

# Village of Itasca

550 W. Irving Park Rd., Itasca, Illinois 60143-2018

## Committee of the Whole Meeting Agenda June 7, 2015

(Immediately following Village Board Meeting)  
(Upstairs Board Room)

President: Jeffery J. Pruyn  
Trustees: Jeff Aiani  
Marty Hower  
Michael J. Latoria  
Ellen Leahy  
Frank J. Madaras  
Lucy Santorsola  
Clerk: Melody J. Craven  
Administrator: Evan Teich

Phone: 630.773.0835  
FAX: 630.773.2505

1. Call to Order; Roll Call
2. Pledge of Allegiance
3. Audience Participation
4. President's Comments
5. Community Development Committee  
Trustee Latoria, Chairperson
  - a. Discussion and possible action concerning granting variances for 300 S. Walnut (Bhagat) as recommended by the Plan Commission

Documents: [300 S WALNUT.PDF](#)

6. Administration Committee  
Trustee Santorsola, Chairperson
7. Environmental Committee  
Trustee Leahy, Chairperson
8. Finance Committee  
Trustee Hower, Chairperson
9. Public Safety Committee  
Trustee Madaras, Chairperson
  - a. Discussion and possible action on prohibiting on-street parking on the east side of the 100 Block of North Walnut Street

Documents: [WALNUT STREET PARKING SPOT REMOVAL MEMO.PDF](#)

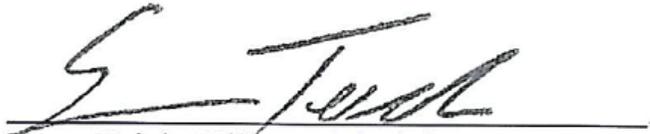
10. Public Works/Infrastructure Committee

Trustee Aiani, Chairperson

- a. Presentation of Elgin O'Hare Update
- b. Discussion and possible action concerning a Final Bid Cost Participation for Illinois Tollway Contract I-13-4629, Illinois Route 390 from Park Boulevard to Arlington Heights Road

Documents: [FINAL BID COST.PDF](#)

11. Department Head Reports
12. Village Administrator
13. Executive Session
14. Adjournment



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Evan Teich, Village Administrator



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Melody J. Craven, Village Clerk



**Village of Itasca**  
**Community Development Department**

550 WEST IRVING PARK RD. ITASCA, IL 60143  
PHONE: 630/773-5568 FAX: 630/773-0852  
e-mail: smalik@itasca.com  
www.itasca.com

**MEMORANDUM**

**TO:** President Jeff Pruyn  
Village Board of Trustees

**RE:** PC 16-008  
Bhagat Residence  
300 S. Walnut St.  
Floor area ratio variance

**FROM:** Shannon L. Malik, AICP  
Planner III

**COTW:** June 7, 2016

**CC:** File

**ENCL:** Plan Commission staff report

**Background**

The petitioner, Vipul Bhagat, appeared before the Village Board on June 17, 2015 and received approval of a rear yard setback variance for an addition on a corner lot. Since that time, the applicant has refined his construction documents and submitted for building permits. During the recent building permit review, the application was flagged for exceeding the maximum floor area ratio permitted by the Zoning Ordinance.

There are no substantive changes to the proposed size or location of the addition and all other bulk regulations have been met with the exception of the previously approved setback variance.

The request before the Village Board is as follows:

1. Floor area ratio variance to accommodate an addition to a single-family home on a corner lot in the R-2 Single Family Residence District. (Section 7.05(8)).

**Plan Commission Recommendation**

The Plan Commission conducted a public hearing on this matter on May 18, 2016. The Plan Commission reviewed the required Findings of Fact and recommended *unanimous approval* of the floor area ratio variance subject to the following conditions, as recommended by staff:

1. Permit documents must be in substantial compliance with Plan Commission/Village Board submittal.
2. The project must comply with all Village Ordinances, Building Codes, and the DuPage County Stormwater Ordinance.
3. The variance will become null and void if permits have not been applied for within one year.



**Village of Itasca  
Community Development Department  
Plan Commission  
Agenda Item**

**PUBLIC HEARING: May 18, 2016** **PC 16-008**

**ADDRESS: 300 S. Walnut Street**  
**PIN: 03-08-314-019**

Vipul Bhagat, property owner, for the following:

- A. Lot coverage and floor area ratio variances to permit the construction of an addition in the R-2 Single Family Residence District.

**LOCATION**



*(Source: DuPage County GIS)*

**GENERAL INFORMATION**

Current Use:	Single Family Home
Proposed Use:	Single Family Home
Current Zoning:	R-2 Single Family Residence District
Lot Size:	10,679 square feet

## **BACKGROUND**

The Plan Commission will recall conducting a public hearing regarding this property on June 17, 2015 and recommending approval of a rear yard setback variance for a corner lot to permit an 18' setback where 35' is required by Code.

The Village Board approved of this variance in July of last year. Between then and now, the applicant has refined the construction plans and submitted for building permits. The Plan Commission may recall some concerns with floor area ratio arising during the 2015 discussion, however, because the final construction drawings were not yet available the need for a variance was not clear.

During recent building permit review, the application was flagged for exceeding the maximum lot coverage and maximum floor area ratio permitted by Code.

During recent planning review, it was determined that the proposed lot coverage met the maximum requirements of Code and therefore, the request for the lot coverage variance can be omitted from the considerations before the Plan Commission at this time; action can be taken for the floor area ratio variance request only.

For the sake of consistency, the originally published request for the lot coverage variance remains on the agenda and this staff report; staff is prepared to make remarks to address this and respond to any questions at the public hearing on May 18, 2016.

## **ZONING ANALYSIS**

The lot of record measures approximately 10,679 square feet where a minimum of 9,200 square feet is required by Code.

The existing home measures approximately 4,148.5 square feet. The proposed addition will add 994.5 square feet of living space, bringing the total area to 5,143 square feet.

### *Floor Area Ratio Variance*

In the R-2 Single Family Residence District, floor area ratio (FAR) for a lot of this size must not exceed 4,665.25 square feet per Section 7.05(8) of the Zoning Ordinance.

The proposed FAR is 5,143 for an overage of approximately 4.4%, resulting in the request for variance.

### *Lot Coverage Variance*

The Zoning Ordinance has a lot coverage maximum of 35% for the principal structure and 50% for the principal structure plus all other surface coverage. In The R-2 Single Family Residence District, a lot of this size would be permitted up to 3,737.6 square feet

of coverage for the ground floor of the principal structure and up to 5,339.5 square feet of coverage for the principal and accessory structures.

The proposed lot coverage for the principal structure is 2,900.5 square feet (27.1%) and the proposed lot coverage for the principal and accessory structures is 4,254.5 square feet (39.8%). Both are well within the parameters of the maximum lot coverage permitted by the Zoning Ordinance and, therefore, the request for a lot coverage variance can be omitted.

#### **STAFF RECOMMENDED CONDITIONS OF APPROVAL**

1. Permit documents must be in substantial compliance with Plan Commission/Village Board submittal.
2. The project must comply with all Village Ordinances, Building Codes, and the DuPage County Stormwater Ordinance.
3. The variance will become null and void if permits have not been applied for within one year.

#### **REQUIRED FINDINGS OF FACT**

Section 14.09(3) sets for the following Standards for Variances. It states:

*No Variance shall be granted by the President and Board of Trustees unless the specific findings are made based on the evidence presented to the Plan Commission:*

1. *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;*
2. *The plight of the owner is due to unique circumstances, and*
3. *The variation, if granted, will not alter the essential character of the locality.*

*In making this determination, the Plan Commission shall consider whether there are particular difficulties or particular hardships, and take into consideration whether the following facts have been established by evidence:*

1. *The particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out;*
2. *The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification;*
3. *The purpose of the variation is not based exclusively upon a desire to make more money from the property, or merely for the convenience of the owner;*

4. *The alleged difficulty or hardship has not been created by any person presently having an interest in the property;*
5. *The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or*
6. *That the proposed variation will not impair an adequate supply of light on adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.*

The petitioners have responded to the above Standards within the Petition for Variance.

At the time of this writing, staff had not received any correspondence from the public, either for, or against this proposal.

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**DOCUMENTS ATTACHED**

1. Application signed April 21, 2016 including Findings of Fact addendum.
2. Site plan using plat of survey as base, unsigned, undated.
3. Front and rear elevations and wall section, prepared by John M. Heye, architect, revised March 17, 2016.
4. Floor plan prepared by John M. Heye, architect, revised March 17, 2016.

**PETITION FOR VARIANCE**

Village of Itasca Plan Commission  
c/o Community Development Department  
550 W. Irving Park Rd.  
Itasca, IL 60143  
(Ph): 630-773-5568 (F): 630-773-0852  
comdev@itasca.com

Date Submitted: APRIL 21, 2018

**ALL ITEMS MUST BE COMPLETE TO PROCESS APPLICATION**

Address(es) of Property: 300 S. WALNUT ST, ITASCA, IL 60143

Owner(s) of Property: VIPUL BHAGAT

Petitioner(s) (if other than owners): \_\_\_\_\_

Existing Use: RESIDENTIAL Zoning: R-2

P.I.N. #(s): 03-08-314-019 Lot Size (sq. ft.): 10,679

Please answer the following questions (you may attached additional sheets if needed):

1.) Specifically state the variance(s) which is sought including the relevant section(s) of the Zoning Ordinance and how and/or the amount(s) by which the ordinance is sought to be varied.

LOT COVERAGE & F.A.R.  
SEE ATTACHED

2.) Generally state the purpose and reasons for which the variance(s) is/are sought.

SEE ATTACHED

3.) Explain how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the Zoning Ordinance.

SEE ATTACHED

4.) State and explain the particular factors of the property (e.g., physical surroundings, shape or topographical conditions, etc.) that bring a hardship to the owner under the strict letter of the Zoning Ordinance.

SEE ATTACHED

5.) Explain how the plight of the owner is due to unique circumstances and not generally applicable to other properties in the neighborhood.

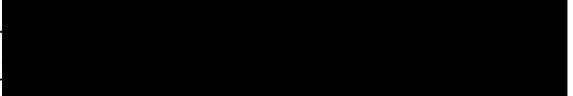
SEE ATTACHED

6.) State the effects of the proposed variation(s) upon the character of the neighborhood, the property values, traffic conditions, public utilities, storm water detention, and other matters pertaining to the public health, safety, morals, and general welfare of the community. Explain how the variation will not alter the essential character of the locality.

SEE ATTACHED

Owner's Name(s): VIPUL BHAGAT

Address: 300 S WALNUT ST  
ITASCA, IL 60143

Phone:   
Email: 

Petitioner's Name(s): \_\_\_\_\_

Address(es): \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Agent or Attorney (if applicable)

Name: N/A

Firm: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

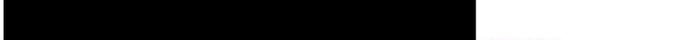
Email: \_\_\_\_\_

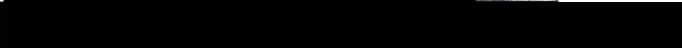
Site Planner or Engineer (if applicable)

Name: JOHN HEYE

Firm: ARCHITECT

Address: 

Phone: 

Email: 

Please attach the following:

- Legal description of property (from title policy or plat of survey) – required for all variances.
- Current plat of survey (showing all site improvements/structures and easements).
- Architectural renderings of new or altered structures (if applicable).
- Site Plan (drawn to scale showing buildings, parking spaces, storm water detention and all other significant data with all pertinent dimensions fully noted).
- If held in trust, letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to the petition request. The letter must be signed by all beneficiaries of the trust.

THE LEGAL TITLEHOLDER MUST SIGN THE PETITION. Where the property is held in trust, the trust officer must sign the petition and include a letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to this petition request. The undersigned acknowledges and agrees that this application and all documentation submitted becomes public record and may be viewed by the public.

I/WE VIRUL BHAGAT DO HEREBY CERTIFY OR AFFIRM THAT I/WE ARE THE OWNER(S) OF RECORD OF THE AFORESAID DESCRIBED PROPERTY AND HEREBY MADE APPLICATION AS SUCH.

Signature: [Handwritten Signature]

Date: APRIL 20, 2016

SUBSCRIBED AND SWORN TO

BEFORE ME THIS 20<sup>th</sup> DAY OF April, 2016

[Handwritten Signature]  
NOTARY PUBLIC



1. Specifically state the variance(s) which is sought including the relevant section(s) of the Zoning Ordinance and how and/or amount(s) by which the ordinance is sought to be varied.

We are requesting a variance that will exceed the floor area ratio and lot coverage allowed by ordinance. Please refer to attached document for square footage calculations.

2. Generally state the purpose and reasons for which the variance(s) is/are sought.

The variance is required to construct an addition to the existing residence that will add a third indoor garage bay, a bedroom and full bathroom to the first floor as well as an extension and bathroom to an existing bedroom on the second floor. The reason for the addition is to add vehicle storage and living space for my parents who currently reside in the home with myself, my wife and three children. Additionally they would prefer to have the bedroom and bathroom located on the first floor of the home in order to minimize or eliminate the need for climbing stairs.

3. Explain how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the Zoning Ordinance.

The areas where the variance is sought, garage and bedroom would be most efficiently located in the area in the rear of the lot. The third garage bay would be attached to the open area located south of the existing two garage bays. The additional bedroom space and bathrooms would be located at the southern end of the existing house in order to maintain proper flow in the home.

4. State and explain the particular factors of the property (e.g., physical surroundings, shape or topographical conditions, etc.) that bring hardship to the owner under the strict letter of the Zoning Ordinance.

Being that the home is located on a corner lot we are limited in terms of options of where the addition can be located. We do not wish to disrupt the architecture and aesthetic of the existing home in order to construct the additional space required.

5. Explain how the plight of the owner is due to the unique circumstances and not generally applicable to other properties in the neighborhood.

The variance for the setback has already been granted by the Itasca planning commission and village board in 2015. The additional square footage exceeding F.A.R. and lot coverage variance requested is required in order to build the addition. Without this approval the addition would be ineffective.

6. State the effects of the proposed variation(s) upon the character of the neighborhood, the property values, traffic conditions, public utilities, storm water detention, and other matters to the public health, safety, morals, and general welfare of the community. Explain how the variation will not alter the essential character of the locality.

It is our utmost desire and intent to minimize and in most cases avoid any of the reasons stated above. Our goal is to create an appropriate and comfortable living environment for our family. Our plan is to maintain the design and appearance of the existing residence by using the same brickwork, roofing, windows, etc. The impact to our immediate neighbors will be negligible as it is a small addition to the rear of the property.



# American Survey Co.

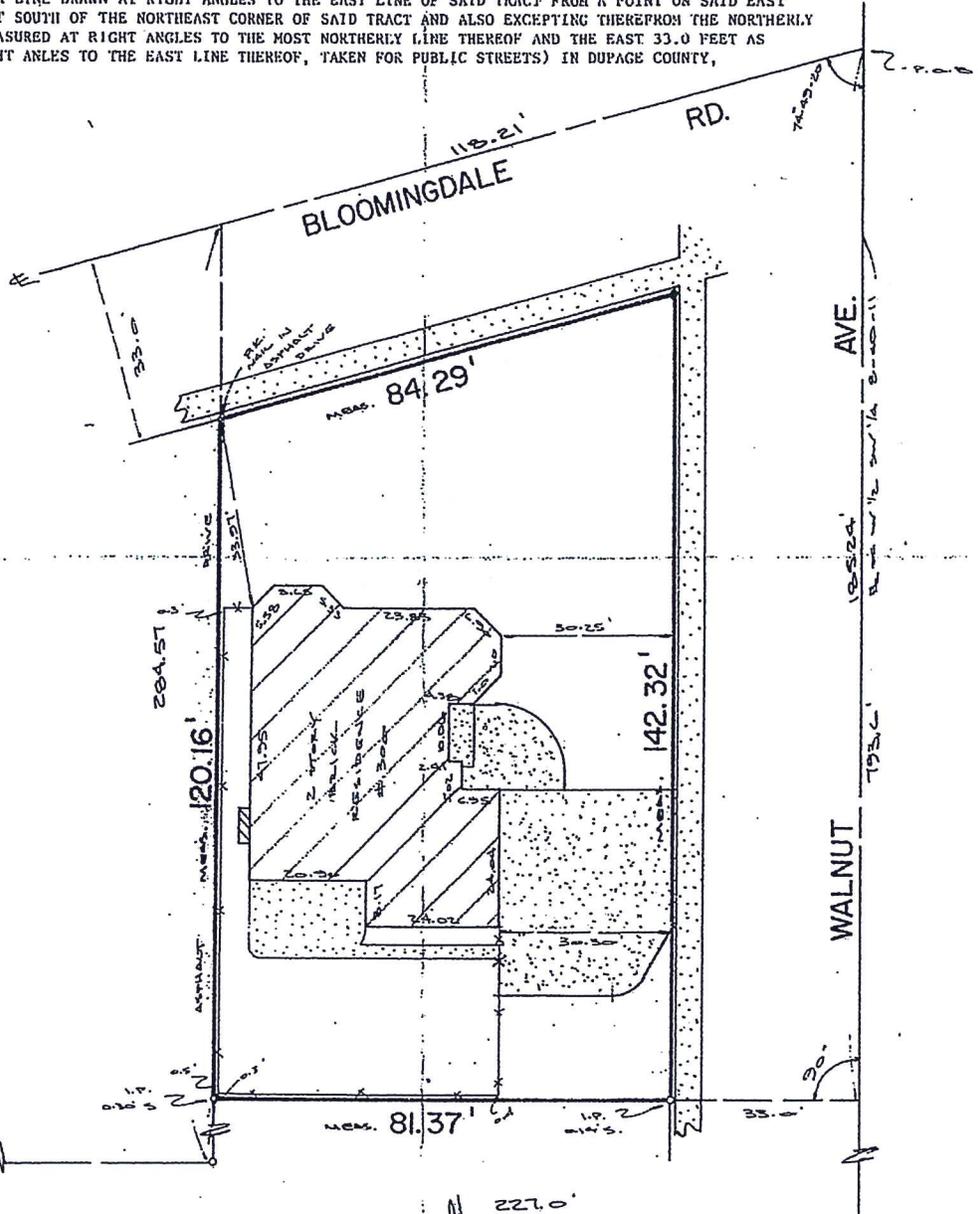
913 Hickory Grove Ln., Cary, IL. 60013 708-516-2700

## Plat of Survey

Scale: 1" = 20'



OF PROPERTY DESCRIBED AS: THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT A STONE IN THE CENTER OF BLOOMINGDALE ROAD OF THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH ON SAID EAST LINE 793.6 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, 227.0 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE 486.0 FEET; THENCE EAST AT RIGHT ANGLES 112.74 FEET TO THE POINT 284.75 FEET SOUTH OF THE CENTER OF BLOOMINGDALE ROAD MEASURED ON A LINE PARALLEL TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE NORTH ON SAID LINE 284.57 FEET TO THE CENTER OF BLOOMINGDALE ROAD; THENCE NORTHEASTERLY ALONG THE CENTER OF SAID ROAD 118.21 FEET TO THE PLACE OF BEGINNING, (EXCEPTING FROM THE AFORESAID TRACT OF LAND ALL THAT PART THEREOF LYING SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID TRACT FROM A POINT ON SAID EAST LINE 185.24 FEET SOUTH OF THE NORTHEAST CORNER OF SAID TRACT AND ALSO EXCEPTING THEREFROM THE NORTHERLY 33.0 FEET AS MEASURED AT RIGHT ANGLES TO THE MOST NORTHERLY LINE THEREOF AND THE EAST 33.0 FEET AS MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF, TAKEN FOR PUBLIC STREETS) IN DUPAGE COUNTY, ILLINOIS.



Order # 90149  
 Ordered by Vince Catalano  
 Prop. address 300 S. Walnut Ave.  
Itasca, IL.

State of Illinois )  
 County of McHenry ) SS

I, William M. TenBusch, an Illinois Registered Land Surveyor, do hereby certify that I have located the above shown buildings as of this 2ND day of DECEMBER, 19 96

W. M. TenBusch  
 Registered Land Surveyor # 2767

I, William M. TenBusch, an Illinois Registered Land Surveyor, do hereby certify that I have surveyed the above described property and that this plat is a correct representation of said survey as of this 4th day of APRIL, 19 20

W. M. TenBusch  
 Registered Land Surveyor # 2767

Distances are given in feet and decimal parts thereof

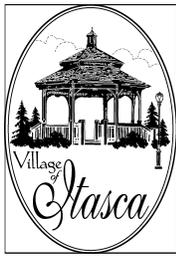
- o indicates iron stake found
- indicates iron stake set
- x x indicates fencing
- indicates concrete

Refer to deed or title policy for any building lines or easements not shown. No dimension shall be assumed by scale.

Plat not valid without embossed seal







# Village of Itasca

## Community Development Department

550 WEST IRVING PARK RD. ITASCA, IL 60143  
PHONE: 630/773-5568 FAX: 630/773-0852  
e-mail: [cstrom@itasca.com](mailto:cstrom@itasca.com)  
[www.itasca.com](http://www.itasca.com)

### MEMORANDUM

**TO:** President Jeff Pruyn  
Village Board of Trustees

**RE:** Walnut Street Parking Spots

**FROM:** Chris Strom  
Community Development Intern

**COTW**  
:

**CC:** Nancy Hill  
File

**ENCL:**

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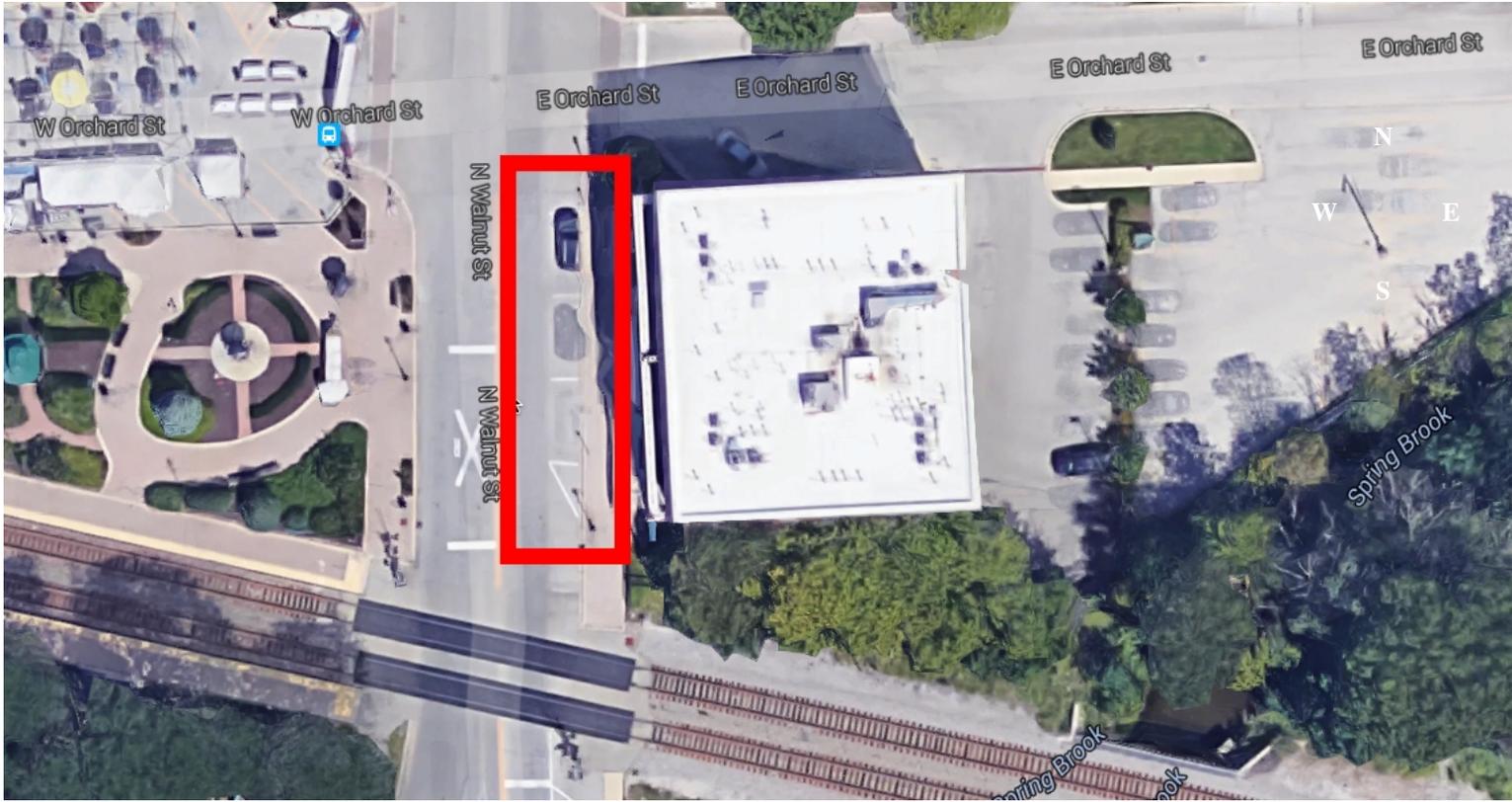
The purpose of this memo is to suggest eliminating three existing parking stalls on the east side of Walnut Street in front of 127 N. Walnut Street. This is due to the proximity of vehicles parked in these spaces and fire trucks and other large vehicles driving north on Walnut Street.

During the Fall of 2015, the Village of Itasca was granted a Quiet Zone by the Federal Railroad Administration (FRA) from Prospect Avenue to Interstate 290. In order to implement the Quiet Zone, the Village was required to install a traffic median at the Walnut Street train tracks crossing. With the installment of this traffic median, the lane width was decreased. The Village has received complaints about the parking spots on the east side of Walnut Street just north of the railroad tracks, in front of 127 N. Walnut Street. The concern is that traffic comes too close to vehicles parked in these spots. There is added danger because people parking do not always look for oncoming traffic when opening their car doors. The Itasca Fire Protection District also approached the Village in respect to these parking spots. Fire trucks are having a difficult time fitting through this section of Walnut Street as a result of the new traffic median.

On April 11, 2016 the Community Development Department and the Itasca Fire Protection District worked together to demonstrate the proximity of fire trucks to cars in the parking spots on the east side of Walnut Street. Pictures are attached on the following pages.

Staff recommends removal of the parking spots on the east side of Walnut Street, just north of the railroad tracks in front of 127 N. Walnut Street, due to the narrowness of the street lane and to reduce the potential dangers from the reduced lane width. The 127 N. Walnut Street building will still have enough parking for visitors and employees on the north side of the building and on-site.

Should you have any questions, please contact me at (630) 228-5614 or via email at [cstrom@itasca.com](mailto:cstrom@itasca.com).





# Move Illinois: *The Illinois Tollway Driving the Future*



May 3, 2016

Jeff Pruyn  
Mayor  
Village of Itasca  
550 W. Irving Park Road  
Itasca, IL 60143-1795

Attention: Evan Teich

Re: Illinois Tollway Contract I-13-4629, Illinois Route 390 from Park Boulevard to  
Arlington Heights Road  
Final Bid Cost Participation Transmittal

Dear Mr. Teich:

A letter regarding the final bid prices of the Village of Itasca's requested improvements requiring cost participation for the above referenced project (Contract I-13-4629) is attached along with associated final bid cost participation back-up documentation. In the letter, the Illinois Tollway requests that the Village of Itasca review the costs and confirm the continued request of the improvements.

The Village's concurrence is requested via a signed form to be mailed back to the Illinois Tollway. We would like to extend the requested response deadline to May 17, 2016. If you have any other questions or need further information, please contact me at (630) 241-6800 ext. 3841 or via email at [mnashif@getipass.com](mailto:mnashif@getipass.com). We appreciate your cooperation and look forward to working with you as we move forward with the project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Manar Nashif', written in a cursive style.

Manar Nashif, P.E.  
Senior Project Engineer  
cc: Rocco Zuccherro, Scott Marquardt – HR Green, Brian Connor – CH2M

02.4629.07.03 LT\_Tollway\_MN\_4629-ItascaCostParticipationTrans\_05032016



April 6, 2016

Jeff Pruyn  
Mayor  
Village of Itasca  
550 W. Irving Park Road  
Itasca, IL 60143-1795

Attention: Evan Teich

Re: Illinois Tollway Contract I-13-4629, Illinois Route 390 from Park Boulevard to Arlington Heights Road  
Final Bid Cost Participation Transmittal

Dear Mr. Teich,

The Illinois Tollway (Tollway) opened the bids for above referenced project (Contract I-13-4629) on May 12, 2015 and the contract was awarded on May 28, 2015. The contract includes the Village of Itasca (Village) requested improvements that require cost participation. Enclosed are the final quantities and bid prices for the requested elements for the Village's review and concurrence.

The requested enhancements include bicycle and pedestrian accommodations, special formliners, decorative lighting, watermain installation, and black access control fencing. The bicycle and pedestrian accommodations include a sidewalk along Clover Ridge Lane from Millers Crossing to the south frontage road intersection and pedestrian ramps at all signalized and non-signalized intersections. The special formliners include a leaf pattern on the noisewall located along the south side of Illinois Route 390 and special signage ("Village of Itasca") on the north parapet of the westbound Illinois Route 390 Bridge at Hamilton Lakes Drive and on the north parapet of the westbound Illinois Route 390 Bridge and the south parapet of the eastbound Illinois Route 390 Bridge at Arlington Heights Road. Other enhancement responsibilities include decorative lighting along the south side of the south frontage road between Hamilton Lakes Drive and Arlington Heights Road, new watermain installation along Hamilton Lakes Drive and Parkside Avenue, and black access control fencing within local driver viewsheds.

The final as bid costs for the Village's requested improvements included as part of this contract is \$216,323.00 for construction, \$10,816.15 (5% of construction costs) for preliminary and design engineering and \$21,632.30 (10% of construction costs) for construction engineering for a total cost of \$248,771.45. The Village's cost participation for the decorative lighting is limited to the incremental difference between the cost to install Illinois Department of Transportation (IDOT) standard lighting along the frontage road and the upgraded lighting requested by the Village. Similarly, the Village's cost participation for the black access control fencing is limited to the incremental cost difference between the Illinois Tollway's standard bridge fencing and the requested black fencing.

The terms of the requested improvements are included in the draft Intergovernmental Agreement (IGA) between the Tollway, the Village, IDOT, DuPage County, and the Township of Addison. Construction of the requested improvements is subject to the execution of the IGA and subsequent approval by the Illinois Tollway Board of Directors.

As part of the contract, the Village has conveyed Parcel EO-1B-12-905 required for the contract improvements to the Tollway. The approved market value for this parcel (\$47,000) will be used to offset the cost responsibilities associated with the Village's requested improvements.

Pending execution of the IGA, the Illinois Tollway respectfully requests that the Village concur with the as bid costs described above, as well as confirming the continued request for the associated items. At the end of this letter is an area the Village can indicate concurrence. Please confirm concurrence by returning an original signed copy of this letter in the enclosed self-addressed envelope.

With construction already underway, we would appreciate receiving your response by April 22, 2016. If you have any questions or need further information, please contact the Illinois Tollway's Senior Project Engineer, Manar Nashif, at (630) 241-6800 ext. 3841 or via email at [mnashif@getipass.com](mailto:mnashif@getipass.com). We appreciate your cooperation and look forward to continuing to work with you as we move forward with the project.

Sincerely,



Paul D. Kovacs, P.E.  
Chief Engineer

PDK/mon

Enclosure: Final Bid Cost Participation Back-up Documentation

cc: Rocco Zuccherro, Manar Nashif, Larry Hatton

File: 02.4629.07.03  
LT\_Tollway\_PDK\_4629-ItascaCostParticipationTrans\_04062016

Concur with Village of Itasca cost participation and requested items for Contract I-13-4629

\_\_\_\_\_ YES

\_\_\_\_\_ NO

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Comments:

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Elgin O'Hare Western Access  
 Final Bid Cost Estimate for the Village of Itasca Requested Improvements as part of Contract 4629

VILLAGE OF ITASCA COST RESPONSIBILITIES (4629)

	STANDARD COST						UPGRADE COST										
	Item	Description	Unit	Quantity	Unit Price	Cost	Item	Description	Unit	Quantity	Unit Price	Construction Cost	Unit Cost Differential	Village Construction Cost	Village Design Eng (15%)	Village Const Eng (10%)	Total Village Cost Participation
Bicycle/Pedestrian Accommodations	n/a	n/a	n/a	n/a	n/a	n/a	31101200	SUBBASE GRANULAR MATERIAL, TYPE B, 4"	SQ YD	321	\$ 6.70	\$ 2,150.70	n/a	\$ 2,150.70	\$ 107.54	\$ 215.07	\$ 2,473.31
							42400200	PORTLAND CEMENT CONCRETE SIDEWALK 5"	SQ FT	2,871	\$ 5.75	\$ 16,505.25	n/a	\$ 16,505.25	\$ 825.27	\$ 1,650.54	\$ 18,981.19
							42400900	DETECTABLE WARRINGS	SQ FT	182	\$ 32.00	\$ 5,844.00	n/a	\$ 5,844.00	\$ 277.20	\$ 614.40	\$ 7,055.60
							TOTAL ADD'L COST ESTIMATE FOR BICYCLE AND PEDESTRIAN ACCOMMODATIONS										
							\$ 24,881.00 \$ 1,248.05 \$ 2,488.10 \$ 28,521.15										
Leaf Formlner (Noise Walls)	n/a	n/a	n/a	n/a	n/a	n/a	JT599036	ARCHITECTURAL FORM LINER LEAF	SQ FT	1,100	\$ 10.00	\$ 11,000.00	n/a	\$ 11,000.00	\$ 550.00	\$ 1,100.00	\$ 17,650.00
							TOTAL ADD'L COST ESTIMATE FOR LEAF PATTERN ON NOISE WALLS										
							\$ 11,000.00 \$ 550.00 \$ 1,100.00 \$ 12,650.00										
Special Formlner Signage	n/a	n/a	n/a	n/a	n/a	n/a	J599021	FORM LINER TEXTURED SURFACE, LOCATION 1	EACH	1	\$ 2,000.00	\$ 2,000.00	n/a	\$ 2,000.00	\$ 100.00	\$ 200.00	\$ 2,300.00
							J599022	FORM LINER TEXTURED SURFACE, LOCATION 2	EACH	1	\$ 2,000.00	\$ 2,000.00	n/a	\$ 2,000.00	\$ 100.00	\$ 200.00	\$ 2,300.00
							J599023	FORM LINER TEXTURED SURFACE, LOCATION 3	EACH	1	\$ 2,000.00	\$ 2,000.00	n/a	\$ 2,000.00	\$ 100.00	\$ 200.00	\$ 2,300.00
							TOTAL ADD'L COST ESTIMATE FOR SPECIAL FORMLINER SIGNAGE										
							\$ 6,000.00 \$ 300.00 \$ 600.00 \$ 6,900.00										
Decorative Lighting	81028240	UNDERGROUND CONDUIT, GALVANIZED STEEL, 4" DIA.	FOOT	350	\$35.70	\$ 12,495.00	81028240	UNDERGROUND CONDUIT, GALVANIZED STEEL, 4" DIA.	FOOT	350	\$ 35.70	\$ 12,495.00	\$ -	\$ -	\$ -	\$ -	\$ -
	81028320	UNDERGROUND CONDUIT, PVC, 1"	FOOT	540	\$3.80	\$ 2,052.00	81028320	UNDERGROUND CONDUIT, PVC, 1" DIA.	FOOT	540	\$ 3.80	\$ 2,052.00	\$ -	\$ -	\$ -	\$ -	\$ -
	81603081	UNIT DUCT, 600V, 3-1C NO.2, 1/C NO.4 GROUND, (DLP-TYPE USE), 1 1/2" DIA. POLYETHYLENE	FOOT	3250	\$19.90	\$ 64,675.00	81603090	UNIT DUCT, 600V, 3-1C NO.4, 1/C NO.6 GROUND, (DLP-TYPE USE), 1 1/2" DIA. POLYETHYLENE	FOOT	3,250	\$ 8.40	\$ 27,300.00	\$ (11.50)	\$ (37,375.00)	\$ (1,868.75)	\$ (1,737.50)	\$ (42,981.25)
	82102400	LUMINAIRE, SODIUM VAPOR, HORIZONTAL MOUNT, 400 WATT	EACH	12	\$560.33	\$ 6,723.96	X8250500	LIGHTING UNIT COMPLETE, SPECIAL	EACH	30	\$ 3,505.83	\$ 105,174.00	n/a	\$ 43,477.20	\$ 2,173.86	\$ 4,347.72	\$ 49,998.78
	83050815	LIGHT POLE, ALUMINUM, 47.5 FT. M.H., 15 FT. DAVIT ARM	EACH	12	\$2,681.40	\$ 32,176.80											
	83600365	LIGHT POLE FOUNDATION, METAL, 15" BOLT CIRCLE, 10" X 8"	EACH	12	\$1,350.00	\$ 16,200.00											
	83800205	BREAKAWAY DEVICE, TRANSFORMER BASE, 15 INCH BOLT CIRCLE	EACH	12	\$427.00	\$ 5,124.00											
	ZD033020	LUMINAIRE SAFETY CABLE ASSEMBLY	EACH	12	\$121.70	\$ 1,460.40											
Total Cost of (DOT) Lighting						\$ 140,918.80	Total Construction Cost of Upgraded Lighting										
							\$ 147,821.00										
Hamilton Lakes Drive Water Main	n/a	n/a	n/a	n/a	n/a	n/a	ZD020150	TRENCH BACKFILL	CU YD	358	\$ 37.30	\$ 13,353.40	n/a	\$ 13,353.40	\$ 254.67	\$ 589.34	\$ 6,777.41
							S6103000	DUCTILE IRON WATER MAIN, 6"	FOOT	19	\$ 92.80	\$ 1,763.20	n/a	\$ 1,763.20	\$ 88.16	\$ 1,763.20	\$ 2,017.68
							S6103300	DUCTILE IRON WATER MAIN, 12"	FOOT	479	\$ 109.30	\$ 52,354.70	n/a	\$ 52,354.70	\$ 2,617.24	\$ 5,235.47	\$ 60,207.91
							S6125200	WATER VALVES, 12"	EACH	1	\$ 2,160.00	\$ 2,160.00	n/a	\$ 2,160.00	\$ 108.00	\$ 216.00	\$ 2,484.00
							S6420500	FIRE HYDRANTS	EACH	1	\$ 4,151.30	\$ 4,151.30	n/a	\$ 4,151.30	\$ 207.57	\$ 415.13	\$ 4,870.00
							60248900	VALVE VAULTS, TYPE A, 5'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	1	\$ 2,665.10	\$ 2,665.10	n/a	\$ 2,665.10	\$ 133.26	\$ 266.51	\$ 3,064.87
							X5610748	WATER MAIN LINE STOP, 8"	EACH	2	\$ 5,186.25	\$ 10,372.50	n/a	\$ 10,372.50	\$ 518.63	\$ 1,037.25	\$ 11,928.38
							X5630708	CONNECTION TO EXISTING WATER MAIN 8"	EACH	3	\$ 2,711.65	\$ 8,134.95	n/a	\$ 8,134.95	\$ 406.75	\$ 813.50	\$ 9,355.19
							X5630712	CONNECTION TO EXISTING WATER MAIN 12"	EACH	1	\$ 2,696.90	\$ 2,696.90	n/a	\$ 2,696.90	\$ 134.85	\$ 269.69	\$ 3,101.44
														TOTAL ADD'L COST ESTIMATE FOR HAMILTON LAKES DRIVE WATER MAIN			
							\$ 90,238.00 \$ 4,511.65 \$ 9,023.30 \$ 103,767.95										

Elgin O'Hare Western Access  
 Final Bid Cost Estimate for the Village of Itasca Requested Improvements as part of Contract 4629

VILLAGE OF ITASCA COST RESPONSIBILITIES (4629)

	STANDARD COST						UPGRADE COST										
	Item	Description	Unit	Quantity	Unit Price	Cost	Item	Description	Unit	Quantity	Unit Price	Construction Cost	Unit Cost Differential	Village Construction Cost	Village Design Eng (5%)	Village Const Eng (10%)	Total Village Cost Participation
Parkside Avenue Water Main	n/a	n/a	n/a	n/a	n/a	n/a	20800150	TRENCH BACKFILL	CU YD	14.3	\$ 37.30	\$ 533.39	n/a	\$ 533.39	\$ 26.67	\$ 53.34	\$ 613.40
							56103000	DUCTILE IRON WATER MAIN, 6"	FOOT	5	\$ 92.80	\$ 464.00	n/a	\$ 464.00	\$ 23.20	\$ 46.40	\$ 533.60
							56103100	DUCTILE IRON WATER MAIN, 8"	FOOT	527	\$ 78.15	\$ 41,185.05	n/a	\$ 41,185.05	\$ 2,059.25	\$ 4,118.51	\$ 47,362.81
							56105000	WATER VALVES, 8"	EACH	1	\$ 1,105.00	\$ 1,105.00	n/a	\$ 1,105.00	\$ 55.25	\$ 110.50	\$ 1,270.75
							56400600	FIRE HYDRANTS	EACH	1	\$ 4,191.30	\$ 4,191.30	n/a	\$ 4,191.30	\$ 209.57	\$ 419.13	\$ 4,820.00
							60248900	VALVE VAULTS, TYPE A, 5'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	1	\$ 2,665.10	\$ 2,665.10	n/a	\$ 2,665.10	\$ 133.26	\$ 266.51	\$ 3,064.87
							X5610748	WATER MAIN LINE STOP, 8"	EACH	1	\$ 5,186.25	\$ 5,186.25	n/a	\$ 5,186.25	\$ 259.31	\$ 518.63	\$ 5,964.19
<b>TOTAL ADD'L COST ESTIMATE FOR PARKSIDE AVENUE WATER MAIN</b>													<b>\$ 55,331.00</b>	<b>\$ 2,764.55</b>	<b>\$ 5,533.10</b>	<b>\$ 63,630.65</b>	
ROW Fencing	J564305	RIGHT-OF-WAY FENCE, TYPE 1, 6'	FOOT	6443	\$ 14.53	\$ 93,616.79	J564390	RIGHT-OF-WAY FENCE, TYPE 1, FUSED-BONDED VINYL COATING	FOOT	6,443	\$ 17.84	\$ 114,943.12	\$ 93.31	\$ 21,326.33	\$ 1,066.32	\$ 2,132.63	\$ 24,525.28
	J664330	SINGLE VEHICLE GATE, RIGHT-OF-WAY FENCE, TYPE 1	EACH	1	\$ 1,500.00	\$ 1,500.00	J664358	SINGLE VEHICLE GATE, RIGHT-OF-WAY FENCE, TYPE 1, FUSED-BONDED VINYL COATING	EACH	1	\$ 1,690.00	\$ 1,690.00	\$ 190.00	\$ 190.00	\$ 9.50	\$ 19.00	\$ 218.50
	J664335	DOUBLE VEHICLE GATE, RIGHT-OF-WAY FENCE, TYPE 1	EACH	3	\$ 1,500.00	\$ 4,500.00	J664399	DOUBLE VEHICLE GATE, RIGHT-OF-WAY FENCE, TYPE 1, FUSED-BONDED VINYL COATING	EACH	3	\$ 1,946.00	\$ 5,838.00	\$ 446.00	\$ 1,338.00	\$ 66.90	\$ 133.80	\$ 1,538.70
<b>TOTAL ADD'L COST ESTIMATE FOR ROW FENCING</b>													<b>\$ 22,855.00</b>	<b>\$ 1,142.75</b>	<b>\$ 2,285.50</b>	<b>\$ 26,283.25</b>	
<b>TOTAL VILLAGE RESPONSIBILITY</b>													<b>\$ 216,323.00</b>	<b>\$ 10,816.15</b>	<b>\$ 21,632.30</b>	<b>\$ 248,771.45</b>	