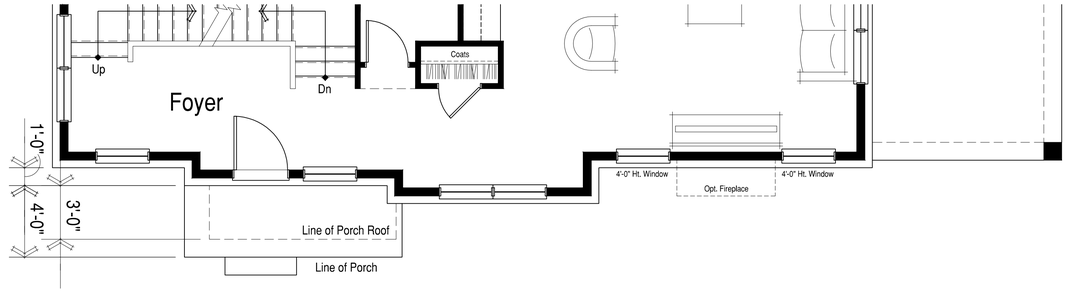
Front / Side Elevation

SCALE: 1/4"=1'-0"

Plan 3 - European (Corner Lot Elevation)

John Street Elevation

SCALE: 1/4"=1'-0"



Character Elevations

Dubin Consulting, Inc.

Single Family Prototype

SF160555

bsbdesign.com

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02-14-2017

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Plan 1: European
Front Elevation

SCALE: 1/4"=1'-0"

Plan 1: Farmhouse
Front Elevation

SCALE: 1/4"=1'-0"

Plan 1: Shingle
Front Elevation

SCALE: 1/4"=1'-0"

Character Elevations

Dubin Consulting, Inc.

bsbdesign.com

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Single Family Prototype

SF160555

02-03-2017

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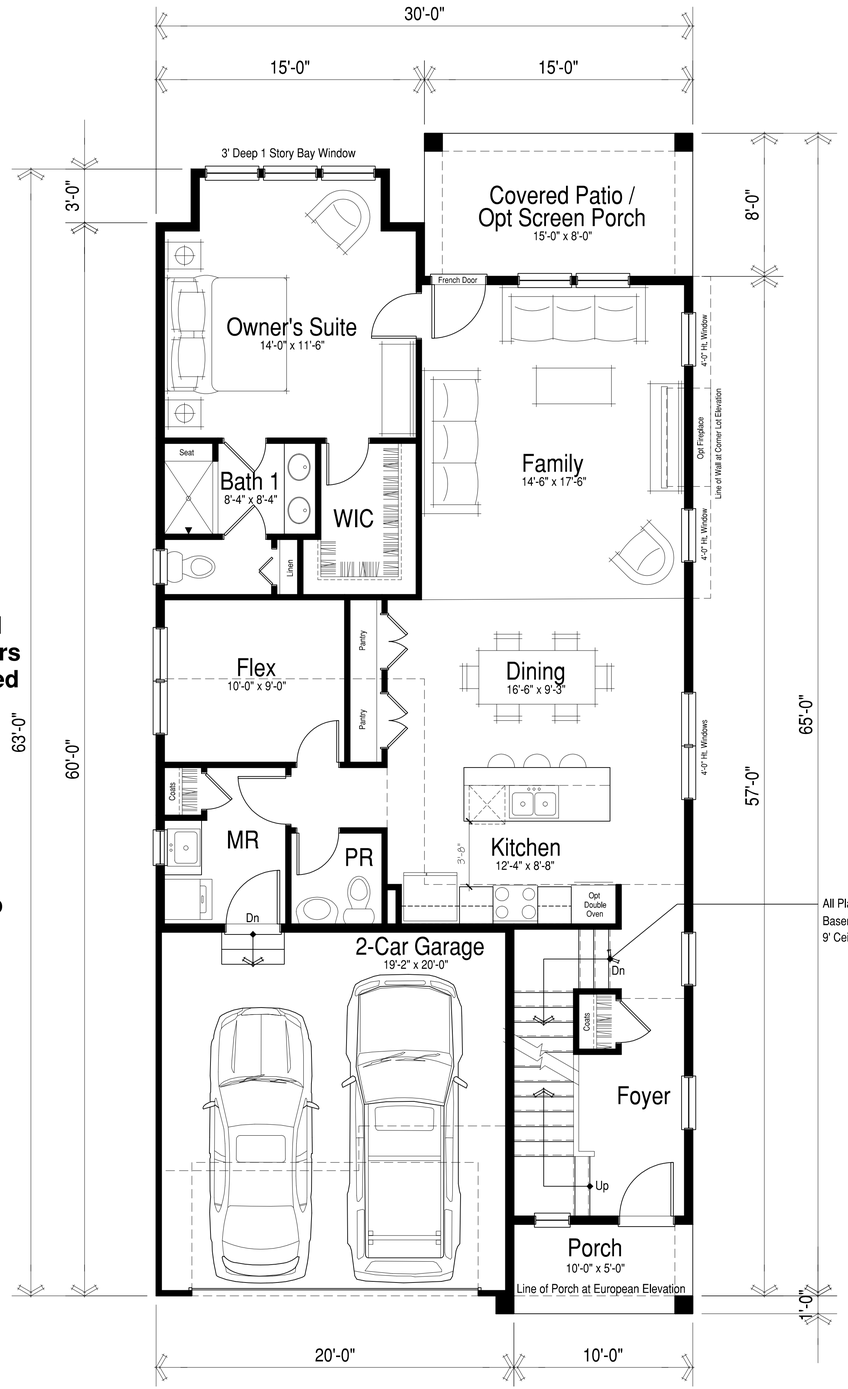
BSB DESIGN

General Notes:

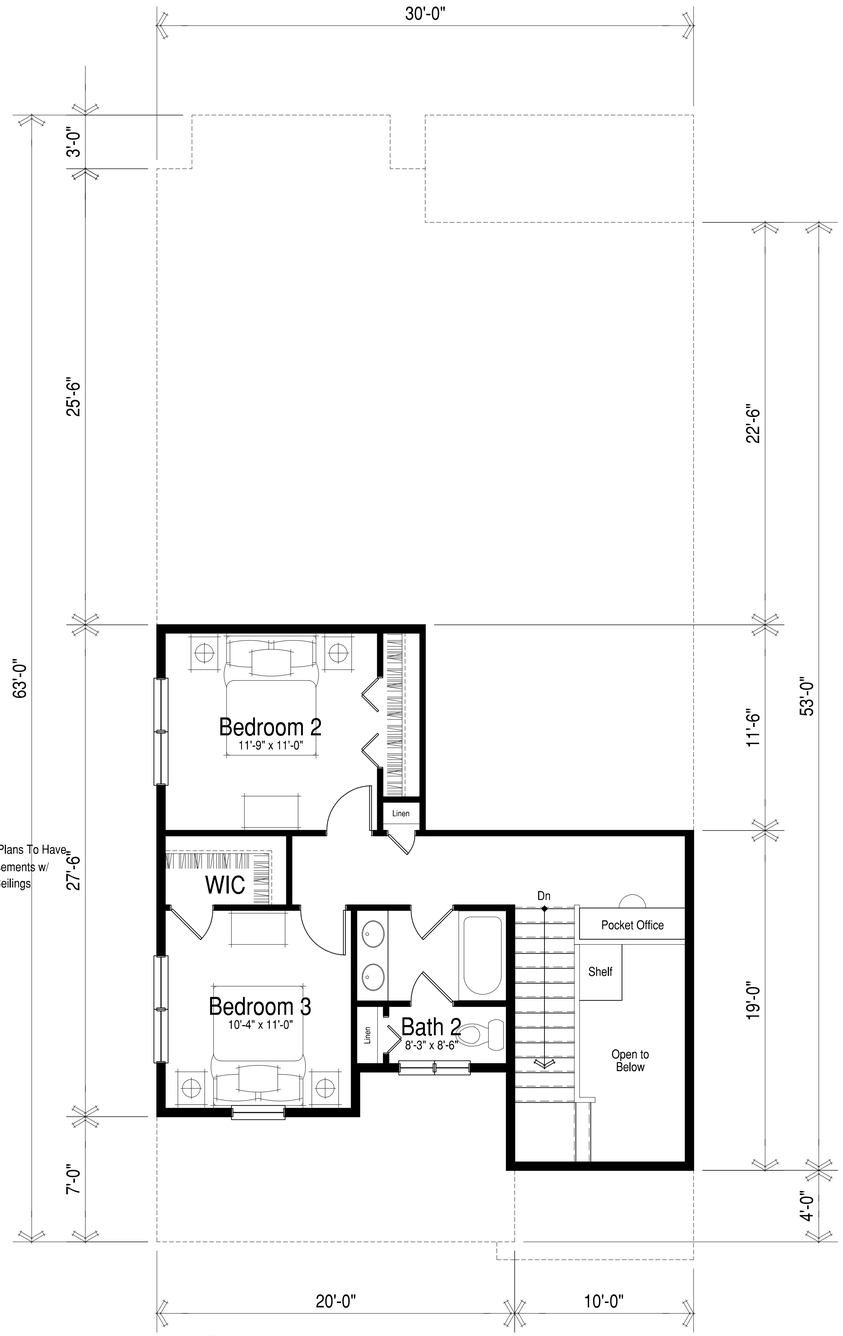
1.) **Ceiling Heights Shall Be 9'-0" Tall (Approx) on Main and Upper Floors**
2.) **9'-0" Tall (Approx) Full / Unfinished Basements Are Included With All Homes**
3.) **Provide Basement Windows Per Code**
4.) **Area Ways Where Required for Basement Windows May Project Into Side-Yards**
5.) **Fireplaces May Encroach 18" Into Side and Rear-Yards**



1349 SF

Main Level Plan

SCALE: 1/4"=1'-0"



528 SF

Upper Level Plan

SCALE: 1/4"=1'-0"

Dubin Consulting, Inc.

Floor Plans: Plan 1 - 1877 - 2049 SF
First Floor Master Model

Single Family Prototype
SF160555

bsbdesign.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

02-03-2017

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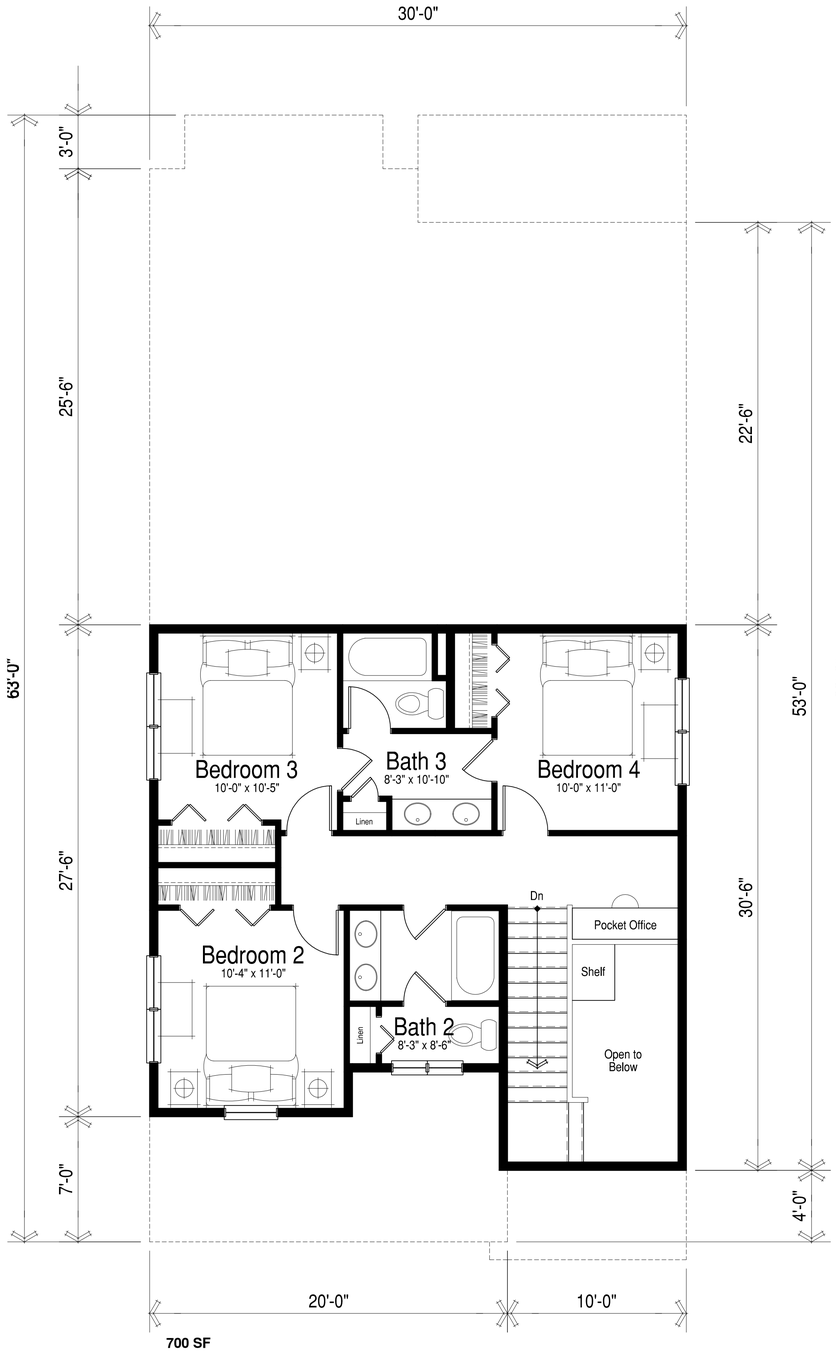
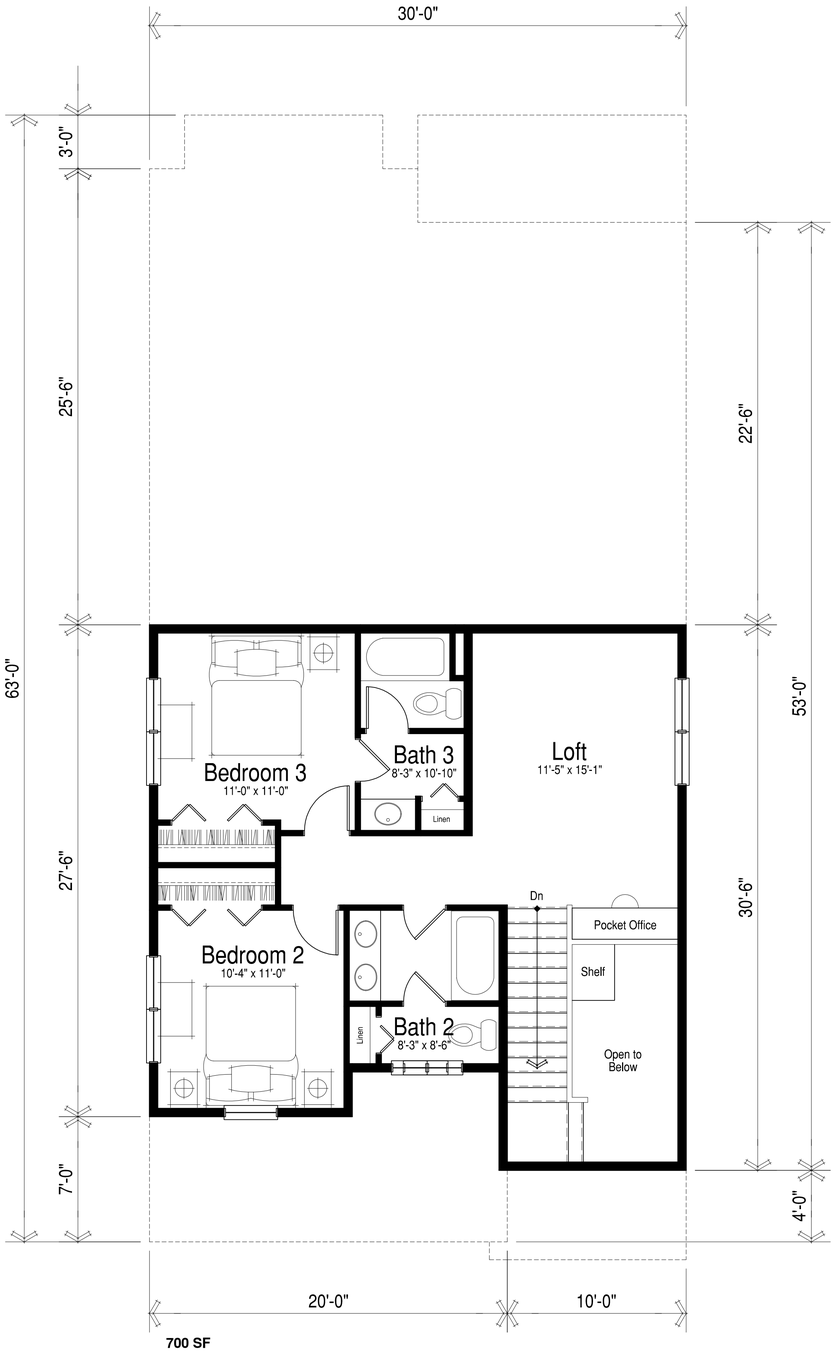
BSB DESIGN



700 SF

Alt Upper Level Plan

SCALE: 1/4"=1'-0"



700 SF

Alt Upper Level Plan

SCALE: 1/4"=1'-0"

Floor Plans: Plan 1 - 1877 - 2049 SF
First Floor Master Model

Dubin Consulting, Inc.

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The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

Single Family Prototype

SF160555

02-03-2017

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Plan 2 - European
Front Elevation

SCALE: 1/4"=1'-0"

Plan 2 - Shingle
Front Elevation

SCALE: 1/4"=1'-0"

Plan 2 - Craftsman
Front Elevation

SCALE: 1/4"=1'-0"

Character Elevations

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Single Family Prototype

SF160555

02-03-2017

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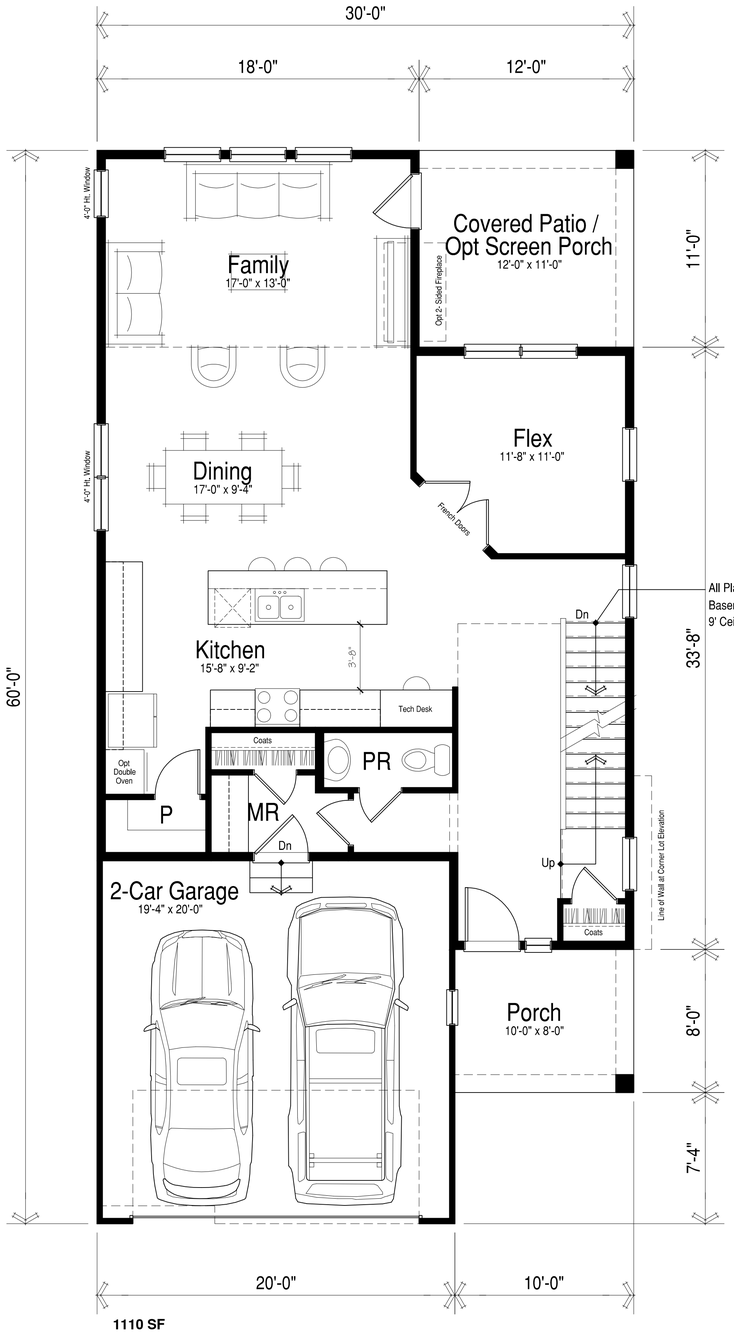
General Notes:

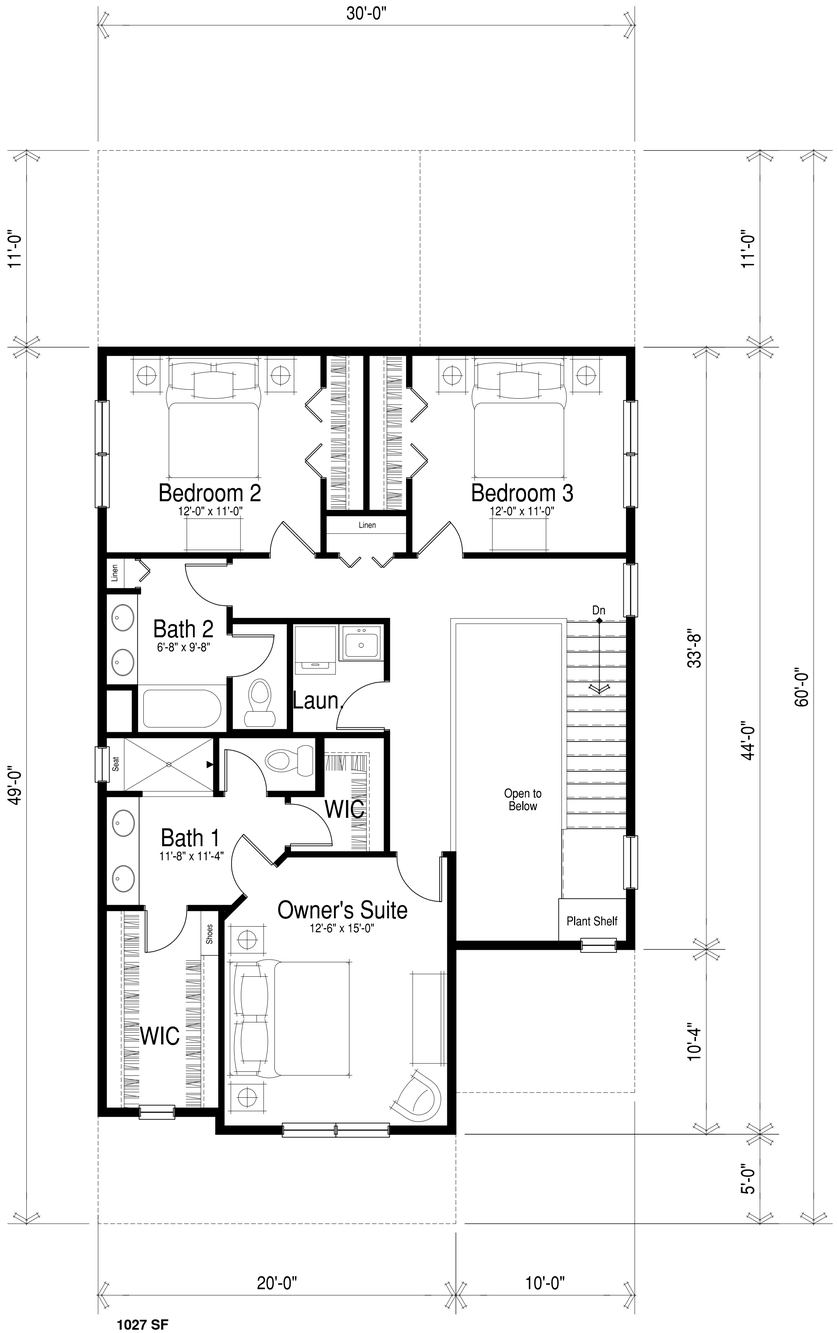
1.) **Ceiling Heights Shall Be 9'-0" Tall (Approx) on Main and Upper Floors**
2.) **9'-0" Tall (Approx) Full / Unfinished Basements Are Included With All Homes**
3.) **Provide Basement Windows Per Code**
4.) **Area Ways Where Required for Basement Windows May Project Into Side-Yards**
5.) **Fireplaces May Encroach 18" Into Side and Rear-Yards**



1110 SF

Main Level Plan

SCALE: 1/4"=1'-0"



1027 SF

Upper Level Plan

SCALE: 1/4"=1'-0"

Dubin Consulting, Inc.

Floor Plans: Plan 2 - 2137 SF
Standard 3 Bedroom Model

Single Family Prototype
SF160555

bsbdesign.com

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02-03-2017

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Plan 3 - Shingle

Front Elevation

SCALE: 1/4"=1'-0"

Plan 3 - European (Corner Lot Elevation)

Front Elevation

SCALE: 1/4"=1'-0"

Plan 3 - Craftsman

Front Elevation

SCALE: 1/4"=1'-0"

Character Elevations

Dubin Consulting, Inc.

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Single Family Prototype

SF160555

02-03-2017

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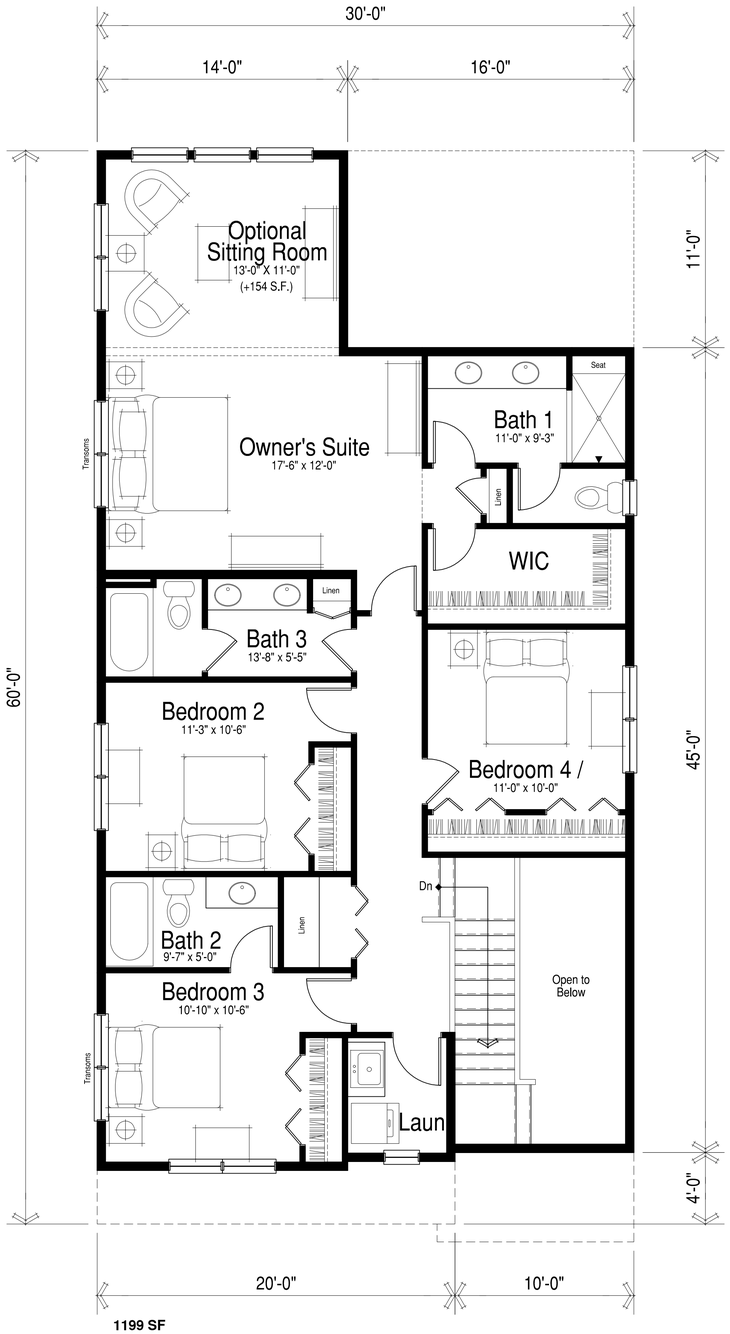
BSB DESIGN

General Notes:

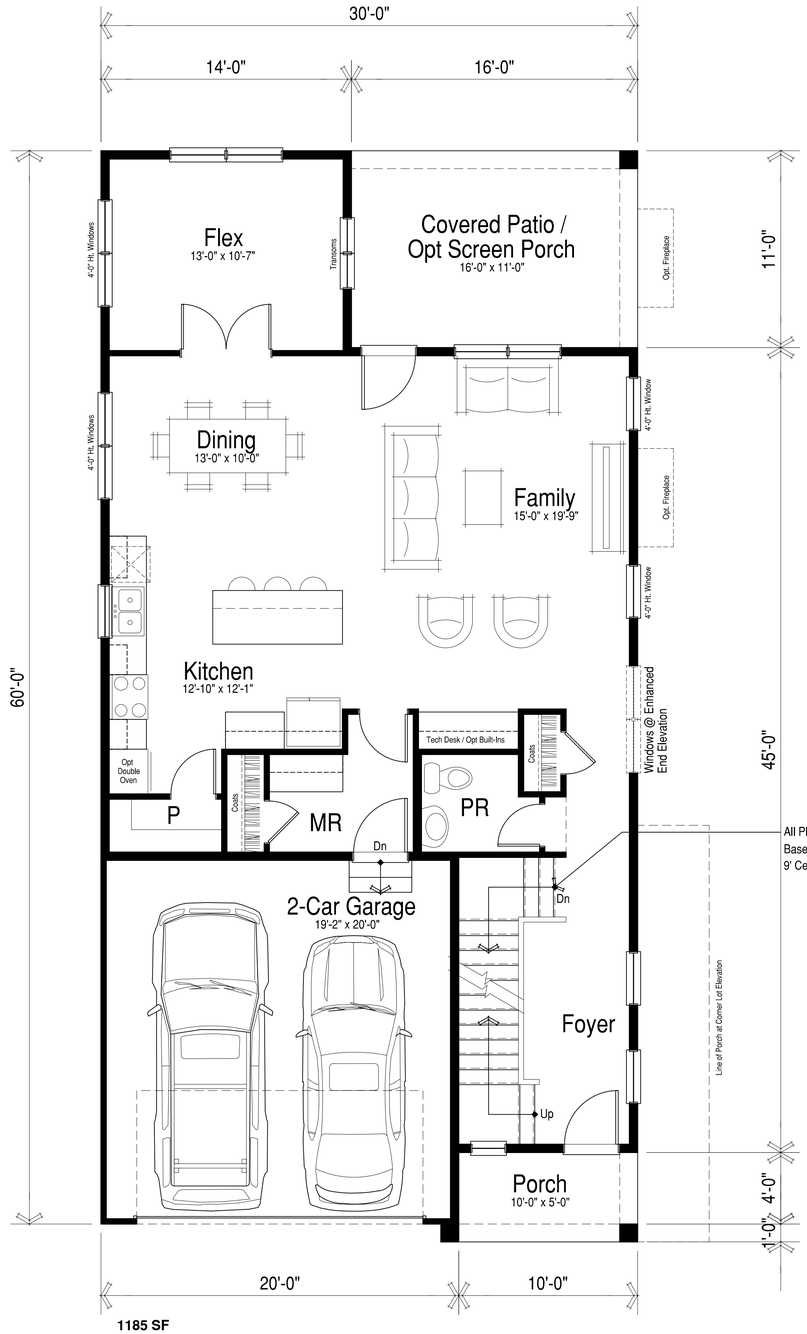
1.) **Ceiling Heights Shall Be 9'-0" Tall (Approx) on Main and Upper Floors**
2.) **9'-0" Tall (Approx) Full / Unfinished Basements Are Included With All Homes**
3.) **Provide Basement Windows Per Code**
4.) **Area Ways Where Required for Basement Windows May Project Into Side-Yards**
5.) **Fireplaces May Encroach 18" Into Side and Rear-Yards**



1199 SF

Upper Level Plan

SCALE: 1/4"=1'-0" x1n2-a



1185 SF

Main Level Plan

SCALE: 1/4"=1'-0" x1n1

Floor Plans: Plan 3 - 2384 SF (2538 SF w/ Opt Sitting Room)
Larger 4 Bedroom Model

Dubin Consulting, Inc.

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The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

Single Family Prototype
SF160555

02-03-2017

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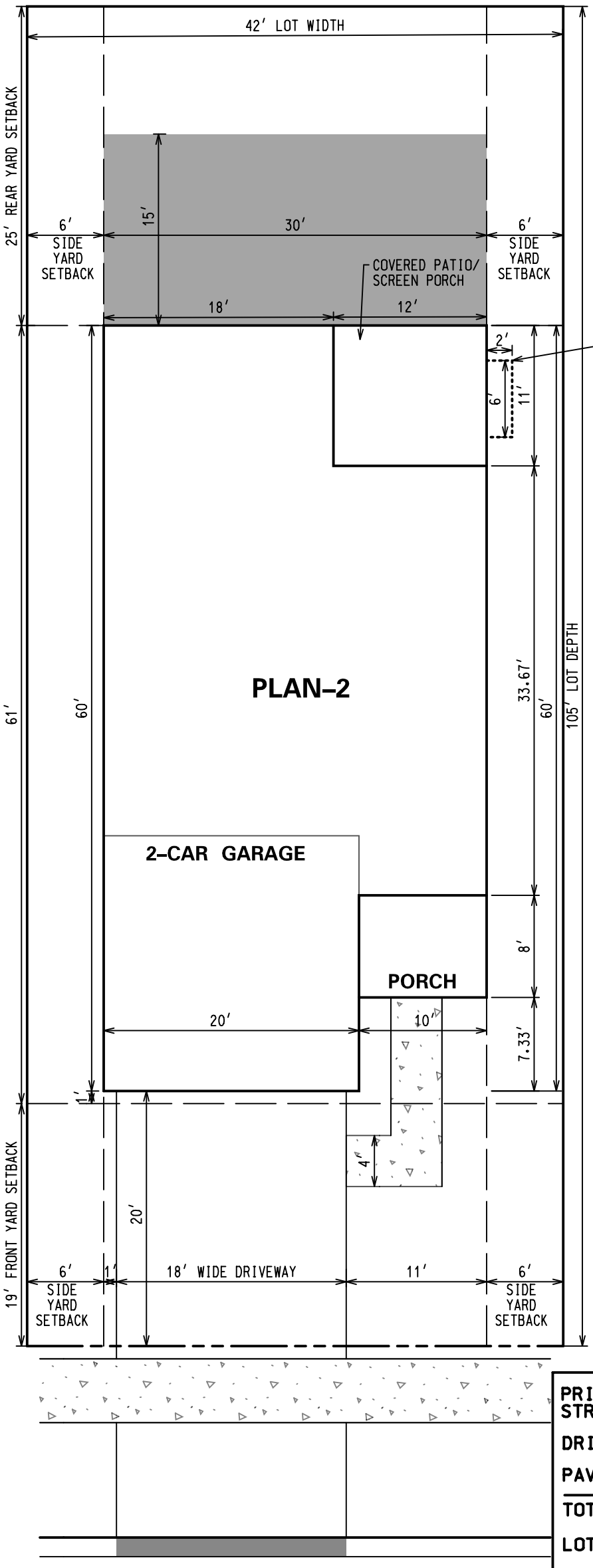
BSB DESIGN

Lot Matrix

770-830 John Street, Bensenville IL

8-May-17

No	Lot Width	Lot Length	S.F	Note
1	66	105	6930	Irreg.
2	42	105	4410	
3	42	105	4410	
4	42	105	4410	
5	42	105	4410	
6	42	105	4410	
7	42	105	4410	
8	42	105	4410	
9	42	105	4410	Irreg (larger than 4410)
10	42	110	4620	Irreg (larger than 4610)
11	42	107	4494	Irreg (larger than 4494)
12	42	111	4662	
13	42	111	4662	
14	42	111	4662	
15	42	111	4662	
16	42	111	4662	
17	42	111	4662	Irreg
18	42	105	4410	
19	42	105	4410	
20	42	105	4410	
21	42	105	4410	
22	42	105	4410	
23	42	114	4788	
24	42	114	4788	
25	66	114	7524	
26	42	105	4410	
27	42	105	4410	
28	42	105	4410	
29	42	105	4410	
30	42	105	4410	
31	66	105	6930	
32	66	105	6930	
33	42	105	4410	
34	42	105	4410	
35	42	105	4410	
36	42	105	4410	
37	42	105	4410	



N

SCALE 1" - 10'

0 10

LEGEND

CONCRETE SIDEWALK

DEPRESSED CURB & GUTTER

15' X 30' OPTIONAL PATIO ALLOWANCE (SEE NOTE 2)

NOTES:

1. SEE FLOOR PLANS: PLAN 2 PREPARED BY BSB DESIGN DATED 02-03-2017 FOR DETAILED DIMENSIONS.
2. OPTIONAL PATIO ALLOWANCE USED FOR DETENTION BASIN SIZING; AREA DOES NOT COUNT TOWARDS THE % LOT COVERAGE CALCULATION.
3. ALL LOTS WILL HAVE BASEMENT WINDOW WELLS (MAXIMUM 3' X 6' PER WINDOW) THAT WILL ENCROACH INTO FRONT, REAR, AND SIDE YARDS. LOCATION TBD.
4. OPTIONAL CHIMNEY/FIREPLACE (MAXIMUM 2' X 6') MAY ENCROACH INTO THE REQUIRED FRONT, REAR, AND SIDE YARDS. LOCATION TBD.
5. OTHER YARD ENCROACHMENTS INCLUDING, BUT NOT LIMITED TO, ARE AIR CONDITIONERS, GUTTERS, EAVES, DOWNSPOUTS, VENTS, SHEDS, STEPS, RETAINING WALLS, COMMON ELEMENTS, GENERATORS, ETC.

LOT COVERAGE SUMMARY

PRINCIPAL/ACCESSORY STRUCTURE AREA:	1,727 SF
DRIVEWAY AREA (18′WIDE):	360 SF
PAVED WALKWAY AREA:	73 SF
TOTAL LOT COVERAGE AREA:	2,160 SF
LOT AREA:	4,410 SF
% LOT COVERAGE:	49.0 %

SPACECO INC.

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SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 06/02/2017 | FILENAME: 9090P-PLAN2(105' DEEP) | JOB NO: 9090

LOT COVERAGE EXHIBIT
PLAN–2 ON TYPICAL 105′ DEEP LOT

770–830 JOHN STREET
BENSENVILLE, ILLINOIS

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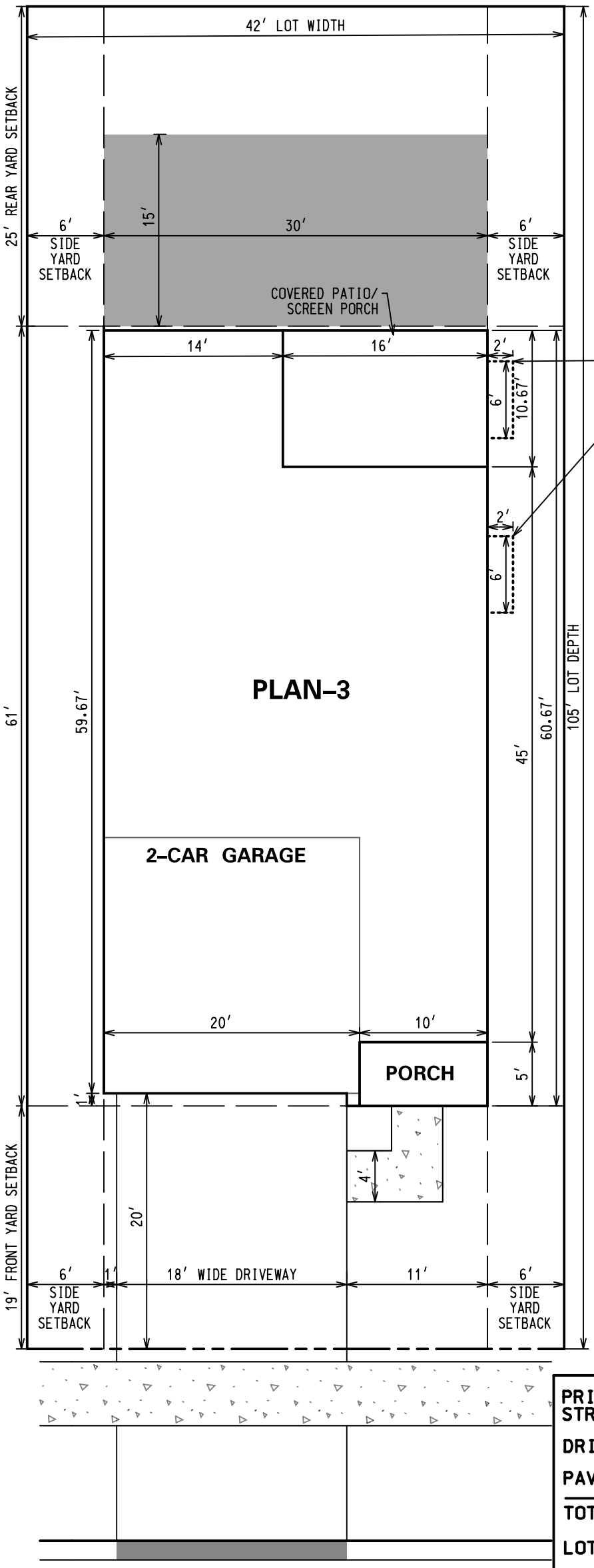

LEGEND

CONCRETE SIDEWALK

DEPRESSED CURB & GUTTER

15' X 30' OPTIONAL PATIO ALLOWANCE (SEE NOTE 2)

NOTES:

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LOT COVERAGE SUMMARY

PRINCIPAL/ACCESSORY STRUCTURE AREA:	1,811 SF
DRIVEWAY AREA (18'WIDE):	360 SF
PAVED WALKWAY AREA:	44 SF
TOTAL LOT COVERAGE AREA:	2,205 SF
LOT AREA:	4,410 SF
% LOT COVERAGE:	50.0 %

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DATE: 06/02/2017 | FILENAME: 9090P-PLAN3(105' DEEP) | JOB NO: 9090

LOT COVERAGE EXHIBIT
PLAN-3 ON TYPICAL 105' DEEP LOT

770-830 JOHN STREET
BENSENVILLE, ILLINOIS

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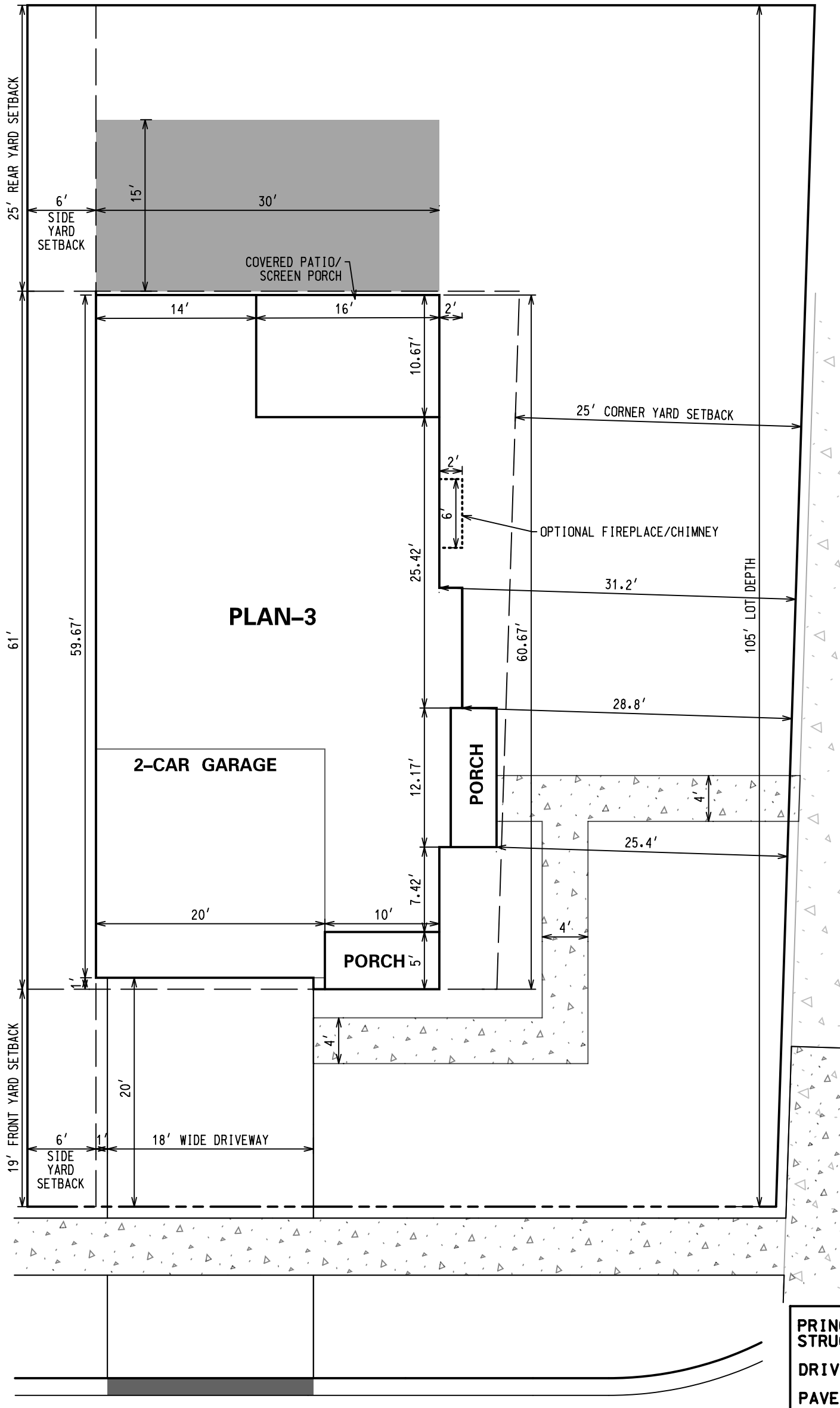

NOTES:

1. SEE FLOOR PLANS: PLAN 2 PREPARED BY BSB DESIGN DATED 02-03-2017 FOR DETAILED DIMENSIONS.
2. OPTIONAL PATIO ALLOWANCE USED FOR DETENTION BASIN SIZING; AREA DOES NOT COUNT TOWARDS THE % LOT COVERAGE CALCULATION.
3. ALL LOTS WILL HAVE BASEMENT WINDOW WELLS (MAXIMUM 3' X 6' PER WINDOW) THAT WILL ENCROACH INTO FRONT, REAR, AND SIDE YARDS. LOCATION TBD.
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LOT COVERAGE SUMMARY

PRINCIPAL/ACCESSORY STRUCTURE AREA:	1,883 SF
DRIVEWAY AREA (18'WIDE):	360 SF
PAVED WALKWAY AREA:	271 SF
TOTAL LOT COVERAGE AREA:	2,514 SF
LOT AREA:	7,044 SF
% LOT COVERAGE:	35.7 %

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DATE: 06/02/2017 | FILENAME: 9090P-CORNER3(105' DEEP) | JOB NO: 9090

LOT COVERAGE EXHIBIT
PLAN-3 ON 105' DEEP CORNER LOT

770-830 JOHN STREET
BENSENVILLE, ILLINOIS

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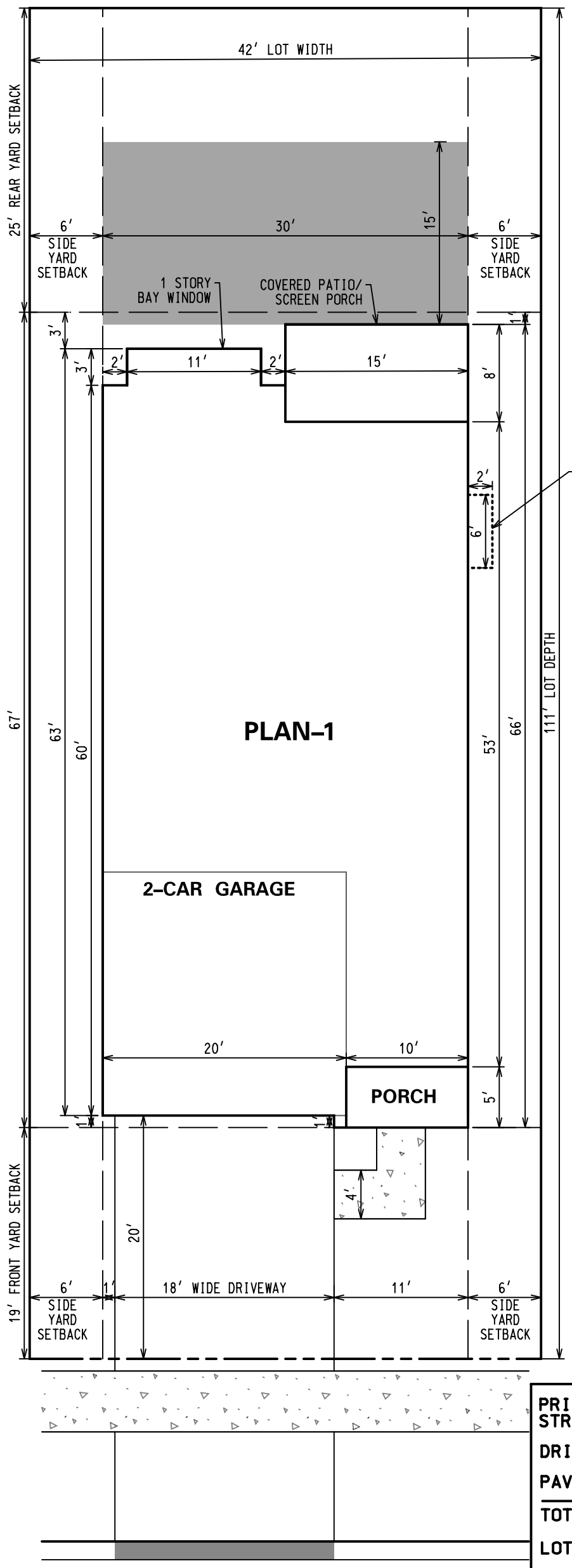

LEGEND

CONCRETE SIDEWALK

DEPRESSED CURB & GUTTER

15' X 30' OPTIONAL PATIO ALLOWANCE (SEE NOTE 2)

SCALE 1" - 10'

0 10

NOTES:

1. SEE FLOOR PLANS: PLAN 2 PREPARED BY BSB DESIGN DATED 02-03-2017 FOR DETAILED DIMENSIONS.
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LOT COVERAGE SUMMARY

PRINCIPAL/ACCESSORY STRUCTURE AREA:	1,919 SF
DRIVEWAY AREA (18′WIDE):	360 SF
PAVED WALKWAY AREA:	44 SF
TOTAL LOT COVERAGE AREA:	2,232 SF
LOT AREA:	4,662 SF
% LOT COVERAGE:	47.9 %

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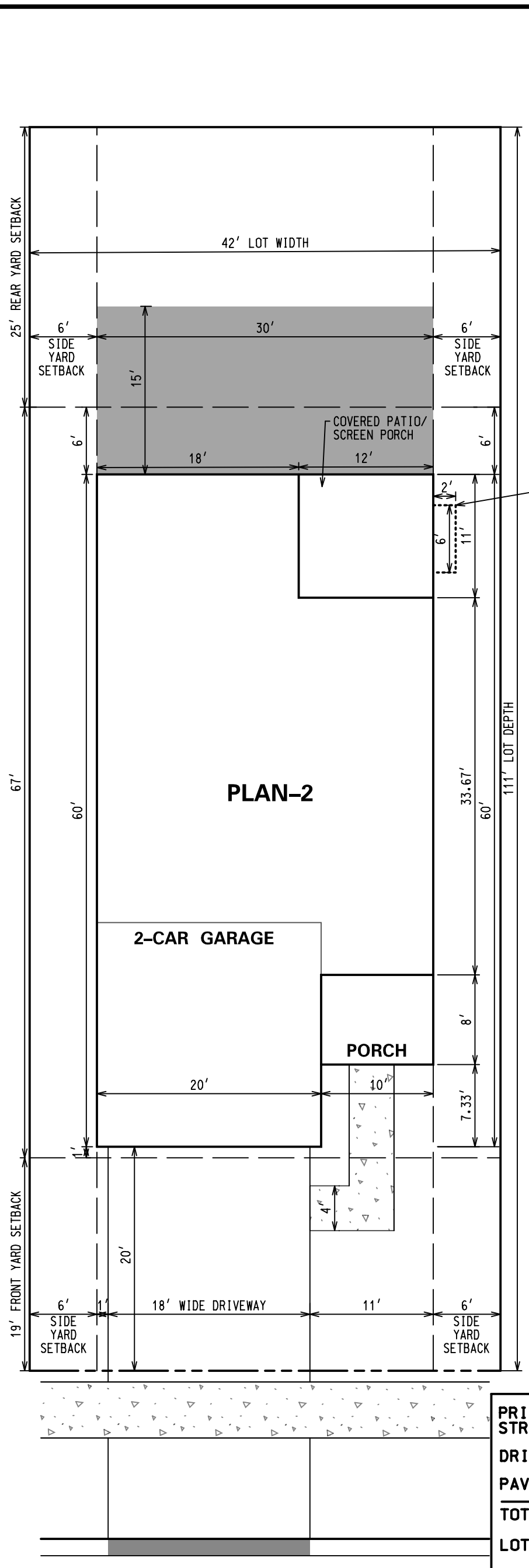
DATE: 06/02/2017 | FILENAME: 9090P-PLAN1(111' DEEP) | JOB NO: 9090

LOT COVERAGE EXHIBIT
PLAN–1 ON TYPICAL 111′ DEEP LOT

770–830 JOHN STREET
BENSENVILLE, ILLINOIS



LEGEND

CONCRETE SIDEWALK

DEPRESSED CURB & GUTTER

15' X 30' OPTIONAL PATIO ALLOWANCE (SEE NOTE 2)

NOTES:

1. SEE FLOOR PLANS: PLAN 2 PREPARED BY BSB DESIGN DATED 02-03-2017 FOR DETAILED DIMENSIONS.
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LOT COVERAGE SUMMARY

PRINCIPAL/ACCESSORY STRUCTURE AREA:	1,727 SF
DRIVEWAY AREA (18'WIDE):	360 SF
PAVED WALKWAY AREA:	73 SF
TOTAL LOT COVERAGE AREA:	2,160 SF
LOT AREA:	4,662 SF
% LOT COVERAGE:	46.3 %

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LAND SURVEYORS
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Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 06/02/2017 | FILENAME: 9090P-PLAN2(111' DEEP) | JOB NO: 9090

LOT COVERAGE EXHIBIT
PLAN–2 ON TYPICAL 111' DEEP LOT

770–830 JOHN STREET
BENSENVILLE, ILLINOIS

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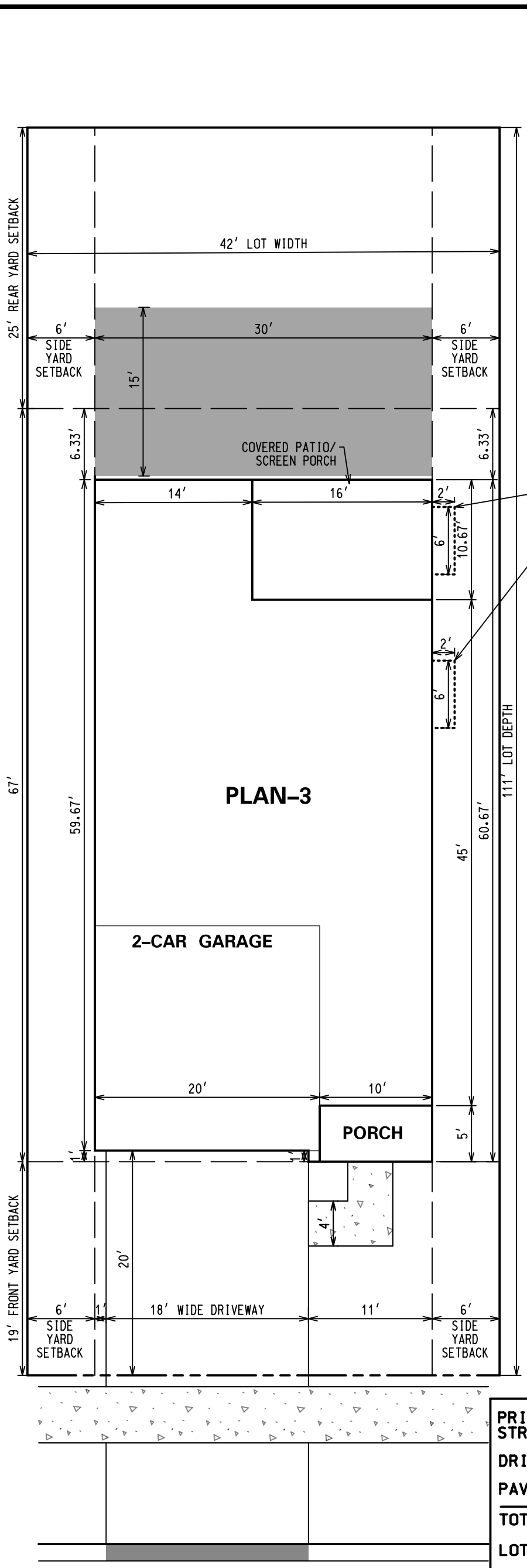

LEGEND

- CONCRETE SIDEWALK
- DEPRESSED CURB & GUTTER
- 15' X 30' OPTIONAL PATIO ALLOWANCE (SEE NOTE 2)

NOTES:

1. SEE FLOOR PLANS: PLAN 2 PREPARED BY BSB DESIGN DATED 02-03-2017 FOR DETAILED DIMENSIONS.
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LOT COVERAGE SUMMARY

PRINCIPAL/ACCESSORY STRUCTURE AREA:	1,811 SF
DRIVEWAY AREA (18'WIDE):	360 SF
PAVED WALKWAY AREA:	44 SF
TOTAL LOT COVERAGE AREA:	2,205 SF
LOT AREA:	4,662 SF
% LOT COVERAGE:	47.3 %

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DATE: 06/02/2017 | FILENAME: 9090P-PLAN3(111' DEEP) | JOB NO: 9090

LOT COVERAGE EXHIBIT
PLAN–3 ON TYPICAL 111' DEEP LOT

770–830 JOHN STREET
BENSENVILLE, ILLINOIS

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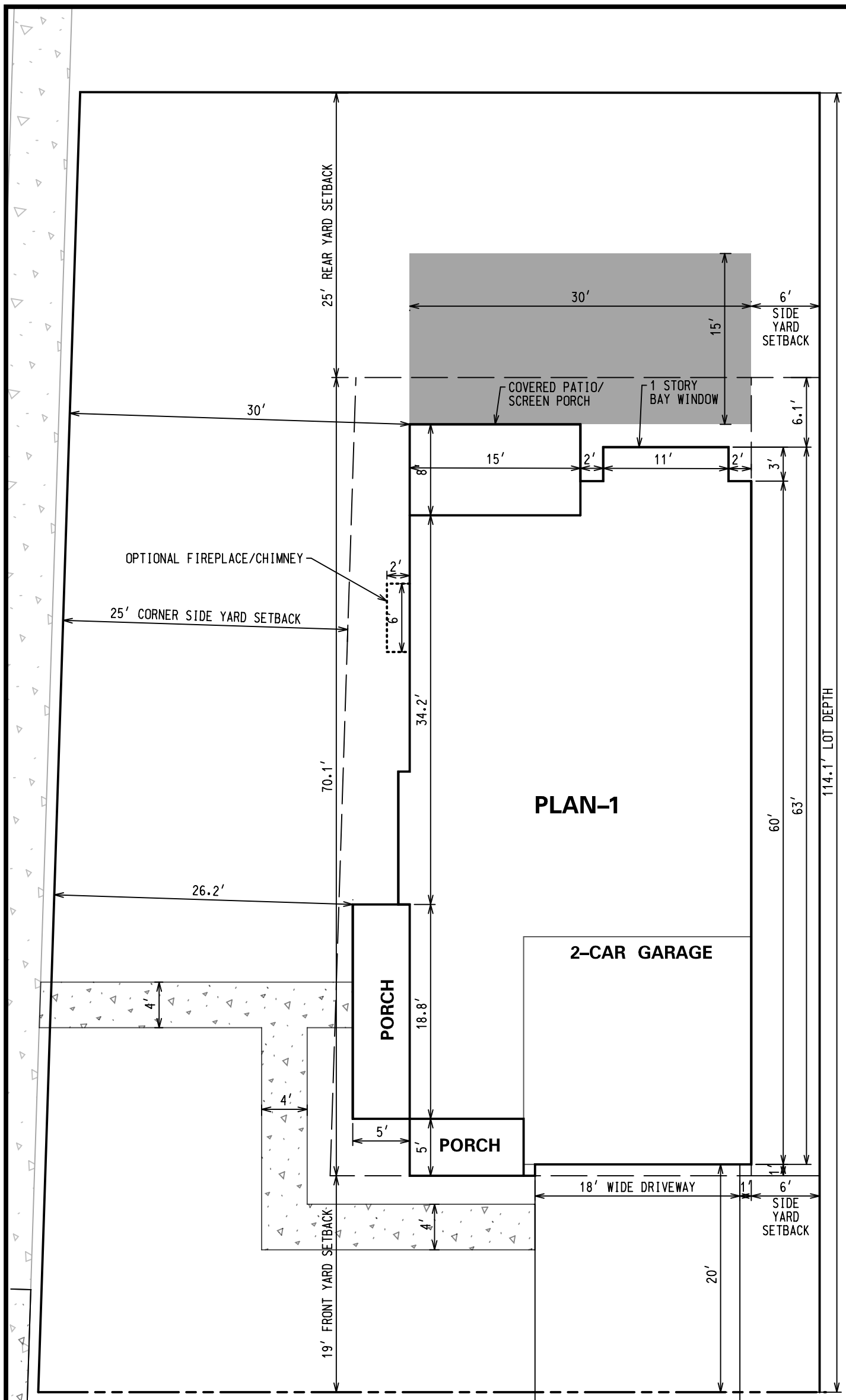

LEGEND

- CONCRETE SIDEWALK
- DEPRESSED CURB & GUTTER
- 15' X 30' OPTIONAL PATIO ALLOWANCE (SEE NOTE 2)

NOTES:

1. SEE FLOOR PLANS: PLAN 2 PREPARED BY BSB DESIGN DATED 02-03-2017 FOR DETAILED DIMENSIONS.
2. OPTIONAL PATIO ALLOWANCE USED FOR DETENTION BASIN SIZING; AREA DOES NOT COUNT TOWARDS THE % LOT COVERAGE CALCULATION.
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LOT COVERAGE SUMMARY

PRINCIPAL/ACCESSORY STRUCTURE AREA:	2,025 SF
DRIVEWAY AREA (18'WIDE):	360 SF
PAVED WALKWAY AREA:	268 SF
TOTAL LOT COVERAGE AREA:	2,653 SF
LOT AREA:	7,623 SF
% LOT COVERAGE:	34.8 %

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LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
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Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 06/02/2017 | FILENAME: 9090P-CORNER1(114.1' DEEP) | JOB NO: 9090

LOT COVERAGE EXHIBIT
PLAN-1 ON 114.1' DEEP CORNER LOT

770-830 JOHN STREET
BENSENVILLE, ILLINOIS

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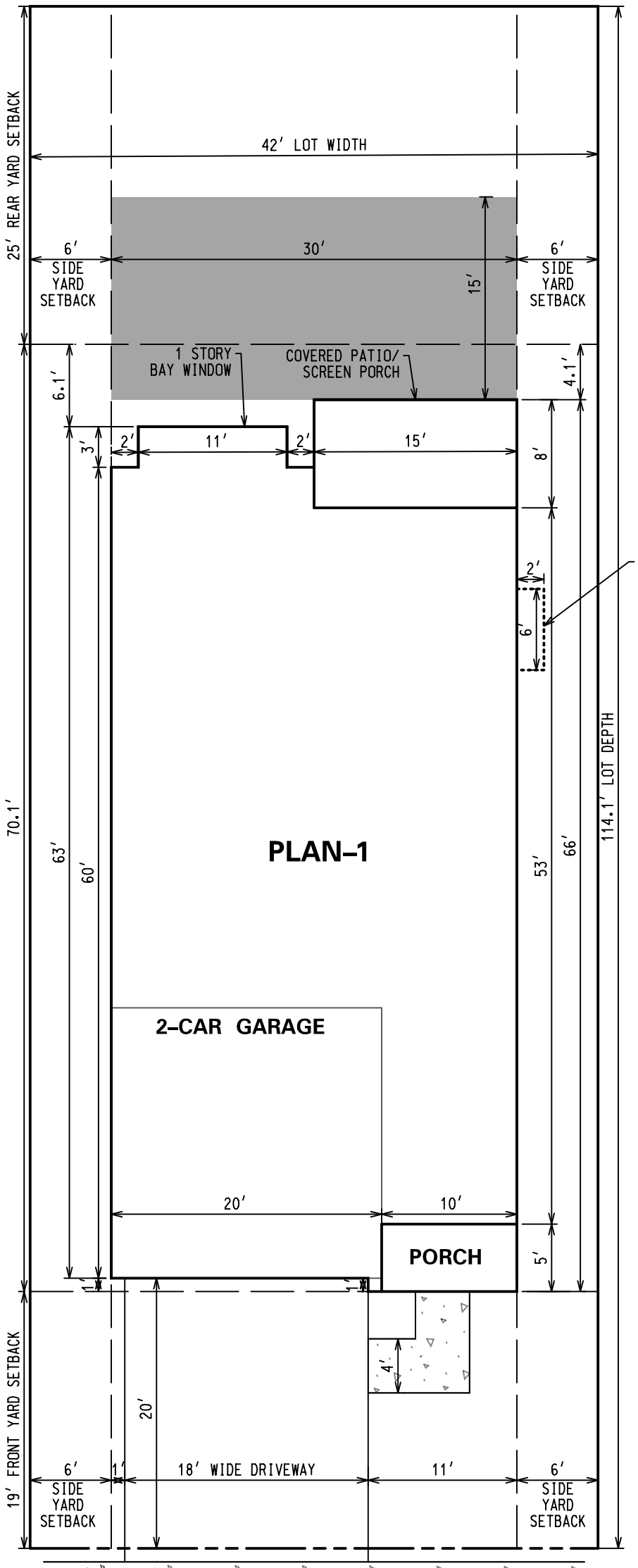

LEGEND

CONCRETE SIDEWALK

DEPRESSED CURB & GUTTER

15' X 30' OPTIONAL PATIO ALLOWANCE (SEE NOTE 2)

NOTES:

1. SEE FLOOR PLANS: PLAN 2 PREPARED BY BSB DESIGN DATED 02-03-2017 FOR DETAILED DIMENSIONS.
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LOT COVERAGE SUMMARY

PRINCIPAL/ACCESSORY STRUCTURE AREA:	1,919 SF
DRIVEWAY AREA (18'WIDE):	360 SF
PAVED WALKWAY AREA:	44 SF
TOTAL LOT COVERAGE AREA:	2,232 SF
LOT AREA:	4,792 SF
% LOT COVERAGE:	46.6 %

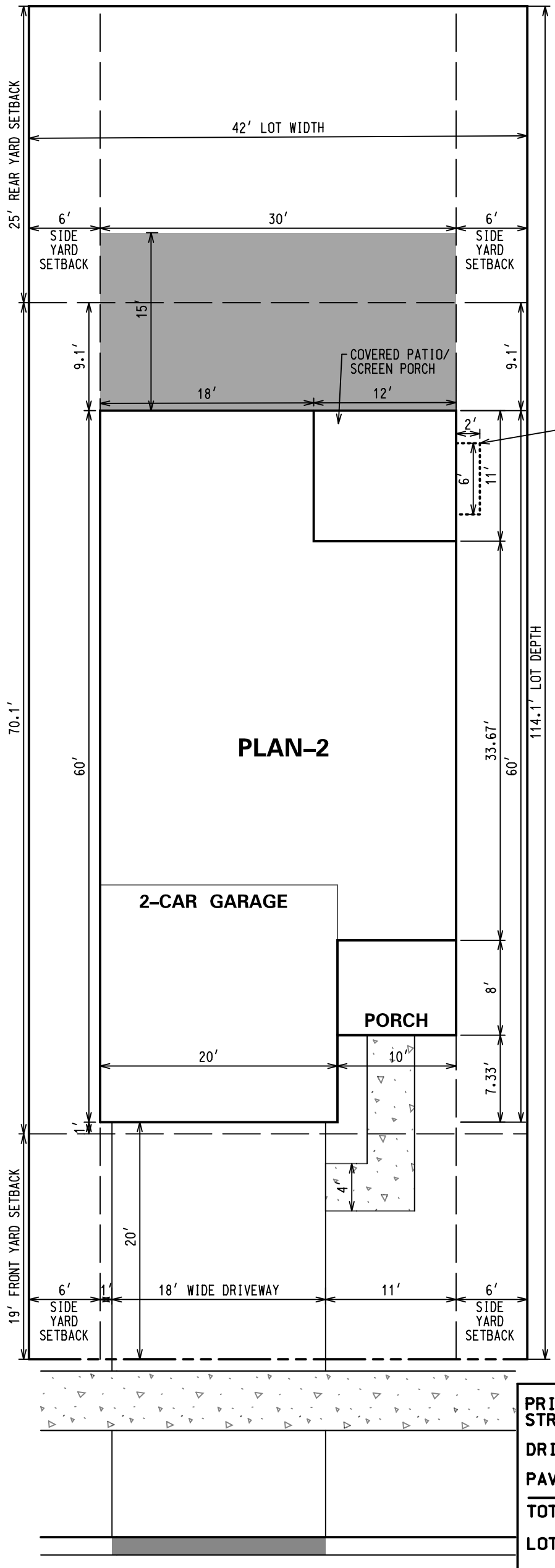
SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 06/02/2017 | FILENAME: 9090P-PLAN1(114.1' DEEP) | JOB NO: 9090

LOT COVERAGE EXHIBIT
PLAN-1 ON TYPICAL 114.1' DEEP LOT

770-830 JOHN STREET
BENSENVILLE, ILLINOIS

N:\Projects\9090\EXHIBITS\LOT LAYOUTS\9090P-PLAN1(114.1' DEEP).dgn Default User=fdeltoro



NOTES:

1. SEE FLOOR PLANS: PLAN 2 PREPARED BY BSB DESIGN DATED 02-03-2017 FOR DETAILED DIMENSIONS.
2. OPTIONAL PATIO ALLOWANCE USED FOR DETENTION BASIN SIZING; AREA DOES NOT COUNT TOWARDS THE % LOT COVERAGE CALCULATION.
3. ALL LOTS WILL HAVE BASEMENT WINDOW WELLS (MAXIMUM 3' X 6' PER WINDOW) THAT WILL ENCROACH INTO FRONT, REAR, AND SIDE YARDS. LOCATION TBD.
4. OPTIONAL CHIMNEY/FIREPLACE (MAXIMUM 2' X 6') MAY ENCROACH INTO THE REQUIRED FRONT, REAR, AND SIDE YARDS. LOCATION TBD.
5. OTHER YARD ENCROACHMENTS INCLUDING, BUT NOT LIMITED TO, ARE AIR CONDITIONERS, GUTTERS, EAVES, DOWNSPOUTS, VENTS, SHEDS, STEPS, RETAINING WALLS, COMMON ELEMENTS, GENERATORS, ETC.

LOT COVERAGE SUMMARY

PRINCIPAL/ACCESSORY STRUCTURE AREA:	1,727 SF
DRIVEWAY AREA (18'WIDE):	360 SF
PAVED WALKWAY AREA:	73 SF
TOTAL LOT COVERAGE AREA:	2,160 SF
LOT AREA:	4,792 SF
% LOT COVERAGE:	45.1 %

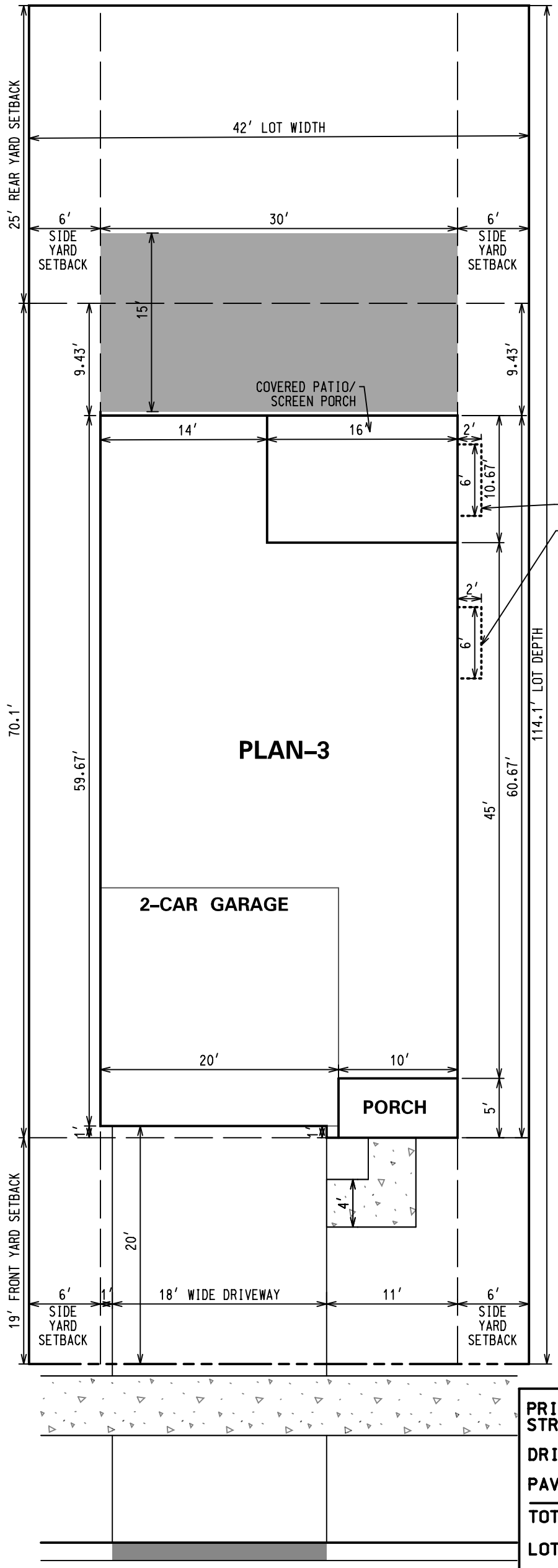
SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 06/02/2017 | FILENAME: 9090P-PLAN2(114.1' DEEP | JOB NO: 9090

LOT COVERAGE EXHIBIT
PLAN–2 ON TYPICAL 114.1' DEEP LOT

770–830 JOHN STREET
BENSENVILLE, ILLINOIS

N:\Projects\9090\EXHIBITS\LOT LAYOUTS\9090P-PLAN2(114.1' DEEP).dgn Default User=fdeltoro



LEGEND

- CONCRETE SIDEWALK
- DEPRESSED CURB & GUTTER
- 15' X 30' OPTIONAL PATIO ALLOWANCE (SEE NOTE 2)

NOTES:

1. SEE FLOOR PLANS: PLAN 2 PREPARED BY BSB DESIGN DATED 02-03-2017 FOR DETAILED DIMENSIONS.
2. OPTIONAL PATIO ALLOWANCE USED FOR DETENTION BASIN SIZING; AREA DOES NOT COUNT TOWARDS THE % LOT COVERAGE CALCULATION.
3. ALL LOTS WILL HAVE BASEMENT WINDOW WELLS (MAXIMUM 3' X 6' PER WINDOW) THAT WILL ENCROACH INTO FRONT, REAR, AND SIDE YARDS. LOCATION TBD.
4. OPTIONAL CHIMNEY/FIREPLACE (MAXIMUM 2' X 6') MAY ENCROACH INTO THE REQUIRED FRONT, REAR, AND SIDE YARDS. LOCATION TBD.
5. OTHER YARD ENCROACHMENTS INCLUDING, BUT NOT LIMITED TO, ARE AIR CONDITIONERS, GUTTERS, EAVES, DOWNSPOUTS, VENTS, SHEDS, STEPS, RETAINING WALLS, COMMON ELEMENTS, GENERATORS, ETC.

LOT COVERAGE SUMMARY

PRINCIPAL/ACCESSORY STRUCTURE AREA:	1,811 SF
DRIVEWAY AREA (18'WIDE):	360 SF
PAVED WALKWAY AREA:	44 SF
TOTAL LOT COVERAGE AREA:	2,205 SF
LOT AREA:	4,792 SF
% LOT COVERAGE:	46.0 %

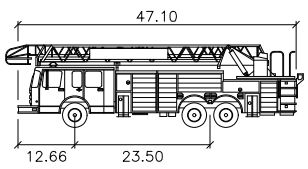
SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 06/02/2017 | FILENAME: 9090P-PLAN3(114.1' DEEP | JOB NO: 9090

LOT COVERAGE EXHIBIT
PLAN–3 ON TYPICAL 114.1' DEEP LOT

770–830 JOHN STREET
BENSENVILLE, ILLINOIS

N:\Projects\9090\EXHIBITS\LOT LAYOUTS\9090P-PLAN3(114.1' DEEP).dgn Default User=fdeltoro



Fire Truck feet

Width	: 8.33
Track	: 7.83
Lock to Lock Time	: 6.0
Steering Angle	: 48.0

VEHICLE ENVELOPES

- FRONT TIRE PATH
- REAR TIRE PATH
- VEHICLE BODY ENVELOPE

N

SCALE 1" - 80'

0 80

SPACECO INC.

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

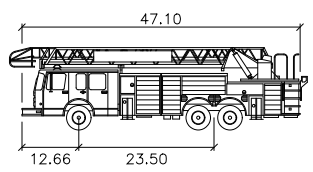
DATE: 05/08/17 | FILENAME: 9090ATURN | JOB NO: 9090

FIRE TRUCK TURN – 1 (30' B–B) NORTH BOUND

770–830 JOHN STREET

BENSENVILLE, ILLINOIS

N:\Projects\9090\EXHIBITS\9090ATURN.dgn ATURN - NB - ALT 1 User=sjohnson



Fire Truck — feet

Width	: 8.33
Track	: 7.83
Lock to Lock Time	: 6.0
Steering Angle	: 48.0

VEHICLE ENVELOPES

- FRONT TIRE PATH
- REAR TIRE PATH
- VEHICLE BODY ENVELOPE

N

SCALE 1" - 80'

0 80

SPACECO INC.

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 05/08/17 | FILENAME: 9090ATURN | JOB NO: 9090

FIRE TRUCK TURN – 1 (30' B–B) SOUTH BOUND

770–830 JOHN STREET

BENSENVILLE, ILLINOIS

N:\Projects\9090\EXHIBITS\9090ATURN.dgn ATURN - SB - ALT 1 User=sjohnson

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, June 20, 2017 1:54 PM
To: Scott Viger
Subject: RE: COUNTY

thansk

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Tuesday, June 20, 2017 1:24 PM
To: David Dubin <david@dubinconsultinginc.com>
Cc: Citron, Bernard I. <BCitron@thompsoncoburn.com>
Subject: Re: COUNTY

DuPage County Stormwater not MWRD

Scott R. Viger
Sent from my iPhone

On Jun 20, 2017, at 12:42 PM, David Dubin <david@dubinconsultinginc.com> wrote:

> Scott,
>
> The site is in DuPage, but Bensenville is both DuPage and Cook.
>
> Can you verify that Bensenville elected to follow the DuPage storm water ord and not MWRD.
>
> I am sure that Spaceco already looked into it, but I want to make sure.
>
> DD
>
> David Dubin
> President
> Dubin Consulting Inc.
> 607 Academy Drive
> Northbrook, IL 60062
> 773-919-8083
> Daviddubin@dubinconsultinginc.com
> www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, June 20, 2017 12:43 PM
To: Scott Viger
Cc: Citron, Bernard I.
Subject: COUNTY

Scott,

The site is in DuPage, but Bensenville is both DuPage and Cook.

Can you verify that Bensenville elected to follow the DuPage storm water ord and not MWRD.

I am sure that Spaceco already looked into it, but I want to make sure.

DD

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Monday, June 19, 2017 2:48 PM
To: Scott Viger
Subject: RE: r u still going to send something?

What do you mean-

That this is your corrected copy?

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Monday, June 19, 2017 2:46 PM
To: David Dubin <david@dubinconsultinginc.com>
Subject: RE: r u still going to send something?

Here's what my guy sent back to the attorneys

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Monday, June 19, 2017 1:49 PM
To: Scott Viger <SViger@bensenville.il.us>
Subject: r u still going to send something?

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Monday, June 19, 2017 1:49 PM
To: Scott Viger
Subject: r u still going to send something?

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Friday, June 16, 2017 12:18 PM
To: Scott Viger
Subject: Pud is it going to read like war and peace ?

Sent from my iPhone

From: David Dubin <david@dubinconsultinginc.com>
Sent: Wednesday, June 14, 2017 9:04 AM
To: Scott Viger
Cc: Citron, Bernard I.
Subject: DRAFT PUD ORD. Bensenville John St.

Hi Scott,

Have you finished your comments and sent it to Evan yet?

If your attorney needs help drafting it properly, Bernie would be more than happy to do it.

Please let me know asap.

Thanks

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Monday, June 12, 2017 11:27 AM
To: Scott Viger
Subject: 3 questions

And the first 2 don't count ~

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, June 8, 2017 1:07 PM
To: Scott Viger
Subject: bensenville /ohare law suiit

Scott,

Saw this article below:

Does this effect John st?

A Cook County judge has cleared dozens of Bensenville homeowners to continue their lawsuit against the city of Chicago for allegedly trespassing on their property rights when the city redesigned runways at O'Hare in 2013, sending a steady growing stream of air traffic over their homes daily since.

On June 7, Cook County Circuit Judge Thomas Mulroy denied the attempt by Chicago city attorneys to dismiss the legal action that has followed the opening of the newest runway at O'Hare International Airport.

The residents have claimed in the years since noise from the aircraft taking off and landing on the new runway, usually 500 feet or less above their homes, has demolished their quality of life. The residents claim the problems from the new runway constitute an "inverse condemnation," or illegal taking of their property under the U.S. and Illinois constitutions.

The homeowners had filed suit in 2016, and the city removed the case initially to federal court and asked a federal judge to dismiss the matter. However, before that judge could rule, the homeowners, represented by attorneys with the firm of LeonardMeyer LLP, of Chicago, persuaded the judge to send the case back to Cook County court.

In October 2016, the city again asked the judge to dismiss the case, arguing the homeowners filed too late, as Illinois law gave them only until 2014 – a year after the new runway first opened – to bring their legal action against the city.

The homeowners, however, argued the clock on the statute of limitations should not start at the time of the runway's opening, but rather when air traffic on the new runway spiked and moved from being a mere nuisance to an infringement of their rights to enjoyment of their property. They asserted that began in 2015, and that, they said, is when the one-year statute of limitations began to run.

Further, they alleged city officials repeatedly misled or even deceived them and the general public to believe City Hall would relieve the impact of the noise on those living in the new runway's flight path, essentially lulling the homeowners into waiting too long to file suit.

In response, the city's attorneys said the statements cited by the homeowners were made by officials to "the press or to "the public," and not directly to the homeowners. And they said no city officials ever promised to relieve the homeowners' situation, saying the statements cited by the Bensenville plaintiffs "describe elements of the normal political process when communities are concerned about the impacts of government action."

Preceding a hearing on June 7, attorneys for both sides presented written testimony from witnesses backing their positions. Mike Leonard, an attorney for the Bensenville homeowners, said the homeowners presented data showing "an enormous spike in terms of arrivals, size of aircraft and night flights in the summer of 2015" using the new runway.

"The cases indicate that a taking does not occur until there is a practical destruction of the use and enjoyment of the property," Leonard told the Cook County Record. "And that one then is the statute of limitations triggered."

Following arguments in court June 7, Judge Mulroy issued a short handwritten order denying the city's motion to dismiss, and scheduling the case for further proceedings.

Leonard said the ruling “paves the way for the plaintiffs to pursue discovery and ready the case for trial.”

The city is represented in the case by attorneys with the firms of Kaplan Kirsch & Rockwell LLP, of Denver, Colo., and lawyers with the city’s Department of Law.

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, June 8, 2017 10:49 AM
To: Scott Viger
Subject: RE: Matt Welch

Thanks,
We are getting pretty close to the wire here…..

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Thursday, June 8, 2017 10:48 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: RE: Matt Welch

Montana & Welch

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Thursday, June 08, 2017 10:45 AM
To: Scott Viger <SViger@bensenville.il.us>
Subject: Matt Welch

Scott,

What is the name of his firm again?

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, June 8, 2017 10:45 AM
To: Scott Viger
Subject: Matt Welch

Scott,

What is the name of his firm again?

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, June 8, 2017 10:02 AM
To: Scott Viger
Subject: do you think we will have the draft ord. today?

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, June 6, 2017 12:57 PM
To: Scott Viger
Subject: 10- 4

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, June 6, 2017 9:11 AM
To: Scott Viger
Subject: DRAFT ORD

Good Morning Scott,

Sorry to be a pain, but can you please find out what the holdup is for the draft ordinance .

Plus, since summer is upon us, please find out if your attorney is going to be out of town between now and the our next village meeting, as I am sure Bernie will have comments, and I don't want to give him the bums rush.

Thanks,

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Monday, June 5, 2017 4:29 PM
To: Scott Viger
Subject: RE: Bensenville draft ordinance

ty

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Monday, June 5, 2017 4:24 PM
To: David Dubin <david@dubinconsultinginc.com>
Cc: Citron, Bernard I. <BCitron@thompsoncoburn.com>
Subject: RE: Bensenville draft ordinance

Nothing yet.
Did speak with Matt Welch earlier today. Hopefully soon.

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Monday, June 05, 2017 4:21 PM
To: Scott Viger <SViger@bensenville.il.us>
Cc: Citron, Bernard I. <BCitron@thompsoncoburn.com>
Subject: Bensenville draft ordinance

Hi Scott,

Are we still getting it today?

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Monday, June 5, 2017 4:21 PM
To: Scott Viger
Cc: Citron, Bernard I.
Subject: Bensenville draft ordinance

Hi Scott,

Are we still getting it today?

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, June 1, 2017 4:28 PM
To: Scott Viger
Subject: RE: 06.20.17

You mean on the 20th?

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Thursday, June 1, 2017 4:27 PM
To: David Dubin <david@dubinconsultinginc.com>
Subject: 06.20.17

This is a committee meeting to review the PUD ordinance that we will get Monday
The meeting is at 6":00 PM
The VBd will approve the PUD Ordnance on Tuesday 06.27.17 at 6:30

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, June 1, 2017 3:37 PM
To: Scott Viger
Subject: RE: John Street PUD

WHAT TIME?

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Thursday, June 1, 2017 3:27 PM
To: David Dubin <david@dubinconsultinginc.com>
Subject: RE: John Street PUD

06.20.17

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Thursday, June 01, 2017 3:08 PM
To: Scott Viger <SViger@bensenville.il.us>
Subject: RE: John Street PUD

Scott,

When is the city council meeting so I can book it with Bernie

DD

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Thursday, June 1, 2017 3:04 PM
To: David Dubin <david@dubinconsultinginc.com>; Citron, Bernard I. <BCitron@thompsoncoburn.com>
Subject: John Street PUD

Good afternoon gentlemen –
We just spoke with our attorney. We should have the draft Ordinance for our residential development on Monday 06.05.17. We will get a copy over to you as soon as I have had a chance to review it.

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: Citron, Bernard I. <BCitron@thompsoncoburn.com>
Sent: Thursday, June 1, 2017 3:32 PM
To: Scott Viger; David Dubin (david@dubinconsultinginc.com)
Subject: RE: John Street PUD

Thank you

Bernard I. Citron
bcitron@thompsoncoburn.com
P: 312.580.2209
F: 312.580.2201
M: 312.636.7656

Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, IL 60603
www.thompsoncoburn.com

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Thursday, June 01, 2017 3:04 PM
To: David Dubin (david@dubinconsultinginc.com); Citron, Bernard I.
Subject: John Street PUD

Good afternoon gentlemen –
We just spoke with our attorney. We should have the draft Ordinance for our residential development on Monday 06.05.17. We will get a copy over to you as soon as I have had a chance to review it.

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

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From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, June 1, 2017 3:08 PM
To: Scott Viger
Subject: RE: John Street PUD

Scott,

When is the city council meeting so I can book it with Bernie

DD

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Thursday, June 1, 2017 3:04 PM
To: David Dubin <david@dubinconsultinginc.com>; Citron, Bernard I. <BCitron@thompsoncoburn.com>
Subject: John Street PUD

Good afternoon gentlemen –
We just spoke with our attorney. We should have the draft Ordinance for our residential development on Monday 06.05.17. We will get a copy over to you as soon as I have had a chance to review it.

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin <david@dubinconsultinginc.com>
Sent: Wednesday, May 31, 2017 10:38 AM
To: Evan Summers
Cc: Scott Viger; Citron, Bernard I.
Subject: RE: PUD Ordinance- Bensenville

Good Morning Evan and Scott,

Did your attorney send over the draft ordinance for you to review?

Do you know when we will receive it?

Let me know,

Thanks

David

From: Evan Summers [mailto:ESummers@bensenville.il.us]
Sent: Thursday, May 25, 2017 11:54 AM
To: David Dubin <david@dubinconsultinginc.com>
Cc: Scott Viger <SViger@bensenville.il.us>
Subject: PUD Ordinance

Dave,

Our attorneys will send over the first draft for Scott's review tomorrow. We will get them over to you shortly after that.

Evan K. Summers
Village Manager
BENSENVILLE
GATEWAY TO OPPORTUNITY
12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 **F:** 630.350.1105

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, May 30, 2017 9:10 AM
To: Scott Viger
Subject: RE: 101 West Main Street (NWC Main & Center) Downtown Bensenville

1. Isn't the train station right there?
2. Are apartments ok (not sure about the condo market)

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Tuesday, May 30, 2017 9:01 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: RE: 101 West Main Street (NWC Main & Center) Downtown Bensenville

TBD…
The arrangement we had with the prior proposal was no TIF $ etc. but the dirt was conveyed at no cost.

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Tuesday, May 30, 2017 8:58 AM
To: Scott Viger <SViger@bensenville.il.us>
Subject: RE: 101 West Main Street (NWC Main & Center) Downtown Bensenville

Hi Scott

How much $$$

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Friday, May 26, 2017 5:39 PM
To: David Dubin <david@dubinconsultinginc.com>
Subject: 101 West Main Street (NWC Main & Center) Downtown Bensenville

Good afternoon Dave –
I have attached the approved PUD for the Village – Owned redevelopment site in our downtown you asked about.

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, May 30, 2017 8:58 AM
To: Scott Viger
Subject: RE: 101 West Main Street (NWC Main & Center) Downtown Bensenville

Hi Scott

How much $$$

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Friday, May 26, 2017 5:39 PM
To: David Dubin <david@dubinconsultinginc.com>
Subject: 101 West Main Street (NWC Main & Center) Downtown Bensenville

Good afternoon Dave –
I have attached the approved PUD for the Village – Owned redevelopment site in our downtown you asked about.

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, May 25, 2017 12:08 PM
To: Evan Summers
Cc: Scott Viger; Bernard I. Citron
Subject: Re: PUD Ordinance

Thanks !

Sent from my iPhone

On May 25, 2017, at 11:53 AM, Evan Summers <ESummers@bensenville.il.us> wrote:

> Dave,
>
> Our attorneys will send over the first draft for Scott's review tomorrow. We will get them over to you shortly after that.
>
> **Evan K. Summers**
> Village Manager
> **<image001.jpg>**
> 12 South Center Street, Bensenville, IL 60106
> **P:** 630.350.3420 **F:** 630.350.1105

From: Evan Summers
Sent: Thursday, May 25, 2017 11:54 AM
To: David Dubin
Cc: Scott Viger
Subject: PUD Ordinance

Dave,

Our attorneys will send over the first draft for Scott's review tomorrow. We will get them over to you shortly after that.

Evan K. Summers
Village Manager

BENSENVILLE
GATEWAY TO OPPORTUNITY

12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 **F:** 630.350.1105

From: Citron, Bernard I. <BCitron@thompsoncoburn.com>
Sent: Thursday, May 25, 2017 10:02 AM
To: Scott Viger
Cc: david@dubinconsultinginc.com
Subject: John street project

Scott
When you you think we may have a draft of the PD ordinance to review?
Bernie

Bernard I. Citron
bcitron@thompsoncoburn.com
P: 312.580.2209
F: 312.782.1372
M: 312.636.7656

Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, IL 60603
www.thompsoncoburn.com

Sent from my iPhone

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From: David Dubin <david@dubinconsultinginc.com>
Sent: Wednesday, May 24, 2017 10:08 AM
To: Scott Viger
Subject: john street

Hi Scott,

Can you please call me about :

1. Detailing the site plan for known encroachments into yards
2. Unknown encroachments and village code.

Also, regarding the vacant corner lot across from city hall, when is the RFP going to come out.

Thanks

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: Citron, Bernard I. <BCitron@thompsoncoburn.com>
Sent: Friday, May 19, 2017 12:08 PM
To: Scott Viger
Cc: David Dubin <david@dubinconsultinginc.com>
Subject: Re: Impact Fees

Thank you

Sent from my iPad

On May 18, 2017, at 8:12 PM, Scott Viger <SViger@bensenville.il.us> wrote:

> No village impact fees.
> DuPage County has transportation impact fee.
>
> Scott R. Viger
> Sent from my iPhone
>
> On May 18, 2017, at 5:43 PM, Citron, Bernard I. <BCitron@thompsoncoburn.com> wrote:
>
> > Scott: Does Bensenville have impact fees for Schools and Parks?
> > Please provide us with the tables so we can calculate our payments.
> > I assume that payment is due at the time a permit is submitted.
> > Also, since we are providing publically accessible open space, IF you have an open space impact fee do we get any credit against the land that would otherwise be dedicated (or credit against cash in lieu payment)?
> > Thanks
> > Bernie
>
> **Bernard I. Citron**
> bcitron@thompsoncoburn.com
> P: 312.580.2209
> F: 312.580.2201
> M: 312.636.7656
>
> **Thompson Coburn LLP**
> 55 East Monroe Street
> 37th Floor
> Chicago, IL 60603
> www.thompsoncoburn.com
>
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From: Citron, Bernard I. <BCitron@thompsoncoburn.com>
Sent: Thursday, May 18, 2017 5:43 PM
To: Scott Viger
Cc: David Dubin <david@dubinconsultinginc.com>
Subject: Impact Fees

Scott: Does Bensenville have impact fees for Schools and Parks?
Please provide us with the tables so we can calculate our payments.
I assume that payment is due at the time a permit is submitted.
Also, since we are providing publically accessible open space, IF you have an open space impact fee do we get any credit against the land that would otherwise be dedicated (or credit against cash in lieu payment)?
Thanks
Bernie

Bernard I. Citron
bcitron@thompsoncoburn.com
P: 312.580.2209
F: 312.580.2201
M: 312.636.7656

Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, IL 60603
www.thompsoncoburn.com

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From: David Dubin <david@dubinconsultinginc.com>
Sent: Wednesday, May 17, 2017 1:02 PM
To: Scott Viger
Subject: FW: Benesnville PUD SITE PLAN
Attachments: 9090P-SITEPLAN_2017-05-08.pdf

Call me on this and below

From: Citron, Bernard I. [mailto:BCitron@thompsoncoburn.com]
Sent: Wednesday, May 17, 2017 12:57 PM
To: David Dubin <david@dubinconsultinginc.com>
Subject: Benesnville PUD SITE PLAN

David: I see no notation on the PUD site plan of any permittable 'overhang/encroachment into the front yard setbacks or the side yard setback along John Street.
If there is to be a permitted overhang/encroachment it MUST be shown on this plan as this is the plan that will be reviewed at the time a building permit is applied for. Even if called out for in PUD ordinance, it should be noted on the plan or it may not make it into the PUD Ordinance

Bernard I. Citron
bcitron@thompsoncoburn.com
P: 312.580.2209
F: 312.580.2201
M: 312.636.7656

Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, IL 60603
www.thompsoncoburn.com

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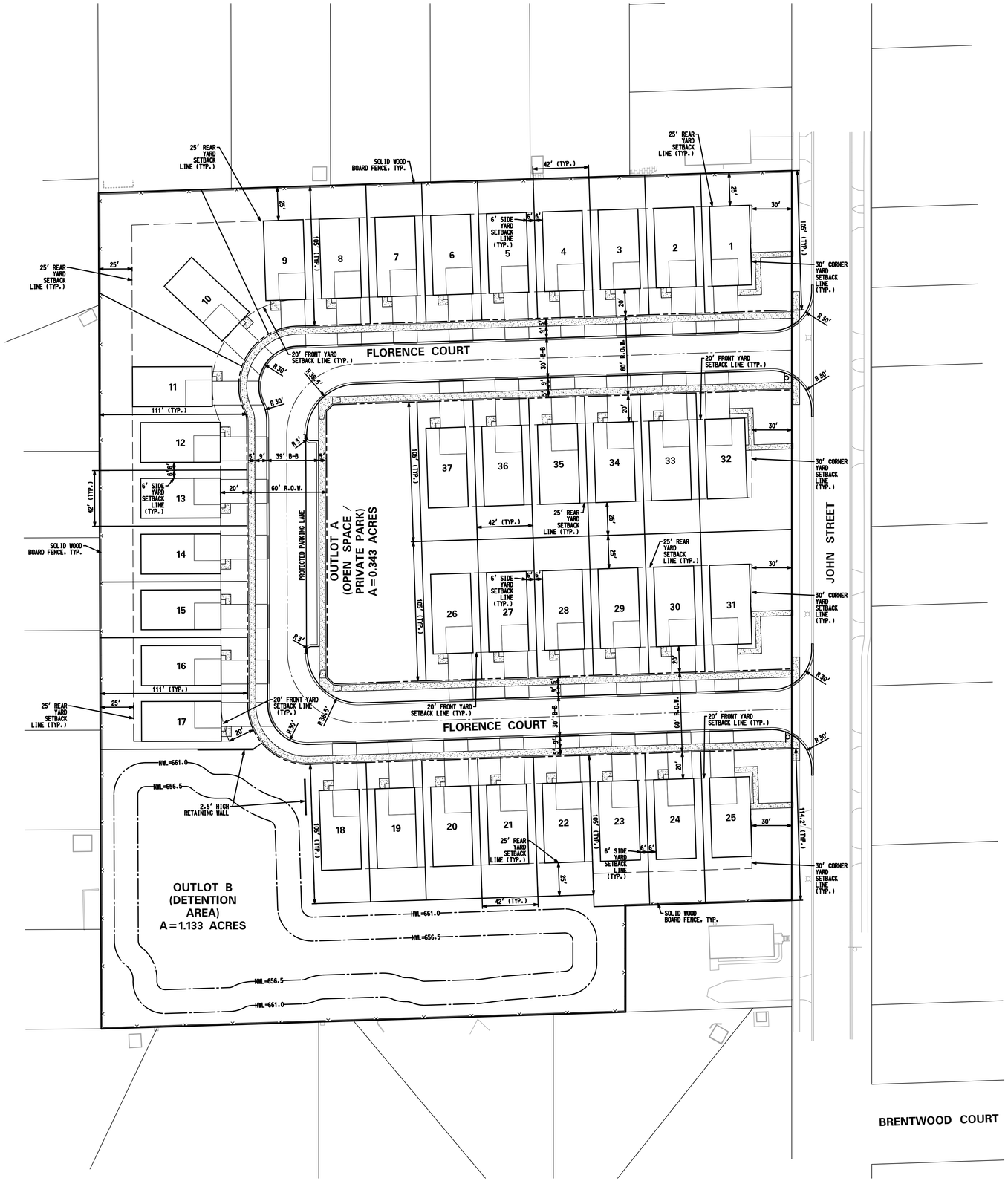

N

SCALE 1" - 40'

0 40 80

LEGEND

- HMA PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED)
- DEPRESSED CURB & GUTTER
- RETAINING WALL
- SOLIDE WOOD BOARD FENCE

NOTES:

1. LOTS 10, 12-17, 13-25 HAVE THE CAPACITY WITHIN THE SETBACK LIMITS FOR SINGLE FAMILY RESIDENCE PLAN 1, WHICH IS 65' LONG. THE STANDARD RESIDENCE IS 60' IN LENGTH.
2. LOTS 1-9, 11, 18-22 AND 26-37 CAN ACCOMMODATE SINGLE FAMILY RESIDENCE PLAN 1, WHICH IS 65' LONG, BUT THE BACKYARD SETBACK WILL BE REDUCED FROM 25' TO 20'.
3. THE SINGLE FAMILY RESIDENCE FLOOR PLANS HAVE A ROOF OVERHANG THAT ENCROACHES 2' INTO THE FRONT SETBACK.
4. LOTS 1, 25, 31, 32 FRONT JOHN STREET. THE FRONT WALKWAY LOCATIONS TBD.
5. ALL LOTS WILL HAVE WINDOW WELLS IN THE SIDEYARDS.

SITE DATA:

TOTAL SITE AREA	7.294 ACRES
TOTAL OPEN SPACE/ PRIVATE PARK AREA	0.343 ACRES
TOTAL DETENTION AREA	1.227 ACRES
TOTAL R.O.W. AREA	1.410 ACRES
TOTAL LOT AREA	4.314 ACRES
TOTAL DEVELOPED AREA	7.294 ACRES

PARKING SUMMARY:

GARAGE	DRIVEWAY	ON-STREET	TOTAL
74	74	26	174

NO.	DATE	REMARKS

NO.	DATE	REMARKS
3	05/08/17	PER CDC COMMENTS
2	03/10/17	PER VILLAGE COMMENTS
1	02/07/17	ADDED SITE DATA TABLE

PRELIMINARY SITE PLAN

770-830 JOHN STREET

BENSENVILLE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 9090P-SITE.DGN

DATE: 02/06/17

JOB NO. 9090

SHEET

P-SITE

1 OF 1

N:\Projects\9090\EXHIBITS\9090P-SITEPLAN.dgn Default User=sjohnson

From: David Dubin <david@dubinconsultinginc.com>
Sent: Wednesday, May 17, 2017 10:46 AM
To: Scott Viger
Subject: front yards- john street

Hi Scott,

As you may recall, on the standard lots, I think the front entrance may overhand/encroach into the 20' front yard by 1', and the same for the 4 homes on John street (5' of the 30'). Bernie and I will double check the docs/drawings to make sure there is nothing that has to be modified. As you also may recall, this was done for esthetics.

Thanks

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, May 16, 2017 12:41 PM
To: Scott Viger
Subject: thanks for last night!

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Monday, May 15, 2017 9:36 AM
To: Scott Viger
Subject: tonight

Hi Scott,

Are we at 6, 6 : 15 or ???

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Monday, May 15, 2017 8:02 AM
To: Scott Viger
Subject: RE: JOhn Street

$100k

Remember though, most likely these buyers would be new to Bensenville.

Ie : I grew up in Skokie. I live in Deerfield.

From: David Dubin
Sent: Sunday, May 14, 2017 9:21 AM
To: Scott Viger <SViger@bensenville.il.us>
Subject: Re: JOhn Street

Yes

Sent from my iPhone

On May 14, 2017, at 7:58 AM, Scott Viger <SViger@bensenville.il.us> wrote:

> A reminder; did you get and can you get to me the estimated Household income required to purchase a home as proposed in the John Street PUD?
> $400,000 Pricepoint
> 10%? Down
> Etc.
>
> THX
>
> Scott R. Viger A.I.C.P.
> <image001.png>

From: David Dubin <david@dubinconsultinginc.com>
Sent: Sunday, May 14, 2017 9:21 AM
To: Scott Viger
Subject: Re: JOhn Street

Yes

Sent from my iPhone

On May 14, 2017, at 7:58 AM, Scott Viger <SViger@bensenville.il.us> wrote:

> A reminder; did you get and can you get to me the estimated Household income required to purchase a home as proposed in the John Street PUD?
> $400,000 Pricepoint
> 10%? Down
> Etc.
>
> THX
>
> Scott R. Viger A.I.C.P.
> <image001.png>

From: David Dubin <david@dubinconsultinginc.com>
Sent: Friday, May 12, 2017 8:46 AM
To: Scott Viger
Subject: Re: Bensenville 770-830 John st. revised staff report

Np

Sent from my iPhone

On May 12, 2017, at 7:01 AM, Scott Viger <SViger@bensenville.il.us> wrote:

> Sorry about that.
> All corrected
>
> Scott R. Viger A.I.C.P.
> <image001.png>
>
> **From:** David Dubin [mailto:david@dubinconsultinginc.com]
> **Sent:** Thursday, May 11, 2017 5:22 PM
> **To:** Scott Viger <SViger@bensenville.il.us>
> **Subject:** FW: Bensenville 770-830 John st. revised staff report
>
> Scott
>
> Attached is your updated Staff Report. I think some of the numbers are off (see corrections).
>
> Call me if I am not correct
>
> Thanks
>
> David
>
> **From:** Accounting User
> **Sent:** Thursday, May 11, 2017 5:17 PM
> **To:** David Dubin <david@dubinconsultinginc.com>
> **Subject:** Bensenville 770-830 John Street Unit Development

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, May 11, 2017 5:22 PM
To: Scott Viger
Subject: FW: Bensenville 770-830 John st. revised staff report
Attachments: Bensenville 770-830 John Street Unit Development.pdf

Scott

Attached is your updated Staff Report. I think some of the numbers are off (see corrections).

Call me if I am not correct

Thanks

David

From: Accounting User
Sent: Thursday, May 11, 2017 5:17 PM
To: David Dubin <david@dubinconsultinginc.com>
Subject: Bensenville 770-830 John Street Unit Development

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, May 11, 2017 12:25 PM
To: Scott Viger
Subject: FW: Bemsenville PowerPoint V6
Attachments: New Single Family homes- Bensenville- V6 May 2017.pptx

From: Accounting User
Sent: Thursday, May 11, 2017 12:22 PM
To: David Dubin <david@dubinconsultinginc.com>
Subject: Re: Bemsenville PowerPoint V6

New Single Family Homes

Presented by
David Dubin , President

DUBIN
DOES THE TOWN

www.mydubin.com

Landscape Plan

05/09/2017

DUBIN
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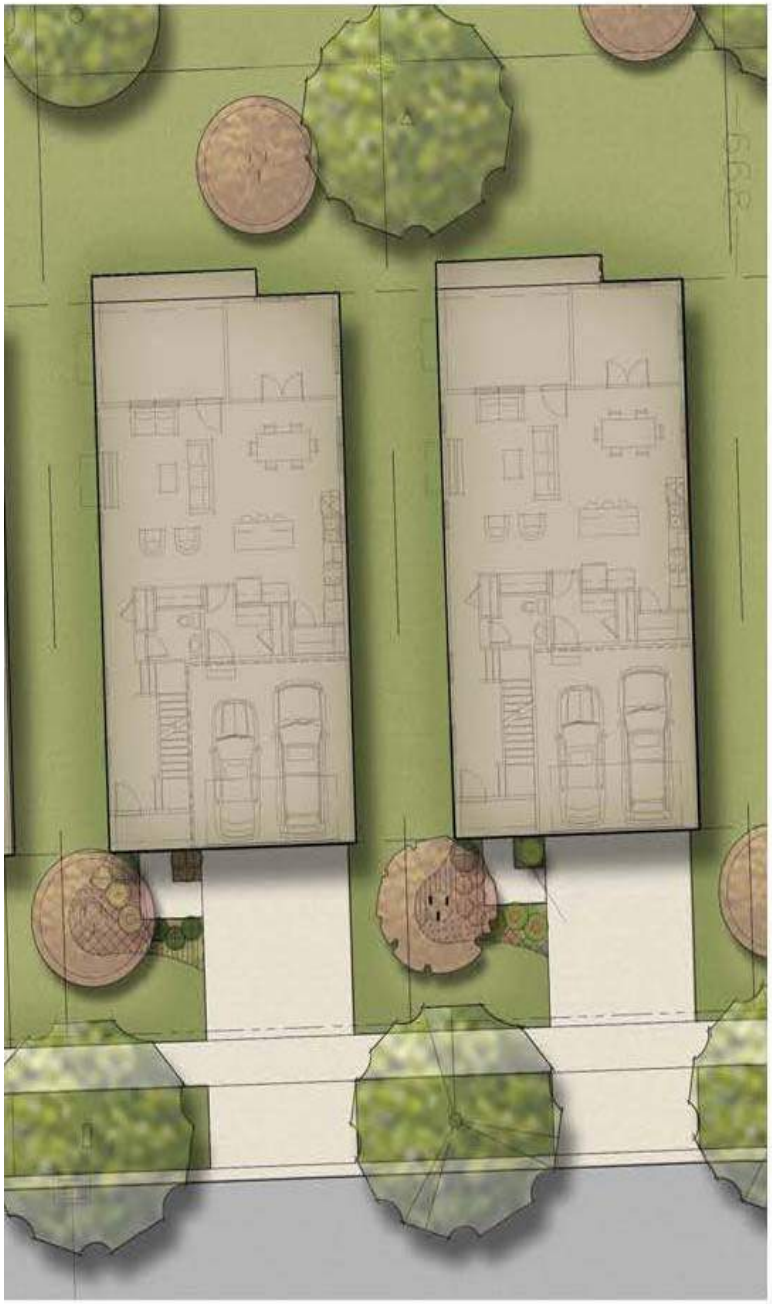
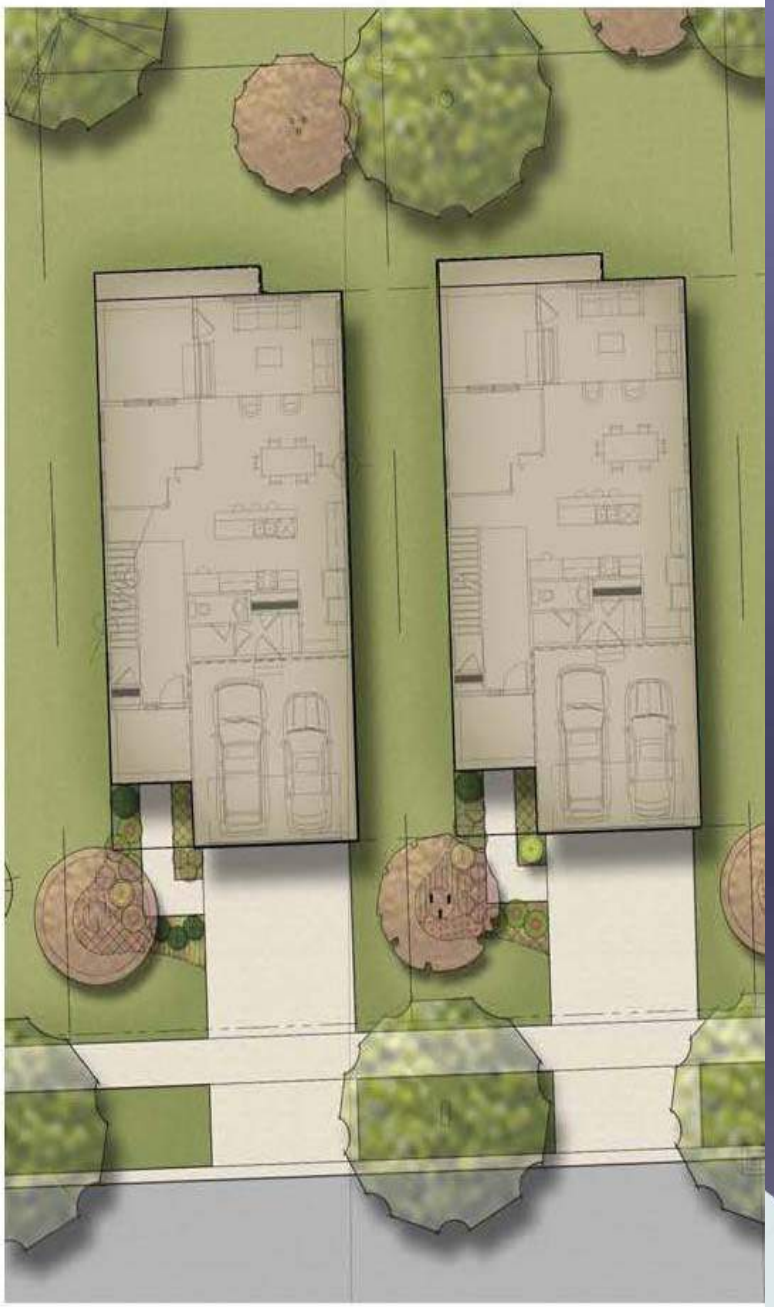
www.mydubin.com



1 LANDSCAPE PLAN - SINGLE FAMILY A



2 LANDSCAPE PLAN - SINGLE FAMILY B

Individual Lot Plan

05/09/2017

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www.mydubin.com

Floor Plans: Plan 1 - 1877 - 2049 SF
First Floor Master Model

Floor Plan
02/03/17

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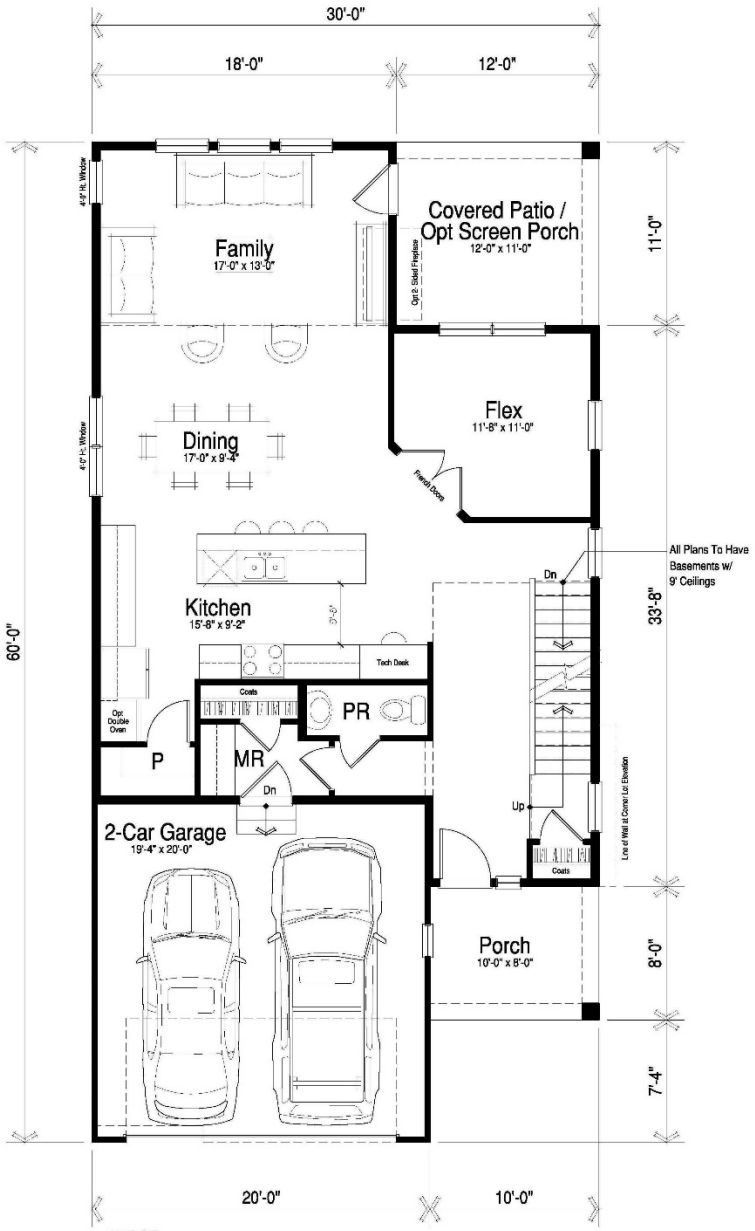
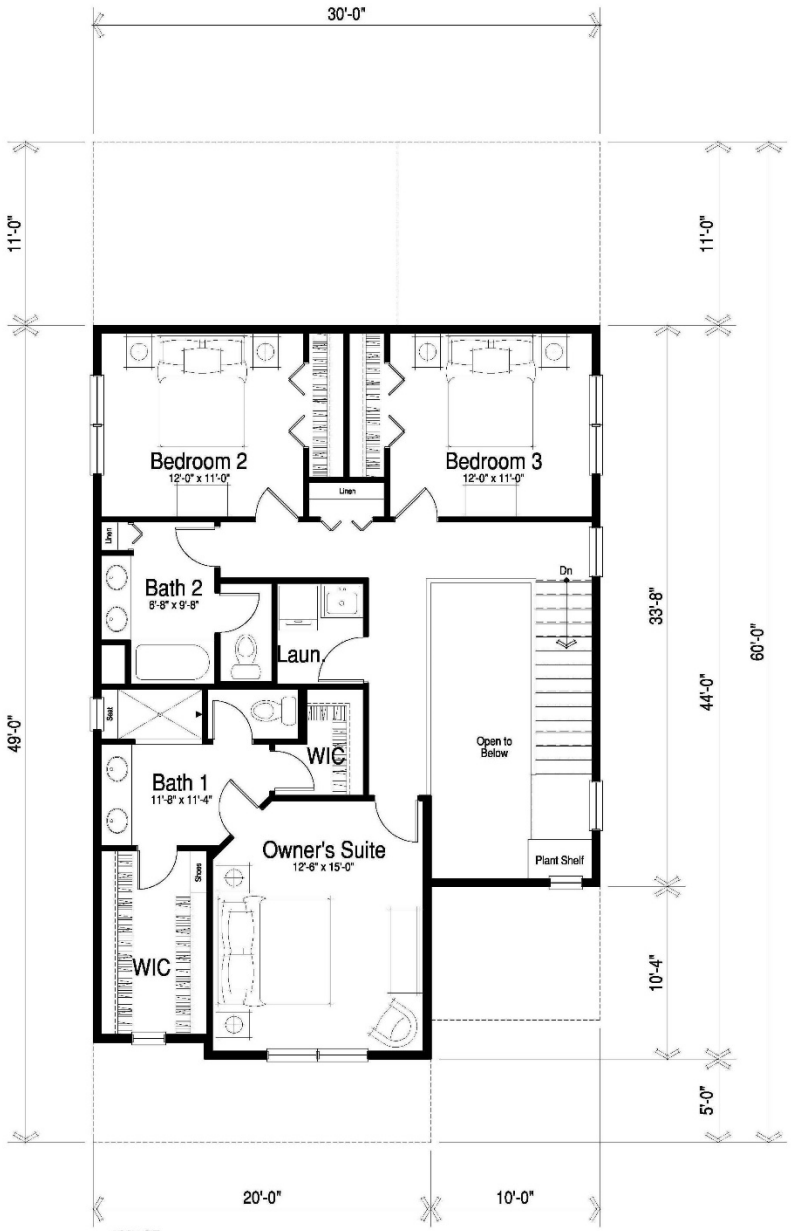


1110 SF

Main Level Plan



1027 SF

Upper Level Plan

Floor Plans: Plan 2 - 2137 SF
Standard 3 Bedroom Model

Floor Plan
02/03/17

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www.mydubin.com

1199 SF

Upper Level Plan

1185 SF

Main Level Plan

Floor Plans: Plan 3 - 2384 SF (2538 SF w/ Opt Sitting Room)
Larger 4 Bedroom Model

Floor Plan

02/03/17

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www.mydubin.com

Color Facades

Dubin Consulting, Inc.

Character Elevations

Single Family Prototype
SF160555

03-21-2017

This drawing is provided as illustrative of elevations and design intent only, and are subject to change based upon final design consideration (i.e. applicable codes, structural, and MEP design requirements, and plan floor plan changes, etc.)

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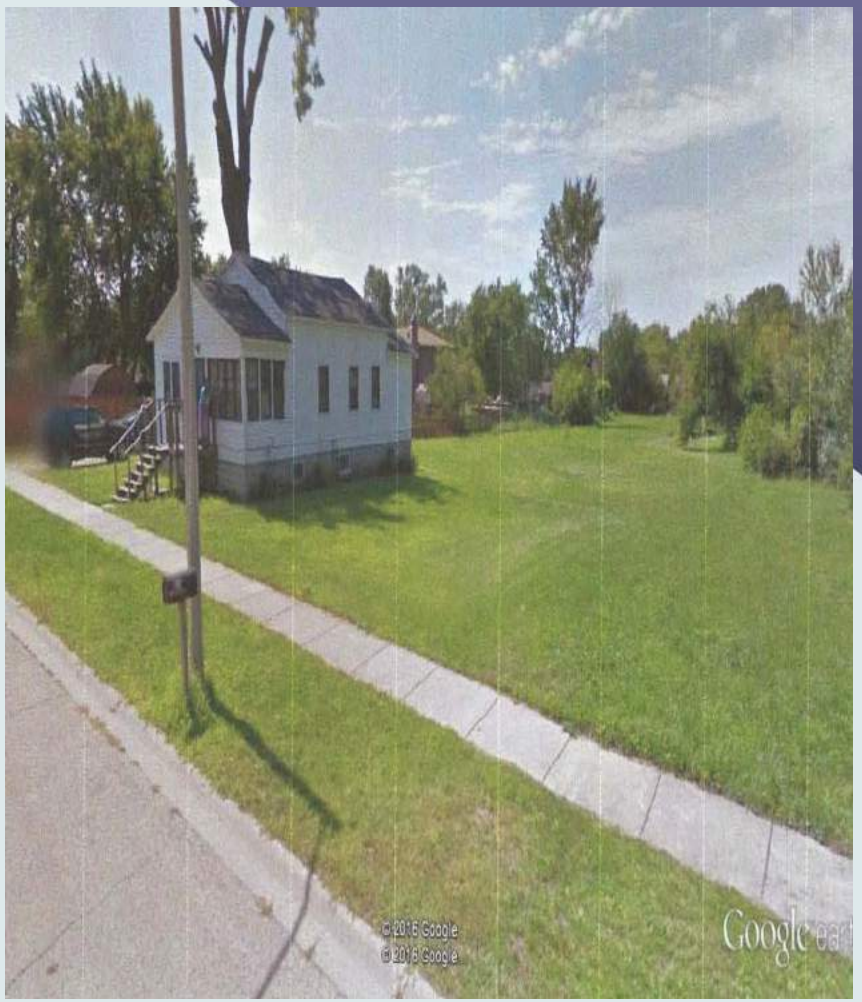
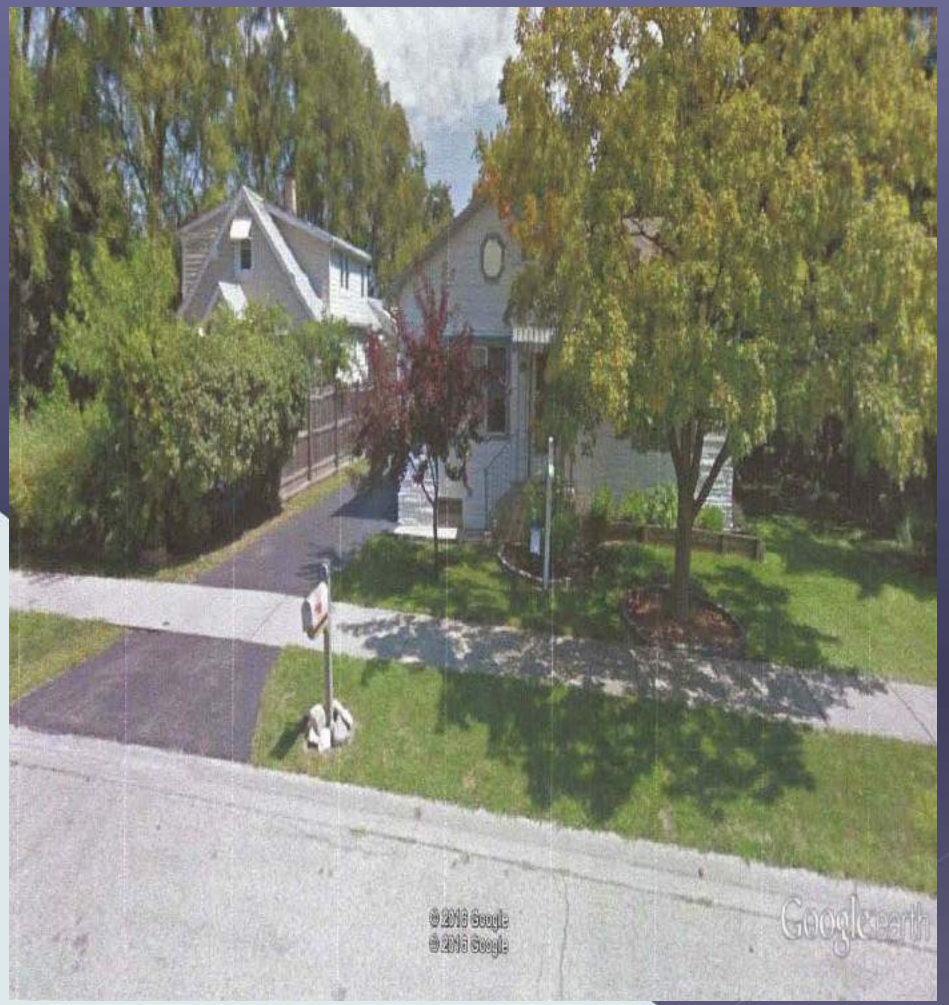
Existing Houses on the Block





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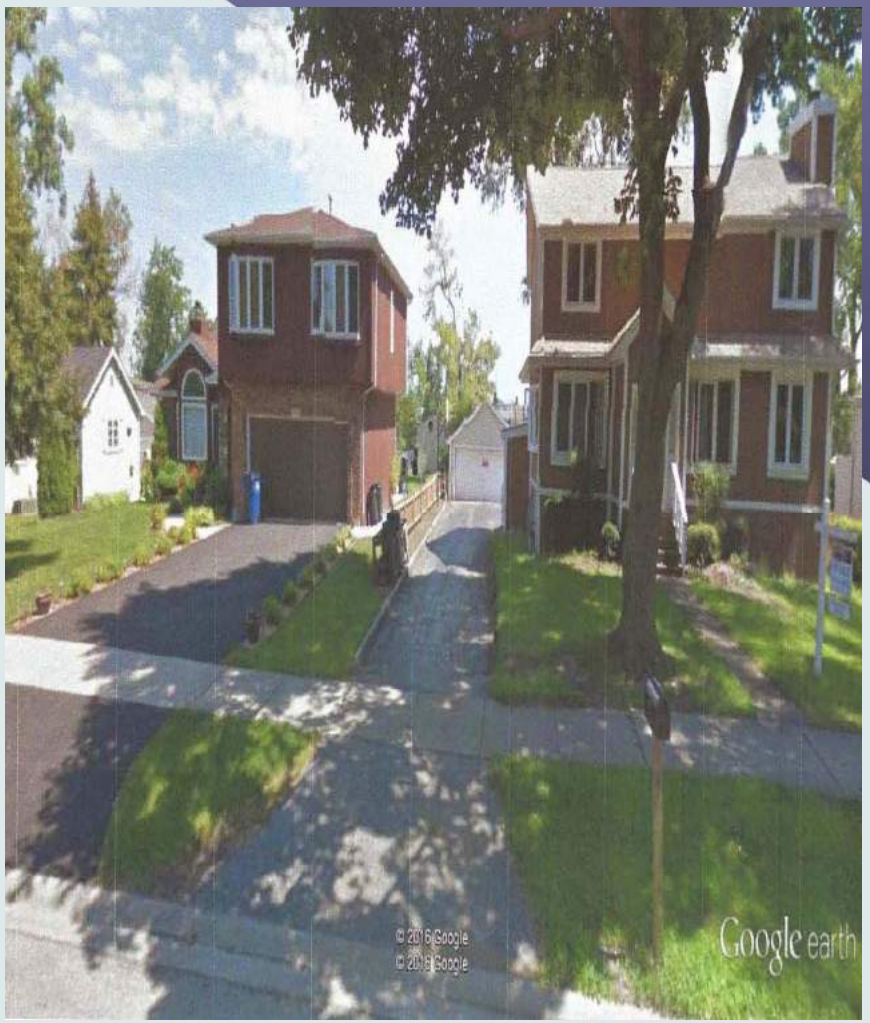
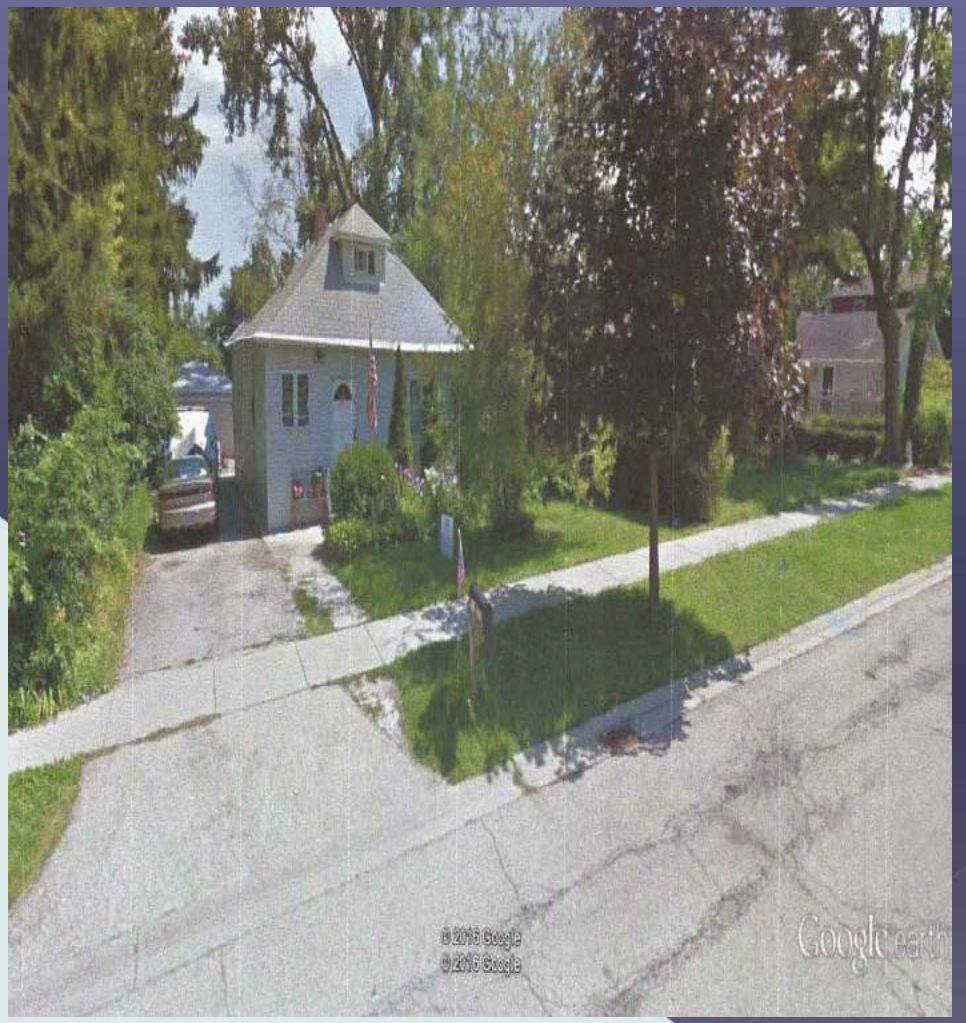
www.mydubin.com

Existing Houses on the Block





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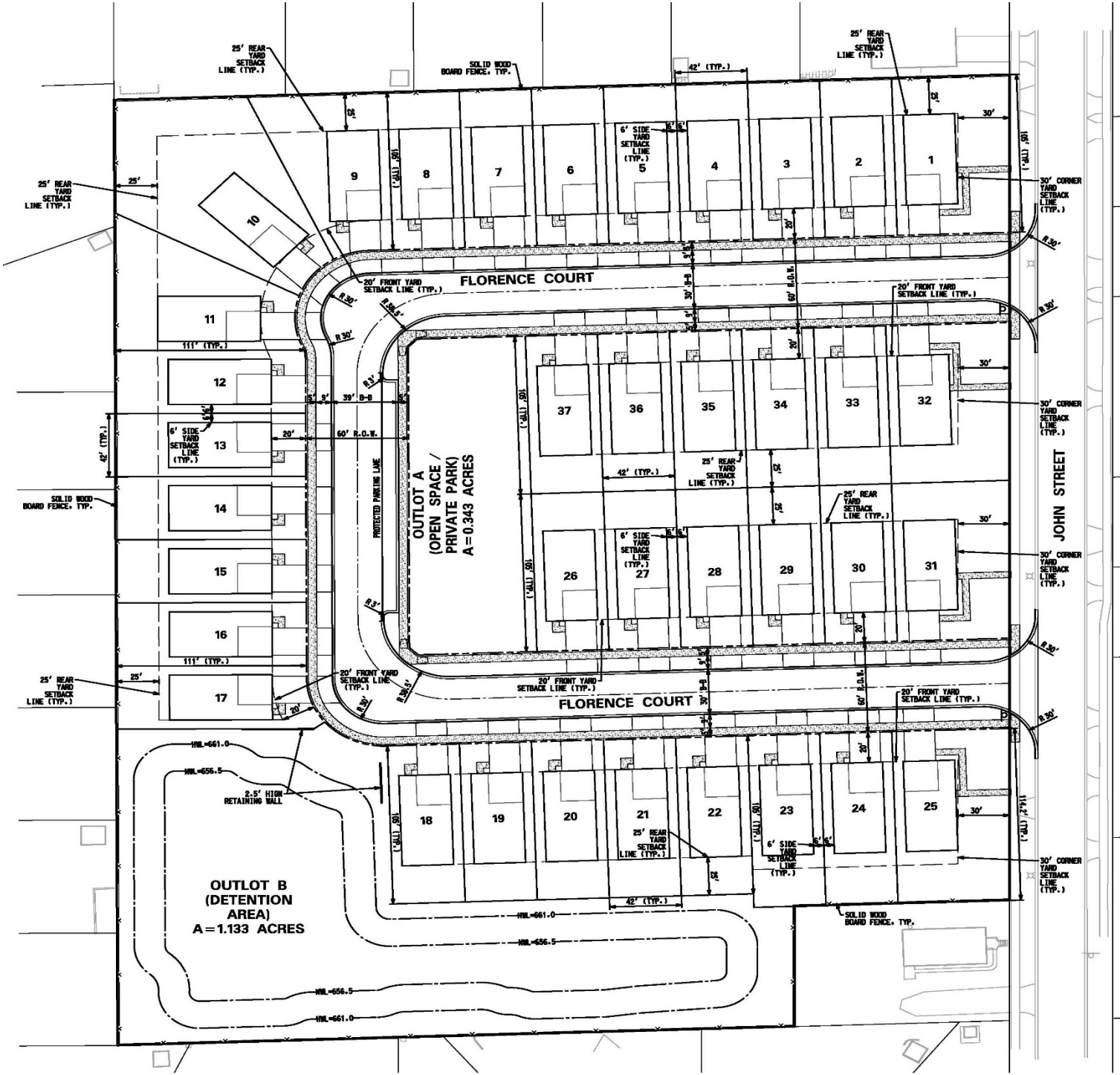
www.mydubin.com



Preliminary Site Plan

05/08/17

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www.mydublin.com

Dry Basin Detention Example

DUBIN
DOES THE TOWN

www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, May 11, 2017 10:22 AM
To: Scott Viger
Subject: FW: Development of 770-830 John St, Bensenville IL- Scott Viger
Attachments: Development of 770-830 John St, Bensenville IL- Scott Viger.pdf

Scott

Attached are my notes . I just got back the 2 x 3 landscaping plan, and it takes a real trained eye to really see a difference between the 37 and 41 du plans.

That said, we should talk about comparison

From: Accounting User
Sent: Thursday, May 11, 2017 10:19 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: Development of 770-830 John St, Bensenville IL- Scott Viger

Dubin Consulting, Inc.
Real Estate Development
607 Academy Dr., Northbrook, Illinois 60062 • Phone: 773 - 919 - 8083 • FAX: 773 - 427 – 2412
www.mydubin.com

August 24, 2016

Mr. Scott Viger
Director of Community and Economic Development
12 S. Center Street
Bensenville, Illinois 60106

Re: Development of 7 acres, located 770-830 John St, Bensenville, Illinois

Dear Scott,

During the meeting of August 11, 2016, the following issues were discussed (VIA 51 Units)

1. Side yards/back yards
2. Rented by multiple families and market
3. Traffic Study
4. Tot- Lot
5. Where to put snow
6. Detention location
7. Fire truck path
8. Dead end to the south.
9. Garage Pad can hold two cars.
10. Safety/code issue of parallel parking
11. Current Zoning/Density
12. Different façade choices - City staff issue.
13. Lot Coverage
14. Fencing around Detention
15. Fencing between back yards
16. HOA

We believe we have addressed most if not all of the concerns of the residents:
I look forward to the meeting with Mayor Soto on August 24, 2016.

Sincerely,

David Dubin

Enclosures: Site plans (2), lot plan dtd 8/17/16, floor plans

David Dubin

From: David Dubin
Sent: Wednesday, September 7, 2016 12:53 PM
To: Scott Viger
Subject: meeting with Mayor 8/24/16

Scott,

42 DJ (See PLAN)

These are my meeting notes.

Do you have a few minutes to go over these and the application?

Let me know,

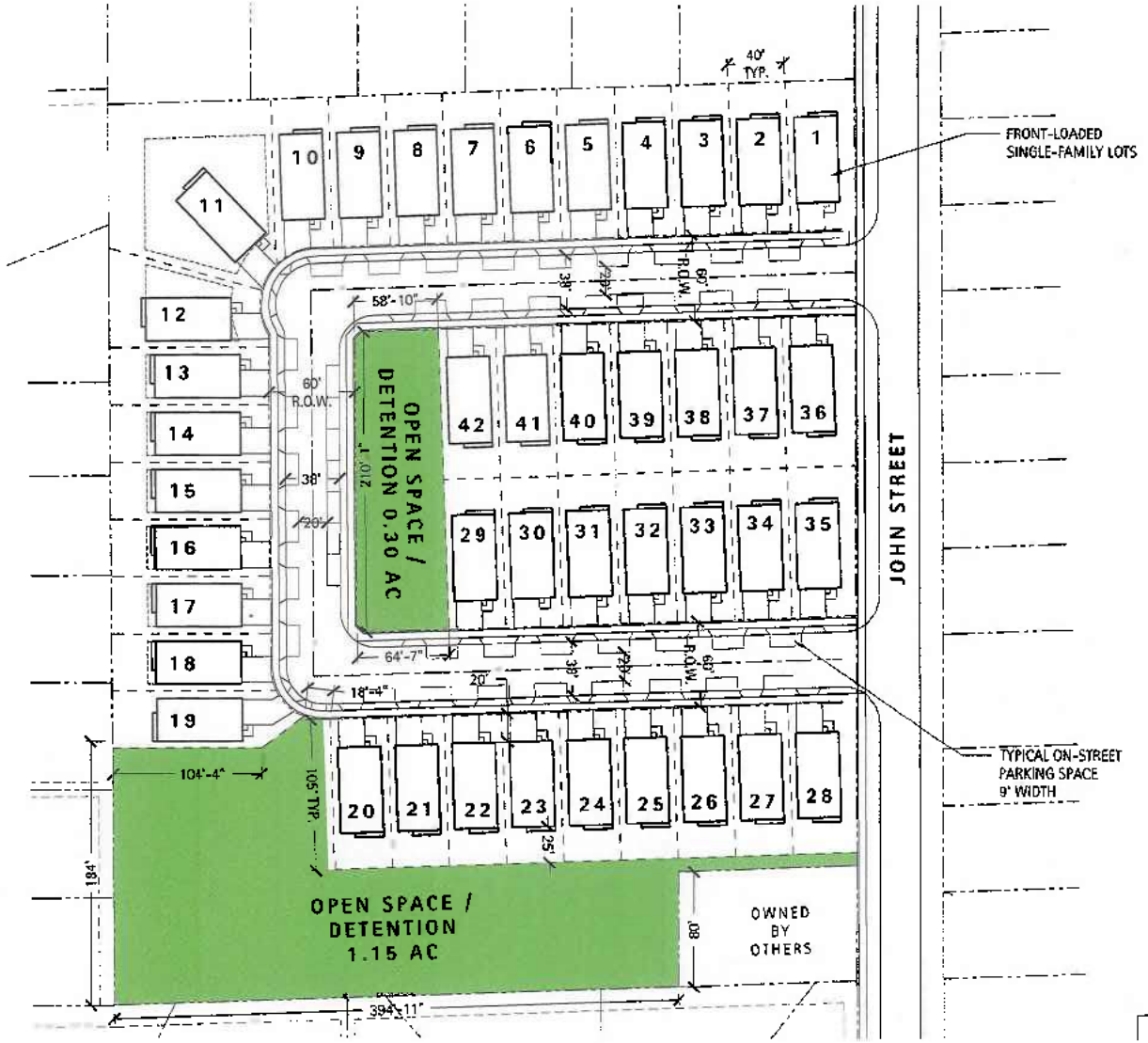
Thanks
DD

[redacted]

David Dubin
President
Dubin Consulting, Inc.
(773) 919-8083
David@dubinconsultinginc.com

WE HAVE MOVED:
PLEASE NOTE OUR NEW OFFICE ADDRESS:
607 ACADEMY DRIVE, NORTHBROOK, IL 60062

2



SITE DATA

7.30	TOTAL LOT ACREAGE
1.45	ACRES OPEN SPACE/DETENTION
1.41	ACRES ROW
42	FRONT-LOADED SINGLE FAMILY LOTS
5.75	DU/AC GROSS

PARKING

84	GARAGE SPACES
84	DRIVEWAY APRON
44	ON-STREET SPACES
212	TOTAL SPACES
5.05	SPACES PER UNIT

Note: North and south property lines are not perpendicular to John Street right-of-way

Dubin Consulting

770-830 John Street Bensenville, Illinois

DRAFT: NOT FOR DISTRIBUTION

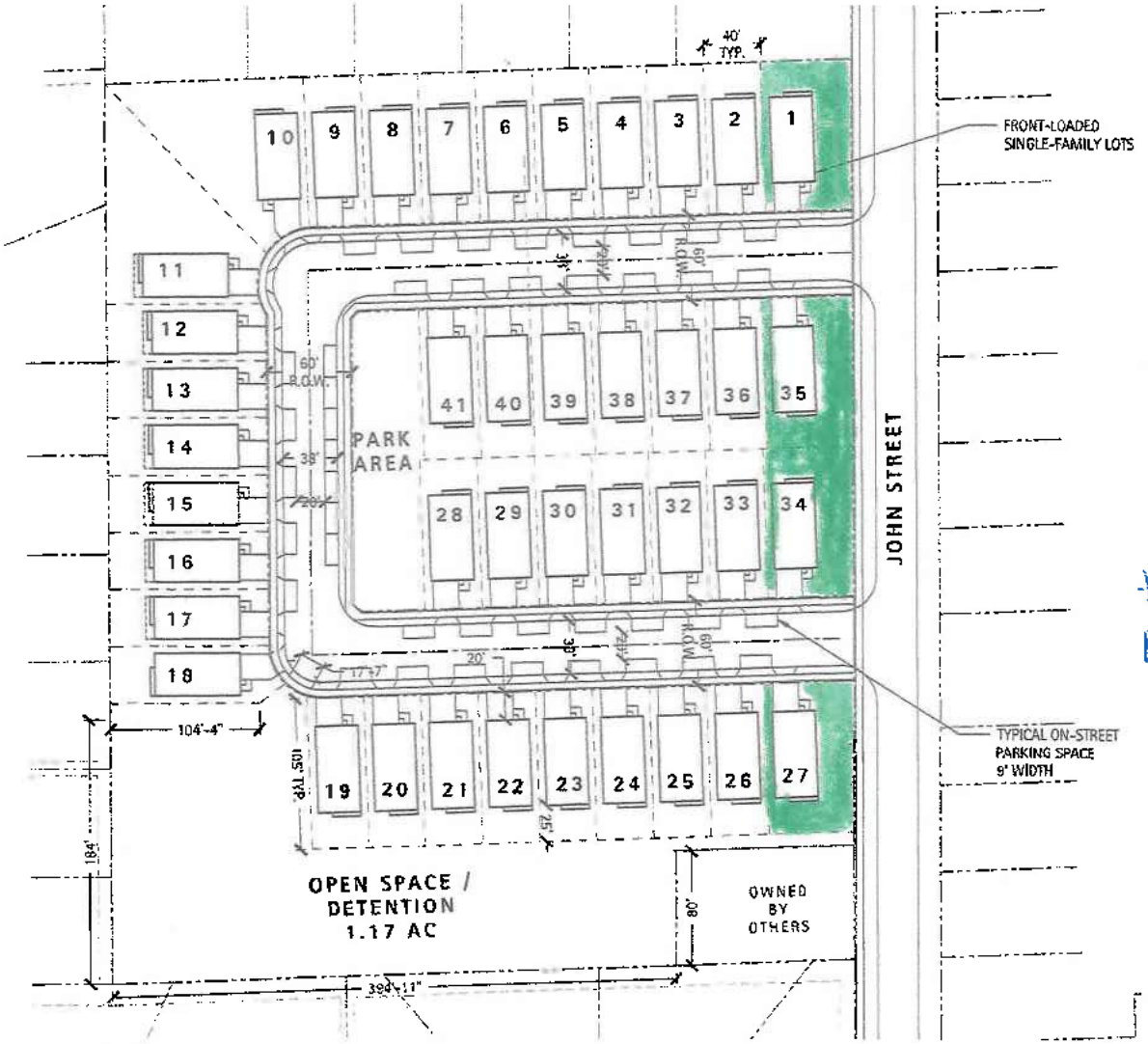
THE LAKOTA GROUP.

0' 40' 80'

SEPTEMBER 7, 2016

Site Plan

Set Back (4 on John (Per Mayor)



SITE DATA

7.30	TOTAL LOT ACREAGE
1.41	GREEN SPACE
1.41	ACRES ROW
41	FRONT-LOADED SINGLE FAMILY LOTS
5.62	DU/AC GROSS

PARKING

82	GARAGE SPACES
82	DRIVEWAY APRON
42	ON-STREET SPACES
206	TOTAL SPACES
5.02	SPACES PER UNIT

DRAFT
#1, 27, 34 & 35
HAVE 25' Set Back
ON John St.

Note: North and south property lines are not perpendicular to John Street right-of-way

Dubin Consulting

770-830 John Street Bensenville, Illinois

THE LAKOTA GROUP.

Site Plan

0' 40' 80'

OCTOBER 26, 2016

1

David Dubin

From: David Dubin
Sent: Friday, November 4, 2016 11:08 AM
To: Scott Viger
Subject: John St.

F/y1 I

Good Morning Scott,

[redacted]

That said, since this will come up again, I am going to have a market study prepared for our CDC submission.

I just thought I would let you know.

Thanks,

David

David Dubin
President
Dubin Consulting, Inc.
(773) 919-8083
David@dubinconsultinginc.com

WE HAVE MOVED:
PLEASE NOTE OUR NEW OFFICE ADDRESS:
607 ACADEMY DRIVE, NORTHBROOK, IL 60062

5

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, May 11, 2017 10:03 AM
To: Evan Summers; Scott Viger; Kurtis Pozsgay
Subject: new homes

Guys,

This article was just published---

This is what I was talking about. Most people over 45 are out of touch----

The Next Hot Housing Market: Starter Homes

By Laura Kusisto and Chris Kirkham Published May 11, 2017 **Features** Dow Jones Newswires

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- Print

After sitting on the sidelines for a decade, millennials are buying homes en masse, promising to kick the already strong housing market into higher gear.

Virtually all major builders are migrating away from the luxury homes that dominated the early years of the economic expansion and are focusing on lower price points to cater to this burgeoning clientele.

"There's an increasing confidence level in that part of the market," said Gregg Nelson, co-founder of California home builder Trumark Cos. "The recovery is finally starting to take hold in a broader way."

The share of first-time buyers fell to 32% in 2015, its lowest level in nearly three decades and down from a historical average of around 40%, according

to the National Association of Realtors. That number climbed back up to 35% last year.

The housing recovery has been divided, as the luxury market has soared in recent years while the more affordable end of the market has struggled to make up for lost ground. Tough lending standards, slow wage growth, growing student-debt obligations and a newfound fear of ownership have combined to crimp demand among millennials in particular. The return of the starter-home market means the housing bifurcation is finally starting to narrow.

Demographers generally define millennials as people born between roughly 1980 and 2000.

"They're crawling out of their parents' basements, they're forming households and they're looking to buy," said Doug Bauer, chief executive of Tri Pointe Group Inc., which operates in eight states.

The return of first-time buyers allays fears that millennials would eschew homeownership and provides a long-awaited infusion of new demand to the market. These new buyers could also be a boon to the overall economy by driving builders to build more homes. But demand is ramping up at a time when supply is already tight and price growth is significantly outstripping wage gains.

Some 854,000 new-owner households were formed during the first three months of the year, more than double the 365,000 new-renter households formed during the period, according to Census Bureau data. It was the first time in a decade that more households chose to own than rent compared with a year earlier, according to an analysis by home-tracker Trulia.

In Orange County, Calif., Trumark's Mr. Nelson said he has been selling entry-level homes at nearly double the rate of his higher-end properties.

He is even gaining confidence to build homes in more far-flung locations. The company is about to begin construction on a 114-home project in the Inland Empire east of Los Angeles and another development in Manteca, Calif., about 80 miles east of San Francisco. Both areas were hard-hit during the housing crash and were among the slowest to recover.

Outside Las Vegas, Tri Pointe has introduced a new-home design that is specifically targeted to millennial buyers, featuring indoor-outdoor patios and deck spaces, as well as a separate downstairs bedroom-and-bathroom suite that could be rented out to a roommate. Mr. Bauer said the homes, geared toward first-time buyers, have been selling more rapidly than pricier homes.

Joey Liu, a 28-year-old technology worker, purchased his first home in San Jose, Calif., earlier this year. He said it is more expensive than renting but that he is getting to the stage in life where it was time to buy.

"A lot of friends of mine bought a home so I started thinking maybe it was time to buy a home and stop paying rent," said Mr. Liu, who settled on a three-bedroom townhouse for $690,000. He plans to rent out a room to help with the expenses.

He had three house-warming parties to celebrate his newfound status. "This is my first house, so it definitely feels different," he said.

In the first quarter of this year, 31% of the speculative homes built by major builders were smaller than 2,250 square feet, according to Zelman & Associates. That is up from 27% a year ago and 24% in the first quarter of 2015.

"Most builders really preferred to stick straight down the fairway, right at the corner of Main and Main. They were afraid to go back into the rough where they built a lot of homes in the prior cycle," said Alan Ratner, senior homebuilding analyst at Zelman.

Builders said that while they are taking a chance by building homes farther out and starting construction before they have a buyer in contract, it remains a far cry from the mid-2000s.

"One of the misconceptions is that, here we go again, this is another 2005, 2006 where all these builders are going to build hundreds of thousands of homes. We're not going crazy," said Brent Anderson, vice president of investor relations at Arizona-based Meritage Homes Corp. Mr. Anderson said that last year the company was building four to five speculative homes per community and is now up to on average 6.4.

Some 42% of the mortgages acquired by Fannie Mae so far this year were to first-time buyers, up from 31% at the recent low in 2011 and 38% in 2015. Fannie, which acquires about one-third of single-family mortgages, defines first-time buyers as anyone who hasn't owned a home in the past three years.

Building executives said one challenge is that many people are buying first homes later in life, meaning they have higher incomes and greater expectations molded by years of living in luxury downtown rentals. They also appear wary of driving farther out to get more space.

Sheryl Palmer, president and chief executive of Arizona-based Taylor Morrison Home Corp., said to cater to this demographic the company is building more three-story townhouses or single-family homes on narrow lots. She said about one-third of the company's buyers this year are millennials, up from 22% last year.

Even Toll Brothers Inc., which typically builds homes for the top end of the market, is venturing into lower price points. In Houston, the company is building homes starting in the mid-$300,000s range, while a typical Toll home in the area costs around $850,000.

Write to Laura Kusisto at laura.kusisto@wsj.com and Chris Kirkham at chris.kirkham@wsj.com

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, May 11, 2017 9:03 AM
To: Scott Viger
Subject: monday meeting

Bernie and Bill Loftus will be there with me at 6 pm

David Dubin
President
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607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, May 11, 2017 8:54 AM
To: Scott Viger; Evan Summers; Kurtis Pozsgay
Subject: small lot articles

Good Morning,

I am again enclosing links to articles about smaller lot homes, in case you want to distribute at the Monday's meeting

http://www.wsj.com/articles/suburbs-trying-to-attract-millennials-diverge-on-development-patterns-1472251218

http://www.cuddyfeder.com/wp-content/uploads/2016/03/Land-Use-and-Planning-Preventing-Flight-of-Millennials-_-New-York-Law-Journal.pdf

http://thegbrief.com/articles/millennials-are-seeking-smaller-cozier-housing-618

http://www.curbed.com/2016/6/21/11956516/millennial-first-time-home-trends-suburbs

http://www.jsonline.com/story/life/home-garden/2016/08/11/smaller-homes-appeal-both-empty-nesters-and-millennials/87972270/

://www.bostonglobe.com/lifestyle/style/2016/03/10/millennials-are-living-small/2caHMmkIs7fO768EInP99O/story.html

http://ktgy.com/manny-gonzalez-boomers-move-in-on-millennial-housing-stock/

http://www.wsj.com/articles/suburbs-trying-to-attract-millennials-diverge-on-development-patterns-1472251218

http://www.sandiegouniontribune.com/business/growth-development/sdut-small-lot-ordinance-single-family-zoning-2015may09-story.html

http://www.dca.state.ga.us/intra_nonpub/Toolkit/Guides/epa_largelot.pdf

http://urbanland.uli.org/development-business/industry-outlook-getting-density-right/

http://www.sightline.org/2016/04/20/how-exclusionary-zoning-robs-our-cities-of-their-best-qualities/

http://uli.org/wp-content/uploads/ULI-Documents/Economics-of-Inclusionary-Zoning.pdf

http://www.builderonline.com/land/planning/the-density-riddle_o

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www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, May 11, 2017 8:52 AM
To: Scott Viger
Subject: john st

Scott,

Do you want me to update the power point?

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: Bill Loftus <wloftus@spacecoinc.com>
Sent: Wednesday, May 10, 2017 10:59 PM
To: Scott Viger
Cc: David Dubin (david@dubinconsultinginc.com); Citron, Bernard I.
Subject: Re: 770 - 830 John Street PUD

You are correct. That is what is indicated on the submitted engineering documents.

Sent from my iPhone

On May 10, 2017, at 9:46 PM, Scott Viger <SViger@bensenville.il.us> wrote:

> Good evening gentlemen –
> I need you folks to confirm once and for all the issue of "Look Out " basements on the Neighborhood Engineering Plan. It was certainly a point of departure during the CDC Public Hearing. As I view the engineering plan dated 01.27.17 Last Revised 05.08.17which I received earlier today, proposed Homesites #8 – 24 are labeled as Look Outs ("LO"), Homesites #7 and 25 are denoted as "PLO" which I take to stand for a "Partial Look Out".
>
> Am I correct?
> Thanks.
>
> Scott R. Viger A.I.C.P.
> <image001.png>

From: Citron, Bernard I. <BCitron@thompsoncoburn.com>
Sent: Wednesday, May 10, 2017 5:27 PM
To: David Dubin; Scott Viger
Cc: Edelstein, Michelle S.; Scott Viger; Bill Loftus
Subject: RE: John Street PUD guys please look at

I will be able to attend

Bernard I. Citron
bcitron@thompsoncoburn.com
P: 312.580.2209
F: 312.580.2201
M: 312.636.7656

Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, IL 60603
www.thompsoncoburn.com

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Wednesday, May 10, 2017 5:02 PM
To: Scott Viger
Cc: Citron, Bernard I.; Edelstein, Michelle S.; Scott Viger; Bill Loftus
Subject: RE: John Street PUD guys please look at

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Wednesday, May 10, 2017 5:00 PM
To: David Dubin <david@dubinconsultinginc.com>
Subject: John Street PUD

David –
Things here are moving along, but we have slight hiccup.
The Tuesday 05.16.17 Village Board Committee meeting is being rescheduled for Monday 05.15.17!
Does that still work for you and your team?

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

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From: David Dubin <david@dubinconsultinginc.com>
Sent: Wednesday, May 10, 2017 5:02 PM
To: Scott Viger
Cc: Citron, Bernard I.; Edelstein, Michelle S.; Scott Viger; Bill Loftus
Subject: RE: John Street PUD guys please look at

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Wednesday, May 10, 2017 5:00 PM
To: David Dubin <david@dubinconsultinginc.com>
Subject: John Street PUD

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Does that still work for you and your team?

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin <david@dubinconsultinginc.com>
Sent: Wednesday, May 10, 2017 10:15 AM
To: Scott Viger; Kurtis Pozsgay
Cc: Evan Summers; Scott Johnson; Bill Loftus; Citron, Bernard I.; Guru Naganat
Subject: FW: 770-830 John Street , Bensenville, Village Board Community Development Committee Meeting May 16, 2017

Scott, Kurtis and Evan,

Attached is the Drop Box Link for our Village Board Committee meeting on Tuesday, May 16 at 6pm.

We will be delivering a hard copy later today. Spaceco will be delivering full size drawings of both their plans and Lakota's landscaping plans as well.

Please call me if you have any questions.

Scott, I will send over before the meeting, comments from the meetings on how we went from 51, to 41 and finally to 37 home sites.

Thanks

David

From: Accounting User
Sent: Wednesday, May 10, 2017 10:10 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: 770-830 John Street , Bensenville, Village Board Community Development Committee Meeting May 16, 2017

https://www.dropbox.com/sh/oh04j1x3q48ct7c/AACgFwpEfyxyMGMs_BB3qv6ua?dl=0

770-830 John Street , Bensenville, Village Board Community Development Committee Meeting May 16, 2017

www.dropbox.com

Shared with Dropbox

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, May 9, 2017 3:21 PM
To: Kurtis Pozsgay
Cc: Scott Viger; Evan Summers
Subject: FW: Bensenville TABLE OF CONTENTS- May 8 2017
Attachments: Bensenville TABLE OF CONTENTS- May 8 2017.pdf

Here is the title of contents for the submittal

From: Accounting User
Sent: Tuesday, May 9, 2017 3:16 PM
To: David Dubin <david@dubinconsultinginc.com>
Subject: Bensenville TABLE OF CONTENTS- May 8 2017

TABLE OF CONTENTS:

Village Board Community Development Committee meeting
770-830 John Street

NO	DATE	FROM	PAGES	DESCRIPTION
1	05/09/17	Applicant	1	Cover letter From Dubin Consulting Inc
2	02/08/17	Applicant	25	Community Development Commission Application
3	10/20/16	Bensenville	1	Bensenville School District 2 Support Letter
4	05/08/17	Applicant	1	Lot Matrix
5	02/03/17	SPACECO	1	Plat of Survey
6	02/03/17	SPACECO	4	Land Use Opinion Application
7	02/03/17	BSB Design	7	Facades and Floor plans
8	02/06/17	KLOA	48	Traffic Impact Study
9	01/31/17	Appraisal Research Counselors	90	Market Study
10	2/14/17	BSB Design	3	John Street Facades
11	3/06/17	SPACECO	22	Kane-Dupage Soil and Water Conservation District Land Use Opinion 17-015
12	5/08/17	SPACECO	8	Lot Coverage Exhibits
13	5/08/17	SPACECO	1	Preliminary Plat of Subdivision (Updated)
14	5/08/17	SPACECO	1	Preliminary Site Plan (Updated)
15	5/08/17	SPACECO	5	Preliminary Site Improvement Plans (Updated)
16	5/08/17	SPACECO	2	Fire Truck Turn Exhibit 30’ B-B (Updated)
17	5/09/17	Lakota Group	4	Preliminary Landscape Plan (Updated)
18	03/21/17	BSB Design	4	Color Facades
19	5/08/17	SPACECO	17	Preliminary Stormwater Management Report (Updated)
20	5/09/17	Lakota Group	4	Color Landscape Plan (Updated)
21	4/17/2017	Applicant	1	CDC Submission Table of Contents April 2017
22	4/17/2017	Bensenville	12	CDC Staff Report

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, May 9, 2017 3:19 PM
To: Kurtis Pozsgay; Evan Summers
Cc: Scott Viger
Subject: Bensenville ltr village board zoning committee may 9.05.2017 (2)
Attachments: Bensenville ltr village board zoning committee may 9.05.2017 (2).docx

Evan and Kurtis,

Since you wanted me to include the prior two site plans in the packet, I thought I would add some information to the letter.

Please see if you like this better.

DD

From: Kurtis Pozsgay
Sent: Tuesday, May 9, 2017 3:16 PM
To: David Dubin; Scott Viger
Subject: RE: BOARD MEETING MAY 16

There was no new mailing. Only for the initial CDC public hearing

---

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Tuesday, May 9, 2017 1:30 PM
To: Scott Viger <SViger@bensenville.il.us>; Kurtis Pozsgay <KPozsgay@bensenville.il.us>
Subject: BOARD MEETING MAY 16

Scott and Kurtis,

Did a legal notice have to go out along with a mailing to those with in XXXX feet of the property?

Also, didn't see the meeting addenda, or the meeting on your website.

Let me know,

Thanks

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, May 9, 2017 1:30 PM
To: Scott Viger; Kurtis Pozsgay
Subject: BOARD MEETING MAY 16

Scott and Kurtis,

Did a legal notice have to go out along with a mailing to those with in XXXX feet of the property?

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David

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From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, May 9, 2017 1:01 PM
To: Scott Viger; Kurtis Pozsgay; Evan Summers
Subject: FW: Preliminary Site Plan 770-830 John 4-25-17
Attachments: 16014_Bensenville_Landscape Plans_Rendering_20170509.pdf

Hi Scott, Kurtis and Evan,

Just fyi- the up to date landscaping plans.

Will send drop box later today.

You will get hard copies on Wednesday, along with (1) full size 2 x 3 of the landscaping and engineering

Thanks

David

>

770-830 JOHN STREET SUBDIVISION

LANDSCAPE PLAN

BENSENVILLE, ILLINOIS

SCALE: 1"=40'
0 20' 40' 80'
NORTH

MAY 9, 2017

THE LAKOTA GROUP.

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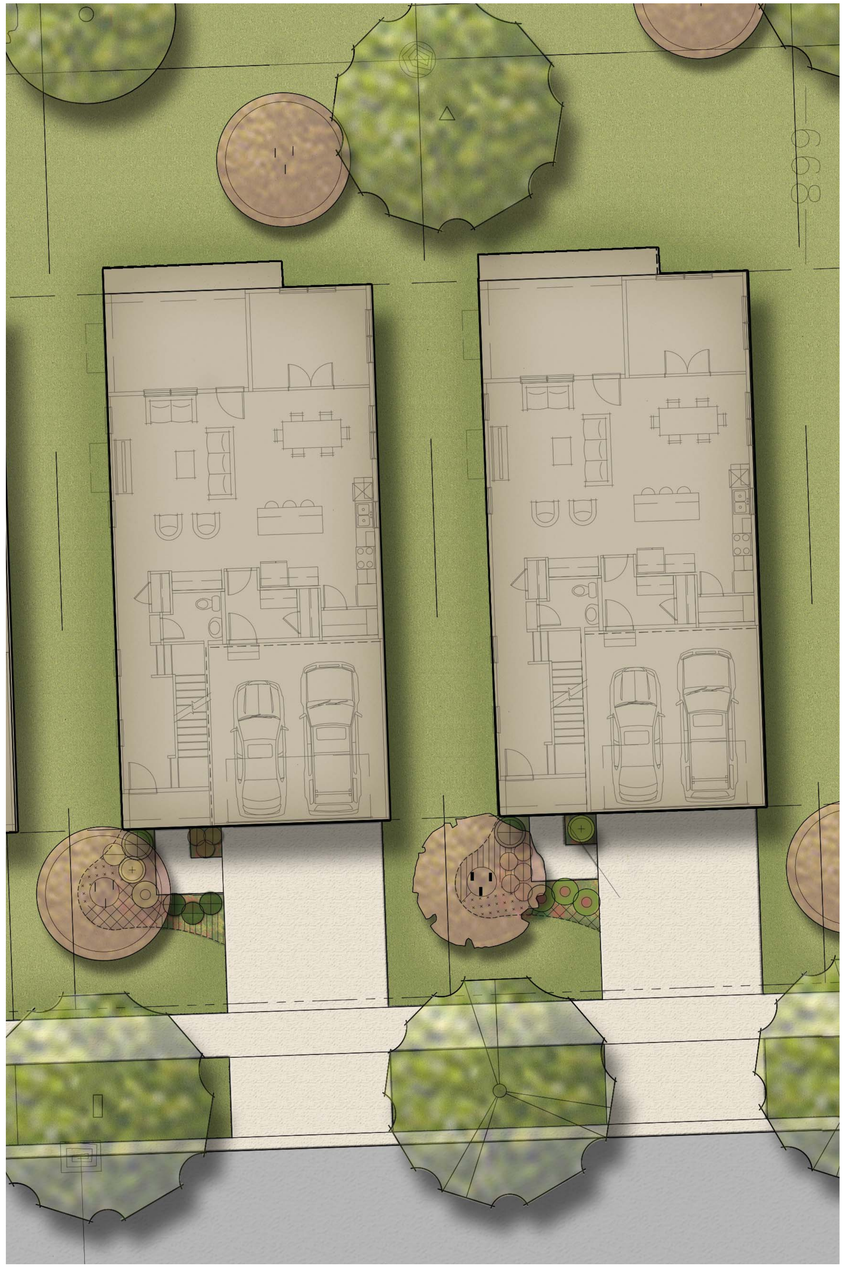
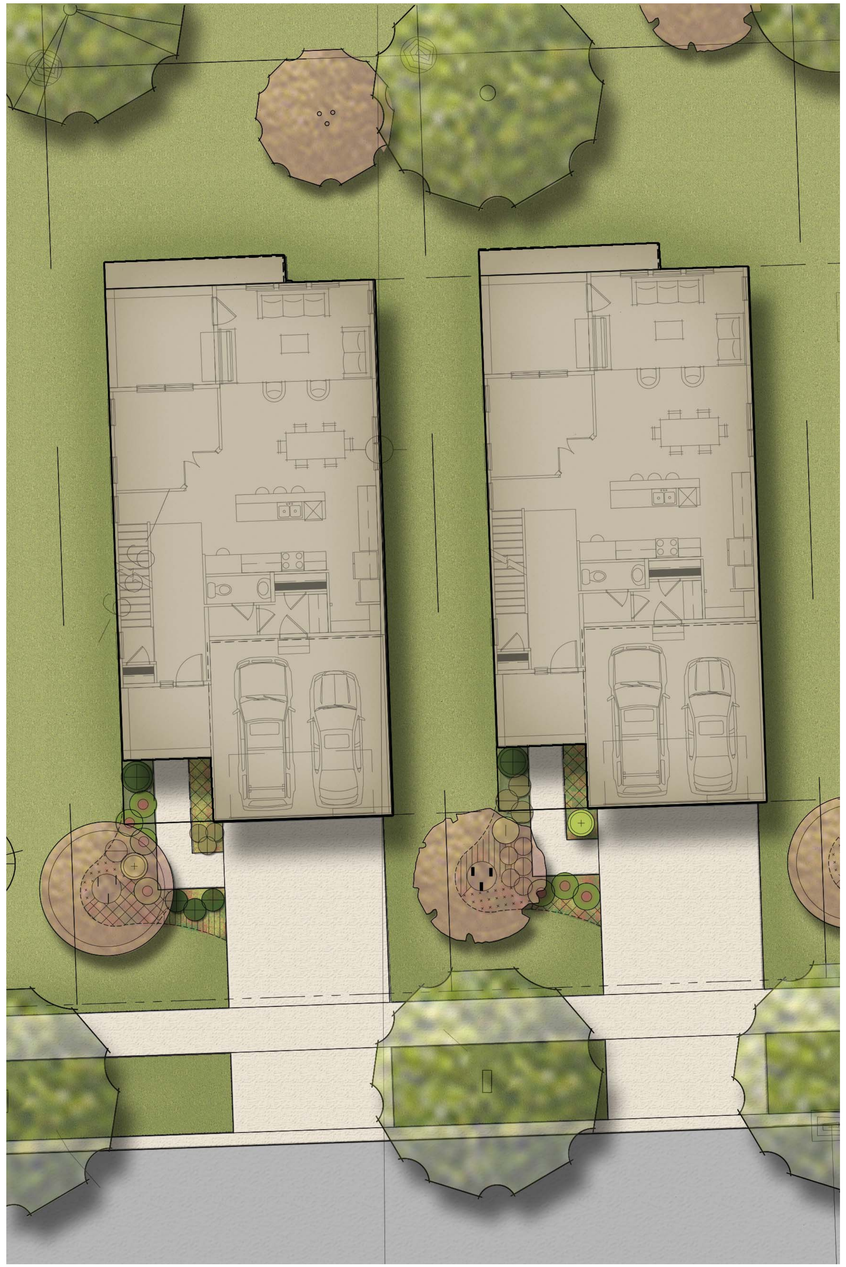


1 LANDSCAPE PLAN – SINGLE FAMILY A



2 LANDSCAPE PLAN – SINGLE FAMILY B

LEGEND

- APPROXIMATE LIMIT OF WORK
- SHADE TREE, TYPICAL
- ORNAMENTAL TREE, TYPICAL
- EVERGREEN TREE, TYPICAL
- LAWN SEED
- STORMWATER SEED MIX
- PRAIRIE SEED MIX

NOTES

1. INDIVIDUAL LOTS TO BE LANDSCAPED BY OWNER.

770-830 JOHN STREET SUBDIVISION

LANDSCAPE PLAN - SINGLE FAMILY

BENSENVILLE, ILLINOIS

MAY 9, 2017

SCALE: 1/8"= 1'-0"
0 4' 8' 16'
NORTH

THE LAKOTA GROUP.

© 2017 THE LAKOTA GROUP

PLANT LIST

THE LANDSCAPE PLAN WILL CONSIST OF, BUT IS NOT LIMITED TO, THE PLANT LIST AS SHOWN. PLANT SIZES SPECIFIED IN FINAL LANDSCAPE PLAN WILL DEPEND ON AVAILABILITY AT TIME OF PLANTING.

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE
DECIDUOUS TREES			
AF	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	3" caliper
CO	Celtis occidentalis	Common Hackberry	3" caliper
GT	Gleditsia triacanthos inermis 'Skyline'	Skyline Thornless Honeylocust	3" caliper
QM	Quercus macrocarpa	Bur Oak	3" caliper
TC	Tilia cordata 'Greenspire'	Littleleaf Linden	3" caliper
UAA	Ulmus 'Accolade'	Accolade Elm	3" caliper
UH	Ulmus 'Homestead'	Homestead Elm	3" caliper
ORNAMENTAL TREES			
AC	Amelanchier canadensis 'Autumn Brilliance'	Shadblow Serviceberry 'Autumn Brilliance'	6'-10' ht.
BN	Betula nigra 'Heritage'	Heritage River Birch	6'-10' ht.
CC	Cercis canadensis	Eastern Redbud	6'-10' ht.
CCI	Crataegus crusgalli 'Inermis'	Thornless Cockspur Hawthorn	6'-10' ht.
MSO	Magnolia soulangiana 'Saucer'	Saucer Magnolia	6'-10' ht.
MM	Malus x 'Marilee'	Marilee Crabapple	6'-10' ht.
MP	Malus x 'Prairiefire'	Prairiefire Crabapple	6'-10' ht.
EVERGREEN TREES			
PGD	Picea glauca 'Densata'	Black Hills Spruce	6'-12' ht.
PPG	Picea pungens 'Glauca'	Colorado Blue Spruce	6'-12' ht.
PM	Pseudotsuga menziesii	Douglas Fir	6'-12' ht.
DECIDUOUS SHRUBS			
AM	Aronia melanocarpa	Glossy Black Chokeberry	18-30" ht.
HA	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	24-36" ht.
HP	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea	24-36" ht.
RA	Rhus aromatica 'Gro-Low'	Fragrant Sumac	5 gal.
RC	Rosa 'Flower Carpet Pink'	Flower Carpet Pink Shrub Rose	5 gal.
RK	Rosa 'Knockout'	Knockout Rose	5 gal.
SM	Syringa meyeri	Dwarf Korean Lilac	5 gal.
VD	Viburnum dentatum	Arrowwood Viburnum	24-36" ht.
VP	Viburnum prunifolium	Blackhaw Viburnum	3' ht.
VTW	Viburnum trilobum 'Wentworth'	Wentworth American Cranberrybush	18-30" ht.
EVERGREEN SHRUBS			
BM	Buxus microphyla 'Wintergreen'	Wintergreen Boxwood	18"-36" ht.
TM	Taxus media 'Densiformis'	Dense Yew	18"-30" spr.
TMH	Taxus media "Hicksii"	Hicks Yew	18"-30" spr.
TOE	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	6' -8' ht.
JCK	Juniperus chinensis 'Kallays Compacta'	Kallays Compact Juniper	5 gal.
PERENNIALS/GRASSES			
cas	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal.
ep	Echinacea purpurea 'Magnus'	Purple Coneflower	1 gal.
hh	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.
hp	Heuchera micrantha 'Purple Palace'	Purple Palace Coral Bells	1 gal.
hgc	Hosta 'Guacamole'	Guacamole Hosta	1 gal.
hss	Hosta Sum and Substance	Sum and Substance Hosta	1 gal.
nm	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gal.
pah	Pennisetum apelocuroides 'Hameln'	Dwarf Fountain Grass	3 gal.
pat	Perovskia atriplicifolia	Russian Sage	1 gal.
rf	Rudbeckia fulgida 'Goldstrum'	Black Eyed Susan	1 gal.
sa	Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.
sh	Sporobolus heterolepsis	Prairie Dropseed	1 gal.
GROUNDCOVERS			
lsp	Liriope spicata	Lilyturf	3" pot/quart
pt	Pachysandra terminalis	Pachysandra	3" pot/quart

STORMWATER SEED MIX

BOTANIC NAME	COMMON NAME	OUNCES / ACRE
PERMANENT GRASSES / SEDGES / RUSHES		
Bolboschoenus fluviatilis	River Bulrush	0.25
Carex cristatella	Crested Oval Sedge	2.00
Carex lurida	Bottlebrush Sedge	3.00
Carex vulpinoidea	Brown Fox Sedge	6.00
Elymus virginicus	Virginia Wild Rye	13.50
Glyceria striata	Fowl Manna Grass	1.25
Juncus effusus	Common Rush	2.00
Leersia oryzoides	Rice Cut Grass	1.00
Panicum virgatum	Switch Grass	2.00
Schoenoplectus tabernaemontani	Softstem Bulrush	3.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	1.00
	Total	37.00
TEMPORARY COVER		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	460.00
FORBS & SHRUBS		
Alisma spp.	Water Plantain (Various Mix)	4.25
Asclepias incarnata	Swamp Milkweed	1.50
Bidens spp.	Bidens (Various Mix)	2.00
Helenium autumnale	Sneezeweed	2.00
Iris virginica	Blue Flag	4.00
Lycopus americanus	Common Water Horehound	0.25
Mimulus ringens	Monkey Flower	1.00
Oligoneuron riddellii	Riddell's Goldenrod	0.50
Penthorum sedoides	Ditch Stonecrop	0.50
Polygonum spp.	Pinkweed (Various Mix)	4.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Rudbeckia triloba	Brown-Eyed Susan	1.50
Sagittaria latifolia	Common Arrowhead	1.00
Senna hebecarpa	Wild Senna	1.00
Symphyotrichum novae-angliae	New England Aster	1.50
Thalictrum dasycarpum	Purple Meadow Rue	2.00
	Total	28.00

PRAIRIE SEED MIX

BOTANIC NAME	COMMON NAME	OUNCES / ACRE
PERMANENT GRASSES		
Andropogon gerardii	Big Bluestem	12.00
Bouteloua curtipendula	Side Oats Grama	16.00
Carex spp.	Prairie Sedge Mix	3.00
Elymus canadensis	Canada Wild Rye	24.00
Panicum virgatum	Switch Grass	2.50
Schizachyrium scoparium	Little Bluestem	28.00
Sorghastrum nutans	Indian Grass	12.00
	Total	97.50
TEMPORARY COVER		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	460.00
FORBS		
Asclepias syriaca	Common Milkweed	1.00
Asclepias tuberosa	Butterfly Weed	1.00
Chamaecrista fasciculata	Partridge Pea	9.00
Coreopsis lanceolata	Sand Coreopsis	5.00
Echinacea purpurea	Broad-leaved Purple Coneflower	7.50
Heliopsis helianthoides	False Sunflower	0.25
Lupinus perennis	Wild Lupine	1.00
Monarda fistulosa	Wild Bergamot	0.50
Penstemon digitalis	Foxglove Beard Tongue	1.00
Pycnanthemum virginianum	Common Mountain Mint	0.50
Ratibida pinnata	Yellow Coneflower	3.50
Rudbeckia hirta	Black-Eyed Susan	8.00
Solidago speciosa	Showy Goldenrod	1.00
Symphyotrichum laeve	Smooth Blue Aster	0.50
Symphyotrichum novae-angliae	New England Aster	0.75
	Total	40.50

770-830 JOHN STREET SUBDIVISION

PLANT PALETTE

BENSENVILLE, ILLINOIS

MAY 9, 2017

THE LAKOTA GROUP.

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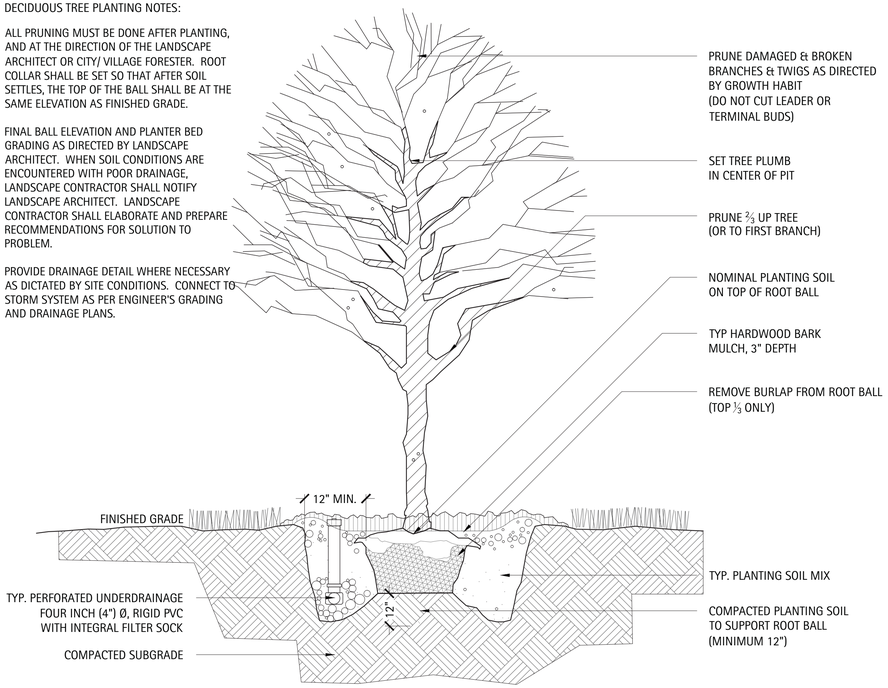
DECIDUOUS TREE PLANTING NOTES:

ALL PRUNING MUST BE DONE AFTER PLANTING, AND AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR CITY/ VILLAGE FORESTER. ROOT COLLAR SHALL BE SET SO THAT AFTER SOIL SETTLES, THE TOP OF THE BALL SHALL BE AT THE SAME ELEVATION AS FINISHED GRADE.

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.

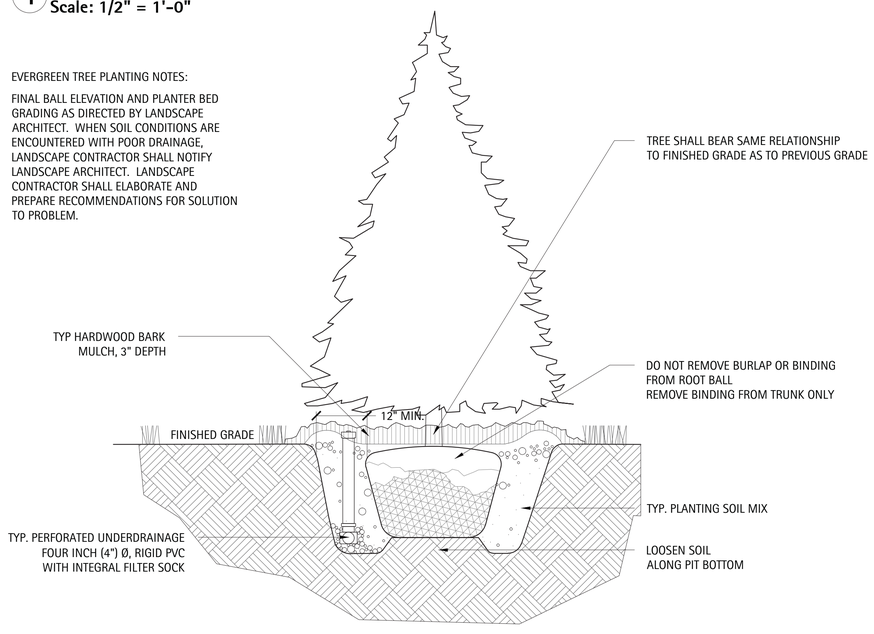
PROVIDE DRAINAGE DETAIL WHERE NECESSARY AS DICTATED BY SITE CONDITIONS. CONNECT TO STORM SYSTEM AS PER ENGINEER'S GRADING AND DRAINAGE PLANS.



1 Section - Shade Tree Planting
Scale: 1/2" = 1'-0"

EVERGREEN TREE PLANTING NOTES:

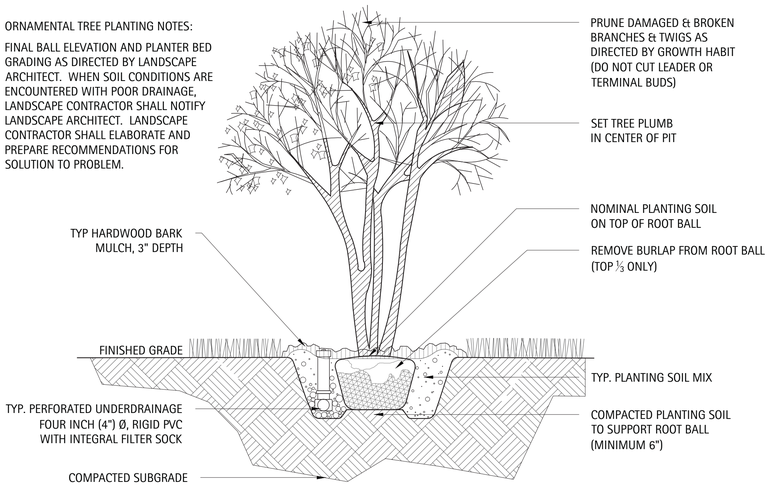
FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.



2 Section - Evergreen Tree Planting
Scale: 1/2" = 1'-0"

ORNAMENTAL TREE PLANTING NOTES:

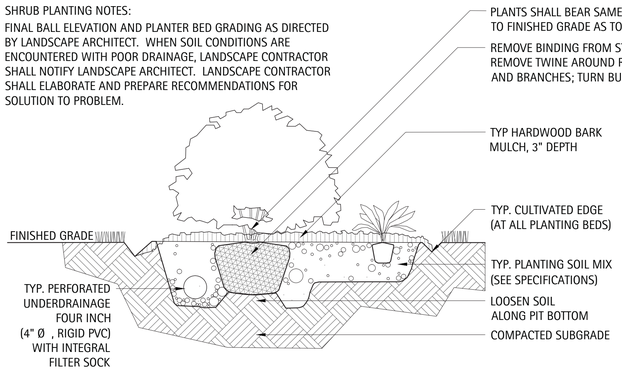
FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.



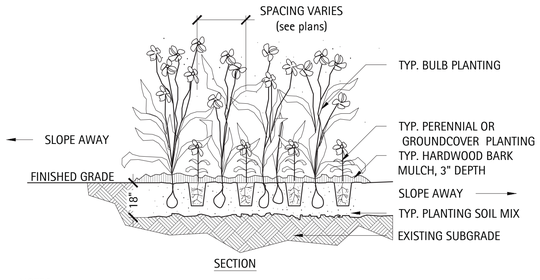
3 Section - Ornamental Tree Planting
Scale: 1/2" = 1'-0"

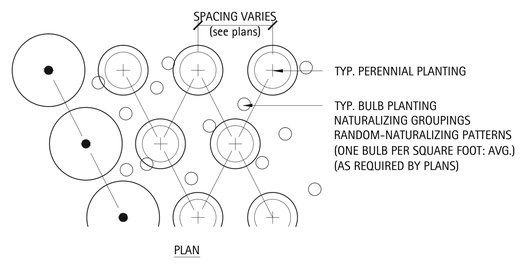
SHRUB PLANTING NOTES:

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.



4 Section - Shrub Planting
Scale: 1" = 1'-0"





NOTES:

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.

PERENNIAL PLANTING LAYOUTS TO BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

5 Plan, Section - Perennial, Groundcover, and Bulb Planting
Scale: 1/2" = 1'-0"

770-830 JOHN STREET SUBDIVISION

LANDSCAPE DETAILS

BENSENVILLE, ILLINOIS

MAY 9, 2017

THE LAKOTA GROUP.

© 2017 THE LAKOTA GROUP

From: Citron, Bernard I. <BCitron@thompsoncoburn.com>
Sent: Monday, May 8, 2017 1:23 PM
To: Scott Viger
Cc: David Dubin <david@dubinconsultinginc.com>; Bill Loftus; Scott Johnson
Subject: John Street Project

Scott:
We are (or have) submitted revised plans. As you know the project has been reduced to 37 units.
We have widened lots so there is a minimum of 12 feet between homes.
The site coverage on most of the lots is now below 50% (there are a few at 50.2% which I assume will be adjusted at the time of building permits to reduce those homes to below 50%)
In order to now appear at the Board of Trustees do we need to amend any of the application documents and formal requests?
Bernie Citron

Bernard I. Citron
bcitron@thompsoncoburn.com
P: 312.580.2209
F: 312.580.2201
M: 312.636.7656

Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, IL 60603
www.thompsoncoburn.com

CONFIDENTIALITY NOTE: This message and any attachments are from a law firm. They are solely for the use of the intended recipient and may contain privileged, confidential or other legally protected information. If you are not the intended recipient, please destroy all copies without reading or disclosing their contents and notify the sender of the error by reply e-mail.

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, May 4, 2017 11:13 AM
To: Scott Viger
Subject: RE: village board may 16

ok

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Thursday, May 4, 2017 11:11 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: Re: village board may 16

1. 6:00 PM
I'll call around 12:30 or 1:00
I'm in an airplane crash disaster training exercise now

Scott R. Viger
Sent from my iPhone

On May 4, 2017, at 11:03 AM, David Dubin <david@dubinconsultinginc.com> wrote:

> Scott,
>
> 1. What time.
> 2. Do you want me to update the hard binder.
> 3. What do you mean full size (2 x 3)
>
> I can put together a smaller 1" binder with just all the updates and a memo explaining the zoning changes, engineering changes, etc.
>
> Give me a call also to coordinate the dog and pony show (ie " from 51 du to day) that they mayor suggested.
>
> David
>
> ---
>
> **From:** Scott Viger [mailto:SViger@bensenville.il.us]
> **Sent:** Thursday, May 4, 2017 10:58 AM
> **To:** David Dubin <david@dubinconsultinginc.com>
> **Cc:** Kurtis Pozsgay <KPozsgay@bensenville.il.us>
> **Subject:** Re: village board may 16
>
> 1. Both drop box and hard copy (11x17" one copy and one full size)
> 2. I'd have Loftus at 16th meeting. Bernie is up to you.
> 3. The Committee meeting (05.16.17) is where ALL the discussion will happen. The Board meeting will be a simple vote with virtually no discussion or debate.
>
> Scott R. Viger
> Sent from my iPhone
>
> On May 4, 2017, at 10:46 AM, David Dubin <david@dubinconsultinginc.com> wrote:
>
> > Hi Scott,

I will have the engineering and landscape changes at the beginning of the week.

How do you want me to send it over to you, hard copies, or just up date the drop box, with a coversheet?

Also, did you want Loftus at the 16th?

I don't think we need Bernie then, but he will need to come to the full village board meeting since the Village attorney will be there, etc.

Let me know

Thanks

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

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Subject: Re: village board may 16

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> Let me know
>
> Thanks
>
> David
>
> David Dubin
> President

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607 Academy Drive
Northbrook, IL 60062
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Daviddubin@dubinconsultinginc.com
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Let me know

Thanks

David

David Dubin
President
Dubin Consulting Inc.
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Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Friday, April 28, 2017 10:51 AM
To: Scott Viger
Subject: may 16th meeting

Hi Scott,

Thanks for your help this am. I was thinking about timing, getting books to the village a week before the 16th, etc.

Can you give me a call.

Thanks

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: Evan Summers
Sent: Thursday, April 27, 2017 5:12 PM
To: David Dubin; Scott Viger
Cc: Kurtis Pozsgay
Subject: RE: Preliminary Site Plan 770-830 John 4-25-17

Dave,

Sorry I wasn't able to return your call today. A couple quick questions:

- [redacted]
- [redacted]

I look forward to meeting with you tomorrow. Respectfully,

eks

Evan K. Summers
Village Manager
BENSENVILLE
GATEWAY TO OPPORTUNITY
12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 **F:** 630.350.1105

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Thursday, April 27, 2017 9:49 AM
To: Scott Viger <SViger@bensenville.il.us>; Evan Summers <ESummers@bensenville.il.us>
Subject: FW: Preliminary Site Plan 770-830 John 4-25-17

Evan and Scott,

Per the Mayor's request, attached is a DRAFT, revised the site plan for 37 homes. Based upon comments from the CDC, the Site Plan was also modified as follows:

[redacted]

I look forward to our meeting at Village Hall tomorrow at 9 am.

Please call me if you have any questions,

Sincerely

David Dubin

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, April 27, 2017 9:49 AM
To: Scott Viger; Evan Summers
Subject: FW: Preliminary Site Plan 770-830 John 4-25-17
Attachments: 01_Bensenville_Landscape Plans-L1.0.pdf

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Sincerely

David Dubin

LEGEND

- APPROXIMATE LIMIT OF WORK
- EXISTING TREE
- SHADE TREE, TYPICAL
- ORNAMENTAL TREE, TYPICAL
- EVERGREEN TREE, TYPICAL
- LAWN SEED
- STORMWATER SEED MIX
- PRAIRIE SEED MIX

NOTES

1. INDIVIDUAL LOTS TO BE LANDSCAPED BY OWNER.

THE LAKOTA GROUP.

116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445
f 312.467.5484
thelakotagroup.com

PREPARED FOR
Dubin Consulting

607 Academy Drive
Northbrook, IL 60062

PROJECT
770-830 John Street Subdivision
Bensenville, IL

It's smart. It's free. It's the law.
Call before you dig. 811
JULIE ONE-CALL SYSTEM

ISSUED
MARCH 10, 2017

REVISIONS

No	Date	Issue
01	2017.02.06	Issue for Approval
02	2017.03.10	PD Revisions
03	2017.04.26	PD Revisions

CHECKED BY KC
DRAWN BY JA

SHEET TITLE
Preliminary Landscape Plan

SCALE IN FEET
1" = 40'

0' 20' 40' 120'

NORTH

SHEET NUMBER
L1.0

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H:\Lakota_files\Projects\2016\16014 - Dubin Consulting Preliminary Services\05 Graphics\03 DD CD\Bensenville\01_Bensenville_Landscape Plans.dwg

From: David Dubin <david@dubinconsultinginc.com>
Sent: Wednesday, April 26, 2017 3:00 PM
To: Scott Viger
Subject: RE: Transit Oriented Development (TOD)

YUP

Was anything brought up about John st at yesterdays Village Board meeting?

DD

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Wednesday, April 26, 2017 2:08 PM
To: David Dubin <david@dubinconsultinginc.com>
Subject: RE: Transit Oriented Development (TOD)

I know exactly where these are, although I haven't been there in years. In 1980 I lived at Custer & Oakton just a block west of the South Blvd. stop and my sister lived just east of your development at Hinman & South.
And more importantly , they do look good!

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Wednesday, April 26, 2017 1:52 PM
To: Scott Viger <SViger@bensenville.il.us>
Subject: Transit Oriented Development (TOD)

Scott,

At the CDC meeting, one of the commissioners thought my proposal was like a T.O.D development. Again, this is not true. TOD's are extremely dense, and have less parking etc.

Attached is a development that we did several years ago, in Evanston at South Blvd and Chicago ave. It consisted of 90 three story, three bedroom townhomes, each a two car garage. The site was a hair under 3 acres. So, you do the math as far as units per acre! And the neighborhood groups in Evanston were tough!

It was across from the CTA.

It still looks great today (and better with the spring flowers!)

DD

From: David Dubin <david@dubinconsultinginc.com>
Sent: Wednesday, April 26, 2017 1:52 PM
To: Scott Viger
Subject: Transit Oriented Development (TOD)
Attachments: Court Evanston.pdf

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Attached is a development that we did several years ago, in Evanston at South Blvd and Chicago ave. It consisted of 90 three story, three bedroom townhomes, each a two car garage. The site was a hair under 3 acres. So, you do the math as far as units per acre! And the neighborhood groups in Evanston were tough!

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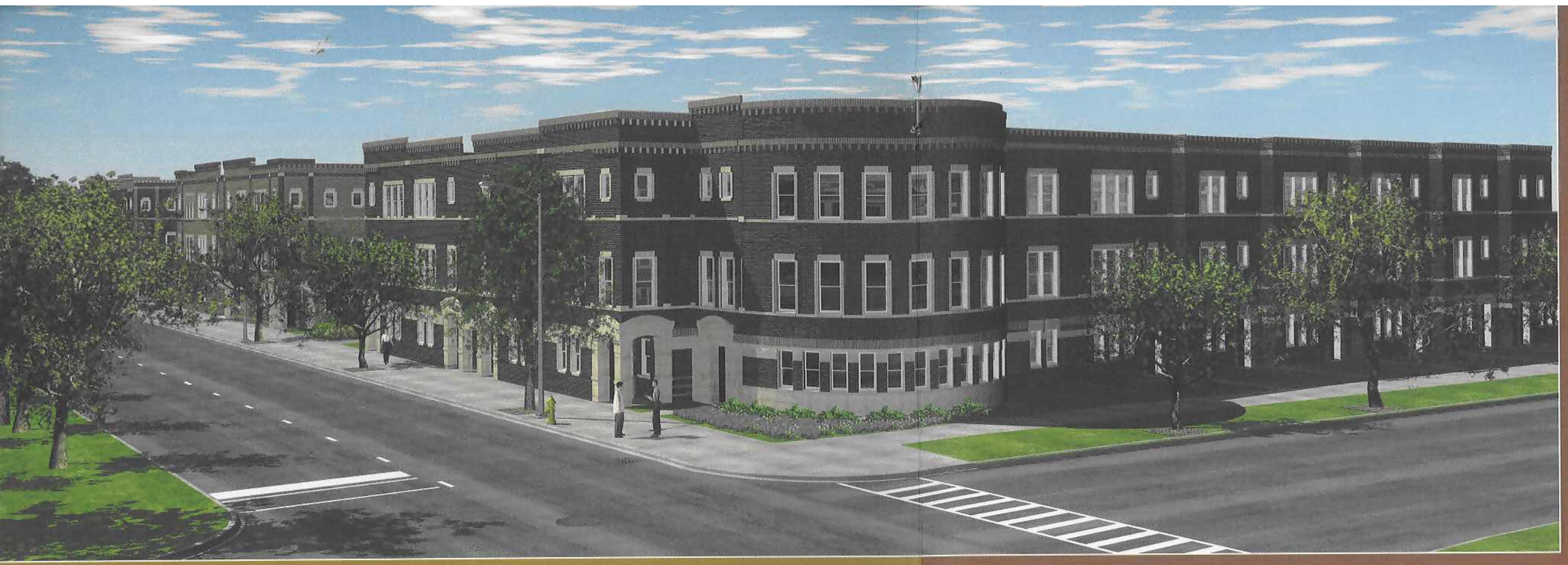
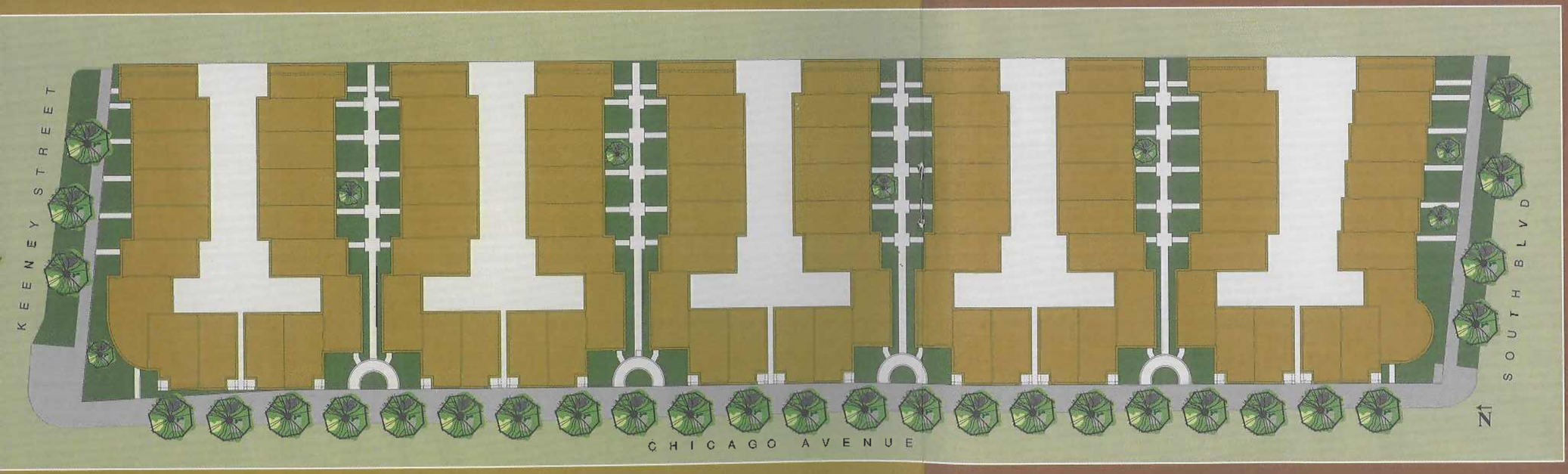




The Courts of Evanston is the essence of Dubin Residential's commitment to quality, location and design. The two- and three-bedroom townhomes are designed in a traditional city-townhouse style with beautifully landscaped courtyards separating each building.

Individual residences include brick exteriors, two to three baths, private roof decks, balconies and two-car garages. Inside, luxury features include hardwood floors, fireplaces, and designer kitchens and baths.

Located steps from the CTA "L" and minutes from the excitement of downtown Evanston or downtown Chicago, residents at The Courts of Evanston have the best of Chicago and the North Shore within easy reach.

With all it offers, The Courts of Evanston is a perfect match for the urban elegance of this celebrated suburb.

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, April 25, 2017 2:40 PM
To: Scott Viger
Subject: John street changes

Hi Scott,

I will be re-doing the site plan and making the following changes, to present to the Mayor on Friday.

1. Lots 1,35,34,27 to be 5' wider, so front yard setback (not including porch) is 30' Plus, we will be flipping each of the (4) driveways, so they are further from corner.
2. Removing lots 41 and 28, thus, increasing Outlot (A), and also clipping, or note to clip, each corner, incase needed for fire truck access (which if it was an issue, I am sure your enggieering dept would have mentioned). I don't see any reason school bus pick up not to be at John Street, as this is not pre-school.
3. Remove lots 18 and 19 (or other in back row) and reformat back row to Outlet C is included as a SFH Lot.
4. All 40' wide lots width to be increased 2'-2.5' to conform lot coverage ratio at or below 50%.
5. All lots will now have 6' side yard per code.
6. Per Code, open patios are permitted encroachments in rear yards(i.e.: not included in Lot Coverage Ratio). Our detention calcs as previously submitted assumed each lot had a 15' x 30' patio.

I won't be having Spaceco change detention parking info, etc, until after our meeting, as there wont be time.

I will send on Thursday

Thanks

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, April 20, 2017 12:02 PM
To: Scott Viger
Subject: FW: Preliminary Site Plan 770-830 John
Attachments: Preliminary Site Plan 770-830 John-.pdf

Scott,

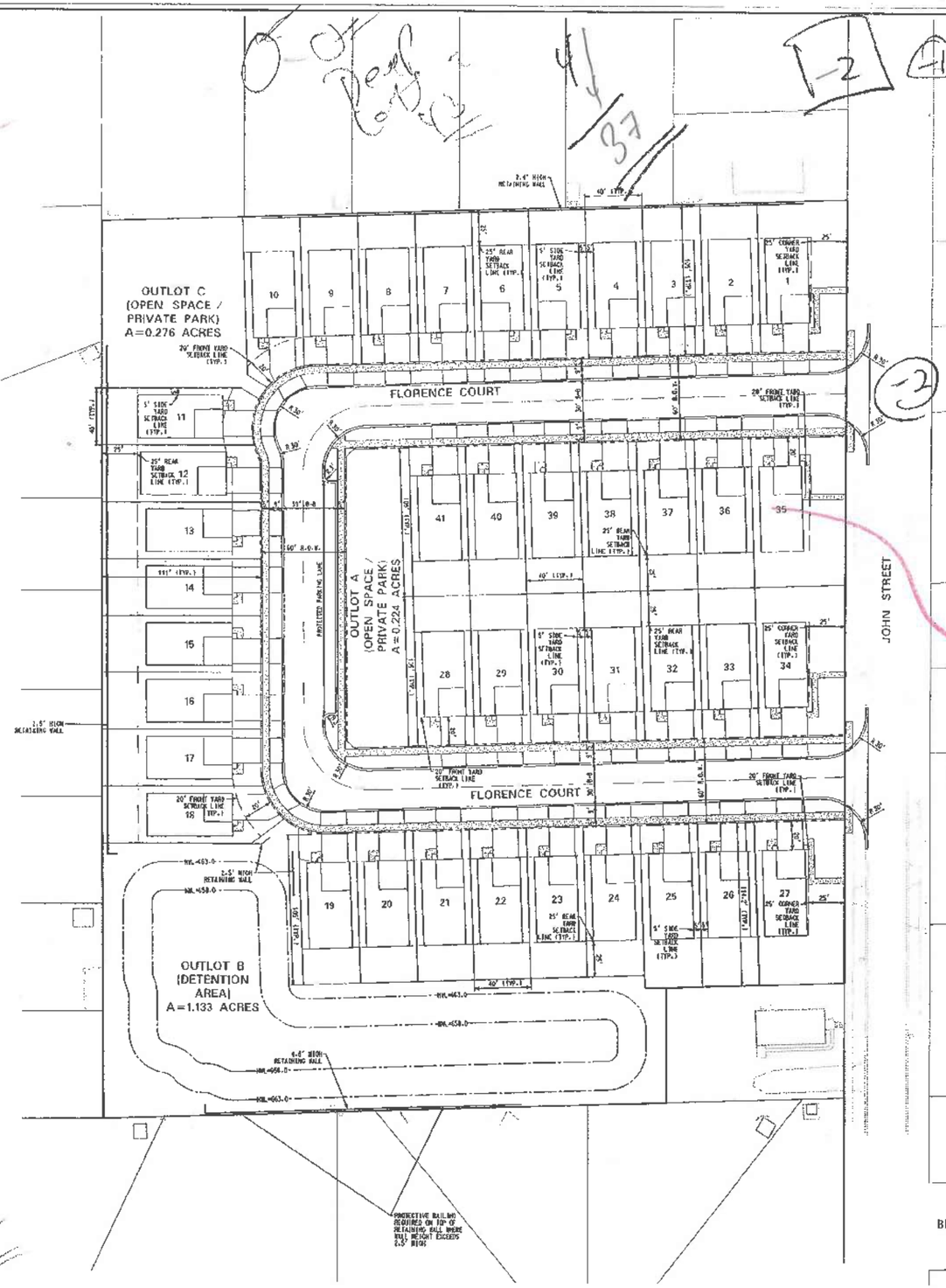
Call me when get a chance to go over this, and my driveway apron suggestion.

Thanks

David

From: Accounting User
Sent: Thursday, April 20, 2017 11:58 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: Preliminary Site Plan 770-830 John

≠ VAR
≤/+
Lot Coverage
0/0



Staged Agrem

NP 12

8

34 = 68

-2 -1 -1

① Remove Lot 18 + Lot 19
② Lots 2-10 Add 2' W/Lot
③ Lot 11-18 Add 2' W/Lot
④ Lot 19-27 Add 2' / Lot
→ Push ALL Down to Get Rid of Lot C

⑤ Remove Lot 41 + 28

⑥ Cut Corner "Throw" By Out Lot A for Fire trucks

* Set Back to SIB.

+40' +40'
+18
+16

SCALE 1" = 40'
0 40 80

LEGEND
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK HC RAMP 25' WIDE UNLESS NOTED)
- DEPRESSED CURB & GUTTER
- RETAINING WALL

NOTES:
1. LOTS 17-18 HAVE THE CAPACITY WITHIN THE SETBACK LIMITS FOR SINGLE FAMILY RESIDENCE PLAN 1, WHICH IS 65' LONG. THE STANDARD RESIDENCE IS 60' IN LENGTH.
2. LOTS 1-11 AND 19-41 CAN ACCOMMODATE SINGLE FAMILY RESIDENCE PLAN 1, WHICH IS 65' LONG, BUT THE BACKYARD SETBACK WILL BE REDUCED FROM 25' TO 20'.
3. THE SINGLE FAMILY RESIDENCE FLOOR PLANS HAVE A ROOF OVERHANG THAT ENCROACHES 2' INTO THE FRONT SETBACK.
4. LOTS 1, 27, 34, 35 FRONT JOHN STREET. THE FRONT WALKWAY LOCATIONS TBD.

SITE DATA:

TOTAL SITE AREA	7.294 ACRES
TOTAL OPEN SPACE/ PRIVATE PARK AREA	0.500 ACRES
TOTAL DETENTION AREA	1.134 ACRES
TOTAL R.O.W. AREA	1.408 ACRES
TOTAL LOT AREA	4.252 ACRES
TOTAL DEVELOPED AREA	7.294 ACRES

PARKING SUMMARY:

GARAGE	DRIVEWAY	ON-STREET	TOTAL
82	82	25	189

Note - Detention Increased 30 FT Wide

MAKE Smaller piece Smaller Cluster

NOT → Lot Coverage will not be greater than 30%

Will Reduce Lot Cov
No Side Yard Reduct
Add'l Parking?

NO.	DATE	REMARKS
1	02/07/17	PER VILLAGE COMMENTS
2	03/30/17	ADDED SIM DATA TABLE

PRELIMINARY SITE PLAN

770-830 JOHN STREET
BENSENVILLE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4040 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 9090P-SITE.DGN
DATE: 02/06/17
JOB NO. 9090
SHEET P-SITE 1 OF 1

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, April 20, 2017 11:52 AM
To: Scott Viger
Subject: r u around?

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Wednesday, April 19, 2017 4:06 PM
To: Scott Viger; Evan Summers
Subject: john street- another idea

Scott and Evan,

[redacted]

[redacted]

[redacted]

Regards,

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Wednesday, April 19, 2017 11:53 AM
To: Evan Summers; Scott Viger
Cc: Bill Loftus
Subject: FW: john st- more parking on the street

Evan and Scott,

Although we feel that there is more than adequate parking for the proposed development, it seems that folks thinks that the new homeowners will be having daily parties, with lots of guests and cars to go with them! So here is a suggestion.

[redacted]

I think this makes sense, and feel free to run it by engineering. If we get a little further, we can include this in our revisions.

Additionally, in the unlikely event that most of the new homeowners will have more than 4 cars, here is an additional solution. [redacted]

If you need additional explanation, please call me.

Thanks,

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062

773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, April 18, 2017 4:44 PM
To: Scott Viger
Subject: john st- more parking on the street

Scott,

[redacted]

[redacted]

[redacted]

Thoughts?

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, April 18, 2017 9:53 AM
To: Scott Viger
Subject: john set

Good Morning Scott,

Thanks for your time last night.

[redacted]

[redacted]

Please call me when you get a chance.

Thanks,

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, April 18, 2017 9:31 AM
To: Scott Viger
Subject: FW: bensenville lot coverage

fyi

LOT COVERAGE: The percentage of a lot covered by all principal and accessory structures. Lot coverage is cumulative for all driveways, paved walkways, off street parking spaces and all accessory and principal structures in a yard but excludes areas occupied by open patios, decks and swimming pools. Percentage of coverage applies to area, not required area.

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: Citron, Bernard I. <BCitron@thompsoncoburn.com>
Sent: Monday, April 17, 2017 1:13 PM
To: Scott Viger
Cc: Work
Subject: RE: John St.

Thanks

Bernard I. Citron
bcitron@thompsoncoburn.com
P: 312.580.2209
F: 312.580.2201
M: 312.636.7656

Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, IL 60603
www.thompsoncoburn.com

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Monday, April 17, 2017 1:12 PM
To: Citron, Bernard I.
Cc: Work
Subject: RE: John St.

There will be both Pro & Con. As you know I would guess the Cons will be louder. I am guessing that we will have 30 - 40 people(?) which for us would be a huge crowd

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: Citron, Bernard I. [mailto:BCitron@thompsoncoburn.com]
Sent: Monday, April 17, 2017 12:58 PM
To: Scott Viger <SViger@bensenville.il.us>
Cc: Work <david@dubinconsultinginc.com>
Subject: PC: John St.

Scott:
Have you heard anything regarding possible 'visitors' at tonight's hearing?
Should we expect neighborhood members?

Bernard I. Citron
bcitron@thompsoncoburn.com
P: 312.580.2209
F: 312.580.2201
M: 312.636.7656

Thompson Coburn LLP
55 East Monroe Street
37th Floor

Chicago, IL 60603
www.thompsoncoburn.com

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Sent: Monday, April 17, 2017 12:58 PM
To: Scott Viger
Cc: Work
Subject: PC: John St.

Scott:
Have you heard anything regarding possible 'visitors' at tonight's hearing?
Should we expect neighborhood members?

Bernard I. Citron
bcitron@thompsoncoburn.com
P: 312.580.2209
F: 312.580.2201
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Thompson Coburn LLP
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From: David Dubin <david@dubinconsultinginc.com>
Sent: Monday, April 17, 2017 7:57 AM
To: Scott Viger; Kurtis Pozsgay; Citron, Bernard I.
Cc: Bill Loftus; Scott Johnson
Subject: CDC- engineering.
Attachments: 9090P-OVUT.pdf; ATT00001.htm

Good Morning Scott and Kurtis,

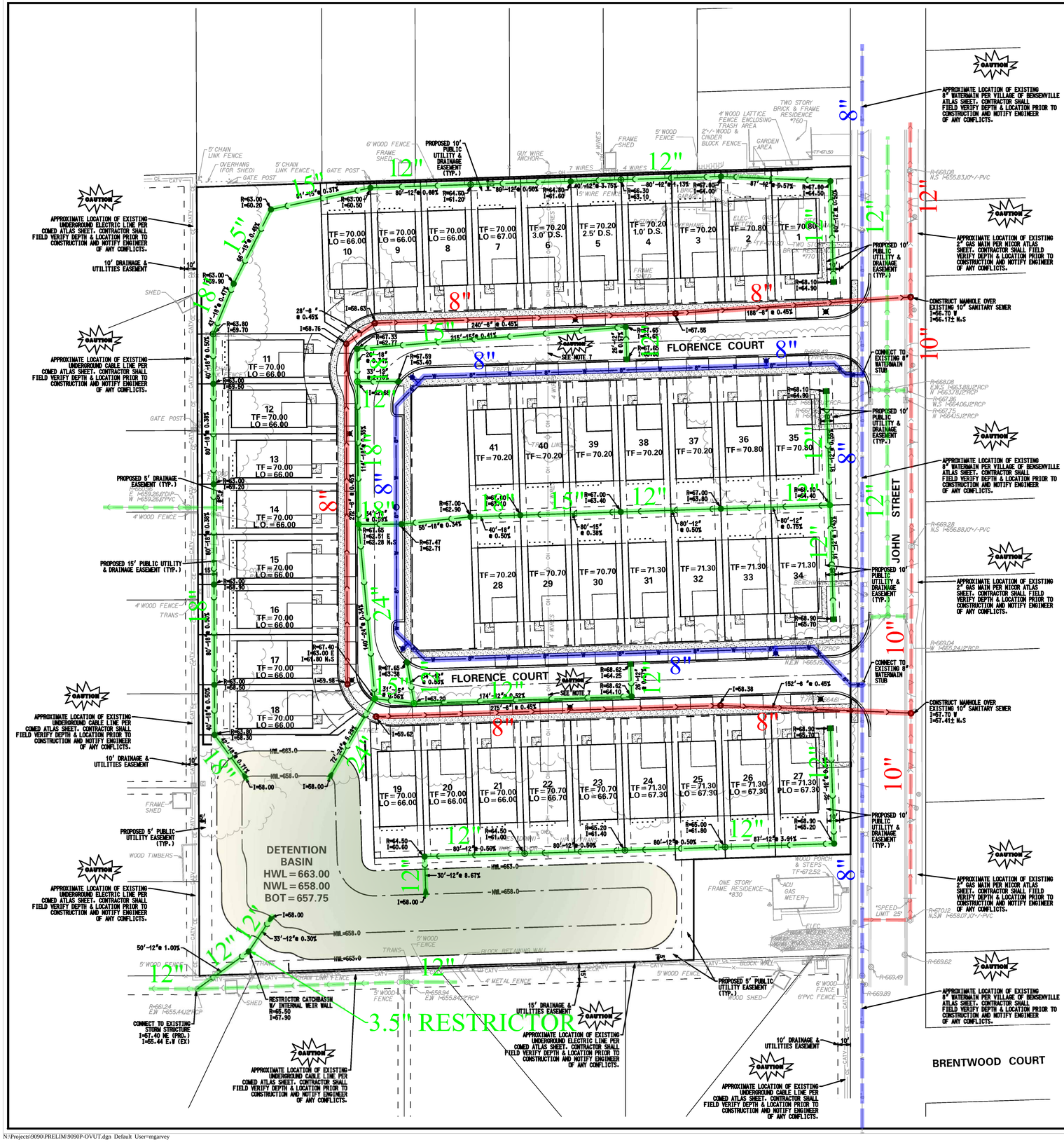
I received this from Bill Loftus on Friday evening. Bill be using this exhibit for his direct testimony tonight.

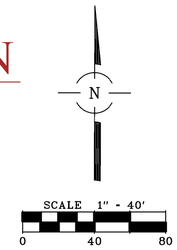
I have made a 2'x3' copy to bring tonight, as well as a dozen 11 x 17 copies.

Thanks

David Dubin

OVERALL UTILITY PLAN





LEGEND

- STORM SEWER
- WATERMAIN
- SANITARY SEWER
- SANITARY MANHOLE
- INLET
- MANHOLE
- CATCH BASIN
- VALVE VAULT
- FIRE HYDRANT
- LIGHTPOLE

NOTES:

1. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
2. ALL SANITARY SEWERS SHALL BE PVC SDR 35 UNLESS NOTED OTHERWISE.
3. ALL WATER MAINS SHALL BE D.I.P.-CLASS 52 UNLESS NOTED OTHERWISE. MEGALUGS AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.
4. SUMP PUMP SERVICE TO BE PROVIDED TO EACH LOT VIA BACK YARD STORM SEWER.
5. DESIGN OF WIRING AND CIRCUITRY OF LIGHTING WILL BE BY OTHERS.
6. ALL RESTRAINED WATER MAIN JOINTS SHALL BE U.S. PIPE "FIELD LOK" GASKET OR APPROVED EQUAL.
7. OWNER TO COORDINATE REMOVAL OF EXISTING UTILITY POLES AND OVERHEAD WIRES WITH THE UTILITY COMPANY.
8. SEE PRELIMINARY PLAT OF SUBDIVISION FOR PROPOSED EASEMENT INFORMATION.
9. ALL WATER SERVICES SHALL BE EQUIPPED WITH A B-BOX AT THE PROPERTY LINE.
10. ALL SANITARY SERVICES SHALL BE EQUIPPED WITH A CLEAN OUT AT THE PROPERTY LINE.

SAMPLE PHOTO OF DETENTION BASIN PLANTINGS

STORMWATER MANAGEMENT FACILITY SUMMARY

DETENTION PROVIDED = 2.89 ACRE-FEET

DETENTION REQUIRED =2.85 ACRE-FEET

NO.	DATE	REMARKS
2	03/10/17	PER VILLAGE
1	02/03/17	PER CLIENT COMMENTS

PRELIMINARY UTILITY PLAN

770-830 JOHN STREET
BENSENVILLE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 9090P-UT1.DGN

DATE: 01/27/17

JOB NO. 9090

SHEET P-UT1 5 OF 5

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, April 13, 2017 3:20 PM
To: Scott Viger; Kurtis Pozsgay
Subject: FW: Glen Ellyn April 2017 Plan Commission - additional info
Attachments: 9090_IHPA-PERMIT_LOG#012010617_2017-01-19.pdf; EcoCAT_1705188.pdf

Scott and Kurtis,

I just received these from Spaceco

1) Illinois Department of Natural Resources Review (#1705188) dated December 9, 2016
2) Illinois Historic Preservation Agency Review (Log #012010617) dated January 19, 2017

Please keep them for your files, or please distribute them accordingly, as I don't think you have them.

Thanks,

David Dubin

Illinois Historic Preservation Agency

1 Old State Capitol Plaza, Springfield, IL 62701-1512

FAX (217) 524-7525
www.illinoishistory.gov

DuPage County
Bensenville
Demolition and New Construction of Residential Subdivision
770-830 John St.
SPACECO-9090
IHPA Log #012010617

RECEIVED
JAN 25 2017
SPACECO, INC.

January 19, 2017

Scott A. Johnson
Spaceco, Inc.
9575 W. Higgins Road, Suite 700
Rosemont, IL 60018

Dear Mr. Johnson:

This letter is to inform you that we have reviewed the information provided concerning the referenced project.

Our review of the records indicates that no historic, architectural or archaeological sites exist within the project area.

Please retain this letter in your files as evidence of compliance with Section 4 of the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420/1 et. seq.). This clearance remains in effect for two years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Skeletal Remains Protection Act (20 ILCS 3440).

If you have any further questions, please contact David Halpin, Cultural Resources Manager, at 217/785-4998.

Sincerely,

Rachel Leibowitz, Ph.D.
Deputy State Historic
Preservation Officer

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

Applicant: SPACECO Inc
Contact: Scott Johnson
Address: 9575 W Higgins Road
Suite 700
Rosemont, IL 60018

IDNR Project Number: 1705188
Date: 12/09/2016
Alternate Number: 9090

Project: 770-830 John Street
Address: 770 - 830 John Street, Bensenville

Description: Residential Subdivison

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: DuPage

Township, Range, Section:
40N, 11E, 24

IL Department of Natural Resources Contact
Keith Shank
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
IL Environmental Protection Agency
Allan Keller
1021 North Grand Avenue East
Springfield, Illinois 62702

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, April 13, 2017 10:22 AM
To: Scott Viger; Kurtis Pozsgay
Subject: 329 S. York Road 331 S. York Road,

Good Morning Scott and Kurtis,

I saw this site on your web site. Do you know if its for sale?

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, April 11, 2017 2:11 PM
To: Scott Viger
Subject: cdc meeting start 7 pm?

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, April 11, 2017 2:07 PM
To: Scott Viger; Kurtis Pozsgay
Subject: FW: Bensenville John St, CDC Submittals April 2017 drop box

Scott and Kurtis,

Below is the link to the drop box. I will also bring a 2 x 3 poster of the colored land scaping plans, and the four colored facades.

Please let me know if you need anything else.

Thanks

David

Here is link for Dropbox

https://www.dropbox.com/sh/n8swd8jr0lvw8jy/AAD3_JoeLmlaL3BC0dUig4u6a?dl=0

Bensenville John St, CDC Submittals April 2017

www.dropbox.com

Shared with Dropbox

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, April 11, 2017 12:43 PM
To: Scott Viger
Subject: RE: john street

Thanks,

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Tuesday, April 11, 2017 12:19 PM
To: David Dubin <david@dubinconsultinginc.com>
Cc: Kurtis Pozsgay <KPozsgay@bensenville.il.us>
Subject: RE: john street

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Tuesday, April 11, 2017 12:17 PM
To: Scott Viger <SViger@bensenville.il.us>
Cc: Kurtis Pozsgay <KPozsgay@bensenville.il.us>
Subject: RE: john street

I am still waiting for the updated Staff Report so I can include it.

DD

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Tuesday, April 11, 2017 12:10 PM
To: David Dubin <david@dubinconsultinginc.com>
Cc: Kurtis Pozsgay <KPozsgay@bensenville.il.us>
Subject: Re: john street

We need the drop box today.

Scott R. Viger
Sent from my iPhone

On Apr 11, 2017, at 11:14 AM, David Dubin <david@dubinconsultinginc.com> wrote:

> Scott,
>
> Regarding the presentation, I was going to put the drop box that contains all documents in the binder, on a USB, and we can refer to that in our presentation.

A true power point (slides) I think will be confusing.

Please let me know if you disagree.
David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, April 11, 2017 12:17 PM
To: Scott Viger
Cc: Kurtis Pozsgay
Subject: RE: john street

I am still waiting for the updated Staff Report so I can include it.

DD

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Tuesday, April 11, 2017 12:10 PM
To: David Dubin <david@dubinconsultinginc.com>
Cc: Kurtis Pozsgay <KPozsgay@bensenville.il.us>
Subject: Re: john street

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Scott R. Viger
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> David
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> David Dubin
> President
> Dubin Consulting Inc.
> 607 Academy Drive
> Northbrook, IL 60062
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> www.mydubin.com

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607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Monday, April 10, 2017 8:17 AM
To: Scott Viger; Kurtis Pozsgay; Evan Summers
Subject: Bensenville John St CDC

Good Morning Scott, Kurtis and Evan,

Today, we are delivering 7 more sets/binders of our presentation for the plan commission.

I am also enclosing 3 sets each of :

1. Up to date landscaping plan with the plan list that was “blank”
2. Revised binder cover page for the front of the binder (with the homes not “schruntch”).

Please replace the above in the binders I provided to you, and pleaser also provide to Mayor DiSimone.

Also, please let Mayor (or if rather be called President) DiSimone that althought we will not be changing any any of the plans for the CDC meeting, I did hear his concerns, and I will work with him and your department to reduce the density prior to the Village Board meeting.

I will be out of the office, not available for most of the day, but please email me, if you need something and I will try to get back to you asap.

Thanks

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Friday, April 7, 2017 11:04 AM
To: Scott Viger; Kurtis Pozsgay; Evan Summers
Subject: FW: small lot articles
Attachments: small lot articles

Hi Scott, Kurtis and Evan,

As you may recall, I sent the attached link to you some time ago. It is filled with articles regarding smaller lot homes that is the new trend.

I am sending again in case you want to pass on to others.

See you all soon,

Thanks

David

From: David Dubin <david@dubinconsultinginc.com>
Sent: Wednesday, October 5, 2016 12:45 PM
Subject: small lot articles

http://www.wsj.com/articles/suburbs-trying-to-attract-millennials-diverge-on-development-patterns-1472251218

http://www.cuddyfeder.com/wp-content/uploads/2016/03/Land-Use-and-Planning-Preventing-Flight-of-Millennials-_-New-York-Law-Journal.pdf

http://thegbrief.com/articles/millennials-are-seeking-smaller-cozier-housing-618

http://www.curbed.com/2016/6/21/11956516/millennial-first-time-home-trends-suburbs

http://www.jsonline.com/story/life/home-garden/2016/08/11/smaller-homes-appeal-both-empty-nesters-and-millennials/87972270/

://www.bostonglobe.com/lifestyle/style/2016/03/10/millennials-are-living-small/2caHMmkIs7fO768EInP99O/story.html

http://ktgy.com/manny-gonzalez-boomers-move-in-on-millennial-housing-stock/

http://www.wsj.com/articles/suburbs-trying-to-attract-millennials-diverge-on-development-patterns-1472251218

http://www.sandiegouniontribune.com/business/growth-development/sdut-small-lot-ordinance-single-family-zoning-2015may09-story.html

http://www.dca.state.ga.us/intra_nonpub/Toolkit/Guides/epa_largelot.pdf

http://urbanland.uli.org/development-business/industry-outlook-getting-density-right/

http://www.sightline.org/2016/04/20/how-exclusionary-zoning-robs-our-cities-of-their-best-qualities/

http://uli.org/wp-content/uploads/ULI-Documents/Economics-of-Inclusionary-Zoning.pdf

http://www.builderonline.com/land/planning/the-density-riddle_o

From: David Dubin <david@dubinconsultinginc.com>
Sent: Friday, April 7, 2017 11:00 AM
To: Scott Viger
Subject: DULUTH

Scott,

Just saw this article via the web.

Still waiting for your buddy to call !

http://www.duluthnewstribune.com/business/4245041-board-trade-building-sold

DD

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, April 6, 2017 4:40 PM
To: Scott Viger; Evan Summers; Kurtis Pozsgay
Subject: FW: Bensenville John street.
Attachments: 16014_Dubin Consulting_Bensenville_20170310.pdf

Folks,

Hot off the presses. The Color Site Plans, etc.

From: Jason Addington [mailto:jaddington@thelakotagroup.com]
Sent: Thursday, April 6, 2017 4:30 PM
To: David Dubin <david@dubinconsultinginc.com>
Cc: Kevin Clark <kclark@thelakotagroup.com>; sjohnson@spacecoinc.com
Subject: Bensenville Rendering

Hi David,

Here is the latest rendering for the Bensenville site from the last submittal of 3-10-2017. Please let me know if you need anything else.

Regards,
Jason

Jason Addington
Associate
116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445 x 204

770-830 JOHN STREET SUBDIVISION

LANDSCAPE PLAN

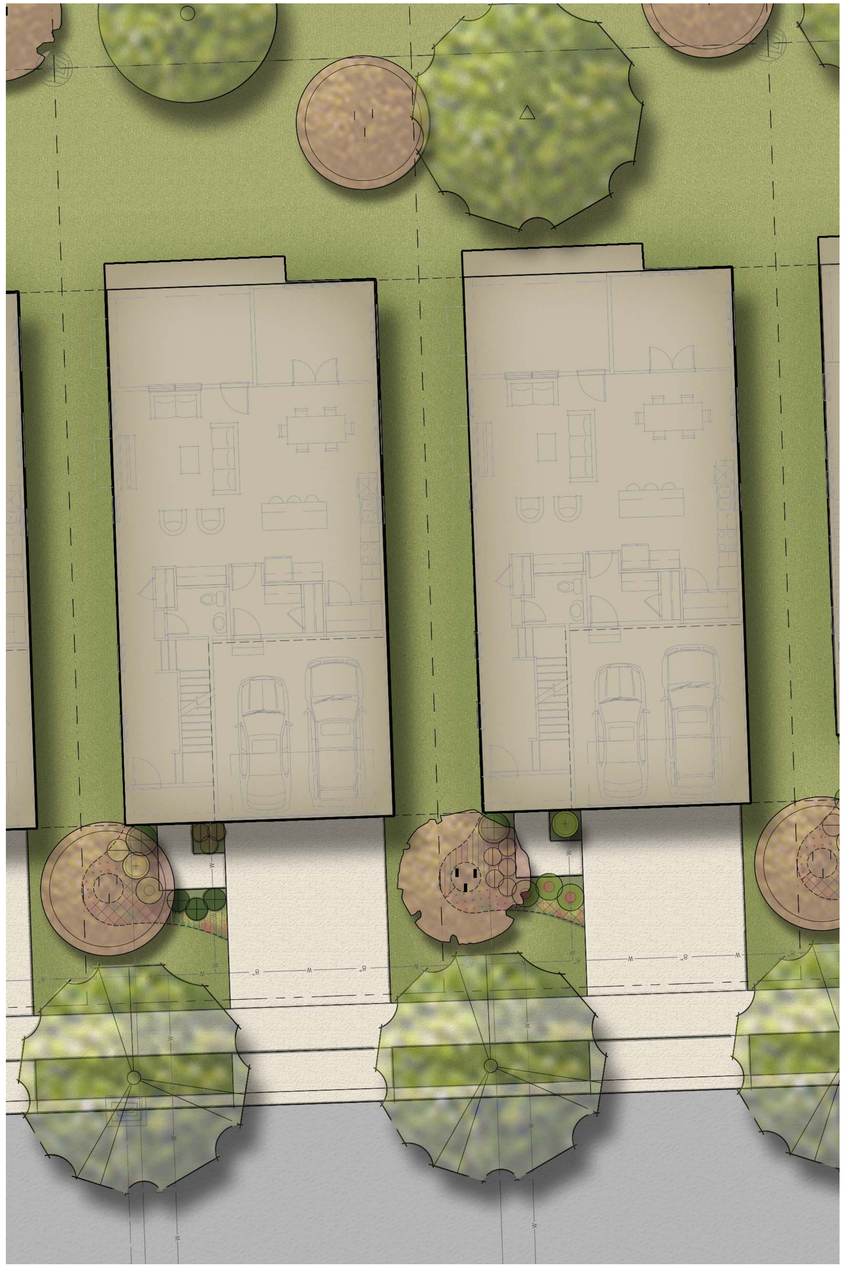
BENSENVILLE, ILLINOIS

MARCH 10, 2017

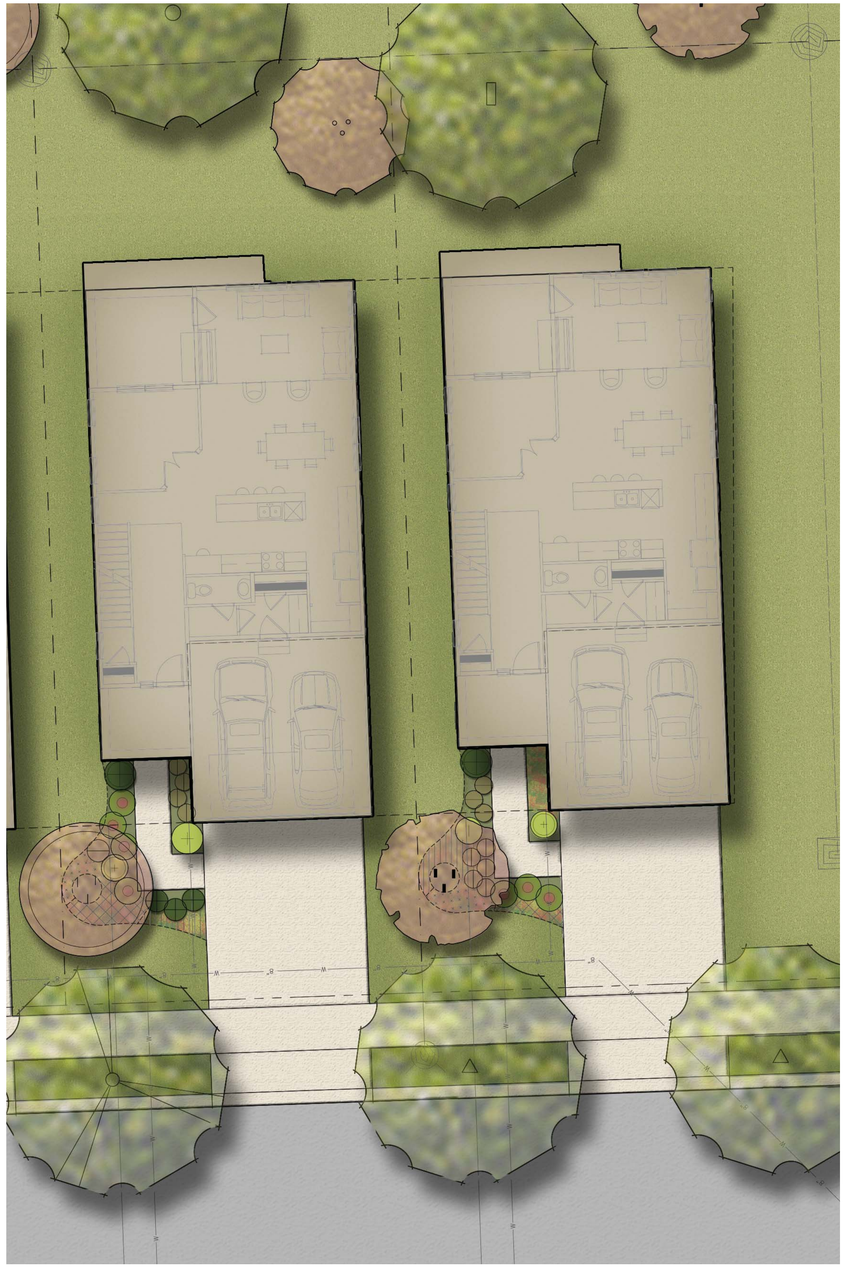
SCALE: 1"=40'
0 20' 40' 80'
NORTH

THE LAKOTA GROUP.

© 2017 THE LAKOTA GROUP



1 LANDSCAPE PLAN - SINGLE FAMILY A



2 LANDSCAPE PLAN - SINGLE FAMILY B

LEGEND

- APPROXIMATE LIMIT OF WORK
- SHADE TREE, TYPICAL
- ORNAMENTAL TREE, TYPICAL
- EVERGREEN TREE, TYPICAL
- LAWN SEED
- STORMWATER SEED MIX
- PRAIRIE SEED MIX

NOTES

1. INDIVIDUAL LOTS TO BE LANDSCAPED BY OWNER.

770-830 JOHN STREET SUBDIVISION

LANDSCAPE PLAN - SINGLE FAMILY

BENSENVILLE, ILLINOIS

MARCH 10, 2017

SCALE: 1/8"= 1'-0"
0 4' 8' 16'
NORTH

THE LAKOTA GROUP.

© 2017 THE LAKOTA GROUP

PLANT LIST

THE LANDSCAPE PLAN WILL CONSIST OF, BUT IS NOT LIMITED TO, THE PLANT LIST AS SHOWN. PLANT SIZES SPECIFIED IN FINAL LANDSCAPE PLAN WILL DEPEND ON AVAILABILITY AT TIME OF PLANTING.

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE
DECIDUOUS TREES			
AF	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	3" caliper
CO	Celtis occidentalis	Common Hackberry	3" caliper
GT	Gleditsia triacanthos inermis 'Skyline'	Skyline Thornless Honeylocust	3" caliper
QM	Quercus macrocarpa	Bur Oak	3" caliper
TC	Tilia cordata 'Greenspire'	Littleleaf Linden	3" caliper
UAA	Ulmus 'Accolade'	Accolade Elm	3" caliper
UH	Ulmus 'Homestead'	Homestead Elm	3" caliper
ORNAMENTAL TREES			
AC	Amelanchier canadensis 'Autumn Brilliance'	Shadblow Serviceberry 'Autumn Brilliance'	6'-10' ht.
BN	Betula nigra 'Heritage'	Heritage River Birch	6'-10' ht.
CC	Cercis canadensis	Eastern Redbud	6'-10' ht.
CCI	Crataegus crusgalli 'Inermis'	Thornless Cockspur Hawthorn	6'-10' ht.
MSO	Magnolia soulangiana 'Saucer'	Saucer Magnolia	6'-10' ht.
MM	Malus x 'Marilee'	Marilee Crabapple	6'-10' ht.
MP	Malus x 'Prairiefire'	Prairiefire Crabapple	6'-10' ht.
EVERGREEN TREES			
PGD	Picea glauca 'Densata'	Black Hills Spruce	6'-12' ht.
PPG	Picea pungens 'Glauca'	Colorado Blue Spruce	6'-12' ht.
PM	Pseudotsuga menziesii	Douglas Fir	6'-12' ht.
DECIDUOUS SHRUBS			
AM	Aronia melanocarpa	Glossy Black Chokeberry	18-30" ht.
HA	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	24-36" ht.
HP	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea	24-36" ht.
RA	Rhus aromatica 'Gro-Low'	Fragrant Sumac	5 gal.
RC	Rosa 'Flower Carpet Pink'	Flower Carpet Pink Shrub Rose	5 gal.
RK	Rosa 'Knockout'	Knockout Rose	5 gal.
SM	Syringa meyeri	Dwarf Korean Lilac	5 gal.
VD	Viburnum dentatum	Arrowwood Viburnum	24-36" ht.
VP	Viburnum prunifolium	Blackhaw Viburnum	3' ht.
VTW	Viburnum trilobum 'Wentworth'	Wentworth American Cranberrybush	18-30" ht.
EVERGREEN SHRUBS			
BM	Buxus microphyla 'Wintergreen'	Wintergreen Boxwood	18"-36" ht.
TM	Taxus media 'Densiformis'	Dense Yew	18"-30" spr.
TMH	Taxus media "Hicksii"	Hicks Yew	18"-30" spr.
TOE	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	6' -8' ht.
JCK	Juniperus chinensis 'Kallays Compacta'	Kallays Compact Juniper	5 gal.
PERENNIALS/GRASSES			
cas	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal.
ep	Echinacea purpurea 'Magnus'	Purple Coneflower	1 gal.
hh	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.
hp	Heuchera micrantha 'Purple Palace'	Purple Palace Coral Bells	1 gal.
hgc	Hosta 'Guacamole'	Guacamole Hosta	1 gal.
hss	Hosta Sum and Substance	Sum and Substance Hosta	1 gal.
nm	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gal.
pah	Pennisetum apelocuroides 'Hameln'	Dwarf Fountain Grass	3 gal.
pat	Perovskia atriplicifolia	Russian Sage	1 gal.
rf	Rudbeckia fulgida 'Goldstrum'	Black Eyed Susan	1 gal.
sa	Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.
sh	Sporobolus heterolepsis	Prairie Dropseed	1 gal.
GROUNDCOVERS			
lsp	Liriope spicata	Lilyturf	3" pot/quart
pt	Pachysandra terminalis	Pachysandra	3" pot/quart

STORMWATER SEED MIX

BOTANIC NAME	COMMON NAME	OUNCES / ACRE
PERMANENT GRASSES / SEDGES / RUSHES		
Bolboschoenus fluviatilis	River Bulrush	0.25
Carex cristatella	Crested Oval Sedge	2.00
Carex lurida	Bottlebrush Sedge	3.00
Carex vulpinoidea	Brown Fox Sedge	6.00
Elymus virginicus	Virginia Wild Rye	13.50
Glyceria striata	Fowl Manna Grass	1.25
Juncus effusus	Common Rush	2.00
Leersia oryzoides	Rice Cut Grass	1.00
Panicum virgatum	Switch Grass	2.00
Schoenoplectus tabernaemontani	Softstem Bulrush	3.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	1.00
	Total	37.00
TEMPORARY COVER		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	460.00
FORBS & SHRUBS		
Alisma spp.	Water Plantain (Various Mix)	4.25
Asclepias incarnata	Swamp Milkweed	1.50
Bidens spp.	Bidens (Various Mix)	2.00
Helenium autumnale	Sneezeweed	2.00
Iris virginica	Blue Flag	4.00
Lycopus americanus	Common Water Horehound	0.25
Mimulus ringens	Monkey Flower	1.00
Oligoneuron riddellii	Riddell's Goldenrod	0.50
Penthorum sedoides	Ditch Stonecrop	0.50
Polygonum spp.	Pinkweed (Various Mix)	4.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Rudbeckia triloba	Brown-Eyed Susan	1.50
Sagittaria latifolia	Common Arrowhead	1.00
Senna hebecarpa	Wild Senna	1.00
Symphyotrichum novae-angliae	New England Aster	1.50
Thalictrum dasycarpum	Purple Meadow Rue	2.00
	Total	28.00

PRAIRIE SEED MIX

BOTANIC NAME	COMMON NAME	OUNCES / ACRE
PERMANENT GRASSES		
Andropogon gerardii	Big Bluestem	12.00
Bouteloua curtipendula	Side Oats Grama	16.00
Carex spp.	Prairie Sedge Mix	3.00
Elymus canadensis	Canada Wild Rye	24.00
Panicum virgatum	Switch Grass	2.50
Schizachyrium scoparium	Little Bluestem	28.00
Sorghastrum nutans	Indian Grass	12.00
	Total	97.50
TEMPORARY COVER		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	460.00
FORBS		
Asclepias syriaca	Common Milkweed	1.00
Asclepias tuberosa	Butterfly Weed	1.00
Chamaecrista fasciculata	Partridge Pea	9.00
Coreopsis lanceolata	Sand Coreopsis	5.00
Echinacea purpurea	Broad-leaved Purple Coneflower	7.50
Heliopsis helianthoides	False Sunflower	0.25
Lupinus perennis	Wild Lupine	1.00
Monarda fistulosa	Wild Bergamot	0.50
Penstemon digitalis	Foxglove Beard Tongue	1.00
Pycnanthemum virginianum	Common Mountain Mint	0.50
Ratibida pinnata	Yellow Coneflower	3.50
Rudbeckia hirta	Black-Eyed Susan	8.00
Solidago speciosa	Showy Goldenrod	1.00
Symphyotrichum laeve	Smooth Blue Aster	0.50
Symphyotrichum novae-angliae	New England Aster	0.75
	Total	40.50

770-830 JOHN STREET SUBDIVISION

PLANT PALETTE

BENSENVILLE, ILLINOIS

MARCH 10, 2017

THE LAKOTA GROUP.

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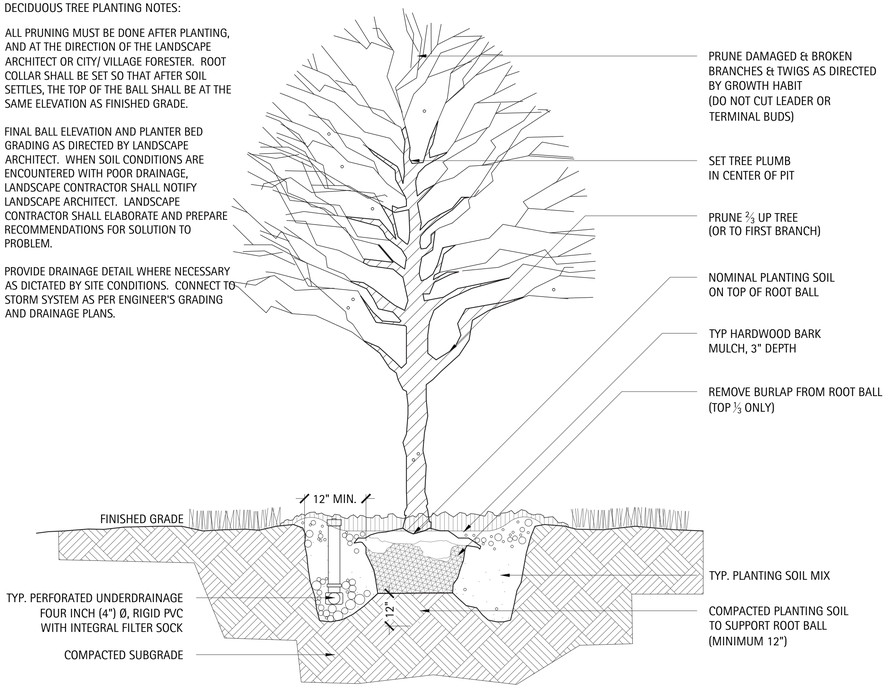
DECIDUOUS TREE PLANTING NOTES:

ALL PRUNING MUST BE DONE AFTER PLANTING, AND AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR CITY/ VILLAGE FORESTER. ROOT COLLAR SHALL BE SET SO THAT AFTER SOIL SETTLES, THE TOP OF THE BALL SHALL BE AT THE SAME ELEVATION AS FINISHED GRADE.

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.

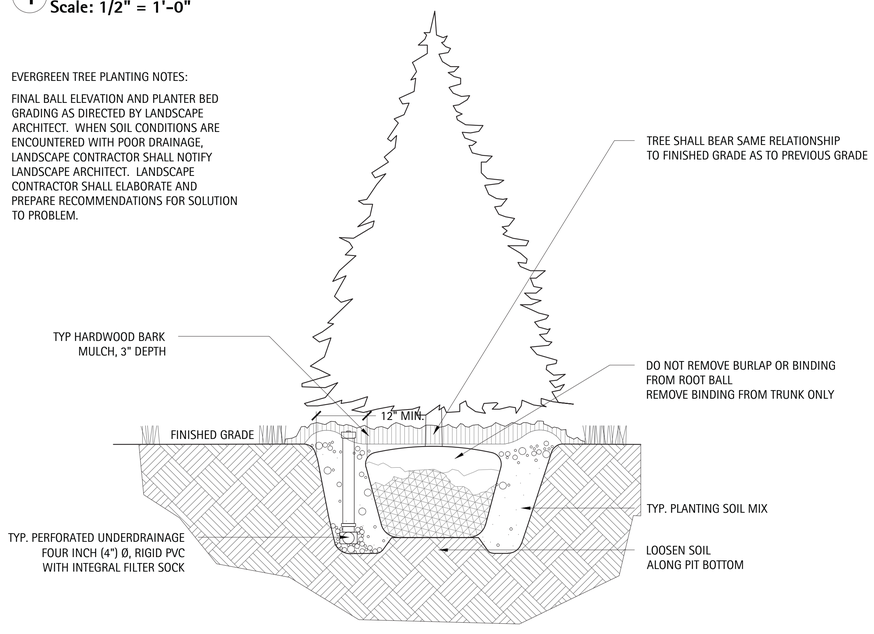
PROVIDE DRAINAGE DETAIL WHERE NECESSARY AS DICTATED BY SITE CONDITIONS. CONNECT TO STORM SYSTEM AS PER ENGINEER'S GRADING AND DRAINAGE PLANS.



1 Section - Shade Tree Planting
Scale: 1/2" = 1'-0"

EVERGREEN TREE PLANTING NOTES:

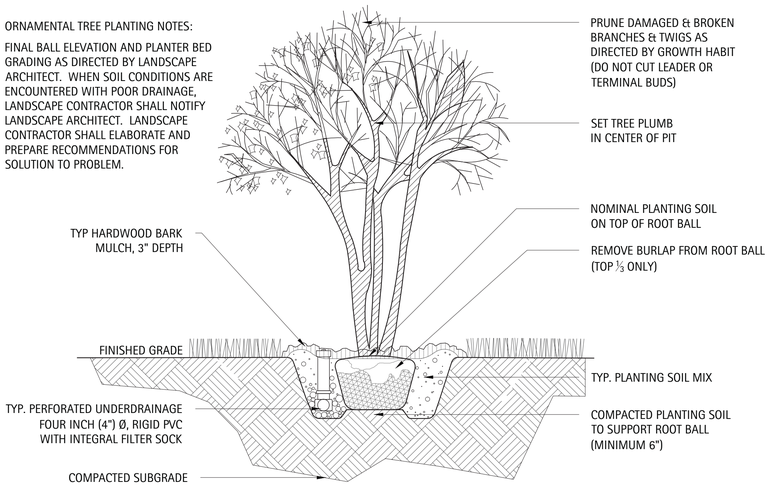
FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.



2 Section - Evergreen Tree Planting
Scale: 1/2" = 1'-0"

ORNAMENTAL TREE PLANTING NOTES:

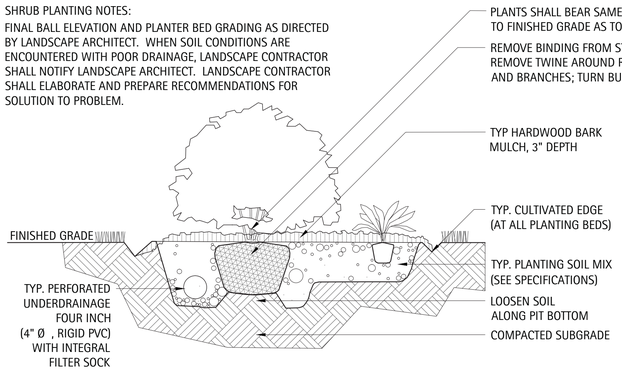
FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.



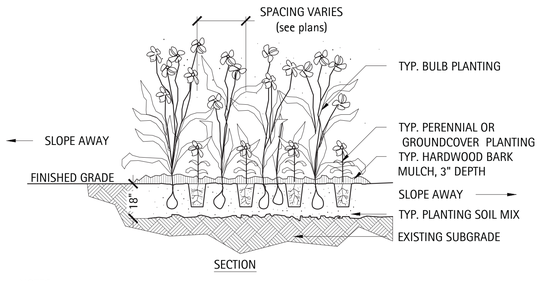
3 Section - Ornamental Tree Planting
Scale: 1/2" = 1'-0"

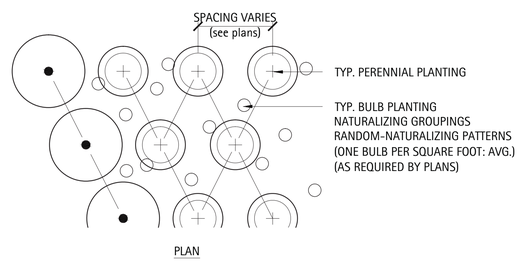
SHRUB PLANTING NOTES:

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.



4 Section - Shrub Planting
Scale: 1" = 1'-0"





NOTES:

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.

PERENNIAL PLANTING LAYOUTS TO BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

5 Plan, Section - Perennial, Groundcover, and Bulb Planting
Scale: 1/2" = 1'-0"

770-830 JOHN STREET SUBDIVISION

LANDSCAPE PLAN

BENSENVILLE, ILLINOIS

MARCH 10, 2017

THE LAKOTA GROUP.

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From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, April 6, 2017 10:59 AM
To: Kurtis Pozsgay; Scott Viger
Subject: comments to DRAFT CDC letter

Good Morning Kurtis and Scott,

Please see below my comments to your draft CDC letter for the CDC meeting on 4/17/17. We are not going to make any changes on the plans before the CDC meeting, btw.

Please call to disucss.

[redacted]

[redacted]

[redacted]

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Wednesday, April 5, 2017 8:38 AM
To: Scott Viger
Subject: RE: lots facing the Outlet A Park.

[redacted]

DD

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Tuesday, April 4, 2017 5:56 PM
To: David Dubin <david@dubinconsultinginc.com>; Kurtis Pozsgay <KPozsgay@bensenville.il.us>
Subject: RE: lots facing the Outlot A Park.

Dress up the west facades of the two homes. Perhaps not relocating the front door, (although personally I think that could be cool).
Back in the day we called them "Marquee" homes. Everyone will see the sides of these homes and they should be special.

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Tuesday, April 04, 2017 4:03 PM
To: Scott Viger <SViger@bensenville.il.us>; Kurtis Pozsgay <KPozsgay@bensenville.il.us>
Subject: lots facing the Outlot A Park.

Scott and Kurtis,

Per Point 49, saying that the facades facing John st should be on the lots next to Lot A (park).
[redacted]

Just some thoughts.

DD

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, April 4, 2017 4:03 PM
To: Scott Viger; Kurtis Pozsgay
Subject: lots facing the Outlot A Park.

Scott and Kurtis,

Per Point 49, saying that the facades facing John st should be on the lots next to Lot A (park).

[redacted]

Just some thoughts.

DD

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: Guru Naganat <guru@dubinconsultinginc.com>
Sent: Tuesday, April 4, 2017 1:59 PM
To: David Dubin
Cc: Scott Viger
Subject: Re: Duluth

This is awesome. Thanks Dave and Scott.

Greetings
Excuse my iPhone spelling.

Naganat Guru
CFO/ Partner
Dubin Group.
607 Academy Drive
Northbrook, IL 60062.
773-919-8075
guru@dubinconsultinginc.com

On Apr 4, 2017, at 11:12 AM, David Dubin <david@dubinconsultinginc.com> wrote:

> Sure,
> That would be great!
>
> Nice town.
>
> Thanks!
>
> David
>
> ---
>
> **From:** Scott Viger [mailto:SViger@bensenville.il.us]
> **Sent:** Tuesday, April 4, 2017 11:15 AM
> **To:** David Dubin <david@dubinconsultinginc.com>
> **Subject:** Duluth
>
> A friend of mine, a writer up in Minnesota asked if I knew you and would like to do an article on the Board of Trade project up in Duluth. He writes for Twin Cities Business. My recollection is that he worked there until he relocated to Duluth now I believe he free lances for them.
> Are you willing?
>
> Scott R. Viger A.I.C.P.
> <image002.png>

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, April 4, 2017 12:26 PM
To: Scott Viger
Subject: RE: Duluth

Scott,

You've got it wrong. I should be thanking you!

Thanks!

David

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Tuesday, April 4, 2017 12:27 PM
To: David Dubin <david@dubinconsultinginc.com>
Subject: RE: Duluth

Thanks so much.
His mane is Gene Rebeck, I'm sure he will reach out to you shortly.

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Tuesday, April 04, 2017 11:15 AM
To: Scott Viger <SViger@bensenville.il.us>
Subject: RE: Duluth

Sure,

He can call me anytime.

Also direct him to our website at www.mydubin.com

Thanks again!

David

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Tuesday, April 4, 2017 11:18 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: RE: Duluth

Can I send him your contact info?

Scott R. Viger A.I.C.P.

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Tuesday, April 04, 2017 11:13 AM
To: Scott Viger <SViger@bensenville.il.us>
Cc: Guru Naganat <guru@dubinconsultinginc.com>
Subject: RE: Duluth

Sure,
That would be great!

Nice town.

Thanks!

David

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Tuesday, April 4, 2017 11:15 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: Duluth

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Are you willing?

Scott R. Viger A.I.C.P.

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, April 4, 2017 11:21 AM
To: Scott Viger
Subject: FW: Duluth Minnesota, Board of trade plus a two story penthouse !

ONE
WAY

From: Mark Zar [mailto:markszar@gmail.com]
Sent: Wednesday, February 15, 2017 10:59 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: Re: Duluth Minnesota, Board of trade - closing issues.

Count me in!

On Wed, Feb 15, 2017 at 8:47 AM David Dubin <david@dubinconsultinginc.com> wrote:

> HOW ABOUT IN TWO WEEKS, YOU CAN LOOK AT THE ELECTIRCAL SYSTME
>
> **From:** Mark Zar [mailto:markszar@gmail.com]
> **Sent:** Tuesday, February 14, 2017 4:41 PM
> **To:** David Dubin <david@dubinconsultinginc.com>
> **Subject:** Re: Duluth Minnesota, Board of trade - closing issues.
>
> Dave,
>
> Sorry, I can't be in Duluth tomorrow morning since I have to be back for rehearsal tomorrow night.
>
> Mark
>
> On Tue, Feb 14, 2017 at 4:05 PM, David Dubin <david@dubinconsultinginc.com> wrote:
>
> > Dan to provide call in number, or will just do a conference on Guru's phone to Dan's phone

From: David Dubin <david@dubinconsultinginc.com>
Sent: Tuesday, April 4, 2017 11:15 AM
To: Scott Viger
Subject: RE: Duluth

Sure,

He can call me anytime.

Also direct him to our website at www.mydubin.com

Thanks again!

David

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Tuesday, April 4, 2017 11:18 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: RE: Duluth

Can I send him your contact info?

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Tuesday, April 04, 2017 11:13 AM
To: Scott Viger <SViger@bensenville.il.us>
Cc: Guru Naganat <guru@dubinconsultinginc.com>
Subject: RE: Duluth

Sure,
That would be great!

Nice town.

Thanks!

David

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Tuesday, April 4, 2017 11:15 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: Duluth

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Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

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Sent: Tuesday, April 4, 2017 11:13 AM
To: Scott Viger
Cc: Guru Naganat
Subject: RE: Duluth

Sure,
That would be great!

Nice town.

Thanks!

David

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Tuesday, April 4, 2017 11:15 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: Duluth

A friend of mine, a writer up in Minnesota asked if I knew you and would like to do an article on the Board of Trade project up in Duluth. He writes for Twin Cities Business. My recollection is that he worked there until he relocated to Duluth now I believe he free lances for them.
Are you willing?

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: Kurtis Pozsgay
Sent: Monday, April 3, 2017 4:43 PM
To: David Dubin
Cc: Scott Viger
Subject: RE: John St. CDC
Attachments: CDC 2017 - 03 770-830 John St Staff Report draft.pdf

David

Please find attached the draft staff report for your review. If you would like to submit any additional comments or information, please get them to me ASAP. We would like to have the packet with your material to the CDC members no later than Monday, April 10th.

Thank you,
Kurtis

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Monday, April 03, 2017 2:29 PM
To: Scott Viger <SViger@bensenville.il.us>; Kurtis Pozsgay <KPozsgay@bensenville.il.us>
Subject: John St. CDC

Hi Scott and Kurtis,

I hope you had a nice week end. Do you know when we will have the staff report?
I want to finalize all the drawings for the CDC, and want to be on the same page.

Let me know,

Thanks

David

David Dubin
President
Dubin Consulting Inc.
607 Academy Drive
Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Monday, April 3, 2017 2:29 PM
To: Scott Viger; Kurtis Pozsgay
Subject: John St. CDC

Hi Scott and Kurtis,

I hope you had a nice week end. Do you know when we will have the staff report?
I want to finalize all the drawings for the CDC, and want to be on the same page.

Let me know,

Thanks

David

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Northbrook, IL 60062
773-919-8083
Daviddubin@dubinconsultinginc.com
www.mydubin.com

From: David Dubin <david@dubinconsultinginc.com>
Sent: Friday, March 31, 2017 1:31 PM
To: Scott Viger; Kurtis Pozsgay
Subject: FW: Bensenville john street
Attachments: 01_Bensenville_20170123.pdf

Hi Scott and Kurtis,

I found this rendering from near the end of January (site plan). I don't think this was sent to you with the submittal.

I know this does not reflect the current road width, as it was changed via our submittals and engineering revisions.

But, the site plan in color adds some depth that you can pass on to folks.

I will have colored site plan with all the changes at the CDC meeting, btw.

Thanks

DD

LEGEND

- SHADE TREE, TYPICAL
- ORNAMENTAL TREE, TYPICAL
- EVERGREEN TREE, TYPICAL
- LAWN
- ECONOMY PRAIRIE SEED MIX
- STORMWATER SEED MIX

1. Lots 12-18 have the capacity for Single Family Residence - Plan 1, which is 65' long. The standard residence is 60' in length.

2. Lots 1-11, 19-41 can accommodate Single Family Residence - Plan 1, which is 65' long, but backyard setback will be reduced 25' to 20'.

3. Individual lots to be landscaped by owner.

LAWN
OPEN SPACE
OPEN SPACE
SHADE TREE, TYP.
LAWN
ORNAMENTAL TREE, TYP.
JOHN STREET
RETAINING WALL, TYP.
EVERGREEN TREE, TYP.
ECONOMY SEED MIX
STORMWATER SEED MIX
STORMWATER DETENTION AREA

770-830 JOHN STREET SUBDIVISION

LANDSCAPE PLAN

BENSENVILLE, ILLINOIS

January 23, 2017

0 20' 40' 80'
SCALE: 1"=40'

NORTH

THE LAKOTA GROUP.

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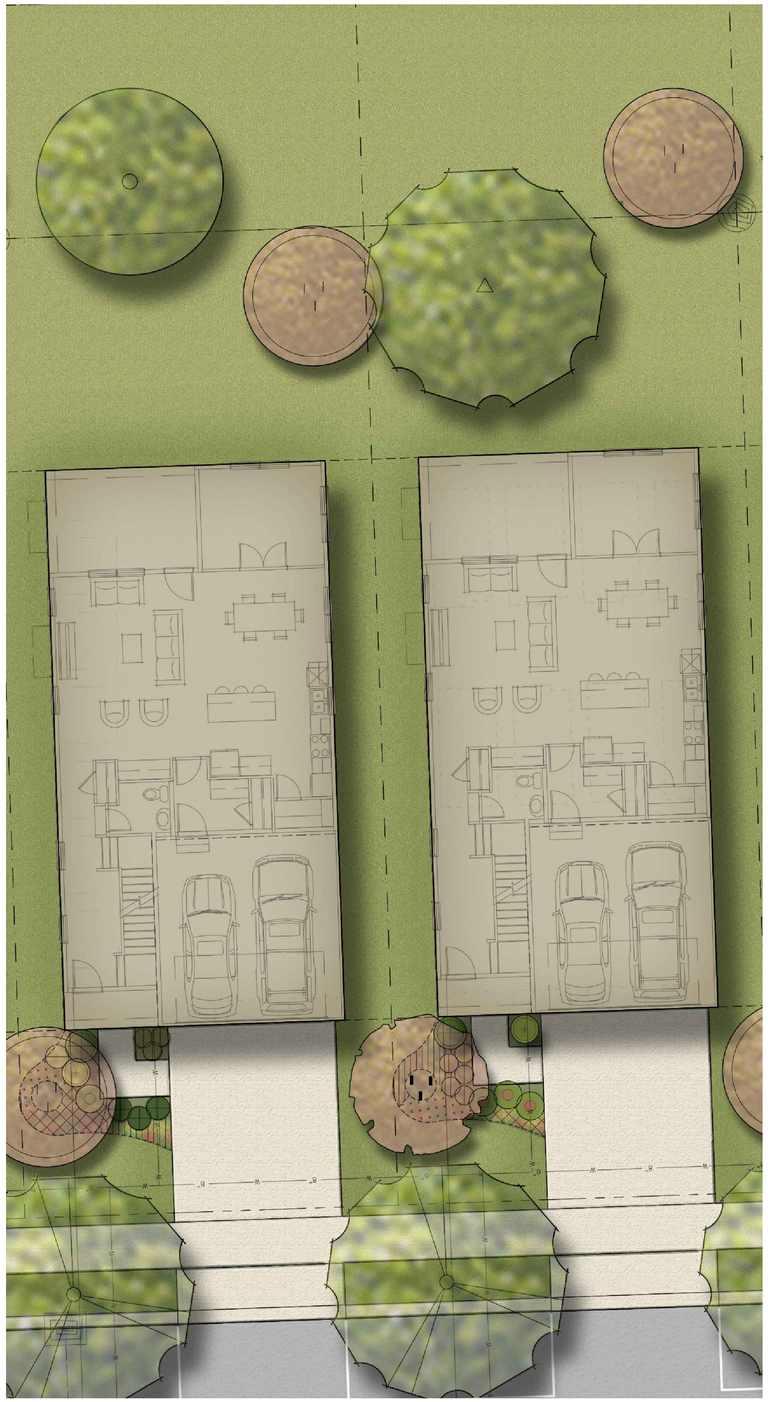
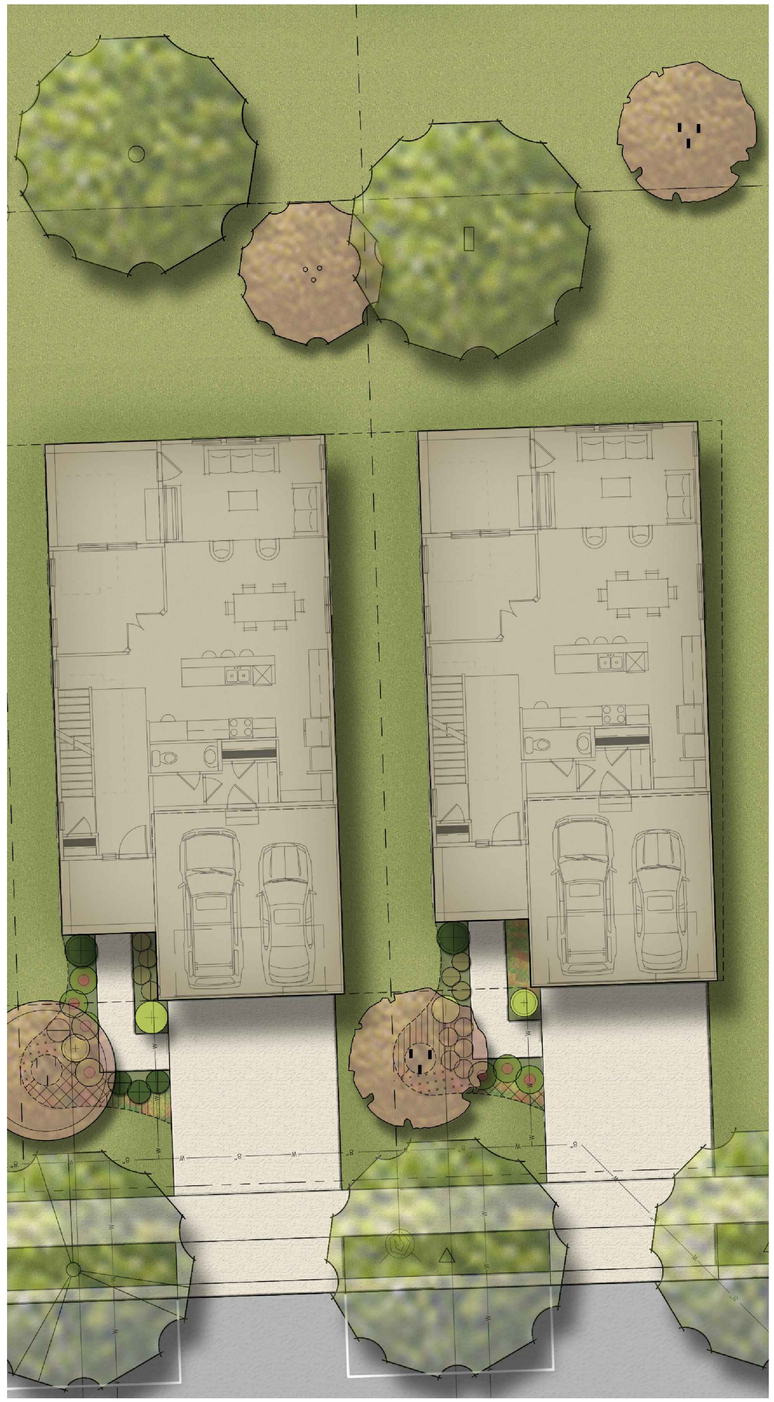


1 LANDSCAPE PLAN - SINGLE FAMILY A



2 LANDSCAPE PLAN - SINGLE FAMILY B

LEGEND

SHADE TREE, TYPICAL

ORNAMENTAL TREE, TYPICAL

LAWN

1. Lots 12-18 have the capacity for Single Family Residence - Plan 1, which is 65' long. The standard residence is 60' in length.

2. Lots 1-11, 19-41 can accommodate Single Family Residence - Plan 1, which is 65' long, but backyard setback will be reduced 25' to 20'.

3. Individual lots to be landscaped by owner.

770-830 JOHN STREET SUBDIVISION

LANDSCAPE PLAN - SINGLE FAMILY

BENSENVILLE, ILLINOIS

January 23, 2017

0 4' 8' 16'
SCALE: 1/8"=1'-0"

NORTH

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PLANT LIST

THE LANDSCAPE PLAN WILL CONSIST OF, BUT IS NOT LIMITED TO, THE PLANT LIST AS SHOWN. PLANT SIZES SPECIFIED IN FINAL LANDSCAPE PLAN WILL DEPEND ON AVAILABILITY AT TIME OF PLANTING.

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE
DECIDUOUS TREES			
AF	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	3" caliper
CO	Celtis occidentalis	Common Hackberry	3" caliper
GT	Gleditsia triacanthos inermis 'Skyline'	Skyline Thornless Honeylocust	3" caliper
QM	Quercus macrocarpa	Bur Oak	3" caliper
TC	Tilia cordata 'Greenspire'	Littleleaf Linden	3" caliper
UAA	Ulmus 'Accolade'	Accolade Elm	3" caliper
UH	Ulmus 'Homestead'	Homestead Elm	3" caliper
ORNAMENTAL TREES			
AC	Amelanchier canadensis 'Autumn Brilliance'	Shadblow Serviceberry 'Autumn Brilliance'	6'-10' ht.
BN	Betula nigra 'Heritage'	Heritage River Birch	6'-10' ht.
CC	Cercis canadensis	Eastern Redbud	6'-10' ht.
CCI	Crataegus crusgalli 'Inermis'	Thornless Cockspur Hawthorn	6'-10' ht.
MSO	Magnolia soulangiana 'Saucer'	Saucer Magnolia	6'-10' ht.
MM	Malus x 'Marilee'	Marilee Crabapple	6'-10' ht.
MP	Malus x 'Prairiefire'	Prairiefire Crabapple	6'-10' ht.
EVERGREEN TREES			
PGD	Picea glauca 'Densata'	Black Hills Spruce	6'-12' ht.
PPG	Picea pungens 'Glauca'	Colorado Blue Spruce	6'-12' ht.
PM	Pseudotsuga menziesii	Douglas Fir	6'-12' ht.
DECIDUOUS SHRUBS			
AM	Aronia melanocarpa	Glossy Black Chokeberry	18-30" ht.
HA	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	24-36" ht.
HP	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea	24-36" ht.
RA	Rhus aromatica 'Gro-Low'	Fragrant Sumac	5 gal.
RC	Rosa 'Flower Carpet Pink'	Flower Carpet Pink Shrub Rose	5 gal.
RK	Rosa 'Knockout'	Knockout Rose	5 gal.
SM	Syringa meyeri	Dwarf Korean Lilac	5 gal.
VD	Viburnum dentatum	Arrowwood Viburnum	24-36" ht.
VP	Viburnum prunifolium	Blackhaw Viburnum	3' ht.
VTW	Viburnum trilobum 'Wentworth'	Wentworth American Cranberrybush	18-30" ht.
EVERGREEN SHRUBS			
BM	Buxus microphyla 'Wintergreen'	Wintergreen Boxwood	18"-36" ht.
TM	Taxus media 'Densiformis'	Dense Yew	18"-30" spr.
TMH	Taxus media "Hicksii"	Hicks Yew	18"-30" spr.
TOE	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	6' -8' ht.
JCK	Juniperus chinensis 'Kallays Compacta'	Kallays Compact Juniper	5 gal.
PERENNIALS/GRASSES			
cas	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal.
ep	Echinacea purpurea 'Magnus'	Purple Coneflower	1 gal.
hh	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.
hp	Heuchera micrantha 'Purple Palace'	Purple Palace Coral Bells	1 gal.
hgc	Hosta 'Guacamole'	Guacamole Hosta	1 gal.
hss	Hosta Sum and Substance	Sum and Substance Hosta	1 gal.
nm	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gal.
pah	Pennisetum apelocuroides 'Hameln'	Dwarf Fountain Grass	3 gal.
pat	Perovskia atriplicifolia	Russian Sage	1 gal.
rf	Rudbeckia fulgida 'Goldstrum'	Black Eyed Susan	1 gal.
sa	Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.
sh	Sporobolus heterolepsis	Prairie Dropseed	1 gal.
GROUNDCOVERS			
lsp	Liriope spicata	Lilyturf	3" pot/quart
pt	Pachysandra terminalis	Pachysandra	3" pot/quart

STORMWATER SEED MIX

BOTANIC NAME	COMMON NAME	OUNCES / ACRE
PERMANENT GRASSES / SEDGES / RUSHES		
Bolboschoenus fluviatilis	River Bulrush	0.25
Carex cristatella	Crested Oval Sedge	2.00
Carex lurida	Bottlebrush Sedge	3.00
Carex vulpinoidea	Brown Fox Sedge	6.00
Elymus virginicus	Virginia Wild Rye	13.50
Glyceria striata	Fowl Manna Grass	1.25
Juncus effusus	Common Rush	2.00
Leersia oryzoides	Rice Cut Grass	1.00
Panicum virgatum	Switch Grass	2.00
Schoenoplectus tabernaemontani	Softstem Bulrush	3.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	1.00
	Total	37.00
TEMPORARY COVER		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	460.00
FORBS & SHRUBS		
Alisma spp.	Water Plantain (Various Mix)	4.25
Asclepias incarnata	Swamp Milkweed	1.50
Bidens spp.	Bidens (Various Mix)	2.00
Helenium autumnale	Sneezeweed	2.00
Iris virginica	Blue Flag	4.00
Lycopus americanus	Common Water Horehound	0.25
Mimulus ringens	Monkey Flower	1.00
Oligoneuron riddellii	Riddell's Goldenrod	0.50
Penthorum sedoides	Ditch Stonecrop	0.50
Polygonum spp.	Pinkweed (Various Mix)	4.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Rudbeckia triloba	Brown-Eyed Susan	1.50
Sagittaria latifolia	Common Arrowhead	1.00
Senna hebecarpa	Wild Senna	1.00
Symphyotrichum novae-angliae	New England Aster	1.50
Thalictrum dasycarpum	Purple Meadow Rue	2.00
	Total	28.00

ECONOMY PRAIRIE SEED MIX

BOTANIC NAME	COMMON NAME	OUNCES / ACRE
PERMANENT GRASSES		
Andropogon gerardii	Big Bluestem	12.00
Bouteloua curtipendula	Side Oats Grama	16.00
Carex spp.	Prairie Sedge Mix	3.00
Elymus canadensis	Canada Wild Rye	24.00
Panicum virgatum	Switch Grass	2.50
Schizachyrium scoparium	Little Bluestem	28.00
Sorghastrum nutans	Indian Grass	12.00
	Total	97.50
TEMPORARY COVER		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	460.00
FORBS		
Asclepias syriaca	Common Milkweed	1.00
Asclepias tuberosa	Butterfly Weed	1.00
Chamaecrista fasciculata	Partridge Pea	9.00
Coreopsis lanceolata	Sand Coreopsis	5.00
Echinacea purpurea	Broad-leaved Purple Coneflower	7.50
Heliopsis helianthoides	False Sunflower	0.25
Lupinus perennis	Wild Lupine	1.00
Monarda fistulosa	Wild Bergamot	0.50
Penstemon digitalis	Foxglove Beard Tongue	1.00
Pycnanthemum virginianum	Common Mountain Mint	0.50
Ratibida pinnata	Yellow Coneflower	3.50
Rudbeckia hirta	Black-Eyed Susan	8.00
Solidago speciosa	Showy Goldenrod	1.00
Symphyotrichum laeve	Smooth Blue Aster	0.50
Symphyotrichum novae-angliae	New England Aster	0.75
	Total	40.50

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PLANT PALETTE

BENSENVILLE, ILLINOIS

January 23, 2017

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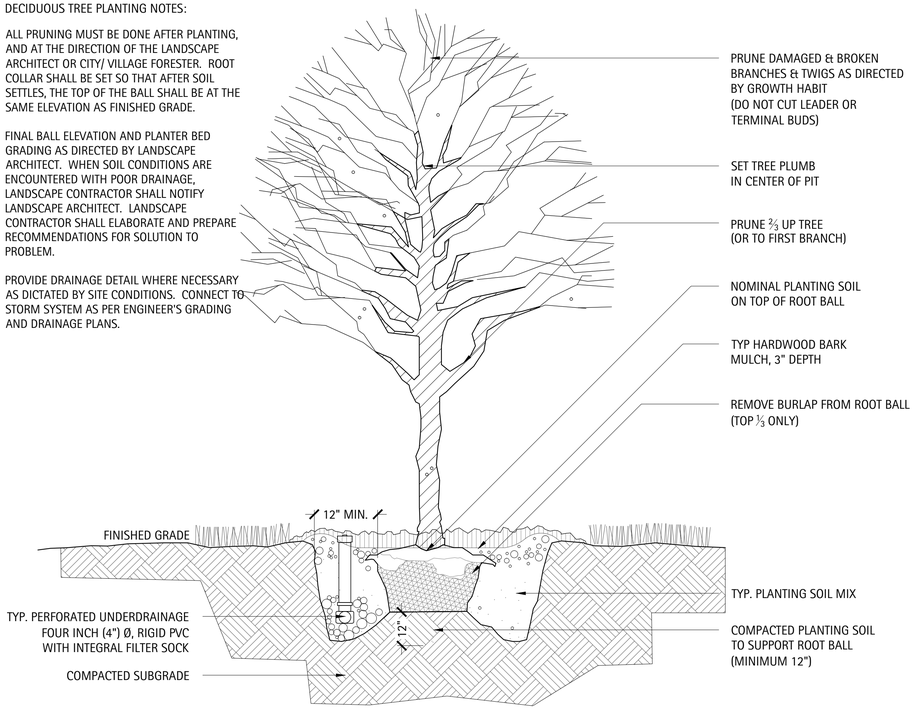
DECIDUOUS TREE PLANTING NOTES:

ALL PRUNING MUST BE DONE AFTER PLANTING, AND AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR CITY/ VILLAGE FORESTER. ROOT COLLAR SHALL BE SET SO THAT AFTER SOIL SETTLES, THE TOP OF THE BALL SHALL BE AT THE SAME ELEVATION AS FINISHED GRADE.

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.

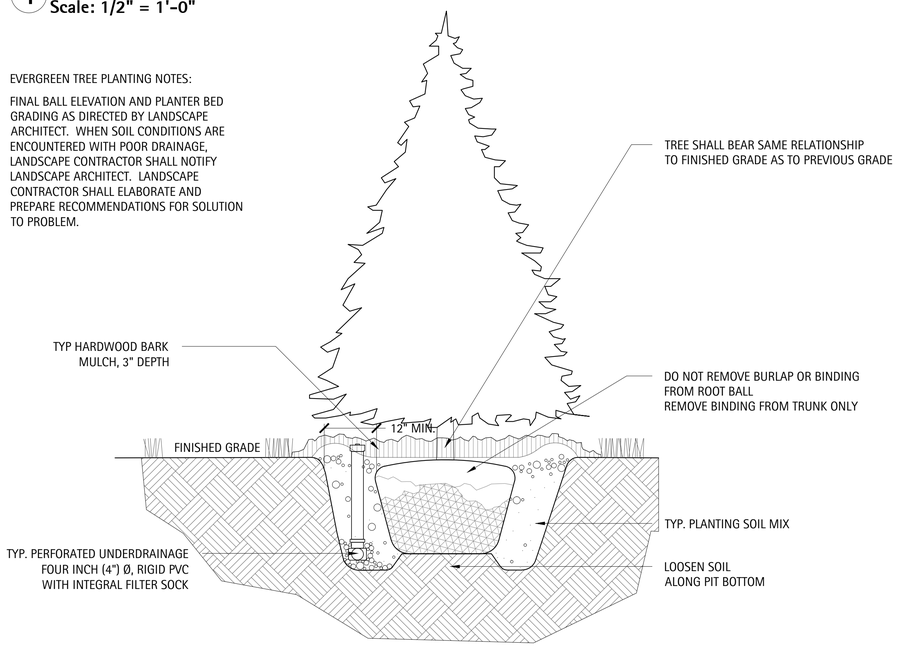
PROVIDE DRAINAGE DETAIL WHERE NECESSARY AS DICTATED BY SITE CONDITIONS. CONNECT TO STORM SYSTEM AS PER ENGINEER'S GRADING AND DRAINAGE PLANS.



1 Section - Shade Tree Planting
Scale: 1/2" = 1'-0"

EVERGREEN TREE PLANTING NOTES:

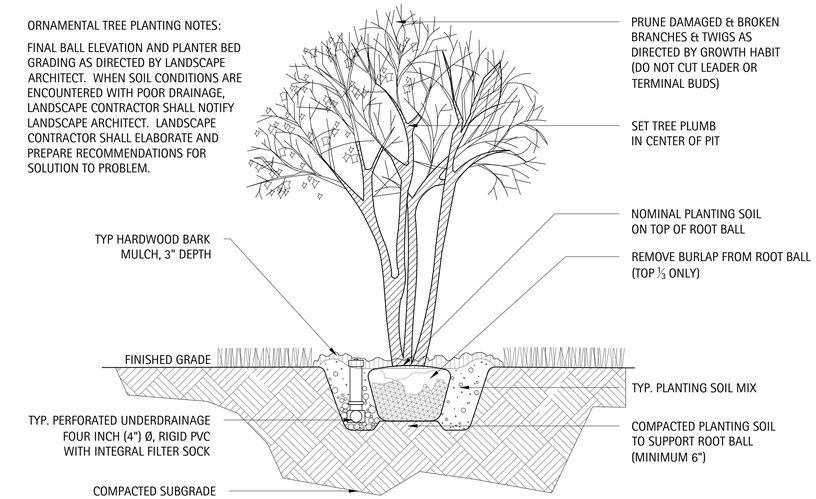
FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.



2 Section - Evergreen Tree Planting
Scale: 1/2" = 1'-0"

ORNAMENTAL TREE PLANTING NOTES:

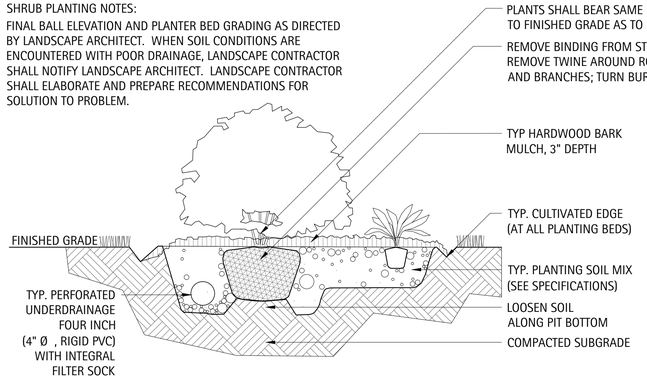
FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.



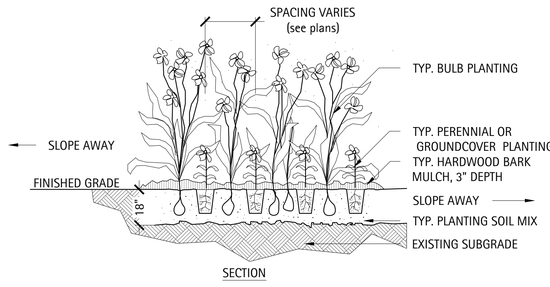
3 Section - Ornamental Tree Planting
Scale: 1/2" = 1'-0"

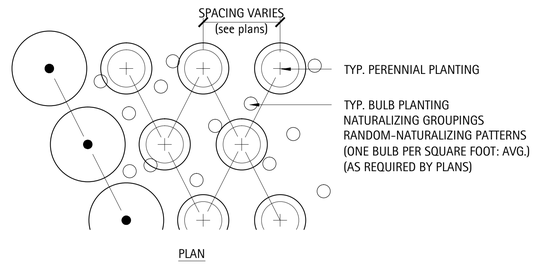
SHRUB PLANTING NOTES:

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.



4 Section - Shrub Planting
Scale: 1" = 1'-0"





NOTES:

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.

PERENNIAL PLANTING LAYOUTS TO BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

5 Plan, Section - Perennial, Groundcover, and Bulb Planting
Scale: 1/2" = 1'-0"

770-830 JOHN STREET SUBDIVISION

LANDSCAPE DETAILS

BENSENVILLE, ILLINOIS

January 23, 2017

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From: David Dubin <david@dubinconsultinginc.com>
Sent: Friday, March 31, 2017 10:37 AM
To: Scott Viger
Subject: FW: Bensenville
Attachments: 9090P-LOT LAYOUT(105')_PLANS 2&3.pdf; 9090P-LOT LAYOUT(111')_PLANS 1-3.pdf; 9090P-LOT LAYOUT(114.1')_PLANS 1-3.pdf; 9090P-SITEPLAN_ 2017-03-10.pdf

Scott,

To keep you in the loop…..

From: Scott Johnson [mailto:sjohnson@spacecoinc.com]
Sent: Friday, March 31, 2017 10:30 AM
To: Kurtis Pozsgay <KPozsgay@bensenville.il.us>
Cc: David Dubin <david@dubinconsultinginc.com>; Bill Loftus <wloftus@spacecoinc.com>
Subject: RE: Bensenville

Kurtis,

Please find attached the Lot Coverage exhibits showing the lot coverage of the 3 different building footprints on the 3 typical lots (105’ deep, 111’ deep, and 114.1’ deep).

The exhibits show the assumed lot coverage area, and the associated % lot coverage.

Please note that exhibits showing the 3 different building footprints on the irregular corner lots were not generated since the size of the lots are significantly larger than the interior lots (minimum corner lot area is 6,478 SF). The lot coverage for the corner lots is less than 50%.

Regarding the driveway measurements and parking concerns, all driveways are 18’ wide. This width is consistent from the face of the garage to the back of curb of the public street. Per Section 10-11-7-2 of the Village code, the maximum width for a 2-car garage is 20’ wide.

With 18’ wide driveways, there is 22’ provided between the edges of the adjacent driveways for on-street parking. Per Section 10-11-8-2-C.3 of the Village code, parallel stalls shall be 22’ in length.

The driveway widths and on-street parking lengths are shown graphically in the Preliminary Site Plan dated March 10, 2017.
A copy of the Preliminary Site Plan is attached for your reference.

Please let me know if you require any further information/documentation.

Regards,

Scott Johnson
Design Engineer

SPACECO, Inc.
2015 NAIOP Engineering Design Firm of the Year
9575 W. Higgins Road, Suite 700, Rosemont, IL. 60018
Tel: 847-696-4060 Fax: 847-696-4065
sjohnson@spacecoinc.com

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From: Kurtis Pozsgay [mailto:KPozsgay@bensenville.il.us]
Sent: Thursday, March 30, 2017 2:05 PM
To: Scott Johnson <sjohnson@spacecoinc.com>
Cc: David Dubin <david@dubinconsultinginc.com>
Subject: RE: Bensenville

Scott,

I was just following up on this email. Were you able to pull together the information about lot coverage? I'm most interested in the driveway measurements, but need overall coverage numbers per lot as well.

Thanks

Kurtis Pozsgay, AICP
Senior Planner

BENSENVILLE

12 South Center Street, Bensenville. IL 60106
P: 630.350.3396 **C:** 517.648.4971 **L:** linkedin.com/in/kpozsgay

Please consider the environment before printing this e-mail

From: David Dubin [mailto:david@dubinconsultinginc.com]
Sent: Tuesday, March 28, 2017 11:41 AM
To: Kurtis Pozsgay <KPozsgay@bensenville.il.us>
Cc: Scott Johnson <sjohnson@spacecoinc.com>
Subject: bensenville

Scott,

Kurtis Pozgay of the village needs more information about the lot coverage, etc.

I will get him information about the homes.

David

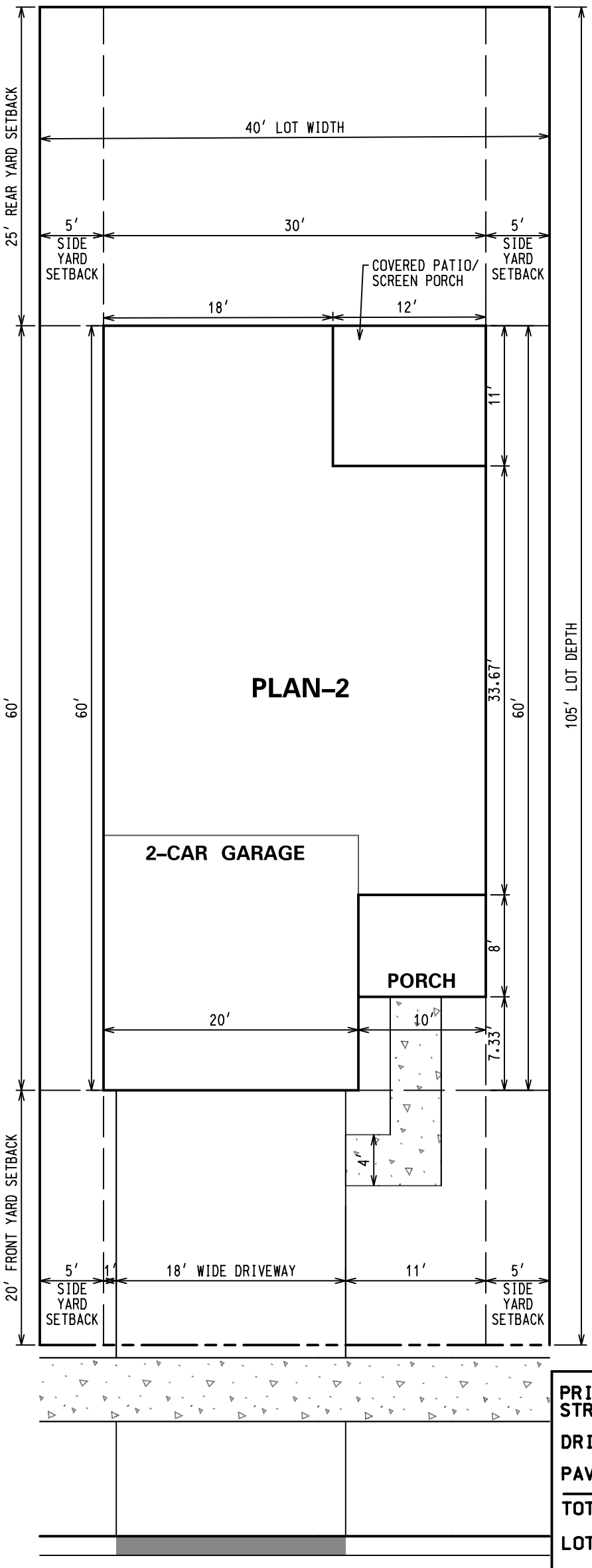
From: Kurtis Pozsgay [mailto:KPozsgay@bensenville.il.us]
Sent: Tuesday, March 28, 2017 11:36 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: Lot coverage

Dave,

Can you get me something that shows in better detail the lot coverage measurements? I need to know the measurements of the home outlines, driveways, etc. The driveway measurements came up with both police and public works concerns regarding parking.

I'd also like to get a list of all the home square footages if possible. I thought we had that somewhere but I'm not seeing it.

Thanks
Kurtis



NOTES:

1. SEE FLOOR PLANS: PLAN 2 PREPARED BY BSB DESIGN DATED 02-03-2017 FOR DETAILED DIMENSIONS.

LOT COVERAGE SUMMARY

PRINCIPAL/ACCESSORY STRUCTURE AREA:	1,727 SF
DRIVEWAY AREA (18'WIDE):	360 SF
PAVED WALKWAY AREA:	73 SF
TOTAL LOT COVERAGE AREA:	2,160 SF
LOT AREA:	4,200 SF
% LOT COVERAGE:	51.4 %

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CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 03/30/2017 | FILENAME: 9090P-PLAN2(105' DEEP) | JOB NO: 9090

LOT COVERAGE EXHIBIT
PLAN-2 ON TYPICAL 105' DEEP LOT

770-830 JOHN STREET
BENSENVILLE, ILLINOIS

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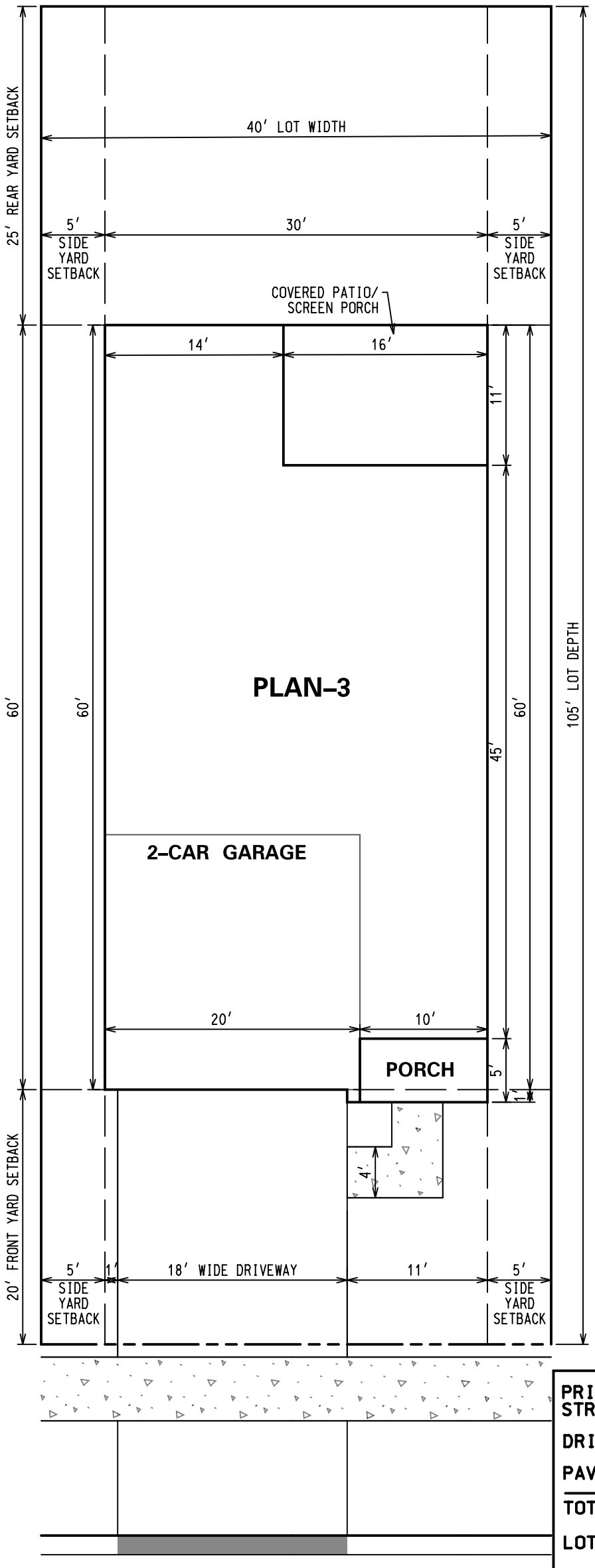

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SCALE 1" - 10'

0 10

LEGEND

CONCRETE SIDEWALK

DEPRESSED CURB & GUTTER

NOTES:

1. SEE FLOOR PLANS: PLAN 3 PREPARED BY BSB DESIGN DATED 02-03-2017 FOR DETAILED DIMENSIONS.

LOT COVERAGE SUMMARY

PRINCIPAL/ACCESSORY STRUCTURE AREA:	1,811 SF
DRIVEWAY AREA (18′WIDE):	360 SF
PAVED WALKWAY AREA:	44 SF
TOTAL LOT COVERAGE AREA:	2,215 SF
LOT AREA:	4,200 SF
% LOT COVERAGE:	52.7 %

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LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 03/30/2017 | FILENAME: 9090P-PLAN3(105' DEEP) | JOB NO: 9090

LOT COVERAGE EXHIBIT
PLAN–3 ON TYPICAL 105′ DEEP LOT

770–830 JOHN STREET
BENSENVILLE, ILLINOIS

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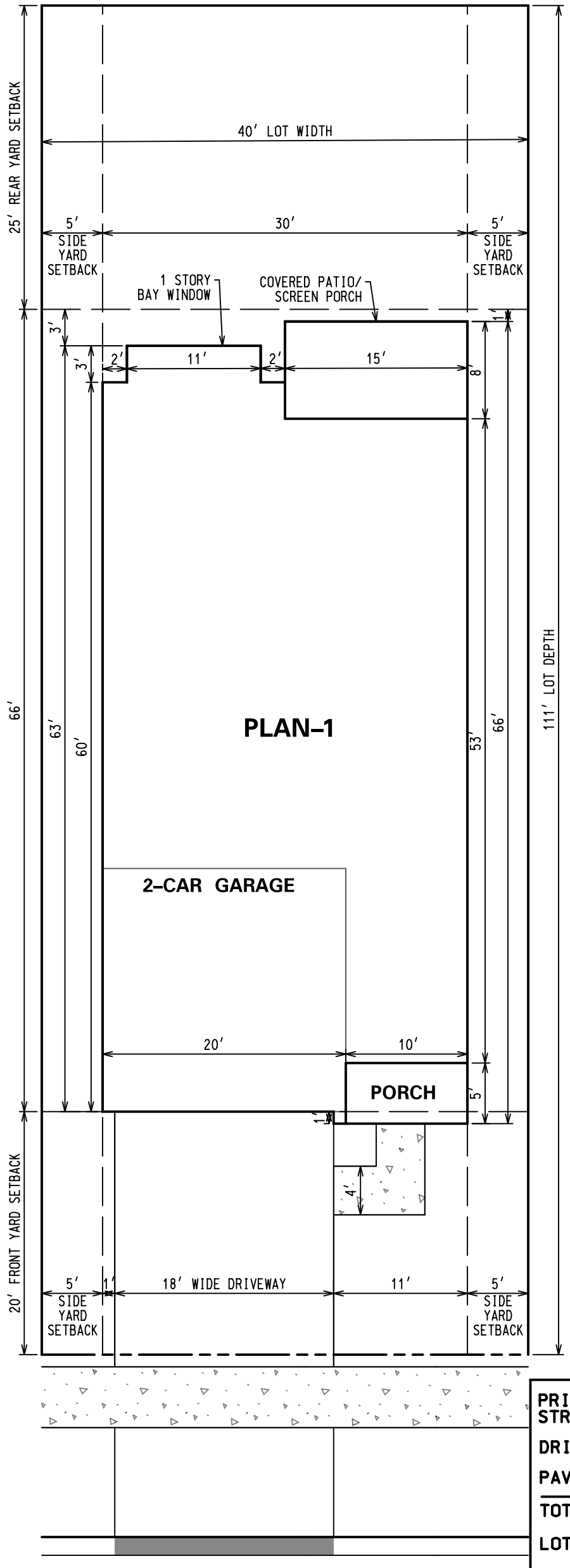

NOTES:

1. SEE FLOOR PLANS: PLAN 1 PREPARED BY BSB DESIGN DATED 02-03-2017 FOR DETAILED DIMENSIONS.

LOT COVERAGE SUMMARY

PRINCIPAL/ACCESSORY STRUCTURE AREA:	1,919 SF
DRIVEWAY AREA (18'WIDE):	360 SF
PAVED WALKWAY AREA:	44 SF
TOTAL LOT COVERAGE AREA:	2,232 SF
LOT AREA:	4,440 SF
% LOT COVERAGE:	52.3 %

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SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 03/30/2017 | FILENAME: 9090P-PLAN1(111' DEEP) | JOB NO: 9090

LOT COVERAGE EXHIBIT
PLAN-1 ON TYPICAL 111' DEEP LOT

770-830 JOHN STREET
BENSENVILLE, ILLINOIS

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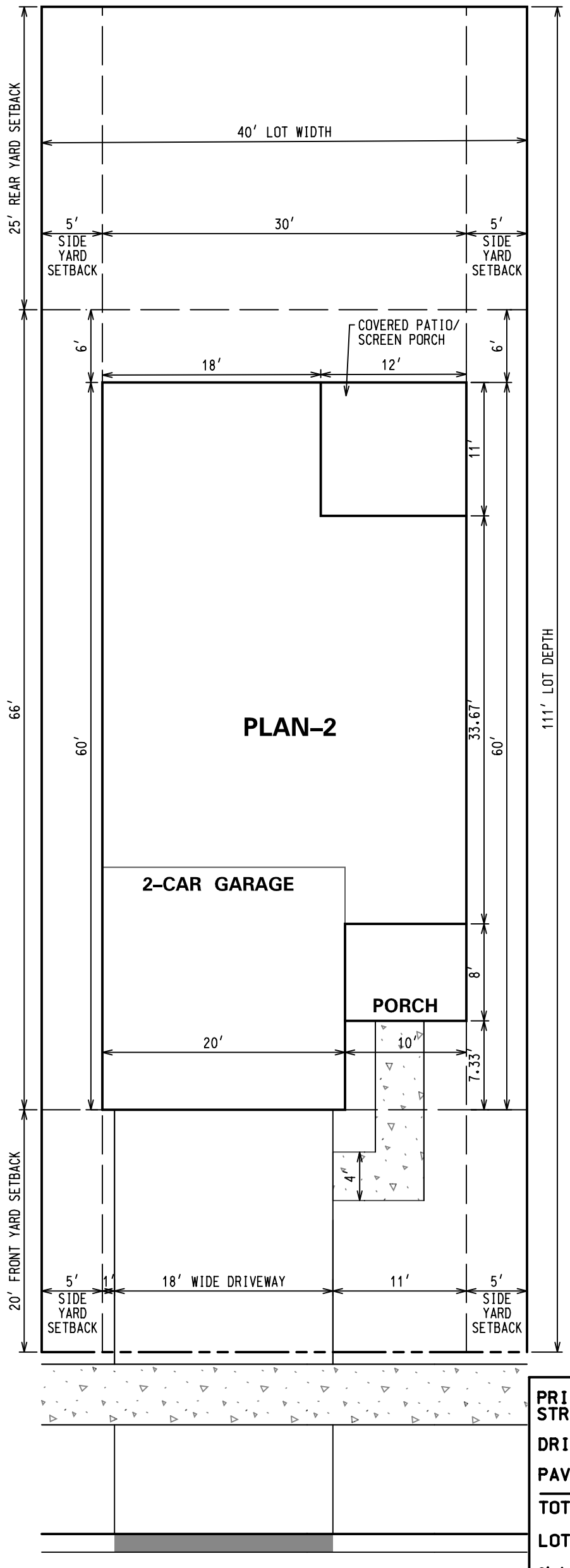

NOTES:

1. SEE FLOOR PLANS: PLAN 2 PREPARED BY BSB DESIGN DATED 02-03-2017 FOR DETAILED DIMENSIONS.

LOT COVERAGE SUMMARY

PRINCIPAL/ACCESSORY STRUCTURE AREA:	1,727 SF
DRIVEWAY AREA (18'WIDE):	360 SF
PAVED WALKWAY AREA:	73 SF
TOTAL LOT COVERAGE AREA:	2,160 SF
LOT AREA:	4,440 SF
% LOT COVERAGE:	48.6 %

SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 03/30/2017 | FILENAME: 9090P-PLAN2(111' DEEP) | JOB NO: 9090

LOT COVERAGE EXHIBIT
PLAN-2 ON TYPICAL 111' DEEP LOT

770-830 JOHN STREET
BENSENVILLE, ILLINOIS

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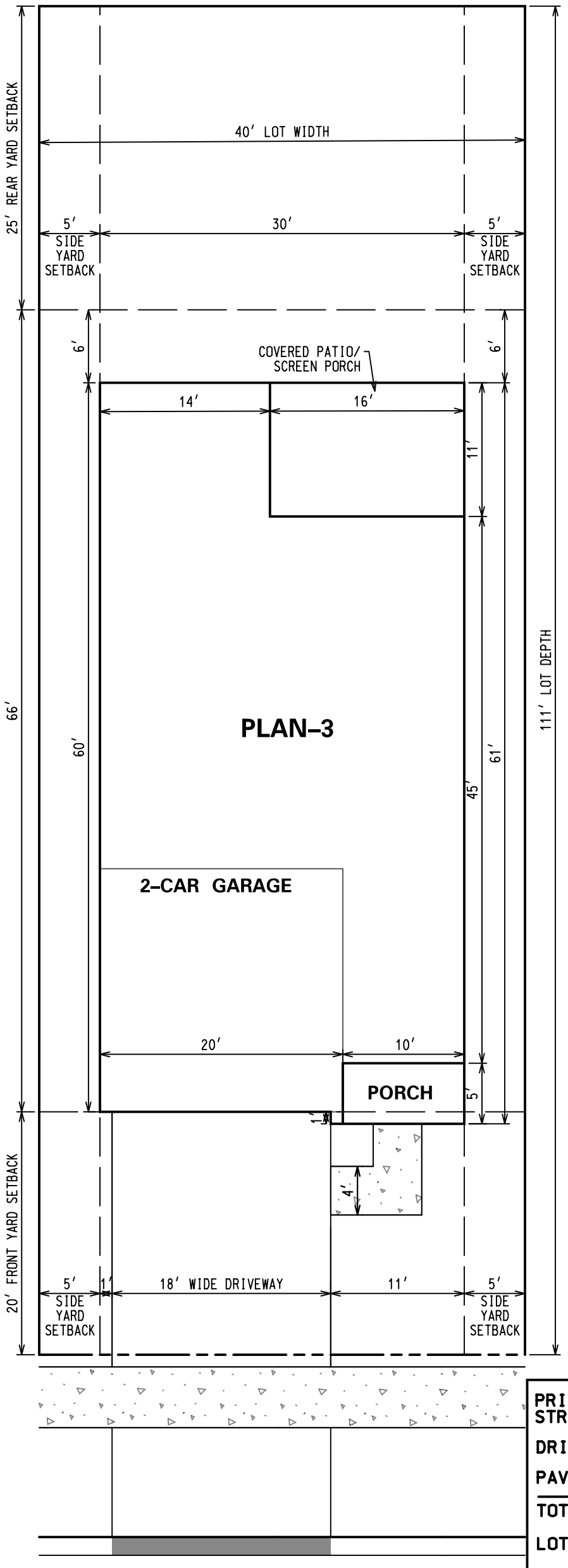

NOTES:

1. SEE FLOOR PLANS: PLAN 3 PREPARED BY BSB DESIGN DATED 02-03-2017 FOR DETAILED DIMENSIONS.

LOT COVERAGE SUMMARY

PRINCIPAL/ACCESSORY STRUCTURE AREA:	1,811 SF
DRIVEWAY AREA (18'WIDE):	360 SF
PAVED WALKWAY AREA:	44 SF
TOTAL LOT COVERAGE AREA:	2,215 SF
LOT AREA:	4,440 SF
% LOT COVERAGE:	49.9 %

SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 03/30/2017 | FILENAME: 9090P-PLAN3(111' DEEP) | JOB NO: 9090

LOT COVERAGE EXHIBIT
PLAN-3 ON TYPICAL 111' DEEP LOT

770-830 JOHN STREET
BENSENVILLE, ILLINOIS

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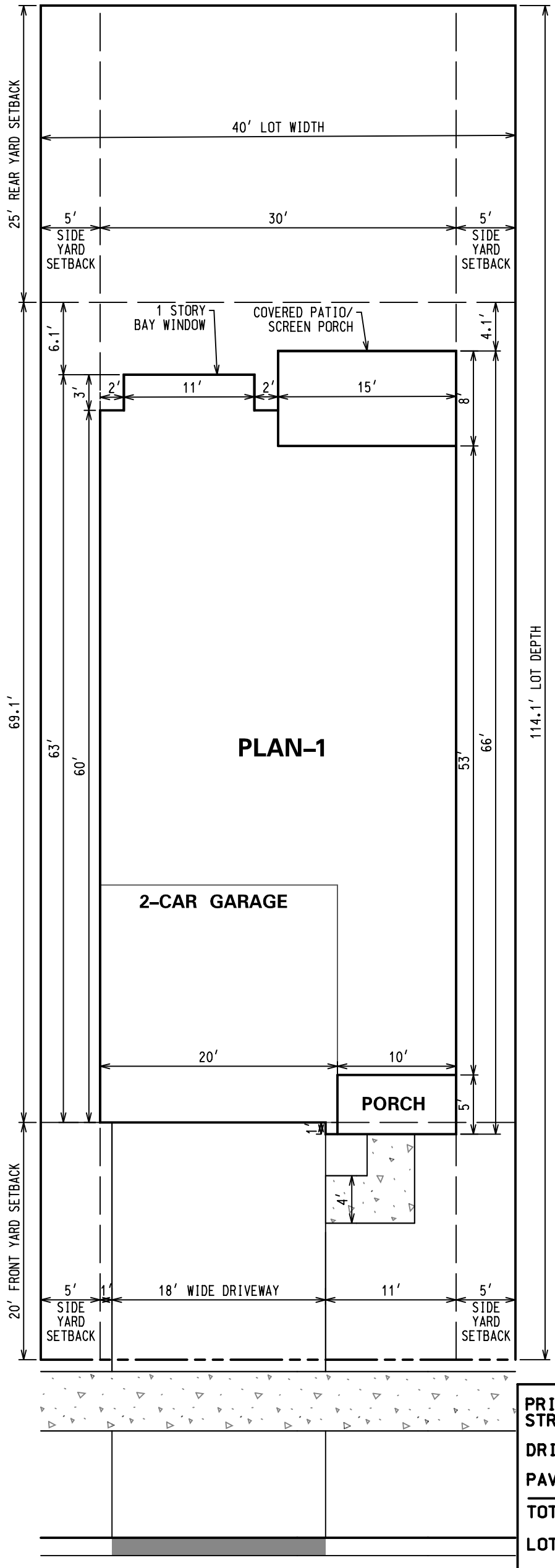

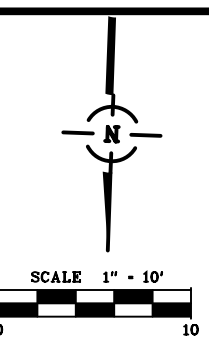

LEGEND

CONCRETE SIDEWALK

DEPRESSED CURB & GUTTER

NOTES:

1. SEE FLOOR PLANS: PLAN 1 PREPARED BY BSB DESIGN DATED 02-03-2017 FOR DETAILED DIMENSIONS.

LOT COVERAGE SUMMARY

PRINCIPAL/ACCESSORY STRUCTURE AREA:	1,919 SF
DRIVEWAY AREA (18′WIDE):	360 SF
PAVED WALKWAY AREA:	44 SF
TOTAL LOT COVERAGE AREA:	2,232 SF
LOT AREA:	4,564 SF
% LOT COVERAGE:	48.9 %

SPACECO INC.

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 03/30/2017 | FILENAME: 9090P-PLAN1(114.1' DEEP) | JOB NO: 9090

LOT COVERAGE EXHIBIT
PLAN–1 ON TYPICAL 114.1′ DEEP LOT

770–830 JOHN STREET
BENSENVILLE, ILLINOIS

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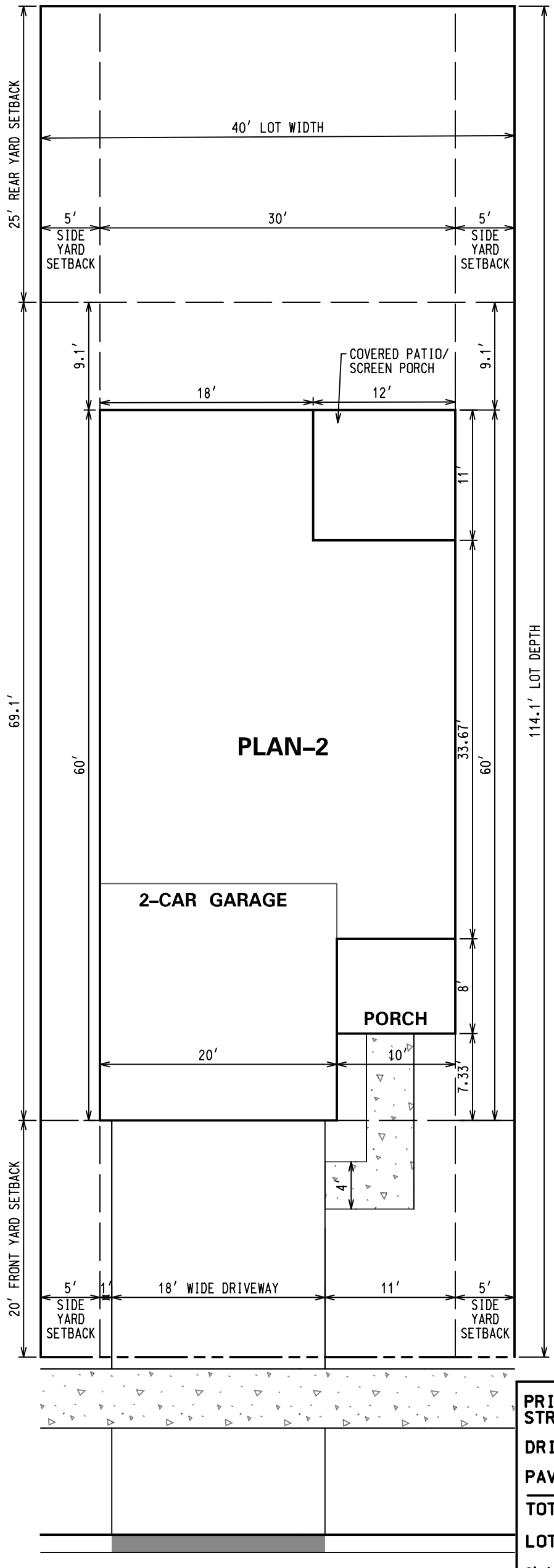

LEGEND

CONCRETE SIDEWALK

DEPRESSED CURB & GUTTER

NOTES:

1. SEE FLOOR PLANS: PLAN 2 PREPARED BY BSB DESIGN DATED 02-03-2017 FOR DETAILED DIMENSIONS.

LOT COVERAGE SUMMARY

PRINCIPAL/ACCESSORY STRUCTURE AREA:	1,727 SF
DRIVEWAY AREA (18'WIDE):	360 SF
PAVED WALKWAY AREA:	73 SF
TOTAL LOT COVERAGE AREA:	2,160 SF
LOT AREA:	4,564 SF
% LOT COVERAGE:	47.3 %

SPACECO INC.

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 03/30/2017 | FILENAME: 9090P-PLAN2(114.1' DEEP | JOB NO: 9090

LOT COVERAGE EXHIBIT
PLAN-2 ON TYPICAL 114.1' DEEP LOT

770-830 JOHN STREET
BENSENVILLE, ILLINOIS

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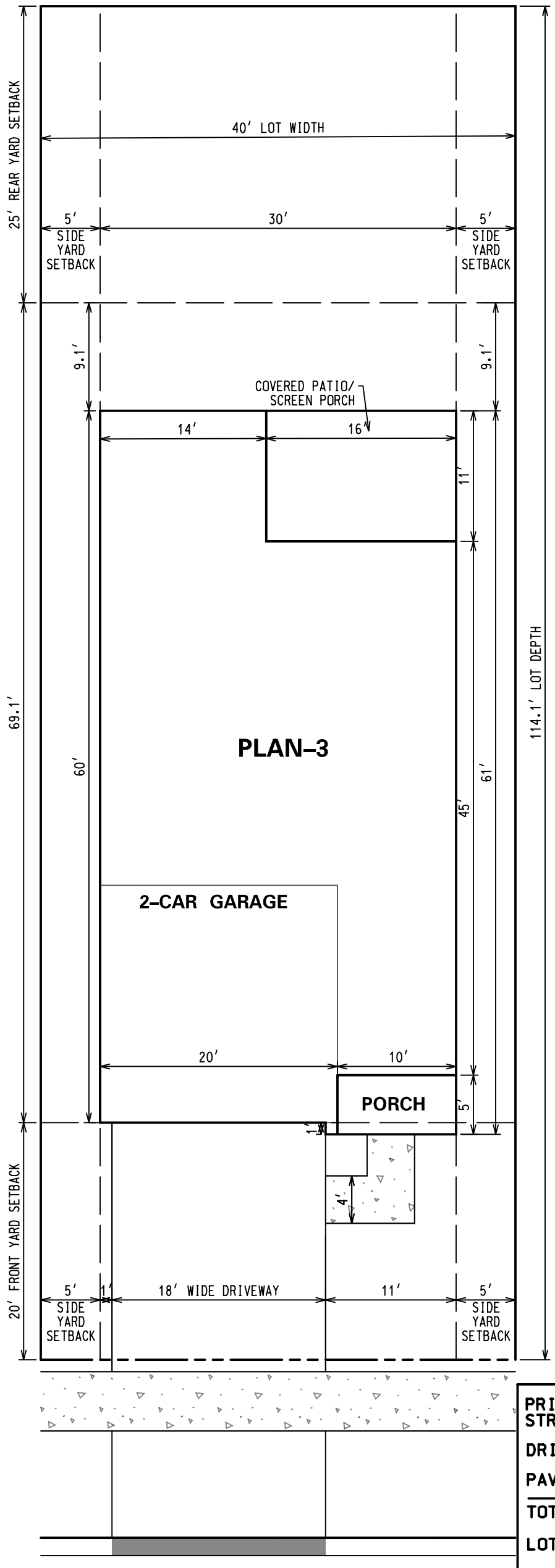

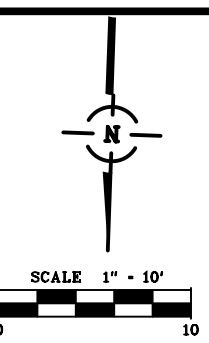

LEGEND

CONCRETE SIDEWALK

DEPRESSED CURB & GUTTER

NOTES:

1. SEE FLOOR PLANS: PLAN 3 PREPARED BY BSB DESIGN DATED 02-03-2017 FOR DETAILED DIMENSIONS.

LOT COVERAGE SUMMARY

PRINCIPAL/ACCESSORY STRUCTURE AREA:	1,811 SF
DRIVEWAY AREA (18′WIDE):	360 SF
PAVED WALKWAY AREA:	44 SF
TOTAL LOT COVERAGE AREA:	2,215 SF
LOT AREA:	4,564 SF
% LOT COVERAGE:	48.5 %

SPACECO INC.

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

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Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 03/30/2017 | FILENAME: 9090P-PLAN3(114.1' DEEP | JOB NO: 9090

LOT COVERAGE EXHIBIT
PLAN–3 ON TYPICAL 114.1′ DEEP LOT

770–830 JOHN STREET
BENSENVILLE, ILLINOIS

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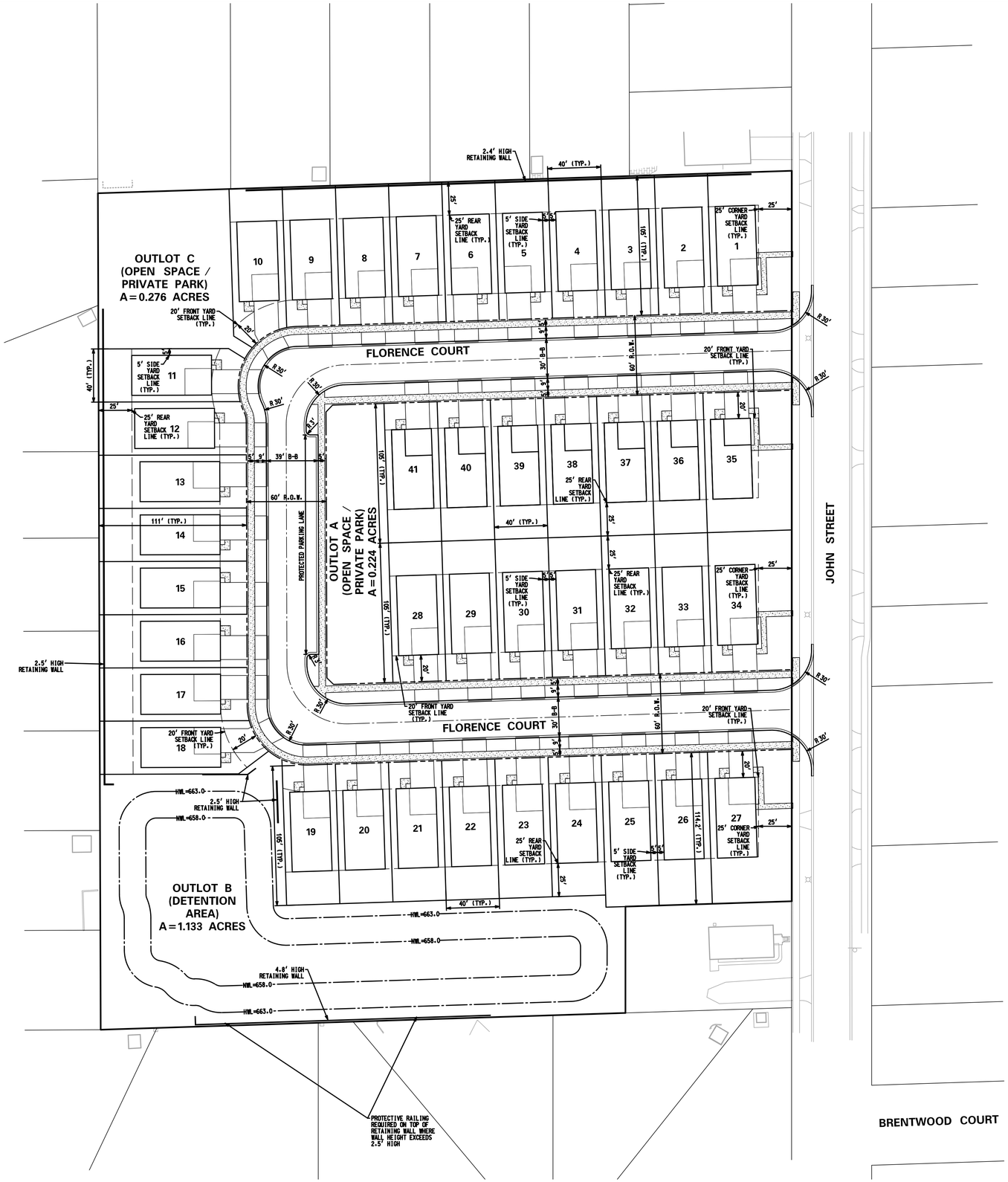

SCALE 1" - 40'

0 40 80

LEGEND

- HMA PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED)
- DEPRESSED CURB & GUTTER
- RETAINING WALL

NOTES:

1. LOTS 12-18 HAVE THE CAPACITY WITHIN THE SETBACK LIMITS FOR SINGLE FAMILY RESIDENCE PLAN 1, WHICH IS 65' LONG. THE STANDARD RESIDENCE IS 60' IN LENGTH.
2. LOTS 1-11 AND 19-41 CAN ACCOMMODATE SINGLE FAMILY RESIDENCE PLAN 1, WHICH IS 65' LONG, BUT THE BACKYARD SETBACK WILL BE REDUCED FROM 25' TO 20'.
3. THE SINGLE FAMILY RESIDENCE FLOOR PLANS HAVE A ROOF OVERHANG THAT ENCROACHES 2' INTO THE FRONT SETBACK.
4. LOTS 1, 27, 34, 35 FRONT JOHN STREET. THE FRONT WALKWAY LOCATIONS TBD.

SITE DATA:

TOTAL SITE AREA	7.294 ACRES
TOTAL OPEN SPACE/ PRIVATE PARK AREA	0.500 ACRES
TOTAL DETENTION AREA	1.134 ACRES
TOTAL R.O.W. AREA	1.408 ACRES
TOTAL LOT AREA	4.252 ACRES
TOTAL DEVELOPED AREA	7.294 ACRES

PARKING SUMMARY:

GARAGE	DRIVEWAY	ON-STREET	TOTAL
82	82	25	189

NO.	DATE	REMARKS

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, March 30, 2017 11:09 AM
To: Scott Viger; Kurtis Pozsgay
Cc: Scott Johnson
Subject: FW: Couple questions- john st
Attachments: 9090P-SITEPLAN_2017-03-10.pdf

Scott and Kurtis,

Regarding your question "No perimeter fencing? So you have a retaining wall and a two to four foot drop from your neighbor's yard to yours with no fence?"

See below and attached. Please let me know if you need additional information.

Thanks

David

Hi David,

Please find attached the site plan with the retaining wall clouded that is referenced in point 1 below.

A protective railing is currently called-out to be placed at the top of the wall. The top of the wall is higher than the neighbors by a maximum of 4.8'. So there is a 4.8' drop from our property to the neighbors to the south.

Please let me know if you need anything else.

Thank you,

Scott Johnson
Design Engineer

SPACECO, Inc.
2015 NAIOP Engineering Design Firm of the Year
9575 W. Higgins Road, Suite 700, Rosemont, IL. 60018
Tel: 847-696-4060 Fax: 847-696-4065
sjohnson@spacecoinc.com

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---

1. No perimeter fencing? So you have a retaining wall and a two to four foot drop from your neighbor's yard to yours with no fence? CAN YOU PLEASE SEND ME THE SITE PLAN AND HIGHLIGHT THE AREA YOU ARE TALKING ABOUT. ASK SCOTT at Spaceco

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

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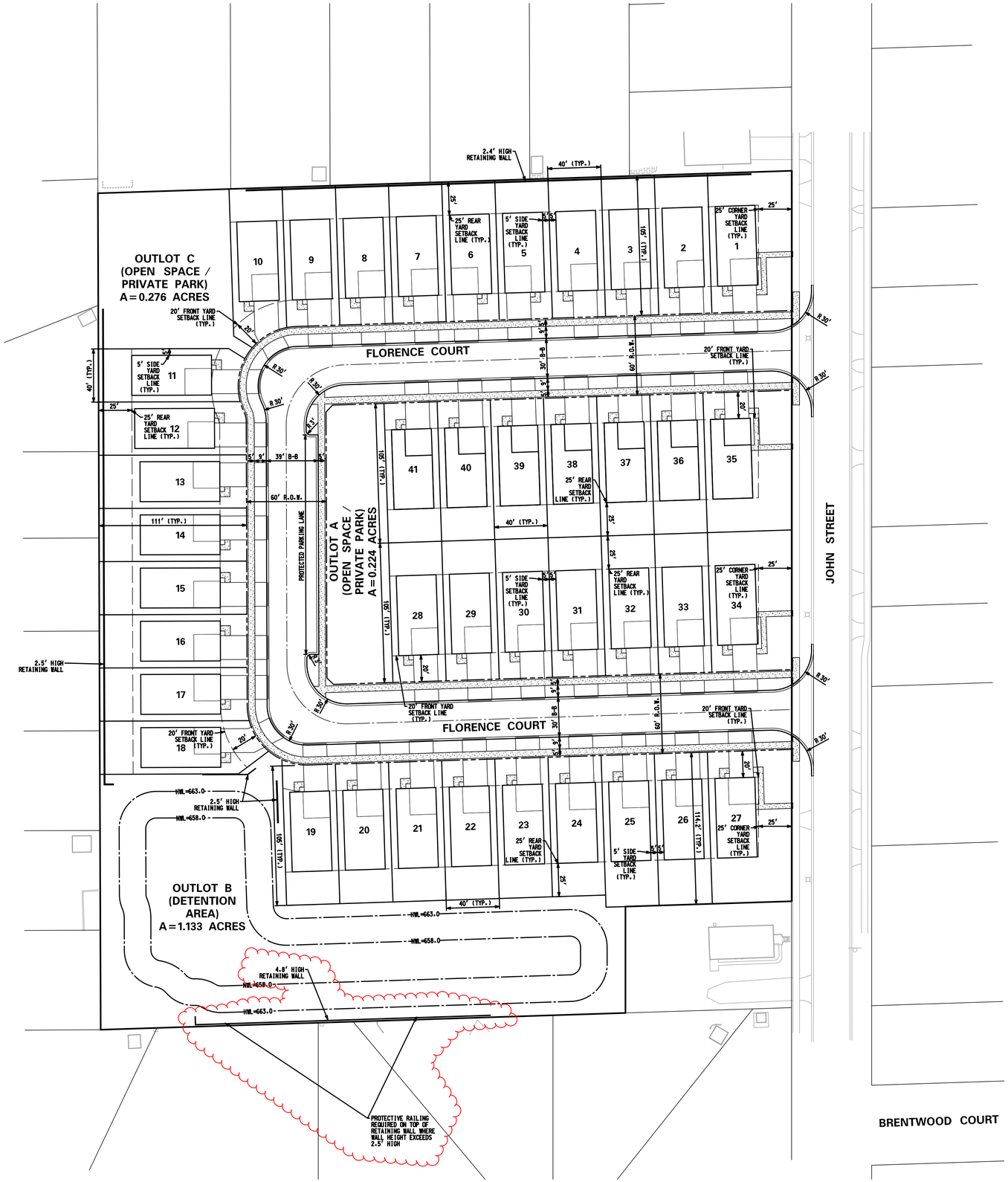

SCALE 1" - 40'

0 40 80

LEGEND

- HMA PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED)
- DEPRESSED CURB & GUTTER
- RETAINING WALL

NOTES:

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TOTAL DEVELOPED AREA	7.294 ACRES

PARKING SUMMARY:

GARAGE	DRIVEWAY	ON-STREET	TOTAL
82	82	25	189

NO.	DATE	REMARKS

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, March 30, 2017 9:28 AM
To: Scott Viger
Subject: RE: CDC#2017-03 John Street PUD

Yes, nothing changed on the hard copies of the floor plans or the floor plans in the drop box.

When you send me your report, I will proof it to make sure everything is accurate.

Thanks

David

From: Scott Viger [mailto:SViger@bensenville.il.us]
Sent: Tuesday, March 28, 2017 6:16 PM
To: David Dubin <david@dubinconsultinginc.com>
Subject: CDC#2017-03 John Street PUD

I am wondering about the product. Are we still using the floor plans submitted previously? We want to refer to them 9n the report i.e. # Bedrooms, baths , master down etc.

Any signage/entry monumentation?

Scott R. Viger A.I.C.P.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, March 30, 2017 8:54 AM
To: Scott Viger; Kurtis Pozsgay
Subject: FW: john st elevations
Attachments: Dubin-SF-2017-02-14-Corner Lot Elevations.pdf

Scott and Kurtis,

To make sure you are looking at the most recent docs, I am again enclosing the most recent john street facades – these are the actual ones on JOHN st (see below)

I will update the drop box today.

Thanks

David

From: David Dubin
Sent: Thursday, March 30, 2017 8:49 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: FW: john st elevations

From: David Dubin
Sent: Tuesday, February 14, 2017 4:23 PM
To: Scott Viger <SViger@bensenville.il.us>
Cc: 'kpozsgay@bensenville.il.us' <kpozsgay@bensenville.il.us>
Subject: FW: john st elevations

Sorry,

To many " Scotts" on this project !

Hi Scott,

These are the elevations for the four lots on John St.

The lots on John street are 60 x 105 ish.

The "side " yard to the west is 5'.

Most of these 4 homes are 30 deep, so that means a front/side yard of 25'. However, in order to add some architectural interest, some elements encroaches an additional 1' and elements such as overhangs and porches protrude an additional 4'.

So, part of the front/side setback will be 20'.

That said, I think we are doing what the mayor suggested, and since this is a PUD, these minor encroachments are think are encouraged by the PUD ordinance.

Please call to discuss, and run by Evan and the Mayor, so I can get direction on when to put color on.

Thanks

David

From: Safin, Joe [mailto:JSafin@BSBDesign.com]
Sent: Tuesday, February 14, 2017 3:29 PM
To: David Dubin <david@dubinconsultinginc.com>
Subject: Corner Lots

How are these?

Joe A. Safin A.I.A.
Senior Partner
BSB Design, Inc.
1540 East Dundee, Suite 310
Palatine, Illinois 60074
Ph 847-705-2200 Fax 877-283-0404
Check out our **NEWLY REDESIGNED** website: **bsbdesign.com**

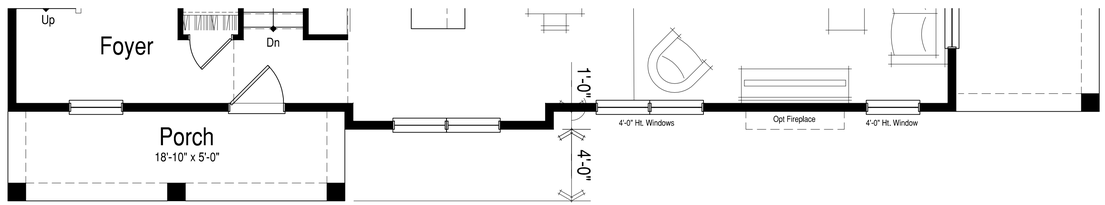
National Experience, Regional Sensitivity

Plan 1: Farmhouse
Front / Side Elevation

SCALE: 1/4"=1'-0"

Plan 1: Farmhouse (Corner Lot Elevation)
John Street Elevation

SCALE: 1/4"=1'-0"



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bsbdesign.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

Character Elevations

Single Family Prototype
SF160555

02-14-2017

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BSB DESIGN

Plan 2 - Shingle

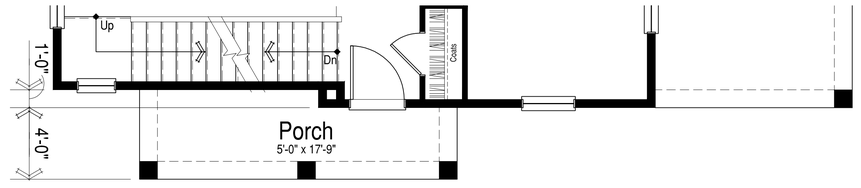
Front / Side Elevation

SCALE: 1/4"=1'-0"

Plan 2 - Shingle (Corner Lot Elevation)

John Street Elevation

SCALE: 1/4"=1'-0"



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Character Elevations

Single Family Prototype

SF160555

02-14-2017

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Plan 3 - European (Corner Lot Elevation)

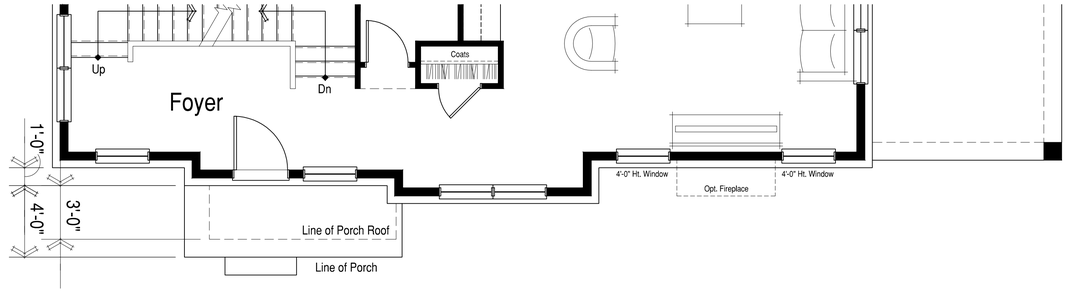
Front / Side Elevation

SCALE: 1/4"=1'-0"

Plan 3 - European (Corner Lot Elevation)

John Street Elevation

SCALE: 1/4"=1'-0"



Character Elevations

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Single Family Prototype

SF160555

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02-14-2017

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From: David Dubin <david@dubinconsultinginc.com>
Sent: Thursday, March 30, 2017 8:54 AM
To: Scott Viger; Kurtis Pozsgay
Cc: Accounting User
Subject: FW: john street facades- updated
Attachments: DUBIN-SF-2017-03-21.pdf

Scott and Kurtis,

To make sure you are looking at the most recent docs, I am again enclosing the most recent john street facades.

I will update the drop box today.

Thanks

David

From: David Dubin
Sent: Thursday, March 30, 2017 8:50 AM
To: David Dubin <david@dubinconsultinginc.com>
Subject: FW: john street facades- updated

From: David Dubin
Sent: Wednesday, March 22, 2017 4:10 PM
To: Scott Viger <SViger@bensenville.il.us>; 'Kurtis Pozsgay' <KPozsgay@bensenville.il.us>; 'Evan Summers' <ESummers@bensenville.il.us>
Subject: john street facades- updated

Hi Scott, Kurtis and Evan,

Please see the revised color facades with the correct side yard spacing.

Thanks

David

Plan 1: European

Front Elevation

SCALE: 1/4"=1'-0"

Plan 1: Farmhouse

Front Elevation

SCALE: 1/4"=1'-0"

Plan 1: Shingle

Front Elevation

SCALE: 1/4"=1'-0"

Character Elevations

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Single Family Prototype

SF160555

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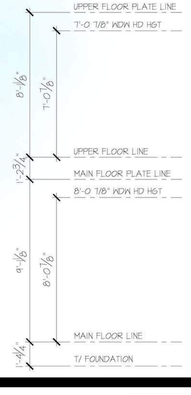

Plan 2 - European
Front Elevation
SCALE: 1/4"=1'-0"

Plan 2 - Shingle
Front Elevation
SCALE: 1/4"=1'-0"

Plan 2 - Craftsman
Front Elevation
SCALE: 1/4"=1'-0"

Character Elevations

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Single Family Prototype
SF160555

03-21-2017

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BSB DESIGN

Plan 3 - Shingle

Front Elevation

SCALE: 1/4"=1'-0"

Plan 3 - European

Front Elevation

SCALE: 1/4"=1'-0"

Plan 3 - Craftsman

Front Elevation

SCALE: 1/4"=1'-0"

Character Elevations

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Single Family Prototype

SF160555

03-21-2017

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Single Family Prototype

SF160555

03-21-2017

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