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JERRY BROWN
THE CIRCUIT COURT
CLERK'S BUREAU

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, COUNTY DIVISION

IN THE MATTER OF THE VILLAGE OF)
WESTERN SPRINGS, COOK COUNTY,)
ILLINOIS, SPECIAL ASSESSMENT FOR THE)
INSTALLATION OF A SYSTEM OF)
WATERMAINS, STORM SEWERS, SANITARY)
SEWERS AND ROADWAY IMPROVEMENTS,)
INCLUDING STREET LIGHTING AND)
LANDSCAPING, ALONG WITH RECREATION/)
PARK IMPROVEMENTS AND A NEW FIRE)
STATION, TO SERVE THE TIMBER TRAILS)
PROJECT IN THE VILLAGE OF)
WESTERN SPRINGS)

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VILLAGE OF WESTERN SPRINGS
SPECIAL ASSESSMENT NO. 05-1

PETITION

TO: THE HONORABLE JUDGE OF THE CIRCUIT COURT OF COOK COUNTY,
ILLINOIS

Your Petitioner, the VILLAGE OF WESTERN SPRINGS, Cook County, Illinois,
respectfully shows that heretofore on the 11th day of July, 2005, the President and Board of
Trustees of said Village duly enacted an Ordinance providing that a local improvement be made
consisting of the installation of a system of watermains, storm sewers, sanitary sewers and
roadway improvements, including street lighting and landscaping, along with recreation/park

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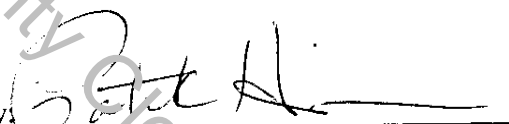
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improvements and a new fire station, to serve the Timber Trails Project, as more fully described in the attached Ordinance, which is made a part hereof, the nature, character, locality and description of such improvements being fully set forth in said Ordinance.

Said Ordinance was duly passed upon recommendation by the Board of Local Improvements as required by law, and all hearings, notices, and other proceedings required by law to be had, made, taken or given in connection with such assessment have been properly performed, had, made, taken and given. A copy of the Recommendation of the Board of Local Improvements that said improvement be made, together with the Estimate of the Cost of such improvement, is attached hereto and made a part hereof.

WHEREFORE, your Petitioner prays that steps be taken to levy a special assessment for said improvement in accordance with the provisions of said Ordinance, in the manner prescribed by law.

VILLAGE OF WESTERN SPRINGS

By: 
Patrick R. Higgins, Village Manager

Thomas P. Bayer
Michael T. Jurusik
Klein, Thorpe & Jenkins, Ltd.
20 North Wacker Drive
Suite 1660
Chicago, Illinois 60606
(312) 984-6400
No. 90446

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**RECOMMENDATION IN REGARD TO THE INSTALLATION OF A SYSTEM OF WATERMANS, STORM SEWERS, SANITARY SEWERS AND ROADWAY IMPROVEMENTS, INCLUDING STREET LIGHTING AND LANDSCAPING, ALONG WITH RECREATION/PARK IMPROVEMENTS AND A NEW FIRE STATION TO SERVE THE TIMBER TRAILS PROJECT
[SPECIAL ASSESSMENT NUMBER 05-1]**

TO: President and Board of Trustees of the Village of Western Springs, Cook County, Illinois

The Board of Local Improvements heretofore appointed and now serving in that capacity herewith submits a draft of an Ordinance for the installation of a system of watermains, storm sewers, sanitary sewers and roadway improvements, including street lighting and landscaping, along with recreation/park improvements and a new fire station, to serve the Timber Trails Project; all as described in the accompanying Ordinance attached hereto and made a part hereof.

We submit herewith an Estimate of Cost, dated June 21, 2005; thereof by the Engineer for of the Board of

Local Improvements.

We recommend the passage of the said Ordinance and the making of the said improvement, the costs thereof to be paid for by special assessment

DATED this 27th day of June, 2005.

BOARD OF LOCAL IMPROVEMENTS

John J. Lynch

Robert B. Burns

W. T. Kelly

John T. Madala

Ann Marie Hueber

Robert D. Anderson

James W. Hartigan

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATE

I, **CAROLYN E. SULLIVAN**, Deputy Clerk of the Village of Western Springs, in the County of Cook, and State of Illinois, do hereby certify that the annexed and foregoing is a true and correct copy of that certain Ordinance now on file in the office of the Village Clerk:

ORDINANCE NO. 05-2353

AN ORDINANCE PROVIDING FOR THE INSTALLATION OF A SYSTEM OF WATERMAINS, STORM SEWERS, SANITARY SEWERS AND ROADWAY IMPROVEMENTS, INCLUDING STREET LIGHTING AND LANDSCAPING, ALONG WITH RECREATION/PARK IMPROVEMENTS AND A NEW FIRE STATION, TO SERVE THE TIMBER TRAILS PROJECT (SPECIAL ASSESSMENT NUMBER 05-1)

which said Ordinance was passed by the President and Board of Trustees of the Village of Western Springs at a meeting held on the 11th day of July, 2005, at which meeting a quorum was present and approved by the Village President of the Village of Western Springs on the 11th day of July, 2005.

I further certify that the vote on the question of the passage of the said Ordinance by the President and Board of Trustees of the Village of Western Springs was taken by Ayes and Nays and recorded in the journal of the proceedings of the President and Board of Trustees of the Village of Western Springs and that the result of said vote was as follows, to wit:

AYES: Bures, Hartigan, Hendricks, Hickey, Madell, Rodeshien
NAYS: NONE
ABSENT: NONE

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted in the care of the Village Clerk for safekeeping, and that the Village Clerk is the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Western Springs, this 13th day of September, 2005.

Carolyn E. Sullivan
Deputy Village Clerk of the
Village of Western Springs

{SEAL}

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PAMPHLET

FRONT OF PAMPHLET

ORDINANCE NO. 05-2353

AN ORDINANCE PROVIDING FOR THE INSTALLATION OF A SYSTEM OF WATERMAINS, STORM SEWERS, SANITARY SEWERS AND ROADWAY IMPROVEMENTS, INCLUDING STREET LIGHTING AND LANDSCAPING, ALONG WITH RECREATION/PARK IMPROVEMENTS AND A NEW FIRE STATION, TO SERVE THE TIMBER TRAILS PROJECT (SPECIAL ASSESSMENT NUMBER 05-1)

Property of Cook County Clerk's Office

Published in pamphlet form by Order of the Corporate Authorities of the Village of Western Springs, Cook County, Illinois, this 28th day of June, 2005.

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ORDINANCE NO. 05-2353

**AN ORDINANCE PROVIDING FOR THE INSTALLATION OF A SYSTEM OF WATERMAINS, STORM SEWERS, SANITARY SEWERS AND ROADWAY IMPROVEMENTS, INCLUDING STREET LIGHTING AND LANDSCAPING, ALONG WITH RECREATION/PARK IMPROVEMENTS AND A NEW FIRE STATION, TO SERVE THE TIMBER TRAILS PROJECT
(SPECIAL ASSESSMENT NUMBER 05-1)**

BE IT ORDAINED by the President and Board of Trustees of the Village of Western Springs, Cook County, Illinois as follows:

SECTION 1: A local improvement shall be constructed in the Village of Western Springs consisting of the excavation for and construction of a system of watermains, storm sewers, sanitary sewers and roadway improvements including street lighting and landscaping, along with recreation/park improvements and a new fire station, to serve the Timber Trails Project, including all tools, machinery and equipment and all material and labor necessary to complete the improvements and place them in operation.

SECTION 2: All materials of every kind and character to be used in the construction of this improvement will be of first class quality, suitable for the purpose for which they are to be used, and subject to the inspection and approval of the Village of Western Springs. All work shall be constructed in a workmanlike manner. The quantities and types of materials to be used are as set forth in the plans and specifications for the project and are incorporated herein by reference as if fully set forth herein and are approved.

All construction methods and materials used in construction of the improvements herein provided for shall conform with the requirements of the Standard Specifications for Road and Bridge Construction, issued by the State of Illinois Department of Transportation, adopted

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January 1, 2002, and the most recent edition of the Standard Specifications for Water and Sewer Main Construction in Illinois, published by the Illinois Society of Professional Engineers, copies of which are on file with the Village Clerk in the Village of Western Springs.

SECTION 3: The quantities and types of materials to be used are as set forth in the Estimate of Cost, attached hereto and incorporated herein by reference.

SECTION 4: The Recommendation of the Board of Local Improvement and the Estimate of Cost thereof, both hereto attached and incorporated herein by reference, as well as the plans for the project which are on file with the Village of Western Springs and incorporated herein by reference, be and the same are hereby approved.

SECTION 5: That said improvement shall be made and the cost thereof, which is estimated to be \$59,810,000.00, shall be paid for by special assessment in accordance with 65 ILCS 5/9-2-1 through 5/9-2-144, as supplemented by the Special Assessment Supplemental Bond and Procedures Act, 50 ILCS 460/1 through 460/60, which the Village hereby elects to be applicable to this Special Assessment. An amount not exceeding \$1,500,000.00 is hereby provided for to apply towards the payment of all lawful costs and expenses incurred in making, levying and collecting the assessment for said improvement. In addition, in accordance with 50 ILCS 460/20 and the Estimate of Cost, an amount not exceeding \$7,437,584.00 is hereby provided to pay capitalized interest, an amount not exceeding \$3,300,000.00 is hereby provided as a reserve for deficiency in interest, and an amount not exceeding \$1,465,291.00 is and hereby provided for bond discount.

SECTION 6: The aggregate amount herein ordered to be assessed and each individual assessment shall be divided into not to exceed thirty (30) annual installments (or sixty (60) semi-

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annual installments) which shall bear interest at the rate of nine percent (9%) per annum until paid, subject to reduction upon issuance of the special assessment bonds, so as to track the interest rate on said special assessment bonds, or a determination of a final rate of interest by the Village, all in the manner and in accordance with the provisions of 65 ILCS 5/9-2-1 through 5/9-2-144, as supplemented by the provisions of 50 ILCS 460/1 through 460/60.

SECTION 7: For the purposes of anticipating the collection of the installments of said assessment for said improvement, bonds may be issued payable out of said installments, bearing interest at a rate of not more than the greater of nine percent (9%) per annum or the maximum rate authorized by the Bond Authorization Act (30 ILCS 305/0.01 et seq.), payable no more often than monthly, and signed by the President of the Village and attested by the Village Clerk, under the corporate seal of the Village. The bonds shall be issued in accordance with, and shall in all respects conform to, the provisions of 65 ILCS 5/9-2-1 through 5/9-2-144, as supplemented by 50 ILCS 460/1 through 460/60.

SECTION 8: Patrick R. Higgins, Village Manager of the Village of Western Springs, is designated as the person to file a petition in the Circuit Court of Cook County, Illinois, as provided by law in the name of the Village, praying that steps may be taken to levy a special assessment for said improvement in accordance with the provisions of this Ordinance and in the manner prescribed by law.

SECTION 9: This Ordinance, having been previously published in pamphlet form in accordance with law, shall be in full force and effect from and after its adoption and approval.

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ADOPTED this 11th day of July, 2005, pursuant to a roll call vote as follows:

AYES: Hartigan, Hendrick, Hickey, Madell, Rodeghier and Bures

NAYS: None.

ABSENT: None.

APPROVED by me this 11th day of July, 2005.

John J. Lynch
Village President

ATTEST:

Jeanie M. Jessica
Village Clerk

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PAMPHLET

BACK OF PAMPHLET

Property of Cook County Clerk's Office

AN ORDINANCE PROVIDING FOR THE INSTALLATION OF A SYSTEM OF WATERMAINS, STORM SEWERS, SANITARY SEWERS AND ROADWAY IMPROVEMENTS, INCLUDING STREET LIGHTING AND LANDSCAPING, ALONG WITH RECREATION/PARK IMPROVEMENTS AND A NEW FIRE STATION, TO SERVE THE TIMBER TRAILS PROJECT (SPECIAL ASSESSMENT NUMBER 05-1)

Published in pamphlet form by Order of the Corporate Authorities of the Village of Western Springs, Cook County, Illinois.

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WESTERN SPRINGS SPECIAL ASSESSMENT No. 05-1 TIMBER TRAILS

Estimate of cost to the Board of Local Improvements for the construction and laying of a system of water mains, sanitary sewers, storm sewers, and roadway improvements, including street lights and landscaping along with park/recreation improvements and a new fire station to serve the Timber Trails Project. Together with furnishing all necessary tools, equipment, and appurtenances necessary thereto to completely construct the said system in the location described in the resolution to which this estimate is attached.

Ladies and Gentlemen:

I hereby submit an estimate of the cost for the previously described improvement consisting of the construction and laying of a system of water mains, storm sewers, sanitary sewers, and roadway improvements including street lighting and landscaping along with the park/recreation improvements and a new fire station to serve the Timber Trails Project, including all tools, machinery, equipment, and all necessary material and labor to complete the system and place them in operational order.

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TIMBER TRAILS unit 1 & 2

WATERMAIN UNIT 1

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	8" DUCTILE IRON PIPE	9,350	L. F.	\$24.00	\$224,400.00
2	8" AUGER	100	L. F.	\$150.00	\$15,000.00
3	8" GATE VALVE IN VALVE VAULT	20	EA	\$1,800.00	\$36,000.00
4	FIRE HYDRANTS W/ AUX. VALVE	24	EA	\$2,100.00	\$50,400.00
5	PRESSURE CONNECTION	2	EA	\$4,500.00	\$9,000.00
6	GRANULAR TRENCH BACKFILL	7,730	L. F.	\$13.50	\$104,355.00
7	1-1/2" SCHED. K COPPER SERVICE, LONG	73	EA	\$800.00	\$58,400.00
8	1-1/2" SCHED. K COPPER SERVICE, SHORT	58	EA	\$360.00	\$20,880.00
9	OFFSITE DIRT DISPOSAL CONTINGENCY	3,600	CY	\$15.00	\$54,000.00
WATERMAIN TOTAL					\$572,435.00

WATERMAIN UNIT 2

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	8" DUCTILE IRON PIPE	9,313	L. F.	\$24.00	\$223,512.00
2	8" GATE VALVE IN VALVE VAULT	11	EA	\$1,800.00	\$19,800.00
3	FIRE HYDRANTS W/ AUX. VALVE	24	EA	\$2,100.00	\$50,400.00
4	GRANULAR TRENCH BACKFILL	8,560	L. F.	\$13.50	\$115,560.00
5	1-1/2" SCHED. K COPPER SERVICE, LONG	90	EA	\$800.00	\$72,000.00
6	1-1/2" SCHED. K COPPER SERVICE, SHORT	117	EA	\$360.00	\$42,120.00
7	OFFSITE DIRT DISPOSAL CONTINGENCY	4,000	CY	\$15.00	\$60,000.00
WATERMAIN TOTAL					\$583,392.00

WATERMAIN TOTAL UNIT 1 & 2 \$1,155,827.00

NOTE : TEES, B-BOXES, TRENCH BACKFILL, 1-1/2" COPPER SERVICE INCLUDED IN THE COST OF 1-1/2" SERVICE.

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TIMBER TRAILS unit 1 & 2

SANITARY SEWERS UNIT 1

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	8" PVC SDR 26	6,510	L. F.	\$26.80	\$174,468.00
2	MANHOLE 48" DIA.	36	EA	\$1,700.00	\$61,200.00
3	TRENCH BACKFILL	1,440	L. F.	\$35.00	\$50,400.00
4	6" PVC SAN. SEWER SERV. FAR	74	EA	\$1,365.00	\$101,010.00
5	6" PVC SAN. SEWER SERV. NEAR	57	EA	\$300.00	\$17,100.00
6	OFFSITE DIRT DISPOSAL CONTINGENCY	3,000	CY	\$15.00	\$45,000.00
SANITARY SEWER TOTAL					\$449,178.00

SANITARY SEWERS UNIT 2

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	8" PVC SDR 26	8,750	L. F.	\$26.80	\$234,500.00
2	12" PVC SDR 26, HIGHWAY AUGER	415	L. F.	\$1,050.00	\$435,750.00
3	12" PVC SDR 26	2,100	L. F.	\$47.00	\$98,700.00
4	MANHOLE 48" DIA.	55	EA	\$1,700.00	\$95,200.00
5	SPECIAL MH ON INTERCEPTOR	2	EA	\$25,000.00	\$50,000.00
6	TRENCH BACKFILL	1,600	L. F.	\$35.00	\$56,000.00
7	6" PVC SAN. SEWER SERV. FAR	107	EA	\$1,365.00	\$146,055.00
8	6" PVC SAN. SEWER SERV. NEAR	100	EA	\$300.00	\$30,000.00
9	OFFSITE DIRT DISPOSAL CONTINGENCY	4,000	CY	\$15.00	\$60,000.00
SANITARY SEWER TOTAL					\$2,205,205.00

SANITARY SEWER TOTAL UNIT 1 & 2 **\$1,655,583.00**

NOTE: FRAMES & GRATES INCLUDED IN THE COST OF MANHOLES.
 TRENCH BACKFILL FOR SANITARY SERVICES INCLUDED IN SERVICE UNIT PRICE.

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TIMBER TRAILS unit 1 & 2

STORM SEWERS UNIT 1

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	10" RCP	393	L. F.	\$17.00	\$6,681.00
2	12" RCP	4559	L. F.	\$20.10	\$91,635.90
3	15" RCP	1498	L. F.	\$21.00	\$31,458.00
4	18" RCP	620	L. F.	\$26.00	\$16,120.00
5	21" RCP	357	L. F.	\$27.10	\$9,674.70
6	24" RCP	1696	L. F.	\$29.50	\$50,032.00
7	30" RCP	243	L. F.	\$38.20	\$9,282.60
8	36" RCP	189	L. F.	\$45.00	\$8,505.00
9	42" RCP	503	L. F.	\$53.00	\$26,659.00
10	48" RCP	239	L. F.	\$65.00	\$15,535.00
11	INLET 2' DIA.	71	EA	\$600.00	\$42,600.00
12	INLET 3' DIA.	3	EA	\$800.00	\$2,400.00
13	MANHOLE 3' DIA.	14	EA	\$850.00	\$11,900.00
14	MANHOLE 4' DIA.	25	EA	\$1,000.00	\$25,000.00
15	MANHOLE 5' DIA.	4	EA	\$1,550.00	\$6,200.00
16	MANHOLE 6' DIA.	5	EA	\$2,400.00	\$12,000.00
17	12" DIA. FES / GRATE	2	EA	\$700.00	\$1,400.00
18	15" DIA. FES / GRATE	1	EA	\$700.00	\$700.00
19	21" DIA. FES / GRATE	1	EA	\$800.00	\$800.00
20	24" DIA. FES / GRATE	2	EA	\$1,000.00	\$2,000.00
21	CLEANOUT	7	EA	\$534.00	\$3,738.00
22	TRENCH BACKFILL, STORM SEWER	4400	L. F.	\$15.00	\$66,000.00
23	AUGER FOR TREES	750	L. F.	\$100.00	\$75,000.00
24	OFFSITE DIRT DISPOSAL CONTINGENCY	4800	CY	\$15.00	\$72,000.00
STORM SEWER TOTAL					\$587,321.20

WESTERN SPRINGS SPECIAL ASSESSMENT No. 05-1
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TIMBER TRAILS unit 1 & 2

STORM SEWERS UNIT 2

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	12" RCP	6764	L. F.	\$20.10	\$135,956.40
2	15" RCP	2008	L. F.	\$21.00	\$42,168.00
3	18" RCP	1755	L. F.	\$26.00	\$45,630.00
4	21" RCP	915	L. F.	\$27.10	\$24,796.50
5	24" RCP	1085	L. F.	\$29.50	\$32,007.50
6	30" RCP	110	L. F.	\$38.20	\$4,202.00
7	36" RCP	540	L. F.	\$45.00	\$24,300.00
8	42" RCP	1080	L. F.	\$53.00	\$57,240.00
9	48" RCP	450	L. F.	\$65.00	\$29,250.00
10	54" RCP	645	L. F.	\$75.00	\$48,375.00
11	60" RCP (under Creek) incl. Rock excavation & hauloff	275	L. F.	\$600.00	\$165,000.00
12	8" DRAIN TILE	2400	L. F.	\$12.00	\$28,800.00
13	INLET 2' DIA.	102	EA	\$600.00	\$61,200.00
14	INLET 3' DIA.	7	EA	\$800.00	\$5,600.00
15	MANHOLE 3' DIA.	9	EA	\$850.00	\$7,650.00
16	MANHOLE 4' DIA.	22	EA	\$1,000.00	\$22,000.00
17	MANHOLE 5' DIA.	26	EA	\$1,550.00	\$40,300.00
18	MANHOLE 6' DIA.	13	EA	\$2,400.00	\$31,200.00
19	18" DIA. FES / GRATE	2	EA	\$800.00	\$1,600.00
20	60" DIA. FES / GRATE	1	EA	\$5,000.00	\$5,000.00
21	TRENCH BACKFILL, STORM SEWER	6630	L. F.	\$15.00	\$99,450.00
22	2 structures at Creek crossing	2	EA	\$30,000.00	\$60,000.00
23	Detention Pump & Generator				\$100,000.00
24	AUGER FOR TREES	1000	L. F.	\$100.00	\$100,000.00
25	OFFSITE DIRT DISPOSAL CONTINGENCY	6000	CY	\$15.00	\$90,000.00
STORM SEWER TOTAL					\$1,261,725.40

STORM SEWER TOTAL UNIT 1 & 2 **\$1,849,046.60**

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WESTERN SPRINGS SPECIAL ASSESSMENT No 05-1

TIMBER TRAILS unit 1 & 2

STREETS UNIT 1

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	8" P.C.C PAVEMENT	22,190	S. Y.	\$35.00	\$776,650.00
2	4" SUB BASE	22,190	S. Y.	\$4.00	\$88,760.00
3	B 6.12 CONC. CURB & GUTTER	15,907	L. F.	\$12.00	\$190,884.00
4	4' X P.C.C. SIDEWALK	24,740	S. F.	\$5.00	\$123,700.00
5	BIKEPATH (8" CA-6 & 2" SURFACE)	5,050	S. Y.	\$26.00	\$131,300.00
7	STREET SIGNS	18	E.A.	\$700.00	\$12,600.00
8	CONDUIT UNDER BIKEPATH	5680	LF	\$5.00	\$28,400.00
TOTAL FOR STREET CONSTRUCTION					\$1,352,294.00

STREETS UNIT 2

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	8" P.C.C PAVEMENT	26,583	S. Y.	\$35.00	\$930,405.00
2	4" SUB BASE	26,583	S. Y.	\$4.00	\$106,332.00
3	B 6.12 CONC. CURB & GUTTER	17,464	L. F.	\$12.00	\$209,568.00
4	4' X P.C.C. SIDEWALK	31,231	S. F.	\$5.00	\$156,150.00
5	BIKEPATH (8" CA-6 & 2" SURFACE)	10,200	S. Y.	\$26.00	\$265,200.00
7	STREET SIGNS	14	E.A.	\$700.00	\$9,800.00
8	CONDUIT UNDER BIKEPATH	11475	LF	\$5.00	\$57,375.00
TOTAL FOR STREET CONSTRUCTION					\$1,734,830.00

TOTAL FOR STREET CONSTRUCTION UNIT 1 & 2

\$3,087,124.00

STREET LIGHTS

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	STREET LIGHTS UNIT 1	40	EA	\$6,200.00	\$248,000.00
2	STREET LIGHTS UNIT 2	31	EA	\$6,200.00	\$192,200.00
TOTAL STREET LIGHTS UNIT 1 & 2					\$440,200.00

UNOFFICIAL COPY**TIMBER TRAILS unit 1 & 2****EARTHWORK IN R.O.W. AND DETENTION**

UNIT 1 R.O.W. = 5.50 ACRES

UNIT 2 R.O.W. = 6.60 ACRES

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	RIGHT OF WAY STRIPPING	19,520	C.Y.	\$2.25	\$43,920.00
2	RIGHT OF WAY EXCAVATION	19,520	C.Y.	\$2.75	\$53,680.00
3	FINE GRADE STREETS	48,800	S.Y.	\$1.25	\$61,000.00
4	BACKFILL CURB	33,370	L.F.	\$1.00	\$33,370.00
5	DETENTION BASIN NORTHEAST EXCAVATION	8,800	C.Y.	\$2.75	\$24,200.00
6	DETENTION BASIN NORTH EXCAVATION	5,000	C.Y.	\$2.75	\$13,750.00
7	DETENTION BASIN NORTHWEST EXCAVATION	32,000	C.Y.	\$2.75	\$88,000.00
8	DETENTION BASIN SOUTHWEST EXCAVATION	13,000	C.Y.	\$2.75	\$35,750.00
9	TOPSOIL RESPREAD DETENTION BASINS	7,000	C.Y.	\$10.00	\$70,000.00
10	OFFSITE HAULOFF CONTINGENCY	90,000	C.Y.	\$15.00	\$1,350,000.00
TOTAL FOR EARTHWORK					\$1,773,670.00

RETAINING WALLS (EXCAVATION & INSTALL)

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	UNIT 1	8,540	S.F.	\$30.00	\$256,200.00
2	UNIT 2	12,800	S.F.	\$30.00	\$384,000.00
TOTAL RETAINING WALLS					\$640,200.00

TREE PRESERVATION AND REMOVAL

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	TREE REMOVAL	L.S.			\$95,000.00
2	SILT FENCE	35000	L.F.	\$3.00	\$125,000.00
3	TREE PROTECTION FENCING	L.S.			\$160,000.00
TOTAL TREE PRESERVATION AND REMOVAL					\$380,000.00

UNOFFICIAL COPY**TIMBER TRAILS unit 1 & 2****LANDSCAPE**

ESTIMATE BY ILT VIGNOCCHI

ITEM	DESCRIPTION	AMOUNT
1	Main Entrance & Boulevard	\$850,000.00
2	Perimeter Buffer	\$180,000.00
3	Open Space Transplants	\$57,000.00
4	Plainfield Road, Gateway & Wolf Road Buffer	\$280,000.00
5	Open Space	\$745,000.00
6	Secondary Entrance	\$155,000.00
7	Detention / Sports Fields	\$160,000.00
8	Perimeter Wrought Iron Fence - 5 ft. (Plainfield & Wolf Road)	\$260,000.00
8	Main Entrance	\$195,000.00
8	Secondary Entrances	\$128,000.00
8	Gateway Monument	\$50,000.00
8	Paver Cross Walks within the Development	\$180,000.00

AUTOMATED IRRIGATION SYSTEM

ESTIMATE BY ILT VIGNOCCHI

ITEM	DESCRIPTION	AMOUNT
1	ENTRANCES (Main & (2) Secondary Entrances)	\$55,000.00
2	BUFFER R.O.W. AREA (Plainfield & Wolf Road)	\$65,000.00
3	INTERNAL LANDSCAPED OPEN SPACE! COMMON AREAS & PARK	\$385,000.00
4	WELL AND PUMP STATION FOR IRRIGATION	\$92,000.00
TOTAL FOR LANDSCAPE AND AUTOMATED IRRIGATION SYSTEM		\$3,837,000.00

UNOFFICIAL COPY**TIMBER TRAILS unit 1 & 2****WOLF ROAD & PLAINFIELD ROAD IMPROVEMENTS**

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Bituminous Pavement Removal, 10"	377	S.Y.	\$12.00	\$4,524.00
2	Curb & Gutter Removal	430	LF	\$4.00	\$1,720.00
3	Driveway Removal	377	S.Y.	\$8.00	\$3,016.00
4	Earth Excavation		L.S.		\$10,000.00
5	Embankment		L.S.		\$15,000.00
6	Erosion Control		L.S.		\$5,000.00
7	Topsoil 4"	4889	S.Y.	\$4.00	\$19,556.00
8	Sod	4889	S.Y.	\$4.00	\$19,556.00
9	Bituminous Base Course superpave 4"	3056	S.Y.	\$10.00	\$30,560.00
10	Bituminous Concrete Binder Course, 6.25"	1,074	TON	\$45.00	\$48,330.00
11	Bituminous Concrete Surface Course, 1.5"	258	TON	\$45.00	\$11,610.00
12	Sub-base granular material, type B, 4"	2173	S.Y.	\$4.00	\$12,692.00
13	Bituminous shoulder, 6" superpave	510	S.Y.	\$40.00	\$20,400.00
14	Combination Curb & Gutter, B-6.12	850	LF	\$12.00	\$10,200.00
15	Milling & Bituminous Surfacing, 1.5" min. (includes 1.5" saw cut)	40	TON	\$41.00	\$1,640.00
16	Furnish & Install Storm Sewer RCP Dia. 15", type A Class	600	LF	\$40.00	\$24,000.00
17	Catch Basin, Type C, with type 8 frame and grate	2	EA	\$1,200.00	\$2,400.00
18	Removal of Existing Storm Sewer 18"	200	LF	\$12.00	\$2,400.00
19	Pavement marking and signs		L.S.		\$10,000.00
20	MOBILIZATION Assume 5% of Roadway Items total				\$1,630.00
21	WORK ZONE TRAFFIC PROTECTION Assume 5% of Roadway Items total				\$12,630.00
22	Power pole relocation	8	EA	\$2,000.00	\$16,000.00
23	Remodification and temporary signal work		L.S.		\$47,600.00
TOTAL FOR OFFSITE ROAD IMPROVEMENTS					\$341,464.00

WESTERN SITES SPECIAL ASSESSMENT No. 05-
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TIMBER TRAILS unit 1 & 2

ENVIRONMENTAL INVESTIGATION & CLEAN UP

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	INITIAL TESTING				\$200,000.00
2	EXCAVATION, HAULING, & DUMPING	22,034	CY	\$59.00	\$1,300,000.00
3	TESTING DURING CLEAN UP	30	Days	\$1,500.00	\$45,000.00
ENVIRONMENTAL INVESTIGATION & CLEAN UP TOTAL					\$1,545,000.00

Area in Public Land 1.71 Ac = 37.5%
 Area in Tees & Greens 4.55 Ac

\$1,545,000 x 37.5% = \$579,000.00

Property of Cook County Clerk's Office

UNOFFICIAL COPY**TIMBER TRAILS unit 1 & 2****PERMIT FEES**

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	IEPA WATER FEE				\$2,400.00
2	IEPA SEWER FEE				\$4,800.00
3	IEPA NOTICE OF INTENT				\$500.00
4	MWRD PERMIT FEE	2	EA	\$1,100.00	\$2,200.00
		18,000	LF	\$5.00	\$90,000.00
TOTAL FOR PERMIT FEES					\$99,900.00

PUBLIC LAND AREA SCHEDULE

ITEM	DESCRIPTION	LAND AREA (sq.ft.)	ESTIMATED VALUE
1	<u>PUBLIC STREET RIGHT OF WAY</u>		
	UNIT 1	228,344	\$2,904,535.00
	UNIT 2	290,856	\$3,699,688.00
2	<u>COUNTY HIGHWAY RIGHT OF WAY</u>		
	WOLF ROAD	10,989	\$139,780.00
	PLAINFIELD ROAD	57,344	\$729,416.00
3	<u>TREE CONSERVATION AREAS</u>		
	UNIT 1	337,593	\$4,294,183.00
	UNIT 2	501,021	\$6,372,987.00
4	<u>PARK SITE (Includes Detention Area)</u>	225,640	\$2,870,140.00
5	<u>DETENTION BASINS</u>		
	EAST DETENTION	35,903	\$456,686.00
	WEST DETENTION	205,995	\$2,620,256.00
	SOUTHWEST DETENTION	110,467	\$1,405,140.00
6	<u>BRIDGE ACCESS LANE</u>	7,001	\$89,053.00
7	<u>EMERGENCY ACCESS EASEMENT</u>	4,805	\$61,120.00
TOTAL FOR PUBLIC LAND AREA SCHEDULE			\$25,642,984.00

UNOFFICIAL COPY**TIMBER TRAILS unit 1 & 2**

ITEM	DESCRIPTION	AMOUNT
1	WATERMAIN	\$1,155,827.00
2	SANITARY SEWERS	\$1,655,383.00
3	STORM SEWERS	\$1,849,047.00
4	STREET CONSTRUCTION	\$3,087,124.00
5	STREET LIGHTS	\$440,200.00
6	EARTHWORK IN R.O.W. AND DETENTION AREA	\$1,773,670.00
7	RETAINING WALLS	\$640,200.00
8	TREE PRESERVATION AND REMOVAL	\$380,000.00
9	LANDSCAPE IN R.O.W. AND COMMON AREA	\$3,837,000.00
10	WOLF ROAD & PLAINFIELD ROAD IMPROVEMENTS	\$341,464.00
11	ENVIRONMENTAL CLEAN UP	\$579,000.00
12	TENNIS COURTS	\$160,000.00
13	TOT LOTS	\$100,000.00
14	FLAGG CREEK BRIDGE	\$320,000.00
15	OFFSITE WATER STORAGE TANK	\$500,000.00
	SUBTOTAL	\$16,818,915.00
16	5% CONSTRUCTION CONTINGENCY ON ABOVE ITEMS 1-15	\$840,445.00
17	ONSITE PARK DISTRICT RECREATION IMPROVEMENTS	\$550,000.00
18	PERMIT FEES	\$99,900.00
19	NEW WESTERN SPRINGS FIRE STATION	\$1,500,000.00
	TOTAL COST OF CONSTRUCTION	19,009,260

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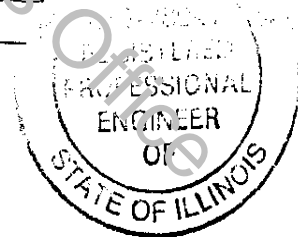
TIMBER TRAILS unit 1 & 2

ITEM	DESCRIPTION	AMOUNT
1	TOTAL CONSTRUCTION COST (PREVIOUS PAGE)	\$19,609,260
2	VILLAGE ENGINEER REVIEW FEE @ 3.5%	\$370,000
3	ENGINEERING AND LAND SURVEYING	\$800,000
4	PUBLIC LANDS ACQUISITION	\$25,642,984
	SUBTOTAL	\$46,422,244
5	CAPITALIZED INTEREST	\$7,437,584
6	BOND DISCOUNT	\$1,465,291
7	COST OF MAKING AND LEVYING	\$1,500,000
8	RESERVE FOR DEFICENCY IN INTEREST	\$3,300,000
9	LESS BOND FUND INTEREST EARNINGS	-\$315,120
	TOTAL AMOUNT TO BE PAID FOR BY SPECIAL ASSESSMENT	\$59,810,000

The foregoing estimate includes all labor and material required for the construction of the above described improvements, and I hereby certify that in my opinion the above estimate does not exceed the probable cost of the proposed improvements and the lawful expenses attending the same.

DATED THIS 21st DAY OF JUNE 2005

W. E. Griffin
 WILLIAM E. GRIFFIN
 CHRISTIAN-ROGE ASSOC., INC.



I hereby certify that the document to which this certification is affixed is a true copy.
 Date **OCT 31 2005**
 Dorothy Brown
 Clerk of the Circuit Court
 of Cook County, IL

