



To: The Village President and Board of Trustees

From: Chris Dopkins, P.E., Village Engineer

Re: Grading Options for Mansfield Park

Date: January 31, 2022

Please allow this memorandum to follow up the discussion of the December Board meeting where the Board requested a status update of Mansfield Park. Staff generally understands that a contractor has agreed to donate the time and effort to rough grade and restore (i.e., plant grass) the Park. Staff did have brief discussions regarding the grading of the park prior to the December Board meeting, but due to vacations/holidays staff did not have an opportunity to formally reduce the discussions to memo form until now.

It appears that there are some localized high and low areas within the park, and that the current site conditions are generally prohibitive of mowing with smaller mowers (or in other words, larger tractors/bush hogs are needed to mow the site). We understand that the end desire of the Village is to re-grade the property in such a manner that (1) can accommodate future park improvements; and (2) provides a new stand of grass that can be mowed utilizing the Village's "zero turn" mowers; and (3) provides for positive drainage. We would need to complete a topographic survey of the area and provide a final grading plan based off of the existing site conditions. We also need the input of the Village in order to create the drainage plan as there are essentially two ways to proceed which are as follows:

1. Create a master plan for the park and then create the grading plan based off of the master plan. The advantage of doing so is that future grading should be minimized, and the Village will have a pretty good idea of the park amenities, however, it is more time consuming to develop a master plan.
2. Create a "table top" grading plan for the park. The advantage to doing so is that it is easier to create the plan. The disadvantage is that future grading will most likely be necessary as amenities are built which will add future cost.

There are two (2) items that the Village needs to be aware of:

1. It appears that the total disturbed area will be in excess of 1.0 acres, meaning that an ILR10 permit from IEPA is necessary before any site activity begins. To obtain the ILR10 permit, we must file a permit application and Storm Water Pollution Prevention Plan (SWPPP) with IEPA.

Once those two items are filed with IEPA, then we must wait for a period of 30 days before grading can begin in order for IEPA to publish the documents on its website and allow for public review and comment. The agency will then grant the permit (assuming no public comments are received that require revisions to the plan). Construction may commence once the 30-day comment period has passed. As a side note, it is not allowable to break the project into "pieces" in order to avoid the permit requirements.

2. Since this project is being completed on property owned under a permit for which the Village is ultimately responsible, we would assume that Village Attorney will probably want some sort of "hold harmless" agreement with the contractor, and they want the contractor to name the Village as additionally insured.

We look forward to learning the direction of the Village insofar as which option it chooses to pursue.