*6:25 p.m. - Executive Session - Personnel-Performance (5 ILCS 120/2-(c)-(1))*

# AGENDA


***Village of Hoffman Estates*** *1900 Hassell Road*
***First Meeting of the Month*** *Hoffman Estates, IL 60169*
***Village Board of Trustees*** *847/882-9100*


**Board Room** **7:00 P.M.** **February 6, 2023**

1. **CALL TO ORDER/ROLL CALL**

2. **PLEDGE OF ALLEGIANCE TO THE FLAG**

3. **RECOGNITION OF AUDIENCE**

4. **APPROVAL OF MINUTES** - January 16, 2023
   January 30, 2023 *(Special Meeting)*

5. **CONSENT AGENDA/OMNIBUS VOTE (Roll Call Vote)**
   *(All items under the Consent Agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items unless a Trustee so requests. In that event, the discussion will be the first item of business after approval of the Consent Agenda.)*
   A. Approval of Agenda.
   B. Approval of the schedule of bills for February 6, 2023 - $2,664,138.88.
   C. Request Board approval of an Ordinance establishing hire back rates for Police and Fire personnel for the period February 7, 2023 through December 31, 2023.
   D. Request Board approval of an Ordinance establishing Village of Hoffman Estates Special Service Area 2023-2 (2575 Higgins Road & 1795 Barrington Road).
   E. Request Board approval of Change Order #1 to the contract with Performance Construction & Engineering, LLC of Plano, IL, for the Eagle Way Sewer Replacement Project in an amount of $86,393, for a total not to exceed $2,465,643.
   F. Request Board authorization to award a multi-year contract to Modern Midways, Inc., Steger, IL, for carnival services for the Northwest Fourth Fest.
   G. Request Board authorization to extend the 2021 landscape maintenance contract for Village owned sites and state/county rights-of-way to V. Cardenas Landscaping, East Dundee, IL (low bid), in an amount not to exceed $62,665.
   H. Request Board authorization to:
      1) waive formal bidding; and
      2) purchase water meters from Water Resources, Inc., Elgin, IL (sole supplier), in an amount not to exceed $89,000.

5. **CONSENT AGENDA/OMNIBUS VOTE (Roll Call Vote) - Cont'd**

I. Request Board authorization to:

1) waive formal bidding; and

2) purchase a replacement forklift from Equipment Depot, Itasca, IL (government joint purchasing contract), in an amount not to exceed $46,210.

6. **REPORTS (INFORMATION ONLY)**

A. **President's Report**

. . . Proclamation(s)

-- Daniel Kurzawinski Day (25 Years' Service)
-- Daniel Grobe Day (25 Years' Service)
-- Mark Lauder Day (25 Years' Service)
-- American Heart Month
-- Pre-Planning Awareness Month

B. **Trustee Comments**

C. **Village Manager's Report**

D. **Village Clerk's Report**

E. **Committee Reports**

-- Transportation & Road Improvement
-- Planning, Building & Zoning
-- General Administration & Personnel

7. **PLANNING & ZONING COMMISSION RECOMMENDATIONS**

A. Request Board concurrence with the Planning and Zoning Commission recommendations (outlined below) and Board approval of an Ordinance granting a special use, preliminary and final site plan, and variations from the Zoning Code for the Commonwealth Edison substation located at 2480 Pembroke Avenue.

1) Motion to approve a special use and preliminary and final site plan amendment.

Voting: 9 Ayes, 2 Absent
Motion carried.

2) Motion to approve the following variations from the Zoning Code:

a) a variation from Section 9-9-1-E to allow a building height of 66' instead of the permitted height of 45';

b) a variation from Section 9-9-1-D-4 to permit a front yard setback of 16' instead of the permitted 30' for the equipment structure, a front yard setback of 16' instead of the permitted 30' for the pump house, and a front yard setback of 20' instead of the permitted 30' for the auxiliary transformers; and

c) a variation from Section 9-3-3-C-3 to allow a fence to be installed in the front yard.

Voting: 9 Ayes, 2 Absent
Motion carried.

7. **PLANNING & ZONING COMMISSION RECOMMENDATIONS - Cont'd**

3) Motion to approve a variation from Section 9-3-3-B-1 to permit barbed wire on top of a fence.

Voting: 5 Ayes, 4 Nay, 2 Absent

Motion carried.

B. Request Board concurrence with the Planning and Zoning Commission recommendation and Board approval of an Ordinance granting a site plan amendment for White Castle located at 1100 W. Golf Road.

Voting: 8 Ayes, 2 Absent

Motion carried.

C. Request Board concurrence with the Planning and Zoning Commission recommendation and Board approval of an Ordinance granting a master sign plan for White Castle located at 1100 W. Golf Road.

Voting: 8 Ayes, 2 Absent

Motion carried.

D. Request Board concurrence with the Planning and Zoning Commission recommendation and Board approval of an Ordinance granting a preliminary and final site plan for Bell Works Townhomes located at 1705 Lakewood Boulevard.

Voting: 7 Ayes, 1 Nay, 2 Absent

Motion carried.

E. Request Board concurrence with the Planning and Zoning Commission recommendation and Board approval of an Ordinance granting a preliminary and final plat of subdivision for the Bell Works Subdivision located at 2000 Center Drive.

Voting: 8 Ayes, 2 Absent

Motion carried.

F. Request Board concurrence with the Planning and Zoning Commission recommendation and Board approval of an Ordinance granting a preliminary concept site plan for Bell Works Apartments located at 1705 Lakewood Boulevard.

Voting: 8 Ayes, 2 Absent

Motion carried.

8. **ADDITIONAL BUSINESS**

A. Request Board approval of an Ordinance amending Section 8-3-22, Number of Licenses of Article 3, Alcoholic Liquors, of the Hoffman Estates Municipal Code (increase in number of Class "A" Licenses for Apache, LLC d/b/a Bonny's, 1728 W. Algonquin Road, Hoffman Estates, IL).

9. **ADJOURNMENT**

**MEETING:** **HOFFMAN ESTATES VILLAGE BOARD**
**DATE:** **JANUARY 16, 2022**
**PLACE:** **COUNCIL CHAMBERS**
**MUNICIPAL BUILDING COMPLEX**
**1900 HASSELL ROAD**
**HOFFMAN ESTATES, ILLINOIS**

## 1. CALL TO ORDER:

Village President William McLeod called the meeting to order at 7:00 p.m. The Village Clerk called the roll. Trustees present: Gary Pilafas, Gary Stanton, Michael Gaeta, Karen Arnet, Karen Mills, Anna Newell
A quorum was present.

## ADMINISTRATIVE PERSONNEL PRESENT:

E. Palm, Village Manager
D. O'Malley, Deputy Village Manager
A. Janura, Corporation Counsel
K. Cawley, Police Chief
A. Wax, Fire Chief
S. Ostrovsky, Asst. Village Manager
R. Musiala, Finance Director
J. Nebel, PW Director
D. Raszka, IT Director
M. Saavedra, H&HS Director
P. Gugliotta, Development Services Director
M. Brito, Communications Manager
R. Signorella, Multimedia Production Manager

## 2. PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge was led by Trustee Pilafas.

## 3. RECOGNITION OF AUDIENCE:

No one wished to be recognized.

## 4. APPROVAL OF MINUTES:

Motion by Trustee Gaeta, seconded by Trustee Arnet, to approve Item 4. Voice vote taken. All ayes. Motion carried.

Approval of Minutes
Minutes from January 3, 2023.

Motion by Trustee Mills, seconded by Trustee Arnet, to approve Item 4. Voice vote taken. All ayes. Motion carried.

Approval of Minutes
Minutes from January 7, 2023.

## 5. CONSENT AGENDA/OMNIBUS VOTE:

Motion by Trustee Mills, seconded by Trustee Arnet, to approve Item 5.A.

**5.A.** Approval of Agenda.

Roll Call:
Aye: Pilafas, Stanton, Gaeta, Arnet, Mills, Newell
Nay:
Mayor McLeod voted aye.
Motion carried.

Motion by Trustee Mills, seconded by Trustee Arnet, to approve Item 5.B.

**5.B.** Approval of the schedule of bills for January 16, 2023 - $5,071,563.88.

Roll Call:
Aye: Pilafas, Stanton, Gaeta, Arnet, Mills, Newell
Nay:
Mayor McLeod voted aye.
Motion carried.

Motion by Trustee Mills, seconded by Trustee Arnet, to approve Item 5.C.

**5.C.** Request Board approval of Ordinance No. 4991-2023 authorizing the sale of personal property owned by the Village of Hoffman Estates (auction items).

Roll Call:
Aye: Pilafas, Stanton, Gaeta, Arnet, Mills, Newell
Nay:
Mayor McLeod voted aye.
Motion carried.

Motion by Trustee Mills, seconded by Trustee Arnet, to approve Item 5.D.

**5.D.** Request Board approval of Ordinance No. 4992-2023 amending Section 13-17-2, Municipal Push Tax.

Roll Call:
Aye: Pilafas, Stanton, Gaeta, Arnet, Mills, Newell
Nay:
Mayor McLeod voted aye.
Motion carried.

Motion by Trustee Mills, seconded by Trustee Arnet, to approve Item 5.E.

**5.E.** Request Board approval of Resolution No. 1717-2023 in support of tax increment financing.

Roll Call:
Aye: Pilafas, Stanton, Gaeta, Arnet, Mills, Newell
Nay:
Mayor McLeod voted aye.
Motion carried.

Motion by Trustee Mills, seconded by Trustee Arnet, to approve Item 5.F.

**5.F.** Request Board approval of a Grant Agreement with the Illinois Department of Transportation for the Statewide Planning and Research grant program.

Roll Call:
Aye: Pilafas, Stanton, Gaeta, Arnet, Mills, Newell
Nay:
Mayor McLeod voted aye.
Motion carried.

Motion by Trustee Mills, seconded by Trustee Arnet, to approve Item 5.G.

**5.G.** Request Board approval of two IDOT resolutions to appropriate Motor Fuel Tax Funds for 2023 Street Revitalization project in an amount not to exceed $1,925,000; and

2023 Traffic Signal Maintenance and Opticom repairs in an amount not to exceed $130,000.

Roll Call:
Aye: Pilafas, Stanton, Gaeta, Arnet, Mills, Newell
Nay:
Mayor McLeod voted aye.
Motion carried.

Motion by Trustee Mills, seconded by Trustee Arnet, to approve Item 5.H.

**5.H.** Request Board approval of IDOT resolution to appropriate Rebuild Illinois bond funds for the 2023 Street Revitalization project in an amount not to exceed $570,000.

Roll Call:
Aye: Pilafas, Stanton, Gaeta, Arnet, Mills, Newell
Nay:
Mayor McLeod voted aye.
Motion carried.

Motion by Trustee Mills, seconded by Trustee Arnet, to approve Item 5.I.

**5.I.** Request Board authorization to extend the 2020 tree trimming contract to Advanced Tree Care, Lincolnshire, IL, (low bid) for the 2022 service year, in the amount of $74,621.

Roll Call:
Aye: Pilafas, Stanton, Gaeta, Arnet, Mills, Newell
Nay:
Mayor McLeod voted aye.
Motion carried.

## 6. REPORTS:

### 6.A. President's Report

#### Proclamation(s)

Trustee Stanton read the following proclamation.

Motion by Trustee Mills, seconded by Trustee Arnet, to concur with the proclamation proclaiming Friday, February 3, 2023 as Kathy Redelmann Day. Voice vote taken. All ayes. Motion carried.

Mr. Gugliotta accepted the proclamation for Ms. Redelmann.

Mayor McLeod read the following proclamation.

Motion by Trustee Mills, seconded by Trustee Stanton, to concur with the proclamation proclaiming January 14, 2023 thru January 29, 2023 as Health for Humanity Yogathon Awareness. Voice vote taken. All ayes. Motion carried.

**Boards & Commissions Appointment(s)**

Motion by Trustee Arnet, seconded by Trustee Mills, to approve the appointment of Gene Walters to the Platzkonzert Commission. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Arnet, seconded by Trustee Stanton, to approve the appointment of Kenneth Busch to the Platzkonzert Commission. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Arnet, seconded by Trustee Pilafas, to approve the appointment of Andrew Nawrocki to the Capital Improvements Board. Voice vote taken. All ayes. Motion carried.

Mayor McLeod reminded everyone of the upcoming Wine Wednesday, he thanked Mr. Palm for sitting in on a conference with the Cook County Board, he stated that he attended the ribbon cutting for Jetti Mining, he went to Springfield to see Representative Fred Crespo get sworn in, the DARE graduation at Lincoln Elementary School, the MLK Jr. Breakfast and the Police Cadet graduation.

**6.B. Trustee Comments**

Trustee Pilafas talked about some of the feedback that he has been getting from residents; our budget, the arenas financial year, when will Bell Works start building residential units and he wished the Clerk a happy birthday.

Trustee Newell stated that she attended emergency management training and thanked Mr. Palm and the police department for putting it together, she congratulated the Cadets and she wished Clerk Romanoff a happy birthday.

Trustee Gaeta wished the Clerk a happy birthday.

Trustee Mills congratulated Kathy Redelmann on her thirty years of service, she stated that she attended the emergency management training, the MLK Jr. Breakfast and thanked the department heads for cooking and serving, she congratulated the Cadets and she wished the Clerk a happy birthday.

Trustee Stanton stated that he attended the emergency management training, the Jetti Mining ribbon cutting, the DARE graduation, the MLK Jr. Breakfast and thanked the

Cultural Awareness Commission and staff for putting on the event, the Cadet reception and he wished Clerk Romanoff a happy birthday.

Trustee Arnet stated that she attended the emergency management training and thanked Mick Fleming for presenting the training, the MLK Jr. Breakfast and thanked the Cultural Awareness Commission and staff for the event, she congratulated Kathy Redelmann on her proclamation and she wished the Clerk a happy birthday.

**6.C. Village Manager's Report**

Village Manager Palm stated that Bell Works is on the February 1, 2023 Planning & Zoning Committee agenda for its residential proposal and he wished Clerk Romanoff a happy birthday.

**6.D. Village Clerk's Report**

The Village Clerk recommended that Audrey Cuatchon be appointed to the position of Deputy Clerk.

Motion by Trustee Arnet, seconded by Trustee Pilafas, to appoint Audrey Cuatchon as Deputy Clerk.

Roll Call:
Aye: Pilafas, Stanton, Gaeta, Arnet, Mills, Newell
Nay:
Mayor McLeod voted aye.
Motion carried.

**6.E. Treasurer's Report**

Mrs. Musiala stated that during the month of November 2022, for Operating Funds, cash disbursements and transfers-out exceeded cash receipts and transfers-in by $4.8 million, primarily due to remitting principle and interest debt payments and general operating expenses. After including these receipts and disbursements, the balance of cash and investments for the Operating Funds is $66 million.
For the Operating, Debt Service and Capital Projects Funds, cash disbursements and transfers-out exceeded cash receipts and transfers-in by $7.3 million, primarily due to remitting principle and interest debt payments and general operating expenses.
For the Trust Funds, cash disbursements and transfers-out exceeded cash receipts and transfers-in by $14.2 million, primarily due to pension fund investment activity.
The total for cash and investments for all funds decreased to $253 million.

## 6.F. Committee Reports

### Public Health & Safety

Trustee Gaeta stated that they would be meeting to receive and file the Police Department Monthly Report, the Health & Human Services Monthly Report, the Emergency Management Coordinator Monthly Report and the Fire Department Monthly Report.

### Finance

Trustee Pilafas stated that they would be meeting to request approval of an ordinance establishing hire back rates for police and fire personnel for the period February 6, 2023 through December 31, 2023, request authorization to award a multi-year contract to Modern Midways, Inc., Steger, IL for carnival services for the Northwest Fourth Fest and to receive and file the Finance Department Monthly Report; the Information Technology Department Monthly Report and the NOW Arena Monthly Report.

### Public Works & Utilities

Trustee Newell stated that they would be meeting to request authorization to extend the 2021 landscape maintenance contract for Village owned sites and state/county rights-of-way to V. Cardenas Landscaping, East Dundee, IL, (low bid) in an amount not to exceed $62,665, request authorization to waive bidding and purchase water meters from Water Resources, Inc., Elgin, IL (sole supplier) in an amount not to exceed $89,000, request authorization to waive bidding and purchase replacement Unit #303 through Sourcewell Contract from Equipment Depot, IL, in an amount not to exceed $46,208.21, request approval of Change Order #1 to the contract with Performance Construction & Engineering, LLC of Plano, IL for the Eagle Way Sewer Replacement Project in an amount of $87,159.23 for a total not to exceed $2,466,409.23 and to receive and file the Department of Public Works Monthly Report and the Engineering Division Monthly Report.

## 7. ADDITIONAL BUSINESS:

Motion by Trustee Arnet, seconded by Trustee Mills, to approve Item 7.A.

**7.A.** Request Board approval of Ordinance No. 4993-2023 amending Section 8-3-22, Number of Licenses of Article 3, Alcoholic Liquors, of the Hoffman Estates Municipal Code (increase in number of Class "A" Licenses for King Quest Entertainment Inc. d/b/a Gia's, 1169 Barrington Road, Hoffman Estates, IL).

Roll Call:

Aye: Pilafas, Stanton, Gaeta, Arnet, Mills, Newell
Nay:
Mayor McLeod voted aye.

Motion carried.

## 8. ADJOURNMENT:

Motion by Trustee Arnet, seconded by Trustee Stanton, to adjourn the meeting. Time: 7:22 p.m. Voice vote taken. All ayes. Motion carried.

Bev Romanoff Village Clerk Date Approved

*The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.*

**MEEETING:** **SPECIAL HOFFMAN ESTATES VILLAGE BOARD**
**DATE:** **JANUARY 30, 2023**
**PLACE:** **HENNESSY CONFERENCE ROOM**
**MUNICIPAL BUILDING COMPLEX**
**1900 HASSELL ROAD**
**HOFFMAN ESTATES, ILLINOIS**

## 1. CALL TO ORDER:

Village President William McLeod called the meeting to order at 6:00 p.m. The Village Clerk called the roll. Trustees present: Michael Gaeta, Karen Arnet, Karen Mills, Anna Newell, Gary Pilafas, Gary Stanton
A quorum was present.

## ADMINISTRATIVE PERSONNEL PRESENT:

E. Palm, Village Manager
D. O'Malley, Deputy Village Manager
A. Janura, Corporation Counsel
A. Wax, Fire Chief
K. Cawley, Police Chief
R. Musiala, Finance Director
P. Seger. HRM Director
J. Nebel, Public Works Director
D. Raszka, IT Director
P. Gugliotta, Development Services Director
S. Ostrovsky, Asst. Village Manager
k. Kramer, Economic Development Director
M. Brito, Communications Manager
P. Green, Transportation & Long Ranger Planner

## 2. ADDITIONAL BUSINESS

### A. Discussion: Multi-Family Housing

Mr. Palm started the discussion by stating that there is significant interest in multi-family developments.
Erik Doersching from Tracy Cross & Associates Inc. went through a power point that stated the statistics for Class A rentals in the area, the marketability for multi-family housing and the fiscal impact that these type of developments would have on the Village.
Mr. Gugliotta talked about the impact on Village services related to multi-family developments and the challenges that different properties have with getting a project developed.

Mr. Green talked further about planned project developments.
Mr. Palm ended the discussion with talking about the next steps that the Village would take one of which is to start talks with both the school and park districts.

## 3. ADJOURNMENT

Motion by Trustee Arnet, seconded by Trustee Mills, to adjourn the meeting. Time: 7:33 pm

Roll Call:

Aye: Gaeta, Arnet, Mills, Newell, Pilafas, Stanton
Nay:
Mayor McLeod voted aye.

Motion carried.

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Bev Romanoff
Village Clerk

Date Approved

The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.

# BILL LIST SUMMARY

| | | |
|---|---|---|
| BILL LIST AS OF 02/06/2023 | $ | 674,008.87 |
| MANUAL CHECKS 01/13 - 02/02/2023 | $ | 604,132.77 |
| PAYROLL 01/27/2023 & 02/01/2023 | $ | 1,385,997.24 |
| TOTAL | $ | 2,664,138.88 |

# VILLAGE OF HOFFMAN ESTATES

*FEBRUARY 6, 2023*

| ACCOUNT | YEAR | VENDOR | DESCRIPTION | AMOUNT |
|---|---|---|---|---|
| **GENERAL FUND** | | | | |
| 01 0301 | 23 | GARVEY'S OFFICE PRODUCTS INC | OFFICE SUPPLIES | $589.42 |
| 01 0301 | 23 | ODP BUSINESS SOLUTIONS, LLC | OFFICE SUPPLIES | $47.76 |
| 01 0302 | 22 | ADVANCE AUTO PARTS | STOCK REPAIR PARTS | $168.35 |
| 01 0302 | 23 | ACME TRUCK BRAKE & SUPPLY CO. | STOCK REPAIR PARTS | $276.66 |
| 01 0302 | 23 | ADVANCE AUTO PARTS | REPAIR PARTS | $155.42 |
| 01 0302 | 23 | ADVANCE AUTO PARTS | STOCK REPAIR PARTS | $549.63 |
| 01 0302 | 23 | ALTA ENTERPRISES LLC | STOCK REPAIR PARTS | $193.88 |
| 01 0302 | 23 | BOB ROHRMAN'S SCHAUMBURG FORD | STOCK REPAIR PARTS | $167.24 |
| 01 0302 | 23 | BRISTOL HOSE & FITTING | STOCK REPAIR PARTS | $1,540.22 |
| 01 0302 | 23 | BUMPER TO BUMPER/ LEE AUTO | STOCK REPAIR PARTS | $390.27 |
| 01 0302 | 23 | CAR-ONE TIRE AND AUTO | STOCK REPAIR PARTS | $1,143.17 |
| 01 0302 | 23 | CHICAGO PARTS & SOUND LLC | STOCK REPAIR PARTS | $156.08 |
| 01 0302 | 23 | DUNDEE FORD | STOCK REPAIR PARTS | $165.60 |
| 01 0302 | 23 | FACTORY MOTOR PARTS CO | STOCK REPAIR PARTS | $1,049.79 |
| 01 0302 | 23 | FORCE AMERICA INC. | STOCK REPAIR PARTS | $298.78 |
| 01 0302 | 23 | FRIENDLY FORD | STOCK REPAIR PARTS | $11.67 |
| 01 0302 | 23 | HENDERSON PRODUCTS INC | STOCK REPAIR PARTS | $1,389.95 |
| 01 0302 | 23 | HENDERSON TRUCK EQUIPMENT-ILLINOIS | 86176WSM HYD, MOTOR | $2,640.96 |
| 01 0302 | 23 | HENDERSON TRUCK EQUIPMENT-ILLINOIS | ESTIMATED SHIPPING/HANDLING | $27.57 |
| 01 0302 | 23 | HERITAGE-CRYSTAL CLEAN | STOCK MATERIALS | $517.83 |
| 01 0302 | 23 | MACQUEEN EMERGENCY | REPAIR PARTS | $209.15 |
| 01 0302 | 23 | MACQUEEN EMERGENCY | STOCK REPAIR PARTS | $246.35 |
| 01 0302 | 23 | MCMASTER CARR SUPPLY CO | SROCK REPAIR PARTS | $102.10 |
| 01 0302 | 23 | RUSH TRUCK CENTER OF ILLINOIS, INC | STOCK REPAIR PARTS | $116.80 |
| 01 0302 | 23 | SPRING ALIGN | STOCK REPAIR PARTS | $111.78 |
| 01 0303 | 22 | PROVEN IT | COPIER | $465.27 |
| ***CASH AND INVENTORIES*** | | | | **$12,731.70** |
| 01 1445 | 23 | MOISES ENCISO | TICKET OVERPMNT REFUND | $75.00 |
| ***PAYMENTS FROM DEPOSITS ON HAND*** | | | | **$75.00** |
| 01 1214 | 23 | NCPERS-IL IMRF | DED:2030 IMRF LIFE | $816.00 |
| 01 1218 | 23 | INT'L BROTHERHOOD TEAMSTERS LCL 700 | DED:2034 PW DUES | $4,035.00 |
| 01 1218 | 23 | METROPOLITAN ALLIANCE OF POLICE | DED:2033 MAP 96 | $3,780.00 |
| 01 1218 | 23 | METROPOLITAN ALLIANCE OF POLICE | DED:2038 MAP 97 | $540.00 |
| 01 1222 | 23 | AFLAC | DED:1027 AFLAC-INS | $7,591.07 |
| 01 1223 | 23 | AFLAC | DED:2027 AFL-AF TAX | $1,876.87 |
| 01 1226 | 23 | PRE PAID LEGAL SERVICE INC | DED:2035 LEGAL | $812.30 |
| 01 1232 | 23 | LYDIA S. MEYER TRUSTEE | DED:0021 CT ORDER | $1,230.00 |
| ***PAYROLL DEDUCTION*** | | | | **$20,681.24** |
| 01000010 3104 | 23 | CHICAGO LAND AGENCY SERVICES INC | DUPLICATE STAMP PURCH RFN | $195.00 |
| 01000013 3405 | 22 | ANDRES MEDICAL BILLING, LTD. | PARAMEDIC BILLING DEC22 | $6,626.88 |
| 01000014 3508 | 23 | ELZBIETA OPALKA | TICKET OVERPAYMENT REFUND | $100.00 |
| ***GENERAL-REVENUE ACCOUNTS*** | | | | **$6,921.88** |

# VILLAGE OF HOFFMAN ESTATES

*FEBRUARY 6, 2023*

| ACCOUNT | YEAR | VENDOR | DESCRIPTION | AMOUNT |
|---|---|---|---|---|
| 01101123 4414 | 22 | MIDSOUTH SOLUTIONS | PACK IT UP LUNCH BAG | $2,027.50 |
| 01101123 4414 | 23 | REFRESHING GREAT LAKES LLC | WATER COOLER RENTAL | $96.00 |
| 01101124 4542 | 22 | NOW ARENA | VOLUNTEER DINNER | $1,950.00 |
| ***LEGISLATIVE*** | | | | **$4,073.50** |
| 01101222 4301 | 23 | MORRISON ASSOCIATES LTD | PROFESSIONAL DEVELOPMENT | $1,500.00 |
| 01101223 4402 | 23 | WAREHOUSE DIRECT | OFFICE SUPPLIES | $20.25 |
| ***ADMINISTRATIVE*** | | | | **$1,520.25** |
| 01101323 4404 | 23 | PADDOCK PUBLICATIONS INC | PUBLIC HEARING | $448.50 |
| 01101324 4542 | 23 | RICHARD A KAVITT ATTORNEY AT LAW | PROFESSIONAL SERVICES | $1,950.00 |
| 01101324 4567 | 22 | MARVIN F. HILL JR. | PROFESSIONAL SERVICES | $4,935.00 |
| 01101324 4567 | 22 | SAUL EWING LLP | PROFESSIONAL SERVICES | $1,204.50 |
| 01101324 4567 | 23 | JOHN J SCOTILLO | PROF SERVICES JAN 3-JAN17'23 | $600.00 |
| 01101324 4567 | 23 | Q & A REPORTING LLC | TRANSCRIPT PROCEEDINGS | $243.75 |
| 01101324 4567 | 23 | SAUL EWING LLP | PROFESSIONAL SERVICES | $6,627.00 |
| ***LEGAL*** | | | | **$16,008.75** |
| 01101423 4401 | 23 | UPS | SHIPPING | $21.79 |
| 01101423 4402 | 23 | GARVEY'S OFFICE PRODUCTS INC | OFFICE SUPPLIES | $25.30 |
| 01101423 4402 | 23 | ODP BUSINESS SOLUTIONS, LLC | OFFICE SUPPLIES | $180.60 |
| 01101423 4414 | 23 | REFRESHING GREAT LAKES LLC | WATER COOLER RENTAL | $18.00 |
| 01101423 4414 | 23 | THE FINER LINE | ENGRAVE TWO LINES | $9.00 |
| 01101423 4414 | 23 | THE FINER LINE | ESTIMATED SHIPPING/HANDLING | $13.99 |
| 01101423 4414 | 23 | THE FINER LINE | GRAY/BURGUNDY NAME PLATE | $14.30 |
| 01101423 4414 | 23 | THE FINER LINE | GRAY/BURGUNDY NAME PLATE | $7.15 |
| 01101423 4414 | 23 | THE FINER LINE | NAME PLATE EXCEEDS PO | $18.98 |
| 01101423 4414 | 23 | THE FINER LINE | PACKING AND HANDLING FEE | $5.00 |
| ***FINANCE*** | | | | **$314.11** |
| 01101523 4403 | 23 | PLUM GROVE PRINTERS INC | BUSINESS CARDS | $33.95 |
| 01101523 4414 | 23 | REFRESHING GREAT LAKES LLC | WATER COOLER RENTAL | $18.00 |
| 01101524 4546 | 23 | PADDOCK PUBLICATIONS INC | BID NOTICES | $64.50 |
| 01101524 4546 | 23 | PADDOCK PUBLICATIONS INC | PUBLIC HEARINGS & NOTICES | $135.00 |
| 01101524 4548 | 22 | COOK COUNTY CLERK | RECORDINGS | $133.00 |
| ***VILLAGE CLERK*** | | | | **$384.45** |
| 01101621 4212 | 22 | DARIUSZ RASZKA | TUITION REIMB FALL 2022 | $956.55 |
| 01101621 4212 | 23 | BRYAN ACKERLUND | TUITION REIMB FALL 2022 | $3,000.00 |
| 01101622 4301 | 22 | CATHY DOCZEKALSKI | REIMB SHRM CLASS | $1,495.00 |
| 01101623 4416 | 22 | PROVEN IT | COPIER | $16.93 |
| 01101624 4507 | 22 | WEX HEALTH INC | FSA MONTHLY | $425.00 |
| ***HUMAN RESOURCES*** | | | | **$5,893.48** |
| 01107124 4542 | 23 | COMCAST BUSINESS | INTERNET SERVICES | $112.05 |
| ***EMERGENCY OPERATIONS*** | | | | **$112.05** |

# VILLAGE OF HOFFMAN ESTATES

*FEBRUARY 6, 2023*

| ACCOUNT | YEAR | VENDOR | DESCRIPTION | AMOUNT |
|---|---|---|---|---|
| **TOTAL GENERAL GOVERNMENT DEPARTMENT** | | | | **$28,306.59** |
| **POLICE DEPARTMENT** | | | | |
| 01201222 4301 | 23 | RANDY MEANS & ASSOCIATES, LLC | 2-DAY WEBINAR | $495.00 |
| 01201223 4402 | 23 | ODP BUSINESS SOLUTIONS, LLC | OFFICE SUPPLIES | $564.34 |
| 01201223 4417 | 23 | WALGREENS | PRESCRIPTIONS | $12.26 |
| 01201223 4422 | 23 | CAMIC JOHNSON LTD | PROFESSIONAL SERVICES | $350.00 |
| 01201223 4422 | 23 | PAMELA G KARAHALIOS | PROFESSIONAL SERVICES | $800.00 |
| 01201224 4507 | 23 | MORIZZO FUNERAL HOME & CREMATION | PROFESSIONAL SERVICES | $275.00 |
| 01201225 4633 | 23 | COLIN LYNCH | TOBACCO GRANT | $225.00 |
| ***ADMINISTRATIVE*** | | | | **$2,721.60** |
| 01202122 4301 | 23 | ILLINOIS TRUCK ENFORCEMENT ASSOC | ANNUAL CONFERENCE REGIST | $250.00 |
| 01202122 4304 | 22 | J.G. UNIFORMS, INC. | HOFFMAN ESTATES POLICE | $503.70 |
| 01202122 4304 | 22 | J.G. UNIFORMS, INC. | UNIFORMS | $664.40 |
| 01202123 4403 | 23 | CLASS PRINTING | POLICE TOW STICKERS | $150.00 |
| 01202123 4407 | 22 | ACTION TARGET, INC | 24X40 CARDBOARD BACKERS | $389.64 |
| 01202123 4414 | 23 | SIRCHIE | PEEL & LIFT TAPE PAD | $177.50 |
| 01202124 4510 | 23 | CHICAGO COMMUNICATIONS,LLC | FEBRUARY MAINTENANCE | $927.20 |
| 01202124 4542 | 23 | 911 TECH INC | COPFTO ANNUAL SUBSCRIPTION | $4,080.00 |
| ***PATROL & RESPONSE*** | | | | **$7,142.44** |
| 01202224 4542 | 23 | AMERICAN TRAFFIC SOLUTIONS | RED LIGHT CAMERAS | $27,000.00 |
| ***TRAFFIC CONTROL*** | | | | **$27,000.00** |
| 01202322 4301 | 23 | RANDY MEANS & ASSOCIATES, LLC | 2-DAY WEBINAR | $495.00 |
| 01202322 4303 | 23 | MID-STATES ORGANIZED CRIME INFO CTR | MEMBERSHIP FEES | $250.00 |
| 01202324 4542 | 23 | LEADS ONLINE | LEADS ONLINE INVESTIGATIV | $6,920.00 |
| ***INVESTIGATIONS*** | | | | **$7,665.00** |
| **TOTAL POLICE DEPARTMENT** | | | | **$44,529.04** |
| **FIRE DEPARTMENT** | | | | |
| 01301223 4402 | 23 | ODP BUSINESS SOLUTIONS, LLC | RTN OFFICE SUPPLIES | ($72.00) |
| 01301223 4403 | 23 | PLUM GROVE PRINTERS INC | BUSINESS CARDS | $169.75 |
| ***ADMINISTRATIVE*** | | | | **$97.75** |
| 01303023 4414.21 | 23 | NORTHWEST COMMUNITY HEALTHCARE | BLS RENEWAL TRAINING | $170.00 |
| 01303023 4414.21 | 23 | NORTHWEST COMMUNITY HEALTHCARE | BLS RENEWAL TRAINING | $170.00 |
| ***PUBLIC EDUCATION*** | | | | **$340.00** |

# VILLAGE OF HOFFMAN ESTATES

*FEBRUARY 6, 2023*

| ACCOUNT | YEAR | VENDOR | DESCRIPTION | AMOUNT |
|---|---|---|---|---|
| 01303122 4301.19 | 23 | ILL.OFFICE STATE FIRE MARSHAL | INTERVENTION COURSE | $100.00 |
| 01303122 4301.19 | 23 | OTTOSEN DINOLFO HASENBAG & CASTALDO | OFFICER TRAINING 2/21/23 | $850.00 |
| 01303122 4304 | 23 | TODAYS UNIFORMS | UNIFORMS | $3,689.15 |
| 01303122 4304 | 23 | TODAYS UNIFORMS | UNIFROMS | $34.95 |
| 01303122 4304.16 | 23 | AIR ONE EQUIPMENT INC | 80 PAIRS OF FIREFIGHTING | $6,240.00 |
| 01303122 4304.16 | 23 | AIR ONE EQUIPMENT INC | SHIPPING FEE PO#23000023 | $45.00 |
| 01303123 4408.13 | 23 | THE BLOWHARD COMPANY | BATTERY PACK | $455.00 |
| 01303124 4510.12 | 23 | MOTOROLA | 20 PORTABLE RADIO BATTERIES | $2,617.80 |
| 01303124 4510.14 | 22 | MR ACE LLC | VARIOUS SUPPLIES | $88.95 |
| 01303124 4542.15 | 22 | NORTHWEST CENTRAL DISPATCH SYSTEM | WAVE DEVICES | $45.00 |
| ***SUPPRESSION*** | | | | **$14,165.85** |
| 01303222 4301 | 23 | BRIAN CAMPBELL | PARAMEDIC RENEWAL FEE REIM | $41.00 |
| 01303222 4301 | 23 | MICHAEL CLARKE | PARAMEDIC RENEWAL FEE REIM | $41.00 |
| 01303224 4510 | 22 | MR ACE LLC | VARIOUS SUPPLIES | $4.99 |
| 01303224 4542 | 22 | AIRGAS USA, LLC | MEDICAL SUPPLIES | $377.03 |
| ***EMERGENCY MEDICAL SERVICES*** | | | | **$464.02** |
| 01303322 4303 | 23 | NFPA | NFPA MEMBERSHIP FEE | $175.00 |
| 01303324 4507 | 23 | FIRE SAFETY CONSULTANTS INC | SPRINKLERS INSPECTIONS | $6,235.50 |
| ***PREVENTION*** | | | | **$6,410.50** |
| 01303524 4510 | 22 | MR ACE LLC | VARIOUS SUPPLIES | $64.31 |
| 01303525 4602 | 23 | GOLDEN KNOTS FLOORING | CARPET REMOVAL & INSTALLAT | $1,714.00 |
| ***FIRE STATIONS*** | | | | **$1,778.31** |
| **TOTAL FIRE DEPARTMENT** | | | | **$23,256.43** |
| **PUBLIC WORKS** | | | | |
| 01401223 4403 | 22 | PLUM GROVE PRINTERS INC | BUSINESS CARDS | $253.31 |
| ***ADMINISTRATIVE*** | | | | **$253.31** |
| 01404122 4301 | 23 | J J KELLER & ASSOCIATES INC | REPAIR PARTS | $500.00 |
| 01404123 4408 | 23 | AMPERAGE ELECTRICAL SUPPLY | VARIOUS SUPPLIES | $162.28 |
| 01404123 4408 | 23 | FIRST AYD CORP | VARIOUS SUPPLIES | $136.83 |
| 01404123 4408 | 23 | MENARDS - HNVR PARK | VARIOUS SUPPLIES | $25.63 |
| 01404123 4410 | 23 | K-TECH SPECIALTY COATINGS, INC | BULK LIQUID BEET HEET | $7,069.05 |
| 01404123 4410 | 23 | SICALCO LTD | CALCIUM CHLORIDE DEICER | $2,988.39 |
| 01404123 4414 | 22 | RUSSO POWER EQUIPMENT | SNOW PUSHER SHOVEL | $197.98 |
| 01404123 4414 | 23 | SERVICE COMPONENTS INC | REPAIR PARTS | $512.15 |
| 01404124 4507 | 23 | BAMWX LLC | METEOROLOGICAL SERVICE | $1,789.00 |
| ***SNOW & ICE REMOVAL*** | | | | **$13,381.31** |

# VILLAGE OF HOFFMAN ESTATES

*FEBRUARY 6, 2023*

| ACCOUNT | YEAR | VENDOR | DESCRIPTION | AMOUNT |
|---|---|---|---|---|
| 01404223 4408 | 23 | A & A EQUIPMENT & SUPPLY CO. | VARIOUS SUPPLIES | $668.39 |
| 01404223 4414 | 23 | TAPCO | ESTIMATED SHIPPING/HANDLING | $200.00 |
| 01404223 4414 | 23 | TAPCO | LIGHT POLE BASE COVERS | $1,134.00 |
| 01404224 4502 | 22 | COMMONWEALTH EDISON | ELECTRIC TRAFFIC SIGNALS | $204.87 |
| 01404224 4510 | 23 | FIRST AYD CORP | VARIOUS SUPPLIES | $70.92 |
| 01404224 4521 | 23 | HEALY ASPHALT CO., LLC. | SURFACE MATERIALS | $833.90 |
| 01404224 4545 | 23 | A & A EQUIPMENT & SUPPLY CO. | VARIOUS SUPPLIES | $50.80 |
| ***TRAFFIC OPERATIONS*** | | | | **$3,162.88** |
| 01404322 4303 | 23 | INTERNATIONAL SOCIETY ARBORICULTURE | EMPLOYEE MEMBERSHIP DUES | $1,330.00 |
| 01404324 4545 | 23 | AMAZON CAPITAL SERVICES INC | 40 CLASSIC LANYARD 3 PK | $79.96 |
| ***FORESTRY*** | | | | **$1,409.96** |
| 01404423 4408 | 22 | MR ACE LLC | VARIOUS SUPPLIES | $69.98 |
| 01404423 4412 | 23 | GRAINGER INC | VARIOUS SUPPLIES | $134.64 |
| 01404424 4501 | 23 | COMCAST BUSINESS | INTERNET SERVICES | $462.34 |
| 01404424 4502 | 22 | COMMONWEALTH EDISON | ELECTRIC 1900 HASSELL RD | $15,241.54 |
| 01404424 4503 | 22 | NICOR GAS | GAS 1900 HASSELL RD | $54.27 |
| 01404424 4503 | 22 | NICOR GAS | GAS 225 FLAGSTAFF LN | $920.06 |
| 01404424 4507 | 22 | ACCURATE DOCUMENT DESTRUCTION INC | SHREDDING SERVICES | $850.04 |
| 01404424 4507 | 22 | HOLIDAY CHEER DECORATIONS | VILLAGE HALL HOLIDAY LIGH | $8,780.00 |
| 01404424 4507 | 22 | SOUND INC. | MONTHLY CONTROL PANEL | $1,003.87 |
| 01404424 4507 | 23 | SOUND INC. | MONTHLY CONTROL PANEL | $1,003.87 |
| 01404424 4509 | 23 | CINTAS #22 | FLOOR MAT RENTAL & CLEAN | $36.34 |
| 01404424 4509 | 23 | CINTAS #22 | FLOOR MAT RENTAL & CLEAN | $36.34 |
| 01404424 4510 | 22 | MR ACE LLC | VARIOUS SUPPLIES | $67.91 |
| 01404424 4510 | 22 | WEBMARC DOORS | DOOR REPAIR SERVICE | $311.40 |
| 01404424 4510 | 23 | ACTION LOCK & KEY, INC | REPAIR PARTS | $274.00 |
| 01404424 4510 | 23 | ADVANTAGE MECHANICAL INC. | HUMIDIFIER NEW WIRE INSTALL | $920.00 |
| 01404424 4510 | 23 | AMPERAGE ELECTRICAL SUPPLY | VARIOUS SUPPLIES | $22.36 |
| 01404424 4510 | 23 | FOX VALLEY FIRE & SAFETY | FIRE EXTINGUISHER SERVICE | $2,616.90 |
| 01404424 4510 | 23 | GRAINGER INC | VARIOUS SUPPLIES | $233.35 |
| 01404424 4510 | 23 | GRAYBAR ELECTRIC CO INC | VARIOUS SUPPLIES | $820.39 |
| 01404424 4510 | 23 | MCMASTER CARR SUPPLY CO | REPAIR PARTS | $32.22 |
| 01404424 4510 | 23 | MENARDS - HNVR PARK | VARIOUS SUPPLIES | $103.57 |
| 01404424 4510 | 23 | OAK BROOK MECHANICAL SERVICES, INC | BOILER NOT WORKING | $692.00 |
| 01404424 4510 | 23 | THE SHERWIN-WILLIAMS CO | PAINT | $193.70 |
| 01404424 4510 | 23 | WEBMARC DOORS | DOOR REPAIR SERVICE | $311.40 |
| 01404424 4510 | 23 | WOLF ELECTRIC SUPPLY CO | REPAIR PARTS | $21.70 |
| 01404424 4516 | 23 | ECO CLEAN MAINTENANCE INC | VILLAGE HALL - $2,737.00 | $2,737.00 |
| 01404424 4516 | 23 | SOUND INC. | MONITORING CHARGE | $90.00 |
| 01404424 4517 | 23 | ECO CLEAN MAINTENANCE INC | POLICE DEPT. - $1830.00 B | $1,813.00 |
| 01404424 4517 | 23 | WOLF ELECTRIC SUPPLY CO | REPAIR PARTS | $745.00 |
| 01404424 4518 | 22 | SOUND INC. | MONTHLY CONTROL PANEL | $155.11 |
| 01404424 4518 | 22 | WEBMARC DOORS | DOOR REPAIR SERVICE | $1,487.12 |
| 01404424 4518 | 22 | WEST SUBURBAN APPLIANCE REPAIR INC | REPAIR PARTS & LABOR | $368.00 |
| 01404424 4518 | 23 | CINTAS #22 | FLOOR MAT RENTAL & CLEAN | $69.90 |
| 01404424 4518 | 23 | FOX VALLEY FIRE & SAFETY | FIRE EXTINGUISHER SERVICE | $743.45 |
| 01404424 4518 | 23 | GRAINGER INC | VARIOUS SUPPLIES | $44.62 |

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*FEBRUARY 6, 2023*

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|---|---|---|---|---|
| 01404424 4518 | 23 | MENARDS - HNVR PARK | VARIOUS SUPPLIES | $468.40 |
| 01404424 4518 | 23 | NEUCO INC | REPAIR PARTS | $183.83 |
| 01404424 4518 | 23 | SOUND INC. | MONTHLY CONTROL PANEL | $155.11 |
| 01404424 4520 | 22 | MR ACE LLC | VARIOUS SUPPLIES | $64.53 |
| 01404424 4520 | 23 | ECO CLEAN MAINTENANCE INC | PWC $ VEHICLE MAINTENANCE | $1,180.00 |
| 01404424 4520 | 23 | MIDWEST ENVIRONMENTAL CONSULTING | GROUNDWATER INVESTIGATION | $6,400.00 |
| ***FACILITIES*** | | | | **$51,919.26** |

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|---|---|---|---|---|
| 01404522 4304 | 23 | CINTAS #22 | UNIFORM & MAT RENTAL | $42.02 |
| 01404522 4304 | 23 | CINTAS #22 | UNIFORM & MAT RENTAL/CLEAN | $84.04 |
| 01404522 4304 | 23 | CINTAS #22 | UNIFORM AND MAT RENTAL | $43.71 |
| 01404523 4411 | 23 | AL WARREN OIL CO INC | FUEL BIO-DIESEL | $6,233.98 |
| 01404523 4411 | 23 | AL WARREN OIL CO INC | FUEL REGULAR | $16,877.21 |
| 01404523 4414 | 23 | ADVANCE AUTO PARTS | REPAIR PARTS | $74.60 |
| 01404523 4414 | 23 | FACTORY MOTOR PARTS CO | REPAIR PARTS | $271.66 |
| 01404523 4414 | 23 | MENARDS - HNVR PARK | VARIOUS SUPPLIES | $164.69 |
| 01404523 4414 | 23 | THE STANDARD COMPANIES | CUT WHITE FLANNEL WIPPERS | $1,632.00 |
| 01404523 4414 | 23 | THE STANDARD COMPANIES | ENERGY SURCHARGE | $6.50 |
| 01404523 4414 | 23 | THE STANDARD COMPANIES | ESTIMATED SHIPPING/HANDLING | $35.00 |
| 01404524 4507 | 23 | VERIZON CONNECT NWF INC | WIRELESS SERVICES | $1,869.95 |
| 01404524 4509 | 22 | AIRGAS USA, LLC | MEDICAL SUPPLIES | $328.67 |
| 01404524 4510 | 23 | AIRGAS USA, LLC | MEDICAL SUPPLIES | $487.78 |
| 01404524 4510 | 23 | AMAZON CAPITAL SERVICES INC | USB SLIM BUSINESS KEYBOAR | $18.33 |
| 01404524 4510 | 23 | MCMASTER CARR SUPPLY CO | REPAIR PARTS | $18.61 |
| 01404524 4513 | 22 | RICKY ROCKETS FUEL CENTER INC | UNLIMITED CAR WASHES | $250.00 |
| 01404524 4513 | 22 | RT 62 WASH & LUBE | VEHICLE WASH | $198.50 |
| 01404524 4513 | 23 | ACME TRUCK BRAKE & SUPPLY CO. | BRAKE DRUM | $518.48 |
| 01404524 4513 | 23 | CAR-ONE TIRE AND AUTO | REPAIR PARTS | $72.00 |
| 01404524 4513 | 23 | FRIENDLY FORD | REPAIR PARTS | $549.85 |
| 01404524 4513 | 23 | INTERSTATE BATTERIES-NORTH CHICAGO | REPAIR PARTS | $125.65 |
| 01404524 4513 | 23 | KAMMES AUTO & TRUCK REPAIR INC | STATE INSPECTION | $80.00 |
| 01404524 4513 | 23 | SECRETARY OF STATE | TITLE & PLATES - NEW CARS | $523.00 |
| 01404524 4514 | 22 | JX TRUCK CENTER WADSWORTH | REPAIR PARTS | $132.04 |
| 01404524 4514 | 23 | ACME TRUCK BRAKE & SUPPLY CO. | REPAIR PARTS | $219.84 |
| 01404524 4514 | 23 | ADVANCE AUTO PARTS | REPAIR PARTS | $179.05 |
| 01404524 4514 | 23 | AEC FIRE-SAFETY & SECURITY INC | ESTIMATED SHIPPING/HANDLING | $40.44 |
| 01404524 4514 | 23 | AEC FIRE-SAFETY & SECURITY INC | FER00394 TRANSDUCER DISCH | $770.00 |
| 01404524 4514 | 23 | AEC FIRE-SAFETY & SECURITY INC | FER00401 | $551.00 |
| 01404524 4514 | 23 | AEC FIRE-SAFETY & SECURITY INC | FER00580 SENSOR LOW COOLANT | $427.00 |
| 01404524 4514 | 23 | AEC FIRE-SAFETY & SECURITY INC | REPAIR PARTS | $1,694.24 |
| 01404524 4514 | 23 | BUMPER TO BUMPER/ LEE AUTO | REPAIR PARTS | $2.19 |
| 01404524 4514 | 23 | FOSTER COACH SALES INC | HVAC BLOWER INOP -REPAIR | $420.44 |
| 01404524 4514 | 23 | KAMMES AUTO & TRUCK REPAIR INC | STATE INSPECTION | $120.00 |
| 01404524 4514 | 23 | MACQUEEN EMERGENCY | REPAIR PARTS | $1,700.54 |
| 01404524 4514 | 23 | MCMASTER CARR SUPPLY CO | REPAIR PARTS | $356.60 |
| 01404524 4514 | 23 | RUSH TRUCK CENTER OF ILLINOIS, INC | 6374773RX TURBOCHARGER | $1,470.00 |
| 01404524 4514 | 23 | RUSH TRUCK CENTER OF ILLINOIS, INC | CORE CHARGE | $266.00 |
| 01404524 4514 | 23 | RUSH TRUCK CENTER OF ILLINOIS, INC | REPAIR PARTS | $200.38 |
| 01404524 4514 | 23 | RUSH TRUCK CENTER OF ILLINOIS, INC | RETURN REPAIR PARTS | ($266.00) |
| 01404524 4514 | 23 | ULTRA STROBE COMMUNICATIONS | CODE 3 POWER SUPPLY | $149.95 |
| 01404524 4514 | 23 | ULTRA STROBE COMMUNICATIONS | WHELEN LED FLASHER | $203.81 |
| 01404524 4534 | 22 | ALTA ENTERPRISES LLC | REPAIR PARTS | $1,237.81 |

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*FEBRUARY 6, 2023*

| ACCOUNT | YEAR | VENDOR | DESCRIPTION | AMOUNT |
|---|---|---|---|---|
| 01404524 4534 | 22 | ALTA ENTERPRISES LLC | RETURN REPAIR PARTS | ($1,005.61) |
| 01404524 4534 | 22 | JX TRUCK CENTER WADSWORTH | REPAIR PARTS | $115.65 |
| 01404524 4534 | 22 | KNAPHEIDE TRUCK EQUIPMENT CENTER | REPAIR PARTS | $275.75 |
| 01404524 4534 | 23 | ACME TRUCK BRAKE & SUPPLY CO. | REPAIR PARTS | $371.38 |
| 01404524 4534 | 23 | ADVANCE AUTO PARTS | REPAIR PARTS | $126.20 |
| 01404524 4534 | 23 | ALTA ENTERPRISES LLC | REPAIR PARTS | $1,147.90 |
| 01404524 4534 | 23 | BUMPER TO BUMPER/ LEE AUTO | REPAIR PARTS | $437.25 |
| 01404524 4534 | 23 | DULTMEIER SALES | VARIOUS SUPPLIES | $392.58 |
| 01404524 4534 | 23 | FACTORY MOTOR PARTS CO | RTN REPAIR PARTS | ($112.00) |
| 01404524 4534 | 23 | KAMMES AUTO & TRUCK REPAIR INC | STATE INSPECTION | $120.00 |
| 01404524 4534 | 23 | LINDCO EQUIPMENT SALES INC | REPAIR PARTS | $490.32 |
| 01404524 4534 | 23 | LINDCO EQUIPMENT SALES INC | SCHMIDT PARKING LEG | $1,122.28 |
| 01404524 4534 | 23 | MCMASTER CARR SUPPLY CO | REPAIR PARTS | $71.05 |
| 01404524 4534 | 23 | O'REILLY AUTO PARTS | REPAIR PARTS | $146.60 |
| 01404524 4534 | 23 | RUSH TRUCK CENTER OF ILLINOIS, INC | 2515854C92 COOLER KIT EGR | $1,688.54 |
| 01404524 4534 | 23 | RUSH TRUCK CENTER OF ILLINOIS, INC | 4326869RX SENSOR | $565.00 |
| 01404524 4534 | 23 | RUSH TRUCK CENTER OF ILLINOIS, INC | 4326872D CORE CHARGE | $226.10 |
| 01404524 4534 | 23 | RUSH TRUCK CENTER OF ILLINOIS, INC | 7099783C1 NOX SENSOR | $567.74 |
| 01404524 4534 | 23 | RUSH TRUCK CENTER OF ILLINOIS, INC | CORE CHARGE | $465.50 |
| 01404524 4534 | 23 | RUSH TRUCK CENTER OF ILLINOIS, INC | MANIFOLD SENSOR | $103.17 |
| 01404524 4534 | 23 | RUSH TRUCK CENTER OF ILLINOIS, INC | REPAIR PARTS | $2,711.79 |
| 01404524 4534 | 23 | RUSH TRUCK CENTER OF ILLINOIS, INC | RTN REPAIR PARTS | ($405.00) |
| 01404524 4534 | 23 | SPRING ALIGN | FRONT SPRINGS | $2,666.16 |
| 01404524 4534 | 23 | ULTRA STROBE COMMUNICATIONS | SIGNAL MICROPULSE LED | $71.95 |
| 01404524 4535 | 23 | ADVANCE AUTO PARTS | REPAIR PARTS | $214.15 |
| 01404524 4535 | 23 | ADVANCE AUTO PARTS | RTN REPAIR PARTS | ($29.51) |
| 01404524 4545 | 23 | AMAZON CAPITAL SERVICES INC | RTN CUP RESPIRATOR 8293 | ($10.30) |
| 01404524 4545 | 23 | AMAZON CAPITAL SERVICES INC | VARIOUS SUPPLIES | $109.75 |
| 01404524 4545 | 23 | MENARDS - HNVR PARK | VARIOUS SUPPLIES | $119.96 |
| ***FLEET SERVICES*** | | | | **$53,145.91** |

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|---|---|---|---|---|
| 01404623 4414 | 23 | MENARDS - HNVR PARK | VARIOUS SUPPLIES | $188.24 |
| 01404624 4519 | 23 | MENARDS - HNVR PARK | VARIOUS SUPPLIES | $19.96 |
| ***F.A.S.T.*** | | | | **$208.20** |

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|---|---|---|---|---|
| 01404723 4408 | 23 | ARLINGTON POWER EQUIPMENT | VARIOUS SUPPLIES | $44.99 |
| 01404724 4522 | 23 | MIDWEST COMPOST-ELGIN | MIXED LOADS | $124.00 |
| 01404724 4522 | 23 | MIDWEST COMPOST-ELGIN | WOOD CHIPS/LOGS- TIPPING | $248.00 |
| ***STORM SEWERS*** | | | | **$416.99** |

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|---|---|
| **TOTAL PUBLIC WORKS DEPARTMENT** | **$123,897.82** |

# VILLAGE OF HOFFMAN ESTATES

*FEBRUARY 6, 2023*

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|---|---|---|---|---|
| **DEVELOPMENT SERVICES** | | | | |
| 01505023 4414 | 23 | REFRESHING GREAT LAKES LLC | WATER COOLER RENTAL | $18.00 |
| 01505024 4507 | 22 | TESKA ASSOCIATES INC. | ZONING & SUBDIVISION CODE | $5,796.25 |
| 01505024 4542 | 22 | AMERICAN TAXI DISPATCH INC | 28 TRIPS | $126.00 |
| 01505024 4542 | 23 | AMERICAN TAXI DISPATCH INC | 11 TRIPS @ $7 + ADMIN FEE | $89.60 |
| 01505024 4546 | 23 | PADDOCK PUBLICATIONS INC | PUBLIC HEARING | $40.50 |
| 01505024 4546 | 23 | PADDOCK PUBLICATIONS INC | PUBLIC HEARINGS & NOTICES | $21.00 |
| ***PLANNING AND TRANSPORTATION*** | | | | **$6,091.35** |
| 01505123 4403 | 22 | PLUM GROVE PRINTERS INC | BUSINESS CARDS | $41.25 |
| 01505123 4408 | 22 | MR ACE LLC | VARIOUS SUPPLIES | $4.99 |
| 01505123 4414 | 23 | REFRESHING GREAT LAKES LLC | WATER COOLER RENTAL | $24.00 |
| 01505123 4414 | 23 | THE FINER LINE | NAME PLATE | $36.12 |
| 01505124 4507 | 22 | THOMPSON ELEVATOR INSPECTION INC | ELEVATOR INSPECTIONS | $18.00 |
| 01505124 4507 | 22 | THOMPSON ELEVATOR INSPECTION INC | ELEVATOR INSPECTIONS | $1,524.00 |
| 01505124 4507 | 23 | THOMPSON ELEVATOR INSPECTION INC | ELEVATOR REINSPECTIONS | $468.00 |
| 01505124 4545 | 22 | JOHN STASCHKE | REIMB SAFETY SHOE | $100.00 |
| ***CODE ENFORCEMENT*** | | | | **$2,216.36** |
| 01505223 4414 | 23 | REFRESHING GREAT LAKES LLC | WATER COOLER RENTAL | $18.00 |
| 01505224 4542 | 23 | GOVTEMPSUSA LLC | ADMIN SERVICES | $6,552.00 |
| 01505225 4602 | 23 | PLAN GRID INC | PLANGRID (NAILGUN - 550 S | $1,872.00 |
| 01505225 4602 | 23 | TOPCON SOLUTIONS INC | TOPNET LIVE REALPOINT MID | $1,800.00 |
| ***ENGINEERING*** | | | | **$10,242.00** |
| 01505924 4546 | 23 | REAL ESTATE PUBLISHING CORPORATION | PROFESSIONAL SERVICES | $4,000.00 |
| 01505924 4590 | 22 | ADESA ILLINOIS LLC | VEHICLE TAX INCENT FY'22 | $34,992.00 |
| ***ECONOMIC DEVELOPMENT*** | | | | **$38,992.00** |
| **TOTAL DEVELOPMENT SERVICES DEPARTMENT** | | | | **$57,541.71** |
| **HEALTH & HUMAN SERVICES DEPARTMENT** | | | | |
| 01556523 4414 | 23 | MONICA SAAVEDRA-KULOUSEK | THERAPY DOG SUPPL REIM | $126.01 |
| 01556523 4416 | 22 | PROVEN IT | COPIER | $91.10 |
| 01556524 4564 | 23 | MONICA SAAVEDRA-KULOUSEK | THERAPY DOG SUPPL REIM | $319.54 |
| **TOTAL HEALTH & HUMAN SERVICES DEPARTMENT** | | | | **$536.65** |
| **BOARDS & COMMISSIONS DEPARTMENT** | | | | |
| 01605324 4561 | 23 | DIVERSIFIED AUDIO GROUP INC | 50% DEP-4TH FEST STAGE | $2,500.00 |
| 01605324 4561 | 23 | SESG | 50% DEP-4TH NORTH FEST'23 | $2,000.00 |
| ***FOURTH OF JULY*** | | | | **$4,500.00** |

# VILLAGE OF HOFFMAN ESTATES

*FEBRUARY 6, 2023*

| ACCOUNT | YEAR | VENDOR | DESCRIPTION | AMOUNT |
|---|---|---|---|---|
| 01605824 4555 | 23 | ILL SISTER CITIES ASSOC | ANNUAL DUES | $50.00 |
| 01605824 4559 | 23 | DICK ZITTLER | DESSERT SR LUNCHEON | $128.88 |
| 01605824 4573 | 23 | PARTY PLUS EVENTS | MLK BREAKFAST | $408.53 |
| 01605824 5502 | 23 | THE FINER LINE | NAME BADGES | $19.97 |
| ***MISCELLANEOUS B & C*** | | | | **$607.38** |
| **TOTAL BOARDS & COMMISSIONS DEPARTMENT** | | | | **$5,107.38** |
| ***TOTAL GENERAL FUND*** | | | | **$323,585.44** |
| **MFT FUND** | | | | |
| 03400024 4512 | 22 | COOK COUNTY DEPT TRANS & HIGHWAYS | TRAFFIC SIGNAL MAINTENANCE | $3,798.24 |
| 03400024 4512 | 23 | MEADE ELECTRIC CO., INC. | ANNUAL TRAFFIC SIGNAL MAINT | $540.75 |
| **TOTAL MFT FUND** | | | | **$4,338.99** |
| **ASSET SEIZURE FUND** | | | | |
| 08200824 4542 | 22 | MATTHEW PARK | REIMB EXERCISE EQUIPMENT | $500.00 |
| **TOTAL ASSET SEIZURE FUND** | | | | **$500.00** |
| **ROAD IMPROVEMENT FUND** | | | | |
| 29000025 4606 | 22 | APPLIED GEOSCIENCE INC. | 2022 STREET REVITALIZATION | $13,960.00 |
| 29000025 4610 | 22 | CIVILTECH ENGINEERING, INC. | PROFESSIONAL SERVICES | $3,934.00 |
| 29000025 4610 | 23 | BAXTER & WOODMAN,INC. | HASSELL RD PEDESTRIAN/BIC | $573.88 |
| **TOTAL ROAD IMPROVEMENT FUND** | | | | **$18,467.88** |
| **CAPITAL IMPROVEMENTS FUND** | | | | |
| 36000025 4615 | 23 | CIVILTECH ENGINEERING, INC. | BEVERLY RD BICYCLE FACILITY | $11,686.90 |
| **TOTAL CAPITAL IMPROVEMENTS FUND** | | | | **$11,686.90** |
| **CAPITAL VEHICLE AND EQUIPMENT FUND** | | | | |
| 37000025 4603 | 22 | CURRIE MOTORS | 2022 FORD AWD INTERCEPTOR | $124,638.00 |
| **TOTAL CAPITAL VEHICLE AND EQUIPMENT FUND** | | | | **$124,638.00** |
| **WATERWORKS AND SEWERAGE FUND** | | | | |
| 40400013 3425 | 22 | FISERV/BASTOGNE | RTN REJECTED UB PAYMENT | $135.90 |
| ***WATER REFUND*** | | | | **$135.90** |
| 40406723 4402 | 23 | ODP BUSINESS SOLUTIONS, LLC | OFFICE SUPPLIES | $15.78 |
| 40406723 4403 | 22 | PLUM GROVE PRINTERS INC | BUSINESS CARDS | $253.32 |
| 40406723 4408 | 22 | MR ACE LLC | VARIOUS SUPPLIES | $18.38 |
| 40406723 4408 | 23 | LEE JENSEN SALES CO., INC. | VARIOUS SUPPLIES | $241.00 |

# VILLAGE OF HOFFMAN ESTATES

*FEBRUARY 6, 2023*

| ACCOUNT | YEAR | VENDOR | DESCRIPTION | AMOUNT |
|---|---|---|---|---|
| 40406723 4408 | 23 | MENARDS - HNVR PARK | VARIOUS SUPPLIES | $137.24 |
| 40406723 4414 | 22 | AMPERAGE ELECTRICAL SUPPLY | VARIOUS SUPPLIES | $16.80 |
| 40406723 4414 | 22 | USA BLUE BOOK | REPAIR PARTS | $159.64 |
| 40406723 4414 | 23 | COLUMBIA PIPE & SUPPLY CO. | VARIOUS SUPPLIES | $75.50 |
| 40406723 4414 | 23 | MENARDS - HNVR PARK | VARIOUS SUPPLIES | $44.97 |
| 40406723 4414 | 23 | ODP BUSINESS SOLUTIONS, LLC | OFFICE SUPPLIES | $96.35 |
| 40406723 4414 | 23 | PLUM GROVE PRINTERS INC | BUSINESS CARDS | $47.95 |
| 40406723 4414 | 23 | PROVEN IT | COPIERS | $42.55 |
| 40406724 4503 | 22 | NICOR GAS | GAS 1175 ABBEYWOOD LN | $313.03 |
| 40406724 4503 | 22 | NICOR GAS | GAS 2550 PRAIRIE STONE | $50.66 |
| 40406724 4503 | 22 | NICOR GAS | GAS 95 ASTER LN | $650.67 |
| 40406724 4507 | 22 | PACE ANALYTICAL SERVICES LLC | SERVICES FOR WATER SAMPLE | $691.78 |
| 40406724 4507 | 22 | SOUND INC. | MONTHLY CONTROL PANEL | $353.69 |
| 40406724 4507 | 23 | JULIE, INC. | PROFESSIONAL SERVICES | $8,516.94 |
| 40406724 4507 | 23 | SOUND INC. | MONTHLY CONTROL PANEL | $353.69 |
| 40406724 4507 | 23 | VERIZON CONNECT NWF INC | WIRELESS SERVICES | $801.40 |
| 40406724 4510 | 22 | MR ACE LLC | VARIOUS SUPPLIES | $10.36 |
| 40406724 4510 | 23 | MASTER HYDRAULICS & MACHINING CO. | REBUILD PARKER PUMP | $495.00 |
| 40406724 4510 | 23 | MCMASTER CARR SUPPLY CO | REPAIR PARTS | $441.99 |
| 40406724 4510 | 23 | POMP'S TIRE | REPAIR PARTS | $511.24 |
| 40406724 4510 | 23 | VERMEER MIDWEST\VERMEER-IL | REPAIR PARTS | $1,243.32 |
| 40406724 4524 | 23 | BATTERIES PLUS BULBS | BATTERIES | $62.84 |
| 40406724 4528 | 23 | RUSSO POWER EQUIPMENT | VARIOUS SUPPLIES | $234.95 |
| 40406724 4528 | 23 | UNDERGROUND PIPE & VALVE CO | REPAIR PARTS | $26.00 |
| 40406724 4529 | 22 | UNDERGROUND PIPE & VALVE CO | REPAIR PARTS | $140.00 |
| 40406724 4529 | 22 | VULCAN MATERIALS CO | REPAIR PARTS | $180.81 |
| 40406724 4529 | 22 | ZIEBELL WATER SERVICE | REPAIR PARTS | $400.80 |
| 40406724 4529 | 23 | BEVERLY MATERIALS, L.L.C. | CLEAN FILL - 4 WHEEL | $192.00 |
| 40406724 4529 | 23 | UNDERGROUND PIPE & VALVE CO | REPAIR PARTS | $299.00 |
| 40406724 4529 | 23 | WATER PRODUCTS CO. | REPAIR PARTS | $139.50 |
| 40406724 4529 | 23 | ZIEBELL WATER SERVICE | REPAIR PARTS | $230.00 |
| 40406724 4585 | 22 | FORCE AMERICA INC. | REPAIR PARTS | $1,021.55 |
| 40406724 4585 | 23 | ADVANCE AUTO PARTS | REPAIR PARTS | $19.64 |
| 40406724 4585 | 23 | FRIENDLY FORD | REPAIR PARTS | $12.00 |
| 40406724 4585 | 23 | KAMMES AUTO & TRUCK REPAIR INC | STATE INSPECTION | $80.00 |
| 40406724 4585 | 23 | MCMASTER CARR SUPPLY CO | REPAIR PARTS | $41.78 |
| 40406724 4585 | 23 | RUSH TRUCK CENTER OF ILLINOIS, INC | REPAIR PARTS | $837.52 |
| 40406724 4585 | 23 | STANDARD EQUIPMENT CO | REPAIR PARTS | $238.95 |
| 40406724 4585 | 23 | ULTRA STROBE COMMUNICATIONS | WHELEN LED FLASHER AMBER | $237.90 |
| ***WATER DIVISION*** | | | | **$19,978.49** |

| | | | | |
|---|---|---|---|---|
| 40406823 4408 | 23 | MENARDS - HNVR PARK | VARIOUS SUPPLIES | $80.96 |
| 40406824 4502 | 22 | CONSTELLATION NEW ENERGY INC | ELECTRIC 1513 GOLF RD | $26.76 |
| 40406824 4502 | 22 | CONSTELLATION NEW ENERGY INC | ELECTRIC 5400 W GOLD RD | $1,840.76 |
| 40406824 4507 | 22 | SAUL EWING LLP | PROFESSIONAL SERVICES | $11,200.50 |
| 40406824 4507 | 23 | SAUL EWING LLP | PROFESSIONAL SERVICES | $847.80 |
| 40406824 4510 | 23 | ADVANCE AUTO PARTS | REPAIR PARTS | $330.95 |
| 40406824 4525 | 22 | FLOW-TECHNICS INC | ESTIMATED SHIPPING/HANDLING | $300.00 |
| 40406824 4525 | 22 | FLOW-TECHNICS INC | SOLE VENDOR FOR SULZER | $5,302.00 |
| 40406824 4525 | 23 | GRAINGER INC | VARIOUS SUPPLIES | $174.12 |
| 40406824 4530 | 23 | APPLIED GEOSCIENCE INC. | EXCEEDS PO#23000024 | $0.47 |
| 40406824 4530 | 23 | APPLIED GEOSCIENCE INC. | THE COST IS HIGHER THAN ESTIM | $2,892.00 |

# VILLAGE OF HOFFMAN ESTATES

*FEBRUARY 6, 2023*

| ACCOUNT | YEAR | VENDOR | DESCRIPTION | AMOUNT |
|---|---|---|---|---|
| ***SEWER DIVISION*** | | | | **$22,996.32** |
| 40407024 4542 | 22 | FIRST BILLING SERVICES LLC | BILLING SERVICES | $6,063.10 |
| ***BILLING DIVISION*** | | | | **$6,063.10** |
| 40407325 4608 | 22 | CIORBA GROUP, INC. | EAGLE WAY SEWER REPLACEMENT | $11,361.90 |
| 40407325 4608 | 22 | CIORBA GROUP, INC. | ENGINEERING SERVICES | $11,261.60 |
| 40407325 4608 | 23 | AMERICAN UNDERGROUND INC | SERVICES THAT INCLUDES CLEAN | $1,800.00 |
| 40407325 4609 | 22 | CONCENTRIC INTEGRATION | SOLE VENDER FOR SCADA INT | $4,908.53 |
| ***CAPITAL PROJECTS DIVISION*** | | | | **$29,332.03** |
| **TOTAL WATERWORKS AND SEWERAGE FUND** | | | | **$78,505.84** |
| **NOW ARENA OPERATING FUND** | | | | |
| 41000023 4414 | 23 | KAMMES AUTO & TRUCK REPAIR INC | STATE INSPECTION | $40.00 |
| **TOTAL NOW ARENA OPERATING FUND** | | | | **$40.00** |
| **STORMWATER MANAGEMENT FUND** | | | | |
| 42000025 4613 | 22 | COPENHAVER CONSTRUCTION, INC | ARIZONA BLVD STORM SEWER | $42,001.53 |
| **TOTAL STORMWATER MANAGEMENT FUND** | | | | **$42,001.53** |
| **INSURANCE FUND** | | | | |
| 46 1101 | 22 | CARL BAUMERT | REIMB SICK INCENTIVE | $458.09 |
| 46 1101 | 22 | HARRY RUSSMAN | REIMB SICK INCENTIVE | $3,450.79 |
| ***RISK RETENTION*** | | | | **$3,908.88** |
| 46700024 4551 | 23 | CANNON COCHRAN MGMT. SERVICES,INC. | CLAIMS ADMINISTRATION FEE | $5,000.00 |
| 46700024 4554 | 22 | ILLINOIS PUBLIC RISK FUND | IPRF DEDUCTIBLE | $23,587.49 |
| ***RISK RETENTION*** | | | | **$28,587.49** |
| **TOTAL INSURANCE FUND** | | | | **$32,496.37** |
| **INFORMATION TECHNOLOGY FUND** | | | | |
| 47008524 4507 | 23 | TARGETSOLUTIONS LEARNING LLC | TSCHECKIT-A - VECTOR CHEC | $1,688.30 |
| 47008524 4507 | 23 | TARGETSOLUTIONS LEARNING LLC | TSCHECKIT-FIREVEHICLES | $1,215.60 |
| 47008524 4507 | 23 | TARGETSOLUTIONS LEARNING LLC | TSMAINTFEES - VECTOR LMS | $395.00 |
| 47008524 4507 | 23 | TARGETSOLUTIONS LEARNING LLC | TSPREMIER - VECTOR LMS | $9,274.12 |
| 47008524 4542 | 22 | BAXTER & WOODMAN,INC. | PROFESSIONAL SERVICES | $7,480.00 |
| 47008524 4542 | 22 | SENTINEL TECHNOLOGIES INC | PROFESSIONAL SERVICES | $343.75 |
| 47008525 4619 | 23 | KNOW BE4 INC | KNOWBE4 SECURITY AWARENES | $12,393.75 |
| ***OPERATIONS*** | | | | **$32,790.52** |

# VILLAGE OF HOFFMAN ESTATES

*FEBRUARY 6, 2023*

| ACCOUNT | YEAR | VENDOR | DESCRIPTION | AMOUNT |
|---|---|---|---|---|
| 47008625 4602 | 22 | CDW-GOVERNMENT INC | APC SYMMETRA BATTERY | $813.07 |
| 47008625 4602 | 22 | SENTINEL TECHNOLOGIES INC | PROFESSIONAL SERVICES | $3,680.00 |
| 47008625 4602 | 23 | CDW-GOVERNMENT INC | UPS BATTERY FOR NOW ARENA | $464.33 |
| ***CAPITAL ASSETS*** | | | | **$4,957.40** |
| **TOTAL INFORMATION SYSTEMS FUND** | | | | **$37,747.92** |
| **BILL LIST TOTAL** | | | | **$674,008.87** |

SELECTION CRITERIA: transact.t_c='20' and transact.trans_date between '20230113 00:00:00.000' and '20230202 00:00:00.000'
ACCOUNTING PERIOD: 2/23

FUND - 01 - GENERAL FUND

| CASH ACCT | CHECK NO | ISSUE DT | VENDOR | NAME | BUDGET UNIT | -----DESCRIPTION------ | SALES TAX | AMOUNT |
|---|---|---|---|---|---|---|---|---|
| 0102 | 129093 | 01/13/23 | 20911 | PEERLESS NETWORK INC | 01201224 | LANDLINES | 0.00 | 701.66 |
| 0102 | 129093 | 01/13/23 | 20911 | PEERLESS NETWORK INC | 01301224 | LANDLINES | 0.00 | 701.65 |
| TOTAL CHECK | | | | | | | 0.00 | 1,403.31 |
| 0102 | 129094 | 01/13/23 | 20911 | PEERLESS NETWORK INC | 01404424 | LANDLINES | 0.00 | 6,185.30 |
| 0102 | 129094 | 01/13/23 | 20911 | PEERLESS NETWORK INC | 40406724 | LANDLINES | 0.00 | 2,287.96 |
| 0102 | 129094 | 01/13/23 | 20911 | PEERLESS NETWORK INC | 01556524 | LANDLINES | 0.00 | 3.34 |
| TOTAL CHECK | | | | | | | 0.00 | 8,476.60 |
| 0102 | 129095 | 01/17/23 | 4496 | VERIZON WIRELESS | 01301224 | LANDLINES | 0.00 | 42.77 |
| 0102 | 129095 | 01/17/23 | 4496 | VERIZON WIRELESS | 01303124 | LANDLINES | 0.00 | 83.39 |
| 0102 | 129095 | 01/17/23 | 4496 | VERIZON WIRELESS | 01303224 | LANDLINES | 0.00 | 1,202.28 |
| 0102 | 129095 | 01/17/23 | 4496 | VERIZON WIRELESS | 01303324 | LANDLINES | 0.00 | 224.19 |
| 0102 | 129095 | 01/17/23 | 4496 | VERIZON WIRELESS | 01401224 | LANDLINES | 0.00 | 74.86 |
| 0102 | 129095 | 01/17/23 | 4496 | VERIZON WIRELESS | 01404224 | LANDLINES | 0.00 | 364.25 |
| 0102 | 129095 | 01/17/23 | 4496 | VERIZON WIRELESS | 01404324 | LANDLINES | 0.00 | 348.92 |
| 0102 | 129095 | 01/17/23 | 4496 | VERIZON WIRELESS | 01404424 | LANDLINES | 0.00 | 359.25 |
| 0102 | 129095 | 01/17/23 | 4496 | VERIZON WIRELESS | 01501224 | LANDLINES | 0.00 | 85.53 |
| 0102 | 129095 | 01/17/23 | 4496 | VERIZON WIRELESS | 01505024 | LANDLINES | 0.00 | 42.77 |
| 0102 | 129095 | 01/17/23 | 4496 | VERIZON WIRELESS | 01505124 | LANDLINES | 0.00 | 823.05 |
| 0102 | 129095 | 01/17/23 | 4496 | VERIZON WIRELESS | 01505224 | LANDLINES | 0.00 | 635.26 |
| 0102 | 129095 | 01/17/23 | 4496 | VERIZON WIRELESS | 01505924 | LANDLINES | 0.00 | 117.61 |
| 0102 | 129095 | 01/17/23 | 4496 | VERIZON WIRELESS | 01556524 | LANDLINES | 0.00 | 85.53 |
| 0102 | 129095 | 01/17/23 | 4496 | VERIZON WIRELESS | 40406724 | LANDLINES | 0.00 | 2,169.22 |
| 0102 | 129095 | 01/17/23 | 4496 | VERIZON WIRELESS | 47008524 | LANDLINES | 0.00 | 38.49 |
| 0102 | 129095 | 01/17/23 | 4496 | VERIZON WIRELESS | 47001224 | LANDLINES | 0.00 | 2,466.05 |
| 0102 | 129095 | 01/17/23 | 4496 | VERIZON WIRELESS | 47008625 | LANDLINES | 0.00 | 19,776.94 |
| 0102 | 129095 | 01/17/23 | 4496 | VERIZON WIRELESS | 01101124 | LANDLINES | 0.00 | 743.27 |
| 0102 | 129095 | 01/17/23 | 4496 | VERIZON WIRELESS | 01101224 | LANDLINES | 0.00 | 133.64 |
| 0102 | 129095 | 01/17/23 | 4496 | VERIZON WIRELESS | 01101424 | LANDLINES | 0.00 | 144.85 |
| 0102 | 129095 | 01/17/23 | 4496 | VERIZON WIRELESS | 01101624 | LANDLINES | 0.00 | 85.53 |
| 0102 | 129095 | 01/17/23 | 4496 | VERIZON WIRELESS | 01102524 | LANDLINES | 0.00 | 85.53 |
| 0102 | 129095 | 01/17/23 | 4496 | VERIZON WIRELESS | 01107124 | LANDLINES | 0.00 | 42.77 |
| 0102 | 129095 | 01/17/23 | 4496 | VERIZON WIRELESS | 01201224 | LANDLINES | 0.00 | 1,327.92 |
| 0102 | 129095 | 01/17/23 | 4496 | VERIZON WIRELESS | 01404524 | LANDLINES | 0.00 | 83.39 |
| 0102 | 129095 | 01/17/23 | 4496 | VERIZON WIRELESS | 01404624 | LANDLINES | 0.00 | 140.59 |
| 0102 | 129095 | 01/17/23 | 4496 | VERIZON WIRELESS | 01404724 | LANDLINES | 0.00 | 64.15 |
| 0102 | 129095 | 01/17/23 | 4496 | VERIZON WIRELESS | 01101524 | LANDLINES | 0.00 | 42.77 |
| TOTAL CHECK | | | | | | | 0.00 | 31,834.77 |
| 0102 | 129096 | 01/18/23 | 20948 | J.P. MORGAN EQUIPMENT FI | 37000026 | LOAN PRINCIPAL & INTR | 0.00 | 278,899.25 |
| 0102 | 129096 | 01/18/23 | 20948 | J.P. MORGAN EQUIPMENT FI | 37000026 | LOAN PRINCIPAL & INTR | 0.00 | 20,692.89 |
| TOTAL CHECK | | | | | | | 0.00 | 299,592.14 |
| 0102 | 129097 | 01/19/23 | 5106 | JOHN BENDING | 01202122 | COURSE MEALS REIMB | 0.00 | 2,700.00 |
| 0102 | 129098 | 01/19/23 | 1473 | NORTHWESTERN UNIV CTR PU | 01202122 | SCHOOL OF POLICE STAFF | 0.00 | 4,400.00 |
| 0102 | 129099 | 01/19/23 | 21180 | ILLINOIS PUBLIC RISK FUN | 46700024 | IPRF DEDUCTIB-9/30/22 | 0.00 | 13,387.74 |
| 0102 | 129100 | 01/20/23 | 18327 | WILLIAM CANNONE | 01 | C-PAL | 0.00 | 1,243.11 |

SELECTION CRITERIA: transact.t_c='20' and transact.trans_date between '20230113 00:00:00.000' and '20230202 00:00:00.000'
ACCOUNTING PERIOD: 2/23

FUND - 01 - GENERAL FUND

| CASH ACCT | CHECK NO | ISSUE DT | VENDOR | NAME | BUDGET UNIT | -----DESCRIPTION------ | SALES TAX | AMOUNT |
|---|---|---|---|---|---|---|---|---|
| 0102 | 129101 | 01/20/23 | 11464 | PATRICK CLARKE | 01 | C-PAL | 0.00 | 1,900.00 |
| 0102 | 129102 | 01/25/23 | 20402 | BLACKBERRY FALLS II LLC | 72000026 | 2022 TIF NOTE PYMT | 0.00 | 66,926.85 |
| 0102 | 129103 | 01/25/23 | 18873 | DESCHOUW BSM LLC | 72000026 | 2022 TIF NOTE PYMT | 0.00 | 168,379.89 |
| 0102 | 129110 | 01/30/23 | 17955 | RICK PICKREN | 01605824 | SENIOR COMM FEB LUNCH | 0.00 | 300.00 |
| 0102 | 129111 | 01/30/23 | 11874 | IFSAP | 01301222 | IFSAP - FLSA TRAINING | 0.00 | 10.00 |
| 0102 | 129112 | 02/01/23 | 19424 | MARLIN LEASING CORPORATI | 37000025 | COPIER LEASING | 0.00 | 1,261.00 |
| 0102 | 129113 | 02/01/23 | 19424 | MARLIN LEASING CORPORATI | 01201224 | COPIER LEASING | 0.00 | 688.00 |
| 0102 | 129113 | 02/01/23 | 19424 | MARLIN LEASING CORPORATI | 01303124 | COPIER LEASING | 0.00 | 186.00 |
| TOTAL CHECK | | | | | | | 0.00 | 874.00 |
| 0102 | 129114 | 02/01/23 | 11261 | WEX BANK | 01404524 | FUEL | 0.00 | 1,443.36 |
| TOTAL CASH ACCOUNT | | | | | | | 0.00 | 604,132.77 |
| TOTAL FUND | | | | | | | 0.00 | 604,132.77 |
| TOTAL REPORT | | | | | | | 0.00 | 604,132.77 |

**ORDINANCE NO. _____ - 2023**

**VILLAGE OF HOFFMAN ESTATES**

**AN ORDINANCE ESTABLISHING HIRE BACK RATES FOR POLICE AND FIRE PERSONNEL FOR THE PERIOD FEBRUARY 7, 2023 THROUGH DECEMBER 31, 2023**

WHEREAS, members of the Hoffman Estates Police Department are hired back by private and/or public employers; and

WHEREAS, costs of salary, fringe and administrative costs have been calculated.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook County, Illinois, as follows:

Section 1: That the Hoffman Estates Police Department is hereby authorized to charge fees for services under hire back arrangements for the period February 7, 2023 through December 31, 2023 as follows:

| | |
|---|---|
| Police Officer | -- $111.77 |
| Police Sergeant | -- $131.31 |
| Police Lieutenant | -- $142.74 |

However, upon a proof of a grant of 501(c)(3) status by the Internal Revenue Service, the fees for services under hire back arrangements for the period from February 7, 2023 through December 31, 2023 are as follows:

| | |
|---|---|
| Police Officer | -- $ 82.20 |
| Police Sergeant | -- $ 98.58 |
| Police Lieutenant | -- $109.10 |

Section 2: That the Hoffman Estates Fire Department is hereby authorized to charge fees for services under hire back arrangements for the period February 7, 2023 through December 31, 2023 as follows:

| | |
|---|---|
| Firefighter/Paramedic | -- $114.36 |
| Lieutenant/Paramedic | -- $127.27 |
| Captain/Paramedic | -- $133.03 |

However, upon a proof of a grant of 501(c)(3) status by the Internal Revenue Service, the fees for services under hire back arrangements for the period from February 7, 2023 through December 31, 2023 are as follows:

| | |
|---|---|
| Firefighter/Paramedic | -- $ 82.66 |
| Lieutenant/Paramedic | -- $ 93.36 |
| Captain/Paramedic | -- $ 98.13 |

Section 3: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 4: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2023

| VOTE | AYE | NAY | ABSENT | ABSTAIN |
|---|---|---|---|---|
| Trustee Karen V. Mills | _____ | _____ | _____ | _____ |
| Trustee Anna Newell | _____ | _____ | _____ | _____ |
| Trustee Gary J. Pilafas | _____ | _____ | _____ | _____ |
| Trustee Gary G. Stanton | _____ | _____ | _____ | _____ |
| Trustee Michael Gaeta | _____ | _____ | _____ | _____ |
| Trustee Karen Arnet | _____ | _____ | _____ | _____ |
| President William D. McLeod | _____ | _____ | _____ | _____ |

APPROVED THIS _____ DAY OF _____, 2023

_____
Village President

ATTEST:

_____
Village Clerk

Published in pamphlet form this _____ day of _____, 2023.

**ORDINANCE NO. _____ - 2023**

**VILLAGE OF HOFFMAN ESTATES**

**AN ORDINANCE ESTABLISHING**
**VILLAGE OF HOFFMAN ESTATES SPECIAL SERVICE AREA 2023-2**
**(2575 HIGGINS ROAD & 1795 BARRINGTON ROAD)**

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook County, Illinois, as follows:

Section 1: **AUTHORITY.** The Village of Hoffman Estates, Cook County, Illinois (the "Village") is a home rule municipality within Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals and welfare. Pursuant to the power granted to the Village in item (2) of subsection (l) of Section 6 of Article VII of the 1970 Constitution of the State of Illinois and pursuant to the provisions of the Illinois Special Service Area Tax Law, 35 ILCS 200/27-5 et seq. (the "Tax Law"), the Village is authorized to create special service areas in and for the Village and to levy taxes in order to pay for the provision of special services to said special service areas within the boundaries of the Village.

Section 2: **FINDINGS.** The President and Board of Trustees of the Village finds as follows:

A. The question of the establishment of Special Service Area 2023-2 was considered by the Village Board pursuant to an Ordinance entitled: "An Ordinance proposing the Establishment of a Special Service Area in the Village of Hoffman Estates, Illinois and Providing for a Public Hearing and Other Related Procedures Special Service Area 2023-2 (2575 Higgins Road and 1795 Barrington Road)" and adopted November 21, 2022.

B. Notice of the public hearing was published on January 4, 2023, in the Daily Herald, a newspaper of general circulation in the Village. In addition, notice was given by depositing the notice in the United States mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed special service area. This notice was mailed not less than ten (10) days prior to the time set for the public hearing. In the event taxes for the last preceding year were not paid, the notice was sent to the person last listed on the tax rolls prior to that year as the taxpayer of recoRoad

C. The public hearing was held before the Village Board at Village Hall at 6:55 p.m. All interested parties were given the opportunity to speak. The public hearing was finally adjourned on January 23, 2023 at approximately 7:13 p.m.

D. The approximate location is the southeast corner of Barrington Road and Higgins Road in Hoffman Estates. The legal descriptions, common addresses, and Property Identification Numbers for the property which will comprise Special Service Area 2023-2 (hcrcinafter "Area") is attached hereto as Exhibit 1 and made a part hereof.

E. The special service area is compact and contiguous as evidenced by the proposed map of Special Service Area 2023-2 attached hereto as Exhibit 2 and made part hereof.

F. The general purpose of the formation of the Village of Hoffman Estates Special Service Area 2023-2 is to provide special municipal services to the area which may include the costs of maintenance, repair and reconstruction of the storm water detention system serving the real property and all amenities and common areas, including, but not limited to, monuments, signage, landscaping, walkways, and other common area elements within the special service area.

G. The Area will benefit specially from the Services to be provided in the event the special service area is established, and the Services are unique and in addition to the municipal services provided generally throughout the Village, and it is, therefore, in the best interests of the Village that Special Service Area 2023-2 be established.

H. The revenue from the Special Service Area tax shall be used solely and only for Services for which the Village is authorized under the provisions of the Illinois Municipal Code, as amended, to levy taxes or special assessments or to appropriate the funds of the Village, all of the Services to be in and for the Area and all of the necessary Services to be on property now owned or to be acquired by the Village, or property in which the Village will obtain an interest sufficient for the provision of the Services used for the special service area and all of the necessary construction.

Section 3: ***VILLAGE OF HOFFMAN ESTATES SPECIAL SERVICE AREA 2023-2 ESTABLISHED.*** A special service area to be known and designated as "Village of Hoffman Estates Special Service Area 2023-2" is hereby established and shall consist of the following described territory:

ALL THAT PART OF THE NORTHWEST FRACTIONAL ¼ OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTHERLY OF THE 240 FEET WIDE RIGHT OF WAY OF STATE ROUTE 72 AND LYING NORTHERLY OF THE CENTERLINE OF OLD HIGGINS ROAD, AS IT IS NOW CONSTRUCTED AND TRAVELLED, (ALSO EXCEPTING THERE FROM THE WEST 50 FEET OF SAID SECTION 7, BEING THE RIGHT OF WAY OF BARRINGTON ROAD, AS NOW DEDICATED) (ALSO EXCEPTING THEREFROM A TRACT OF LAND HERETOFORE CONVEYED TO HARVEY BIERMAN BY DEED RECORDED AS DOCUMENT NO, 13877535 AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF OLD HIGGINS ROAD AND THE EAST LINE OF BARRINGTON ROAD, 201.20 FEET; THENCE EASTERLY 201.20, THENCE SOUTH 231.76 FEET TO THE NORTH LINE OF OLD HIGGINS ROAD; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF OLD HIGGINS ROAD, 203.51 FEET TO THE PLACE OF BEGINNING), AND ALSO EXCEPTING THAT PART CONDEMNED BY THE DEPARTMENT OF TRANSPORTATION IN CASE NO. 84L05279 AND ALSO EXCEPTING: BEGINNING AT A POINT 50.0 FEET EAST (AS MEASURED AT RIGHT ANGLES THERETOFROM THE WEST LINE OF SAID FRACTIONAL NORTHWEST ¼, SAID POINT LYING 404.24 FEET SOUTH FROM THE NORTH LINE OF SAID NORTHWEST FRACTION ¼ AND BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF BARRINGON ROAD AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF BARRINGTON ROAD AND THE SOUTHWESTERLY RIGHT OF WAY

LINE OF HIGGINS ROAD (ROUTE 72); THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF HIGGINS ROAD, 94.36 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE OF A CURVE TO THE LEFT HAVING A RADIUS OF 9968.18 FEET, A DISTANCE OF 160.64 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 99.56 FEET TO A POINT ON A LINE DRAWN 150.00 FEET EAST OF AND AT RIGHT ANGLES TO THE EAST RIGHT OF WAY LINE OF BARRINGTON ROAD AT A POINT LYING 240.0 FEET SOUTH FROM THE POINT OF BEGINNING, THENCE WEST 150.0 FEET ON SAID LINE DRAWN AT RIGHT ANGLES TO SAID EAST RIGHT OF WAY LINE OF BARRINGTON RAOD TO SAID POINT BEING 240.0 FEET SOUTH FROM THE POINT OF BEGINNING; THENCE NORTH ON SAID EAST RIGHT OF WAY LINE OF BARRINGTON ROAD, A DISTANCE OF 240.0 FEET TO THE POINT OF BEGINNING, ALL IN SCHAUMBURG TOWNSHIP, IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM THAT PART DEEDED TO HARVEY AND ESTHER BIERMAN BY DEED RECORDED AS DOCUMENT NO. 2051426 DESCIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF RIGHT OF WAY OF BARRINGTON ROAD, AS NOW DEDICATED, AND THE CENTERLINE OF OLD HIGGINS ROAD, AS NOW CONSTURCED SAID POINT OF BEGINNING LYING 1105.44 FEET NORTH FROM THE SOUTH LINE OF SAID NORTHWEST FRACTIONAL ¼ SECTION, AS MEASURED ON SAID EAST LINE OF BARRINGTON ROAD, 33.54 FEET TO THE SOUTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO HARVEY BIERMAN BY DEED RECORDED AS DOCUMENT NO. 13877535; THENCE SOUTHEASTERLY ON THE SOUTHERLY LINE OF SAID HARVEY BIERMAN TRACT, 203.51 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH ON THE EAST LINE OF THE SAID HARVEY BIERMAN TRACT, 231.76 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE EAST ON AN EXTENSION OF THE NORTH LINE OF THE SAID HARVEY BIERMAN TRACT, 270.5 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 11.0 FEET TO THE NORTHWESTERLY BANK OF CREEK ON A LINE FORMING AN ANGLE OF 117 DEGREES AND 181/2 MINUTES FROM NORTH TO WEST AND SOUTHWESTERLY WITH THE LAST DESCRIBED LINE A DISTANCE OF 206.0 FEET; THENCE SOUTHWESTERLY ALONG THE SAID NORTHWESTERLY BANK OF CREEK ON A LINE FORMING AN ANGLE OF 133 DEGREES AND 52 MINUTES FROM NORTHEAST TO SOUTHEAST TO SOUTH AND SOUTHWESTERLY WITH THE LAST DESCRIBED LINE A DISTANCE OF 171.62 FEET TO A POINT ON THE AFORESAID CENTERLINE OF OLD HIGGINS ROAD, LYING 235.09 FEET SOUTHEASTERLY OF THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID CENTERLINE 235.09 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**APPLICABLE COMMON ADDRESSES AND PROPERTY INDEX NUMBERS**

| | |
|---|---|
| 2508 W. Higgins Road | 07-07-100-026-0000 |
| 1795 Barrington Road | 07-07-100-027-0000 |
| 2525 W. Higgins Road | 07-07-100-028-0000 |
| 2475 W. Higgins Road | 07-07-100-029-0000 |
| 2451 W. Higgins Road | 07-07-100-031-0000 |
| 2501 W. Higgins Road | 07-07-100-032-0000 |

| | |
|---|---|
| 1803 N. Barrington Road | 07-07-100-033-0000 |
| 1801 N. Barrington Road | 07-07-100-34-0000 |
| 2401 W. Higgins Road | 07-07-100-036-0000 |
| 2401 W. Higgins Road | 07-07-100-037-0000 |
| 2575 W. Higgins Road | 07-07-100-040-0000 |

An accurate map of the above-described territory is attached hereto as Exhibit 2.

Section 4: ***PURPOSE OF THE SPECIAL SERVICE AREA.*** Special Service Area 2023-2 is established to provide special municipal services to the area which may include the costs of maintenance, repair and reconstruction of the storm water detention system serving the real property and all amenities and common areas, including, but not limited to, monuments, signage, landscaping, walkways, and other common area elements within the special service area.

To finance any such special services as described above, the Village shall do the following:

> The levy of an annual *ad valorem* tax based upon the whole equalized assessed value on each parcel of property in the proposed Special Service Area 2023-2 by the Village, sufficient to produce revenues to provide the Services. Initial tax will be imposed when the need arises to provide needed Services. The initial amount of taxes to be levied within the proposed Special Service Area No. 2023-2 shall be $500,000.00. The maximum rate of taxes to be extended within the proposed Special Service Area No. 2023-2 any year thereafter shall not to exceed two percent (2%, being $2.00 for every $100.00) of the whole equalized assessed value of the property within the proposed Special Service Area No. 2023-2.

Said taxes shall be imposed for an indefinite period of time after the date of the ordinance establishing the proposed Special Service Area 2023-2.

Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Illinois Property Tax Code.

Notwithstanding the foregoing, taxes shall not be levied hereunder and said Area shall be "dormant", and shall take effect only if the owners association or property owner(s) fails to maintain, repair or replace the stormwater improvements or other common area improvements including, but not limited to, monuments, signage, landscaping, walkways, and other common area elements within the proposed special service area.

Section 5: **EFFECTIVE DATE.** This Ordinance shall be in full force and effect on March 25, 2023, after its adoption, approval and publication in pamphlet form as required by law. If a petition signed by at least 51% of the electors residing within the special service area and by at least 51% of the owners of record of the land included within the boundaries of the special service area is filed with the Village Clerk, within 60 days following the final adjournment of the public hearing, which occurred on January 23, 2023, objecting to the creation of Special Service Area 2023-2, the Area shall not be created and this Ordinance shall be null and void.

Section 6: The Village Clerk is hereby directed an ordered to file a certified copy of this Ordinance with the Cook County Clerk, and record a certified copy of the Ordinance with the Cook County Recorder's Office within sixty (60) days of the effective date hereof.

PASSED THIS _____ day of _____, 2023

| VOTE | AYE | NAY | ABSENT | ABSTAIN |
|---|---|---|---|---|
| Trustee Karen V. Mills | ____ | ____ | ____ | ____ |
| Trustee Anna Newell | ____ | ____ | ____ | ____ |
| Trustee Gary J. Pilafas | ____ | ____ | ____ | ____ |
| Trustee Gary G. Stanton | ____ | ____ | ____ | ____ |
| Trustee Michael Gaeta | ____ | ____ | ____ | ____ |
| Trustee Karen Arnet | ____ | ____ | ____ | ____ |
| President William D. McLeod | ____ | ____ | ____ | ____ |

APPROVED THIS _____ DAY OF _____, 2023

_____
Village President

ATTEST:

_____
Village Clerk

Published in pamphlet form this _____ day of _____, 2023.

**EXHIBIT 1**
**Boundaries of Area**

**LEGAL DESCRIPTION:**

ALL THAT PART OF THE NORTHWEST FRACTIONAL ¼ OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTHERLY OF THE 240 FEET WIDE RIGHT OF WAY OF STATE ROUTE 72 AND LYING NORTHERLY OF THE CENTERLINE OF OLD HIGGINS ROAD, AS IT IS NOW CONSTRUCTED AND TRAVELLED, (ALSO EXCEPTING THERE FROM THE WEST 50 FEET OF SAID SECTION 7, BEING THE RIGHT OF WAY OF BARRINGTON ROAD, AS NOW DEDICATED) (ALSO EXCEPTING THEREFROM A TRACT OF LAND HERETOFORE CONVEYED TO HARVEY BIERMAN BY DEED RECORDED AS DOCUMENT NO, 13877535 AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF OLD HIGGINS ROAD AND THE EAST LINE OF BARRINGTON ROAD, 201.20 FEET; THENCE EASTERLY 201.20, THENCE SOUTH 231.76 FEET TO THE NORTH LINE OF OLD HIGGINS ROAD; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF OLD HIGGINS ROAD, 203.51 FEET TO THE PLACE OF BEGINNING), AND ALSO EXCEPTING THAT PART CONDEMNED BY THE DEPARTMENT OF TRANSPORTATION IN CASE NO. 84L05279 AND ALSO EXCEPTING: BEGINNING AT A POINT 50.0 FEET EAST (AS MEASURED AT RIGHT ANGLES THERETOFROM THE WEST LINE OF SAID FRACTIONAL NORTHWEST ¼, SAID POINT LYING 404.24 FEET SOUTH FROM THE NORTH LINE OF SAID NORTHWEST FRACTION ¼ AND BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF BARRINGON ROAD AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF BARRINGTON ROAD AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF HIGGINS ROAD (ROUTE 72); THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF HIGGINS ROAD, 94.36 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE OF A CURVE TO THE LEFT HAVING A RADIUS OF 9968.18 FEET, A DISTANCE OF 160.64 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 99.56 FEET TO A POINT ON A LINE DRAWN 150.00 FEET EAST OF AND AT RIGHT ANGLES TO THE EAST RIGHT OF WAY LINE OF BARRINGTON ROAD AT A POINT LYING 240.0 FEET SOUTH FROM THE POINT OF BEGINNING, THENCE WEST 150.0 FEET ON SAID LINE DRAWN AT RIGHT ANGLES TO SAID EAST RIGHT OF WAY LINE OF BARRINGTON RAOD TO SAID POINT BEING 240.0 FEET SOUTH FROM THE POINT OF BEGINNING; THENCE NORTH ON SAID EAST RIGHT OF WAY LINE OF BARRINGTON ROAD, A DISTANCE OF 240.0 FEET TO THE POINT OF BEGINNING, ALL IN SCHAUMBURG TOWNSHIP, IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM THAT PART DEEDED TO HARVEY AND ESTHER BIERMAN BY DEED RECORDED AS DOCUMENT NO. 2051426 DESCIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF RIGHT OF WAY OF BARRINGTON ROAD, AS NOW DEDICATED, AND THE CENTERLINE OF OLD HIGGINS ROAD, AS NOW CONSTURCED SAID POINT OF BEGINNING LYING 1105.44 FEET NORTH FROM THE SOUTH LINE OF SAID NORTHWEST FRACTIONAL ¼ SECTION, AS MEASURED ON SAID EAST LINE OF BARRINGTON ROAD, 33.54 FEET TO THE SOUTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO HARVEY BIERMAN BY DEED RECORDED AS DOCUMENT NO. 13877535; THENCE SOUTHEASTERLY ON THE SOUTHERLY LINE OF SAID HARVEY BIERMAN TRACT, 203.51 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH ON THE EAST LINE OF THE SAID HARVEY BIERMAN TRACT, 231.76 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE EAST ON AN EXTENSION OF THE NORTH LINE OF THE SAID HARVEY BIERMAN TRACT, 270.5 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 11.0 FEET TO THE NORTHWESTERLY BANK OF CREEK ON A LINE FORMING AN ANGLE OF 117 DEGREES AND 181/2 MINUTES FROM NORTH TO WEST AND SOUTHWESTERLY WITH THE LAST DESCRIBED LINE A DISTANCE OF 206.0 FEET; THENCE SOUTHWESTERLY ALONG THE SAID NORTHWESTERLY BANK OF CREEK ON A LINE FORMING AN ANGLE OF 133 DEGREES AND 52 MINUTES FROM

NORTHEAST TO SOUTHEAST TO SOUTH AND SOUTHWESTERLY WITH THE LAST DESCRIBED LINE A DISTANCE OF 171.62 FEET TO A POINT ON THE AFORESAID CENTERLINE OF OLD HIGGINS ROAD, LYING 235.09 FEET SOUTHEASTERLY OF THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID CENTERLINE 235.09 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**BOUNDARIES BY STREET LOCATION**

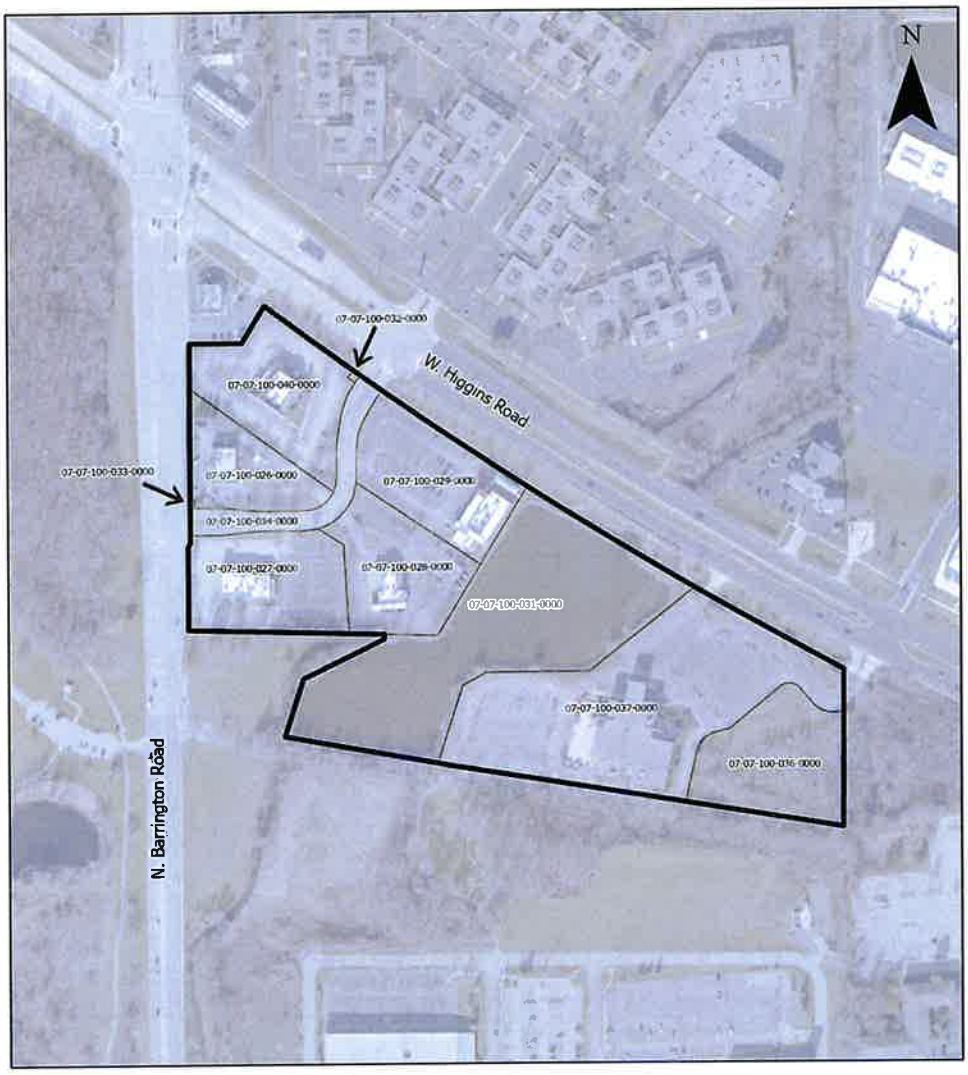
The proposed Special Service Area is generally located within the area bounded by Higgins Rd. to the North and Barrington Rd. to the West, all located within the Village of Hoffman Estates, County of Cook, Illinois.

**APPLICABLE COMMON ADDRESSES AND PROPERTY INDEX NUMBERS**

| Address | PIN |
|---|---|
| 1825 N Barrington Rd. | 07-07-100-026-0000 |
| 1795 Barrington Rd. | 07-07-100-027-0000 |
| 2525 W. Higgins Rd. | 07-07-100-028-0000 |
| 2475 W Higgins Rd. | 07-07-100-029-0000 |
| 2451 W Higgins Rd. | 07-07-100-031-0000 |
| 2501 W Higgins Rd. | 07-07-100-032-0000 |
| 1803 N Barrington Rd | 07-07-100-033-0000 |
| 1801 N Barrington Rd. | 07-07-100-034-0000 |
| 2401 W. Higgins Rd. | 07-07-100-036-0000 |
| 2401 W. Higgins Rd. | 07-07-100-037-0000 |
| 2575 W. Higgins Rd. | 07-07-100-040-0000 |

**EXHIBIT 2**
**Map of Area**

Proposed SSA - Barrington & Higgins




Legend

- Barrington & Higgins SSA Parcels
- Barrington & Higgins Special Service Area

Village of Hoffman Estates
November 2022

**Meeting Members:**
Karen Mills, Chairman
Gary Stanton, Vice Chairman
Karen Arnet, Trustee
Anna Newell, Trustee
Gary Pilafas, Trustee
Michael Gaeta, Trustee
William McLeod, Mayor

# Village of Hoffman Estates

## Transportation and Road Improvement Committee Meeting Agenda

February 13, 2023

7:00 p.m.

Village Hall, 1900 Hassell Road, Hoffman Estates, IL 60169

---

I. **Roll Call**

II. **Approval of Minutes - January 9, 2023**

**NEW BUSINESS**

1. Request authorization to award contract for Phase I engineering services of the Gannon Drive *Invest in Cook* project. (RFQ review ongoing)

**REPORTS (INFORMATION ONLY)**

1. Transportation Division Monthly Report

III. **President's Report**

IV. **Other**

V. **Items in Review**

VI. **Adjournment**

*Further details and information can be found in the agenda packet attached hereto and incorporated herein and can also be viewed online at www.hoffmanestates.org and/or in person in the Village Clerk's office. The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.*

**Meeting Members:**
Gary Stanton, Chairperson
Karen Arnet, Vice-Chairperson
Karen Mills, Trustee
Anna Newell, Trustee
Gary Pilafas, Trustee
Michael Gaeta, Trustee
William McLeod, Mayor

# Village of Hoffman Estates

## Planning, Building and Zoning Committee Meeting Agenda

February 13, 2023

Immediately Following Transportation & Road Improvement

Village Hall, 1900 Hassell Road, Hoffman Estates, IL 60169

---

I. **Roll Call**

II. **Approval of Minutes - January 9, 2023**

**NEW BUSINESS**

1. Request by Belle Tire for a courtesy review for a tire and service store on the southwest corner of Higgins Rd and Gannon Dr (former BMO bank site).

2. Request by The Prime Company for a courtesy review of a multi-family development located at 2350 Higgins Road in Barrington Square Town Center (former Menards Site).

3. Request approval of:
   a) An Agreement with Audacy for radio and digital advertising for the Village of Hoffman Estates;
   b) An Agreement with NBC Universal for television and streaming digital advertising for the Village of Hoffman Estates; and
   c) An Agreement with iHeart Media for television and streaming digital advertising for the Village of Hoffman Estates.

**REPORTS (INFORMATION ONLY)**

1. Planning Division Monthly Report
2. Code Enforcement Division Monthly Report
3. Economic Development and Tourism Monthly Report

III. **President's Report**
IV. **Other**
V. **Items in Review**
VI. **Adjournment**

*Further details and information can be found in the agenda packet attached hereto and incorporated herein and can also be viewed online at www.hoffmanestates.org and/or in person in the Village Clerk's office. The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.*

**Meeting Members:**
Karen Arnet, Chairperson
Karen Mills, Vice-Chairperson
Gary Stanton, Trustee
Anna Newell, Trustee
Gary Pilafas, Trustee
Michael Gaeta, Trustee
William McLeod, Mayor

# Village of Hoffman Estates

## General Administration and Personnel Committee Meeting Agenda

**February 13, 2023**

Immediately Following Planning, Building & Zoning Committee
Village Hall, 1900 Hassell Road, Hoffman Estates, IL 60169

---

**I. Roll Call**
**II. Approval of Minutes – January 9, 2023**

**NEW BUSINESS**

1. Request authorization to award the replacement of video editing systems to Key Code Media, Schaumburg, IL, in an amount not to exceed $39,980.

**REPORTS (INFORMATION ONLY)**

1. Cable TV Monthly Report.
2. Human Resources Management Monthly Report.
3. Legislative Operations & Outreach Monthly Report.

**III. President's Report**
**IV. Other**
**V. Items in Review**
**VI. Adjournment**

*Further details and information can be found in the agenda packet attached hereto and incorporated herein and can also be viewed online at www.hoffmanestates.org and/or in person in the Village Clerk's office. The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.*

**ORDINANCE NO. _____ - 2023**

**VILLAGE OF HOFFMAN ESTATES**
**AN ORDINANCE GRANTING A SPECIAL USE, PRELIMINARY AND FINAL SITE PLAN, AND VARIATIONS FROM THE ZONING CODE FOR THE COMMONWEALTH EDISON SUBSTATION**
**LOCATED AT 2480 PEMBROKE AVENUE**

WHEREAS, the Planning and Zoning Commission at a public hearing duly called and held according to law on January 18, 2023, considered the request by the Commonwealth Edison (owner) for a Special Use, Preliminary and Final Site Plan, and variations from Zoning Code Section 9-9-1-E to allow a utility structure to be 66' in height instead of the permitted height of 45'; from Section 9-9-1-D-4 to permit a front yard setback of 16' instead of the permitted 30' for the equipment structure, a front yard setback of 16' instead of the permitted 30' for the pump house, and a front yard setback of 20' instead of the permitted 30' for the axillary transformers; from Section 9-3-3-C-3 to allow a fence to be installed in the front yard; and from Section 9-3-3-B-1 to permit barbed wire on top of a fence for the Commonwealth Edison Substation located at 2480 Pembroke Avenue and shown on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Commission made certain Finding of Fact attached hereto and made a part hereof as Exhibit "B" and recommended approval of the Special Use, Preliminary and Final Site Plan, and Variations to the Board of Trustees; and

WHEREAS, the proposed variations have met the standards of Section 9-1-18 of the Zoning Code of the Hoffman Estates Municipal Code; and

WHEREAS, the Corporate Authorities have received and considered said recommendation; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook County, Illinois, as follows:

Section 1: The Corporate Authorities hereby find that the facts and statements contained in the preamble of this Ordinance are true.

Section 2: Special Use, Preliminary and Final Site Plan, and Variations from the Zoning Code Section 9-9-1-E to allow a utility structure to be 66' in height instead of the permitted height of 45'; from Section 9-9-1-D-4 to permit a front yard setback of 16' instead of the permitted 30' for the equipment structure, a front yard setback of 16' instead of the permitted 30' for the pump house, and a front yard setback of 20' instead of the permitted 30' for the axillary transformers; from Section 9-3-3-C-3 to allow a fence to be installed in the front yard; and from Section 9-3-3-B-1 to permit barbed wire on top of a fence for the Commonwealth Edison Substation, attached hereto and made a part here of as Exhibit B, are hereby granted for the property located at 2480 Pembroke Ave.

Section 3: Special Use and Preliminary and Final Site Plan with variations from the Zoning Code are granted based upon the plans included in Exhibit B and the following conditions:

1. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
2. The following Variations from the Zoning Code are approved:
    a. A variation from Section 9-9-1 E to allow a building height of 66' instead of the permitted height of 45'.
    b. A variation from Section 9-9-1-D-4 to permit a front yard setback of 16' instead of the permitted 30' for the equipment structure, a front yard setback of 16' instead of the permitted 30' for the pump house, and a front yard setback of 20' instead of the permitted 30' for the axillary transformers.
    c. A variation from Section 9-3-3-C-3 to allow a fence to be installed in the front yard.
    d. A variation from Section 9-3-3-B-1 to permit barbed wire on top of a fence.
3. A waiver from 10-5-3-K to allow the use of chain link fences.
4. A performance guarantee based on an Engineers Estimate of Cost shall be submitted to the Village prior to issuance of a building permit.
5. A permit from the Metropolitan Water Reclamation District (MWRD) shall be provided prior to site construction commencing.

6. The following conditions relate to the site construction:
    a. A pre-construction meeting shall be conducted with the Village staff prior to construction commencing.
    b. Fire Department and emergency access to the property shall be maintained at all times. Petitioner shall make any adjustments on the site as needed for access as per direction by the Village.
    c. In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.

Section 4: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 5: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2023

| VOTE | AYE | NAY | ABSENT | ABSTAIN |
|---|---|---|---|---|
| Trustee Karen V. Mills | ____ | ____ | ____ | ____ |
| Trustee Anna Newell | ____ | ____ | ____ | ____ |
| Trustee Gary J. Pilafas | ____ | ____ | ____ | ____ |
| Trustee Gary G. Stanton | ____ | ____ | ____ | ____ |
| Trustee Michael Gaeta | ____ | ____ | ____ | ____ |
| Trustee Karen Arnet | ____ | ____ | ____ | ____ |
| Mayor William D. McLeod | ____ | ____ | ____ | ____ |

APPROVED THIS _____ DAY OF _____, 2023

_____
Village President

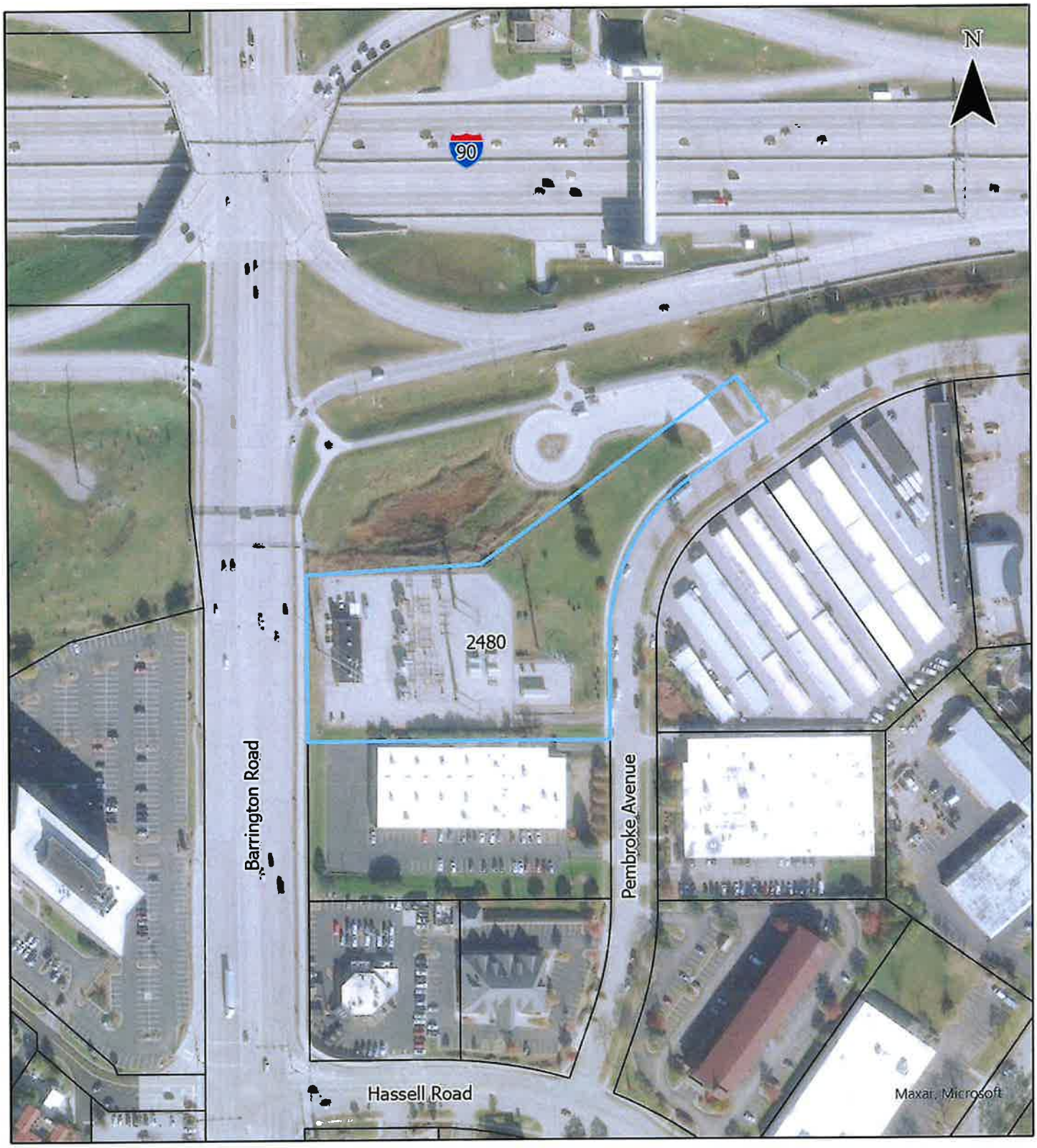
ATTEST:

_____
Village Clerk

Published in pamphlet form this _____ day of _____, 2022.

# 2480 Pembroke Avenue

PIN: 07-06-100-011-0000




## Legend

- Subject Property
- Parcels

Planning and Transportation Division
Department of Development Services
January 2023

EXHIBIT B

# VILLAGE OF HOFFMAN ESTATES
# PLANNING AND ZONING COMMISSION
# FINDING OF FACT

| | |
|---|---|
| **PROJECT NUMBER:** | **MASTER22-0015** |
| **PROJECT NAME:** | **COMED SUBSTATION EXPANSION** |
| **ADDRESS/LOCATION:** | **2480 PEMBROKE AVE** |
| **OWNER / PETITIONER:** | **COMMONWEALTH EDISON COMPANY** |
| **REQUESTS:** | **PRELIMINARY & FINAL SITE PLAN**<br>**SPECIAL USE**<br>**VARIATIONS** |
| **ZONING / LAND USE:** | **M-1 MANUFACTURING DISTRICT / EXISTING SUBSTATION** |
| **PZC MEETING DATE:** | **JANUARY 18, 2023** |
| **PZC RECOMMENDATION:** | **APPROVAL (9 Ayes, 0 Nay, 2 Absent – Motion A)**<br>**(9 Ayes, 0 Nay, 2 Absent – Motion B. 1-3)**<br>**(5 Ayes, 4 Nay, 2 Absent – Motion B. 4)** |
| **VILLAGE BOARD MEETING DATE:** | **FEBRUARY 6, 2023** |
| **STAFF ASSIGNED:** | **JIM DONAHUE, SENIOR PLANNER** |

## MOTIONS

**A. Request for a Special Use and Preliminary and Final Site Plan Amendment for the ComEd Substation located at 2480 Pembroke Avenue. The following conditions shall apply:**

1. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
2. A waiver from 10-5-3-K to allow the use of chain link fences.
3. A performance guarantee based on an Engineers Estimate of Cost shall be submitted to the Village prior to issuance of a building permit.
4. A permit from the Metropolitan Water Reclamation District (MWRD) shall be provided prior to site construction commencing
5. The following conditions relate to the site construction:
   a. A pre-construction meeting shall be conducted with the Village staff prior to construction commencing.
   b. Fire Department and emergency access to the property shall be maintained at all times. Petitioner shall make any adjustments on the site as needed for access as per direction by the Village.

c. In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.

**B. Request for Variations from the Zoning Code:**

1. A variation from Section 9-9-1 E to allow a building height of 66' instead of the permitted height of 45'.
2. A variation from Section 9-9-1-D-4 to permit a front yard setback of 16' instead of the permitted 30' for the equipment structure, a front yard setback of 16' instead of the permitted 30' for the pump house, and a front yard setback of 20' instead of the permitted 30' for the auxiliary transformers.
3. A variation from Section 9-3-3-C-3 to allow a fence to be installed in the front yard.
4. A variation from Section 9-3-3-B-1 to permit barbed wire on top of a fence.

## FINDING

The Planning & Zoning Commission heard the request for Preliminary and Final Site Plan including variations from the Zoning Code for height, setbacks and fencing for the Commonwealth Edison Substation located at 2480 Pembroke Ave

It was noted that in the property received approval in 2020 to construct a new equipment shelter and smaller transformers on the site as well as install palisade style fencing around the new building and equipment area. The balance of the fencing around the site remains chain-link with barbed wire on top. Staff noted that the property is located within the Barrington Road I-90 Sub Area and a recently established Stonington & Pembroke Tax Increment Finance District. As such, staff worked with ComEd throughout the development review process to balance the function of the needed electrical infrastructure with the overall site layout and aesthetics. Given desired redevelopment in the Sub Area, screening along the Pembroke Avenue frontage and the architecture of the equipment enclosure was critically reviewed so as to support the Village's redevelopment goals and limit potential negative impacts on future land uses as redevelopment occurs.

In order to enhance ComEd's delivery of reliable electrical service in and around the Village and surrounding areas, and as an enhancement supporting in particular larger power users, ComEd intends to construct the following:

- A new equipment structure and an accessory pump house to provide fire protection support.
- Upgraded exterior fencing as required by a nationwide response to federal security directives extending northward along the property lines to encompass the new equipment structure and accessory pump house improvements along with related electrical equipment.
- Two auxiliary transformers on concrete pads adjacent to the equipment structure and to the northeast additional electrical equipment supporting the equipment structure and related transmission facilities.
- An enlarged substation detention basin in the property's southeast quadrant along Pembroke Avenue.

The petitioner noted that the planned equipment structure at ComEd's Substation is part of the company's initiative to implement physical infrastructure which will support increased reliability and capacity of the electrical grid in and around the Village. Part of the function of the equipment structure will be to enhance

substation activities which support larger customer projects, including the new Microsoft data center being constructed on Lakewood Boulevard.

The petitioner stated that the equipment structure proposed for the site is designed to encompass newer technology which will allow for a greater concentration of switchgear equipment in a smaller area. This means ComEd will be able to install sufficient equipment to meet capacity demands within the small footprint of the equipment structure, rather than needing to dramatically expand the size of the Substation or even the structure itself to fit an equivalent amount of conventional switchgear equipment.

Staff stated that the proposed fencing around the substation is an 8' tall palisade fence along the northeast frontage adjacent to the Pace facility driveway and along the Pembroke Avenue frontage (to the existing palisade fence installed in 2020 around the southeast equipment enclosure). The specifications for this fence provide for a palisade fence with a mesh backing which is, at 94% opaque, essentially solid. The balance of the site will have a 7' chain link fence plus 1' Y-shaped barbed wire surrounding it.

The use has an existing Special Use, but the proposed work requires it to be updated. The subject property is zoned M-1, Manufacturing District and "public utility and public service uses, including municipal" is listed as a special use in this district. The petitioner provided a narrative describing the operations of the business and proposed site improvements.

As per Section 9-1-18-I of the Zoning Code (Standards for a Special Use) states: "No special use shall be recommended by the Planning and Zoning Commission unless said Planning and Zoning Commission shall find:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;

5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets; and

6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.

The petitioner has provided a response to the standards for a Special Use which is included in the packets.

The petitioner is requesting variations and waivers from code in order to develop the site:

- A variation from Section 9-9-1 E to allow a utility structure to be 66' instead of the permitted height of 45'.
- A variation from Section 9-9-1-D-4 to permit a front yard setback of 16' instead of the permitted 30' for the equipment structure, a front yard setback of 26' instead of the permitted 30' for the pump house, and a front yard setback of 20' instead of the permitted 30' for the auxiliary transformers.
- A variation from Section 9-3-3-C-3 to allow a fence to be installed in the front yard.
- A variation from Section 9-3-3-B-1 to allow barbed wire fencing atop chain-link fencing.
- A waiver from 10-5-3-K to allow the use of chain link fences.

Section 9-1-15 of the Zoning Code – *Standards for a Variation* - states that the Planning and Zoning Commission shall not recommend the adoption of a proposed variation unless it finds that the variation meets the Standards for Variations as set forth in the Zoning Code.

1. The Planning and Zoning Commission shall not recommend the variation of the regulations of the Code unless it shall first make a finding based upon the evidence presented to it in each specific case that:
    a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;
    b. The plight of the owner is due to unique circumstances;
    c. The variation, if granted, will not alter the essential character of the locality.
2. For the purpose of implementing the above rules, the Planning and Zoning Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence;
    a. The particular physical surroundings, shape of topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
    b. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification;
    c. The purpose of the variation is not based exclusively upon a desire to increase the value of the property;
    d. The alleged difficulty or hardship has not been based exclusively upon a desire to increase the value of property;
    e. 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; and
    f. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.
3. The Planning and Zoning Commission may recommend to the Village Board that such conditions and restrictions be imposed upon the premises benefited by a variation as may be necessary to comply with the standards set forth in this section to reduce or minimize the injurious effect of such variation upon other property in the neighborhood, and better to carry out the general intent of this Code.

The petitioner has provided a response to the Standards for a Variation in their application. If this request is approved, the variation ordinance would be granted to the property in perpetuity or until otherwise amended or dissolved by a future ordinance.

**Commissioner Questions**:

Commissioner questions mainly centered on the use of barbed wire atop the fence on the rear and sides of the site. As each commissioner spoke, they gave their opinion on the chain link and barbed wire.

A commissioner asked why would you use barbed wire when ComEd doesn't believe it helps with security. ComEd's security expert said the barbed wire is a deterrent that works in conjunction with other security features like cameras, alarms, gates, doors, etc. The commissioner stated that barbed wire won't change anything if people attack the substation.

A commissioner asked what happens if the site is broken into and fence is damaged. ComEd's security expert said they would likely need a guard on site until the fence was fixed.

A commissioner asked why they can't do palisades fence around the back of the site. ComEd's security expert stated that the palisades fence on its own does not provide the same security as the fence pales are weaker. Therefore, they would use a transparent mesh behind the palisades fence in this location.

A commissioner asked about the landscaping maintenance and the petitioner's landscape consultant answered those questions. The site would be incorporated into the regular landscape schedule like other ComEd facilities.

A commissioner asked about the height of the exiting transmission towers and the petitioner answered about 120'.

A commissioner asked if the precast buildings are the new norm for transmission facilities. The petitioner stated that they are seeing more use of the enclosures to house elements due to new technology, but it is not the norm.

A commissioner stated that they had no issues with the barbed wire fence and agreed that the barbed wire is adopted by the U.S. Department of Defense for their own facilities.

**Audience Comments**

None

## PLANNING AND ZONING COMMISSION VOTE (Roll Call)

| Commissioner | Motion A | Motion B.1-3 | Motion B.4 |
|---|---|---|---|
| Chairperson Eve Combs | Aye | Aye | Nay |
| Vice-Chairperson Adam Bauske | Aye | Aye | Aye |
| Tom Burnitz | Aye | Aye | Aye |
| Lon Harner | Aye | Aye | Nay |
| Lenard Henderson | Aye | Aye | Nay |
| Myrene Iozzo | Absent | Absent | Absent |
| Daniel Lee | Absent | Absent | Absent |
| Minerva Milford | Aye | Aye | Aye |
| Nancy Trieb | Aye | Aye | Nay |
| Denise Wilson | Aye | Aye | Aye |
| John Wise | Aye | Aye | Aye |

**Motion A & Motion B.1-3**
**9 Ayes, 0 Nays, 2 Absent**

**Motion B.4**
**5 Ayes, 4 Nays, 2 Absent**

**MOTIONS APPROVED**

## ATTACHMENTS

The Planning and Zoning Commission Staff Report dated January 18, 2023 and all associated attachments are hereby made a part of this Finding.

# VILLAGE OF HOFFMAN ESTATES
# PLANNING AND ZONING COMMISSION
# STAFF REPORT

| | |
|---|---|
| **PROJECT NUMBER:** | **MASTER22-0015** |
| **PROJECT NAME:** | **COMED SUBSTATION EXPANSION** |
| **ADDRESS/LOCATION:** | **2480 PEMBROKE AVE** |
| **REQUESTS:** | **PRELIMINARY & FINAL SITE PLAN**<br>**SPECIAL USE**<br>**VARIATIONS** |
| **OWNER/APPLICANT:** | **COMMONWEALTH EDISON COMPANY** |
| **PROPERTY SIZE:** | **3.5 ACRES** |
| **ZONING / LAND USE:** | **M-1 MANUFACTURING DISTRICT / EXISTING SUBSTATION** |
| **ADJACENT PROPERTIES:** | **NORTH: I-90 RIGHT OF WAY**<br>**SOUTH: M-1 MANUFACTURING DISTRICT- (HIMMELSTEIN)**<br>**EAST: M-1 MANUFACTURING DISTRICT- (U-HAUL STORAGE)**<br>**WEST: BARRINGTON ROAD RIGHT OF WAY** |
| **PZC MEETING DATE:** | **1/18/2023** |
| **PUBLIC HEARING:** | **YES** |
| **STAFF ASSIGNED:** | **JIM DONAHUE, SENIOR PLANNER** |

## REQUESTED MOTIONS

1. **Request for a Special Use and Preliminary and Final Site Plan Amendment for the ComEd Substation located at 2480 Pembroke Avenue.**

2. **Request for variations from the Zoning Code including:**
   a. **A variation from Section 9-9-1-E to allow a building height of 66' instead of the permitted height of 45'.**
   b. **A variation from Section 9-9-1-D-4 to permit a front yard setback of 16' instead of the permitted 30' for the equipment structure, a front yard setback of 26' instead of the permitted 30' for the pump house, and a front yard setback of 20' instead of the permitted 30' for the axillary transformers.**
   c. **A variation from Section 9-3-3-C-3 to allow a fence to be installed in the front yard.**
   d. **A variation from Section 9-3-3-B-1 to allow barbed wire fencing atop chain-link fencing.**

## BACKGROUND

The subject property, approximately 3.5 acres, is currently improved with a Commonwealth Edison Substation with required equipment and perimeter fencing. The property received approval in 2020 to construct a new equipment shelter and smaller transformers on the site as well as install palisade style fencing around the new building and equipment area. The balance of the fencing around the site remains chain-link with barbed wire on top.

The subject property is located within the Barrington Road I-90 Sub Area and a recently established Stonington & Pembroke Tax Increment Finance district. The high level goals for the area is to encourage redevelopment with commercial and multi-family uses so as to take advantage of the Pace transit station and full interchange at Barrington Road. Additional efforts are underway with significant grant funding to improve bike and pedestrian safety and experience for users of the Pace transit station along Pembroke Avenue, Stonington Avenue and Hassell Road. As such, staff worked with ComEd throughout the development review process to balance the function of the needed electrical infrastructure with the overall site layout and aesthetics. Given desired redevelopment in the Sub Area, screening along the Pembroke Avenue frontage and the architecture of the equipment enclosure was critically reviewed so as to support the Village's redevelopment goals and limit potential negative impacts on future land uses as redevelopment occurs.

## PROPOSAL

In order to enhance ComEd's delivery of reliable electrical service in and around the Village and surrounding areas, and as an enhancement supporting in particular larger power users, ComEd intends to construct the following:

- A new equipment structure and an accessory pump house to provide fire protection support.
- Upgraded exterior fencing as required by a nationwide response to federal security directives extending northward along the property lines to encompass the new equipment structure and accessory pump house improvements along with related electrical equipment.
- Two auxiliary transformers on concrete pads adjacent to the equipment structure and to the northeast additional electrical equipment supporting the equipment structure and related transmission facilities.
- An enlarged substation detention basin in the property's southeast quadrant along Pembroke Avenue

## SITE PLAN

### *Building/Equipment Structure Design*

- The planned equipment structure at ComEd's Substation is part of the company's initiative to implement physical infrastructure which will support increased reliability and capacity of the electrical grid in and around the Village. Constructing the equipment structure will reinforce ComEd's existing 138 kV transmission system, allowing for improved grid reliability, while also creating space for additional capacity-enhancing infrastructure in the future.

- Part of the function of the equipment structure will be to enhance substation activities which support larger customer projects, including the new Microsoft data center being constructed on Lakewood Boulevard.

- The equipment structure is designed to encompass newer technology which allows for a greater concentration of switchgear equipment in a smaller area. This means ComEd will be able to install sufficient equipment to meet capacity demands within the small footprint of the equipment structure, rather than needing to dramatically expand the size of the Substation or even the structure itself to fit an equivalent amount of conventional switchgear equipment.

- The proposed structure will be neutral colored precast concrete that incorporates vertical rhythm through articulations in the pre-cast concrete. Additionally, to provide more visual interest; ComEd is proposing to incorporate ribbed architectural metal accents into the enclosure facade. The vertical ribbed architectural metal accents will create projections from the enclosure's surface, adding visual interest plus depth and shadow, breaking up the length of each facade and complementing the vertical patterning of the concrete.

***Fencing***

- The plans identify an 8' tall palisade fence along the northeast frontage adjacent to the Pace facility driveway and along the Pembroke Avenue frontage (to the existing palisade fence installed in 2020 around the southeast equipment enclosure). The specifications for this fence provides for a palisade fence with a mesh backing which is, at 94% opaque, essentially solid.

- The balance of the site will have a 7' chain link fence plus 1' Y-shaped barbed wire surrounding it. The fence expansion consists of both a replacement of the fence around the substation's existing footprint (excluding the palisade fence around the equipment enclosure installed in 2020) and an expansion of the fence line into the northeastern corner of the property. The new fence installed around the substation's existing footprint will largely follow the existing fence line.

- The chain-link fencing with barbed wire is required to meet the security mandates noted in the petitioner's materials especially in light of the targeted types of attacks that have been documented recently in the news.

***Vehicular & Access and Circulation***

- Main vehicular access to the site would be via the existing main curb cut off of Pembroke Ave at the south end of the site.

- Two additional curb cuts are proposed with the new equipment structure to allow direct access to better service the newly upgraded equipment.

- The substation will be operational 24 hours a day and 7 days a week. No full-time employees will work at the substation. The site will be gated and access limited to ComEd personnel only.

***Engineering***

- The Engineering Division has reviewed the proposed engineering, grading, and erosion control plans and find the plans acceptable. Sewer and water are proposed for the site for bathroom facilities and the fire pump house.

- Storm water control is being accounted for in the on-site detention basin.

- The site will be covered in 6" crushed stone except for the roadway internal to the site which will have 12" of stone.

***Landscaping***

- Landscaping around the substation as much as allowed given the site constraints and safety issues. All available green space will have trees, shrubs or turf grass.

***Exterior Lighting and Site Acoustics***

- No new light poles are proposed, but individual luminaires will be mounted on substation steel structures such as the static masts and equipment structure. The mounting heights vary from 6' to 30' and are intended to light up the structures and the site. The photometric plan indicates that the light levels will not exceed code and won't extend past the property lines.

- As required by Village Code, due to the fact that this project will include potential noise generators, the petitioner commissioned a noise study to identify noise impacts on the site from development. Village Code Section 7-8-3. Pollution, requires compliance with the performance standards as set forth in the Cook County Noise and Vibration Control Regulations, adopted November 1973, with amendments. The Cook County Environmental Control Ordinance, Article IX Noise and Vibration Control provides the noise emission limits based on maximum sound pressure levels (dB) along district boundaries.

- The noise study concluded that any sound emissions from the project will be in full compliance with the applicable statewide sound emission regulations. The study also notes that a primary current noise source at the project site is the I-90 high speed traffic during all hours of the day and night.

**SPECIAL USE – ZONING CODE SECTION 9-9-1-C-2**

The subject property is zoned M-1, Manufacturing District and "public utility and public service uses, including municipal" is listed as a special use in this district. The petitioner has provided a narrative describing the operations of the business and proposed site improvements.

Section 9-1-18-I of the Zoning Code (Standards for a Special Use) states: "No special use shall be recommended by the Planning and Zoning Commission unless said Planning and Zoning Commission shall find:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;

5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets; and

6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.

The petitioner has provided a response to the standards for a Special Use which is included in the packets.

## VARIATION AND WAIVERS

- The petitioner is requesting variations and waivers from code in order to develop the site:
    - A variation from Section 9-9-1-E to allow a building height of 66' instead of the permitted height of 45'.
    - A variation from Section 9-9-1-D-4 to permit a front yard setback of 16' instead of the permitted 30' for the equipment structure, a front yard setback of 26' instead of the permitted 30' for the pump house, and a front yard setback of 20' instead of the permitted 30' for the axillary transformers.
    - A variation from Section 9-3-3-C-3 to allow a fence to be installed in the front yard.
    - A variation from Section 9-3-3-B-1 to allow barbed wire fencing atop chain-link fencing.
    - A waiver from 10-5-3-K to allow the use of chain link fences.
- The maximum building or structure height in the M-1 District is 45'. The petitioner is proposing a building to be 66' in height. By allowing for a higher concentration of switchgear equipment under one roof, the equipment structure will provide additional and more reliable electrical output to surrounding non-residential and residential customers.
- Due to the unique configuration of the site, a setback variation is required to fit the necessary ground equipment and enclosure.
- The various fence waivers/variances are needed by the petitioner for security purposes and to meet federal regulations. With recent substation security breaches around the nation, the fencing as proposed is critical. The petitioner has extensively described these mandates and issues in their narrative.

## STANDARDS FOR VARIATION

Section 9-1-15 of the Zoning Code – *Standards for a Variation* - states that the Planning and Zoning Commission shall not recommend the adoption of a proposed variation unless it finds that the variation meets the Standards for Variations as set forth in the Zoning Code.

1. The Planning and Zoning Commission shall not recommend the variation of the regulations of the Code unless it shall first make a finding based upon the evidence presented to it in each specific case that:
    a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;
    b. The plight of the owner is due to unique circumstances;
    c. The variation, if granted, will not alter the essential character of the locality.
2. For the purpose of implementing the above rules, the Planning and Zoning Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence;
    a. The particular physical surroundings, shape of topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
    b. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification;
    c. The purpose of the variation is not based exclusively upon a desire to increase the value of the property;
    d. The alleged difficulty or hardship has not been based exclusively upon a desire to increase the value of property;
    e. 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; and
    f. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.
3. The Planning and Zoning Commission may recommend to the Village Board that such conditions and restrictions be imposed upon the premises benefited by a variation as may be necessary to comply with the standards set forth in this section to reduce or minimize the injurious effect of such variation upon other property in the neighborhood, and better to carry out the general intent of this Code.

The petitioner has provided a response to the Standards for a Variation in their application. If this request is approved, the variation ordinance would be granted to the property in perpetuity or until otherwise amended or dissolved by a future ordinance.

## RECOMMENDED CONDITIONS

***Motion #1:*** **Special Use and Preliminary and Final Site Plan Amendment for the ComEd Substation located at 2480 Pembroke Avenue**

1. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.

2. A waiver from 10-5-3-K to allow the use of chain link fences.

3. A performance guarantee based on an Engineers Estimate of Cost shall be submitted to the Village prior to issuance of a building permit.

4. A permit from the Metropolitan Water Reclamation District (MWRD) shall be provided prior to site construction commencing.

5. The following conditions relate to the site construction:
    a. A pre-construction meeting shall be conducted with the Village staff prior to construction commencing.

    b. Fire Department and emergency access to the property shall be maintained at all times. Petitioner shall make any adjustments on the site as needed for access as per direction by the Village.

    c. In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.

***Motion #2:*** **Variations from the Zoning Code** ***(Note: Variations can be considered as separate motions or combined into one motion; however, all variations must be considered and voted on by the PZC)***

1. A variation from Section 9-9-2 E to allow a building height of 66' instead of the permitted height of 45'.

2. A variation from Section 9-9-1-D-4 to permit a front yard setback of 16' instead of the permitted 30' for the equipment structure, a front yard setback of 16' instead of the permitted 30' for the pump house, and a front yard setback of 20' instead of the permitted 30' for the axillary transformers.

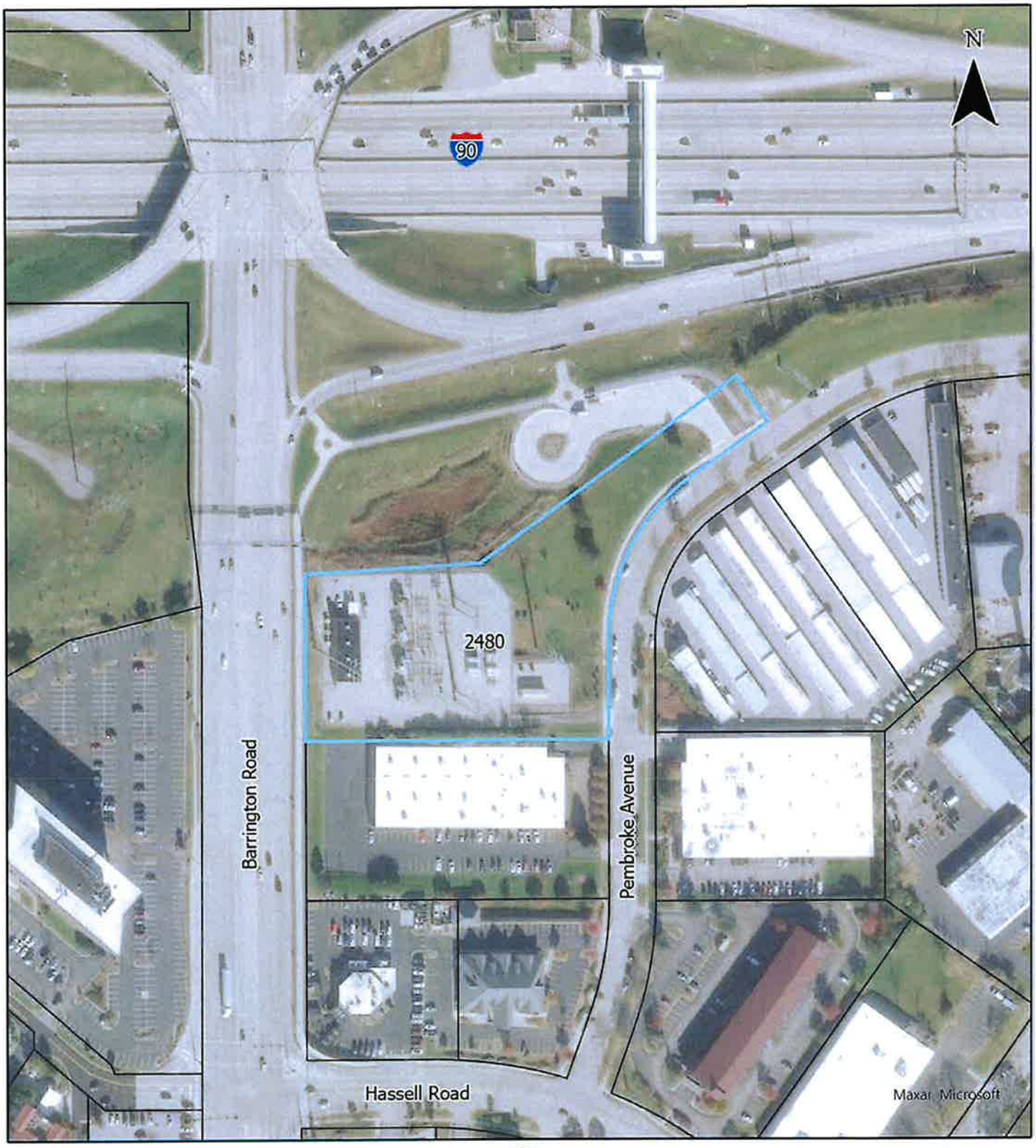
3. A variation from Section 9-3-3-C-3 to allow a fence to be installed in the front yard.

4. A variation from Section 9-3-3-B-1 to permit barbed wire on top of a fence.

Attachments: Location Map
Petitioner's Application and Supporting Documents

# 2480 Pembroke Avenue

PIN: 07-06-100-011-0000




## Legend

Subject Property

Parcels

Planning and Transportation Division
Department of Development Services
January 2023

# VILLAGE OF HOFFMAN ESTATES
# PLANNING AND ZONING
# GENERAL APPLICATION

**PROJECT NAME:** ComEd substation expansion project

**ADDRESS:** 2480 Pembroke Avenue

**PROPERTY INDEX NO.:** 07-06-100-011-0000

**PROPERTY ACRES:** 3.51 (approx) **ZONING:** M-1

**PROJECT DESCRIPTION:** New equipment shelter, pump house, auxiliary transformers, electrical equipment, fence replacement and expansion, landscaping and related improvements

**REQUESTS BEING MADE (check all that apply):**

| Application Type | Subtype | | Addendum |
|---|---|---|---|
| ☐ANX - Annexation | N/A | | N/A |
| ☐MSP - Master Sign Plan | ☐New<br>☐Amendment | | ☐Yes<br>☐No |
| ☐PLAT - Subdivision | ☐Non-Residential Preliminary<br>☐Non-Residential Final<br>☐Non-Residential Preliminary/Final | ☐Residential Preliminary<br>☐Residential Final<br>☐Residential Preliminary/Final | N/A |
| ☐PLAT – Other | Type _____ | | N/A |
| ☐RPD Amendment | N/A | | N/A |
| ☐REZ – Rezoning | From _____ to _____ | | ☐Yes<br>☐No |
| ■SPR - Site Plan Review | ☐Preliminary Concept<br>☐Preliminary | ☐Final<br>■Preliminary/Final | ■Yes<br>☐No |
| ☐SPA - Site Plan Amendment | ☐Staff Review<br>☐Administrative Review | ☐Minor Amendment<br>☐Major Amendment | ☐Yes<br>☐No |
| ■SU – Special Use | ■Listed Use (please list)<br>public utility use | ☐Use Not Cited (please list)<br>_____ | ■Yes<br>☐No |
| ☐TA - Text Amendment | ☐Subdivision Code<br>☐Zoning Code | ☐Other (please list)<br>_____ | N/A |
| ☐VAR – Variation | ■Non-Residential<br>☐Residential<br>☐Sign | | ■Yes<br>☐No |

## I. Owner of Record

| c/o Shemeka Wesby | | Commonwealth Edison Company | |
|---|---|---|---|
| Name | | Company | |
| Three Lincoln Centre | | Oakbrook Terrace | |
| Street Address | | City | |
| Il | 60181 | 779-231-1498 | shemeka.wesby@comed.com |
| State | Zip Code | Telephone Number | Email |

## II. Applicant (if not the owner)

| | | | |
|---|---|---|---|
| Name | | Firm/Company | |
| Street Address | | City | |
| State | Zip Code | Telephone Number | Email |

Applicant's relationship to property: _____

## III. Authorized Agent on Behalf of the Owner of Applicant or (Contact Person/Project Manager)

| Scott Saef | | Sidley Austin LLP | |
|---|---|---|---|
| Name | | Firm/Company | |
| One South Dearborn | | Chicago | |
| Street Address | | City | |
| IL | 60603 | 312-853-4159 | ssaef@sidley.com |
| State | Zip Code | Telephone Number | Email |

## IV. Owner Consent for Authorized Representative

It is required that the **property owner or designated representative** be at all requests before the Planning and Zoning Commission (PZC). During the course of the meeting, questions may arise regarding the overall site, site improvements, special conditions to be included in a PZC recommendation, etc. The representative present must have knowledge of the property and have the authority to make commitments to comply with any and all conditions included in the PZC recommendations. Failure to have the owner or designated representative present at the meeting can lead to substantial delays in the hearing process. **If the owner cannot be present at the meeting, the following statement must be signed by the owner:**

I understand the requirement for the owner or an authorized representative to be present at the meeting with full authority to commit to requests, conditions and make decisions on behalf of the owner. I hereby authorize the following person(s)/firm(s) to act on my behalf and advise that he/she has full authority to act as my/our representative.

| Scott Saef, Sidley Austin LLP | David Alvarez, ComEd |
|---|---|
| Name/Firm | Name/Firm |
| Erik Schilling/Christina Deuchler, ComEd | Ross Kaplan (Burns); Chris Hanchett (V3) |
| Name/Firm | Name/Firm |

Owner Signature

Shemeka Wesby

**Print Name**

## IV. Acknowledgement(s)

- Owner, applicant and authorized representatives may include other team members (consultants, brokers, tenants, etc.) that may be called upon to present at public meetings before the Planning and Zoning Commission and Village Board.

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.

- Planning and Zoning Commission members and Village Staff often conduct inspections of subject site(s) as part of the pre-hearing review of requests. These individuals will be carrying official Village identification cards that can be shown upon request.

**The Owner and Applicant,** by signing this Application, certify to the correctness of the application and all submittals.

Owner's Signature: _____

Owner's Name (Please Print): Shemeka Wesby

Applicant's Signature: _____
(If other than Owner)

Applicant's Name (Please Print): _____

Date: _____

## IV. Application and Document Submittals

All required application materials should be submitted to the Planning & Transportation Division in electronic format via email to planning@hoffmanestates.org. Staff will notify the applicant if full size plan submittals are also required for a particular project review. Submittal requirements can be found in Subdivision Code, Section 10-6 of the Village's Municipal Code.

All applications fees must be paid before the Planning and Zoning Commission can hear any case.

Please contact the Planning & Transportation Division with any questions:

Email: planning@hoffmanestates.org.
Address: 1900 Hassell Road
Hoffman Estates, IL 60169
Phone: (847) 781-2660

# VILLAGE OF HOFFMAN ESTATES
# PLANNING AND ZONING COMMISSION
# SITE PLAN ADDENDUM – NON-RESIDENTIAL

☐ *Amendment* ☐ *Concept* ■ *Preliminary* ■ *Final*

## I. DESCRIPTION OF PROJECT:

A. **ATTACH A NARRATIVE FOR THE PROPOSED PROJECT ON A SEPARATE SHEET**

✓ Article 10-6 of the Subdivision Code details the application process and required submittal documents. For relevant items, provide detailed information as part of the project narrative.

B. Total Number of Buildings: 2

C. Total Gross Floor Area: 10,677 (new) square feet

D. Height of tallest building (including antennas, hvac, etc.): 66 feet

E. With respect to this project's compatibility with adjacent land uses, address the following in the Project Narrative: Building Scale, architectural Materials, Coordinated Color Scheme, Existing and Planned Areas of Visual Interest, Design Concept and Relationship of Building Materials to one another.

F. Estimated start of construction: Late fall 2022

G. Estimated time to complete development: Year end 2024
Attach a phasing schedule, if applicable.

H. Does the property contain flood plain lands or wetlands? Yes ☐ No ■
If yes, please address as part of the narrative.

I. Is there any historical or archeological significance to the existing structures or features of this site or the surrounding sites? Yes ☐ No ■
If yes, please address as part of the narrative.

J. Are there any endangered, threatened, or unique plants or animals located in or near the area?
Yes ☐ No ■
If yes, please address as part of the narrative.

## II. OPERATIONAL CONSIDERATIONS

A. Anticipated hours of operation: 12 am am/pm to 12 am am/pm

B. Anticipated number of employees: 0 total _____ per shift _____ number of shifts

C. Estimated number of customers: 0 daily _____ peak hour

D. If there is any additional information about the proposed development or its operation that may affect the site development, address as part of the narrative.

## III. FINANCIAL CONSIDERATIONS

A. Estimated annual gross sales of general merchandise subject to sales tax for this project (includes 1% local share of state tax and 1% home rule tax):

| Gross Sales (General) | | Tax Rate | | General Sales Tax |
|---|---|---|---|---|
| | X | 2% | = | $ |

B. Estimated annual gross sales subject to food and beverage (F & B) tax for this project (food prepared on premises and alcoholic beverages consumed on premises). See article 13-7 of the Hoffman Estates Municipal Code for detailed definition:

| Gross Sales (F & B) | | Tax Rate | | F & B Tax |
|---|---|---|---|---|
| | X | 2% | = | $ |

C. Estimated Annual Hotel Tax: 365 Days X

| Estimated Average Room Rate | | Number of rooms | | Occupancy Percentage | | 365 Days | | Tax Rate | | Hotel Tax |
|---|---|---|---|---|---|---|---|---|---|---|
| | X | | X | | X | | X | 6% | = | $ |

D. Other tax/revenue:
(Entertainment tax = 6%, etc.)

| | | Rate | | Tax |
|---|---|---|---|---|
| | X | | = | $ |

E. Estimated Annual Telecommunications (TC) Tax:

| Estimated Yearly Phone Bill | | Tax Rate | | TC tax |
|---|---|---|---|---|
| | X | 6% | = | $ |

F. Current assessment of the property: $271,714 (2022 proposed)

G. Estimated value of Construction: Approx $23 mm hard costs (not including electrical equipment work)

**H.** Will this project result in any unusual expenditure of public funds or requirements for public services in anyway? ☐ Yes ■ No

If yes, please address as part of the narrative.

## IV. TRAFFIC CONSIDERATIONS

### A. Parking

**1.** Total number of parking spaces to be provided:

Employees: 0 Customers/ Visitors: _____ Handicapped: _____ Total: _____

**2.** When is the peak parking period for this project?
(unmanned)

**3.** Will this project share parking spaces with other businesses? ☐ Yes ■ No

If yes, please address as part of the narrative.

### B. Traffic

**1.** Estimated number of vehicles entering and exiting this site during the peak one hour period between 4:00 p.m. and 6:00 p.m. n/a

**2.** Will there be any other peak traffic times for this project? ☐ Yes ■ No

If yes, give the time(s) of day and traffic volume: _____

**3.** Will this project contain a drive through? ☐ Yes ■ No

If yes, the project narrative should address order processing time, projected stacking demand, and other details to explain the operation.

### C. Deliveries

**1.** The project plan submittal should include turning templates to show all routes to be used for making deliveries to and from site. Is this plan included? ☐ Yes ■ No

**2.** How often will deliveries be made on site? (not applicable - unmanned)

**2.** What is the frequency and time period expected for deliveries? n/a

3. What is the largest delivery vehicle to be used and its size?

| Vehicle Type | Size | check |
|---|---|---|
| Single Unit truck | 30 ft. | ☐ |
| Intermediate Semitrailer | 50 ft. | ☐ |
| Large Semitrailer | 55 ft. | ☐ |
| Other | | ☐ |

If the delivery truck used fits into the "Other" category, please specify type, size and turning radius: _____

_____

D. Any additional site related traffic information not covered above? ☐ Yes ■ No
If yes, please address as part of the narrative.

## V. RECYCLING AND GREEN INITIATIVES

A. Article 9 of The Municipal Code of the Village of Hoffman Estates requires that businesses maintain an effective recycling program. Address any unique recycling plans as part of the project narrative.

B. The Village supports and promotes sustainability. Please address any planned green or sustainability initiatives as part of the narrative.

C. Do you anticipate submitting this project for LEED certification (or any other similar certifications)? ☐ Yes ■ No
If yes, please address as part of the narrative.

## VI. GENERAL CONSIDERATIONS

A. Please list examples of similar uses (including name and location) in the area that can be used for comparison by the Village:

1. Existing substation - same location
2. Additional existing Village substations
3. _____

B. Will this project contain any noise generators that will adversely affect surrounding areas?

Yes ☐ No ■
If yes, please address as part of the narrative.

**C.** Is there anything included in this project that may be sensitive to surrounding noise generators?

Yes ☐ No ■

If yes, please address as part of the narrative.

**D.** Do you intend to apply for a liquor license? ☐ Yes ■ No

If yes, please contact the Village Clerk's Office at 847.781.2625

**E.** Will this project contain a cafeteria or food service area (in order to determine applicability of a sewer and water surcharge)? Yes ☐ No ■

If yes, please address as part of the narrative.

**F.** In the project narrative, please list and explain anything involved in this project that is not covered in this application that should be brought to the Village's attention. Also address any rare or unusual circumstances or needs related to this project.

Please contact the Planning Division with any questions:


| | |
|---|---|
| Email: | planning@hoffmanestates.org |
| Address: | 1900 Hassell Road<br>Hoffman Estates, IL 60169 |
| Phone: | 847.781.2660 |
| Fax: | 847.781.2679 |

# VILLAGE OF HOFFMAN ESTATES
# PLANNING AND ZONING COMMISSION
# VARIATION ADDENDUM

■ *Commercial* ☐ *Residential* ☐ *Sign*

***REQUIRED SUBMITTALS***

■ General Application

■ Variation Hearing Fee: (Checks payable to the Village of Hoffman Estates)
Commercial: $500.00 per Variation*
Residential: $175.00
Sign: $500.00 per Sign

■ Legal Description
(Typically found on a tax bill, survey, mortgage documents or deed)

■ Current Plat of Survey drawn to scale showing the proposed improvement(s) and distance(s) from existing structures and property lines. For sign variations, ALL signs should be shown and labeled on the plat including the sign(s) for which the variation is being requested.

■ A scale drawing of the floor plan and elevations, including windows and door locations.

■ A Project Narrative detailing the variation request including whether there are other options that would not require a variation, proposed construction materials, whether removal/relocation of trees, utilities will be required and the estimated total project cost. Include any relevant plans, documents, photos to support the request.

☐ If any part of your existing and/or proposed use is located in any part of a utility easement, written release(s) from the Village or utility company may be required; contact the Planning Division for information.

☐ **For residential variations only:** You are encouraged to discuss your variation request with your neighbors and have them a Statement of Awareness acknowledging their awareness of your proposal. Statement of Awareness forms can be found on the Village's Planning Documents & Applications webpage or can be provided by Staff.

* ***Some commercial requests require the posting of a notification sign(s) on the property 10 days before the Planning & Zoning Commission hearing and removal of the sign(s) 10 days after final Village Board action. Should your request require a notification sign, the specific requirements will be provided by Planning Staff.***

**Zoning Code Section 9-1-15-C-2 of the Municipal Code requires that** the Planning and Zoning Commission shall, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence. **(Respond to each standard as it applies to your request either below or address on a separate sheet)**

1. The particular physical surroundings, shape of topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

See attached as part of application addendum

2. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification.

See attached as part of application addendum

3. The purpose of the variation is not based exclusively upon a desire to increase the value of the property.

**See attached as part of application addendum**

4. The alleged difficulty or hardship has not been based exclusively upon a desire to increase the value of property.

**See attached as part of application addendum**

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.

See attached as part of application addendum

6. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.

See attached as part of application addendum

# VILLAGE OF HOFFMAN ESTATES
# PLANNING AND ZONING COMMISSION
# SPECIAL USE ADDENDUM

***REQUIRED SUBMITTALS:***

- ☐ General Application
- ☐ $500 Special Use hearing fee/$750 for "All Other Uses"
- ☐ Legal Description
  Typically found on a tax bill, survey, mortgage documents or deed
- ☐ Current Plat of Survey drawn to scale
- ☐ A scale drawing of the floor plan and elevations, including windows and door locations.
- ☐ A Project Narrative detailing the use, hours of operation, parking demand, etc. Provide relevant plans, studies, and any other documents to support the request.
- ☐ A written response to each of the Standards for a Special Use (see below).

*You are responsible for posting a notification sign(s) on your property 10 days before the Planning & Zoning Commission hearing and removing the sign(s) 10 days after final Village Board action. Specific requirements will be provided by Planning Staff.*

**No special use shall be recommended by the Planning and Zoning Commission unless said Commission finds that adequate evidence is provided to meet the Special Use Standards. (Respond to each standard as it applies to your request either below or address on a separate sheet)**

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

See attached as part of application addendum

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

See attached as part of application addendum

3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

See attached as part of application addendum

4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;

See attached as part of application addendum

5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets; and

See attached as part of application addendum

6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.

See attached as part of application addendum

**Village of Hoffman Estates – Zoning Request Application Addendum**

Executive Summary

For many years, Commonwealth Edison Company ("ComEd") has owned and operated an electrical substation (the "Substation") in the Village of Hoffman Estates (the "Village") at 2480 Pembroke Avenue (the "Property").

In order to enhance ComEd's provision of reliable electrical service in and around the Village and surrounding areas -- an enhancement supporting in particular larger power users -- ComEd intends to construct the following:

- a new equipment structure (the "Equipment Structure") and a pump house accessory to the Equipment Structure providing fire protection support (the "Pump House").

- upgraded Substation exterior fencing (the "Fence Expansion") required by a nationwide response to federal security directives extending northward along the property lines to encompass the Equipment Structure and Pump House improvements along with related Electrical Equipment (as defined below).

- two auxiliary transformers on concrete pads (the "Auxiliary Transformers") adjacent to the Equipment Structure and to the northeast additional electrical equipment supporting the Equipment Structure and related transmission facilities (the "Electrical Equipment").

- an enlarged Substation detention basin ("Detention Basin Expansion") in the property's southeast quadrant along Pembroke Avenue, necessitating a slight modification of the fenced area for the Substation's southeastern equipment enclosure installed in 2020-2021, with its eastern fence line to be moved to the west an increased distance of about 15' farther away from Pembroke Avenue.

Collectively, the Fence Expansion, the Equipment Structure, the Pump House, the Auxiliary Transformers, the Electrical Equipment and the Detention Basin Expansion constitute the "Project" which is being carried out at the Substation, located in the M-1 zoning district. Upon completion of the Project, the Substation will be fully modernized with increased capacity, improved reliability and upgraded security (contributing to reliability enhancement).

ComEd most recently improved the Substation in 2020-2021 following the Village's site plan approval allowing for installation of an equipment enclosure of approximately 480 square feet and three smaller transformers surrounded by an 8-foot-tall palisade-style security fence in the southeastern corner of the Property. New landscaping in and around this enclosure and its adjoining detention basin was implemented in connection with this earlier project.

As part of the current Project, ComEd plans additional significant landscaping where possible on the Property, particularly focused (i) in and around the Detention Basin Expansion; (ii) along the Pace entryway (anticipating this feature to be a vehicular and pedestrian gateway to future development south of Pembroke Avenue as contemplated by the Village's recently adopted Barrington Road I-90 Sub Area Plan); and (iii) along Pembroke Avenue's northern parkway where

parkway trees do not currently exist. Added to the robust plantings implemented in 2020-2021 will be 15 new trees and 64 new shrubs which at full maturity will provide where feasible an aesthetic softening of views of the Substation from Pembroke Avenue, the driveway to the Pace facility and the pedestrian walkway to and from the Pace facility.

Summary of land use approvals requested

To facilitate the Project, ComEd is requesting that:[1]

(1) a variation from the 45-foot height limit in the Village Zoning Code (the "Zoning Code") be approved to allow for construction of the Equipment Structure to a maximum height of 66 feet (measured to the top of the rooftop mechanical equipment screening);

(2) a variation from the Zoning Code be approved to allow for a front yard setback of 16 feet as opposed to 30 feet to allow ComEd to construct the Equipment Structure (at a setback of 16 feet from the Property's eastern lot line along Pembroke Avenue), the Pump House (at a setback of approximately 26 feet from the eastern lot line), and (iii) the Auxiliary Transformers (at a setback of approximately 20 feet from the eastern lot line);

(3) a variation from the Zoning Code be approved to facilitate ComEd's installation along limited visibility portions of the Substation's fence line *other than* those facing Pembroke Avenue a 7-foot-tall black chain-link fence plus 12" of "Y"-shaped barbed wire, plus 9 posts which are 16 feet tall supporting the fence and other security functions (note that an 8-foot-tall essentially solid ornamental metal palisade fence with mesh backing will be installed (i) on the Substation's northeast fence line facing the Pace facility driveway and (ii) along Pembroke Avenue reaching from the northeastern portion of the Substation south to the existing palisade fence installed in 2020-2021 around the southeast equipment enclosure);

(4) a site plan for the Project be approved under the Village Subdivision Code (the "Subdivision Code"); and

(5) a special use amendment for the Project be approved given that public utility uses are a special use in the M-1 zoning district.

As a regulated public utility and given that the Project relates to core aspects of the electrical grid, ComEd respectfully suggests that the Village's land use authority may not apply to the company's implementation of the Project at its Substation. Nonetheless, ComEd has voluntarily submitted this request in an effort to work on its project cooperatively with the Village. Further, note that, for reference, several transmission and distribution structures, lightning masts and other electrical equipment (e.g., transformers, breakers, bus structures, etc.) -- comprising the Electrical Equipment -- may be placed within the Substation (including exterior to the Equipment Structure) as part of the work on the Project. As these structures relate to core ComEd transmission

[1] ComEd acknowledges that it is also possible that a zoning variation may be needed for the placement of an enclosure fence used for security purposes closer to the front lot line than the front of the Equipment Structure, but this is not clear based on recently enacted Zoning Code amendments.

and distribution facilities falling typically under Illinois Commerce Commission regulation, they are not included in the subject variation and site plan approval requests but are noted here as part of the Project and on the attached plans for reference.

Detailed Project Narrative

### *A. The Equipment Structure's role in and contribution to ComEd's electrical grid*

The planned Equipment Structure at ComEd's Substation is part of the company's initiative to implement physical infrastructure which will support increased reliability and capacity of the electrical grid in and around the Village. Constructing the Equipment Structure will reinforce ComEd's existing 138 kV transmission system, allowing for improved grid reliability, while also creating space for additional capacity-enhancing infrastructure in the future. Part of the function of the Equipment Structure will be to enhance Substation activities which support larger customer projects, including the new Microsoft data center being constructed on Lakewood Boulevard in the Village (the "Microsoft Data Center").

The Equipment Structure is designed to encompass newer technology which allows for a greater concentration of switchgear equipment in a smaller area. This means ComEd will be able to install sufficient equipment to meet capacity demands within the small footprint of the Equipment Structure, rather than needing to dramatically expand the size of the Substation or even the Structure itself to fit an equivalent amount of conventional switchgear equipment. The Equipment Structure allows switchgear and other electrical equipment to be installed largely within a building offering both security and reliability benefits—such as wildlife and weather protection—and aesthetic benefits over the development of outdoor switchgear equipment.

By allowing for a higher concentration of switchgear equipment under roof, the Equipment Structure will provide additional and more reliable electrical output to surrounding non-residential and residential customers. In addition, the increased electrical capacity from the Project over time will benefit the Village by facilitating and catalyzing development of industrial and commercial uses with high electricity demands, contributing to the Village's attraction of new economic investment and job growth.

### *B. Fence Expansion to protect the Substation and Equipment Structure*

The proposed Fence Expansion at the Substation is being undertaken at a critical infrastructure site (which includes substations such as this one comprising the electrical grid) as required by the Federal Energy Regulatory Commission ("FERC") and the North American Electric Reliability Corporation ("NERC"). FERC is the federal agency that regulates the interstate transmission of electricity, and it oversees NERC in the United States. Both FERC and NERC regulate ComEd's activities and impose obligations on ComEd with regard to securing the bulk power system.

In February 2013, President Obama issued Presidential Policy Directive 21 ("PPD-21"), which established national policy on critical infrastructure security and resilience.[2] PPD-21 identified energy and communications systems (among other things) as uniquely critical due to the enabling functions they provide across all critical infrastructure sectors, and it required federal

[2] *See* Presidential Policy Directive, "Critical Infrastructure Security and Resilience," Presidential Policy Directive-21, February 12, 2013, available at https://obamawhitehouse.archives.gov/the-press-office/2013/02/12/presidential-policy-directive-critical-infrastructure-security-and-resil

departments and agencies to implement the directive. Following the April 2013 "Metcalf" sniper attack on a transmission substation near San Jose, California, FERC started official regulatory proceedings which resulted ultimately (as explained below) in the promulgation of NERC's CIP-014 mandatory physical security standards.

In March 2014, as part of its ongoing oversight of the bulk power system, FERC ordered NERC to submit proposed reliability standards requiring transmission owners meeting certain criteria to take steps or demonstrate that they have taken steps to address physical security risks and vulnerabilities related to the reliable operation of the electric power grid.[3] On May 23, 2014, NERC filed with FERC (as it was mandated to do by federal law) its proposal for mandatory physical security standards.[4] This reliability standard (Physical Security) requires transmission owners or operators to perform a risk assessment of their systems to identify critical facilities (including transmission substations), evaluate the potential threats and vulnerabilities to those identified facilities, and develop and implement a security plan designed to protect against physical attacks on those identified critical facilities. On November 20, 2014, FERC approved the proposed standard, with minor changes, as NERC's new Physical Security Reliability Standard (CIP-014-1).[5] FERC approved a revised version of the standard (CIP-014-2) on July 14, 2015.[6] FERC's order ("FERC Order 802") made these physical security obligations compulsory.

With oversight by FERC, NERC has the authority to develop, oversee, and enforce implementation of the CIP-014-2 Physical Security Reliability Standard. The stated purpose of NERC's Physical Security Reliability Standard is to "protect transmission stations and transmission substations, and their associated primary control centers, that if rendered inoperable or damaged as a result of a physical attack could result in instability, uncontrolled separation, or cascading within an interconnection."[7] This standard applies to transmission owners, including ComEd, that own transmission substations meeting certain criteria.[8] The Fence Expansion as it has been designed is part of a consistent security plan being carried out by Exelon (ComEd's parent company) public utilities nationwide—of which ComEd is one—pursuant to NERC (and FERC) mandatory requirements as explained herein.

CIP-014-2 is one of NERC's mandatory and enforceable reliability standards. This standard is enforced by NERC under a penalty review policy for mandatory reliability standards approved by FERC, and it is subject to FERC's enforcement authority and oversight under the Energy Policy Act of 2005.[9] FERC certified NERC as the electric reliability organization in

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[3] *Reliability Standards for Physical Security Measures*, 146 FERC ¶ 61,166 (Mar. 7, 2014).
[4] NERC, Petition of the North American Electric Reliability Corporation for Approval of Proposed Reliability Standard CIP-014-1, May 23, 2014, http://www.nerc.com/FilingsOrders/us/NERC%20Filings%20to%20FERC%20DL/Petition%20-%20Physical%20Security%20CIP-014-1.pdf
[5] *Physical Security Reliability Standard*, 149 FERC ¶ 61,140 (Nov. 20, 2014).
[6] *N. Am. Elec. Reliability Corp.*, FERC Docket No. RD15-4-000 (July 14, 2015) (delegated letter order) (approving Reliability Standard CIP-014-2).
[7] NERC, CIP-014-2 – Physical Security, *available at* https://www.nerc.com/_layouts/15/PrintStandard.aspx?standardnumber=CIP-014-2&title=Physical%20Security&Jurisdiction=United%20States
[8] *Id.*
[9] *Rules Concerning Certification of the Electric Reliability Organization; and Procedures for the Establishment, Approval, and Enforcement of Electric Reliability Standards*, 123 FERC ¶ 61,046 (Apr. 17, 2008).

accordance with Section 215 of the Federal Power Act on July 20, 2006.[10] NERC has authority to monitor compliance with its reliability standards and impose penalties for non-compliance.[11]

In sum, the Fence Expansion at the Substation is being implemented in accordance with FERC and NERC requirements. This aspect of the Project implements a mandatory federal reliability requirement for electric transmission owners to protect transmission substations.

In recent months, the security concerns addressed by the Fence Expansion have become particularly acute due to a number of alarming and damaging attacks on electric substations throughout the country. On December 3, 2022, two substations in Moore County, North Carolina were severely damaged by targeted gunfire attacks, leading to power outages for 45,000 residential and business customers, many of which were left without power for up to five days. A county-wide nightly curfew was put into place due to the power outage and local schools were closed for four days.[12] Additionally, a number of targeted substation attacks occurred in late 2022 in Washington and Oregon,[13] including the break-in and vandalization of four substations in the Tacoma, Washington area on Christmas Day which left up to 14,000 customers without power for most of the day.[14]

To meet the security mandates described above in light of, in part, the targeted types of attacks described, Exelon created a standardized list of security requirements for implementation by all of its public utility subsidiaries, including ComEd. In turn, ComEd was required to initiate security improvement projects at each substation consistent with the Exelon Security Standards, all to adhere to the goals committed to by the electric energy subsector and the security plan components approved by FERC Order 802. Exelon's security standards have six stated design goals: (1) Deter; (2) Delay; (3) Detect; (4) Assess; (5) Communicate; and (6) Respond. The planned Fence Expansion at the Substation implements the first three security goals – Deter, Delay and Detect.

To meet the "Deter" and "Delay" security requirements described above, Exelon, reflecting industry best practice, requires where possible the installation of fencing with outriggers installed on top of the fence. The outriggers must hold one foot of barbed wire using a "Y"-shaped configuration. Accordingly, the non-street-facing portion the Fence Expansion will consist principally of a black chain-link metal fence, 7 feet in height plus 12" of "Y"-shaped barbed wire (with nine 16-foot-tall posts total supporting both the chain-link and palisade portions of the fence and other security functions). On the Substation's northeastern fence line facing the Pace facility driveway and eastern fence line along Pembroke Avenue (both of which are "public facing"), the

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[10] *North American Electric Reliability Corporation*, 116 FERC ¶ 61,062 (2006)

[11] *See* 16 U.S.C. § 824o(e)(1); 18 C.F.R. 39.7.

[12] *See, for example*, CNN.com, *Investigators are zeroing in on two possible motives centered around extremist behavior in NC power stations attacks, sources say*, December 7, 2022, *available at* https://www.cnn.com/2022/12/07/us/power-outage-moore-county-investigation-wednesday/index.html

[13] *See, for example*, OPB.org, *String of electrical grid attacks in Pacific Northwest is unsolved*, December 8, 2022, *available at* https://www.opb.org/article/2022/12/08/string-of-electrical-grid-attacks-in-pacific-northwest-are-unsolved/

[14] *See, for example*, CBSNews.com, *Four power substations vandalized in Washington, knocking out power for at least 14,000*, December 26, 2022, *available at* https://www.cbsnews.com/news/power-outages-tacoma-washington-substations-vandalized-pierce-county/

Fence Expansion will consist of an 8'-tall black palisade-style fence with expanded metal backing which is essentially solid. The Fence Expansion will replace the Substation's existing fence which is primarily chain-link fencing 6 feet in height plus 12" of inward-facing barbed wire, although sections of the existing fence are approximately 8 feet in height plus 12" of inward-facing barbed wire.

To meet the "Detect" security requirement described above, the Fence Expansion will also include the aforementioned nine taller security posts, upon which are mounted certain security cameras fixed on the fence line and critical pieces of electrical infrastructure. These security posts work together with the fence and barbed wire as a comprehensive security system, and they are particularly important for real-time visual detection of potential substation security concerns. It should be noted that the Equipment Structure will also help mitigate any such shooting attacks, given it will provide an extra layer of protection for the electric equipment contained within.

Importantly, installation of barbed wire increases the delay time for any attempted fence climb-over, which is a critical security concern along the Substation's northwestern, western, and southern fence lines where climb-overs pose an increased concern due to the limited visibility of the various property lines lying away from Pembroke Avenue and the Pace facility driveway (by contrast, potential threats may be detected more readily along Pembroke Avenue and the Pace facility driveway given regular vehicular and pedestrian activity in these areas). This delay has been proven in prior tests, and has been confirmed by ComEd security consultants retained by the company to evaluate the sufficiency of the upgraded fencing at critical infrastructure sites such as this type of substation. The empirical data has proven that outward-facing barbed wire in particular delays a climb-over threat by several seconds. A "Y"-shaped configuration further mitigates climb-over threats, in part because potential intruders typically need additional tools to attempt to compromise the barbed wire and the transport by intruders of such tools allows for more rapid threat detection. In the security world, seconds can be the difference between, on one hand, detection and assessment through on-site cameras and other surveillance methods or, on the other hand, a security operations employee missing an unauthorized intruder. This is particularly true for the Substation, where much of the existing critical equipment is *not* situated within a building (even after construction of the Equipment Structure).

Exelon and ComEd's mandate for barbed wire, reflective of expectations adopted by the U.S. Department of Defense for its own facilities, is mission-critical for safeguarding the Substation from unauthorized access. Prevention of unauthorized entry not only mitigates the risk of injury or death, but also safeguards the reliability of the power supply in and around the Village.

### *C. Site Plan*

As can be noted on the Site Plan provided with this application, the Equipment Structure is a fairly simple improvement which is 139 feet long, 75 feet wide, and just over 65 feet tall to the top of its (screened) rooftop mechanical equipment. Given the Property's space restraints, the Equipment Structure will be placed in an appropriate location which both avoids existing Substation infrastructure (both above and below ground) and provides sufficient room for ComEd utility vehicle and employee access on all sides. The Equipment Structure will therefore be set back approximately 32 feet from the Property's northwestern lot line abutting the vehicular use

area of a Pace kiss-and-ride facility and approximately 16 feet from the eastern lot line along Pembroke Avenue. The Equipment Structure will feature a low-profile design blending in with surrounding equipment at the Substation and with the adjoining northern retaining wall, with precast concrete wall panels featuring a subtle oblique pattern achieved through architectural sandblasting of the precast concrete panels, with vertical ribbed architectural metal accents. The Equipment Structure will be supported by steel beams and columns and a roof of metal decking. Rooftop mechanical equipment will be screened by metal material.

Additional Project components include construction of the small Pump House for fire protection purposes (a 12-foot-tall, accessory structure likely to be of precast concrete construction just to the south of the Equipment Structure and approximately 26 feet from the Property's eastern lot line), installation of the Auxiliary Transformers (two pieces of smaller electrical infrastructure on concrete pads, also located just south of the Equipment Structure), and installation of the Electrical Equipment. Each of these additional components is also designed to be unobtrusive and blend in with existing Substation infrastructure.

The Fence Expansion consists of both a replacement of the fence around the Substation's existing footprint (excluding the palisade fence around the equipment enclosure installed in 2020) and an expansion of the fence line into the northeastern corner of the Property. The new fence installed around the Substation's existing footprint will largely follow the existing fence line (except in the northeast area of the Substation where the new fence will be "pushed out" to encompass the area of the Equipment Structure). Setbacks are indicated on the Site Plan. A gravel apron of approximately 3 feet is extended outside the fence line for security purposes (to prevent potential intrusions through "dig under" activities). As part of the Fence Expansion, certain concrete aprons will be added at gate locations, a new card reader will be installed on the Substation property just east of the main gate and Substation lighting, particularly at the gates, will be enhanced.

For the final component of the Project, ComEd will implement the Detention Basin Expansion, enlarging the detention basin in the southeast corner of the Property in order to support the increased amount of impervious area at the Substation. As part of the Detention Basin Expansion, most of the eastern fence line of the palisade-style equipment enclosure fence installed in 2020 will be moved westward approximately 15 feet (away from Pembroke Avenue) to accompany the enlarged detention basin. This new section of the 2020 equipment enclosure fence will continue to be 8 feet tall with a black palisade design, but now it will be set back approximately 65 feet from the Property's eastern lot line rather than the current 50 feet.

ComEd will also add significant new landscaping to the Substation focused in the area of the detention basin, along the Pace pedestrian path and along Pembroke Avenue. This landscaping will serve to screen parts of the Fence Expansion and improve the appearance of the Substation property when viewed from Pembroke Avenue or the Pace facility. In addition, significant new plantings are now proposed in and along the northeastern portion of ComEd's Substation Property, softening the substation's appearance from the Pace vehicular driveway and pedestrian walkway. In total, there are 15 newly proposed trees and 64 shrubs, ranging in mature height from 4 feet to 8 feet. Further, consistent with the goal of the Village to improve the pedestrian experience

adjacent to the Pace facility, ComEd intends to improve the parkway along Pembroke Avenue with a mix of new street trees, sumac plantings growing to 2 feet in height upon maturity and grass.

Variations

- ***Height Variation – Equipment Structure***, *Section 9-9-1(E) of the Zoning Code*: The maximum height of buildings in the M-1 district is 45 feet. ComEd is applying for a variation to construct the Equipment Structure, which is just under 66 feet in height.

- ***Setback Variation – Equipment Structure, Pump House, and Auxiliary Transformers***, *Section 9-9-1(D)(4) of the Zoning Code*: The minimum front yard setback in the M-1 district is 30 feet. ComEd is applying for a variation to construct the Equipment Structure, which is set back 16 feet from the Property's front yard line, the Pump House, which is set back 26 feet from the Property's front yard line, and the Auxiliary Transformers, which are set back approximately 20 feet from the Property's front yard line.

- ***Barbed Wire Variation – Fence Expansion***, *Section 9-3-3(B)(1) of the Zoning Code*: Barbed wire on top of fences is prohibited in the M-1 zoning district when there is adjacent developed property. ComEd is applying for a variation to build the Fence Expansion, which consists of a new chain-link fence with barbed wire on top (for the more remote portions of the fence located away from the Pace facility driveway and Pembroke Avenue) necessary to secure the Substation's electrical equipment.[15]

Site Plan Approval

- ***Site Plan Approval – Project***, *Section 10-1-2(A) of the Subdivision Code*: No development, redevelopment, or other improvements may be made to land within the incorporated limits of the Village until the Village has received and approved both preliminary and final site plan documents and supporting documents from the owner. ComEd is requesting approval of the site plan (preliminary and final) and supporting documents for the Project encompassed within this zoning request application.

Special Use Approval

- ***Special Use Approval – Project***, *Section 9-9-1-C-2-g of the Zoning Code*: ComEd is requesting approval of an amended special use for its public utility use which is being developed within the northeastern portion of the Substation property.

[15] As noted earlier, ComEd acknowledges that it is also possible that a zoning variation may be needed for the placement of an enclosure fence used for security purposes closer to the front lot line than the front of the Equipment Structure, but this is not clear based on recently enacted Zoning Code amendments.

## Standards for Variation

*Sec. 9-1-15(C)(1)(a): The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.*

Absent the requested variations, ComEd's Substation will not yield a reasonable return.

As noted above, if the height and setback variations are not available, due to the limited footprint of the Substation property, ComEd cannot construct the Equipment Structure and thus cannot house new switchgear equipment away from the elements. This would curtail the opportunity for increased electrical capacity (particularly for customers with larger power needs) and improved reliability, and serve as a disincentive to Substation modernization.

Equally important, ComEd's Substation will not yield a reasonable return if its equipment is not adequately secured. ComEd has followed federal directives and industry best practices in implementing the 7-foot-tall chain-link fence plus "Y"-shaped barbed wire that will comprise the portion of the Fence Expansion away from the Pace facility driveway and Pembroke Avenue. ComEd knows that a fence with barbed wire on top is its best first line of defense in limited visibility areas to protect its electrical equipment for the reliable operation of the Substation. The barbed wire advances important Delay and Deterrence objectives in areas away from public view.

*Sec. 9-1-15(C)(1)(b): The plight of the owner is due to unique circumstances.*

ComEd faces two unique circumstances which have caused it apply for these variations.

First, building the proposed Fence Expansion is linked to ComEd's unique need to meet the heightened security objectives of PPD-21 and FERC Order 802 and to implement electric utility industry requirements and best practices. ComEd is required to comply with these federal directives, which do not apply to typical property owners in the Village. These federal directives have only become more critical in the wake of very recent and severely damaging attacks on substations in North Carolina, Oregon and Washington.

Second, ComEd faces the singular circumstance of being a publicly regulated utility, which comes with the unique obligation to provide reliable electric power to the Village and surrounding communities using modern equipment and facilities. ComEd's obligation as a public utility extends to providing sufficient capacity for all users within the Village, which will require electrical capacity that ComEd is unable to serve without completion of the Project. Constructing the Equipment Structure to house new 138 kV switchgear equipment and installing additional components of the Project are both critical to ComEd's carrying out of this ongoing obligation.

*Sec. 9-1-15(C)(1)(c): The variation, if granted, will not alter the essential character of the locality.*

Neither the Fence Expansion nor the Equipment Structure and other Project components will alter the essential character of the locality. ComEd has operated the Substation on the Property for multiple decades, such that the Substation has long been part of the visual

vernacular on the west side of Pembroke Avenue, just east of the Barrington Road interchange with I-90. Neighboring properties to the Substation are all industrial properties, the character and functioning of which will not be affected by ComEd's Project.

Recognizing that the Village may redevelop portions of the Substation's neighborhood consistent with the stated goals and objectives of both the Barrington Road I-90 Sub-Area Plan (June 2021) (the "Sub-Area Plan") and the related Stonington & Pembroke Redevelopment Tax Increment Financing Redevelopment Plan and Program (September 2022) (the "TIF Plan" and, collectively with the Sub-Area Plan, the "Village Plans"), ComEd has proposed additional landscaping around its detention basin as well as an essentially solid palisade-style fence (without barbed wire) along the fence lines bordering the Pace facility driveway and Pembroke Avenue, each in order to improve the appearance of the Substation and meet the core connectivity goals of the Village Plans, including an improved pedestrian experience for those using the Pace facility and a prioritization of street trees and other sidewalk landscaping features (see p. 30-31 of the Sub-Area Plan).

Importantly, the Village Plans explicitly recognize the importance of continued investment in the Village's utility infrastructure generally and in the Substation specifically. The TIF Plan clearly points out that a key purpose of a Redevelopment Plan and Program is to promote the public health, safety and welfare by "improving existing public utilities..." (p. 11). Generally consistent with this mandate, Appendix B of the Sub-Area Plan recognizes that the ComEd Substation is considered a "permanent feature" in terms of future land use plans undertaken as envisioned by the Sub-Area Plan.

The Sub-Area Plan is focused on fostering redevelopment which is predominantly commercial/mixed use in nature with an emphasis on pedestrian connectivity, with future new predominantly-residential uses focused farther away from Pembroke Avenue to the south. ComEd's Substation improvements fit perfectly with these objectives and will "blend in" with this future vision. ComEd's Project proposes to achieve increased electrical capacity and reliability for commercial and industrial customers by moving the expanded substation capabilities under roof and away from the elements, immediately reducing external visual impacts. Once constructed, the proposed Equipment Structure holds space for system expansion which can be readily achieved without new land acquisition for a separate substation, which would likely be accompanied by more visually noticeable taller electrical infrastructure connecting such a new substation to the rest of the electrical grid.

ComEd is sensitive to the Village's balancing of multiple development goals—both increasing electrical capacity to accommodate the needs of larger commercial and industrial users while remaining sensitive to future redevelopment possibilities of the area around the I-90/Barrington Road interchange contained within the Village Plans. The variations requested for the Project are consistent with both goals.

Finally, perhaps pointing out the obvious, ComEd's construction of the Equipment Structure and related real estate improvements provides an immediate property tax revenue increase within the new TIF district a short time after Project completion, representing critical tax increment "seed money" newly available for the Village's execution of the TIF Plan.

*Sec. 9-1-15(C)(2)(a): The particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.*

The existing 45-foot M-1 district height limit does not include sufficient vertical space for ComEd to install new "under roof" 138 kV switchgear equipment to serve the Village's increasing electricity demands. The only feasible option for ComEd to serve this need is to extend the minimum height of the Equipment Structure to just under 66 feet in light of the unique configuration of the switchgear equipment and the structure housing it. If ComEd is not granted variations for the height and setback of the Equipment Structure and other Project components, then it will face the particular hardship of increased difficulty meeting its obligation as a regulated public utility to use state-of-the-art technology in providing sufficient and reliable electric power.

Additionally, ComEd must build the Fence Expansion with barbed wire away from the Pace facility driveway and Pembroke Avenue (consistent with the Substation's existing fence) in order to comply with the policy directives of a Presidential executive order addressing physical security at the country's critical infrastructure sites (which include substations comprising the electrical grid) and a FERC Order implementing the President's order. The Substation security upgrades also reflect industry-implemented best practice. If ComEd cannot build the Fence Expansion as proposed, it will also face the particular dual hardships of failing to comply with applicable federal directives and industry requirements and leaving the Substation (particularly its frontages less visible to the public) potentially more vulnerable to malfeasance.

*Sec. 9-1-15(C)(2)(b): The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification.*

As a public utility facility, ComEd's Substation is clearly distinguishable from other properties within the M-1 district. The Substation faces the unique condition of needing to provide stable and reliable electricity distribution within the Village (which is facilitated by installation of the Equipment Structure and auxiliary Project components) and to secure its high-voltage electricity equipment and facilities (which is facilitated by the Fence Expansion).

*Sec. 9-1-15(C)(2)(c): The purpose of the variation is not based exclusively upon a desire to increase the value of the property.*

This variation request is not based on ComEd's desire to increase the value of the Property. Rather, implementing the proposed Fence Expansion is linked to ComEd's unique need to meet the heightened security objectives of PPD-21 and FERC Order 802 and to implement electric utility industry requirements and best practices. If anything, implementing the Fence Expansion could conserve public resources because enhanced security for the Substation will deter potentially malicious intruders from causing disruptive power outages. The wide-ranging consequences of the recent North Carolina substation attacks mentioned above highlight this point.

Similarly, constructing the Equipment Structure and other Project components is meant to serve residents and electrical users by enhancing reliability and capacity, consistent with ComEd's obligations as a regulated public utility.

*Sec. 9-1-15(C)(2)(d): The alleged difficulty or hardship has not been created by any person presently having an interest in the property.*

No, the hardship has not been created by any person presently having an interest in the property.

The variation to build the Fence Expansion will allow ComEd to provide heightened protection and security consistent with federal and industry directives, with which ComEd is obligated to comply. The variations to build the Equipment Structure and other Project components will allow ComEd to meet its obligation as a regulated public utility to provide sufficient and reliable electricity in and around the Village.

*Sec. 9-1-15(C)(2)(e): 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.*

The requested variations will not be injurious to public welfare or other property or improvements in the neighborhood.

The Equipment Structure, the Pump House, the Auxiliary Transformers and the Electrical Equipment will be compatible with the numerous pieces of tall electrical infrastructure in the general vicinity, both within and around the Substation. These Project components' gray color will match the existing Substation electrical equipment and their bases will be screened by the Fence Expansion. The new black palisade fence to be installed as part of the Fence Expansion, which is essentially solid, should serve to improve the Substation's appearance compared to the older, gray chain-link fencing currently on the Property visible from Pembroke. The black chain-link fence proposed on the "rear" sides of the Substation will be visibly compatible with the "front-facing" black palisade fencing.

The Equipment Structure and other Project components will be unmanned (except during occasional maintenance/repair periods), minimizing any disturbance to existing neighboring uses. In essence, the Equipment Structure will act as an integral piece of infrastructure that will not alter the essential nature and function of the Substation or be injurious to nearby property or improvements. In fact, it will *enhance* public welfare by moving critical electrical infrastructure out of the elements and away from potential attacks, thus improving reliability by offering immediate protection from storm or criminal situations.

*Sec. 9-1-15(C)(2)(f): The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.*

Neither the Fence Expansion nor the Equipment Structure and other Project components will impair the adequate supply of light and air to adjacent property. The Equipment Structure has been carefully located on the northeastern portion of the Property, away from existing buildings on neighboring properties to the east and south.

No additional street congestion will arise from implementation of the Project, as all the new components are unmanned.

Electrical switching equipment placed out of the elements as proposed is proven to be lower maintenance with less risk for failure when compared to conventional exterior electrical equipment, meaning the Project will not increase the risk of fire or other danger to public safety. Additionally, enclosing this new switchgear equipment in the concrete Equipment Structure has numerous safety and fire safety advantages when compared to placement of similar switchgear exposed to the elements (protection from electrical storms and wildlife being two ready examples of this).

Further, for reasons explained above, an improved and more secure electrical grid may ultimately increase property values within the Substation's neighborhood, as these improvements can serve as catalysts for current and future development.

## Standards for Special Use

*Sec. 9-1-18(I)(1): That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.*

The Substation has existed for some time with no adverse external impacts.

In terms of proposed improvements, the Equipment Structure, the Pump House, the Auxiliary Transformers and the Electrical Equipment will be compatible with the numerous pieces of tall electrical infrastructure in the general vicinity, both within and around the Substation. These Project components' color will match and/or be compatible with the existing Substation electrical equipment and their bases will be screened by the Fence Expansion. The new black fence to be installed as part of the Fence Expansion should serve to improve the Substation's appearance compared to the older, gray chain-link fencing currently on the Property visible from Pembroke. The black chain-link fence proposed on the "rear" sides of the Substation will be visibly compatible with the "front-facing" black palisade fencing.

The Equipment Structure and other Project components will be unmanned (except during occasional maintenance/repair periods), minimizing any disturbance to existing neighboring uses. In essence, the Equipment Structure will act as an integral piece of infrastructure that will not alter the essential nature and function of the Substation or be injurious to nearby property or improvements. In fact, it will *enhance* public welfare by moving critical electrical infrastructure out of the elements and away from potential attacks, thus improving reliability by offering immediate protection from storm or criminal situations.

Per an Environmental Sound Study of the Project submitted to the Village as part of application materials, any sound emissions from the Project will be in full compliance with the applicable statewide sound emission regulations, with the Study noting that a primary current noise source at the Project site already is the I-90 high speed traffic during all hours of the day and night.

Finally, based on a photometric plan submitted as part of the application materials, the Project appears to be in compliance with the lighting regulations of Section 10-5-3-G of the Village Municipal Code aside from the following minor deviations:

- During to the need for illumination of certain key switching equipment for worker safety when workers are present, ComEd uses tilted lighting fixtures (notwithstanding Section 10-3-G-6-a of the Municipal Code). However, these fixtures are not operated after dark unless workers are present or in response to a specific security concern, and are controlled centrally and on timers (so they would have limited external impact and only for very limited time periods).

- For similar reasons (and in similar circumstances), ComEd does not typically use shields (notwithstanding Section 10-3-G-6-c of the Municipal Code). However, limited,

if any, visibility of the lighting is expected from adjacent properties or roadways and only for limited time periods as explained above.

• With respect to Section 10-3-G-7 of the Municipal Code, nearly all lights are on timers and are controlled from a central contractor except: (i) the gate light, which is motion-operated; and (ii) small lights above building doors, which are operated by photocell and are therefore on at night and/or when motion is detected.

*Sec. 9-1-18(I)(2): That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*

Neither the Fence Expansion nor the Equipment Structure and other Project components will alter the essential character of the locality. ComEd has operated the Substation on the Property for multiple decades, such that the Substation has long been part of the visual vernacular on the west side of Pembroke Avenue, just east of the Barrington Road interchange with I-90. Neighboring properties to the Substation are all industrial properties, the character and functioning of which will not be affected by ComEd's Project.

Recognizing that the Village may redevelop portions of the Substation's neighborhood consistent with the Village Plans and through future implementation of a tax-increment financing district, ComEd has proposed additional landscaping around its detention basin as well as an essentially solid palisade-style fence (without barbed wire) along the fence line bordering the Pace facility driveway and Pembroke Avenue, each in order to improve the appearance of the Substation in anticipation of future development and redevelopment which may occur in the future on properties south of Pembroke Avenue. ComEd is sensitive to the Village's balancing of multiple development goals—both increasing electrical capacity to accommodate the needs of larger commercial and industrial users while remaining sensitive to future redevelopment possibilities of the area around the I-90/Barrington Road interchange contained within the Village Plans. The amended special use is consistent with both goals (see additional perspective on this point addressed above in ComEd's response to Variation Standard Sec. 9-1-15(C)(1)(c)).

Bottom line, ComEd is sensitively designing an equipment enclosure on existing property within the Village already set aside for utility use, moving as much equipment as possible under roof and also underground. In this manner, ComEd is leading the way by kicking off a key redevelopment initiative at the front end of the long life span of the Village Plans, hopefully catalyzing additional private sector, municipal and public utility investments in the Stonington/Pembroke quadrant. ComEd's substation expansion, taking place with most of the equipment under roof, out of sight and in a vertical structure at a natural location – tucked up next to a high-speed expressway and arterial roadway with limited access and visibility – is perfectly situated, as the Sub-Area Plan notes, for continued infrastructure use. It is also appropriate, perhaps, in terms of land use planning, for ComEd's public utility infrastructure use to be situated adjacent to the existing Pace public transit infrastructure use, leaving the balance of land south of Pembroke available for redevelopment and growth.

Therefore, in designing the Project, ComEd has delicately balanced its need to provide sufficient electrical capacity for users (particularly those with larger usage needs) with the Village's interest in setting the stage for future development and redevelopment on the south side of Pembroke Avenue. As the Village continues to grow, ComEd's significant investment in the Substation should preserve and increase property values within the Substation's neighborhood.

*Sec. 9-1-18(I)(3): That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

As the Village grows and develops, ComEd has an obligation to ensure that the capacity and reliability of its electrical infrastructure keeps pace. Given the limitation on space within the Substation's existing footprint, installing the Equipment Structure as facilitated through a special use amendment is an efficient, reliable and proactive way ComEd can serve present and future electrical needs and by extension the normal and orderly development and improvement of surrounding property.

Importantly, at the street level, the Project carries out the core connectivity goals of the Village Plans. ComEd is proposing enhanced landscaping and planting in and along the Pace pedestrian walkway and kiss-and-ride driveway, in fulfillment of the Plans' focus on an improved pedestrian experience for those using the Pace facility. The Sub-Area Plan's overall mobility master plan urges the Village to prioritize street trees and other sidewalk landscaping features (see p. 30-31). The ComEd Landscape Plan does just that, with new street trees all along the Substation's Pembroke Avenue frontage, coupled with new 2'-tall sumac plantings placed throughout this section of parkway.

*Sec. 9-1-18(I)(4): That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.*

Drainage for the Substation property will be adequately handled by the Detention Basin Expansion.

Although ComEd has added secondary gates and access driveways on Pembroke Avenue for access by its maintenance vehicles to the Equipment Enclosure in the new northern area of the Substation, the main secured Substation entrance remains at the southern end of the Substation property. Since the Equipment Enclosure and other components of the Project are unmanned, all access driveways are expected to be used on an occasional-only, as-needed basis.

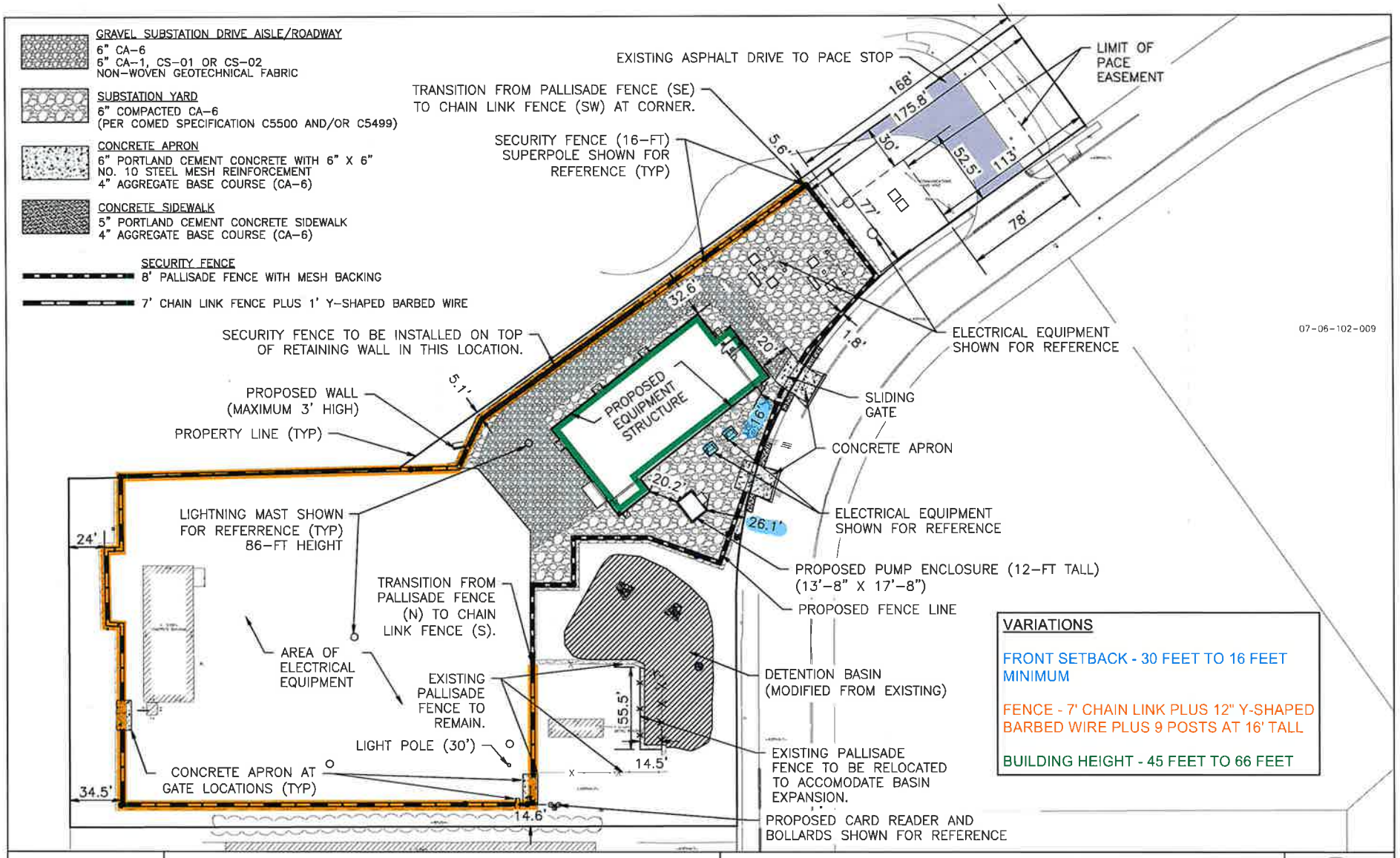
No additional utilities or other facilities are needed for the Substation.

*Sec. 9-1-18(I)(5): That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets.*

No additional traffic congestion will arise from implementation of the Project, as all the new components are unmanned.

*Sec. 9-1-18(I)(6): That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.*

Subject to the Village's approval of the variation and site plan approval requests included in this application, the Substation, as enhanced by the Project, will conform with all other applicable regulations of its M-1 zoning district.

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# TDC 214 HOFFMAN ESTATES

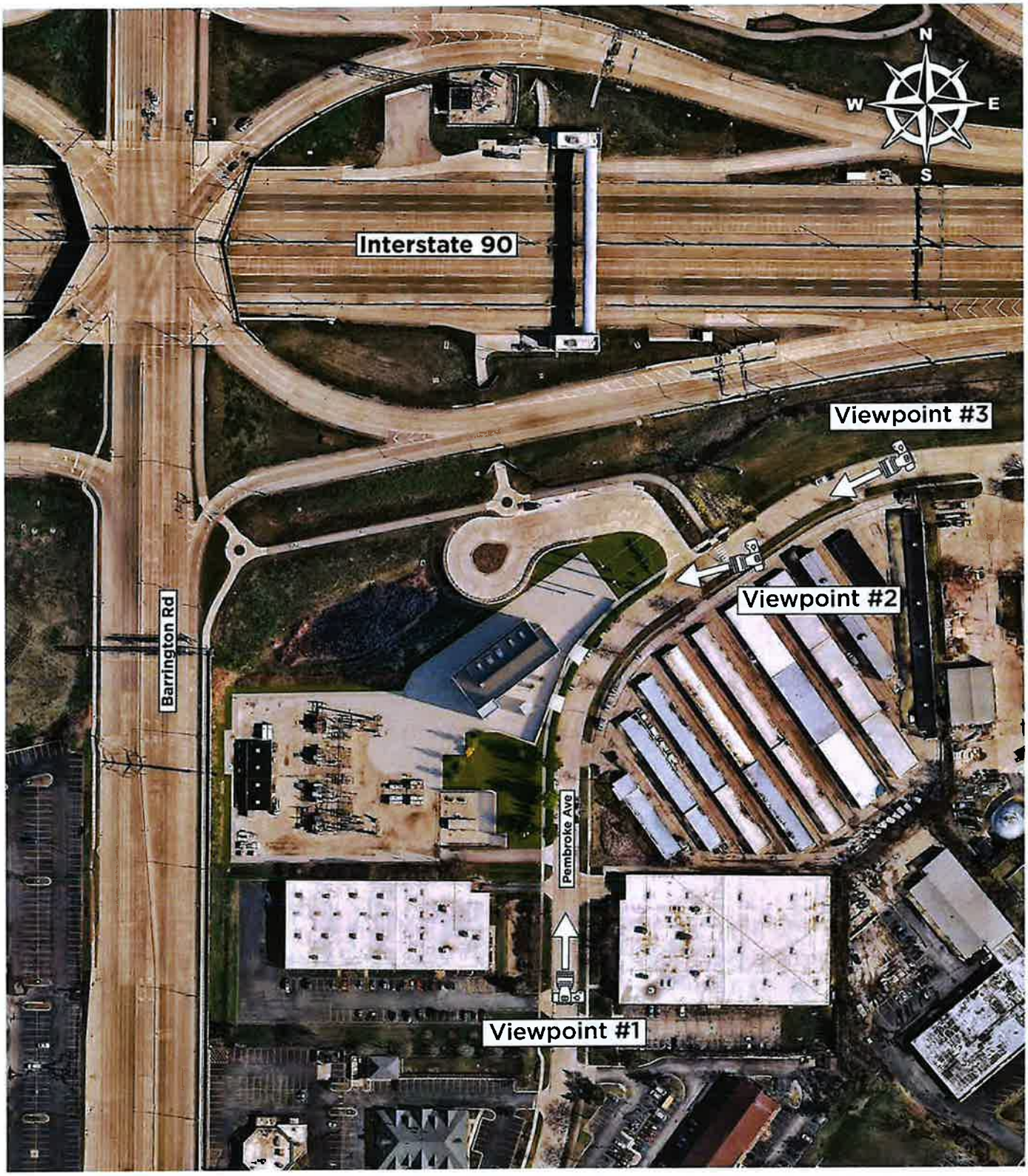
HOFFMAN ESTATES ILLINOIS

# SITE PLAN

DATE: 01/05/23

SCALE: 1"=60'

N:\2017\17186\17166.028 17186.028 Wetland Delineation and Permitting\Drawings\ACAD\NRE0_\Sheet Drawings\EXH_Site Plan.dwg 1/5/2023




BURNS McDONNELL

**Hoffman Estates TDC Substation**

**Viewpoint Map**

comed℠

AN EXELON COMPANY

*Rendering Focuses on the Expansion Area

EXISTING

PROPOSED

BURNS McDONNELL

**Hoffman Estates TDC Substation**

**Viewpoint #1**

comed℠

AN EXELON COMPANY

BURNS McDONNELL

**Hoffman Estates TDC Substation**

**Viewpoint #2**

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**Hoffman Estates TDC Substation**

Viewpoint #3

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SECURITY FENCE
SEE SITE PLAN

10'-0" FENCE & SECURITY OFFSET

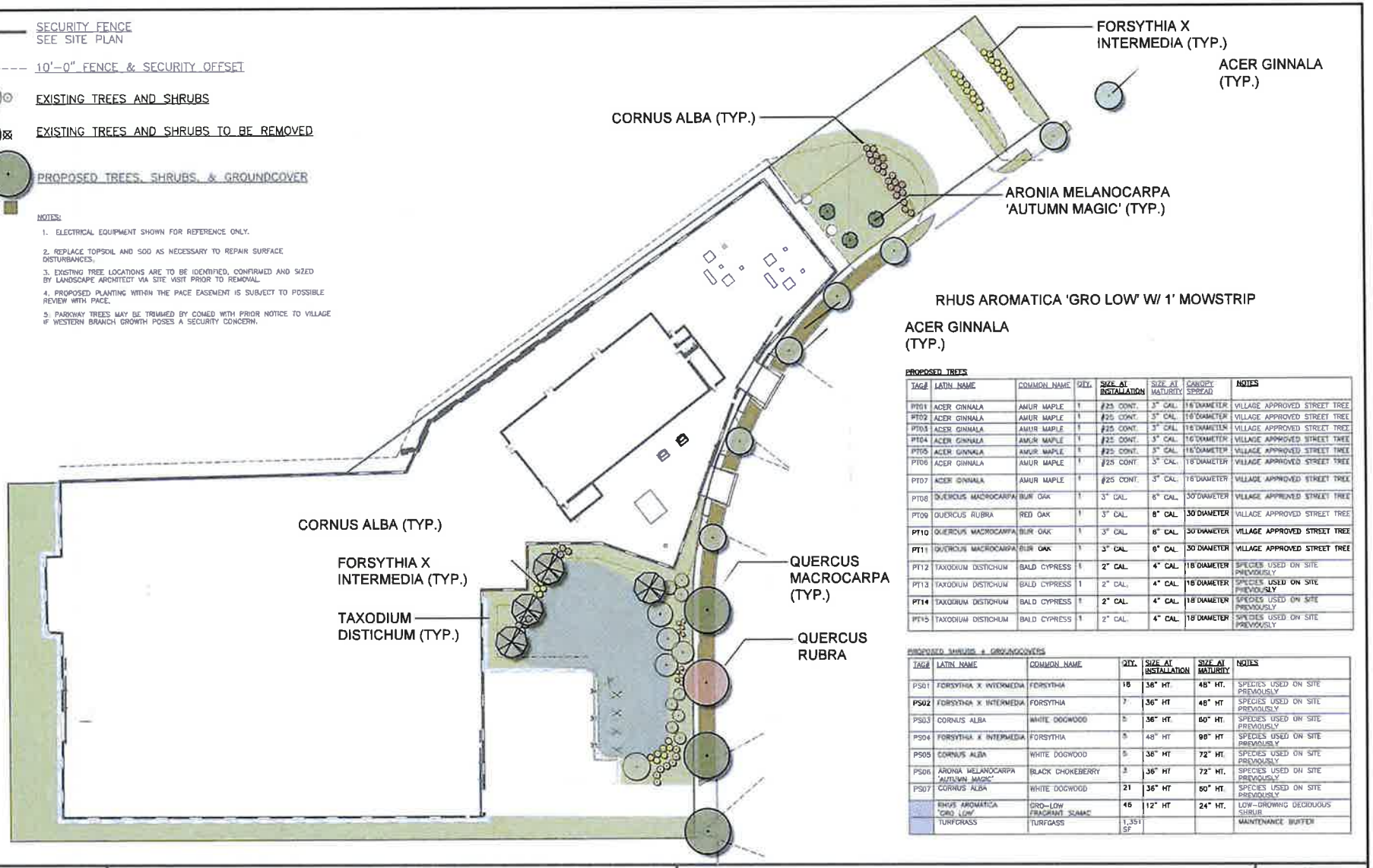
EXISTING TREES AND SHRUBS

EXISTING TREES AND SHRUBS TO BE REMOVED

PROPOSED TREES, SHRUBS, & GROUNDCOVER

NOTES:

1. ELECTRICAL EQUIPMENT SHOWN FOR REFERENCE ONLY.
2. REPLACE TOPSOIL AND SOD AS NECESSARY TO REPAIR SURFACE DISTURBANCES.
3. EXISTING TREE LOCATIONS ARE TO BE IDENTIFIED, CONFIRMED AND SIZED BY LANDSCAPE ARCHITECT VIA SITE VISIT PRIOR TO REMOVAL.
4. PROPOSED PLANTING WITHIN THE PACE EASEMENT IS SUBJECT TO POSSIBLE REVIEW WITH PACE.
5. PARKWAY TREES MAY BE TRIMMED BY COMED WITH PRIOR NOTICE TO VILLAGE IF WESTERN BRANCH GROWTH POSES A SECURITY CONCERN.




PROPOSED TREES

| TAG# | LATIN NAME | COMMON NAME | QTY. | SIZE AT INSTALLATION | SIZE AT MATURITY | CANOPY SPREAD | NOTES |
|---|---|---|---|---|---|---|---|
| PT01 | ACER GINNALA | AMUR MAPLE | 1 | #25 CONT. | 3" CAL. | 16'DIAMETER | VILLAGE APPROVED STREET TREE |
| PT02 | ACER GINNALA | AMUR MAPLE | 1 | #25 CONT. | 3" CAL. | 16'DIAMETER | VILLAGE APPROVED STREET TREE |
| PT03 | ACER GINNALA | AMUR MAPLE | 1 | #25 CONT. | 3" CAL. | 16'DIAMETER | VILLAGE APPROVED STREET TREE |
| PT04 | ACER GINNALA | AMUR MAPLE | 1 | #25 CONT. | 3" CAL. | 16'DIAMETER | VILLAGE APPROVED STREET TREE |
| PT05 | ACER GINNALA | AMUR MAPLE | 1 | #25 CONT. | 3" CAL. | 16'DIAMETER | VILLAGE APPROVED STREET TREE |
| PT06 | ACER GINNALA | AMUR MAPLE | 1 | #25 CONT. | 3" CAL. | 16'DIAMETER | VILLAGE APPROVED STREET TREE |
| PT07 | ACER GINNALA | AMUR MAPLE | 1 | #25 CONT. | 3" CAL. | 16'DIAMETER | VILLAGE APPROVED STREET TREE |
| PT08 | QUERCUS MACROCARPA | BUR OAK | 1 | 3" CAL. | 8" CAL. | 30'DIAMETER | VILLAGE APPROVED STREET TREE |
| PT09 | QUERCUS RUBRA | RED OAK | 1 | 3" CAL. | 8" CAL. | 30 DIAMETER | VILLAGE APPROVED STREET TREE |
| PT10 | QUERCUS MACROCARPA | BUR OAK | 1 | 3" CAL. | 8" CAL. | 30'DIAMETER | VILLAGE APPROVED STREET TREE |
| PT11 | QUERCUS MACROCARPA | BUR OAK | 1 | 3" CAL. | 8" CAL. | 30'DIAMETER | VILLAGE APPROVED STREET TREE |
| PT12 | TAXODIUM DISTICHUM | BALD CYPRESS | 1 | 2" CAL. | 4" CAL. | 18'DIAMETER | SPECIES USED ON SITE PREVIOUSLY |
| PT13 | TAXODIUM DISTICHUM | BALD CYPRESS | 1 | 2" CAL. | 4" CAL. | 18'DIAMETER | SPECIES USED ON SITE PREVIOUSLY |
| PT14 | TAXODIUM DISTICHUM | BALD CYPRESS | 1 | 2" CAL. | 4" CAL. | 18'DIAMETER | SPECIES USED ON SITE PREVIOUSLY |
| PT15 | TAXODIUM DISTICHUM | BALD CYPRESS | 1 | 2" CAL. | 4" CAL. | 18'DIAMETER | SPECIES USED ON SITE PREVIOUSLY |

PROPOSED SHRUBS & GROUNDCOVERS

| TAG# | LATIN NAME | COMMON NAME | QTY. | SIZE AT INSTALLATION | SIZE AT MATURITY | NOTES |
|---|---|---|---|---|---|---|
| PS01 | FORSYTHIA X INTERMEDIA | FORSYTHIA | 18 | 36" HT. | 48" HT. | SPECIES USED ON SITE PREVIOUSLY |
| PS02 | FORSYTHIA X INTERMEDIA | FORSYTHIA | 7 | 36" HT | 48" HT | SPECIES USED ON SITE PREVIOUSLY |
| PS03 | CORNUS ALBA | WHITE DOGWOOD | 5 | 36" HT. | 60" HT. | SPECIES USED ON SITE PREVIOUSLY |
| PS04 | FORSYTHIA X INTERMEDIA | FORSYTHIA | 5 | 48" HT | 96" HT | SPECIES USED ON SITE PREVIOUSLY |
| PS05 | CORNUS ALBA | WHITE DOGWOOD | 5 | 36" HT | 72" HT. | SPECIES USED ON SITE PREVIOUSLY |
| PS06 | ARONIA MELANOCARPA 'AUTUMN MAGIC' | BLACK CHOKEBERRY | 3 | 36" HT | 72" HT. | SPECIES USED ON SITE PREVIOUSLY |
| PS07 | CORNUS ALBA | WHITE DOGWOOD | 21 | 36" HT | 60" HT. | SPECIES USED ON SITE PREVIOUSLY |
| | RHUS AROMATICA 'GRO LOW' | GRO-LOW FRAGRANT SUMAC | 46 | 12" HT | 24" HT. | LOW-GROWING DECIDUOUS SHRUB |
| | TURFGRASS | TURFGASS | 1,351 SF | | | MAINTENANCE BUFFER |

# TDC 214 HOFFMAN ESTATES

HOFFMAN ESTATES ILLINOIS

# LANDSCAPE PLANTING PLAN

DRAWN BY: LIVING HABITATS

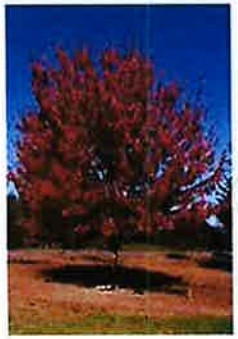
DATE: 11-15-22

0 30 60

SCALE: 1"=60'

# ComEd Landscape Palette

ComEd
An Exelon Company



Amur Maple

Red Oak

Bald Cypress

Arrowwood Viburnum

Forsythia

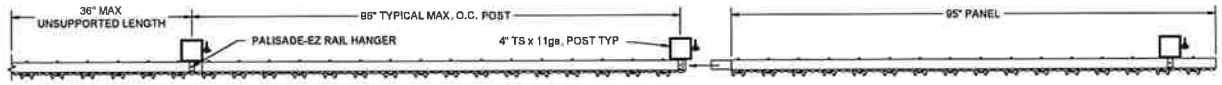
Dogwood

Chokeberry

TYPICAL R0 3.00

NOTES:

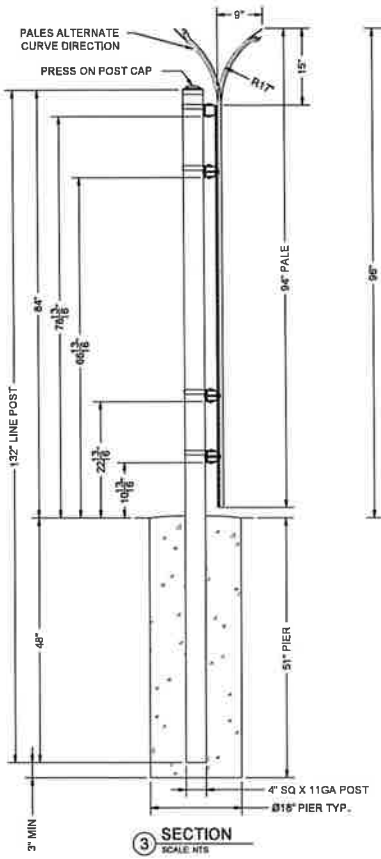
1. ALL CONCRETE TO BE MINIMUM 3,000 PSI AFTER 28 DAYS.
2. REFER TO SHEET 4.04 FOR GROUNDING DETAILS.



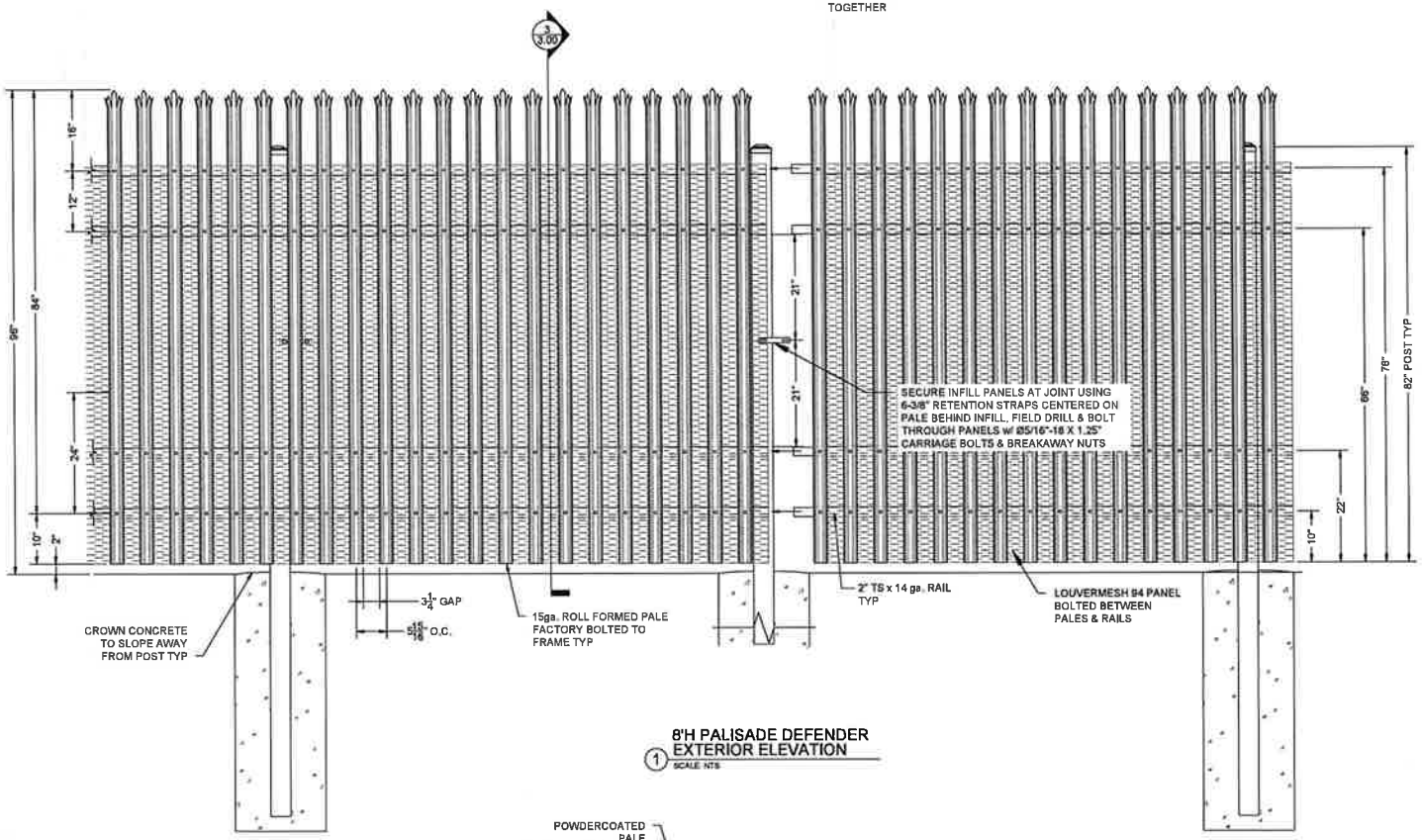

2 TYPICAL PLAN
SCALE: NTS

** CURVED PICKETS NOT SHOWN FOR CLARITY**

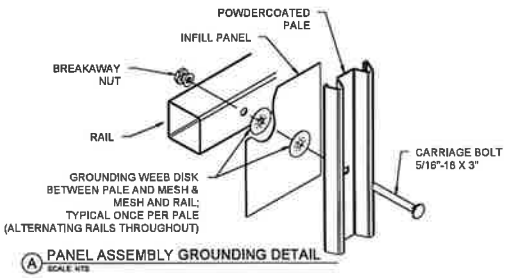
PANELS SWAGED TOGETHER




3 SECTION
SCALE: NTS




1 8'H PALISADE DEFENDER EXTERIOR ELEVATION
SCALE: NTS




A PANEL ASSEMBLY GROUNDING DETAIL
SCALE: NTS

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www.Guardiar.com

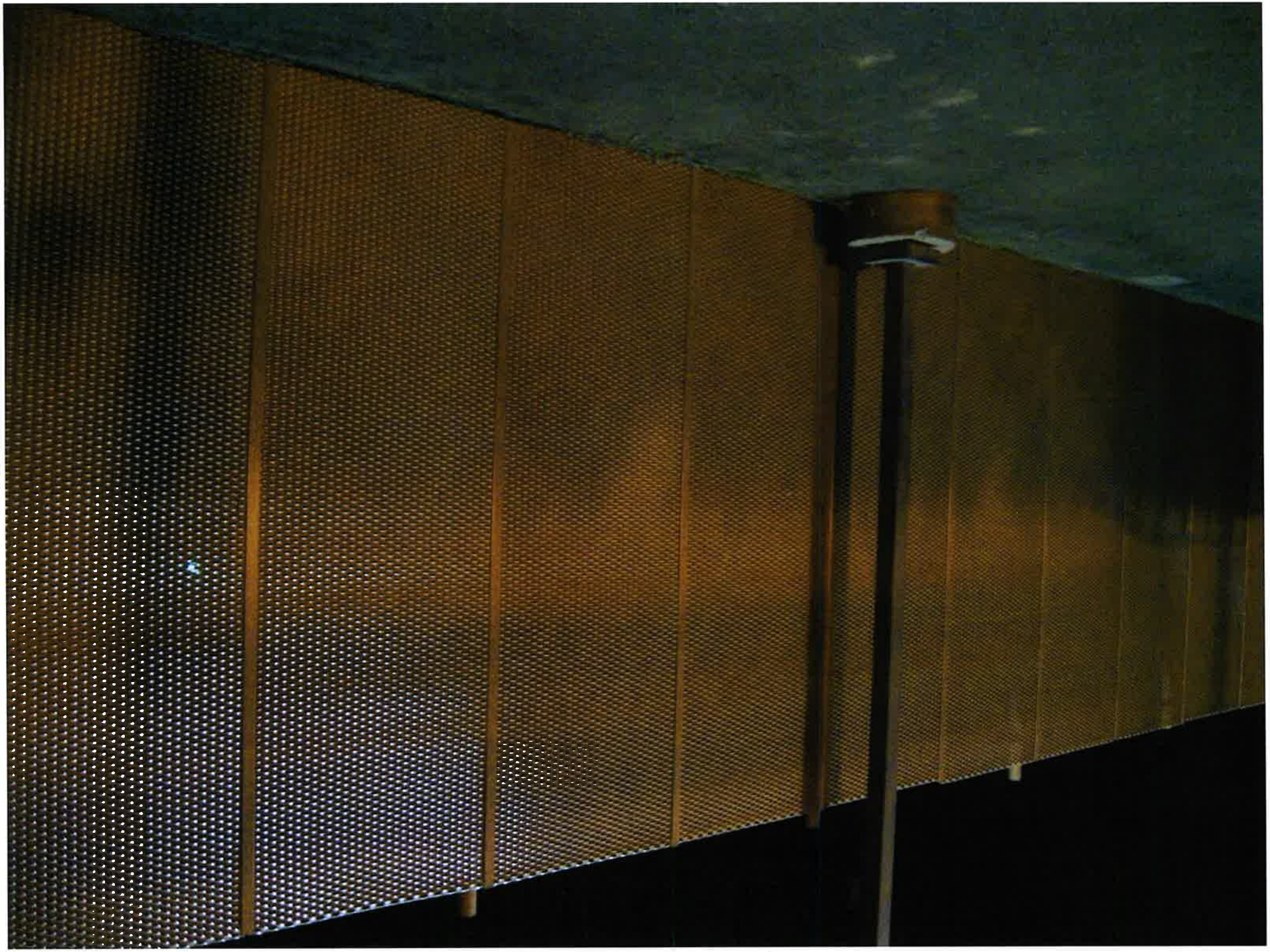

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| - | - | - | - |
| - | - | - | - |
| - | - | - | - |
| - | - | - | - |
| - | - | - | - |

# 8'H PALISADE DEFENDER w/ LOUVERMESH-94 INFILL TYPICAL ELEVATION

SYSTEM FINISH | POWDERCOAT BLACK

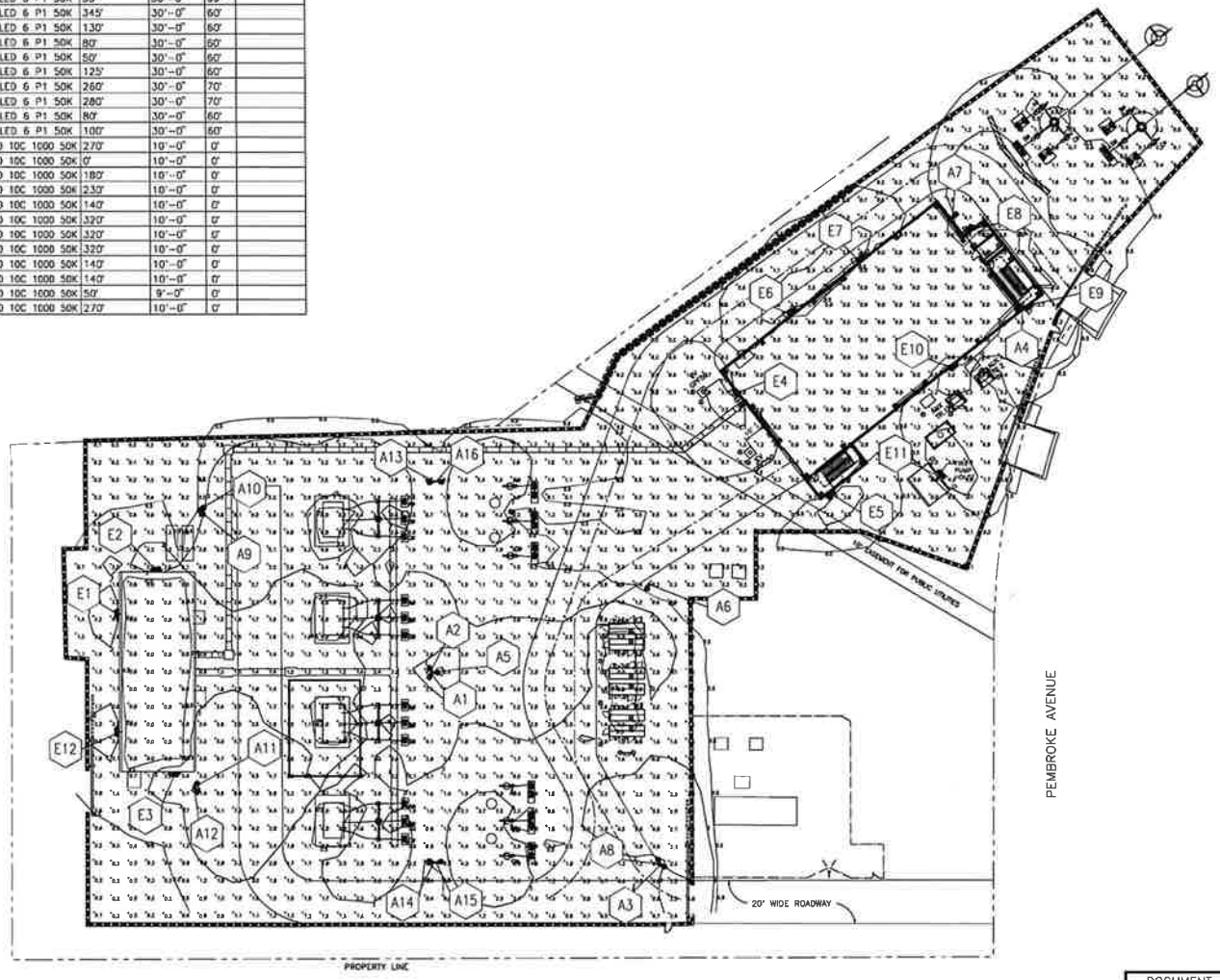
| | |
|---|---|
| PROJECT | TYPICAL |
| CUSTOMER | EXELON |
| HSM | TYPICAL |
| QUOTE# | — |
| DATE | 17-NOV-22 |
| DRAFTER | T.R. |
| REVIEWER | - |

SHEET NO.
3.00



214E-302E_S2021-0439

| FIXTURE | LOCATION (TYP.) | TYPE | ORIENTATION | M.H. (TYP.) | TILT | CIRCUIT NO. |
|---|---|---|---|---|---|---|
| A1 | YARD LIGHT | DSXF3 LED 6 P1 50K | 210° | 30'-0" | 60° | |
| A2 | YARD LIGHT | DSXF3 LED 6 P1 50K | 330° | 30'-0" | 60° | |
| A3 | YARD LIGHT | DSXF3 LED 6 P1 50K | 110° | 30'-0" | 55° | |
| A4 | BUILDING LIGHT | DSXF3 LED 6 P1 50K | 60° | 30'-0" | 30° | |
| A5 | YARD LIGHT | DSXF3 LED 6 P1 50K | 90° | 30'-0" | 70° | |
| A6 | YARD LIGHT | DSXF3 LED 6 P1 50K | 200° | 30'-0" | 70° | |
| A7 | BUILDING LIGHT | DSXF3 LED 6 P1 50K | 55° | 30'-0" | 60° | |
| A8 | YARD LIGHT | DSXF3 LED 6 P1 50K | 345° | 30'-0" | 60° | |
| A9 | YARD LIGHT | DSXF3 LED 6 P1 50K | 130° | 30'-0" | 60° | |
| A10 | YARD LIGHT | DSXF3 LED 6 P1 50K | 80° | 30'-0" | 60° | |
| A11 | YARD LIGHT | DSXF3 LED 6 P1 50K | 50° | 30'-0" | 60° | |
| A12 | YARD LIGHT | DSXF3 LED 6 P1 50K | 125° | 30'-0" | 60° | |
| A13 | YARD LIGHT | DSXF3 LED 6 P1 50K | 260° | 30'-0" | 70° | |
| A14 | YARD LIGHT | DSXF3 LED 6 P1 50K | 280° | 30'-0" | 70° | |
| A15 | YARD LIGHT | DSXF3 LED 6 P1 50K | 80° | 30'-0" | 60° | |
| A16 | YARD LIGHT | DSXF3 LED 6 P1 50K | 100° | 30'-0" | 60° | |
| E1 | BUILDING LIGHT | TWH LED 10C 1000 50K | 270° | 10'-0" | 0° | |
| E2 | BUILDING LIGHT | TWH LED 10C 1000 50K | 0° | 10'-0" | 0° | |
| E3 | BUILDING LIGHT | TWH LED 10C 1000 50K | 180° | 10'-0" | 0° | |
| E4 | BUILDING LIGHT | TWH LED 10C 1000 50K | 230° | 10'-0" | 0° | |
| E5 | BUILDING LIGHT | TWH LED 10C 1000 50K | 140° | 10'-0" | 0° | |
| E6 | BUILDING LIGHT | TWH LED 10C 1000 50K | 320° | 10'-0" | 0° | |
| E7 | BUILDING LIGHT | TWH LED 10C 1000 50K | 320° | 10'-0" | 0° | |
| E8 | BUILDING LIGHT | TWH LED 10C 1000 50K | 320° | 10'-0" | 0° | |
| E9 | BUILDING LIGHT | TWH LED 10C 1000 50K | 140° | 10'-0" | 0° | |
| E10 | BUILDING LIGHT | TWH LED 10C 1000 50K | 140° | 10'-0" | 0° | |
| E11 | BUILDING LIGHT | TWH LED 10C 1000 50K | 50° | 9'-0" | 0° | |
| E12 | BUILDING LIGHT | TWH LED 10C 1000 50K | 270° | 10'-0" | 0° | |




LEGEND:

1. DENOTES FOOTCANDLE LEVELS 3FT ABOVE GRADE UNLESS OTHERWISE NOTED
2. ORIENTATION ANGLE PLAN (0°, 90°, 180°, 270°)
3. CONTOUR LINE LEVEL DESIGNATION
4. DENOTES FIXTURE IDENTIFICATION
5. M.H. = TILT ANGLE — FIXTURE TILT ANGLE SECTION

REFFRENCE DRAWINGS:

| | |
|---|---|
| MATERIAL LIST CONDUIT AND OUTDOOR LIGHTING | (302J) |
| DETAILS OF CONDUIT AND OUTDOOR LIGHTING 138KV SWITCHYARD | (302K) |
| CONDUIT AND CABLE YARD PLAN | (301) |
| PLAN PROPERTY AND EQUIPMENT | (100) |

The Illinois Department of Professional Regulation registration number for Dashiell Corporation is License No. 184005001

| REV | DATE | DESCRIPTION | TECH. | ENG. |
|---|---|---|---|---|
| 1A | 10/17/22 | ISSUED FOR APPROVAL W.O. #18213096 | MW | SV |

DASHIELD ENGINEERS CONSTRUCTORS

| REV | DATE | DESCRIPTION | TECH. | ENG. |
|---|---|---|---|---|

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Commonwealth Edison Co.
Chicago, Illinois
Transmission and Distribution Operations

PLAN OF
OUTDOOR ILLUMINATION
138KV SWITCHYARD

TDC 214 HOFFMAN ESTATES DC 00

| | | | |
|---|---|---|---|
| SCALE | 1"=25'-0" | DATE | 06-22-21 |
| DRAWN BY | DSC | | |
| ENG. BY | DSC | | |

214E-302E_S2021-0439

DOCUMENT REVIEW
☐ EXCEPTIONS NOTED
☐ NO EXCEPTIONS NOTED
☐ RESUBMIT FOR REVIEW
BY: DATE:

COVER SHEET

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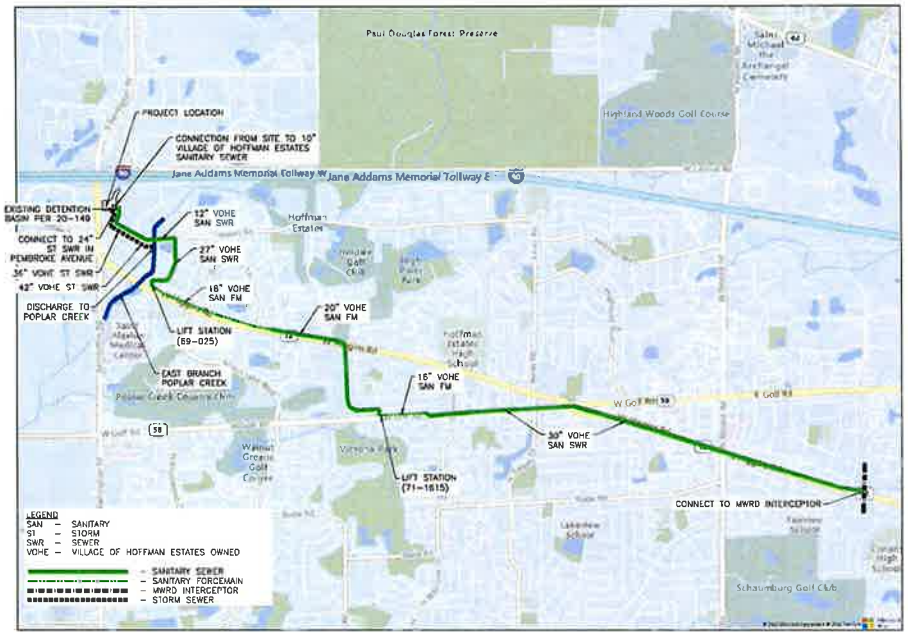
An Exelon Company

# COMMONWEALTH EDISON
## TDC 214 HOFFMAN ESTATES
## SUBSTATION EXPANSION
## 10/04/2022

### INDEX OF DRAWINGS


| | |
|---|---|
| | COVER SHEET |
| 214,9-1 | PLAN OF LAYOUT – SUBSTATION EXPANSION |
| 214,9-2 | PLAN OF GRADING – SUBSTATION EXPANSION |
| 214,9-3 | PLAN OF UTILITY – SUBSTATION EXPANSION |
| 214,9-4 | DETAILS OF SUBSTATION EXPANSION CONSTRUCTION |
| 214,9-5 | DETAILS OF SUBSTATION EXPANSION CONSTRUCTION |
| 214,9-6 | DETAILS OF SUBSTATION EXPANSION CONSTRUCTION |
| 214,9-7 | DETAILS OF SUBSTATION EXPANSION CONSTRUCTION |
| 214,9-8 | DETAILS OF FOUNDATION DRAIN LIFT STATION |
| 214,SK-1 | GENERAL NOTES |
| 214,SK-2 | PLAN OF EROSION CONTROL – SUBSTATION EXPANSION |
| 214,SK-3 | DETAILS OF EROSION CONTROL |
| 214,SK-4 | DETAILS OF EROSION CONTROL |


VICINITY AND SEWER ROUTING MAP

SCALE: N.T.S.

LOCATION MAP

CONTACT THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO 2 DAYS BEFORE STARTING WORK

P: (708) 588-4055
E: WMOJobStart@MWRD.ORG

Call Before You Dig JULIE 800.892.0123 Joint Utility Locating Information for Excavators

Call 48 hours before you dig

**OWNER**
COMMONWEALTH EDISON COMPANY
1 LINCOLN CENTER, 5TH FLOOR
OAKBROOK TERRACE, IL 60181

**CONTRACTOR**
TO BE DETERMINED

**CONSULTING ENGINEER**
V3 COMPANIES
7325 JANES AVE
WOODRIDGE, IL 60517
TEL: (630) 724-9200

I, CHRISTOPHER W. HANCHETT, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, CERTIFY THAT THE PROPOSED DEVELOPMENT SHALL NOT ADVERSELY INCREASE FLOOD ELEVATIONS OR DECREASE FLOOD CONVEYANCE CAPACITY UPSTREAM OR DOWNSTREAM OF THE PROJECT ARE

I, CHRISTOPHER W. HANCHETT, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, DO NOT ACKNOWLEDGE THE PRESENCE OF ANY FLOOD PROTECTION AREAS WITHIN 100' OF THE PROPOSED SITE

### PROFESSIONAL ENGINEER'S CERTIFICATION

I, CHRISTOPHER W. HANCHETT, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THE CIVIL ENGINEERING PLANS WERE PREPARED ON BEHALF OF COMMONWEALTH EDISON BY V3 COMPANIES, LTD. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 21ST DAY OF NOVEMBER, A.D., 2022.

ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-063179
MY LICENSE EXPIRES ON NOVEMBER 30, 2023

ILLINOIS LICENSED DESIGN FIRM NO. 184-000902

### STRUCTURAL ENGINEER'S CERTIFICATION

I, WILLIAM J. VEGRYN, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION, STRUCTURAL DETAIL ON SHEET 214,9-6, WAS PREPARED ON BEHALF OF COMMONWEALTH EDISON BY V3 COMPANIES, LTD. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 21ST DAY OF NOVEMBER, A.D., 2022.

ILLINOIS LICENSED PROFESSIONAL ENGINEER 081-004883
MY LICENSE EXPIRES ON NOVEMBER 30, 2024

ILLINOIS LICENSED DESIGN FIRM NO. 184-000902

| NO. | DATE | DESCRIPTION | DSN | ENG. |
|---|---|---|---|---|

ComEd An Exelon Company — Commonwealth Edison Co., Chicago, Illinois, Transmission and Distribution Operations

COVER SHEET
TDC 214 HOFFMAN ESTATES
SUBSTATION EXPANSION

TDC 214 HOFFMAN ESTATES — DC 00 — SC

SCALE: AS SHOWN | DATE: 10/04/22
DRAWN BY: V3
ENG. BY: V3

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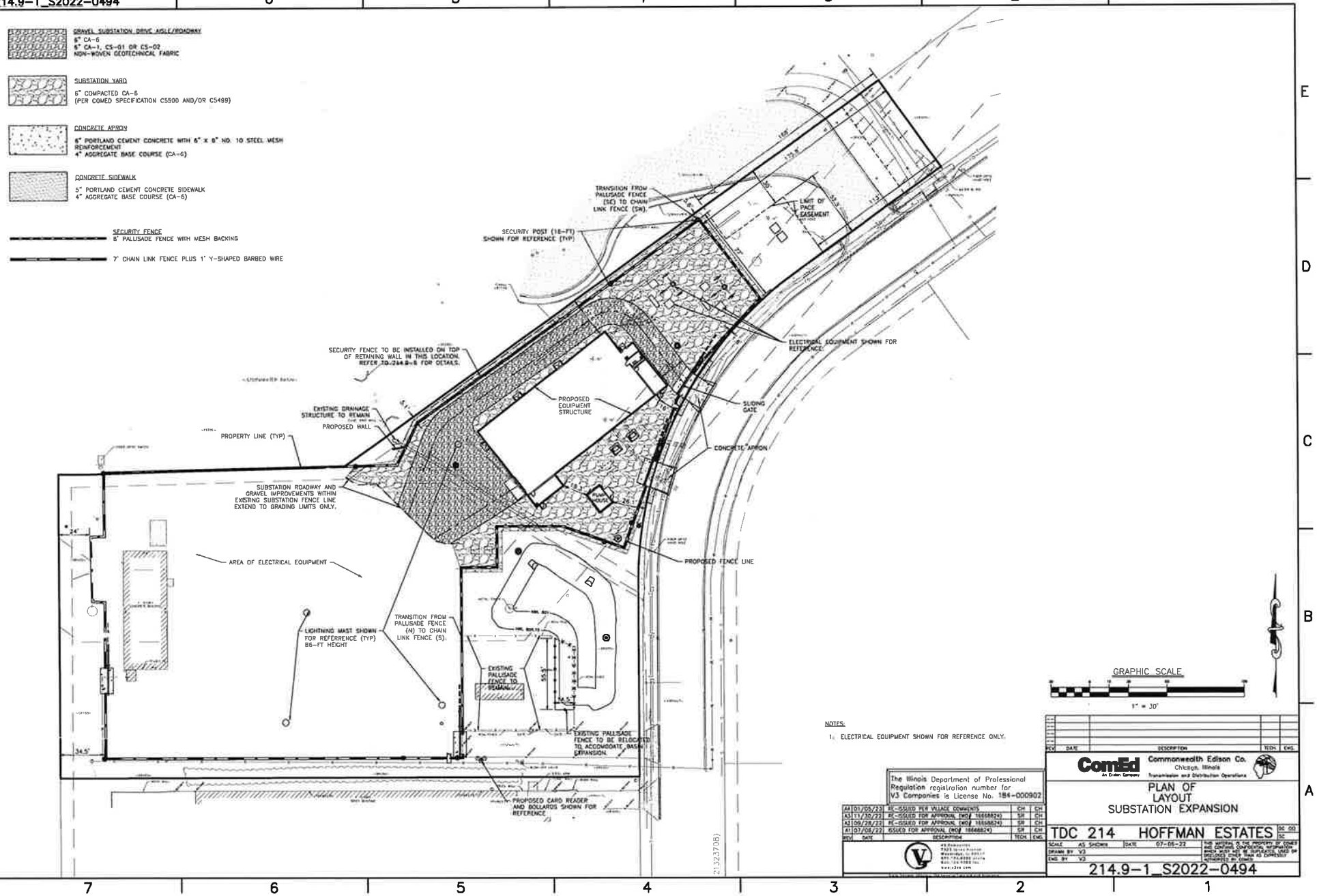
COVER SHEET

214.9-1_S2022-0494




NOTES:

1. ELECTRICAL EQUIPMENT SHOWN FOR REFERENCE ONLY.

| REV | DATE | DESCRIPTION | TECH | ENG. |
|---|---|---|---|---|
| A4 | 01/05/23 | RE-ISSUED PER VILLAGE COMMENTS | CH | CH |
| A3 | 11/10/22 | RE-ISSUED FOR APPROVAL (WO# 18668824) | SR | CH |
| A2 | 09/28/22 | RE-ISSUED FOR APPROVAL (WO# 18668824) | SR | CH |
| A1 | 07/08/22 | ISSUED FOR APPROVAL (WO# 18668824) | SR | CH |

The Illinois Department of Professional Regulation registration number for V3 Companies is License No. 184-000902

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Commonwealth Edison Co.
Chicago, Illinois
Transmission and Distribution Operations

PLAN OF
LAYOUT
SUBSTATION EXPANSION

TDC 214 HOFFMAN ESTATES

| SCALE | AS SHOWN | DATE | 07-05-22 |
|---|---|---|---|
| DRAWN BY | V3 | | |
| CHD. BY | V3 | | |

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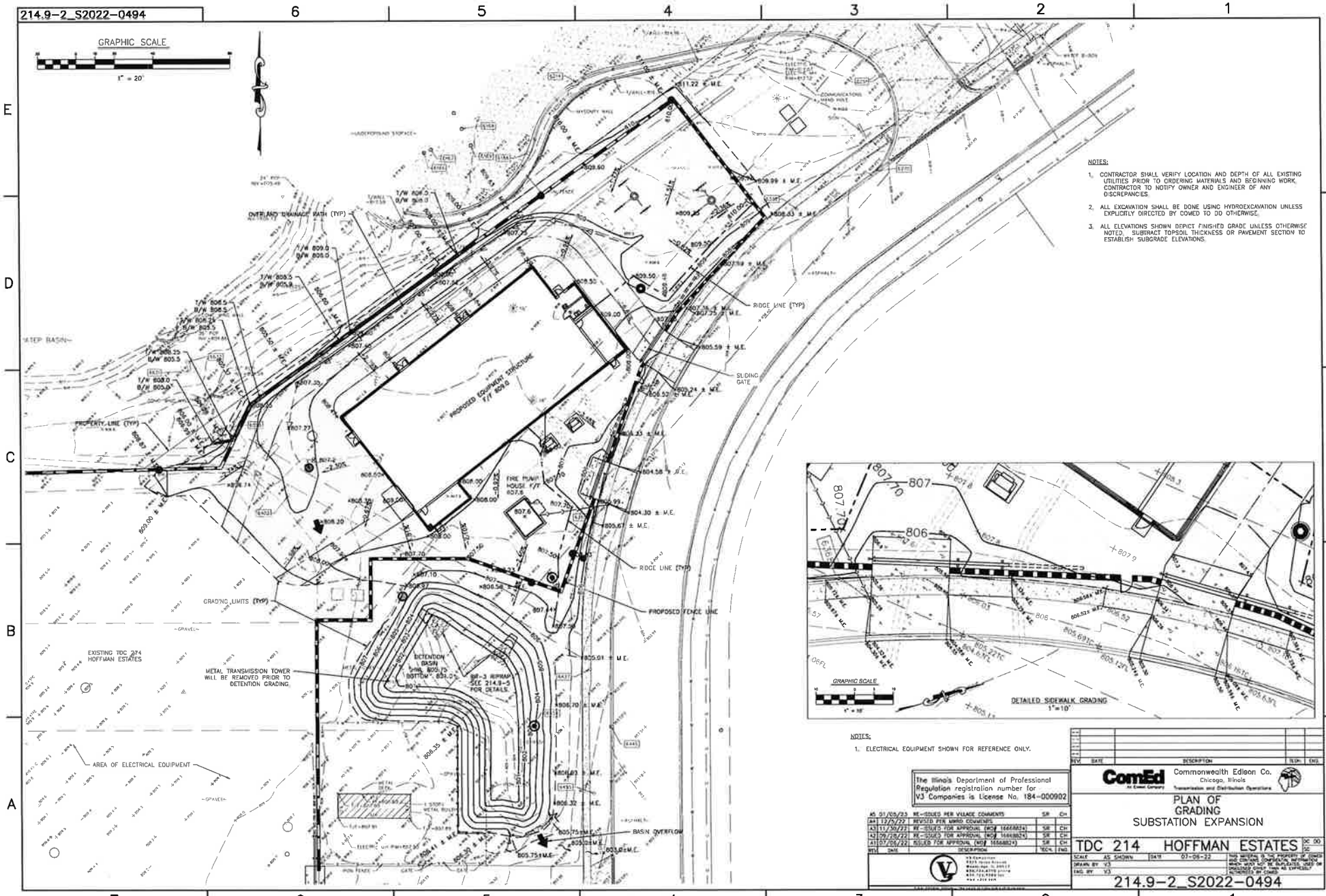


NOTES:

1. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS AND BEGINNING WORK. CONTRACTOR TO NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES.
2. ALL EXCAVATION SHALL BE DONE USING HYDROEXCAVATION UNLESS EXPLICITLY DIRECTED BY COMED TO DO OTHERWISE.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.

NOTES:

1. ELECTRICAL EQUIPMENT SHOWN FOR REFERENCE ONLY.

The Illinois Department of Professional Regulation registration number for V3 Companies is License No. 184-000902

| REV | DATE | DESCRIPTION | TECH. | ENG. |
|---|---|---|---|---|
| A5 | 01/05/23 | RE-ISSUED PER VILLAGE COMMENTS | SR | CH |
| A4 | 12/5/22 | REVISED PER MWRD COMMENTS | | |
| A3 | 11/30/22 | RE-ISSUED FOR APPROVAL (WO# 16668824) | SR | CH |
| A2 | 09/28/22 | RE-ISSUED FOR APPROVAL (WO# 16668824) | SR | CH |
| A1 | 07/06/22 | ISSUED FOR APPROVAL (WO# 16668824) | SR | CH |

| REV. | DATE | DESCRIPTION | TECH. | ENG. |
|---|---|---|---|---|
| | | | | |

ComEd
An Exelon Company

Commonwealth Edison Co.
Chicago, Illinois
Transmission and Distribution Operations

PLAN OF GRADING
SUBSTATION EXPANSION

TDC 214 HOFFMAN ESTATES

SCALE AS SHOWN | DATE 07-06-22
DRAWN BY V3
ENG. BY V3

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214.9-2_S2022-0494

214.9-3_S2022-0494

CROSSING DATA

(C01) EX. ELEC BTM. 800.5±
PR. 6" DIP T/P 799.5

(C02) EX. FIBER BTM 801.9±
PR. 6" DIP T/P 799.4

(C03) EX. TELE. BTM 801.9±
PR. 6" DIP T/P 799.4

(C04) EX. SAN B/P 797.5±
PR 6" DIP T/P 798.0

(C05) PR. 6" DIP B/P 801.93
6" PVC UNDERDRAIN T/P 792.0

(C06) PR. 12" RCP B/P 803.27
EX. 8" SAN T/P 800.7±

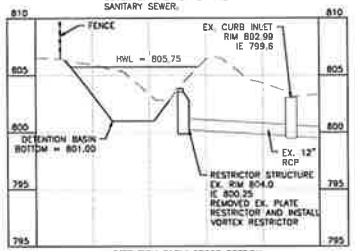
(C07) PR. 12" RCP B/P 803.87
Ex. 30" ST T/P 802.1±

(C08) PR. 2" SCH 40 B/P 802.9
EX. 8" SAN T/P 798.9±

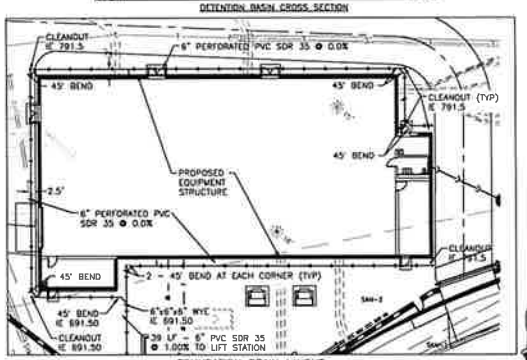
(C09) PR. 2" SCH 40 B/P 802.9
EX. 30" ST T/P 801.3±

NOTES:

1. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS AND BEGINNING WORK. CONTRACTOR TO NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING/BRACING REQUIRED FOR INSTALLATION OF THE PROPOSED CULVERTS AND TO COMPLETE THE PROPOSED GRADING.
3. ALL EXCAVATION SHALL BE DONE USING HYDROEXCAVATION UNLESS EXPLICITLY DIRECTED BY COMED TO DO OTHERWISE.
4. ALL FLARED END SECTIONS SHALL HAVE RIP RAP (IDOT RR3) PLACED AT OUTLET PER DETAIL ON SHEET 214.9-5.
5. UNLESS OTHERWISE NOTED, ALL STORM SEWER IS IDOT TYPE 2.
6. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TOESTABLISH SUBGRADE ELEVATIONS.
7. A WATERTIGHT RUBBER BOOT CONFORMING TO ASTM C-923 SHALL BE USED AT THE PIPE TO STRUCTURE CONNECTION AT ALL CONNECTIONS TO EXISTING SANITARY STRUCTURES.
8. SANITARY SEWERS SHALL CONFORM TO PIPE MATERIAL SPECIFICATIONS ASTM D-3034.
9. CONTRACTOR SHALL VERIFY AND MAINTAIN A MINIMUM 3-FOOT COVER OF THE TOP OF THE SANITARY SEWER.



DETENTION BASIN CROSS SECTION



FOUNDATION DRAIN LAYOUT
SEE 214.9-6 FOR DETAIL

1" = 20'

GRAPHIC SCALE

1" = 20'

NOTES:

1. ELECTRICAL EQUIPMENT SHOWN FOR REFERENCE ONLY.

The Illinois Department of Professional Regulation registration number for V3 Companies is License No. 184-000902

| REV | DATE | DESCRIPTION | TECH | ENG. |
|---|---|---|---|---|
| A5 | 01/05/23 | RE-ISSUED PER VILLAGE COMMENTS | SR | CH |
| A4 | 12/5/22 | REVISED PER MWRD COMMENTS | SR | CH |
| A3 | 11/30/22 | RE-ISSUED FOR APPROVAL (MOJ# 10668624) | SR | CH |
| A2 | 09/28/22 | RE-ISSUED FOR APPROVAL (MOJ# 10668624) | SR | CH |
| A1 | 07/06/22 | ISSUED FOR APPROVAL (MOJ# 10668624) | SR | CH |

ComEd — Commonwealth Edison Co., Chicago, Illinois, Transmission and Distribution Operations

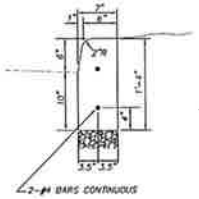
PLAN OF UTILITY SUBSTATION EXPANSION

TDC 214 HOFFMAN ESTATES

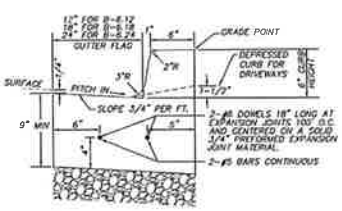
| SCALE | AS SHOWN | DATE | 07-06-22 |
|---|---|---|---|
| DRAWN BY | V3 | | |
| ENG. BY | V3 | | |

214.9-3_S2022-0494

214.9-4_S2022-0494



6" BARRIER CURB

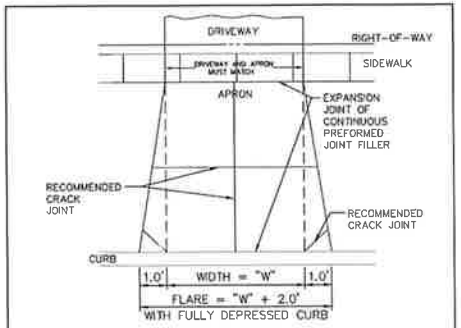



B-6.12 CURB & GUTTER

NOTES:
1. TAPER CURB TO 5'-0" EACH SIDE OF INLET WITH EXPANSION JOINTS.
2. CONTRACTION JOINTS TO BE TOOLED OR SAWCUT EVERY 15' TO A MINIMUM DEPTH OF 1 1/2".
3. MINIMUM 4" CA6 CRUSHED STONE BEDDING UNDER ALL CURBS.
4. ONLY CLASS SI CONCRETE SHALL BE USED.
5. DEPRESSED CURB FOR SIDEWALK RAMPS SHALL BE 0.5 INCHES IN HEIGHT.

## CURB DETAILS

| SCALE | NONE | NO. | REVISIONS | BY | DATE |
|---|---|---|---|---|---|
| DATE | 5-25-05 | 1. | MISC. UPDATES | SW | 2/10 |
| DRAWN BY | SLW | | | | |
| VILLAGE OF HOFFMAN ESTATES TRANSPORTATION & ENGINEERING DIVISION | | FILE NAME: CURBS.DWG | | SHEET NO. | 1 OF 1 |




NOTE: MINIMUM WIDTH, "W" = 10', MINIMUM FLARE = 12'
MAXIMUM WIDTH, "W" = 28', MAXIMUM FLARE = 30'

NOTES:

1. THE APRON SHALL CONSIST OF: 8" CONCRETE WITH 6" X 6", NO. 10 STEEL MESH REINFORCED, OVER 4" CA6 CRUSHED STONE OR GRAVEL. CONCRETE TO BE 6 BAG MIX, 3500 psi COMPRESSIVE STRENGTH
2. THE DRIVEWAY SHALL CONSIST OF THE FOLLOWING: 6" STONE AND 2" ASPHALT, OR 4" CONCRETE AND 4" STONE. W/ WIRE MESH REINFORCEMENT.
3. CONCRETE MUST BE CURED IN ACCORDANCE WITH IDOT SPECIFICATIONS.

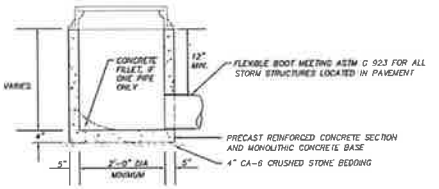
## APRON DETAIL

| SCALE | NONE | NO. | REVISIONS | BY | DATE |
|---|---|---|---|---|---|
| DATE | 5-25-05 | 1. | MISC. UPDATES | SW | 2/10 |
| DRAWN BY | SLW | | | | |
| VILLAGE OF HOFFMAN ESTATES TRANSPORTATION & ENGINEERING DIVISION | | FILE NAME: SIDEWALK.DWG | | SHEET NO. | 1 OF 1 |

FRAME AND GRATE TYPES

- FOR B6.12 CURB: EAST JORDAN 7221 WITH TYPE M1 GRATE & T1 BACK, NEENAH R-3010 WITH TYPE A GRATE & BARRED CURB BOX OR APPROVED EQUAL.*
- FOR M3.12 CURB: EAST JORDAN 7525 OR APPROVED EQUAL.*
- USE NEENAH R-2504 WITH TYPE D GRATE, EAST JORDAN 105021 WITH TYPE M1 GRATE OR APPROVED EQUAL FOR STRUCTURES WITHIN DEPRESSED CURB AREAS.
- FOR YARD INLET: NEENAH R-2540 WITH TYPE D GRATE, EAST JORDAN 1020 WITH TYPE M1 GRATE OR APPROVED EQUAL.

* = CURB BOX MUST BE BARRED STYLE.




NOTES:

1. ONLY PRECAST STRUCTURES ALLOWED.
2. TWO ADJUSTING RINGS ALLOWED, MAXIMUM HEIGHT = 12".
3. FRAME AND GRATE SHALL BE MORTARED TO THE INLET STRUCTURE.
4. PRECAST CONCRETE BASE MUST BE INTEGRALLY CAST WITH THE LOWEST WALL SECTION.
5. ALL GRATES PROVIDED SHALL BE BICYCLE SAFE.
6. ALL STRUCTURES LOCATED IN THE PAVEMENT SHALL FOLLOW THE WEEPHOLE DETAIL.

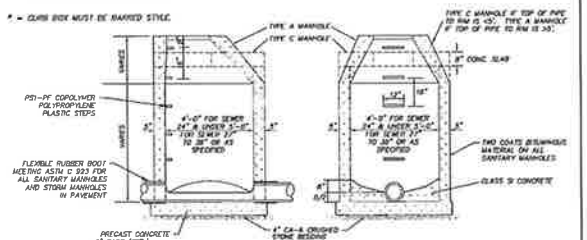
## 2' INLET DETAIL

| SCALE | NONE | NO. | REVISIONS | BY | DATE |
|---|---|---|---|---|---|
| DATE | 5-25-05 | 1. | MISC. UPDATES | SW | 2/10 |
| DRAWN BY | SLW | | | | |
| VILLAGE OF HOFFMAN ESTATES TRANSPORTATION & ENGINEERING DIVISION | | FILE NAME: INLET.DWG | | SHEET NO. | 1 OF 1 |

FRAME AND GRATE TYPES

- FOR B6.12 CURB: EAST JORDAN 7221 WITH TYPE M1 GRATE & T1 BACK, NEENAH R-3010 WITH TYPE A GRATE & BARRED CURB BOX OR APPROVED EQUAL.*
- FOR M3.12 CURB: EAST JORDAN 7525 OR APPROVED EQUAL.*
- USE NEENAH R-2504 WITH TYPE D GRATE, EAST JORDAN 105021 WITH TYPE M1 GRATE OR APPROVED EQUAL FOR STRUCTURES WITHIN DEPRESSED CURB AREAS.
- FOR CLOSED COVERS, USE NEENAH R-1713 WITH TYPE B LID, EAST JORDAN 105021 WITH TYPE A LID OR APPROVED EQUAL.

* = CURB BOX MUST BE BARRED STYLE.




MANHOLE TYPES A & C

NOTES:
1. ONLY PRECAST STRUCTURES ALLOWED.
2. TWO ADJUSTING RINGS ALLOWED, MAXIMUM HEIGHT = 12".
3. MANHOLE SECTIONS TO BE JOINED WITH ROPE TYPE MASTIC (E-Z STICK OR EQUAL).
4. PRECAST CONCRETE BASE MUST BE INTEGRALLY CAST WITH THE LOWEST WALL SECTION.
5. ALL GRATES PROVIDED SHALL BE BICYCLE SAFE.
6. ALL SANITARY SEWER MANHOLES SHALL HAVE A CHIMNEY SEAL FROM CRETEX OR APPROVED EQUAL.
7. ALL STORM STRUCTURES LOCATED IN THE PAVEMENT SHALL FOLLOW THE WEEPHOLE DETAIL.

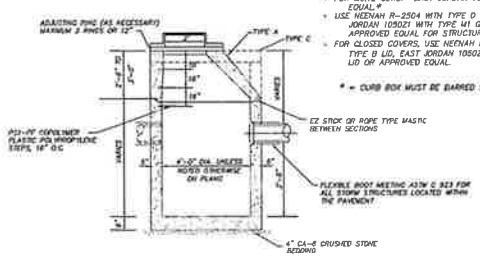
## MANHOLE DETAIL

| SCALE | NONE | NO. | REVISIONS | BY | DATE |
|---|---|---|---|---|---|
| DATE | 5-25-05 | 1. | MISC. UPDATES | SW | 2/10 |
| DRAWN BY | SLW | | | | |
| VILLAGE OF HOFFMAN ESTATES TRANSPORTATION & ENGINEERING DIVISION | | FILE NAME: MANHOLE.DWG | | SHEET NO. | 1 OF 1 |

FRAME AND GRATE TYPES

- FOR B6.12 CURB: EAST JORDAN 7221 WITH TYPE M1 GRATE & T1 BACK, NEENAH R-3010 WITH TYPE A GRATE & BARRED CURB BOX OR APPROVED EQUAL.*
- FOR M3.12 CURB: EAST JORDAN 7525 OR APPROVED EQUAL.*
- USE NEENAH R-2504 WITH TYPE D GRATE, EAST JORDAN 105021 WITH TYPE M1 GRATE OR APPROVED EQUAL FOR STRUCTURES IN THE STREET.
- FOR CLOSED COVERS, USE NEENAH R-1713 WITH TYPE B LID, EAST JORDAN 105021 WITH TYPE A LID OR APPROVED EQUAL.

* = CURB BOX MUST BE BARRED STYLE.

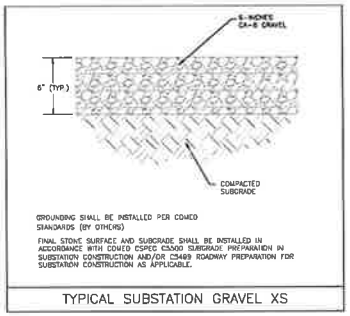



CATCH BASIN TYPE A & C

NOTES:
1. ONLY PRECAST STRUCTURES ALLOWED.
2. PRECAST CONCRETE BASE MUST BE INTEGRALLY CAST WITH THE LOWEST WALL SECTION.
3. THE FRAME AND GRATE SHALL BE MORTARED TO THE CONCRETE STRUCTURE.
4. ALL STRUCTURES LOCATED IN THE PAVEMENT SHALL FOLLOW THE WEEPHOLE DETAIL.

## CATCH BASIN DETAIL

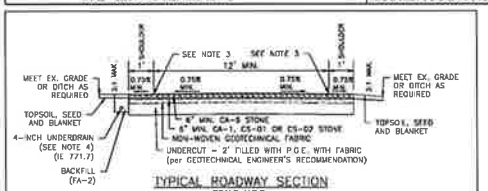
| SCALE | NONE | NO. | REVISIONS | BY | DATE |
|---|---|---|---|---|---|
| DATE | 5-25-05 | 1. | MISC. UPDATES | SW | 2/10 |
| DRAWN BY | SLW | | | | |
| VILLAGE OF HOFFMAN ESTATES TRANSPORTATION & ENGINEERING DIVISION | | FILE NAME: CTCHBASIN.DWG | | SHEET NO. | 1 OF 1 |




GROUNDING SHALL BE INSTALLED PER COMED STANDARDS (BY OTHERS)

FINAL STONE SURFACE AND SUBGRADE SHALL BE INSTALLED IN ACCORDANCE WITH COMED ESPECS C3300 SUBGRADE PREPARATION IN SUBSTATION CONSTRUCTION AND/OR C3409 ROADWAY PREPARATION FOR SUBSTATION CONSTRUCTION AS APPLICABLE.

TYPICAL SUBSTATION GRAVEL XS




TYPICAL ROADWAY SECTION
SCALE N.T.S.

1. ALL CA-1, CA-6, CS-01 AND CS-02 SHALL BE ANGULAR ROCK, AND MEET GRADATION PER THE SSRBC OR AS SPECIFIED.
2. ROADWAY CROSS SLOPE TO MATCH THE YARD GRADING FOR ROAD SECTIONS PROPOSED INSIDE OF THE YARD.
3. PROVIDE SHOULDERS AND TIE INTO EXISTING GROUND FOR ROAD SECTIONS PROPOSED OUTSIDE OF THE YARD.

The Illinois Department of Professional Regulation registration number for V3 Companies is License No. 184-000902

| REV. | DATE | DESCRIPTION | BY | CH |
|---|---|---|---|---|
| A3 | 11/21/22 | RE-ISSUED FOR APPROVAL (PO# 1666#824) | SR | CH |
| A2 | 09/28/22 | RE-ISSUED FOR APPROVAL (PO# 1666#824) | SR | CH |
| A1 | 07/06/22 | ISSUED FOR APPROVAL (PO# 1666#68) | SR | CH |

V3 Companies, 7325 Janes Avenue, Woodridge, IL 60517, 630.724.9200 phone, 630.724.9202 fax, www.v3co.com

ComEd An Exelon Company

Commonwealth Edison Co.
Chicago, Illinois
Transmission and Distribution Operations

DETAILS OF SUBSTATION EXPANSION CONSTRUCTION

TDC 214 HOFFMAN ESTATES

| SCALE | AS SHOWN | DATE | 07-06-22 |
|---|---|---|---|
| DRAWN BY | V3 | | |
| ENG. BY | V3 | | |

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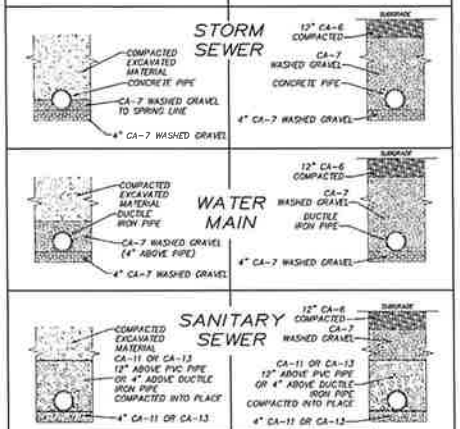
214.9-4_S2022-0494

214.9-5_S2022-0494

## TRENCH BENEATH PARKWAY OR LANDSCAPE AREAS

## TRENCH BENEATH PAVEMENT OR WITHIN TWO (2) FEET OF CURB & GUTTER OR SIDEWALK

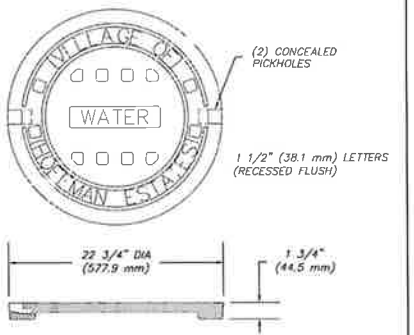



NOTE: ALL TRENCH WIDTHS SHALL EQUAL 4/3 PIPE DIA. + 8" OR A MINIMUM OF 32"

### TRENCH BACKFILL DETAIL

| SCALE: NONE | DATE: 2-28-07 | DRAWING: | BOOK: | NO. | REVISIONS | BY | DATE |
|---|---|---|---|---|---|---|---|
| VILLAGE OF HOFFMAN ESTATES | FILE NAME: TYP-TRENCH.DWG | | | 1 | MISC UPDATES | SW | 2/10 |
| TRANSPORTATION & ENGINEERING DIVISION | SHEET NO. 1 OF 1 | | | | | | |

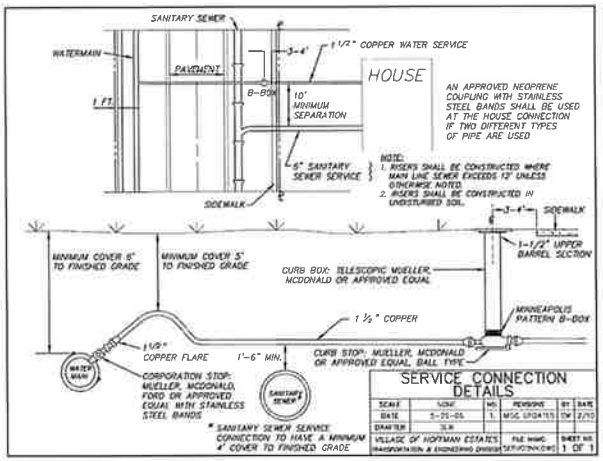
NOTE: PRIVATE SYSTEMS OR SERVICES SHALL NOT INCLUDE "VILLAGE OF HOFFMAN ESTATES" ON THE WATER COVER.




HEAVY DUTY
MAT'L ASTM A48 CL35
MACHINED BEARING SURFACE
COVER WT: 125 LBS (56.7 kg)

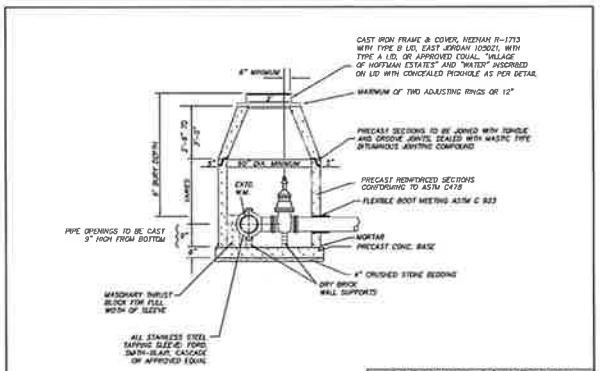
### WATER COVER DETAIL

| SCALE | NONE | NO. | REVISIONS | BY | DATE |
|---|---|---|---|---|---|
| DATE | 5-25-05 | 1 | MISC UPDATES | SW | 2/10 |
| DRAWN | SLW | | | | |
| VILLAGE OF HOFFMAN ESTATES TRANSPORTATION & ENGINEERING DIVISION | FILE NAME: WCOVER.DWG | SHEET NO. 1 OF 1 | | | |




### SERVICE CONNECTION DETAILS

| SCALE | NONE | NO. | REVISIONS | BY | DATE |
|---|---|---|---|---|---|
| DATE | 5-25-05 | 1 | MISC UPDATES | SW | 2/10 |
| DRAWN BY | SLW | | | | |
| VILLAGE OF HOFFMAN ESTATES TRANSPORTATION & ENGINEERING DIVISION | FILE NAME: SERVICECON.DWG | SHEET NO. 1 OF 1 | | | |

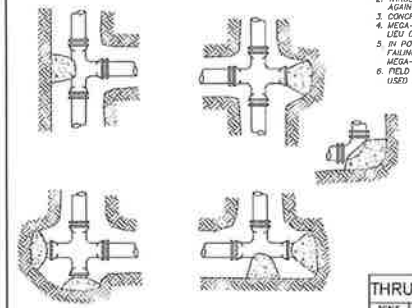



NOTE: USE TWO ROWS OF ROPE TYPE MASTIC BETWEEN BOTTOM BARREL AND BASE. WATER MAIN MUST BE PRESSURE TESTED AND CHLORINATED BEFORE USE.

### PRESSURE CONNECTION DETAIL

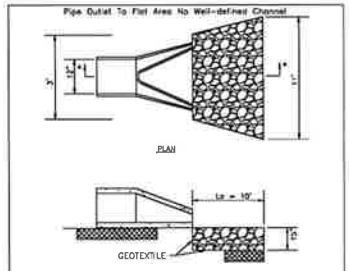
| SCALE | NONE | NO. | REVISIONS | BY | DATE |
|---|---|---|---|---|---|
| DATE | 5-25-05 | 1 | MISC UPDATES | SW | 2/10 |
| DRAWN | SLW | | | | |
| VILLAGE OF HOFFMAN ESTATES TRANSPORTATION & ENGINEERING DIVISION | FILE NAME: PRESSCON.DWG | SHEET NO. 1 OF 1 | | | |

NOTES:
1. THRUST BLOCKS SHALL BE AT ALL TEES AND BENDS OF 11-1/4° OR GREATER AND AT ALL DEAD END WATER MAINS.
2. THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED SOIL.
3. CONCRETE SHALL BE 3000 P.S.I. (MIN.)
4. MEGA-LUGS CAN BE USED IN LIEU OF THRUST BLOCKS.
5. IN POOR SOIL CONDITIONS OR IN FAILING OR FALLING TRENCH WALLS, MEGA-LUGS MUST BE USED.
6. FIELD LOK GASKET CAN BE USED IN LIEU OF THRUST BLOCKS.



### THRUST BLOCKING DETAIL

| SCALE | NONE | NO. | REVISIONS | BY | DATE |
|---|---|---|---|---|---|
| DATE | 5-25-05 | 1 | MISC UPDATES | SW | 2/10 |
| DRAWN | SLW | | | | |
| VILLAGE OF HOFFMAN ESTATES TRANSPORTATION & ENGINEERING DIVISION | FILE NAME: THRSBLK.DWG | SHEET NO. 1 OF 1 | | | |




NOTES:
1. The filter fabric shall meet the requirements in material specifications 592 GEOTEXTILE Table 1 or 2, class I, II, or III
2. The rock riprap shall shall meet the IDOT requirements for the following gradation: RR-3.
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

### PIPE OUTLET TO FLAT AREA

The Illinois Department of Professional Regulation registration number for V3 Companies is License No. 184-000902

| REV | DATE | DESCRIPTION | NOM. | ENG. |
|---|---|---|---|---|
| A3 | 11/21/22 | RE-ISSUED FOR APPROVAL (MOD 166668674) | SR | CH |
| A2 | 09/28/22 | RE-ISSUED FOR APPROVAL (MOD 166668674) | SR | CH |
| A1 | 07/06/22 | ISSUED FOR APPROVAL (MOD 166668648) | SR | CH |

V3 Companies, 7325 Janes Avenue, Woodridge, IL 60517, 630.724.9200 voice, 630.724.9202 fax, www.v3co.com

ComEd, An Exelon Company — Commonwealth Edison Co., Chicago, Illinois, Transmission and Distribution Operations

## DETAILS OF SUBSTATION EXPANSION CONSTRUCTION

TDC 214 HOFFMAN ESTATES DC 00

| SCALE | AS SHOWN | DATE | 07-06-22 | DC |
|---|---|---|---|---|
| DRAWN BY | V3 | | | |
| ENG. BY | V3 | | | |

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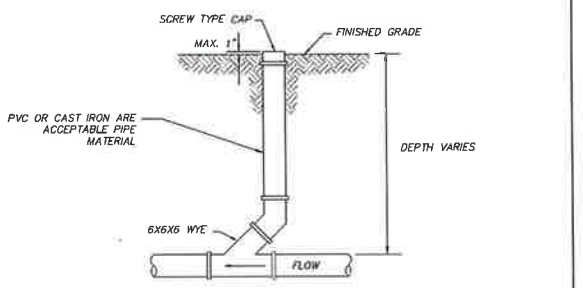
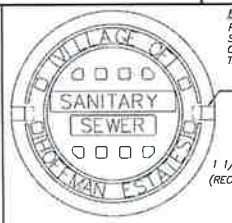
214.9-5_S2022-0494

214.9-6_S2022-0494




## CLEAN OUT DETAIL

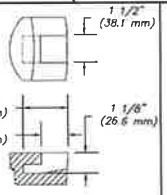
| SCALE | NONE | NO. | REVISIONS | BY | DATE |
|---|---|---|---|---|---|
| DATE | 9-25-05 | 1 | MISC UPDATES | SR | 2/10 |
| DRAFTER | SLR | | | | |
| VILLAGE OF HOFFMAN ESTATES TRANSPORTATION & ENGINEERING DIVISION | | FILE NAME: CLEANOUT.DWG | | SHEET NO. 1 OF 1 | |



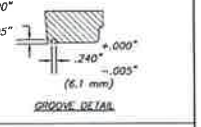

NOTE:
PRIVATE SYSTEMS OR SERVICES SHALL NOT INCLUDE "VILLAGE OF HOFFMAN ESTATES" ON THE SANITARY COVER.

(2) CONCEALED PICKHOLES

1 1/2" (38.1mm) LETTERS (RECESSED FLUSH)




CONCEALED PICKHOLE DETAIL



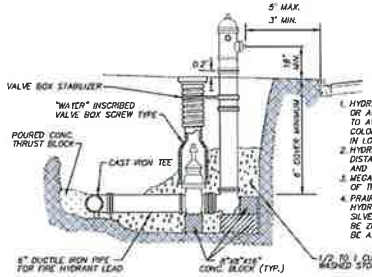

GROOVE DETAIL

HEAVY DUTY
MATL ASTM A48 CL35
MACHINED BEARING SURFACE
COVER WT: 125 LBS (56.7kg)

MANHOLE COVER WITH GROOVED GASKET SEAL & CONCEALED PICKHOLES TO REDUCE SURFACE WATER INFLOW.

## SANITARY COVER DETAIL

| SCALE | NONE | NO. | REVISIONS | BY | DATE |
|---|---|---|---|---|---|
| DATE | 9-25-05 | 1 | MISC UPDATES | SR | 2/10 |
| DRAFTER | SLR | | | | |
| VILLAGE OF HOFFMAN ESTATES TRANSPORTATION & ENGINEERING DIVISION | | FILE NAME: CANCOVER.DWG | | SHEET NO. 1 OF 1 | |



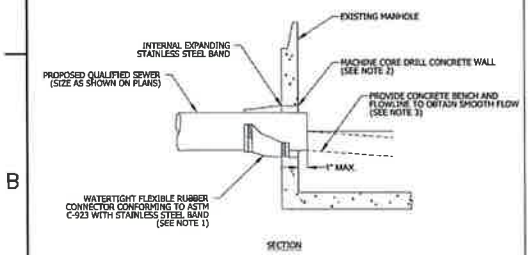

NOTES

1. HYDRANTS TO BE MUELLER A-423, OR APPROVED EQUAL, CONFORMING TO AWWA C-502. COLOR RED, WITH BREAK AWAY FLANGE IN LOCATIONS SHOWN ON THE PLANS.
2. HYDRANTS SHALL BE A MINIMUM DISTANCE OF 3' FROM BACK OF CURB AND 1'-6" FROM SIDEWALK.
3. MEGA-LUGS CAN BE USED IN LIEU OF THRUST BLOCKS.
4. PRAIRIE STONE BUSINESS PARK HYDRANTS SHALL BE GREEN WITH SILVER CAPS. GREEN PAINT SHALL BE ZH-G4441, SILVER PAINT SHALL BE AX1440-SWD.

FIRE HYDRANT

## FIRE HYDRANT DETAIL

| SCALE | NONE | NO. | REVISIONS | BY | DATE |
|---|---|---|---|---|---|
| DATE | 9-25-05 | 1 | MISC UPDATES | SR | 2/10 |
| DRAFTER | SLR | | | | |
| VILLAGE OF HOFFMAN ESTATES TRANSPORTATION & ENGINEERING DIVISION | | FILE NAME: FIREHYDRANT.DWG | | SHEET NO. 1 OF 1 | |

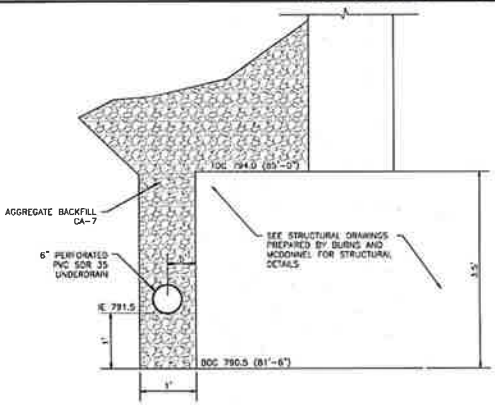



SECTION

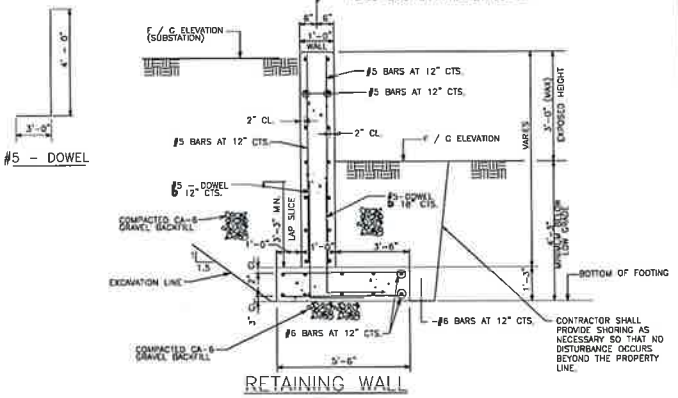
NOTES:
1. RESILIENT CONNECTOR COMPLYING WITH ASTM STANDARD C-923 (MOST RECENT EDITION) SHALL BE USED.
2. MACHINE CORE/DRILL CIRCULAR OPENING IN STRUCTURE WALL. OPENING DIAMETER TO FIT THE REQUIRED RESILIENT CONNECTOR PER MANUFACTURER'S RECOMMENDATION.
3. CUT, SHAPE, AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW.
4. CLEAN EXISTING STRUCTURE AND SEWER PIPE OF ANY DIRT, CONCRETE, OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.
5. ANY DAMAGE TO THE EXISTING MANHOLE SHALL BE REPAIRED BY THE CONTRACTOR.
6. REINFORCED CONCRETE COLLAR MAY BE SUBSTITUTED FOR PIPE DIAMETERS LARGER THAN 36-INCHES.

NOT TO SCALE

| | | |
|---|---|---|
| TECHNICAL GUIDANCE MANUAL | | 10/01/98 |
| PIPE TO EXISTING MANHOLE CONNECTION DETAIL | | TDC CAD ID: 40 PAGE NO. 43 |



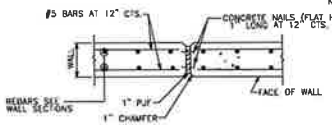

FOUNDATION DRAIN DETAIL




#5 - DOWEL

RETAINING WALL

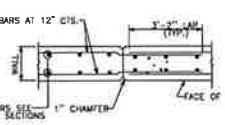
N.T.S.




EXPANSION JOINT DETAIL

(SPACED AT MAXIMUM 80 FOOT ON CENTER ALONG WALL AND AT 5 FOOT OFF OF CHANGE IN WALL DIRECTION.

N.T.S.




CONTRACTION JOINT DETAIL

(PROVIDE CONTRACTION JOINTS AT 20 FOOT CENTERS ALONG WALL ON EXPOSED SURFACES OF WALLS)
(CONTRACTION JOINT TO BE ON TOP OF WALL AND EXPOSED SIDES, AND TO GO FULL HEIGHT OF WALLS, BUT NOT THRU FOOTING)

N.I.S.

## STRUCTURAL NOTES

1. CONCRETE TO COMPLY WITH COMED SPECIFICATION C4388.
2. ALL REINFORCEMENT STEEL TO BE ASTM A615,GR-60.
3. ALL CONSTRUCTION TO CONFORM TO LOCAL CODES AND ADOPTED ORDINANCES, AND IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. EXCAVATION CONTRACTOR TO NOTIFY "JULIE" (1-800-892-0123) 48 HRS. PRIOR TO EXCAVATION WORK
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY DIMENSIONS, ELEVATIONS, AND DETAILS IN THE FIELD AND MAKE NECESSARY APPROVED ADJUSTMENT PRIOR TO BIDDING, ORDERING OF MATERIALS AND/OR STARTING CONSTRUCTION. SUCH VARIATION WILL NOT BE CAUSE FOR ADDITIONAL COMPENSATION OR A CHANGE IN THE SCOPE OF WORK.
6. SEE PLAN OF GRADING FOR LOCATION, GRADING, TOP OF WALL AND FINISHED GRADE ELEVATIONS, AND FOR ADDITIONAL INFORMATION.
7. ALL UTILITY LOCATIONS SHALL BE VERIFIED BY THE TRADE DOING THE WORK AND ANY DISCREPANCIES OF LOCATION BE REPORTED TO THE ENGINEER BEFORE CONSTRUCTION BEGINS.
8. ANY DISCREPANCIES, CONFLICTS, OR AMBIGUITIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. FAILURE TO DO SO WILL NOT RELIEVE CONTRACTOR OF ADDITIONAL COSTS REGARDING THE ABOVE ITEMS.
9. ALL EXPOSED CONCRETE EDGES SHALL HAVE A 1" CHAMFER, EXCEPT WHERE SHOWN OTHERWISE. CHAMFER ON VERTICAL EDGES SHALL BE CONTINUED A MINIMUM OF ONE FOOT BELOW FINISHED GROUND LEVEL.
10. ALL FOOTINGS MUST BE POURED ON UNDISTURBED SOIL WITH A MINIMUM SAFE BEARING CAPACITY OF 2500 PSF. FOOTINGS TO BEAR ON NATIVE SILTY CLAY, CONTRACTOR TO SEE SOILS REPORT PREPARED BY ARCADIS, DATED NOVEMBER 15, 2021 FOR ADDITIONAL INFORMATION. CONTRACTOR TO HAVE THE SOIL BEARING CAPACITY FIELD VERIFIED BY A SOILS TECHNICIAN UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER LICENSED AS PROFESSIONAL ENGINEER BY THE STATE OF ILLINOIS. IF THE GEOTECHNICAL ENGINEER FINDS THE SOIL TO BE UNSUITABLE, THE CONTRACTOR SHALL FOLLOW THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS TO ACHIEVE BEARING CAPACITY. IF THE BEARING CAPACITY CAN NOT BE ACHIEVED THEN THE ENGINEER SHOULD BE NOTIFIED FOR REDESIGN OF THE FOOTING AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
11. ALL ORGANIC AND/OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM BACKFILL AREAS, AND THEN BACKFILLED WITH CA-6 GRAVEL COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY PER ASTM D1557. THE GRANULAR BACKFILL SHALL BE PLACE UP TO 1'-0" BELOW THE FINISHED GRADE ELEVATION.
12. ANY AREA OUTSIDE OF THE PROPOSED CONSTRUCTION, DISTURBED BY THE CONTRACTOR'S ACTIONS, SHALL BE RESTORED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE, AT NO ADDITIONAL COST TO THE OWNER.
13. EL.=ELEVATION, CTS=CENTERS, CL.=CLEAR, F/C = FINISHED GRADE ELEVATION, T/W EL. = TOP OF WALL ELEVATION.
14. THE FOUNDATION CONTRACTOR IS RESPONSIBLE FOR PROVIDING ANY TEMPORARY SHORING AND/OR EARTH RETENTION SYSTEMS THAT MAY BE REQUIRED. TEMPORARY SHORING AND EARTH RETENTION
15. PROVIDE CORNER BARS FOR ALL HORIZONTAL BARS IN THE WALLS.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. SHORING, EARTH RETENTION, AND COFFERDAMS AS REQUIRED FOR STABILITY OF EXISTING AND PROPOSED CONSTRUCTION IS THE CONTRACTOR'S RESPONSIBILITY.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

RETAINING WALL DETAIL

The Illinois Department of Professional Regulation registration number for V3 Companies is License No. 184-000902

| REV | DATE | DESCRIPTION | DSN. | ENG. |
|---|---|---|---|---|
| A4 | 12/5/22 | REVISED PER MWRD COMMENTS | SR | CH |
| A3 | 11/21/22 | RE-ISSUED FOR APPROVAL (MOD 166668824) | SR | CH |
| A2 | 09/28/22 | RE-ISSUED FOR APPROVAL (MOD 166668824) | SR | CH |
| A1 | 07/06/22 | ISSUED FOR APPROVAL (MOD 166668824) | SR | CH |
| REV | DATE | DESCRIPTION | TECH. | ENG. |

ComEd An Exelon Company
Commonwealth Edison Co.
Chicago, Illinois
Transmission and Distribution Operations

DETAILS OF
SUBSTATION EXPANSION CONSTRUCTION

TDC 214 HOFFMAN ESTATES DC 00

| | | | |
|---|---|---|---|
| SCALE | AS SHOWN | DATE | 07-06-22 |
| DRAWN BY | V3 | | |
| ENG. BY | V3 | | |

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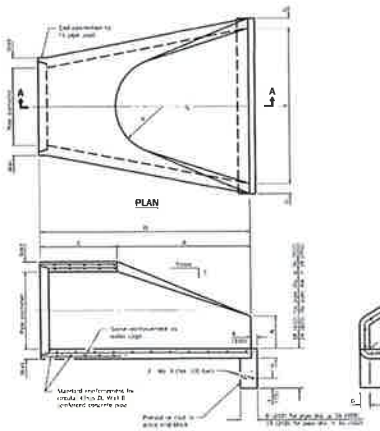
214.9-7_S2022-0494




| PIPE DIA. | A | B | C | D | E | F | G | H | APPROX. SLOPE |
|---|---|---|---|---|---|---|---|---|---|
| 12 | 5'-0" | 2' | 4' | 1'-6" | 4'-0" | 9" | 2'-0" | 2' | 5 | 1.94 |
| 15 | 5'-0" | 2'-6" | 5' | 1'-6" | 4'-0" | 9" | 2'-0" | 2'-6" | 5 | 1.94 |
| 18 | 5'-0" | 3' | 6' | 1'-6" | 4'-0" | 9" | 2'-0" | 3' | 5 | 1.94 |
| 21 | 5'-0" | 3'-6" | 7' | 1'-6" | 4'-0" | 9" | 2'-0" | 3'-6" | 5 | 1.94 |
| 24 | 5'-0" | 4' | 8' | 1'-6" | 4'-0" | 9" | 2'-0" | 4' | 5 | 1.94 |
| 27 | 5'-0" | 4'-6" | 9' | 1'-6" | 4'-0" | 9" | 2'-0" | 4'-6" | 5 | 1.94 |
| 30 | 5'-0" | 5' | 10' | 1'-6" | 4'-0" | 9" | 2'-0" | 5' | 5 | 1.94 |
| 33 | 5'-0" | 5'-6" | 11' | 1'-6" | 4'-0" | 9" | 2'-0" | 5'-6" | 5 | 1.94 |
| 36 | 5'-0" | 6' | 12' | 1'-6" | 4'-0" | 9" | 2'-0" | 6' | 5 | 1.94 |
| 42 | 5'-0" | 7' | 14' | 1'-6" | 4'-0" | 9" | 2'-0" | 7' | 5 | 1.94 |
| 48 | 5'-0" | 8' | 16' | 1'-6" | 4'-0" | 9" | 2'-0" | 8' | 5 | 1.94 |
| 54 | 5'-0" | 9' | 18' | 1'-6" | 4'-0" | 9" | 2'-0" | 9' | 5 | 1.94 |
| 60 | 5'-0" | 10' | 20' | 1'-6" | 4'-0" | 9" | 2'-0" | 10' | 5 | 1.94 |
| 66 | 5'-0" | 11' | 22' | 1'-6" | 4'-0" | 9" | 2'-0" | 11' | 5 | 1.94 |
| 72 | 5'-0" | 12' | 24' | 1'-6" | 4'-0" | 9" | 2'-0" | 12' | 5 | 1.94 |

* Radius as furnished by manufacturer

**GENERAL NOTES**

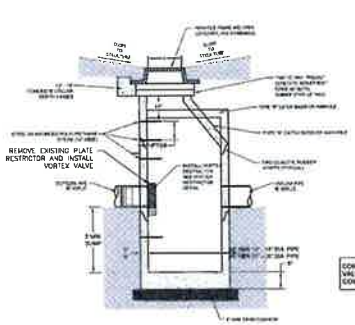
All steps shall be embedded in sides of section at uniform spacing to suit 12" horizontal (not shown) as req'd.

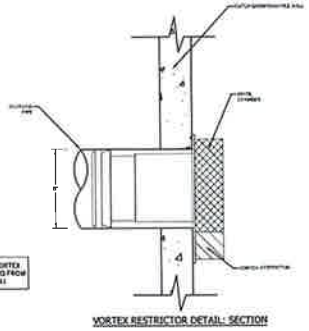
All dimensions are in inches (millimeters) unless otherwise shown.

| DATE | REVISIONS |
|---|---|
| 1-1-11 | Corrected text on page one |
| | Added "Not to Scale" to Detail |
| | Corrected Dimensions on Detail |
| 1-1-20 | Revised notes to |
| | Added Detail |

**PRECAST REINFORCED CONCRETE FLARED END SECTION**

**STANDARD 542301-03**



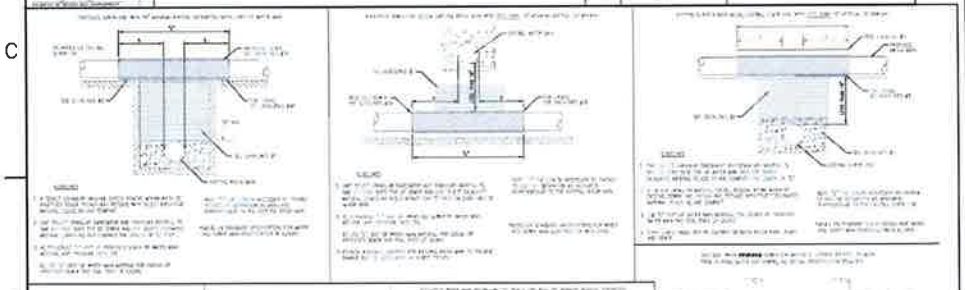

NOTES:
1. CATCH BASINS MUST CONFORM TO ASTM C-478
2. CATCH BASIN SECTIONS TO BE TONGUE AND GROOVED
3. NON SHRINK GROUT OR CEMENT TO BE USED ON ALL PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
4. ALL PIPE PENETRATIONS TO BE CORED. RUBBER BOOTED AND INTERIOR GROUTED (NON SHRINK) OR CEMENTED. ASTM C923 CONNECTORS IN COMBINED SEWER AREAS

NOTES:
1. TO BE USED IN PLACE OF RESTRICTORS LESS THAN 4 INCHES IN DIAMETER
2. VORTEX RESTRICTOR DESIGNED TO FIT INTO 6 INCH DIAMETER OUTFLOW PIPE.
3. THE 3" VORTEX RESTRICTOR CAN BE OBTAINED FROM DWM CENTRAL DISTRICT AT 3901 S. ASHLAND AVE. THE CONTRACTOR SHOULD ARRANGE FOR PICK UP BY CONTACTING 312-747-1177 (7AM TO 3PM, M-F)
4. THE VORTEX RESTRICTOR OTHER THAN 3" SIZE CAN BE OBTAINED EITHER FROM CONTECH ENGINEERED SOLUTIONS, LLC AT 1200 HARPER RD. SUITE 707, OAKBROOK, IL (PH:773-661-9754) OR FROM HYDRO INTERNATIONAL AT 94 HUTCHINS DRIVE, PORTLAND, ME. (PH.207-750-6200) THE CONTRACTOR SHOULD ARRANGE FOR PURCHASE BY CONTACTING EITHER OF THE TWO AFOREMENTIONED AGENCIES.
5. PULL ON RESTRICTOR TO VERIFY THAT A TIGHT FIT IS MADE.
6. INSERT THE RESTRICTOR WITH THE OPENING DOWN. UPON TIGHTENING OF THE 2 BOLTS ON THE FACE OF THE RESTRICTOR, THE RUBBER O RINGS WILL PROVIDE A WATER- TIGHT SEAL.

NOT TO SCALE

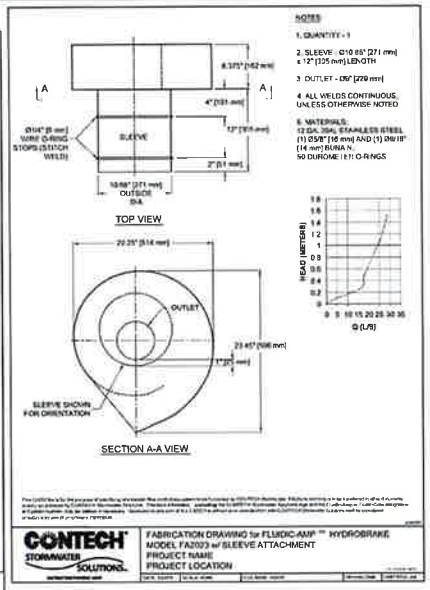
TECHNICAL GUIDANCE MANUAL

VORTEX RESTRICTOR DETAIL



TECHNICAL GUIDANCE MANUAL

WATER AND SEWER SEPARATION REQUIREMENTS (PER IEPA)




NOTES
1. QUANTITY - 1
2. SLEEVE - Ø10.65" [271 mm] x 12" [305 mm] LENGTH
3. OUTLET - 06" [270 mm]
4. ALL WELDS CONTINUOUS, UNLESS OTHERWISE NOTED
5. MATERIALS: 12 GA. 304L STAINLESS STEEL (1) 05/8" [16 mm] AND (1) 09/16" [14 mm] BUNA N, 50 DUROME TER O-RINGS

CONTECH STORMWATER SOLUTIONS

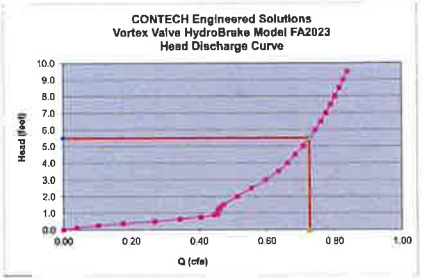
FABRICATION DRAWING for FLUIDIC-AMP ™ HYDROBRAKE
MODEL FA2023 w/ SLEEVE ATTACHMENT
PROJECT NAME
PROJECT LOCATION

CONTECH ENGINEERED SOLUTIONS

| Head (ft) | Flow (cfs) |
|---|---|
| 0 | 0.000 |
| 0.125 | 0.039 |
| 0.25 | 0.101 |
| 0.375 | 0.177 |
| 0.5 | 0.270 |
| 0.625 | 0.344 |
| 0.75 | 0.406 |
| 0.875 | 0.445 |
| 0.9375 | 0.455 |
| 1 | 0.454 |
| 1.125 | 0.454 |
| 1.25 | 0.460 |
| 1.375 | 0.464 |
| 1.5 | 0.472 |
| 2 | 0.514 |
| 2.5 | 0.556 |
| 3 | 0.598 |
| 3.5 | 0.636 |
| 4 | 0.663 |
| 4.5 | 0.684 |
| 5 | 0.709 |
| 5.5 | 0.727 |
| 6 | 0.745 |
| 6.5 | 0.761 |
| 7 | 0.776 |
| 7.5 | 0.790 |
| 8 | 0.803 |
| 8.5 | 0.815 |
| 9 | 0.826 |

**Vortex Valve FA2023 with 6.5" Opening**

| | |
|---|---|
| Target Head: | 5.5 ft |
| Target Flow: | 0.73 cfs |
| Achieved Flow: | 0.727 cfs |




| REV. | DATE | DESCRIPTION | TECH. | ENG. |
|---|---|---|---|---|
| A3 | 11/21/22 | RE-ISSUED FOR APPROVAL (WO# 166668824) | SR | CH |
| A2 | 08/26/22 | RE-ISSUED FOR APPROVAL (WO# 166668824) | SR | CH |
| A1 | 01/06/22 | ISSUED FOR APPROVAL (WO# 166668824) | SR | CH |

The Illinois Department of Professional Regulation registration number for V3 Companies is License No. 184-000902

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DETAILS OF SUBSTATION EXPANSION CONSTRUCTION

TDC 214 HOFFMAN ESTATES DC 00

| SCALE | AS SHOWN | DATE | 07-08-22 |
|---|---|---|---|
| DRAWN BY | V3 | | |
| ENG. BY | V3 | | |

214.9-7_S2022-0494

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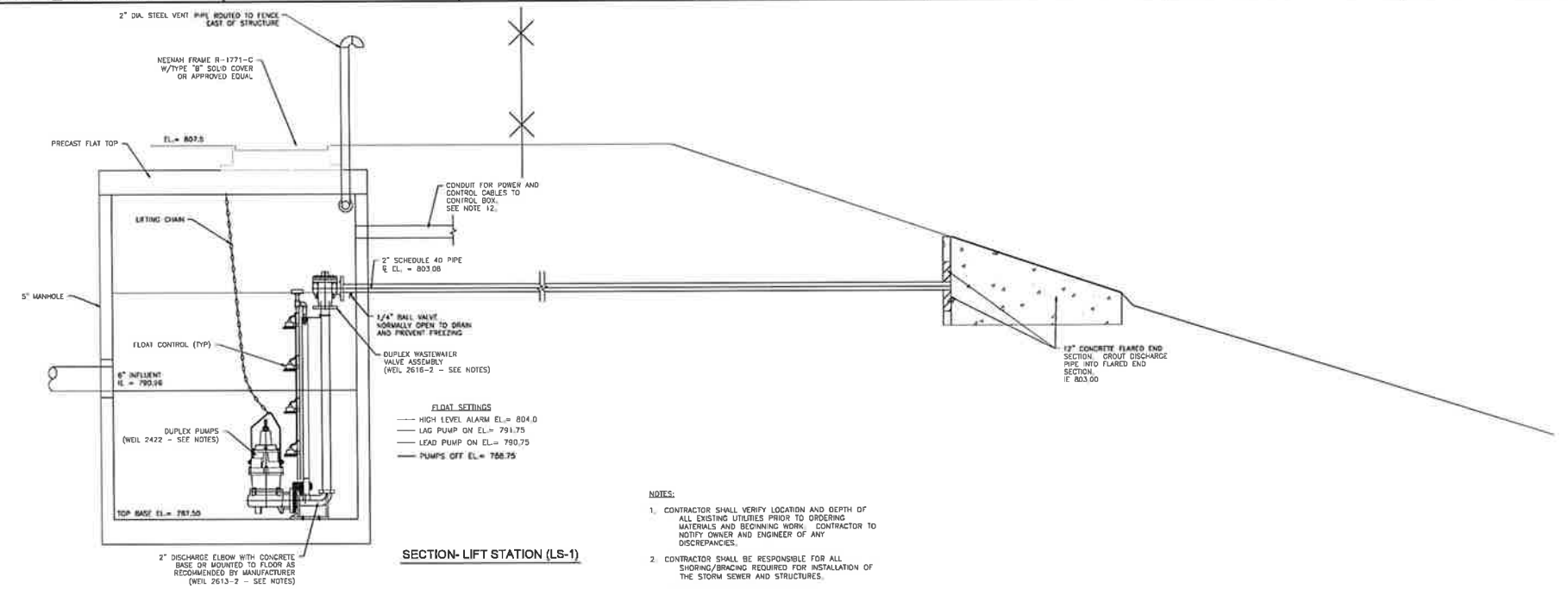
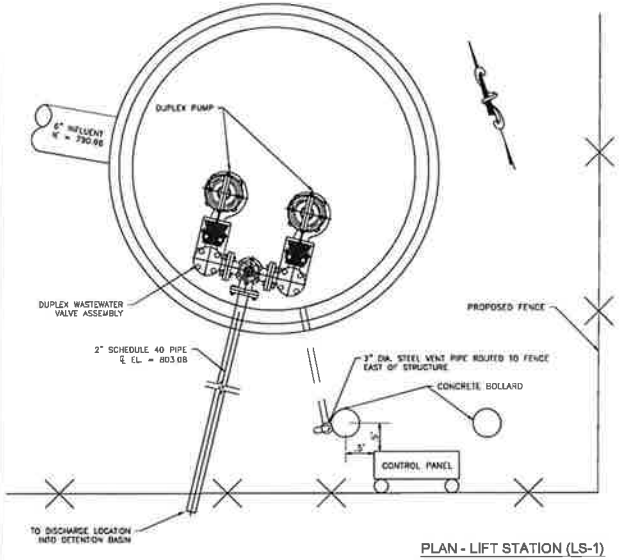



SECTION- LIFT STATION (LS-1)

NOTES:

1. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS AND BEGINNING WORK. CONTRACTOR TO NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING/BRACING REQUIRED FOR INSTALLATION OF THE STORM SEWER AND STRUCTURES.
3. ALL EXCAVATION SHALL BE DONE USING HYDROEXCAVATION UNLESS EXPLICITLY DIRECTED BY COMED TO DO OTHERWISE.




PLAN - LIFT STATION (LS-1)

DESIGN CRITERIA

| ITEM | DESIGN BASIS |
|---|---|
| GENERAL | |
| Design flow (1 pump) | 25 gal/min |
| Maximum flow (2 pumps) | 50 gal/min |
| Power supply | 208 Volt 3-phase |
| PUMPS | |
| No. Pumps | 2 |
| Pump Tags | Lift Station Pump 1 and Lift Station Pump 2 |
| Type | Submersible Wastewater |
| Motor | 1750 RPM, 1/2 Hp, 60 Hz, Air filled |
| Design capacity (1 pump) | 25 gal/min @ 20 FT TDH |
| Pump controls | Water level in wet well starts and stops pumps |
| SCADA | Transmit signals, Pump ON, Pump OFF, Pump FAIL |
| LIFT STATION STRUCTURE | |
| Diameter | 5 FT |
| Drawdown depth | 2.0 FT |
| No. pump starts/hr (1 pump) | 1 |
| No. pump starts/hr (2 pumps) | 0.5 |
| Buoyancy (include safety factor 1.5) | 33,080 lbs |
| Est. weight of lift station | 34,888 lbs |
| Protection to resist buoyancy required? | No |
| PIPING | |
| Wet well influent | 6-IN gravity flow |
| Forcemain | 2-IN, 50 gal/min max |
| Forcemain friction losses | 3.11 FT |
| Minimum velocity (>2 ft/sec) | 2.6 ft/sec @ 25 gal/min |
| Maximum velocity (<8 ft/sec) | 5.1 ft/sec @ 50 gal/min |

LIFT STATION DETAIL AND NOTES

PUMP STATION NOTES

1. Grout pipes through walls with waterplug grout.
2. Provide pipe supports in valve vault.
3. Provide concrete thrust blocks and tie fittings of 22 ½ degree or larger bends.
4. Verify size and number of conductors with pump manufacturer. If conditions require change, adjust conduit accordingly.
5. Leave a 5 ft loop in float cables for maintenance.
6. Float support: provide 25 lb. coated pedistal cast iron weight with 1/8 inch diameter min. SS cable for mounting level sensors
7. Structure base shall be precast monolithic with bottom barrel sections.
8. Verify submersible pump placement and alignment with manufacturer.
9. All forcemain pipes and fitting materials outside of structures shall be Schedule 40 Steel Pipe.
10. Gate valve and check valve shall be cast iron. (In accordance with ComEd CSPEC C4379)
11. Approved pump and equipment suppliers:
    - Daugherty Sales
    - Metropolitan
    - Grundfos

    Equipment numbers shown are for Weil Pumps (from Daugherty Sales). Contractor shall supply this equipment or an approved equals
12. REFER TO ELECTRICAL DESIGN FOR POWER SUPPLY, SCADA CONNECTIONS AND GROUNDING FOR LIFT STATION

The Illinois Department of Professional Regulation registration number for V3 Companies is License No. 184-000902

| REV. | DATE | DESCRIPTION | TECH. | ENG. |
|---|---|---|---|---|
| A3 | 11/30/22 | RE-ISSUED FOR APPROVAL (WO# 10668824) | SR | CH |
| A2 | 09/28/22 | RE-ISSUED FOR APPROVAL (WO# 10668824) | SR | CH |
| A1 | 07/06/22 | ISSUED FOR APPROVAL (WO# 10668824) | SR | CH |

ComEd — Commonwealth Edison Co., Chicago, Illinois, Transmission and Distribution Operations

DETAILS OF FOUNDATION DRAIN LIFT STATION

TDC 214 HOFFMAN ESTATES

| | | | |
|---|---|---|---|
| SCALE | AS SHOWN | DATE | 07-06-22 |
| DRAWN BY | V3 | | |
| ENG. BY | V3 | | |

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214.9-8_S2022-0494

# 214.SK-1_S2022-0494

1. ALL EXISTING TOPOGRAPHY, UNDERGROUND UTILITIES, STRUCTURES AND ASSOCIATED FACILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS AND ELEVATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER FACILITIES, THE EXISTENCE OF WHICH ARE NOT PRESENTLY KNOWN.

2. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

3. ALL APPLICABLE PROVISIONS OF THE CURRENT OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

4. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS V3 COMPANIES OF ILLINOIS LTD., THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER WHILE ACTING WITHIN THE SCOPE OF THEIR DUTIES FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, HIS AGENTS, THE ENGINEER, HIS EMPLOYEES AND AGENTS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE OWNER OF THE ROADWAY.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. BARRICADES AND WARNING SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS. ALL TRAFFIC CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

7. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

a. ALL APPLICABLE COMED SPECIFICATIONS AND ENGINEERING STANDARD PRACTICES

b. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS," AS PREPARED BY IDOT, LATEST EDITION

c. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," LATEST EDITION

d. ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE EPA. LATEST EDITION

e. THE LATEST EDITIONS OF THE MUNICIPAL CODE AND STANDARDS OF THE VILLAGE OF HOFFMAN ESTATES

f. THE NATIONAL ELECTRIC CODE.

g. THE ILLINOIS ACCESSIBILITY CODE.

h. ILLINOIS STATE PLUMBING CODE

IN THE EVENT OF CONFLICTING SPECIFICATIONS WITH REGARD TO SITEWORK ISSUES DESIGNED BY THE ENGINEER, THE MORE STRINGENT REQUIREMENT SHALL GOVERN

8. THE CONTRACTOR SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION AT LEAST 48 HOURS PRIOR TO COMMENCING ANY WORK AND FOR ANY NEW CONSTRUCTION REQUIRING INSPECTION

9. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION AND SHALL BE PROTECTED PER VILLAGE OF HOFFMAN ESTATES STANDARDS. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES IDENTIFIED TO REMAIN SHALL BE PROTECTED FROM DAMAGE INCLUDING TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED

10. CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO PREVENT ACCUMULATION OF MUD OR SOIL ON PUBLIC THOROUGHFARES. AT THE END OF EACH DAY AND AS OFTEN AS OTHERWISE NECESSARY THE CONTRACTOR SHALL CLEAN UP ALL MUD OR SOIL WHICH HAS BEEN TRACKED ONTO PUBLIC STREETS AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND AS DETAILED IN THE STORM WATER POLLUTION PREVENTION PLAN.

11. THE CONTRACTOR SHALL PROVIDE FOR THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS WHERE HIS/HER OPERATIONS ABUT PUBLIC THOROUGHFARES AND ADJACENT PROPERTY IN ACCORDANCE WITH THE VILLAGE OF HOFFMAN ESTATES MUNICIPAL CODE AND IDOT REQUIREMENTS

12. NO HOLES ARE TO BE LEFT OPEN IN THE PAVEMENT OR PARKWAY OVER A HOLIDAY, WEEKEND OR AFTER 3:00 P.M. ON THE DAY PRECEDING A HOLIDAY OR A WEEKEND

13. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

14. REMOVED PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR AS PART OF THE BASE CONTRACT.

15. NO BURNING OR INCINERATION OF RUBBISH WILL BE PERMITTED ON SITE.

17. FOR REGULATED UTILITY LOCATIONS, THE CONTRACTOR SHALL CONTACT THE JOINT UTILITY LOCATION INFORMATION FOR EXCAVATORS, "J.U.L.I.E." AT 1-800-892-0123. LOCAL GOVERNMENT AGENCIES SHOULD BE CONTACTED BY THE CONTRACTOR FOR LOCATION OF ALL NONREGULATED UTILITY LOCATIONS. CALL FOR LOCATES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTING WITH A COMED APPROVED UTILITY LOCATOR TO LOCATE ALL UNDERGROUND UTILITIES (INCLUDING ELECTRICAL UTILITIES, SANITARY, STORM, WATER, GAS, TELECOM, ETC) WITHIN THE SUBSTATION LIMITS

18. BEFORE EXCAVATING OVER OR ADJACENT TO ANY EXISTING UTILITIES, CONTRACTOR SHALL NOTIFY THE OWNER OF SUCH UTILITIES TO ENSURE THAT PROTECTIVE WORK WILL BE COORDINATED AND PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER OF THE UTILITY INVOLVED. IF ANY EXISTING SERVICE LINES, UTILITIES AND UTILITY STRUCTURES WHICH ARE TO REMAIN IN SERVICE ARE UNCOVERED OR ENCOUNTERED DURING THIS OPERATION, THEY SHALL BE SAFEGUARDED, PROTECTED FROM DAMAGE AND SUPPORTED IF NECESSARY.

ANY EXCAVATION PERFORMED SHALL BE COMPLETED USING HYDROEXCAVATION METHODS. MECHANICAL EXCAVATION WILL NOT BE PERMITTED WITHOUT PERMISSION GRANTED BY COMED AND ENGINEER

19. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL AS DETAILED IN THE STORM WATER POLLUTION PREVENTION PLAN.

21. ALL CURB RADII REFER TO BACK OF CURB.

22. ANY AREAS THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED IN CONFORMANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND SHALL BE INCIDENTAL TO THE CONTRACT.

23. STREET PAVING AND CURBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE AND IF DAMAGED, SHALL BE REPLACED PROMPTLY IN CONFORMANCE WITH THE MUNICIPALITY OR IDOT STANDARD SPECIFICATIONS IN MATERIALS AND WORKMANSHIP.

24. PROPOSED ELEVATIONS INDICATE FINISHED CONDITIONS. FOR ROUGH GRADING ELEVATIONS ALLOW FOR THICKNESS OF PROPOSED PAVING (ROADS, WALKS, DRIVES, ETC.) OR TOPSOIL AS INDICATED ON DRAWINGS

25. CAD FILES ARE AVAILABLE FOR CONSTRUCTION LAYOUT UPON REQUEST.

26. BACKFILL SHALL BE PLACED NEXT TO THE CURB AS SOON AS PERMISSIBLE AFTER CONSTRUCTION TO PREVENT SCOURING AND UNDERCUTTING BY STORM WATER RUNOFF.

27. BUTT JOINTS SHALL BE PROVIDED WHEREVER NEW PAVEMENT ABUTS EXISTING PAVEMENT. ALL BUTT JOINTS SHALL BE CONSTRUCTED BY MILLING AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE BITUMINOUS SURFACE COURSE.

28. WHEN AN EXISTING DRAINAGE ROUTE, EITHER A STORM SEWER OR WATERWAY, IS INTERRUPTED DUE TO CONSTRUCTION, THE DRAINAGE ROUTE SHALL BE REESTABLISHED TO ORIGINAL CONDITIONS BY THE END OF THE SAME WORK DAY. POSITIVE DRAINAGE MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

29. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS

30. FINAL ADJUSTMENT OF FIRE HYDRANTS, VALVE VAULTS AND MANHOLES TO FINISHED GRADE ARE INCIDENTAL TO THEIR COST.

31. ANY EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT ARE TO BE ADJUSTED OR RECONSTRUCTED BY THE CONTRACTOR TO THE UTILITY OWNER'S SATISFACTION. ADJUSTMENTS OR RECONSTRUCTIONS NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

32. ALL UTILITY CONNECTIONS TO EXISTING LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND TO THE SATISFACTION OF THE UTILITY OWNER.

33. PROVIDE TRENCH BACKFILL IN ACCORDANCE WITH THE DETAILS OF THE PLANS FOR ALL UTILITY LINES (OR AS OTHERWISE NOTED ON PLANS). BACKFILL SHALL BE PLACED AND COMPACTED PER THE MUNICIPALITY AND IDOT SPECIFICATIONS. COST OF BACKFILL IS TO BE CONSIDERED INCIDENTAL TO THE UTILITY WORK.

34. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

35. PRIOR TO DEMOBILIZATION, ALL WORK SHALL BE CLEANED AND INSPECTED TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

36. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

37. BAND-SEAL CONNECTORS OR EQUIVALENT SHALL BE USED TO JOIN PIPES OF DISSIMILAR MATERIAL.

38. CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF ALL CONSTRUCTION IN CONFORMANCE WITH ALL MUNICIPAL AND CLIENT REQUIREMENTS FOR USE IN PREPARING RECORD DRAWINGS.

39. THE SUBCONTRACTOR SHALL INSTALL A 2"x4"x6' POST ADJACENT TO THE TERMINUS OF UTILITY MAINS AND SERVICE LINES. POSTS SHALL BE MARKED PER DIRECTION FROM THE UTILITY OWNER.

40. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION. ANY DEWATERING REQUIRED SHALL BE INCIDENTAL TO THE CONTRACT.

41. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS REQUIRED IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION

42. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY AS DETERMINED BY THE ENGINEER. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE PERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ON-SITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE SUBCONTRACTOR AND SUBMITTED TO THE ENGINEER UPON COMPLETION OF THE PROJECT. ALL FIELD TILE REPAIRS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED

43. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS/HER WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

## EARTHWORK

1. SITE EARTHWORK AND SUBGRADE WITHIN THE SUBSTATION SHALL BE INSTALLED TO MEET C5499 ROADWAY PREPARATION FOR SUBSTATION CONSTRUCTION AND/OR C5500 SUBSTATION CONSTURCTION SUBGRADE PREPARTION

2. THE GRADING OPERATIONS ARE TO BE INSPECTED BY A THIRD PARTY SOILS ENGINEER. THE CONTRACTOR'S REPRESENTATIVE MUST BE NOTIFIED PRIOR TO ANY UNSUITABLE SOIL REMOVAL AND MUST APPROVE, IN WRITING, ANY REMEDIATION. BOTH THE CONTRACTOR AND SOILS ENGINEER MUST BE PRESENT DURING REMEDIATION

3. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF 6 INCHES OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED IN GREEN AREAS OR UNLESS OTHERWISE NOTED

4. THE SURFACE VEGETATION, TOPSOIL, TRANSITIONAL MATERIAL, AND ANY OBVIOUSLY SOFT UNDERLYING SOIL SHALL BE STRIPPED FROM ALL AREAS TO RECEIVE STRUCTURAL FILL. IF THE UNDERLYING SUBGRADE IS FOUND TO BE UNSUITABLE FOR PROPER COMPACTION, CONTRACTOR TO CONSULT WITH SOILS ENGINEER PRIOR TO REMEDIATION

5. SUBGRADE COMPACTION SHALL BE OBTAINED TO MEET CSPECS C5499 AND C5500

6. COMPLETED GRADING (FINISHED FINE GRADE) FOR PROPOSED PAVEMENT SUBGRADE AREAS, BUILDING PADS, AND OPEN SPACE AREAS SHALL BE WITHIN A 0.1' TOLERANCE OF DESIGN SUBGRADE.

7. BORROW PIT LOCATION(S) SHALL BE APPROVED BY THE OWNER, ENGINEER, AND GEOTECHNICAL ENGINEER.

## STORM SEWER

1. CONTRACTOR SHALL CONFORM TO COMED CSPEC 4378 FOR FULL STORM SEWER AND STRUCTURE REQUIREMENTS

2. STORM SEWER STRUCTURES SHALL BE PRECAST OF THE TYPE AND DIAMETER AS SPECIFIED IN THE PLANS WITH APPROPRIAT FRAME AND LIDS (SEE CONSTRUCTION DETAIL) LIDS SHALL BE IMPRINTED "STORM".

## IEPA CROSSING REQUIREMENTS

1. HORIZONTAL SEPARATION

A. WATERMAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER OR SEWER SERVICE CONNECTION

B. WATERMAINS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER LINE WHEN:

I. LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET;

II. THE WATERMAIN IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND

III. THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.

C. BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE MEETING THE REQUIREMENTS OF SECTION 653.111 WHEN IT IS IMPOSSIBLE TO MEET (A) OR (B) ABOVE. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.

2. VERTICAL SEPARATION

A. A WATERMAIN SHALL BE LAID SO THAT ITS INVERT IS 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN

B. BOTH THE WATERMAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE MEETING REQUIREMENTS OF SECTION 653.111 WHEN:

I. IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN 8A) ABOVE; OR

II. THE WATERMAIN PASSES UNDER A SEWER DRAIN

C. A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATERMAIN.

D. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS ATLEAST TEN FEET.

## CAST-IN-PLACE CONCRETE - GENERAL

1. ALL CONCRETE WORK WITHIN A SUBSTATION SHALL MEET THE CURRECT COMED CONSTRUCTION SPECIFICATIONS (CSPEC C4387 CONCRETE WORK FOR SUBSTATION CONSTRUCTION)

## MWRD GENERAL NOTES

### A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS.
- STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION.
- STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION.
- VILLAGE OF HOFFMAN ESTATES MUNICIPAL CODE.
- THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL.
- IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

### B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055)

2. THE VILLAGE OF HOFFMAN ESTATES ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123

### C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS 0.00 FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

### D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION)

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

| PIPE MATERIAL | PIPE SPECIFICATIONS | JOINT SPECIFICATIONS |
|---|---|---|
| VITRIFIED CLAY PIPE | ASTM C-700 | ASTM C-425 |
| REINFORCED CONCRETE SEWER PIPE | ASTM C-76 | ASTM C-443 |
| CAST IRON SOIL PIPE | ASTM A-74 | ASTM C-564 |
| DUCTILE IRON PIPE | ANSI A21.51 | ANSI A21.11 |
| POLYVINYL CHLORIDE (PVC) PIPE<br>8-INCH TO 15-INCH DIAMETER SDR 26<br>18-INCH TO 27-INCH DIAMETER F/DY=46 | <br>ASTM D-3034<br>ASTM F-679 | <br>ASTM D-3212<br>ASTM D-3212 |
| HIGH DENSITY POLYETHYLENE (HDPE) | ASTM D-3350 | ASTM D-3261,F-2620 (HEAT FUSION) |
| | ASTM D-3035 | ASTM D-3212,F-477 (GASKETED) |
| WATER MAIN QUALITY PVC<br>4-INCH TO 36-INCH<br>4-INCH TO 12-INCH<br>14-INCH TO 48-INCH | <br>ASTM D-2241<br>AWWA C900<br>AWWA C905 | <br>ASTM D-3139<br>ASTM D-3139<br>ASTM D-3139 |

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

| PIPE MATERIAL | PIPE SPECIFICATIONS | JOINT SPECIFICATIONS |
|---|---|---|
| POLYPROPYLENE (PP) PIPE | | |
| 12-INCH TO 24-INCH DOUBLE WALL | ASTM F-2736 | D-3212, F-477 |
| 30-INCH TO 60-INCH TRIPLE WALL | ASTM F-2764 | D3212, F-477 |

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:

a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.

b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.

c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

## E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

15. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

18. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

19. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

20. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

22. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION

24. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

The Illinois Department of Professional Regulation registration number for V3 Companies is License No. 184-000902

| REV | DATE | DESCRIPTION | TECH | ENG |
|---|---|---|---|---|
| A3 | 11/21/22 | RE-ISSUED FOR APPROVAL (WO# 1666824) | SR | CH |
| A2 | 09/28/22 | RE-ISSUED FOR APPROVAL (WO# 1666824) | SR | CH |
| A1 | 05/13/22 | ISSUED FOR APPROVAL | LA | CWH |

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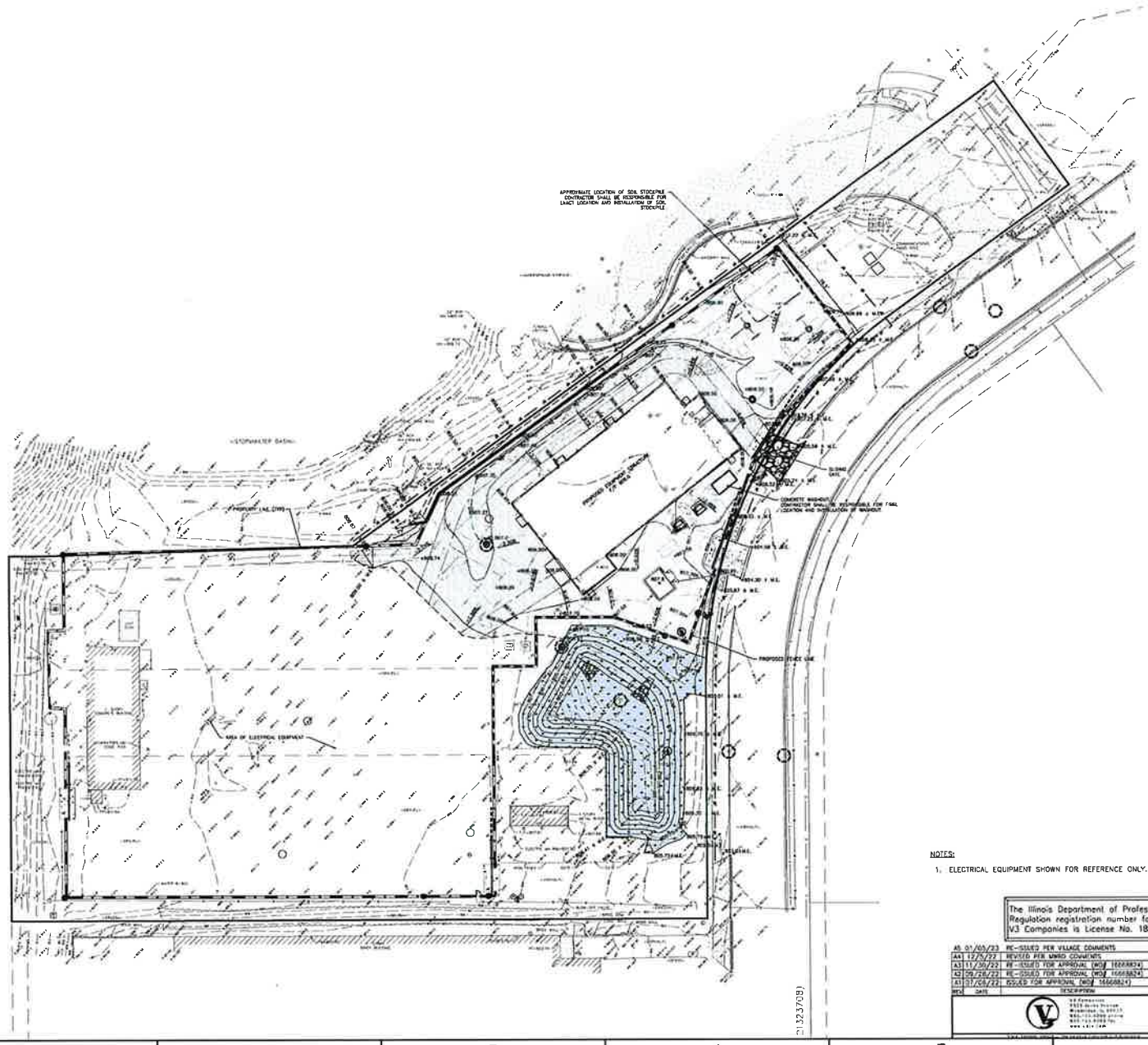
GENERAL NOTES

TDC 214 HOFFMAN ESTATES

SCALE: AS SHOWN | DATE: 07/08/22 | DRAWN BY: V3 | CHK BY: V3

214.SK-1_S2022-0494

214.SK-2_S2022-0494




EROSION CONTROL NOTES

1. CONTRACTOR TO INSTALL CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR TO INSTALL PERIMETER EROSION CONTROL PRIOR TO COMMENCEMENT OF ANY EARTHWORK ACTIVITIES. CONTRACTOR SHALL PLACE SILT FENCE AS SHOWN ON PLANS. ADDITIONALLY, SILT FENCE WHEREVER EXPEDIENT TO IMPLEMENT CONSTRUCTION ACTIVITIES TO MINIMIZE SOIL EROSION.
3. CONTRACTOR IS TO MAKE SURE ALL STOCKPILES (MARKED 'S' ON DRAWING) ARE ENCLOSED WITH SILT FENCE OR EROSION CONTROL BLANKET TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. ALL SEDIMENT AND EROSION CONTROL MEASURES TO BE MAINTAINED AROUND ALL PROPOSED IMPROVEMENTS ARE TO REMAIN IN PLACE AND TO BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. IMPROVEMENTS ARE COMPLETED AND THE SITE IS ADEQUATELY STABILIZED.
5. THE CONTRACTOR SHALL INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES AS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUOUS INSPECTIONS FOR THE DURATION OF THE CONSTRUCTION. THE CONTRACTOR INDICATED IN THE EROSION CONTROL NOTES AND DETAILS IN THIS SET.
6. CONTRACTOR SHALL DETERMINE FINAL LOCATION OF SOIL STOCKPILE AND HYDRO EXCAVATION SPOILS PIT IN FIELD.
7. CONTRACTOR SHALL USE AND MAINTAIN CONCRETE WASHOUT WHENEVER CONCRETE IS POURED ONSITE. HYDRO VAC SPOILS PIT MAY NOT BE USED AS CONCRETE WASHOUT.
8. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL SUBMIT A DEWATERING PLAN TO COMED FOR APPROVAL PRIOR TO BEGINNING DEWATERING ACTIVITIES.
9. CONTRACTOR SHALL INSTALL CONSTRUCTION ENTRANCES AS REQUIRED BY ACTIVITY. THE CONTRACTOR SHALL INSTALL A CONSTRUCTION ENTRANCE AT EACH ENTRANCE TO THE SITE. A CONSTRUCTION ENTRANCE TO SHALL BE MAINTAINED DAILY TO CONFIRM THERE IS NO TRACKING OF MUD TO THE PUBLIC RIGHT OF WAY. IF ANY TRACKING HAS OCCURRED, THE STREET SHALL BE CLEANED IMMEDIATELY AND THE CONTRACTOR SHOULD CONSIDER INSTALLING A PROPOSED CONSTRUCTION ENTRANCE IN THAT LOCATION.

LEGEND

- PERIMETER EROSION CONTROL
- INLET FILTER BASKET
- PROPOSED CONSTRUCTION ENTRANCE
- IDOT CLASS 4A SEEDING (LOW PROFILE NATIVE GRASS) WITH MD STORM EROSION CONTROL BLANKET (OR APPROVED EQUAL)

NOTES:

1. ELECTRICAL EQUIPMENT SHOWN FOR REFERENCE ONLY.

GRAPHIC SCALE

1" = 30'

The Illinois Department of Professional Regulation registration number for V3 Companies is License No. 184-000902

| REV | DATE | DESCRIPTION | TECH. | ENG. |
|---|---|---|---|---|
| A5 | 01/05/23 | RE-ISSUED PER VILLAGE COMMENTS | SR | CH |
| A4 | 12/5/22 | REVISED PER MWRD COMMENTS | SR | CH |
| A3 | 11/30/22 | RE-ISSUED FOR APPROVAL (WO# 166668824) | SR | CH |
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| A1 | 07/08/22 | ISSUED FOR APPROVAL (WO# 166668824) | SR | CH |

ComEd — Commonwealth Edison Co.
Chicago, Illinois
Transmission and Distribution Operations

PLAN OF
EROSION CONTROL
SUBSTATION EXPANSION

TDC 214 HOFFMAN ESTATES — DC 00

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| SCALE | AS SHOWN | DATE | 07-08-22 |
| DRAWN BY | V3 | | |
| ENG. BY | V3 | | |

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214.SK-2_S2022-0494

# 214.SK-3_S2022-0494

## STORM WATER POLLUTION PREVENTION PLAN NOTES

THIS PLAN HAS BEEN PREPARED TO COMPLY WITH THE NPDES PERMIT NUMBER ILR10, ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) FOR STORMWATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES.

THE PERMITTEE MUST COMPLY WITH ALL CONDITIONS OF THE GENERAL PERMIT. ANY NON-COMPLIANCE CONSTITUTES A VIOLATION OF THE EPA ACT AND THE CLEAN WATER ACT AND CAN BE GROUNDS FOR ENFORCEMENT ACTION, PERMIT REVOCATION, MODIFICATION, RE-ISSUANCE, TERMINATION, OR DENIAL OF A PERMIT RENEWAL.

CONTRACTOR SHALL REFER TO COMED SE/SC PROCESS DOCUMENT EN-EE-P04E

1.PROJECT DESCRIPTION

THE PROJECT INCLUDES THE EXPANSION OF THE EXISTING SUBSTATION AND CONSTRUCTION OF A NEW DETENTION BASIN ON THE SOUTH SIDE OF THE SITE IN HOFFMAN ESTATES, IL.

a. THE TOTAL PROJECT AREA IS APPROXIMATELY 1.15 ACRE, WHICH INCLUDES AREAS OF STABILIZATION AND MATERIAL STORAGE.

b. THE RUNOFF COEFFICIENT OF THE SITE WILL INCREASE DUE TO THE CONSTRUCTION ACTIVITIES. ADDITIONAL DETENTION IS BEING PROVIDED TO MAINTAIN THE ALLOWABLE DISCHARGE FROM THE SITE. SURROUNDING SOILS IN THE AREA ARE PREDOMINATELY LOAM, SILT LOAM, AND CLAY LOAM.

c. THIS PLAN INDICATES DRAINAGE PATTERNS, DISCUSSES LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AREAS OF SOIL DISTURBANCE, LOCATIONS OF MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS, AREAS WHERE STABILIZATION PRACTICES ARE EXPECTED TO OCCUR, SURFACE WATERS, AND LOCATIONS WHERE STORMWATER IS DISCHARGED TO SURFACE WATERS

d. DRAINAGE FROM THE SITE GENERALLY FLOWS VIA OVERLAND FLOW OFFSITE TO THE EAST.

CONSTRUCTION SEQUENCE:

a. THE INTENDED SEQUENCE OF MAJOR ACTIVITIES WHICH DISTURB SOILS FOR MAJOR PORTIONS OF THE SITE IS: INSTALLATION OF EROSION CONTROL MEASURES, CLEARING AND TOPSOIL STRIP, EXPANSION AND SOIL GRADING, BACKFILL AND FINAL GRADING, STABILIZATION OF ALL DISTURBED AREA AND REMOVAL OF TEMPORARY EROSION CONTROL MEASURES.

b. THE INTENDED SEQUENCE OF MAJOR ACTIVITIES, WHICH DISTURB SOILS IS:
- INSTALL EROSION CONTROL
- CLEAR AND TOPSOIL STRIP
- PERFORM MASS GRADING FOR EXPANSION AND BASIN
- BACKFILL AND FINAL GRADING
- STABILIZATION OF ALL DISTURBED AREA AND REMOVAL OF TEMPORARY EROSION CONTROL MEASURES

2.CONTROLS

a. EROSION AND SEDIMENT CONTROLS.

CONTROLS HAVE BEEN DESIGN AND SHALL BE INSTALLED AND MAINTAINED IN ORDER TO MINIMIZE THE DISCHARGE OF SEDIMENT AND TO:

(i) CONTROL STORM WATER VOLUME AND VELOCITY WITHIN THE SITE TO MINIMIZE SOIL EROSION;

(ii) CONTROL STORM WATER DISCHARGES, INCLUDING BOTH PEAK FLOWRATES AND TOTAL STORM WATER VOLUME, TO MINIMIZE EROSION AT OUTLETS AND TO MINIMIZE DOWNSTREAM CHANNEL AND STREAMBANK EROSION;

(iii) MINIMIZE THE AMOUNT OF SOIL EXPOSED DURING CONSTRUCTION ACTIVITY THROUGH THE USE OF PROJECT PHASING OR OTHER APPROPRIATE TECHNIQUES;

(iv) MINIMIZE THE DISTURBANCE OF STEEP SLOPES;

(v) MINIMIZE SEDIMENT DISCHARGES FROM THE SITE. THE DESIGN, INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS MUST ADDRESS FACTORS SUCH AS THE AMOUNT, FREQUENCY, INTENSITY AND DURATION OF PRECIPITATION, THE NATURE OF RESULTING STORM WATER RUNOFF, AND SOIL CHARACTERISTICS, INCLUDING THE RANGE OF SOIL PARTICLE SIZES EXPECTED TO BE PRESENT ON THE SITE;

(vi) PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, UNLESS INFEASIBLE; AND

(vii) MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.

(viii) MINIMIZE SEDIMENT TRACK-OUT. WHERE SEDIMENT HAS BEEN TRACKED-OUT FROM YOUR SITE ONTO PAVED ROADS, SIDEWALKS, OR OTHER PAVED AREAS OUTSIDE OF YOUR SITE, REMOVE THE DEPOSITED SEDIMENT BY THE END OF THE SAME BUSINESS DAY IN WHICH THE TRACK-OUT OCCURS OR BY THE END OF THE NEXT BUSINESS DAY IF TRACK-OUT OCCURS ON A NON-BUSINESS DAY. REMOVE THE TRACK-OUT BY SWEEPING, SHOVELING, OR VACUUMING THESE SURFACES OR BY USING OTHER SIMILARLY EFFECTIVE MEANS OF SEDIMENT REMOVAL. YOU ARE PROHIBITED FROM HOSING OR SWEEPING TRACKED-OUT SEDIMENT INTO ANY STORMWATER CONVEYANCE, STORM DRAIN INLET, OR WATER OF THE U.S.

(ix) MINIMIZE DUST. ON AREAS OF EXPOSED SOILS, MINIMIZE THE GENERATION OF DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES.

b. STABILIZATION PRACTICES

(i) PRIOR TO ANY PLACEMENT OF LAND DISTURBING ACTIVITIES, SILT FENCE SHALL BE INSTALLED AS INDICATED ON THE PLAN OR AS DIRECTED BY THE ENGINEER.

(ii) ANY DISTURBED AREAS OUTSIDE OF THE PROJECT LIMITS SHALL BE RESTORED WITH PERMANENT VEGETATION AS SOON AS PRACTICABLE.

(iii) THESE CONTROLS SHALL BE ACTIVELY MAINTAINED UNTIL FINAL STABILIZATION OF THOSE PORTIONS OF THE SITE.

(iv) EXCEPT AS PROVIDED IN PARAGRAPHS BELOW, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 1 DAY AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

A. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 1ST DAY AFTER CONSTRUCTION ACTIVITY TEMPORARY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.

B. ON AREAS WHERE CONSTRUCTION ACTIVITY AND WILL RESUME A AFTER 14 DAYS, A TEMPORARY STABILIZATION METHOD CAN BE USED. TEMPORARY STABILIZATION TECHNIQUES AND MATERIALS SHALL BE DESCRIBED IN THE SWPPP.

C. STABILIZATION IS NOT REQUIRED FOR EXIT POINTS OF LINEAR UTILITY CONSTRUCTION SITES THAT ARE USED ONLY EPISODICALLY AND FOR VERY SHORT DURATIONS OVER THE LIFE OF THE PROJECT, PROVIDED OTHER EXIT POINT CONTROLS ARE IMPLEMENTED TO MINIMIZE SEDIMENT TRACK OUT.

c. STRUCTURAL PRACTICES

(i) SILT FENCE OR SIMILAR PERIMETER EROSION BARRIER WILL BE USED TO CONTROL SEDIMENT LADEN RUNOFF FROM THE EXPOSED ARES.

(ii) EROSION CONTROL BLANKET SHALL BE PLACED ON ALL EXPOSED SURFACES TO BE PLANTED.

(iii) INLET FILTERS

A. INSTALL INLET PROTECTION MEASURES THAT REMOVE SEDIMENT FROM DISCHARGES PRIOR TO ENTRY INTO ANY STORM DRAIN INLET THAT CARRIES STORMWATER FLOW FROM YOUR SITE TO A WATER OF THE U.S., PROVIDED YOU HAVE AUTHORITY TO ACCESS THE STORM DRAIN INLET; AND

B. CLEAN, OR REMOVE AND REPLACE, THE PROTECTION MEASURES AS SEDIMENT ACCUMULATES, THE FILTER BECOMES CLOGGED, AND/OR PERFORMANCE IS COMPROMISED. WHERE THERE IS EVIDENCE OF SEDIMENT ACCUMULATION ADJACENT TO THE INLET PROTECTION MEASURE, REMOVE THE DEPOSITED SEDIMENT BY THE END OF THE SAME BUSINESS DAY IN WHICH IT IS FOUND OR BY THE END OF THE FOLLOWING BUSINESS DAY IF REMOVAL BY THE SAME BUSINESS DAY IS NOT FEASIBLE.

d. USE OF TREATMENT CHEMICALS

(i) NO TREATMENT CHEMICALS ARE PROPOSED FOR THIS PROJECT

e. BEST MANAGEMENT PRACTICES FOR IMPAIRED WATERS

(i) RUNOFF FROM THIS SITE DOES NOT DIRECTLY DISCHARGE INTO AN IMPAIRED WATER LISTED ON THE 303(d) LISTING FROM IEPA.

f. POLLUTION PREVENTION

(i) CONSTRUCTION VEHICLE WASHING SHALL NOT BE PERMITTED ONSITE

(ii) ONLY CONCRETE WASHOUTS SHALL BE USED FOR EXCESS CONCRETE AND WASHOUT PURPOSES. ONCE 2/3 FULL, THE CONCRETE WASHOUT SHALL BE REPLACED.

(iii) POLLUTION PREVENTION MEASURES HAVE BEEN DESIGNED FOR AND SHALLED BE INSTALLED AND MAINTAINED TO:

A. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THE EQUIPMENT AND VEHICLE WASHINGS, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.

B. MINIMIZE THE EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIAL PRESENT ON THE SITE TO PRECIPITATION AND TO STORM WATER. MINIMIZATION TO EXPOSURE IS NOT REQUIRED FOR ANY PRODUCTS OR MATERIALS WHERE THE EXPOSURE TO PRECIPITATION AND TO STORMWATER WILL NOT RESULT IN A DISCHARGE OF POLLUTANTS OR WHEN EXPOSURE OF A SPECIFIC MATERIAL OR PRODUCT POSES LITTLE RISK OF STORMWATER CONTAMINATION (SUCH AS FINAL PRODUCTS AND MATERIALS INTENDED FOR OUTDOOR USE).

C. MINIMIZE THE EXPOSURE OF FUEL, OIL, HYDRAULIC FLUID AND OTHER PETROLEUM PRODUCTS BY STORING IN COVERED AREAS OR CONTAINMENT AREAS

D. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS AND IMPLEMENT CHEMICAL SPILL AND LEAK PREVENTION AND RESPONSE PROCEDURES.

g. OTHER CONTROLS

(i) WASTE DISPOSAL. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

(ii) THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE STATE AND/OR LOCAL WASTE DISPOSAL AND SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS.

h. BMPS FOR POST CONSTRUCTION OR STORMWATER MANAGEMENT

(i) DETENTION REQUIREMENTS

A. THE PROJECT DOES NOT REQUIRE STORMWATER DETENTION.

i. APPROVED STATE OR LOCAL PLANS

(i) EXCEPT WHERE MODIFIED ON THIS PLAN, ALL WORK PROPOSED HEREIN SHALL BE IN ACCORDANCE WITH WILL COUNTY ORDINANCES AND THE REQUIREMENTS CONTAINED IN THE ILLINOIS URBAN MANUAL, LATEST EDITION. IN THE EVENT OF CONFLICTING SPECIFICATIONS WITH REGARD TO SITE WORK ISSUES DESIGNED BY THE ENGINEER, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

j. NATURAL BUFFERS

(i) THE NATURAL TURF BUFFER BETWEEN THE CONSTRUCTION AREA AND THE WATERWAY IS BEING PRESERVED AND WILL ACTS AS NATURAL BUFFER DOWNSTREAM OF THE SILT FENCE.

3 MAINTENANCE.

THE CONTRACTOR SHALL MAINTAIN THE SEDIMENT AND EROSION CONTROL MEASURES IDENTIFIED ON THIS PLAN UNTIL THE SITE IS STABILIZED. ITEMS IN NEED OF REPAIR SHALL BE ADDRESSED AS SOON AS PRACTICABLE. MAINTENANCE ITEMS INCLUDE CONSTRUCTION ENTRANCES, SHORE LINES AND VEGETATION THROUGHOUT THE SITE.

4 INSPECTIONS

QUALIFIED PERSONNEL (PROVIDED BY THE PERMITTEE) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL. QUALIFIED PERSONNEL MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICE OF EROSION AND SEDIMENT CONTROLS, SUCH AS A LICENSED PROFESSIONAL ENGINEER OR OTHER KNOWLEDGEABLE PERSON WHO POSSESSES THE SKILLS TO ASSESS CONDITIONS AT THE CONSTRUCTION SITE THAT COULD IMPACT STORM WATER QUALITY AND TO ASSESS THE EFFECTIVENESS OF ANY SEDIMENT AND EROSION CONTROL MEASURES SELECTED TO CONTROL THE QUALITY OF STORM WATER DISCHARGES FROM THE CONSTRUCTION ACTIVITIES. AREAS INACCESSIBLE DURING INSPECTIONS DUE TO FLOODING OR OTHER UNSAFE CONDITIONS SHALL BE INSPECTED WITHIN 72 HOURS OF BECOMING ACCESSIBLE.

a. DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION AND ALL AREAS WHERE STORMWATER TYPICALLY FLOWS WITHIN THE SITE SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING

b. BASED ON THE RESULTS OF THE INSPECTION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES IDENTIFIED IN THE PLAN IN ACCORDANCE WITH PARAGRAPH SITE DESCRIPTION OF THESE NOTES AND POLLUTION PREVENTION MEASURES IDENTIFIED IN THE PLAN IN ACCORDANCE WITH PARAGRAPH 3 (CONTROLS) OF THESE NOTES SHALL BE REVISED AS APPROPRIATE AS SOON AS PRACTICABLE AFTER SUCH INSPECTION. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THE PLAN WITHIN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.

c. A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PARAGRAPH B ABOVE SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE PERMIT COVERAGE EXPIRES OR IS TERMINATED. ALL INSPECTION REPORTS SHALL BE RETAINED AT THE CONSTRUCTION SITE. THE REPORT SHALL BE SIGNED BY THE PERMITTEE. ANY FLOODING OR OTHER UNSAFE CONDITIONS THAT DELAY INSPECTIONS SHALL BE DOCUMENTED IN THE INSPECTION REPORT.

d. THE PERMITTEE SHALL NOTIFY THE APPROPRIATE AGENCY FIELD OPERATIONS SECTION OFFICE WITHIN 24 HOURS OF ANY INCIDENCE OF NONCOMPLIANCE FOR ANY VIOLATION OF THE SWPPP OBSERVED DURING ANY INSPECTION CONDUCTED OR FOR VIOLATIONS OF ANY CONDITION OF THIS PERMIT. THE PERMITTEE SHALL COMPLETE AND SUBMIT WITHIN 5 DAYS AN "INCIDENCE OF NONCOMPLIANCE" (ION) REPORT FOR ANY VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN OBSERVED DURING AN INSPECTION CONDUCTED, INCLUDING THOSE NOT REQUIRED BY THE PLAN. SUBMISSION SHALL BE ON FORMS PROVIDED BY THE AGENCY AND INCLUDE SPECIFIC INFORMATION ON THE CAUSE OF NONCOMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF NONCOMPLIANCE, AND A STATEMENT DETAILING ANY ENVIRONMENTAL IMPACT WHICH MAY HAVE RESULTED FROM THE NONCOMPLIANCE. CORRECTIVE ACTIONS MUST BE UNDERTAKEN IMMEDIATELY TO ADDRESS THE IDENTIFIED NON-COMPLIANCE ISSUE(S)

e. ALL REPORTS OF NONCOMPLIANCE SHALL BE SIGNED BY A RESPONSIBLE AUTHORITY OR PERMITTEE.

f. AFTER THE INITIAL CONTACT HAS BEEN MADE WITH THE AGENCY FIELD OPERATIONS SECTION OFFICE, ALL REPORTS OF NONCOMPLIANCE SHALL BE MAILED TO THE AGENCY AT THE FOLLOWING ADDRESS:

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
DIVISION OF WATER POLLUTION CONTROL
COMPLIANCE ASSURANCE SECTION
1021 NORTH GRAND AVENUE EAST
POST OFFICE BOX 19276
SPRINGFIELD, ILLINOIS 62794-9276

5.CORRECTIVE ACTIONS.

YOU MUST TAKE CORRECTIVE ACTION TO ADDRESS ANY OF THE FOLLOWING CONDITIONS IDENTIFIED AT YOUR SITE:

a. A STORMWATER CONTROL NEEDS REPAIR OR REPLACEMENT; OR

b. A STORMWATER CONTROL NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT WAS NEVER INSTALLED, OR WAS INSTALLED INCORRECTLY; OR

c. YOUR DISCHARGES ARE CAUSING AN EXCEEDANCE OF APPLICABLE WATER QUALITY STANDARDS; OR

d. A PROHIBITED DISCHARGE HAS OCCURRED.

CORRECTIVE ACTIONS SHALL BE COMPLETED AS SOON AS POSSIBLE AND DOCUMENTED WITHIN 7 DAYS IN AN INSPECTION REPORT OR REPORT OF NONCOMPLIANCE. IF IT IS INFEASIBLE TO COMPLETE THE INSTALLATION OR REPAIR WITHIN SEVEN (7) CALENDAR DAYS, YOU MUST DOCUMENT IN YOUR RECORDS WHY IT IS INFEASIBLE TO COMPLETE THE INSTALLATION OR REPAIR WITHIN THE 7-DAY TIMEFRAME AND DOCUMENT YOUR SCHEDULE FOR INSTALLING THE STORMWATER CONTROL(S) AND MAKING IT OPERATIONAL AS SOON AS FEASIBLE AFTER THE 7-DAY TIMEFRAME.

6 NON-STORMWATER DISCHARGES.

THE FOLLOWING SOURCES OF NON-STORMWATER MAY BE COMBINED WITH STORMWATER DISCHARGES ASSOCIATED WITH THE INDUSTRIAL ACTIVITY ADDRESSED IN THIS PLAN

a. FIREFIGHTING ACTIVITIES
b. FIRE HYDRANT FLUSHING
c. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED
d. WATERING FOR DUST CONTROL
e. POTABLE WATER SOURCES INCLUDING UNCONTAMINATED WATER MAIN FLUSHING
f. LANDSCAPE IRRIGATION DRAINAGE
g. ROUTINE EXTERNAL BUILDING WASHDOWN WHICH DOES NOT USE DETERGENTS
h. PAVEMENT WASH WATERS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURED AND WHERE DETERGENTS ARE NOT USED
i. UNCONTAMINATED AIR CONDITIONING CONDENSATE
j. UNCONTAMINATED SPRING WATER
k. UNCONTAMINATED GROUND WATER
l. FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS SUCH AS SOLVENTS

NON-FIREFIGHTING DISCHARGES FROM WATER MAINS AND PUMPS SHALL NOT BE PERMITTED TO FLOW DIRECTLY ONTO THE SOIL WITHOUT ENERGY DISSIPATERS SUFFICIENT TO REDUCE VELOCITIES TO A NON-EROSIVE RATE. ALL SITE DE-WATERING, INCLUDING PUMP DISCHARGE SHALL PASS THROUGH SEDIMENT CONTROL DEVICES PRIOR TO LEAVING THE SITE.

THE FOLLOWING SOURCES OF NON-STORMWATER ARE PROHIBITED BY THIS PERMIT

a. CONCRETE AND WASTEWATER FROM WASHOUT OF CONCRETE
b. WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FROM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS
c. FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE
d. SOAPS, SOLVENTS OR DETERGENTS
e. TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE
f. ANY OTHER POLLUTANT THAT COULD CAUSE OR TEND TO CAUSE WATER POLLUTION.

7 DEWATERING

a. ANY DEWATERING SHALL MEET THE REQUIREMENTS OF THE COMED DEWATERING STANDARDS. CONTRACTOR SHALL SUBMIT A DEWATERING PLAN TO COMED FOR APPROVAL PRIOR TO BEGINNING ANY DEWATERING ACTIVITIES.
b. DEWATERING DISCHARGES SHALL BE TREATED OR CONTROLLED TO MINIMIZE DISCHARGES OF POLLUTANTS
c. THE DISCHARGE SHALL NOT INCLUDE VISIBLE SOLIDS OR FOAM
d. AN OIL WATER SEPARATOR OR SUITABLE FILTRATION DEVICE SHALL BE USED TO TREAT OIL, GREASE, OR OTHER SIMILAR PRODUCTS IF DEWATERING WATER IS FOUND TO CONTAIN THESE MATERIALS
e. TO THE EXTENT FEASIBLE, USE VEGETATED, UPLOAD AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE
f. BACKWASH WATER MUST BE PROPERLY TREATED OR HAULED OFFSITE FOR DISPOSAL
g. DEWATERING TREATMENT DEVICES SHALL BE PROPERLY MAINTAINED.

8.RETENTION OF RECORDS

a. THE PERMITTEE SHALL RETAIN COPIES OF STORM WATER POLLUTION PREVENTION PLANS AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIODS OF AT LEAST THREE YEARS FROM THE DATE THAT THE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE AGENCY AT ANY TIME.

b. THE PERMITTEE SHALL RETAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

9.NOTICE OF TERMINATION UPON FINAL STABILIZATION OF THE SITE THE PERMITTEE SHALL SUBMIT A COMPLETED NOTICE OF TERMINATION IN ACCORDANCE WITH NPDES PERMIT NO. ILR10.

10.CERTIFICATION STATEMENT. CERTIFICATION STATEMENTS, FOUND IN THE FRONT OF THE SWPPP BINDER THAT ACCOMPANIES THESE PLANS, SHALL BE SIGNED PRIOR TO ANY WORK AUTHORIZED BY NPDES PERMIT NO. ILR10 IS PERFORMED AT THE SITE. THE UNDERSIGNED IS RESPONSIBLE FOR IMPLEMENTATION OF ALL MEASURES IDENTIFIED ON THIS PLAN.

11.THE SWPPP SHALL BE RETAINED AT THE CONSTRUCTION SITE WHICH GENERATES DISCHARGE. IF AN ON-SITE LOCATION IS UNAVAILABLE TO KEEP THE SWPPP WHEN NO PERSONEL ARE PRESENT, NOTICE OF THE PLAN'S LOCATION MUST BE POSTED NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE.

12.KEEPING PLANS CURRENT. THE PERMITTEE SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO WATERS OF THE US AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE SWPPP PROVED TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS FROM SOURCES IDENTIFIED UNDER PARAGRAPH D.2 BELOW, OR IN OTHERWISE ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE STORM WATER POLLUTION PREVENTION PLAN. AMENDMENTS TO THE PLAN MAY BE REVIEWED BY THE AGENCY IN THE SAME MANNER AS PART IV.B ABOVE. THE SW PPP AND SITE MAP MUST BE MODIFIED WITHIN 7 DAYS FOR ANY CHANGES TO CONSTRUCTION PLANS, STORMWATER CONTROLS OR OTHER ACTIVITIES AT THE SITE THAT ARE NO LONGER ACCURATELY REFLECTED IN THE SW PPP. ANY REVISIONS OF THE DOCUMENTS FOR THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON SITE AT ALL TIMES.

13.ADDITIONAL EROSION AND SEDIMENT CONTROL REQUIREMENTS:

a. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL (LATEST EDITION)
b. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
c. PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING BUT NOT LIMITED TO, ADDITIONAL PHASES OF DEVELOPMENT AND OFF-SITE BORROW OR WASTE AREAS) A SUPPLEMENTARY EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE OWNER FOR REVIEW.
d. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE OWNER AND SWPPP INSPECTOR.
e. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED FOLLOWING COMED DEWATERING STANDARD PRACTICES. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS PROHIBITED.
f. IT IS THE RESPONSIBILITY OF THE LANDOWNER AND/OR GENERAL CONTRACTOR TO INFORM ANY SUB-CONTRACTOR(S) WHO MAY PERFORM WORK ON THIS PROJECT, OF THE REQUIREMENTS IN IMPLEMENTING AND MAINTAINING THESE EROSION CONTROL PLANS AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS SET FORTH BY THE ILLINOIS EPA."

GENERAL STANDARD SOIL EROSION AND SEDIMENT CONTROL NOTES

1.CONTROL MEASURES SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE ILLINOIS URBAN MANUAL (www.AISWCD.ORG/IUM) UNLESS STATED OTHERWISE.

2.SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. AREAS OF THE DEVELOPMENT SITE THAT ARE NOT TO BE DISTURBED SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC OR OTHER DISTURBANCE UNTIL FINAL STABILIZATION IS ACHIEVED

3.SOIL STABILIZATION MEASURES SHALL CONSIDER THE TIME OF YEAR, DEVELOPMENT SITE CONDITIONS AND THE USE OF TEMPORARY OR PERMANENT MEASURES.

4.STABILIZATION BY SEEDING SHALL INCLUDE TOPSOIL PLACEMENT AND FERTILIZATION, AS NECESSARY

5.NATIVE SEED MIXTURES SHALL INCLUDE RAPID-GROWING ANNUAL GRASSES OR SMALL GRAINS TO PROVIDE INITIAL, TEMPORARY SOIL STABILIZATION.

6.OFF-SITE PROPERTY SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION VELOCITY DISSIPATION DEVICES SHALL BE PLACED AT CONCENTRATED DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL AS NECESSARY TO PREVENT EROSION

7.SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE DISTURBANCE OF TRIBUTARY AREAS

8.STABILIZATION OF DISTURBED AREAS SHALL BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH-DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE DEVELOPMENT SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE DEVELOPMENT SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS SHALL BE INITIATED WITHIN ONE WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH-DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NOT LATER THAN 14 CALENDAR DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. EXCEPTIONS TO THESE TIME FRAMES ARE SPECIFIED BELOW:

a. WHERE THE INITIATION OF STABILIZATION MEASURES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE; AND
b. IN AREAS WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED AND WILL RESUME AFTER 14 DAYS, A TEMPORARY STABILIZATION METHOD MAY BE USED.

9.DISTURBANCE OF STEEP SLOPES SHALL BE MINIMIZED. AREAS OR EMBANKMENTS HAVING SLOPES STEEPER THAN 4:1 SHALL BE STABILIZED WITH STAKED-IN-PLACE SOD, EROSION CONTROL BLANKETS IN COMBINATION WITH SEEDING, OR AN EQUIVALENT CONTROL MEASURE.

10.PERIMETER CONTROL MEASURES SHALL BE PROVIDED DOWNSLOPE AND PERPENDICULAR TO THE FLOW OF RUNOFF FROM DISTURBED AREAS, WHERE THE TRIBUTARY AREA IS GREATER THAN 5,000 SQUARE FEET, AND WHERE RUNOFF WILL FLOW IN A SHEET FLOW MANNER. PERIMETER EROSION CONTROL SHALL ALSO BE PROVIDED AT THE BASE OF SOIL STOCKPILES.

11.THE STORMWATER MANAGEMENT SYSTEM SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION DOWNSLOPE FROM DISTURBED AREAS. INLET PROTECTION THAT REDUCES SEDIMENT LOADING, WHILE ALLOWING RUNOFF TO ENTER THE INLET, SHALL BE REQUIRED FOR ALL STORM SEWERS. CHECK DAMS, OR AN EQUIVALENT CONTROL MEASURE, SHALL BE REQUIRED FOR ALL CHANNELS. FILTER FABRIC INLET PROTECTION AND STRAW BALE DITCH CHECKS ARE NOT ACCEPTABLE CONTROL MEASURES.

12.IF DEWATERING SERVICES ARE USED, DISCHARGES SHALL BE ROUTED THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE (E.G., SEDIMENT TRAP OR AN EQUIVALENT CONTROL MEASURE). THE ENFORCEMENT OFFICER SHALL BE NOTIFIED PRIOR TO THE COMMENCEMENT OF DEWATERING ACTIVITIES.

13.ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION OF THE DEVELOPMENT SITE IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NECESSARY. TRAPPED SEDIMENT SHALL BE REMOVED AND DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED.

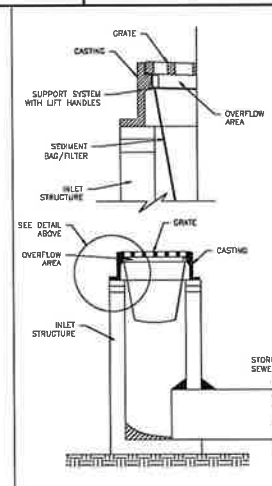
14.STOCKPILED SOIL AND MATERIALS SHALL BE REMOVED FROM FLOOD HAZARD AREAS AT THE END OF EACH WORK DAY. SOIL AND MATERIALS STOCKPILED IN WMC OR BUFFER AREAS SHALL BE PLACED ON TIMBER MATS, OR AN EQUIVALENT CONTROL MEASURE.

15.EFFECTIVE CONTROL MEASURES SHALL BE UTILIZED TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THE DEVELOPMENT SITE. AT A MINIMUM, CONTROL MEASURES SHALL BE IMPLEMENTED IN ORDER TO:

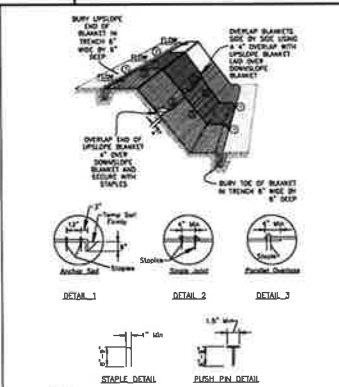
a. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATER; AND
b. MINIMIZE THE EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, VEHICLE FLUIDS, SANITARY WASTE, AND OTHER MATERIALS PRESENT ON THE DEVELOPMENT SITE TO PRECIPITATION AND TO STORMWATER.

16.ADEQUATE RECEPTACLES SHALL BE PROVIDED FOR THE DEPOSITING OF ALL CONSTRUCTION MATERIAL DEBRIS GENERATED DURING THE DEVELOPMENT PROCESS. THE APPLICANT SHALL NOT CAUSE OR PERMIT THE DUMPING, DEPOSITING, DROPPING, THROWING, DISCARDING OR LEAVING OF CONSTRUCTION MATERIAL DEBRIS UPON OR INTO ANY DEVELOPMENT SITE, CHANNEL, OR WMC. THE DEVELOPMENT SITE SHALL BE MAINTAINED FREE OF CONSTRUCTION MATERIAL DEBRIS

17.THE ENFORCEMENT OFFICER MAY REQUIRE ADDITIONAL OR ALTERNATE SOIL EROSION AND SEDIMENT CONTROL MEASURES, BASED ON DEVELOPMENT-SITE-SPECIFIC CONSIDERATIONS AND THE EFFECTIVENESS OF THE INSTALLED CONTROL MEASURES.




INLET FILTER BASKET DETAIL

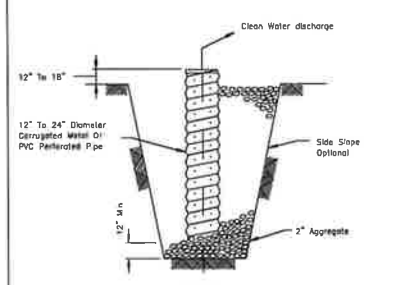



NOTES:

1. Staples shall be placed in a diamond pattern at 3 per s.y. for stitched blankets. Non-stitched shall use 4 staples per s.y. of material. This equates to 200 staples with stitched blanket and 400 staples with non-stitched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.

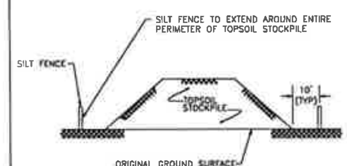
EROSION CONTROL BLANKET INSTALLATION DETAILS

SUMP PIT PLAN




SECTION

NOTES:
1. Pit dimensions are optional.
2. The standpipe will be constructed by perforating a 12"-24" diameter corrugated metal or PVC pipe.
3. A base of 2" aggregate will be placed in the pit to a minimum depth of 12". After installing the standpipe, the pit surrounding the standpipe will then be backfilled with 2" aggregate.
4. The standpipe will extend 12" to 18" above the lip of the pit.
5. If discharge will be pumped directly to a storm drainage system, the standpipe will be wrapped with filter fabric before installation.
6. If desired, 1/4"-1/2" hardware cloth may be placed around the standpipe prior to attaching the filter fabric. This will increase the rate of water seepage into the pipe




NOTES:

1. AN ON-SITE DRAINAGE SWALE SHALL BE LOCATED BETWEEN THE TOPSOIL STOCKPILE AND OFF-SITE PROPERTY.
2. SEE SILT FENCE DETAIL FOR MATERIALS AND INSTALLATION METHODS.
3. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT SHALL BE STABILIZED WITH BURLAP MATTING OR SEEDED WITHIN ONE DAY AFTER CONSTRUCTION ACTIVITIES CEASE.
4. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF 1/2 ". REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. SEDIMENT TRAPPED BY THE FENCES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.
6. SILT FENCES SHALL BE MAINTAINED IN PLACE UNTIL TOPSOIL STOCKPILE HAS BEEN ELIMINATED AND SHALL BE REMOVED ONLY WHEN DIRECTED BY COMED.

TEMPORARY TOPSOIL STOCKPILE

NRCS — STANDARD DWG. NO. IL-650

The Illinois Department of Professional Regulation registration number for V3 Companies is License No. 184-000902

| REV | DATE | DESCRIPTION | | |
|---|---|---|---|---|
| A3 | 11/21/22 | RE-ISSUED FOR APPROVAL (WO# 16668824) | SR | CH |
| A2 | 09/28/22 | RE-ISSUED FOR APPROVAL (WO# 16668824) | SR | CH |
| A1 | 05/13/22 | ISSUED FOR APPROVAL | LA | DWN |

ComEd — An Exelon Company
Commonwealth Edison Co.
Chicago, Illinois
Transmission and Distribution Operations

DETAILS OF EROSION CONTROL

TDC 214 HOFFMAN ESTATES

SCALE: AS SHOWN DATE: 07/06/22
DRAWN BY: V3
ENG BY: V3

214.SK-3_S2022-0494

214.SK-4_S2022-0494

DEWATERING SPECIFICATIONS

ILLINOIS URBAN MANUAL PRACTICE STANDARD (CODE 813)

DEFINITION

THE CONTROLLED REMOVAL OF WATER FROM CONSTRUCTION SITES.

PURPOSE

THE PURPOSES OF THIS PRACTICE ARE AS FOLLOWS:

1. TO MINIMIZE CONSTRUCTION IMPACTS IN AREAS WITH SURFACE WATER OR A HIGH WATER TABLE.
2. TO PREVENT SEDIMENT TRANSPORT.
3. TO PROVIDE WORK SITE SAFETY.
4. TO PREVENT POLLUTION OF GROUNDWATER OR SURFACE WATER FROM SUSPENDED SOIL PARTICLES CARRIED IN CONSTRUCTION SITE DEWATERING OPERATIONS.
5. TO PRESERVE DOWN-GRADIENT NATURAL RESOURCES AND PROPERTY.

CONDITIONS WHERE PRACTICE APPLIES

CONSTRUCTION SITES, INCLUDING ANY ONSITE AND OFFSITE EXCAVATED AREAS, WHERE THE PRESENCE OF WATER CREATES UNSAFE CONDITIONS, POTENTIAL DAMAGE, OR RESTRICTS CONSTRUCTION OPERATIONS.

CONSTRUCTION SITES WHERE WATER IS PRESENT IN ANY FORM, INCLUDING STORMWATER RUNOFF, STORMWATER PONDING, INTERMITTENT RUNOFF, STREAMS, STANDING WATER, GROUND WATER, OR OTHER BODIES OF WATER.

WHERE WATER PUMPING OPERATIONS OCCUR.

WHERE THE WATER TABLE IS INTERCEPTED.

WHERE WORK IS PERFORMED IN-STREAM.

WHERE COLLECTED STORMWATER RUNOFF IS REMOVED FROM CONSTRUCTION SITES.

NOT FOR THE REMOVAL OF WATER THAT IS POLLUTED BY CHEMICALS, FUEL, ETC. THIS STANDARD ONLY ADDRESSES A SUSPENDED SOLID IN THE FORM OF UNCONTAMINATED SEDIMENT.

CRITERIA

DEWATERING SHALL CONSIST OF THE REMOVAL OF SURFACE WATER AND/OR GROUND WATER BY DIVERTING AND/OR REMOVING WATER FROM CONSTRUCTION SITES TO PERFORM THE REQUIRED CONSTRUCTION IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

DISCHARGING SEDIMENT TO UPLAND VEGETATED AREAS SHALL NOT BE USED AS A STAND-ALONE SEDIMENT CONTROL PRACTICE DURING DEWATERING OPERATIONS.

CONSTRUCTION PROJECTS MAY BE SUBJECT TO LOCAL, COUNTY, STATE AND FEDERAL RULES AND REGULATIONS.

ACCUMULATED SEDIMENT FROM DEWATERING OPERATIONS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

DIVERTING SURFACE WATER – COFFERDAMS, CHANNELS, SUMPS, FLUMES AND TEMPORARY DIVERSIONS SHALL BE BUILT AND MAINTAINED, ACCORDING TO CONTRACT PLANS, SPECIFICATIONS, AND RESPECTIVE IUM PRACTICE STANDARDS.

FOR THE INSTALLATION OF COFFERDAMS AND SUMPS, FOLLOW THE REQUIREMENTS AS OUTLINED IN PRACTICE STANDARDS COFFERDAM 803 AND SUMP PIT 950.

EXCESS SURFACE RUNOFF SHALL BE DIVERTED FROM THE CONSTRUCTION AREA AS OUTLINED IN THE IUM PRACTICE STANDARDS TEMPORARY DIVERSION 955, TEMPORARY SWALE 980, DIVERSION 815 AND DIVERSION DIKE 820.

A PERMANENT STREAM OR OTHER CONCENTRATED FLOW SHALL BE DIVERTED AWAY FROM THE CONSTRUCTION AREA AS OUTLINED IN PRACTICE STANDARD TEMPORARY STREAM DIVERSION 978.

REMOVING WATER – DRAINS, SUMPS, PUMPS, CASINGS, WELL POINTS AND ALL OTHER PRACTICES REQUIRED TO DEWATER THE SITE SHALL BE FURNISHED, INSTALLED AND MAINTAINED ACCORDING TO CONTRACT PLANS, SPECIFICATIONS, AND RESPECTIVE IUM PRACTICE STANDARDS.

WHEN DEWATERING BY WELL POINTS AND DEEP WELLS IS UTILIZED, THE WELLS SHALL BE PLACED AT INTERVALS ALONG THE CONSTRUCTION AREA AS NECESSARY TO DEPRESS THE GROUNDWATER TABLE DURING CONSTRUCTION. MONITORING WELLS SHALL BE INSTALLED WHERE MEASUREMENT OF THE PUMPING EFFECTIVENESS IS REQUIRED. WELL POINT AND DEEP WELL DEWATERING SHALL BE TERMINATED AND SEALED IMMEDIATELY UPON COMPLETION OF THE DEWATERING OPERATION.

SEDIMENT CONTROL – ALL DEWATERING ACTIVITIES SHALL BE PERFORMED IN A MANNER THAT DOES NOT NEGATIVELY IMPACT THE WATER QUALITY OF THE WATER TABLE, CAUSE EROSION, OR TRANSPORT SEDIMENT TO WETLANDS, WATER BODIES, WATER CONVEYANCE FEATURES, ETC. ON OR OFF SITE.

IN POORLY DRAINED SOIL AREAS WHERE WELL DEWATERING IS NOT PRACTICAL, PUMPING DIRECTLY FROM CONSTRUCTION TRENCHES IS PERMITTED PROVIDED APPROPRIATE SEDIMENT CONTROL PRACTICES ARE INCORPORATED WITH THE PUMPING ACTIVITY.

ALL OUTLETS AND DRAINAGE PATHWAYS FOR DEWATERING DISCHARGES SHALL BE STABLE AND PROTECTED FROM EROSION.

SEDIMENT REMOVAL PRACTICES

SEDIMENT REMOVAL SHALL BE PROVIDED USING THE FOLLOWING PRACTICES, OR COMBINATION OF PRACTICES, DEPENDING ON THE SOIL TYPE, SUITABILITY OF DEWATERING METHOD, VOLUME OF SEDIMENT TO BE REMOVED, LOCATION, AND AMOUNT OF DEWATERING.

PRACTICE STANDARD TEMPORARY SEDIMENT TRAP 960 SHALL BE USED TO DETAIN WATER AND REMOVE SEDIMENT FROM PUMPING AND DIVERSION OPERATIONS WHERE SPACE IS AVAILABLE.

PRACTICE STANDARD, PORTABLE SEDIMENT TANK 885 SHALL BE USED TO RETAIN SEDIMENT DURING DEWATERING OPERATIONS WHERE THERE IS LIMITED SPACE.

PRACTICE STANDARDS POLYACRYLAMIDE (PAM) FOR TURBIDITY REDUCTION AND SEDIMENT CONTROL 894.

PUMPS WITH SEDIMENT FILTRATION BAGS. WHERE THERE IS LOW, INTERMITTENT PUMPING ACTIVITY, PUMPS WITH SEDIMENT FILTRATION BAGS ATTACHED TO PUMP DISCHARGES SHALL BE USED. SEDIMENT FILTRATION BAGS SHALL BE PLACED ON A STABILIZED SURFACE AREA.

SEDIMENT FILTRATION BAGS SHALL NOT BE PLACED, WHOLE OR PARTIALLY, WITHIN AQUATIC AREAS (WETLANDS, STREAMS, ETC.), OR WATER CONVEYANCE FEATURES (DITCHES, SWALES, ETC.). SEDIMENT FILTRATION BAGS SHALL BE RAISED ABOVE THE SUPPORTING GROUND ON A SURFACE, OR MATERIAL, THAT ALLOWS WATER TO FLOW OUT OF THE BOTTOM OF THE BAG AT THE RESPECTIVE DESIGN DISCHARGE RATE FOR THE SEDIMENT FILTER BAG SELECTED. THE PUMP DISCHARGE RATE SHALL NOT EXCEED THE DESIGN DISCHARGE RATE FOR THE SEDIMENT FILTER BAG.

MATERIALS, STRUCTURES, ETC. THAT ARE USED TO ENSURE THAT WATER FLOWS OUT OF THE BOTTOM OF A SEDIMENT FILTER BAG MUST BE NON-ERODIBLE AND BE PLACED ATOP A STABILIZED SURFACE AREA.

THE MATERIAL FOR THE SEDIMENT FILTRATION BAG SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 2, CLASS I WITH A MINIMUM TENSILE STRENGTH OF 200 LBS, OR TABLE 1, CLASS 4 VALUE. THE SEDIMENT FILTER BAG SHALL BE SIZED PER MANUFACTURER RECOMMENDATIONS AND BASED ON THE SIZE OF THE PUMP. HOWEVER, THE MINIMUM BAG SIZE SHALL BE 10 FEET X 15 FEET WITH A USABLE SURFACE DRAINAGE AREA OF 300 SQUARE FEET (10 X 15 X 2 ) SIDES, TOP & BOTTOM). THE LARGEST DIAMETER SIZE PUMP HOSE TO BE USED WITH A SEDIMENT FILTRATION BAG IS 4-INCH. MULTIPLE HOSES/PIPES SHALL NOT BE ATTACHED TO A SINGLE FILTRATION BAG INLET SLEEVE.

REMOVAL OF DEWATERING FACILITIES – THE TEMPORARY DEWATERING AREAS SHALL BE REMOVED AFTER THEY HAVE SERVED THEIR PURPOSE. THE DEWATERING AREAS SHALL BE GRADED WHERE NECESSARY, AND STABILIZED WITH APPROPRIATE EROSION CONTROL PRACTICES. SHALL NOT CREATE ANY OBSTRUCTION OF NORMAL WATER FLOW, OR ANY OTHER INTERFERENCE WITH THE OPERATION OF, OR ACCESS TO THE PERMANENT WORKS.

CONSIDERATIONS

FEDERAL, STATE, COUNTY AND LOCAL WATER QUALITY REQUIREMENTS ALSO NEED TO BE CONSIDERED WHEN CHOOSING A DEWATERING METHOD AND MAY INCLUDE REQUIREMENTS FOR SAMPLING AND EVALUATING DISCHARGES FOR CLARITY.

BASE THE LOCATION, METHOD OF DEWATERING, AND CONFIGURATION ON SITE CONDITIONS. THE FOLLOWING ITEMS SHOULD BE CONSIDERED WHEN SELECTING THE PROPER DEWATERING METHOD:

1. AMOUNT OF WATER TO REMOVE.
2. THE AMOUNT OF SEDIMENT TO BE REMOVED.
3. MAINTENANCE AND OPERATION REQUIRED AS A RESULT OF THE CONSTRUCTION OPERATIONS.
4. LENGTH OF TIME TO COMPLETE THE WORK.
5. THE SPACE AVAILABLE IN THE WORK AREA.
6. ABILITY TO SUPERVISE PUMP OPERATION.

EVALUATE FUNCTION, NEED, VELOCITY CONTROL, OUTLET STABILITY, AND SITE AESTHETICS. THE LOCATION AND CAPACITY OF TEMPORARY DIVERSION AND PROTECTIVE WORKS SHOULD BE BASED ON THE CHARACTERISTICS OF THE SITE, ACCESSIBILITY, AND THE POTENTIAL FOR OFF-SITE, OR ON-SITE DAMAGE DURING THE CONSTRUCTION PHASE.

SECONDARY CONTAINMENT

SECONDARY SEDIMENT CONTAINMENT PRACTICES MAY BE REQUIRED TO ENSURE THAT SEDIMENT FROM A DEWATERING ACTIVITY DOES NOT ADVERSELY IMPACT A PARTICULAR BODY OF WATER, WETLAND, OR WATER CONVEYANCE FEATURE (DITCH, SWALE, ETC.). SECONDARY CONTAINMENT MAY BE REQUIRED IF THE METHOD OF SEDIMENT REMOVAL CONCENTRATES THE SEDIMENT IN ONE LOCATION OR PRACTICE. SECONDARY CONTAINMENT MEASURES SHALL BE PLACED BETWEEN THE AREA OF CONTROL AND THE RECEIVING AREA AND/OR AQUATIC RESOURCE.

WINTER CONDITIONS AND FREEZING TEMPERATURES CAN IMPACT THE EFFECTIVENESS AND FUNCTIONALITY OF SEDIMENT FILTER BAGS AND ANIONIC POLYMERS FOR SEDIMENT REMOVAL DURING DEWATERING. IF DEWATERING ACTIVITIES ARE LIKELY TO OCCUR OVER WINTER, DEWATERING PRACTICES FOR SEDIMENT CONTROL SHOULD BE INCLUDED IN THE DEVELOPMENT OF THE STORMWATER POLLUTION PREVENTION PLAN THAT CAN BE EFFECIVE IN FREEZING TEMPERATURES.

AN ANALYSIS OF THE EFFECTS OF DEWATERING A SITE SHOULD ALSO BE CONSIDERED. FOR EXAMPLE, PERMANENT DEWATERING OF A SITE MAY CAUSE SUBSIDENCE OF SURFACE AREAS AND SETTLEMENT OF FOUNDATIONS AND PAVEMENTS, ADDITIONALLY, TEMPORARY DEWATERING MAY CREATE DRY AREAS DURING CONSTRUCTION BUT THE EFFECT OF ALLOWING WATER TABLES TO RISE AFTER CONSTRUCTION MAY RESULT IN EXCESS PRESSURE ON SUBSURFACE STRUCTURES, POTENTIALLY CAUSING DAMAGE AND/OR EXCESSIVE SUMP PUMP CYCLING.

PLANS AND SPECIFICATIONS

PLANS AND SPECIFICATIONS FOR INSTALLING AND BUILDING DEWATERING FACILITIES SHALL BE IN KEEPING WITH THIS STANDARD AND SHALL DESCRIBE THE REQUIREMENTS FOR APPLYING THE PRACTICE TO ACHIEVE ITS INTENDED PURPOSE. AT A MINIMUM INCLUDE:

1. APPROXIMATE LOCATION AND PROPOSED TYPE OF DEWATERING METHOD SHOWN ON PLANS.
2. DRAWINGS, SPECIFICATIONS, ETC. FOR ALL ITEMS OF WORK AS NEEDED FOR DEWATERING.
3. INCLUDE THE DEWATERING PLAN AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR THE EROSION AND SEDIMENT CONTROL PLAN, DETAILING THE LOCATION OF DEWATERING ACTIVITIES, PRESENCE OF AQUATIC AREAS, EQUIPMENT, FUEL STORAGE, AND DISCHARGE POINT.
4. ANY TOTAL MAXIMUM DAILY LOAD (TMDL) REQUIREMENTS FOR THE RECEIVING WATERS OR TURBIDITY STANDARDS SHALL BE STATED ON THE PLAN SET.
5. A BRIEF NARRATIVE OUTLINING A CONSTRUCTION SEQUENCE FOR THE DEWATERING OPERATION.
6. DRAWING DETAILS FOR PROPER INSTALLATION OF THE VARIOUS DEWATERING FACILITIES AS NEEDED.

ALL PLANS SHALL INCLUDE INSTALLATION, INSPECTION, AND MAINTENANCE SCHEDULES WITH THE RESPONSIBLE PARTY IDENTIFIED.

METHODS OF DEWATERING SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF CONSTRUCTION SPECIFICATION REMOVAL OF WATER 11.

OPERATION AND MAINTENANCE

THE FREQUENCY OF INSPECTIONS SHALL DEPEND ON THE DEWATERING METHOD, AMOUNT OF DISCHARGE, POTENTIAL DAMAGE, AND QUALITY OF THE RECEIVING BODIES OF WATER. THE FREQUENCY OF INSPECTIONS, RESPONSIBLE PARTY AND SPECIFIC TASKS SHALL BE IDENTIFIED.

1. INSPECTIONS SHALL BE CONDUCTED TO ENSURE PROPER OPERATION AND COMPLIANCE WITH ALL PERMITS AND WATER QUALITY STANDARDS.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FLOW AREA AND TEMPORARY DIVERSIONS SHALL BE REPAIRED, AS REQUIRED.
3. OUTLET AREAS SHALL BE CHECKED AND REPAIRS SHALL BE MADE IN A TIMELY MANNER, AS NEEDED.
4. PUMP OUTLETS SHALL BE INSPECTED FOR EROSION, AND SUMPS SHALL BE INSPECTED FOR ACCUMULATED SEDIMENT.
5. SEDIMENT FILTRATION BAGS SHALL BE REMOVED AND REPLACED WHEN HALF FULL OF SEDIMENT, OR WHEN THE DESIGN FLOW RATE OF THE FILTER BAG IS NO LONGER BEING MAINTAINED.
6. IF THE RECEIVING AREA IS SHOWING ANY SIGNS OF TURBID WATER, EROSION, OR SEDIMENT ACCUMULATION, DISCHARGES SHALL BE STOPPED IMMEDIATELY ONCE SAFETY AND PROPERTY DAMAGE CONCERNS HAVE BEEN ADDRESSED.

REFERENCES

MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF LAND AND WATER QUALITY. MAINE EROSION AND SEDIMENT CONTROL BMPS. G-3 CONSTRUCTION DEWATERING. AUGUSTA, ME. MARCH 2003.

IDOT EROSION AND SEDIMENT CONTROL FIELD GUIDE FOR CONSTRUCTION INSPECTION, JULY 1, 2010

JANUARY, 2019

URBST813.DOC

COMED DEWATERING GUIDELINES

NOTE: THESE GUIDELINES DO NOT APPLY TO MANHOLE PUMPOUTS OR VAULTS (REVIEW DISCHARGE OF WATER FROM MANHOLES AND CABLE SPACE EN-CE-B003)

DEWATERING WITHIN 100 FEET OF WETLAND OR WATERS OF THE U.S.

- WHEN THE CONSTRUCTION AREA IS LOCATED WITHIN 100 FEET OF A WETLAND OR WATERS OF THE U.S., THE CONTRACTOR IS RESPONSIBLE FOR MANAGING ALL GROUNDWATER, STORMWATER, AND CONSTRUCTION WATER DURING DE-WATERING/PUMPING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING PROCEDURE.

1. ALL DEWATERING/PUMPING FLUID SHALL BE TEMPORARILY STORED IN A FRAC-TANK OR BAKER TANK. THE FRAC-TANK OR BAKER TANK CAN BE MOVED TO AN UPLAND LOCATION >100 AWAY FROM THE WETLAND OR WATERS OF THE U.S. AND DECANTED THROUGH A FILTER BAG. ONLY UNCONTAMINATED (CLEAR) WATER SHALL BE ALLOWED TO DISCHARGE TO PROTECTED NATURAL AREAS, WETLANDS, BUFFER, WATERS OF THE US, OR TO A STORM SEWER SYSTEM (IN ACCORDANCE WITH LOCAL PERMITS). THE FOLLOWING DE-WATERING CONTROLS SHALL BE CONSIDERED FOR DEPLOYMENT AND IMPLEMENTATION, WHEN THIS SITUATION EXISTS (THIS LIST IS NOT EXHAUSTIVE. OTHER PRODUCTS OR DEVICES MAY BE CONSIDERED FOR DEPLOYMENT).

- FLOATED PUMP INTAKES/SUMP PITS
- PRELIMINARY SEDIMENT SETTLING TANKS/COLLECTION AREAS
- ANIONIC POLYMER PRE-TREATMENTS
- ANIONIC POLYMER MIXING TANKS
- SECONDARY SEDIMENT SETTLING TANKS

FILTERED CLEAR WATER SHALL BE DISCHARGED ONTO A STABILIZED SURFACE THAT PREVENTS OR SIGNIFICANTLY MINIMIZES NEW EROSION OR SEDIMENTATION AT THE PUMP DISCHARGE LOCATION(S). STABILIZED CONVEYANCE CHANNEL(S), IF NECESSARY, SHALL BE INSTALLED TO DIRECT WATER TO THE DESIRED LOCATION. THE CONTRACTOR IS RESPONSIBLE FOR SIZING PUMPS APPROPRIATELY FOR THE FLOW. SOIL TESTS SHALL BE COMPLETED TO DETERMINE THE CORRECT POLYMER TYPES TO BE DEPLOYED.

IF THE CONTRACTOR DETERMINES THAT ONSITE FILTRATION AND TREATMENT OF PUMPED WATER IS NOT FEASIBLE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL CONTAINMENT, HAUL-OFF AND DISPOSAL OF PUMPED WATER.

DEWATERING MORE THAN 100 FEET FROM WETLAND OR OPEN FIELD

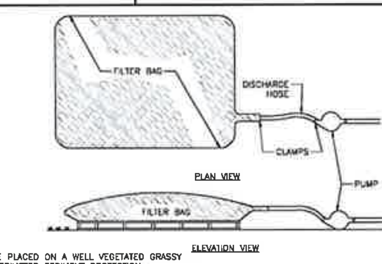
- WHEN CONSTRUCTION AREA IS LOCATED MORE THAN 100 FEET FROM A WETLAND, THE CONTRACTOR IS RESPONSIBLE FOR MANAGING ALL GROUNDWATER, STORMWATER, AND CONSTRUCTION WATER. DURING DE-WATERING/PUMPING OPERATIONS, ONLY UNCONTAMINATED (CLEAR) WATER SHALL BE ALLOWED TO DISCHARGE TO PROTECTED NATURAL AREAS, WETLANDS, BUFFERS AND WATERS OF THE US, OR TO A STORM SEWER SYSTEM (IN ACCORDANCE WITH LOCAL PERMITS).

AT A MINIMUM, DE-WATERING OF THE FOUNDATION EXCAVATIONS LOCATED MORE THAN 100 FEET FROM A WETLAND SHALL INCORPORATE A FLOATED PUMP INTAKE AND SEDIMENT FILTER BAG PER THE ILLINOIS URBAN MANUAL, AND DETAILS INCLUDED ON THE PLAN SHEETS. FILTERED WATER SHALL BE DISCHARGED ONTO A STABILIZED SURFACE THAT PREVENTS OR SIGNIFICANTLY MINIMIZES NEW EROSION OR SEDIMENTATION AT THE PUMP DISCHARGE LOCATION(S). STABILIZED CONVEYANCE CHANNEL(S) SHOULD BE INSTALLED TO DIRECT WATER TO A DESIRED LOCATION, AS APPLICABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SIZE THE PUMPS APPROPRIATELY.

DEWATERING – NEW/RE-CONSTRUCTION WITHIN AN EXISTING SUBSTATION

- IF NEW CONSTRUCTION WITHIN AN EXISTING SUBSTATION, OR RE-CONSTRUCTION OF AN EXISTING SUBSTATION IS OCCURRING, THE CONTRACTOR SHALL REVIEW THE SPILL PREVENTION, CONTROL, AND COUNTERMEASURE (SPCC) PLAN TO IDENTIFY POTENTIAL DEWATERING LOCATIONS WITHIN THE SUBSTATION. ALL WATER MUST BE CONTAINED ONSITE WITHIN THE SUBSTATION FOOTPRINT.
- DEWATERING OPTIONS:

1. REVIEW SPCC PLAN AND LOCATE A TRANSFORMER CONTAINMENT PIT THAT DOES NOT HAVE A LIFT STATION OR IS NOT CONNECTED TO A DRAINAGE SYSTEM OR DOES NOT DRAIN OFFSITE. NOTIFY CIVIL SUBSTATION ENGINEERING.
3. CONSTRUCT A TEMPORARY CONTAINMENT PIT.
4. OBTAIN NECESSARY STATE AND LOCAL PERMITS TO DISCHARGE INTO EXISTING STORM SEWERS.
5. DEWATER INTO A FRAC-TANK AND DECANT THE TANK ONSITE THROUGH AN APPROPRIATELY SIZED FILTER BAG.
6. DEWATER INTO A FRAC-TANK, SAMPLE THE WATER FOR CONTAMINANTS AND HAUL THE WATER OFFSITE FOR DISPOSAL INTO AN APPROVED FACILITY.




NOTE: FILTER BAG SHALL BE PLACED ON A WELL VEGETATED GRASSY AREA OR SURROUNDED BY PERIMETER SEDIMENT PROTECTION.

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME ½ FULL OF SEDIMENT. SPARE BAGS SHALL BE AVAILABLE ON SITE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE PLACED IN ACCORDANCE WITH COMED DEWATERING GUIDELINES. IF DEWATERING IS OCCURING WITHIN THE SUBSTATION LIMITS, THE WATER SHALL STAY WITHIN THE SUBSTATION.

IF PERMITTED BY COMED DEWATERING GUIDELINES, BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. HOWEVER, IF NECESSARY TO CAPTURE ANY REMAINING SEDIMENT WITHIN THE RUNOFF AND GIVEN THE SITE SPECIFIC CONDITIONS A COMPOST BERM, COMPOST FILTER SOCK OR WATTLE SHALL BE INSTALLED BELOW BAGS LOCATED WITHIN 100 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

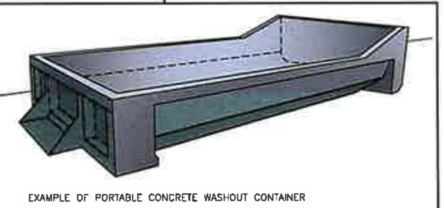
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR ½ THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED AT LEAST ONCE DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND SHALL NOT RESUME UNTIL A REMEDIAL SOLUTION IS ESTABLISHED AND THE PROBLEM IS CORRECTED.

SEDIMENT FILTRATION BAGS SHALL BE RAISED ABOVE THE SUPPORTING GROUND ON A SURFACE, OR MATERIAL, THAT ALLOWS WATER TO FLOW OUT OF THE BOTTOM OF THE BAG AT THE RESPECTIVE DESIGN DISCHARGE RATE FOR THE SEDIMENT FILTER BAG SELECTED.

DEWATERING FILTER BAG DETAIL




PURPOSE:

TEMPORARY CONCRETE WASHOUT FACILITIES ARE USED TO CONTAIN CONCRETE LIQUIDS WHEN THE CHUTES OF CONCRETE TRUCKS ARE RINSED OUT AFTER DELIVERY OF CONCRETE TO THE CONSTRUCTION SITE. THESE WASHOUT FACILITIES FUNCTION TO CONSOLIDATE SOLIDS FOR DISPOSAL AND PREVENT RUNOFF LIQUIDS ASSOCIATED WITH CONCRETE. FAILURE TO COMPLY WITH APPROPRIATE WASHOUT LOCATION REQUIREMENTS WILL RESULT IN MONETARY DEFICIENCY DEDUCTION AGAINST THE CONTRACTOR.

IMPLEMENTATION:

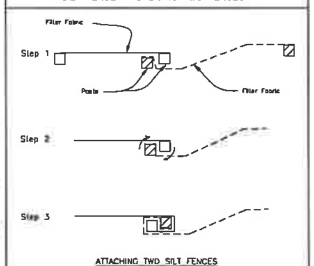
- TEMPORARY CONCRETE WASHOUT FACILITIES ARE TO BE IN PLACE BEFORE ANY DELIVERY OF CONCRETE TO THE CONSTRUCTION SITE.
- TEMPORARY CONCRETE WASHOUT FACILITIES ARE TO BE LOCATED AT LEAST 50 FEET FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, OR WATER BODIES. EACH FACILITY IS TO BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
- A SIGN IS TO BE INSTALLED ADJACENT TO EACH TEMPORARY CONCRETE WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS OF THE DESIGNATED WASHOUT FACILITY.

INSPECTION/MAINTENANCE/REMOVAL:

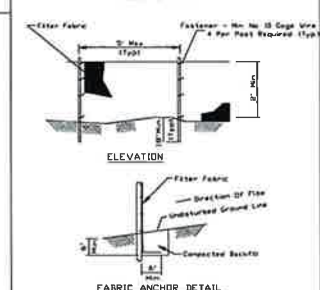
- TEMPORARY CONCRETE WASHOUT FACILITIES ARE TO BE INSPECTED DURING WEEKLY EROSION AND SEDIMENT CONTROL INSPECTION, AFTER A STORM EVENT OF ½" OR GREATER AND AT THE END OF ANY DAY WHEN CONCRETE HAS BEEN POURED ON THE CONSTRUCTION SITE. THE INSPECTOR IS TO ENSURE THAT THERE ARE NO LEAKS, NO SPILLS AND THAT THE FACILITIES CAPACITY HAS NOT YET BEEN COMPROMISED.
- ANY OVERFLOWING OF THE WASHOUT FACILITIES ONTO THE GROUND MUST BE CLEANED UP AND REMOVED WITHIN 24 HOURS OF DISCOVERY.
- IF A RAIN OR SNOW EVENT IS FORECASTED, A NON-COLLAPSING, NON-WATER COLLECTING COVER SHALL BE PLACED OVER THE WASHOUT FACILITY AND SECURED TO PREVENT ACCUMULATION AND OVERFLOW OF PRECIPITATION.
- CONTENTS OF EACH CONCRETE WASHOUT FACILITY ARE NOT TO EXCEED 75% OF ITS DESIGNED CAPACITY. IF THE CONTENTS REACH 75% CAPACITY, DISCONTINUE POURING CONCRETE INTO THE FACILITY UNTIL IT HAS BEEN CLEANED OUT.
- ALLOW SLURRY TO EVAPORATE OR REMOVE FROM THE SITE IN A SAFE MANNER (IE. VACUUM TRUCK). ALL HARDENED MATERIAL CAN THEN BE REMOVED AND DISPOSED OF PROPERLY.
- IF A LINED BASIN IS USED, IMMEDIATELY REPLACE THE LINER IF IT BECOMES DAMAGED.
- REMOVE TEMPORARY CONCRETE WASHOUT FACILITIES WHEN THEY ARE NO LONGER NEEDED AND RESTORE THE DISTURBED AREAS TO THEIR ORIGINAL CONDITION.
- NOT THE LOCATIONS OF TEMPORARY CONCRETE WASHOUT FACILITIES AND CHANGES TO THESE FACILITIES ON THE SWPPP.

PORTABLE CONCRETE WASHOUT CONTAINER

SILT FENCE – SPLICING TWO FENCES

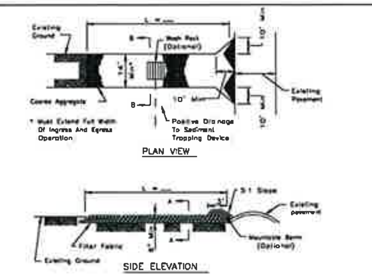



SILT FENCE PLAN




NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

STABILIZED CONSTRUCTION ENTRANCE PLAN




NOTES:

1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class or and shall be placed 1 x W over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturer's specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

The Illinois Department of Professional Regulation registration number for V3 Companies is License No. 184-000902

| REV | DATE | DESCRIPTION | | |
| --- | --- | --- | --- | --- |
| A3 | 11/21/22 | RE-ISSUED FOR APPROVAL (WO# 16668824) | SR | CH |
| A2 | 09/26/22 | RE-ISSUED FOR APPROVAL (WO# 16668824) | SR | CH |
| A1 | 07/26/22 | ISSUED FOR APPROVAL | LA | CWH |
| | | | TECH | ENG |

ComEd — Commonwealth Edison Co., Chicago, Illinois — Transmission and Distribution Operations

DETAILS OF EROSION CONTROL

TDC 214 HOFFMAN ESTATES

SCALE: AS SHOWN DATE: 07/06/22
DRAWN BY: V3
ENG. BY: V3

214.SK-4_S2022-0494

**ORDINANCE NO. _____ - 2023**

**VILLAGE OF HOFFMAN ESTATES**
**AN ORDINANCE GRANTING A SITE PLAN AMENDMENT FOR WHITE CASTLE LOCATED AT 1100 W GOLF ROAD**

WHEREAS, the Planning and Zoning Commission at a public meeting duly called and held according to law on February 1, 2023, considered the request by White Castle Systems (owner) for a Site Plan Amendment for White Castle located at 1100 W. Golf Road, and shown on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Commission made certain Finding of Fact attached hereto and made a part hereof as Exhibit "B" and recommended approval of a Site Plan Amendment to the Board of Trustees; and

WHEREAS, the Corporate Authorities have received and considered said recommendation; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook County, Illinois, as follows:

Section 1: The Corporate Authorities hereby find that the facts and statements contained in the preamble of this Ordinance are true.

Section 2: A site plan amendment under Section 10-2-2-M of the Subdivision Code is hereby granted to permit exterior site modifications for White Castle located at 1100 W. Golf Road.

Section 3: The site plan amendment is granted based upon the plans submitted as part of Exhibit B and the following conditions:

1. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
2. The development shall substantially conform to the plans submitted as part of this application.
3. Landscaping shall be provided at the base of the freestanding pole sign. This shall be added to the landscape plans.
4. A letter of determination from the MWRD shall be submitted prior to the issuance of a building permit.
5. An IDOT permit or a letter of determination from IDOT shall be submitted prior to the issuance of a building permit.
6. An engineer's estimate of probable costs shall be submitted. A letter of credit to ensure the completion of the improvements shall be submitted prior to issuance of a building permit.

Section 4: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 5: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2023

| VOTE | AYE | NAY | ABSENT | ABSTAIN |
|---|---|---|---|---|
| Trustee Karen V. Mills | ____ | ____ | ____ | ____ |
| Trustee Anna Newell | ____ | ____ | ____ | ____ |
| Trustee Gary J. Pilafas | ____ | ____ | ____ | ____ |
| Trustee Gary G. Stanton | ____ | ____ | ____ | ____ |
| Trustee Michael Gaeta | ____ | ____ | ____ | ____ |
| Trustee Karen Arnet | ____ | ____ | ____ | ____ |
| Mayor William D. McLeod | ____ | ____ | ____ | ____ |

APPROVED THIS _____ DAY OF _____, 2023

_____
Village President

ATTEST:

_____
Village Clerk

Published in pamphlet form this _____ day of _____, 2023.

**ORDINANCE NO. _____ - 2023**

**VILLAGE OF HOFFMAN ESTATES**
**AN ORDINANCE GRANTING A MASTER SIGN PLAN FOR WHITE CASTLE**
**LOCATED AT 1100 W. GOLF ROAD**

WHEREAS, the Planning and Zoning Commission, at a public hearing duly called and held according to law on February 1, 2023, considered a request by White Castle Systems (Owner) for a Master Sign Plan for the restaurant located at 1100 W. Golf Road, as shown on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Commission made certain Finding of Fact attached hereto and made a part hereof as Exhibit "B" and recommended approval of the Master Sign Plan to the Board of Trustees; and

WHEREAS, the Corporate Authorities have received and considered said recommendation; and

WHEREAS, the proposed Master Sign Plan has met the standards of Section 9-3-8-M-13 of the Zoning Code of the Hoffman Estates Municipal Code; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook County, Illinois, as follows:

Section 1: The Corporate Authorities hereby find that the facts and statements contained in the preamble of this Ordinance are true.

Section 2: A Master Sign Plan authorized under Section 9-3-8-M-13 of the Zoning Code, attached hereto and made a part here of as Exhibit "C", is hereby granted for White Castle located at 1100 W. Golf Road, subject to the following conditions:

1. A sign permit shall be required for all signs.

Section 3: The Master Sign Plan is granted based upon the plans incorporated in Exhibit C.

Section 4: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 5: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2023

| VOTE | AYE | NAY | ABSENT | ABSTAIN |
|---|---|---|---|---|
| Trustee Karen V. Mills | _____ | _____ | _____ | _____ |
| Trustee Anna Newell | _____ | _____ | _____ | _____ |
| Trustee Gary J. Pilafas | _____ | _____ | _____ | _____ |
| Trustee Gary G. Stanton | _____ | _____ | _____ | _____ |
| Trustee Michael Gaeta | _____ | _____ | _____ | _____ |
| Trustee Karen Arnet | _____ | _____ | _____ | _____ |
| Mayor William D. McLeod | _____ | _____ | _____ | _____ |

APPROVED THIS _____ DAY OF _____, 2023

_____
Village President

ATTEST:

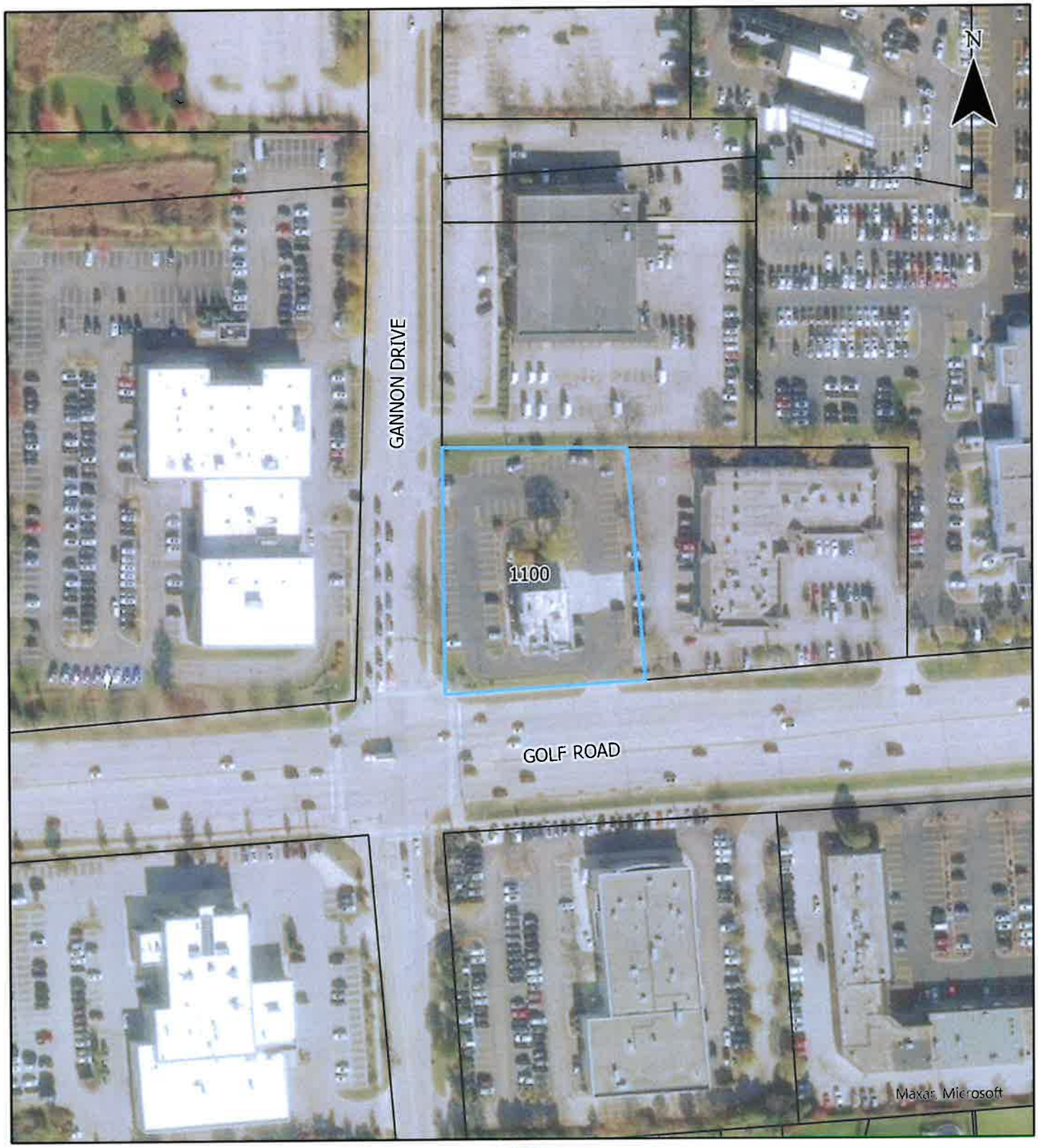
_____
Village Clerk

Published in pamphlet form this _____ day of _____, 2023.

EXHIBIT A

# White Castle - 1100 W. Golf Road

PIN: 07-09-300-021-0000




## Legend

- Subject Property
- Parcels

Planning and Transportation Division
Department of Development Services
January 2023

EXHIBIT B

# VILLAGE OF HOFFMAN ESTATES
# PLANNING AND ZONING COMMISSION
# FINDING OF FACT

| | |
|---|---|
| **PROJECT NUMBER:** | **MASTER22-0016** |
| **PROJECT NAME:** | **White Castle Drive-Thru Amendment** |
| **ADDRESS/LOCATION:** | **1100 W GOLF RD** |
| **OWNER / PETITIONER:** | **WHITE CASTLE SYSTEMS, INC.** |
| **REQUESTS:** | **SITE PLAN AMENDMENT**<br>**MASTER SIGN PLAN** |
| **ZONING / LAND USE:** | **B-2 Community Business** |
| **PZC MEETING DATE:** | **February 1, 2023** |
| **PZC RECOMMENDATION:** | **APPROVAL (8 Ayes, 0 Nay, 2 Absent)** |
| **VILLAGE BOARD MEETING DATE:** | **February 6, 2023** |
| **STAFF ASSIGNED:** | **Kevin Anderson** |

## MOTIONS

**A. Request for a Site Plan Amendment for the White Castle located at 1100 W. Golf Rd. The following conditions shall apply:**

1. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
2. The development shall substantially conform to the attached plans submitted as part of this application.
3. Landscaping shall be provided at the base of the freestanding pole sign. This shall be added to the landscape plans.
4. A letter of determination from the MWRD shall be submitted prior to the issuance of a building permit.
5. An IDOT permit or a letter of determination from IDOT shall be submitted prior to the issuance of a building permit.
6. An engineer's estimate of probable costs shall be submitted. A letter of credit to ensure the completion of the improvements shall be submitted prior to issuance of a building permit.

**B. Request for a Master Sign Plan for the White Castle located at 1100 W. Golf Road. The following conditions shall apply:**

1. A building permit is required. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.

## FINDING

The Planning & Zoning Commission heard the request for Site Plan Amendment and Master Sign Plan for the property at 1100 W. Golf Road.

Todd Harkins, DLZ Architecture, was present on behalf of the applicant. Mr. Harkins presented an overview of the proposal to modify the approved site plan to accommodate a second menu order board, a new drive thru bypass lane, and additional signage.

Staff noted the site plan is in compliance with the Village's regulations and gave an overview of the Master Sign Plan standards.

Section 9-3-8-M-13 of the Zoning Code requires that in instances where the Zoning Code cannot be strictly followed, that the owner may propose a Master Sign Plan to accommodate the signs on the property and to set standards and restrictions on the signs. The Village requires a Master Sign Plan in lieu of sign variations except where a Master Sign Plan is not feasible or warranted (for a very minor request where a variation is deemed acceptable to request). The Zoning Code lists the goals that a Master Sign Plan should achieve as follows:

- Result in architecture and graphics of a scale appropriate for the subject development and the surrounding area;
- Provide signage consistent with the site plan and architecture of the project;
- Avoid visual clutter;
- Allow visitors, employees, and consumers to readily identify the business entrances, while addressing the community's need for attractive, unobtrusive architecture and commercial graphics; and
- Result in a unified theme of signage for the project.

Petitioners are encouraged to take a comprehensive approach to each master sign plan proposal because the plan will provide guidelines for signs that are desired both today, and into the future. The Plan functions as a "mini-sign code" for the property. The creation of a Master Sign Plan involves merging and considering several perspectives, including:

- Current Code requirements.
- Prior variation history on the subject property, as well as similar properties.
- Existing signage on the property.
- Specific current signage requests by the property owner.
- Likely possible signage requests in the future (consider the type use of the property and its location).
- Unique characteristics of the subject property.

The petitioner has provided a response to the standards for a Master Sign Plan in their application.

### Commissioner Questions

Commissioners asked if the business would remain open during construction. Mr. Harkins noted White Castle is planning for the dining room to be closed for 4 weeks, then the drive thru to be closed 4 weeks, followed by a 4-week total closure. A construction start date is not yet known but they plan to begin this year.

Commissioners asked if the drive thru is the primary point of sales for the business. Mr. Harkins said yes, the majority of customers are drive thru customers, even more so since the pandemic.

### Audience Comments

None

### PLANNING AND ZONING COMMISSION VOTE

| Commissioner | Roll Call Vote |
|---|---|
| Chairperson Eva Combs | Aye |
| Vice-Chair Adam Bauske | Aye |
| Daniel Lee | Aye |
| Tom Burnitz | Aye |
| Lon Harner | Aye |
| Lenard Henderson | Aye |
| Minerva Milford | Absent |
| Nancy Trieb | Ave |
| Denise Wilson | Absent |
| John Wise | Aye |
| **8 Ayes, 0 Nays, 2 Absent** | **MOTION APPROVED** |

### ATTACHMENTS

The Planning and Zoning Commission Staff Report dated February 1, 2023 and all associated attachments are hereby made a part of this Finding.

EXHIBIT C

# White Castle Restaurant

1100 W. Golf Rd.

## Master Sign Plan

**January 2023**

# *White Castle Restaurant*
## Master Sign Plan
January 2023

***Introduction***

This Master Sign Plan applies to the single lot 1100 W. Golf Road. The property includes a White Castle restaurant with a dual drive through.

The Master Sign Plan requirements have been developed based on the signage that is unique to the White Castle property. The lot is approximately 1.24 acres with one structure and related parking lot. This plan has been designed with signage for this development that maintains consistency with other similar developments, yet takes into account certain unique characteristics of this development. The Sign Plans are attached as Exhibit A.

***A. Area Included in Master Sign Plan***

This Master Sign Plan applies to the White Castle restaurant property only at 1100 W. Golf Rd. (PIN 07-09-300-021).

***B. General Provisions***

1. Definition. For the purposes of this Master Sign Plan, "Property" shall mean the 1100 W. Golf Rd. property.

2. Driver Sight Visibility. No sign shall be placed in a manner that will obstruct driver or pedestrian sight lines and create an unsafe condition based on analysis by the Village's Transportation Division.

3. Landscaping. Landscaping shall be provided at the base of all ground signs, unless determined to be unsafe or not feasible by the Village Department of Development Services.

4. Illumination. All signs permitted by this Master Sign Plan may be illuminated in accordance with Section 9-3-8-F of the Zoning Code unless otherwise indicated in the approved Master Sign Plan documents.

5. Sign Design. Colors and letter graphic styles on the signs shall be determined by the owners of the property; however, signs that are of a similar type shall be of a consistent color and graphic style.

6. Calculation of Sign Area. Such signs shall meet the requirements of Section 9-3-8-D, except that the architectural base and support structure of a ground sign shall not be included in the total sign area if these areas do not contain text, logos or any other graphics.

7. Permits. Sign permits shall be required in accordance with Section 9-3-8-A of the Zoning Code.
8. Coordination with Village Sign Code. All regulations of the Zoning Code shall apply unless specifically stated otherwise in this Master Sign Plan. In the event of a

conflict between this Master Sign Plan and the Zoning Code, the Master Sign Plan regulations shall apply.

9. Master Sign Plan. This document and the attached exhibits represent the entire Master Sign Plan.

### *C. Ground Signs*

The location of the ground sign governed by this Master Sign Plan is depicted on the Site Plan Exhibit attached hereto and made part hereof.

1. Ground Sign

   a. Type. The design of a sign shall be limited to a ground, monument, or pole style.

   b. Number and Size. One Ground Sign shall be permitted on the property. The sign shall be a maximum of 26 feet in height. The sign shall be a maximum of 100 square feet per side. The total sign area may include a manual copy change panel.

   c. Location. The Ground Sign shall be permitted to remain in the existing location, located on private property as depicted on the attached site plan. At the time the sign structure is replaced, it shall comply with the Village's setback requirements for freestanding signs.

   d. Sign Design. The sign shall be designed as shown on the Sign Plan Exhibit. Any future reconstructed sign shall be a monument style ground sign.

### *D. Wall Signs*

1. All Wall Signs shall be in accordance with the attached Sign Plan Exhibit attachment and adhere to the following:

   a. Type. Wall signs shall be internally lit channel letters or logos individually set on a raceway. The raceway shall be mounted directly to the building wall surface and shall be painted to match the façade color where it is to be mounted. Wall signs and raceway are not to extend more than 12" from the wall on which it is mounted.

   b. Number and Size. One wall sign shall be permitted on each elevation of the building for a total of four (4). Signs shall be a maximum of 45 square feet per sign.

   c. Location. Two wall signs shall be permitted on the architectural feature at the front of the building. These shall be considered the east and west wall signs. The north and south facades shall be permitted one additional attached sign each.

### *E. Miscellaneous Signs*

1. Directional/Entrance Signs. Directional/Entrance signs shall be permitted on the property to direct drivers to different portions of the site. Such signs shall be a maximum of six (6) square feet in size and four (4) feet in height. Directional/Entrance signs may contain the names of tenants on the property and may contain logos. All directional/entrance signs shall be of a consistent design and shall be separate from traffic control signs. The signs may be illuminated and shall be located a minimum of 3 feet from any property line.

2. Menu Board Signs. Two menu board signs shall be permitted. Each Menu Board shall not exceed 50 square feet in area and 7 feet in height. Such signs may be illuminated.

3. Clearance Sign. Two "clearance" canopy signs shall be permitted. The structure shall not exceed 11 feet 6 inches in height and shall only include signage relating to height clearance.

### *F. Temporary Signs*

1. Temporary and Special Event Signs. Special event signs shall be permitted as provided in the Zoning Code (Section 9-3-8-K).

### *G. Amendments*

1. Changes. Changes to the text, colors, or graphic style of the signs shall not require a formal amendment to this plan, provided the size and all other requirements of this plan are met and all signs of each type have identical design and colors.

2. Interpretations. Signs that are not explicitly addressed in the provisions of this plan, but that meet the intent of the plan may be permitted through administrative approval.

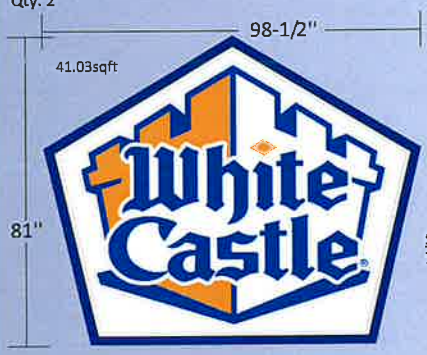
3. New Signs. The addition of new signs or relocation of existing signs shall not require a formal amendment to this plan, provided the signs meet all requirements of this plan. Any amendment to add additional signs or make substantial changes to the approved signs in this plan shall be subject to review by the Planning & Zoning Commission and approval by the Village Board through the process outlined in the Zoning Code for variations.

**WHITE CASTLE Chicago #48**

Underwriters Laboratories Inc. LISTED E71326

# Wall Signs A & B - Pentagons

Qty: 2

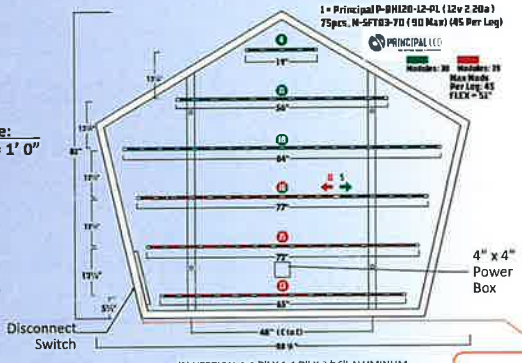



Scale: ½" = 1' 0"

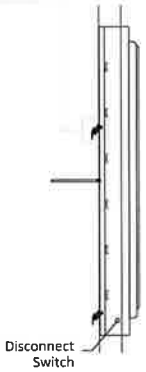
INTERNALLY ILLUMINATED SINGLE FACE ALUMINUM WALL SIGNS PAINTED TO MATCH PANTONE 286 BLUE WITH 2" PAN AND 1/2" EMBOSSED WHITE POLYCARBONATE FACES DECORATED WITH 3630-97 BRISTOL BLUE AND 3630-84 TANGERINE TRANSLUCENT VINYL

(8) MOUNTING POINTS.
SIGN IS MOUNTED OFF WALL 2" WITH DOUBLE 90° CLIPS OR FLAT TO WALL

FASTENED TO WALL WITH 3/8" LAGS INTO 5/8" PLYWOOD BLOCKING




(2) VERTICAL 1-1/2" X 1-1/2" X 3/16" ALUMINUM ANGLE SUPPORT BRACKETS (FOR MOUNTING)



**Branham Sign**
COMPANY · INCORPORATED

GENERAL DESCRIPTION

8" SINGLE FACE EXTRUSION WELDED WITH ¼" FILET WELD ALL (5) CORNERS, PAINTED EXTERIOR SURFACES, WITH MP 101384 SOA GLOSS WHITE CASTLE BLUE, TO MATCH PANTONE 286 BLUE. UNDERCOAT AND PAINTED INTERIOR SURFACES, MP 274535SP WHITE.
(2) VERTICAL 1-1/2" X 1-1/2" X 3/16" ALUMINUM ANGLE SUPPORT BRACKETS (FOR MOUNTING),
(4) 1/2" MOUNTING HOLES 6" IN FROM EDGE OF CABINET AND, .040 ALUMINUM BACK ALUMINUM TRAYS WITH LED LAMPS

POWERED WITH (1) PRINCIPAL P-0H120-12-PL, AND (1) DISCONNECT SWITCH.
1/2" X 6'-0" LONG SEALTITE WHIP OUT BACK OF CABINET NEAR BOTTOM. ALL ELECTRIC PER LOCAL CODE AND SITE REQUIREMENTS
3/16" WHITE POLYCARBONATE
2" RAISED PAN, AND
1/2" RAISED EMBOSSED FACE, DECORATED WITH 3M 3630-97 BRISTOL BLUE & 363-84 TANGERINE TRANSLUCENT VINYLS

SIGN HAS (2) PICKUP POINTS AND (4) MOUNTING POINTS.

SIGN IS MOUNTED OFF WALL 2" WITH DOUBLE 90° CLIPS (OPTIONALLY FLAT TO WALL)

Underwriters Laboratories Inc. LISTED
ELECTRIC SIGN
COMPLIES TO UL 48

ELECTRICAL REQUIREMENTS: ONE 20 Amp CIRCUIT @ 120V

**COLOR SPECIFICATIONS**
Material/Paint Specifications

| | |
|---|---|
| White Polycarbonate Reinforced Face | PMS 286C Painted Sign Cabinet & Retainer |
| Bristol Blue 3630-97 Logo Translucent Vinyl | Tangerine 3630-84 Logo Translucent Vinyl |

| ELECTRICAL DATA | |
|---|---|
| VOLTAGE | 120 |
| AMPERAGE | 0.00 |

**NOTE**
STRUCTURE HAS BEEN DESIGNED TO WITHSTAND 115 MPH AS THE ULTIMATE WIND SPEED, AND 90 MPH AS THE DESIGNED WIND SPEED. ACCORDING TO 2017 OBC TABLE 1609.6.3.1(2) WITH 30' MAX OVERALL HEIGHT. SIGN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2017 OBC.

Approval:

Approved/Customer Date


127 Cypress Street S/A
Reynoldsburg, OH 43068
O: 740.964.9550
F: 740.964.9558
www.branhamsign.com


**Job Path** G:\WhiteCastle_States\2023 Remodel\Illinois (CH)\CH#48\WC CH#48 Remodel Print3, Pg1

| | | | |
|---|---|---|---|
| Order #: | 000000 | Proj. Location: | 1100 W. Golf Rd., Hoffman Estates, IL 60169 |
| Date: | 11.15.22 | Designer: | jgreenlee@branhamsign.com |
| Page Rev: | 003 | Sales Rep: | tbranham@branhamsign.com |

PROJECT: White Castle Chicago CH#48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WHITE CASTLE Chicago #48

Underwriters Laboratories Inc. LISTED E71326

# Elevations

Branham Sign
COMPANY · INCORPORATED

**NOTE**

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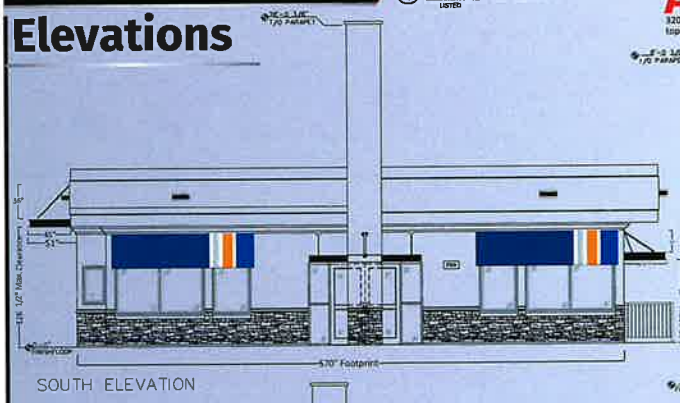
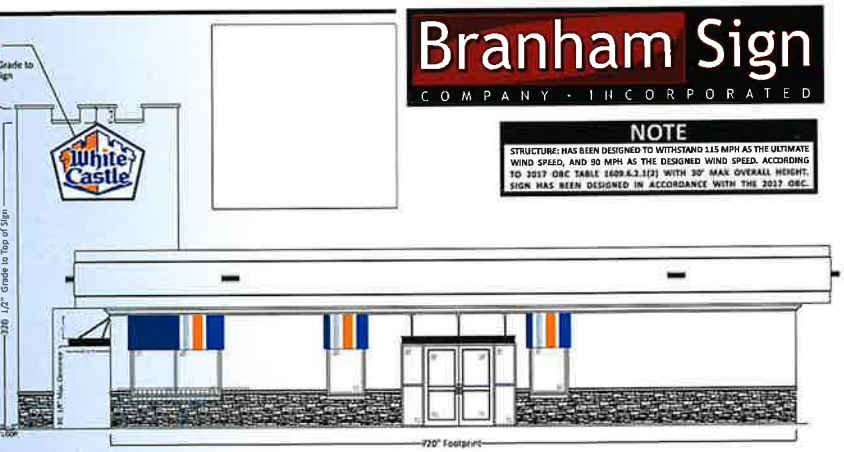
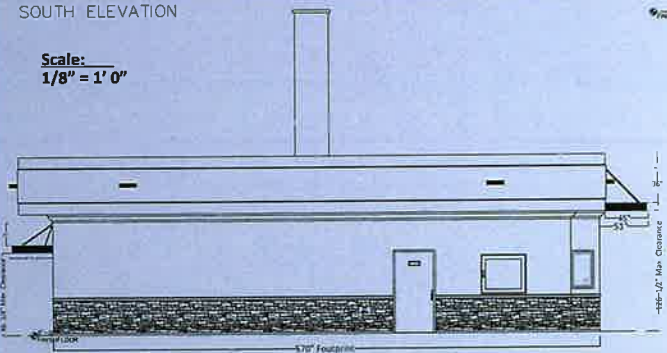



SOUTH ELEVATION

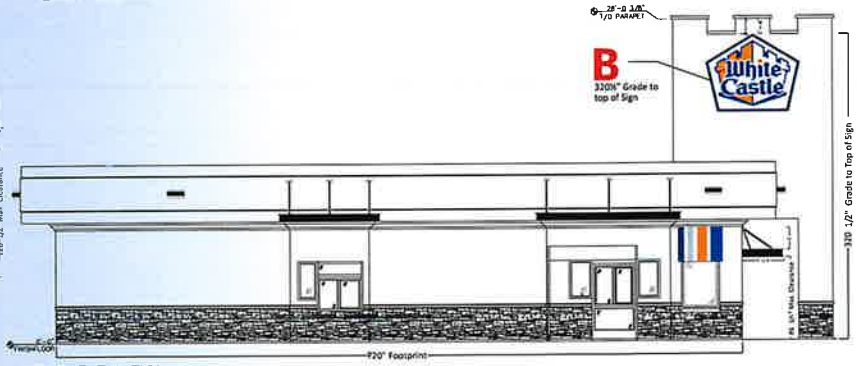



EAST ELEVATION

Scale:
1/8" = 1' 0"




NORTH ELEVATION




WEST ELEVATION

Approval:

Approved/Customer Date

127 Cypress Street SW
Reynoldsburg, OH 43068
O: 740.964.9550
F: 740.964.9558

**Job Path** G:\WhiteCastle_States\2023 Remodel\Illinois (CH)\CH#48\WC CH#48 Remodel Print3, Pg2

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| Date: | 11.15.22 | Designer: | jgreenlee@branhamsign.com |
| Page Rev: | 003 | Sales Rep: | tbranham@branhamsign.com |

PROJECT: White Castle Chicago CH#48

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**WHITE CASTLE Chicago #48**

E71326

# Plat Plan

**A** NEW 81" h. x 98½" Pentagon Wall Sign (320½" Grade to Top of Sign)

**B** NEW 81" h. x 98½" Pentagon Wall Sign (320½" Grade to Top of Sign)

**C** EXISTING D/F 8' 1" x 8' Pylon Sign & Reader Board Approx. 14' from Curb

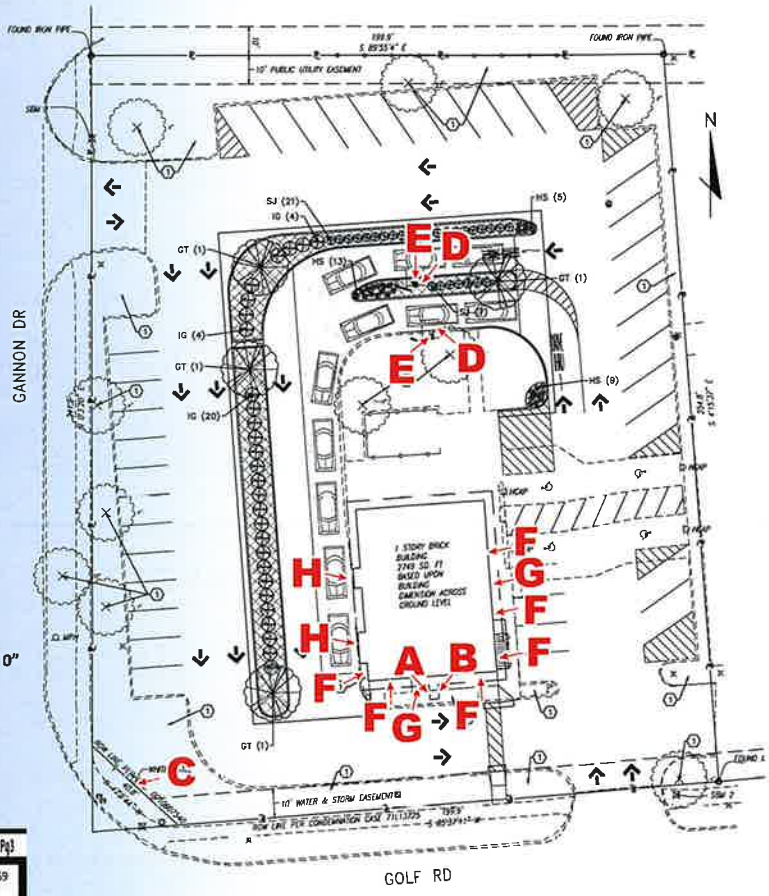
**D** NEW Drive-Thru Canopy

**E** NEW Drive-Thru Menu

**F** NEW Window Awnings

**G** NEW Entry Architectural Canopy

**H** NEW Drive-Thru Architectural Canopy




Scale:
1/32" = 1' 0"


527 Cypress Street SW
Reynoldsburg, OH 43068
O: 740.964.9550
F: 740.964.9558


PROJECT

Chicago CH#48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Approval:

Approved/Customer Date

**Job Path** G:\WhiteCastle_States\2023 Remodel\Illinois (CH)\CH#48\WC CH#48 Remodel Print3 Pg3

| | | | |
|---|---|---|---|
| Order # | 000000 | Proj. Location: | 1100 W. Golf Rd., Hoffman Estates, IL 60169 |
| Date | 11.15.22 | Designer: | jgreenlee@branhamsign.com |
| Page Rev | 003 | Sales Rep: | tbranham@branhamsign.com |

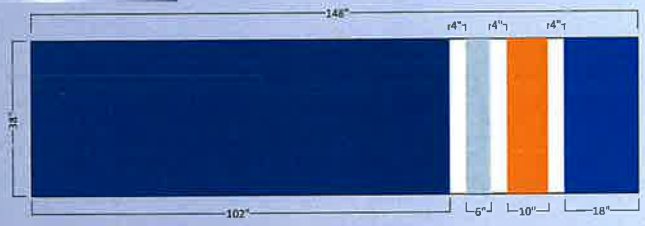
**WHITE CASTLE Chicago #48**

Underwriters Laboratories Inc. LISTED E71326

# Striped Awnings

Branham Sign COMPANY · INCORPORATED

Qty: 2

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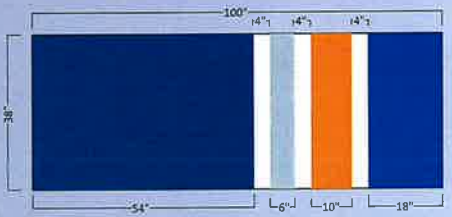


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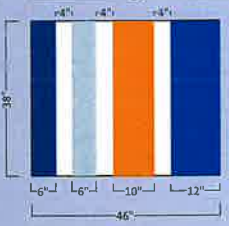


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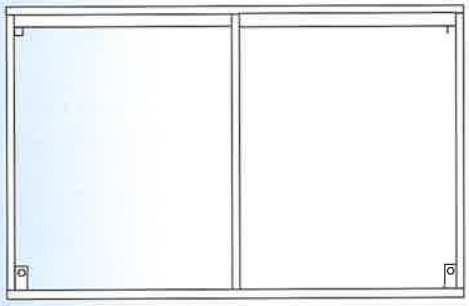

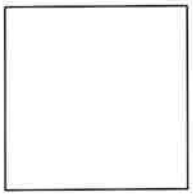

FRAME CONSTRUCTED OF 1" X 1" AND 1" X 2" ALUMINUM TUBE SKINNED WITH ELITE COMPOSITE BOARD. WHOLE ASSEMBLY PAINTED WHITE AND DECORATED WITH TRANSLUCENT VINYLS MOUNTED TO WALL WITH A SERIES OF NON-CORROSIVE FASTNERS AND HARDWARE

**COLOR SPECIFICATIONS**
Material / Paint Specifications

| | |
|---|---|
| | White ECB<br>Awning Face & Painted Structure |
| | Patriot Blue 3630-97<br>Logo Translucent Vinyl |
| | Silver (Satin Alum.) 220-120<br>High Performance Vinyl |
| | Blue 3630-36<br>Blue Translucent Vinyl |
| | Tangerine 3630-84<br>Logo Translucent Vinyl |

**NOTE**

STRUCTURE: HAS BEEN DESIGNED TO WITHSTAND 115 MPH AS THE ULTIMATE WIND SPEED, AND 90 MPH AS THE DESIGNED WIND SPEED. ACCORDING TO 2017 OBC TABLE 1609.6.2.1(2) WITH 30' MAX OVERALL HEIGHT. SIGN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2017 OBC.

Approval:

Approved/Customer Date


127 Cypress Street SW
Reynoldsburg, OH 43068
O: 740.964.9550
F: 740.964.9558


**Job Path** G:\WhiteCastle_States\2023 Remodel\Illinois (CH)\CH#48\WC CH#48 Remodel Print3, Pg4

| | | | |
|---|---|---|---|
| Order #: | 000000 | Proj. Location: | 1100 W. Golf Rd., Hoffman Estates, IL 60169 |
| Date: | 11.15.22 | Designer: | jgreenlee@branhamsign.com |
| Page Rev: | 003 | Sales Rep: | tbranham@branhamsign.com |

PROJECT: White Castle Chicago CH#48


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**WHITE CASTLE Chicago #48**

Underwriters Laboratories Inc. LISTED E71326

# Canopies - Drive Thru

Qty: 2 (1 ea.)

**NOTE**

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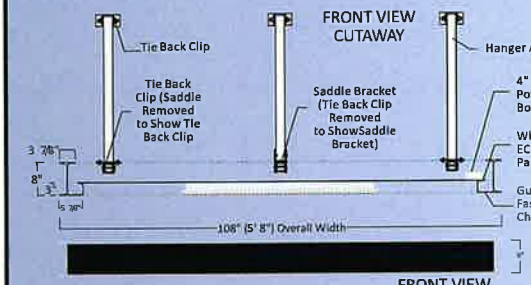
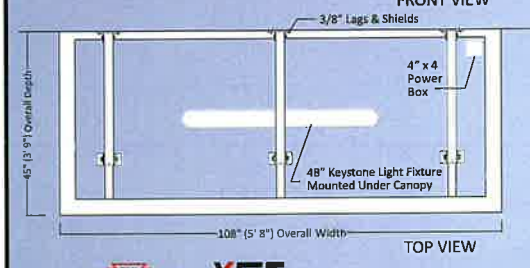
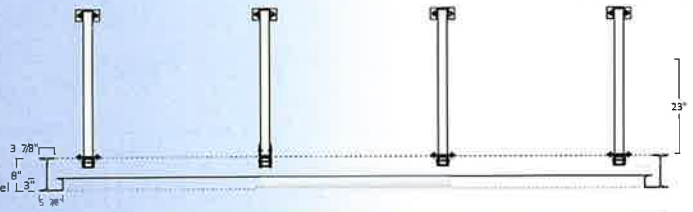
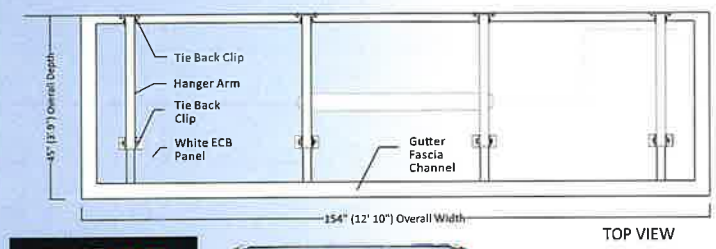
**Branham Sign**
COMPANY · INCORPORATED

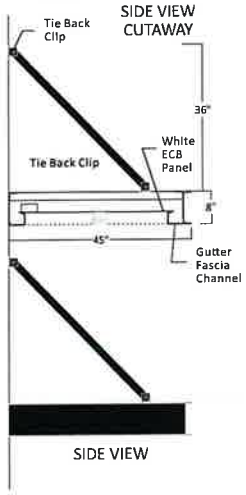
Aluminum Architectural Canopy and Light Fixture
- Frame Constructed of .090 Aluminum Panels




KEYSTONE XFiT
**KT-VTLED63-4A-850-VDIM-P**

KEYSTONE
**KT-EMRG-LED-SC-500**

SMART/SAFE

**STANDARD LED EMERGENCY BACK-UP KIT**

Enables emergency lighting solutions to be utilized in a variety of lighting fixtures including both LED and fluorescent

**Scale:** N.T.S.

NOTE: Canopies are Painted Matte Black (Some Shown Here as White for Clarity)

Approval:

Approved/Customer Date


127 Cypress Street SW
Reynoldsburg, OH 43068
O: 740.964.9550
F: 740.964.9558


**Job Path** G:\WhiteCastle_States\2023 Remodel\Illinois (CH)\CH#48\WC CH#48 Remodel Print3, Pg5

| | | | |
|---|---|---|---|
| Order #: | 000000 | Proj. Location: | 1100 W. Golf Rd., Hoffman Estates, IL 60169 |
| Date: | 11.15.22 | Designer: | jgreenlee@branhamsign.com |
| Page Rev: | 003 | Sales Rep: | tbranham@branhamsign.com |

PROJECT: White Castle Chicago CH#48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**WHITE CASTLE Chicago #48**

Underwriters Laboratories Inc. LISTED E71326

# Canopies - Entry Doors

Qty: 2

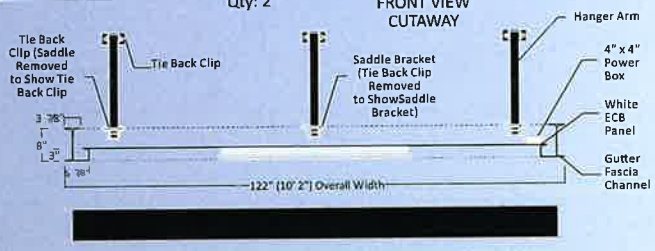
**NOTE**

STRUCTURE: HAS BEEN DESIGNED TO WITHSTAND 115 MPH AS THE ULTIMATE WIND SPEED, AND 90 MPH AS THE DESIGNED WIND SPEED, ACCORDING TO 2017 OBC TABLE 1609.6.2.1(2) WITH 30' MAX OVERALL HEIGHT. SIGN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2017 OBC.

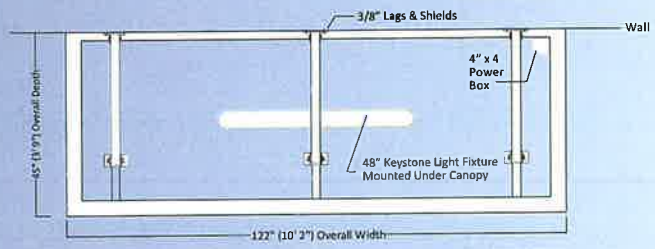
Branham Sign COMPANY · INCORPORATED

Aluminum Architectural Canopy and Light Fixture
- Frame Constructed of .090 Aluminum Panels

FRONT VIEW CUTAWAY

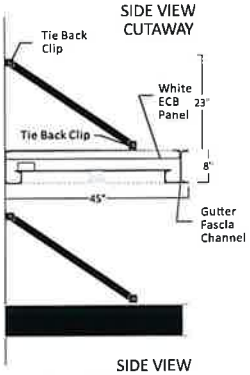



FRONT VIEW




TOP VIEW

SIDE VIEW CUTAWAY




SIDE VIEW

KEYSTONE XFIT

**KT-VTLED63-4A-850-VDIM-P**

KEYSTONE SMART/SAFE

**KT-EMRG-LED-SC-500**

STANDARD LED EMERGENCY BACK-UP KIT

Enables emergency lighting solutions to be utilized in a variety of lighting fixtures including both LED and fluorescent

**Scale:** N.T.S.

NOTE: Canopies are Painted Matte Black (Some Shown Here as White for Clarity)

Approval:

Approved/Customer Date


12th Cypress Street SW
Reynoldsburg, OH 43068
O: 740.964.9550
F: 740.964.9558


**Job Path** G:\WhiteCastle_States\2023 Remodel\Illinois (CH)\CH#48\WC CH#48 Remodel Print3, Pg6

| | | | |
|---|---|---|---|
| Order #: | 000000 | Proj. Location: | 1100 W. Golf Rd., Hoffman Estates, IL 60169 |
| Date: | 11.15.22 | Designer: | jgreenlee@branhamsign.com |
| Page Rev: | 003 | Sales Rep: | tbranham@branhamsign.com |

PROJECT: White Castle Chicago CH#48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**WHITE CASTLE Chicago #48**

UL F71326

# Canopies - Blocking & Spacing (Typical)

**NOTE**

STRUCTURE: HAS BEEN DESIGNED TO WITHSTAND 115 MPH AS THE ULTIMATE WIND SPEED, AND 90 MPH AS THE DESIGNED WIND SPEED, ACCORDING TO 2017 OBC TABLE 1609.6.2.1(2) WITH 30' MAX OVERALL HEIGHT. SIGN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2017 OBC.

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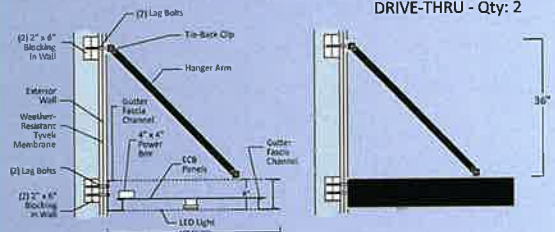
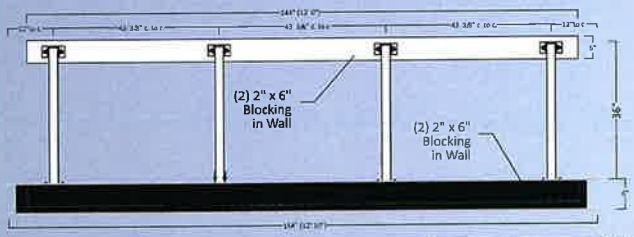
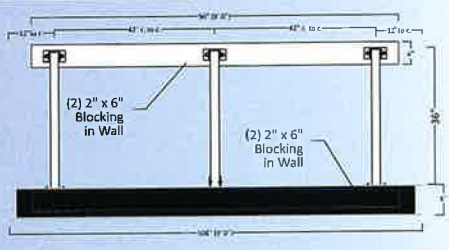
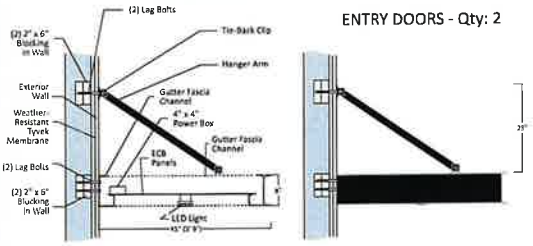
DRIVE-THRU - Qty: 2

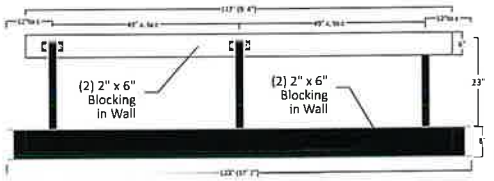



ENTRY DOORS - Qty: 2




Approval:

Approved/Customer Date


127 Cypress Street SW
Reynoldsburg OH 43068
O: 740.964.9550
F: 740.964.9558


| | | | |
|---|---|---|---|
| Job Path | G:\WhiteCastle_States\2023 Remodel\Illinois (CH)\CH#48\WC CH#48 Remodel Print3, Pg7 | | |
| Order #: | 000000 | Proj. Location: | 1100 W. Golf Rd., Hoffman Estates, IL 60169 |
| Date: | 11.15.22 | Designer: | jgreenlee@branhamsign.com |
| Page Rev: | 003 | Sales Rep: | tbranham@branhamsign.com |

PROJECT: White Castle — Chicago CH#48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**WHITE CASTLE Chicago #48**

Underwriters Laboratories Inc. LISTED E71326

# Drive-Thru Menu

**NOTE**

STRUCTURE: HAS BEEN DESIGNED TO WITHSTAND 115 MPH AS THE ULTIMATE WIND SPEED, AND 90 MPH AS THE DESIGNED WIND SPEED. ACCORDING TO 2017 OBC TABLE 1609.6.2.1(2) WITH 30' MAX OVERALL HEIGHT. SIGN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2017 OBC.

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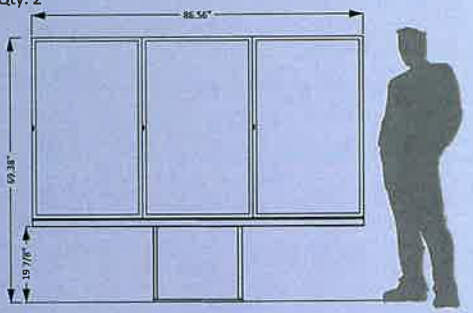
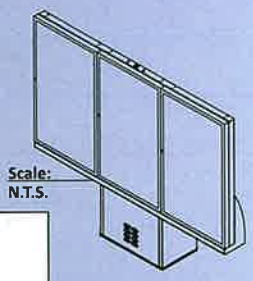
Qty: 2




Scale: ½" = 1' 0"



Scale: N.T.S.

Triple 55" ODMB SYSTEM
- (3) Samsung 55" OHF series series LCD
- Pedestal Size 23.75" x 17.68" x 14"
- Cold Rolled Steel Frame
- ½ Steel HRPO Base Plate
- ¼" Steel HRPO Top Plate
- 10GA CRS Walls
- Durable Outdoor Rated Powdercoat Finish
- IP56 (Monitor Only)
- Power 110V~(+/-10%) @60GHz

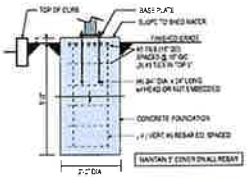
**WIND LOAD** 115 MPH (ASCE 7-10)

**DESIGN PARAMETERS:**
2015 INTERNATIONAL BUILDING CODE ASCE 7-10
WIND SPEED DATA
1. BASIC WIND SPEED = 115 MPH (3 SEC. GUST)
2. RISK CATEGORY II
3. WIND EXPOSURE C
4. INTERNAL PRESSURE COEF. N/A
5. COMPONENT AND CLADDING N/A

**MATERIALS:**
GRADE F1554 Gr 36 ANCHOR BOLTS
GRADE A615 60 KSI REBAR
3000 PSI CONCRETE @ 28 DAYS

**CLASS 5 SOIL:**
1500 PSF SOIL BEARING
100 PSF/LF SOIL LATERAL BEARING
UNDISTURBED SOIL

**FOUNDATION DETAIL**



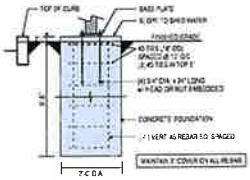
**WIND LOAD** 150 MPH (ASCE 7-10)

**DESIGN PARAMETERS:**
2015 INTERNATIONAL BUILDING CODE ASCE 7-10
WIND SPEED DATA
1. BASIC WIND SPEED = 150 MPH (3 SEC. GUST)
2. RISK CATEGORY II
3. WIND EXPOSURE C
4. INTERNAL PRESSURE COEF. N/A
5. COMPONENT AND CLADDING N/A

**MATERIALS:**
GRADE F1554 Gr 36 ANCHOR BOLTS
GRADE A615 60 KSI REBAR
3000 PSI CONCRETE @ 28 DAYS

**CLASS 5 SOIL:**
1500 PSF SOIL BEARING
100 PSF/LF SOIL LATERAL BEARING
UNDISTURBED SOIL

**FOUNDATION DETAIL**



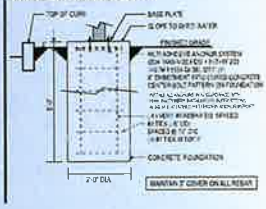
**WIND LOAD** 115 MPH (ASCE 7-10)

**DESIGN PARAMETERS:**
2015 INTERNATIONAL BUILDING CODE ASCE 7-10 WIND SPEED DATA:
1. BASIC WIND SPEED = 115 MPH (3 SEC. GUST)
2. RISK CATEGORY II
3. WIND EXPOSURE C
4. INTERNAL PRESSURE COEF. N/A
5. COMPONENT AND CLADDING N/A

**MATERIALS:**
HILTI ADHESIVE ANCHOR SYSTEM (3)3/4" HAS-V-36 HDG + HIT-HY 200
GRADE A615 60 KSI REBAR
3000 PSI CONCRETE @ 28 DAYS

**CLASS 5 SOIL:**
1500 PSF SOIL BEARING
100 PSF/LF SOIL LATERAL BEARING
UNDISTURBED SOIL

**FOUNDATION DETAIL**



**WIND LOAD** 180 MPH (ASCE 7-10)

**DESIGN PARAMETERS:**
2015 INTERNATIONAL BUILDING CODE ASCE 7-10
WIND SPEED DATA
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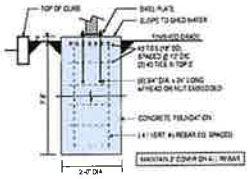
2. RISK CATEGORY II
3. WIND EXPOSURE C
4. INTERNAL PRESSURE COEF. N/A
5. COMPONENT AND CLADDING N/A

**MATERIALS:**
GRADE F1554 Gr 55 ANCHOR BOLTS
GRADE A615 60 KSI REBAR
3000 PSI CONCRETE @ 28 DAYS

**CLASS 5 SOIL:**
1500 PSF SOIL BEARING
100 PSF/LF SOIL LATERAL BEARING
UNDISTURBED SOIL

**FOUNDATION DETAIL**



Approval:

Approved/Customer Date


127 Cypress Street SW
Reynoldsburg, OH 43068
O: 740.964.9550
F: 740.964.9558


**Job Path** G:\WhiteCastle_States\2023 Remodel\Illinois (CH)\CH#48\WC CH#48 Remodel Print3, Pg8

| | | | |
|---|---|---|---|
| Order #: | 000000 | Proj. Location: | 1100 W. Golf Rd., Hoffman Estates, IL 60169 |
| Date: | 11.15.22 | Designer: | jgreenlee@branhamsign.com |
| Page Rev: | 003 | Sales Rep: | tbranham@branhamsign.com |

PROJECT: White Castle Chicago CH#48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WHITE CASTLE Chicago #48

# Drive-Thru Canopy

Qty: 2

Branham Sign
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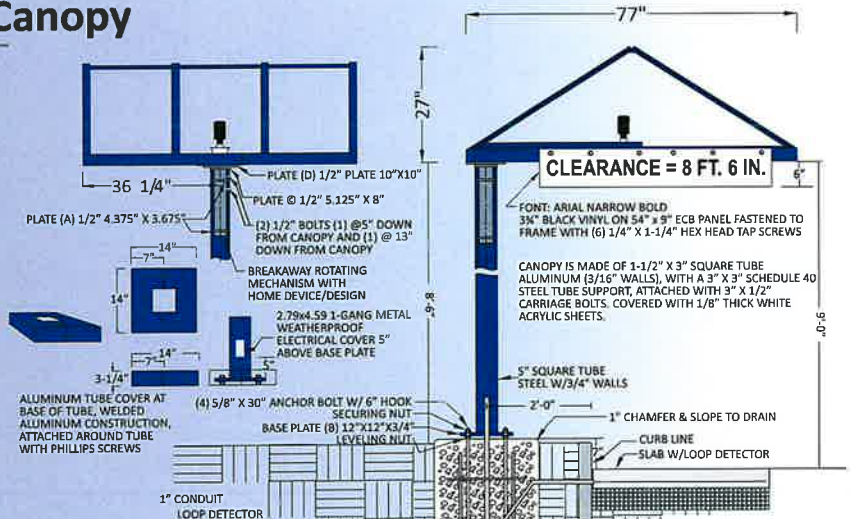
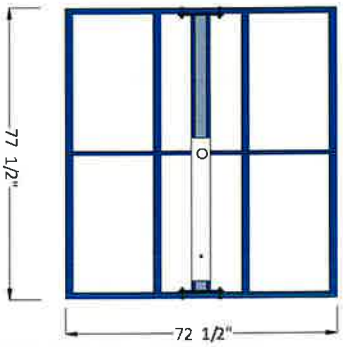
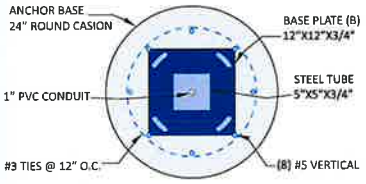



Top View Foundation (24"ROUND X 5-6" DEEP)




Cabinet Grip Guard High Gloss SIGN3241

Roof Panels 3M Bristol Blue 3630-97

NOTE
STRUCTURE: HAS BEEN DESIGNED TO WITHSTAND 100 MPH AS THE ULTIMATE WIND SPEED, AND 90 MPH AS THE DESIGNED WIND SPEED. ACCORDING TO 2017 OBC TABLE 1609.6.2.1(2) WITH 30' MAX OVERALL HEIGHT. SIGN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2017 OBC.

Approval:

Approved/Customer Date

G:\WhiteCastle_States\2023 Remodel\Illinois (CH)\CH#48\WC CH#48 Remodel Print3, Pg9

| | | | |
|---|---|---|---|
| Order # | 000001 | Proj. Location: | 1100 W. Golf Rd., Hoffman Estates, IL 60169 |
| Date: | 11.15.22 | Designer: | Tbjr |
| Page Rev: | 003 | Sales Rep: | TOM BRANHAM |

PROJECT: White Castle Chicago CH#48


O: 740.964.9550
F: 740.964.9558



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**WHITE CASTLE Chicago #48**

Underwriters Laboratories Inc. LISTED E71326

# Replacement Faces

Branham Sign COMPANY · INCORPORATED

(2) faces for (1) D/F

96 " Cabinet
95 5/8" Cut Size

97" Cabinet
96 5/8" Cut Size

Scale:
½" = 1' 0"

3/16" WHITE POLYCARBONATE
- Flange Not on Survey
- Embossed Pentagon
- 2" Retainer
- Decorated w/3630-97 Bristol Blue & 3630-84 Tangerine Trans. Vinyl

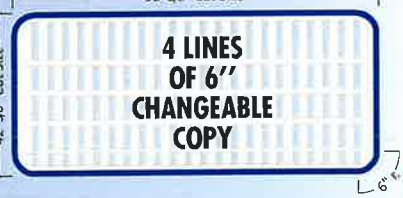
SHOWN IN SIGN CABINET
FOR EXAMPLE - FACES ONLY.

PAINT EXISTING STRUCTURE AND CABINET PMS 286C BLUE. REFIT CABINET WITH LED LIGHTING.

(2) faces for (1) D/F

96" Cabinet
95 5/8" Cut Size

43" Cabinet
42 5/8" Cut Size




6"

Scale:
½" = 1' 0"

3/16" WHITE POLYCARBONATE
- Planked
- 1½" Retainer
- Tracked 6" Letter on 7"

SHOWN IN SIGN CABINET
FOR EXAMPLE - FACES ONLY.

NOTE:

Size of Reader Board Estimated. Size Should be Very Close, but Verification Needed Before Production.

**COLOR SPECIFICATIONS**
Material/Paint Spefications

| | |
|---|---|
| White Polycarbonate — Pan-formed Face | PMS 286C — Painted Sign Cabinet & Retainer |
| Bristol Blue 3630-97 — Logo Translucent Vinyl | Tangerine 3630-84 — Logo Translucent Vinyl |

**NOTE**

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Approval:

Approved/Customer Date

127 Cypress Street SW
Reynoldsburg, OH 43068
O: 740.964.9550
F: 740.964.9558

**Job Path** G:\WhiteCastle_States\2023 Remodel\Illinois (CH)\CH#48\WC CH#48 Remodel Print3, Pg10

| | | | |
|---|---|---|---|
| Order # | 000000 | Proj. Location: | 1100 W. Golf Rd., Hoffman Estates, IL 60169 |
| Date: | 11.15.22 | Designer: | jgreenlee@branhamsign.com |
| Page Rev. | 003 | Sales Rep: | tbranham@branhamsign.com |

PROJECT: White Castle Chicago CH#48

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# VILLAGE OF HOFFMAN ESTATES
# PLANNING AND ZONING COMMISSION
# STAFF REPORT

| | |
|---|---|
| **PROJECT NUMBER:** | **MASTER22-0016** |
| **PROJECT NAME:** | **White Castle Drive-Thru Amendment** |
| **ADDRESS/LOCATION:** | **1100 W GOLF RD** |
| **REQUEST:** | **Site Plan Amendment and Master Sign Plan** |
| **OWNER/APPLICANT:** | **WHITE CASTLE SYSTEMS, INC.** |
| **PROPERTY SIZE:** | **1.24 Acres** |
| **ZONING / LAND USE:** | **B-2 Community Business** |
| **ADJACENT PROPERTIES:** | **NORTH: B-2, U.S. Postal Office**<br>**SOUTH: Golf Rd. ROW; B-2, Infinity Auto Dealership**<br>**EAST: B-2, Strawberry Hill Plaza**<br>**WEST: B-2 Audi Auto Dealership** |
| **PZC MEETING DATE:** | **February 1, 2023** |
| **PUBLIC HEARING:** | **YES** |
| **STAFF ASSIGNED:** | **Kevin Anderson** |

## REQUESTED MOTIONS

1. **Request for a Site Plan Amendment for White Castle located at 1100 W. Golf Road.**
2. **Request for a Master Sign Plan for White Castle located at 1100 W. Golf Road.**

## STAFF ANALYSIS

***Background***

The subject property consists of one parcel, approximately 1.26 acres, and is currently improved with a stand-alone White Castle restaurant and related parking lot. The property was developed according to an approved site plan granted in 1983 and has been consistently operated as a White Castle restaurant since that time.

The Petitioner is proposing to modify the approved site plan to accommodate a second menu order board, a new drive thru bypass lane, and additional signage. The proposal requires approval of a Site Plan Amendment and a Master Sign Plan.

***Site Plan***

- The existing structure would remain and the footprint of the building would not change.

- Access to the site is provided by two existing curb cuts on Golf Road and Gannon Drive. These would remain and would not be modified.
- The proposal includes a second drive thru order board which would be constructed just to the north of the existing order board. The drive thru queue would diverge at the order boards to create two ordering lanes. After ordering, cars zipper back together to approach the window. There is only one drive though pick-up lane. The plans identify a new 'escape' or bypass lane along the entire length of the drive thru aisle.
- Traffic flow on-site would be modified to only allow one-way traffic counter clockwise around the site. Currently the site allows 2-way traffic around the entire site. New signs and pavement markings are proposed to direct traffic.
- The addition of the new order window and bypass lane eliminates 27 parking spaces from the overall site plan. There would be a total of 41 parking spaces remaining or restriped. The Site Design Requirements recommends fast food restaurants should provide parking at a ratio of 14.8 spaces per 1,000 square feet of floor area, or 0.57 spaces per seat. In this instance, a minimum of 41 spaces would be recommended based on the square footage of the restaurant, or 22 spaces based on seating. The plans comply with the recommendation of the Code and Staff has no concerns with the parking ratio proposed.
- A parking lot with up to 50 parking spaces would require a minimum 2 accessible parking spaces. There are currently four accessible spaces on the property which would remain and would not be impacted by this proposal. The accessible parking is compliant with the ADA and local design requirements.
- Some of the parking stalls will now be angled to accommodate one-way traffic. All of the parking stall dimensions meet the requirements of the Code. All of the drive aisle dimensions meet the requirements of the Code.
- There is an existing cross-access drive aisle with the Strawberry Hill shopping center to the east. This access would remain unchanged.
- A new pedestrian walkway and crosswalk would be installed to connect to the Golf Road sidewalk. An IDOT permit is required for this connection.
- All 8 of the existing trees on the perimeter of the parking lot would be preserved. Four new over-story trees would be installed within the new landscape areas. Additional landscape improvements are proposed for the affected parking endcaps. All of the landscape improvements are in compliance with the requirements of the Code.

***Master Sign Plan***

- The petitioner is proposing a Master Sign Plan to accommodate proposed new drive through menu board signage.
- All of the existing signs would remain. They would all be updated and refaced in the same size and location. All of the existing signs meet the current zoning regulations.
    - This includes two attached signs on the 'tower' feature in the front of the building, each approximately 41 square feet (82 sf combined).
    - It also includes the freestanding sign and manual copy change sign. These signs combined are approximately 93 square feet.

- The existing menu board would be entirely replaced and relocated slightly. A second menu order board would also be installed. Each of these new menu boards would be approximately 42 square feet. The proposal to add a second menu board and to allow both boards greater than 30 square feet exceeds the restrictions of the Code and requires approval of a Master Sign Plan.
    - Section 9-3-8-M-10-e of the Zoning Code, permitted signs "(1) One freestanding menu board sign provided such sign shall not exceed six feet in height and 30 square feet in surface area for restaurants with drive through facilities. Such signs may be illuminated."

***MASTER SIGN PLAN STANDARDS***

Section 9-3-8-M-13 of the Zoning Code requires that in instances where the Zoning Code cannot be strictly followed, that the owner may propose a Master Sign Plan to accommodate the signs on the property and to set standards and restrictions on the signs. The Village requires a Master Sign Plan in lieu of sign variations except where a Master Sign Plan is not feasible or warranted (for a very minor request where a variation is deemed acceptable to request). The Zoning Code lists the goals that a Master Sign Plan should achieve as follows:

- Result in architecture and graphics of a scale appropriate for the subject development and the surrounding area;
- Provide signage consistent with the site plan and architecture of the project;
- Avoid visual clutter;
- Allow visitors, employees, and consumers to readily identify the business entrances, while addressing the community's need for attractive, unobtrusive architecture and commercial graphics; and
- Result in a unified theme of signage for the project.

Petitioners are encouraged to take a comprehensive approach to each master sign plan proposal because the plan will provide guidelines for signs that are desired both today, and into the future. The Plan functions as a "mini-sign code" for the property. The creation of a Master Sign Plan involves merging and considering several perspectives, including:

- Current Code requirements.
- Prior variation history on the subject property, as well as similar properties.
- Existing signage on the property.
- Specific current signage requests by the property owner.
- Likely possible signage requests in the future (consider the type use of the property and its location).
- Unique characteristics of the subject property.

The petitioner has provided a response to the Standards for a Master Sign Plan in their application.

***Building Design***

- The existing building footprint would not change. The height of the structure would not change.
- The building would be refaced with a new EIFS system. A new stone veneer would be installed around the skirt of the building.
- The existing awnings would be replaced. The proposed new awnings have no text and are not considered signs.
- Business operations would remain the same. This is currently a 24 hour a day business on the

weekends. White Castle closes at 2:00 or 3:00 a.m. the remainder of the week. There would be no change in staffing levels based on the site improvements.

- Along with the exterior improvements, the interior of the restaurant is also going to be remodeled and updated. The interior improvements would not impact the seating count.

## RECOMMENDED CONDITIONS

If the Planning and Zoning Commission recommends approval of the request, staff recommends the following conditions be included as part of the motion for Site Plan Amendment:

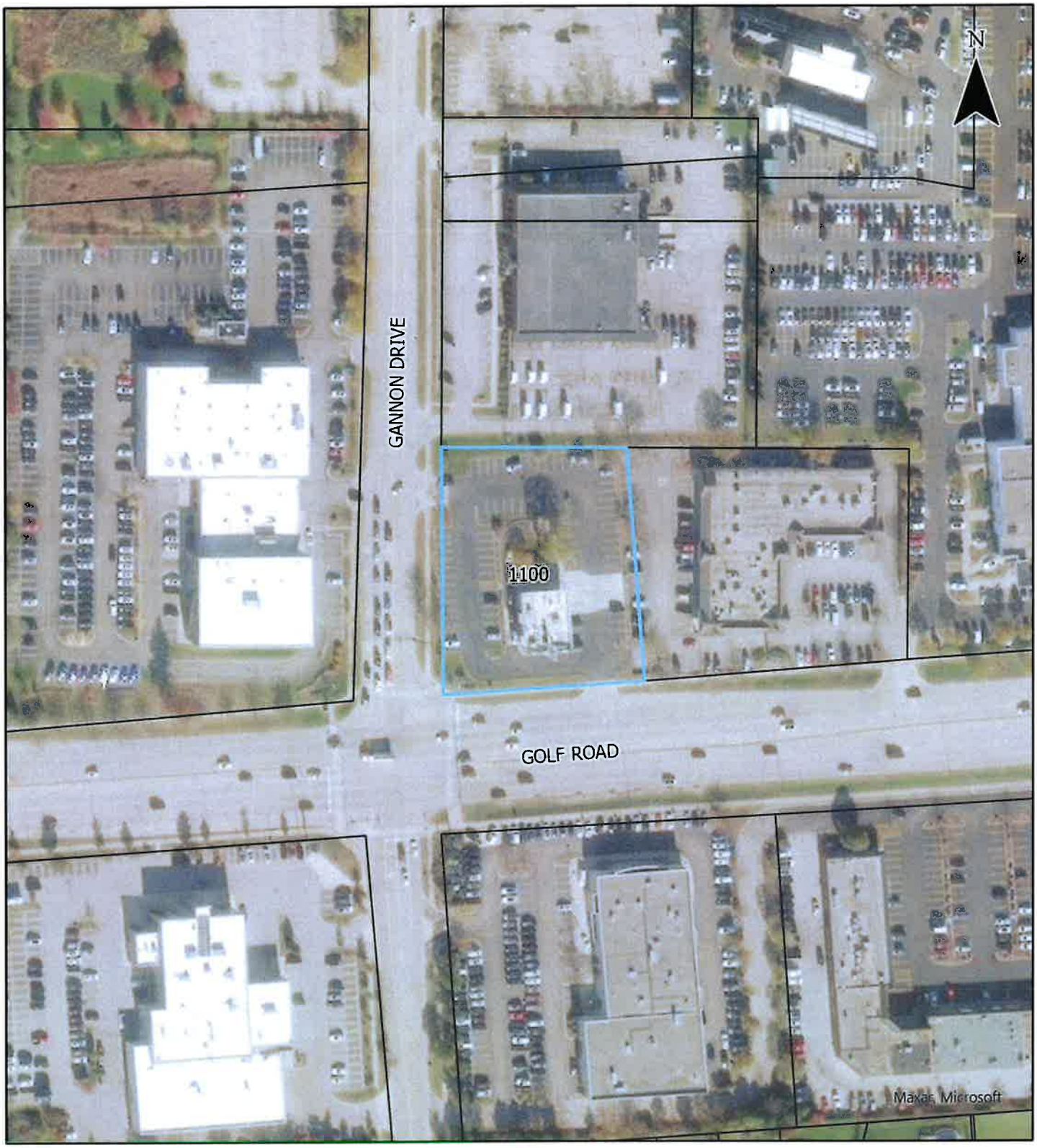
1. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
2. The development shall substantially conform to the attached plans submitted as part of this application.
3. Landscaping shall be provided at the base of the freestanding pole sign. This shall be added to the landscape plans.
4. A letter of determination from the MWRD shall be submitted prior to the issuance of a building permit.
5. An IDOT permit or a letter of determination from IDOT shall be submitted prior to the issuance of a building permit.
6. An engineer's estimate of probable costs shall be submitted. A letter of credit to ensure the completion of the improvements shall be submitted prior to issuance of a building permit.

Attachments: Petitioner's Application and Submittal Documents
Location Map

EXHIBIT A

# White Castle - 1100 W. Golf Road

PIN: 07-09-300-021-0000




## Legend

- Subject Property
- Parcels

Planning and Transportation Division
Department of Development Services
January 2023

# VILLAGE OF HOFFMAN ESTATES
# PLANNING AND ZONING
# GENERAL APPLICATION

**PROJECT NAME:** White Castle CH #48

**ADDRESS:** 1100 W Golf Rd

**PROPERTY INDEX NO.:** 07-09-300-021-0000

**PROPERTY ACRES:** 1.26 **ZONING:** B-2

**PROJECT DESCRIPTION:** Exterior and interior remodel of existing White Castle Building. Site improvements include the addition of a double drive-thru lane additional greenspace and landscaping, and ADA compliance upgrades.

**REQUESTS BEING MADE (check all that apply):**

| Application Type | Subtype | | Addendum |
|---|---|---|---|
| ☐ANX - Annexation | N/A | | N/A |
| ☒MSP - Master Sign Plan | ☐New<br>☐Amendment | | ☒Yes<br>☐No |
| ☐PLAT - Subdivision | ☐Non-Residential Preliminary<br>☐Non-Residential Final<br>☐Non-Residential Preliminary/Final | ☐Residential Preliminary<br>☐Residential Final<br>☐Residential Preliminary/Final | N/A |
| ☐PLAT – Other | Type _____ | | N/A |
| ☐RPD Amendment | N/A | | N/A |
| ☐REZ – Rezoning | From _____ to _____ | | ☐Yes<br>☐No |
| ☐SPR - Site Plan Review | ☐Preliminary Concept<br>☐Preliminary | ☐Final<br>☐Preliminary/Final | ☐Yes<br>☐No |
| ■SPA - Site Plan Amendment | ☐Staff Review<br>☐Administrative Review | ■Minor Amendment<br>☐Major Amendment | ■Yes<br>☐No |
| ☐SU – Special Use | ☐Listed Use (please list) _____ | ☐Use Not Cited (please list) _____ | ☐Yes<br>☐No |
| ☐TA - Text Amendment | ☐Subdivision Code<br>☐Zoning Code | ☐Other (please list) _____ | N/A |
| ☐VAR – Variation | ☐Non-Residential<br>☐Residential<br>☐Sign | | ☐Yes<br>☐No |

## I. Owner of Record

| Name | Company | | |
|---|---|---|---|
| Brian Walkerly | White Castle System, Inc. | | |
| **Street Address** | **City** | | |
| 555 Edgar Waldo Way | Columbus | | |
| **State** | **Zip Code** | **Telephone Number** | **Email** |
| OH | 43215 | 800-843-2728 | |

## II. Applicant (if not the owner)

| Name | Firm/Company | | |
|---|---|---|---|
| Todd Harkins, PE | DLZ Architecture, Inc | | |
| **Street Address** | **City** | | |
| 6121 Huntley Rd | Columbus | | |
| **State** | **Zip Code** | **Telephone Number** | **Email** |
| OH | 43229 | 614-888-0040 | tharkins@dlz.com |

Applicant's relationship to property: Engineer

## III. Authorized Agent on Behalf of the Owner or Applicant

| Name | Firm/Company | | |
|---|---|---|---|
| Todd Harkins, PE | DLZ Architecture, Inc | | |
| **Street Address** | **City** | | |
| 6121 Huntley Rd | Columbus | | |
| **State** | **Zip Code** | **Telephone Number** | **Email** |
| OH | 43229 | 614-888-0040 | tharkins@dlz.com |

## IV. Owner Consent for Authorized Representative

It is required that the **property owner or designated representative** be at all requests before the Planning and Zoning Commission (PZC). During the course of the meeting, questions may arise regarding the overall site, site improvements, special conditions to be included in a PZC recommendation, etc. The representative present must have knowledge of the property and have the authority to make commitments to comply with any and all conditions included in the PZC recommendations. Failure to have the owner or designated representative present at the meeting can lead to substantial delays in the hearing process. **If the owner cannot be present at the meeting, the following statement must be signed by the owner:**

I understand the requirement for the owner or an authorized representative to be present at the meeting with full authority to commit to requests, conditions and make decisions on behalf of the owner. I hereby authorize the following person(s)/firm(s) to act on my behalf and advise that he/she has full authority to act as my/our representative.

| | |
|---|---|
| Todd Harkins P.E. /DLZ Architecture, Inc | |
| Name/Firm | Name/Firm |
| | |
| Name/Firm | Name/Firm |

Brian Walkerly

**Owner Signature**

Brian Walkerly, Director of Real Estate & Business Development

**Print Name**

## IV. Acknowledgement(s)

- Owner, applicant and authorized representatives may include other team members (consultants, brokers, tenants, etc.) that may be called upon to present at public meetings before the Planning and Zoning Commission and Village Board.

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.

- Planning and Zoning Commission members and Village Staff often conduct inspections of subject site(s) as part of the pre-hearing review of requests. These individuals will be carrying official Village identification cards that can be shown upon request.

**The Owner and Applicant,** by signing this Application, certify to the correctness of the application and all submittals.

Owner's Signature: Brian Walkerly

Owner's Name (Please Print): Brian Walkerly, Director of Real Estate & Business Development

Applicant's Signature: TJ Harkins
(If other than Owner)

Applicant's Name (Please Print): Todd Harkins, PE

Date: 10-14-2022

## IV. Application and Document Submittals

All required application materials should be submitted to the Planning & Transportation Division in electronic format via email to planning@hoffmanestates.org. Staff will notify the applicant if full size plan submittals are also required for a particular project review. Submittal requirements can be found in Subdivision Code, Section 10-6 of the Village's Municipal Code.

All applications fees must be paid before the Planning and Zoning Commission can hear any case.

Please contact the Planning & Transportation Division with any questions:

Email: planning@hoffmanestates.org.
Address: 1900 Hassell Road
Hoffman Estates, IL 60169
Phone: (847) 781-2660

# VILLAGE OF HOFFMAN ESTATES
# PLANNING AND ZONING COMMISSION
# SITE PLAN ADDENDUM – NON-RESIDENTIAL

■ *Amendment* ☐ *Concept* ☐ *Preliminary* ☐ *Final*

## I. DESCRIPTION OF PROJECT:

A. **ATTACH A NARRATIVE FOR THE PROPOSED PROJECT ON A SEPARATE SHEET**

✓ Article 10-6 of the Subdivision Code details the application process and required submittal documents. For relevant items, provide detailed information as part of the project narrative.

B. Total Number of Buildings: 1

C. Total Gross Floor Area: 2,621 square feet

D. Height of tallest building (including antennas, hvac, etc.): 28 feet

E. With respect to this project's compatibility with adjacent land uses, address the following in the Project Narrative: Building Scale, architectural Materials, Coordinated Color Scheme, Existing and Planned Areas of Visual Interest, Design Concept and Relationship of Building Materials to one another.

F. Estimated start of construction: April, 2023

G. Estimated time to complete development: October, 2023
Attach a phasing schedule, if applicable.

H. Does the property contain flood plain lands or wetlands? Yes ☐ No ☐
If yes, please address as part of the narrative.

I. Is there any historical or archeological significance to the existing structures or features of this site or the surrounding sites? Yes ☐ No ☐
If yes, please address as part of the narrative.

J. Are there any endangered, threatened, or unique plants or animals located in or near the area?
Yes ☐ No ☐
If yes, please address as part of the narrative.

## II. OPERATIONAL CONSIDERATIONS

A. Anticipated hours of operation: 12am am/pm to 12am am/pm

B. Anticipated number of employees: 21 total 7 per shift 3 number of shifts

C. Estimated number of customers: 395 daily 40 peak hour

D. If there is any additional information about the proposed development or its operation that may affect the site development, address as part of the narrative.

## III. FINANCIAL CONSIDERATIONS

**A.** Estimated annual gross sales of general merchandise subject to sales tax for this project (includes 1% local share of state tax and 1% home rule tax):

| Gross Sales (General) | | Tax Rate | | General Sales Tax |
|---|---|---|---|---|
| N/A | X | 2% | = | $ N/A |

**B.** Estimated annual gross sales subject to food and beverage (F & B) tax for this project (food prepared on premises and alcoholic beverages consumed on premises). See article 13-7 of the Hoffman Estates Municipal Code for detailed definition:

| Gross Sales (F & B) | | Tax Rate | | F & B Tax |
|---|---|---|---|---|
| $1,800,000 | X | 2% | = | $ 36,000 |

**C.** Estimated Annual Hotel Tax: 365 Days X

| Estimated Average Room Rate | | Number of rooms | | Occupancy Percentage | | 365 Days | | Tax Rate | | Hotel Tax |
|---|---|---|---|---|---|---|---|---|---|---|
| N/A | X | N/A | X | N/A | X | N/A | X | 6% | = | $ N/A |

**D.** Other tax/revenue:
(Entertainment tax = 6%, etc.)

| | | Rate | | Tax |
|---|---|---|---|---|
| N/A | X | N/A | = | $ N/A |

**E.** Estimated Annual Telecommunications (TC) Tax:

| Estimated Yearly Phone Bill | | Tax Rate | | TC tax |
|---|---|---|---|---|
| $4,200 | X | 6% | = | $ 252 |

**F.** Current assessment of the property: $207,675

**G.** Estimated value of Construction: $1,062,038

**H.** Will this project result in any unusual expenditure of public funds or requirements for public services in anyway? ☐ Yes ☐ No

If yes, please address as part of the narrative.

## IV. TRAFFIC CONSIDERATIONS

### A. Parking

**1.** Total number of parking spaces to be provided:

Employees: N/A Customers/ Visitors: N/A Handicapped: 4 Total: 42

**2.** When is the peak parking period for this project?

Lunch/dinner

**3.** Will this project share parking spaces with other businesses? ☐ Yes ☐ No

If yes, please address as part of the narrative.

### B. Traffic

**1.** Estimated number of vehicles entering and exiting this site during the peak one hour period between 4:00 p.m. and 6:00 p.m. 90

**2.** Will there be any other peak traffic times for this project? ■ Yes ☐ No

If yes, give the time(s) of day and traffic volume: 11AM-7PM, 260 vehicles total

**3.** Will this project contain a drive through? ■ Yes ☐ No

If yes, the project narrative should address order processing time, projected stacking demand, and other details to explain the operation.

### C. Deliveries

**1.** The project plan submittal should include turning templates to show all routes to be used for making deliveries to and from site. Is this plan included? ■ Yes ☐ No

**2.** How often will deliveries be made on site? ONCE A WEEK

**2.** What is the frequency and time period expected for deliveries? TUESDAYS @ 3PM

3. What is the largest delivery vehicle to be used and its size?

| Vehicle Type | Size | check |
|---|---|---|
| Single Unit truck | 30 ft. | ☐ |
| Intermediate Semitrailer | 50 ft. | ✓ |
| Large Semitrailer | 55 ft. | ☐ |
| Other | | ☐ |

If the delivery truck used fits into the "Other" category, please specify type, size and turning radius: _____

_____

**D.** Any additional site related traffic information not covered above? ☐ Yes ■ No
If yes, please address as part of the narrative.

## V. RECYCLING AND GREEN INITIATIVES

**A.** Article 9 of The Municipal Code of the Village of Hoffman Estates requires that businesses maintain an effective recycling program. Address any unique recycling plans as part of the project narrative.

**B.** The Village supports and promotes sustainability. Please address any planned green or sustainability initiatives as part of the narrative.

**C.** Do you anticipate submitting this project for LEED certification (or any other similar certifications)? ☐ Yes ■ No
If yes, please address as part of the narrative.

## VI. GENERAL CONSIDERATIONS

**A.** Please list examples of similar uses (including name and location) in the area that can be used for comparison by the Village:

1. White Castle CH #48
2. McDonald's – 955 E. Golf Rd, Schaumburg, IL 60173
3. McDonald's – 7455 Barrington Rd, Hanover Park, IL 60103

**B.** Will this project contain any noise generators that will adversely affect surrounding areas?

Yes ☐ No ☐
If yes, please address as part of the narrative.

**C.** Is there anything included in this project that may be sensitive to surrounding noise generators?

Yes ☐ No ☐

If yes, please address as part of the narrative.

**D.** Do you intend to apply for a liquor license? ☐ Yes ■ No

If yes, please contact the Village Clerk's Office at 847.781.2625

**E.** Will this project contain a cafeteria or food service area (in order to determine applicability of a sewer and water surcharge)? Yes ■ No ☐

If yes, please address as part of the narrative.

**F.** In the project narrative, please list and explain anything involved in this project that is not covered in this application that should be brought to the Village's attention. Also address any rare or unusual circumstances or needs related to this project.

Please contact the Planning Division with any questions:


| | |
|---|---|
| Email: | planning@hoffmanestates.org |
| Address: | 1900 Hassell Road<br>Hoffman Estates, IL 60169 |
| Phone: | 847.781.2660 |
| Fax: | 847.781.2679 |

DLZ
ARCHITECTURE • ENGINEERING • PLANNING
SURVEYING • CONSTRUCTION SERVICES

INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

# PROJECT NARRATIVE

**SUBJECT:** White Castle Redevelopment – 1100 W Golf Rd, Hoffman Estates, IL 60169

**DATE:** November 3, 2022

## SUMMARY:

White Castle System, Inc. proposes to remodel the existing White Castle building and site located at 1100 W Golf Rd in Hoffman Estates, IL. The parcel number for this site is 07-09-300-021-0000. The site is currently zoned B-2 – Community Business District and contains approximately 1.26 acres. The proposed improvements include and exterior and interior remodel of the existing building, an addition of a double drive-thru lane to the site, additional green space, landscaping, and ADA compliance upgrades. These improvements require a minor amendment under the Site Plan Addendum process for a non-residential use. It is anticipated that construction will begin in April of 2023 and be complete by October of 2023. The site is not located within a floodplain and does not contain any wetlands or endangered, threatened, or unique plants or animals. There are also no significant historical or archeological features within the existing site or surrounding sites. Existing drainage patterns will be maintained on site and no work is proposed to the existing storm sewer infrastructure. Site utilities will remain in place unchanged except for new electric service to the new menu boards and canopies. Some existing landscape islands will be removed including some shrubs, but no trees will be removed as part of the project. New landscape islands are being provided, and the proposed site will contain more green space than the existing site configuration. Trees, shrubs, and perennials are being provided in all the new landscape islands. An ADA compliant path will be installed from the right-of-way to the front door to complete site ADA accessibility requirements.

## BUILDING IMPROVEMENTS

Renovation to an existing White Castle restaurant building. The building size will remain unchanged. Renovations and upgrades to exterior of building include new exterior finish of stone and EIFS (see attachment for images of finishes), new awnings, new entry doors, repairs to windows, new roof, new lights, and new roof top mechanical units. Interior improvements to the building include, new finishes in dining room (floor, walls, ceiling, new furniture, bathroom modification to meet ADA, and new lighting.

## SITE IMPROVEMENTS

Portions of existing curbing, pavement, sidewalks, landscaping, and miscellaneous site furnishings will be removed as part of the project. The areas of asphalt pavement that are not removed and replaced will receive a mill and overlay treatment. The parking lot and on-site traffic circulation will be reconfigured to allow for the addition of a double drive-thru lane. The double drive-thru lane will allow for more efficient circulation throughout the site as well as enhance restaurant operations, thus improving the customer experience. Some of the existing parking count will be removed to accommodate the space needed for the

double drive-thru, but the existing ADA accessible parking is to remain in place. The site is required to have 41 spaces by code and will contain 42 spaces once construction is complete.

## OPERATIONS

The remodeled site is anticipated to operate 24 hours a day. The restaurant is anticipated to have approximately 21 employees with generally 7 employees per shift with 3 shifts per day. It is estimated that the restaurant will have 395 customers daily with approximately 40 customers during peak hour conditions.

## FINANCIAL CONSIDERATIONS

The restaurant does not anticipate offering general merchandise for sale at this time that would generate any general sales tax. Annual gross sales of food and beverages are estimated to be $1,800,000, which would generate $36,000 in food and beverage tax. The annual hotel tax is not applicable to this site. The estimated yearly phone bill for this site is $4,200, which would generate $252 in telecommunications tax. No other sources of tax revenue are anticipated for the site. The current assessment of the site is $207,675 with an estimated property value of $830,700. The estimated value of the construction is $1,062,038. No unusual expenditure of public funds or requirements for public services are expected.

## TRAFFIC CONSIDERATIONS

The remodeled site will contain a total of 42 parking spaces with 4 of the spaces being ADA compliant. Parking spaces will not be designated separately for employees versus customers. No shared parking spaces with other businesses will be present on the site. Peak parking usage for the site is during lunch and dinner hours from approximately 11:00am to 7:00pm. The estimated number of vehicles entering and exiting the site between 4:00pm and 6:00pm is 90. Other peak traffic times are generally 11:00am to 7:00pm for vehicles entering and exiting the site. Most cars use the drive-thru rather than parking on site. The addition of a double drive lane will allow for an anticipated capacity of 40 vehicles per hour through the drive through. Order processing times have a maximum target of 3 minutes per vehicle. The proposed site layout allows for 8 cars to be stacked from the pickup window to the order boards.

## DELIVERIES

Deliveries will be made on site once a week on Tuesdays at 3:00pm. The delivery truck is approximate to a 50' intermediate semitrailer. A site delivery exhibit is included with this submittal to show how the truck will enter and exit the site.

## RECYCLING AND GREEN INITIATIVES

The project does not anticipate pursuing LEED certification. There are no specific planned green or sustainability initiatives other than providing a dumpster for cardboard recycling.

## GENERAL CONSIDERATIONS

There are many restaurants with a similar double drive-thru setup as compared to the proposed site improvements in the surrounding communities. Three nearby restaurant locations are identified within the Site Plan Addendum form. The project will not contain any noise generators that will adversely affect surrounding areas or have anything included that may be sensitive to surrounding noise generators. A liquor license is currently not intended to be applied for at this site. The project will contain food service preparation and counter service in addition to the drive-thru, as well as offer dine-in seating.

# VILLAGE OF HOFFMAN ESTATES
# PLANNING AND ZONING
# MASTER SIGN PLAN ADDENDUM

## REQUIRED SUBMITTALS

| | |
|---|---|
| | General Application |
| | Hearing Fee (*$500 base fee plus $250 per sign type)* |
| | Legal Description typically found on the tax bill, deed, or plat of survey. |
| ✓ | Current Plat of Survey drawn to scale showing all signs proposed and existing on the property. All existing improvements must be shown and setback dimensions from all adjacent property lines and interior roadway and paths must be shown. |
| | A scaled drawing of each sign. Drawings must include all foundation drawings of ground signs, renderings of all signs in existing landscapes or on building façade. All wall sign renderings must show the height of the sign from grade to the top of the sign and distance from building edges. |
| | A project narrative detailing the request. Narrative must include the number, location, type and placement of signs on the property, sign materials and methods of illumination and NIT measurements (daytime and nighttime). |

## STANDARDS OF A MASTER SIGN PLAN

Zoning Code Section 9-3-9-M-13 requires that the Planning and Zoning Commission shall, in making its determination, find that adequate evidence is provided to meet the Standards of a Master Sign Plan. All standards must be answered in full.

1. The Master Sign Plan shall result in architecture and graphics of a scale appropriate for the subject development and the surrounding area. Please provide an explanation.

   The existing (2) two wall "White Castle" pentagons will be replaced with new pentagons once the vertical wall is cleaned and decorated at the base with stone to match the rest of the building. These pentagons are the correct scale for the building and are the only wall signs for the site.

2. The Master Sign Plan shall provide signage consistent with the site plan and architecture of the project. Please provide an explanation.

   The proposed wall signs are noted on the building elevations and meet the standard for White Castle brand and scale of the vertical wall.

3. The Master Sign Plan will avoid visual clutter. Please provide an explanation.

   Because the site's building is in relationship to adjacent business small in nature and sq.ft. (2) two wall signs identify the site from East & West travel of traffic on Golf Rd, with the assistance of an existing pole sign on the corner of the sites property.

4. The Master Sign Plan shall allow visitors, employees, and consumers to readily identify the business entrances, while addressing the community's need for attractive, unobstructed architecture and commercial graphics. Please provide an explanation.

   The entrance for the site are located on the South and East of the building elevations easily accessible from the parking areas via foot traffic. The graphics are of the minimum necessary to attract both existing and new customers.

5. The Master Sign Plan shall result in a unified theme of signage for this project. Please provide an explanation.

   This site building will also replace the existing larger blue awnings with more unified color coordinating streamline awnings to tie into the White Castle brand to include matching colors associated with the signage.

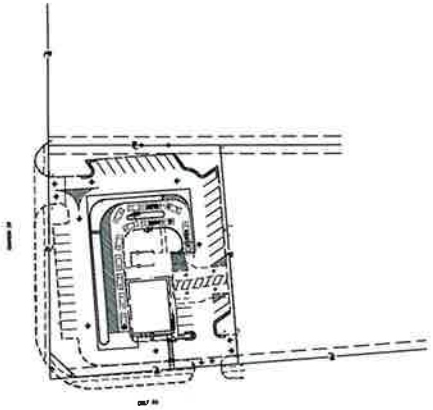
# Project Narrative

We have two **wall signs A** and **B**. Both these signs are constructed of aluminum with embossed white polycarbonate face decorated with vinyl graphics and internally illuminated with LEDS. The daytime nits per square meter is 180 and nighttime will be around 400. Wall sign A is located on the East elevation and sign B is located on the West elevation with them both 370-1/2" OAH (over all height) from grade. The **existing pylon sign C** is to stay and be refreshed with the existing steel and aluminum cabinet being painted blue. We will install new embossed white polybarbonate faces decorated with vinyl graphics and new internal illumination with LEDS. The sign is located at the corner of Golf Rd and Gannon Dr. The daytime will be 190 nits per square meter and nighttime will be 420 nits per square meter. Sign **D is the drive thru canopy** located in the rear of the building in the drive thru. It is constructed of aluminum frame and steel support with polycarbonate roof panels at a OAH (over all height) of 129" from grade. The daytime is about 180 and night time is around 400. Also in the drive thru is sign **E, drive thru menu** is 69.38" OAH (over all height) from grade with aluminum construction and tv display. The display has a nit of 3,500 with a peak of 4,000. Then we have the six **window awnings signs F** on the south/east and west elevations. The awnings are made of aluminum construction and decorated with vinyl graphics. These awnings do not illuminate and have a OAH (overall height from grade).Two signs **G, the entry architectural canopies** are located on the South and East elevation with a clearance of 86-3/4" from grade. These are constructed of all aluminum construction with led illumination in the day 50 nits and then at night 88 nits. The two sign **H are drive thru architectural canopies** and both located on the West elevation. These like the entry canopies are constructed of all aluminum construction with led illumination in the day 50nits and then at night 88 nits. These 2 have a clearance of 126-1/2".

# WHITE CASTLE SYSTEM

## 1100 W GOLF ROAD
## HOFFMAN ESTATES, IL
## JANUARY, 2023

VICINITY MAP
NOT TO SCALE



N

INDEX MAP
SCALE: 1" = 40'

0 20 40
FEET
(24"X36")

| SHEET INDEX | |
|---|---|
| SHEET NUMBER | SHEET TITLE |
| SD0.0 | TITLE SHEET |
| --- | ALTA SURVEY |
| SD1.0 | SITE DEMOLITION PLAN |
| SD2.0 | SITE IMPROVEMENT PLAN |
| SD3.0 | SITE GRADING PLAN |
| SD4.0 | SITE UTILITY PLAN |
| SD5.0 | SITE LANDSCAPE PLAN |
| SD6.0 | SITE DETAILS SHEET |
| SD6.1 | SITE DETAILS SHEET |
| SD7.0 | EROSION CONTROL DETAILS AND NOTES |
| SD7.1 | EROSION CONTROL DETAILS AND NOTES |
| G0.0 | ARCHITECTURAL GENERAL INFORMATION |
| D1.0 | ARCHITECTURAL REMOVAL PLAN |
| A0.0 | ACCESSIBILITY PLAN |
| A1.0 | FLOOR PLAN |
| A1.1 | REFLECTED CEILING PLANS |
| A1.2 | ROOF PLAN |
| A2.0 | DOOR AND WINDOW SCHEDULE |
| A3.0 | EXTERIOR ELEVATIONS |
| A3.1 | EXTERIOR ELEVATIONS |
| A4.0 | ARCHITECTURAL DETAILS |
| A4.1 | E.I.F.S. DETAILS |
| A5.0 | FINISH PLAN & SCHEDULE |
| A5.1 | INTERIOR FINISH & SCHEDULE |
| EQ1.0 | EQUIPMENT PLAN |
| EQ2.0 | EQUIPMENT ELEVATIONS |
| M1.0 | MECHANICAL REMOVAL PLAN |
| M2.0 | MECHANICAL ROOF PLAN |
| M3.0 | MECHANICAL EQUIPMENT SCHEDULE |
| P1.0 | PLUMBING REMOVAL PLAN |
| P2.0 | PLUMBING PLAN & DETAILS |
| P3.0 | PLUMBING FIXTURE SCHEDULE |
| E1.0 | ELECTRICAL PLAN |
| E2.0 | REFLECTED CEILING PLAN |


OWNER/DEVELOPER
WHITE CASTLE SYSTEM, INC.
555 EDGAR WALDO WAY
COLUMBUS, OH 43215

DESIGN ENGINEER
TODD HARKINS, P.E.
6121 HUNTLEY ROAD
COLUMBUS, OHIO 43229
PHONE: (614) 888-0040
FAX: (614) 848-6712


1/23/23
Exp. 11/30/2023
DESIGN ENGINEER

DLZ
ARCHITECTURE • ENGINEERING • PLANNING
SURVEYING • CONSTRUCTION SERVICES
DLZ ARCHITECTURE, INC.

| NO. | REVISION | DATE |
|---|---|---|
| | | |

DRAWN: CKH | CHK'D: BSB
DESIGNED: BSB
APPROVED: TBH
DATE: DECEMBER 2022
BLZ PROJECT NUMBER: 2221-6010-00
CLIENT PROJECT NUMBER: -

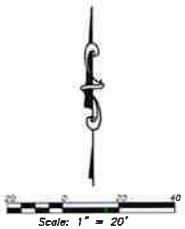
1100 W. GOLF RD
HOFFMAN ESTATES, ILLINOIS, 60169
WHITE CASTLE
CH #48 HOFFMAN ESTATES
TITLE SHEET

DRAWING NUMBER
SD0.0
SITE DEVELOPMENT

# ALTA/NSPS LAND TITLE SURVEY

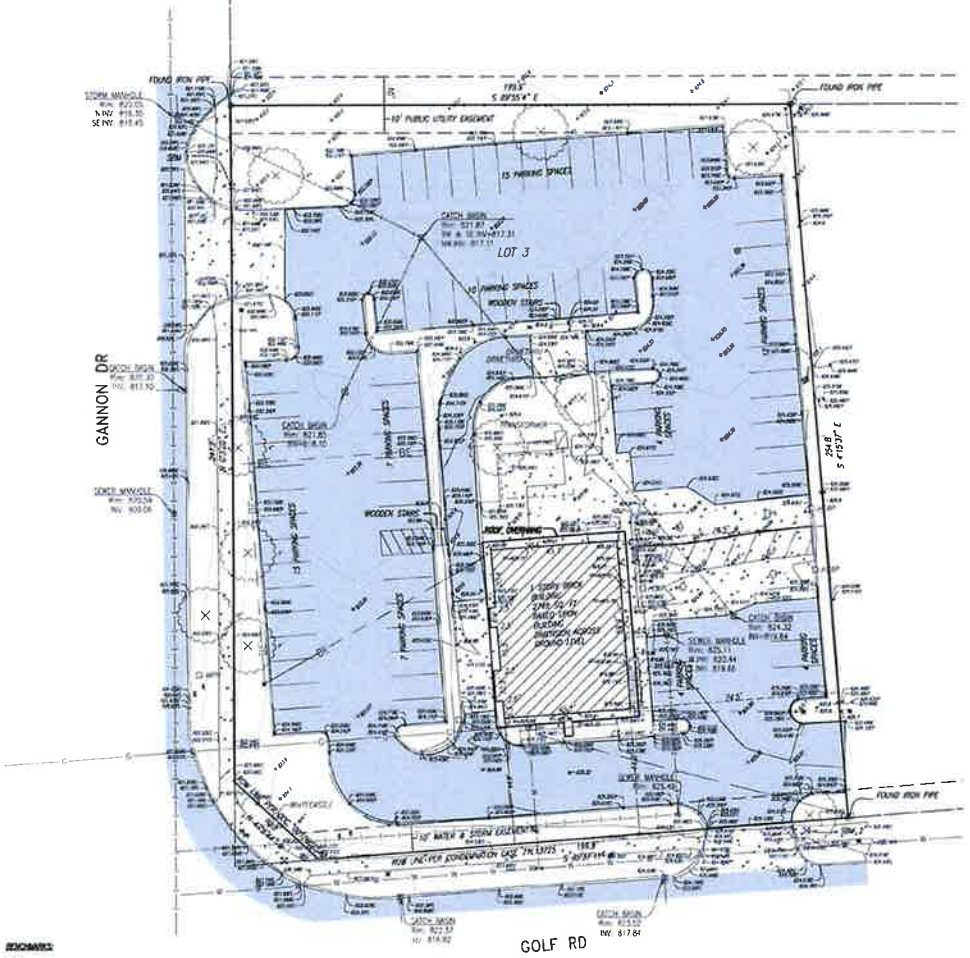
**Legal Description**

LOT 3 IN VILLAGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART GRANTED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY LIS PENDENS NOTICE RECORDED AS DOCUMENT NUMBER 0010607540, IN COOK COUNTY, ILLINOIS.




LEGEND

- FOUND IRON PIPE
- FIBER OPTIC MARKER
- SIGN
- BOLLARD
- DECIDUOUS TREE W/ DIAMETER
- SIGN
- MANHOLE
- CATCH BASIN
- FOUND MAG NAIL
- CUT CROSS
- GAS METER
- LIGHT POLE
- FOUND REBAR
- GROUND SPOT ELEVATION
- HARD SURFACE ELEVATION
- EDGE OF CONCRETE ELEVATION
- EDGE OF PAVEMENT ELEVATION
- BACK OF CURB ELEVATION
- EXISTING CONTOUR
- STORM LINE
- QUARRY LINE
- WATER LINE
- FENCE
- BURIED ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- TELEPHONE LINE
- GAS LINE
- CONCRETE
- PAVEMENT
- BUILDING
- ADA STOP




NOTES:

1) THE SURVEYED PARCEL WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS EFFECTING SAID PARCEL. THE CLIENT PROVIDED OLD SURVEYS AND CONSTRUCTION PLANS FOR THE PURPOSE OF THIS SURVEY.
2) THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
3) NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT. NOTIFY SURVEYOR IMMEDIATELY WITH ANY DISCREPANCIES SHOWN HEREON.
4) THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLAN COORDINATE SYSTEM, EAST ZONE, NAD 83.
5) THE SURVEYED PARCEL LIES OUTSIDE ANY SPECIAL FLOOD HAZARD AREAS AS GRAPHICALLY DEPICTED ON FEMA FLOOD INSURANCE RATE MAP PANEL 17031C0186J, EFFECTIVE DATE AUGUST 19, 2008.
6) THE SURVEYED PARCEL CONTAINS 1.255 ACRES MORE OR LESS.
7) THE SURVEYED PARCEL IS ZONED B2 COMMUNITY BUSINESS DISTRICT HOFFMAN ESTATES. NO SETBACK REQUIREMENTS PROVIED TO SURVEYOR.
8) THE SURVEYED PARCEL CONTAINS 78 PARKING SPACES AND 4 HANDICAP PARKING SPACES.
9) THE SURVEYED PARCEL DOES NOT CONTAIN A DIVISION OR PARTY WALL.
10) THE UTILITIES SHOWN HEREON ARE BASED ON FIELD OBSERVATION AND DEVELOPMENT PLANS PROVIDED BY CLIENT. CALL J.U.L.I.E. FOR FIELD LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
11) NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SURVEYED PARCELS.
12) SURVEYOR DID NOT FIND ANY PROPOSED RIGHT OF WAY OR EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS ALONG THE SURVEYED PARCEL.
13) THE CLIENT DID NOT PROVIDE A TITLE COMMITMENT THEREFORE SURVEYOR CAN NOT CONFIRM ANY OFFSITE EASEMENTS EFFECTING THE SURVEYED PARCEL.

BENCHMARKS:

SBM 1 –
CUT CROSS IN SIDEWALK LOCATED 29' SOUTH OF THE NORTHWEST CORNER OF THE SUBJECT PARCEL.
ELEVATION: 825.99 (NAVD 88)

SBM 2 –
CUT CROSS IN SIDEWALK LOCATED 3' SOUTH & 15' WEST FROM THE SOUTHEAST CORNER OF THE SUBJECT PARCEL.
ELEVATION: 825.13 (NAVD 88)

State of Illinois )
) ss
County of Will )

Certified to:
White Castle

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 5, 6a, 7a, 7b1, 7c, 8, 9, 10, 11a, 16, 17, 18 and 19 of Table 'A' thereof.

The field work completed on June 17th, 2022.

Dated this 5th day of July, 2022.

Eric C. Cox, Illinois Professional Land Surveyor No. 035-3604
Renewal Date: November 30, 2023
DLZ Professional Design Firm 184.002815

ERIC C. COX 3604 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS


DLZ INDUSTRIAL SURVEYING, INC.
80 McDONALD AVENUE, UNIT D, JOLIET, IL 60431
TELEPHONE (815) 725-8840 FAX (815) 725-8849


HOFFMAN ESTATES ILLINOIS

WHITE CASTLE
1100 W. GOLF ROAD

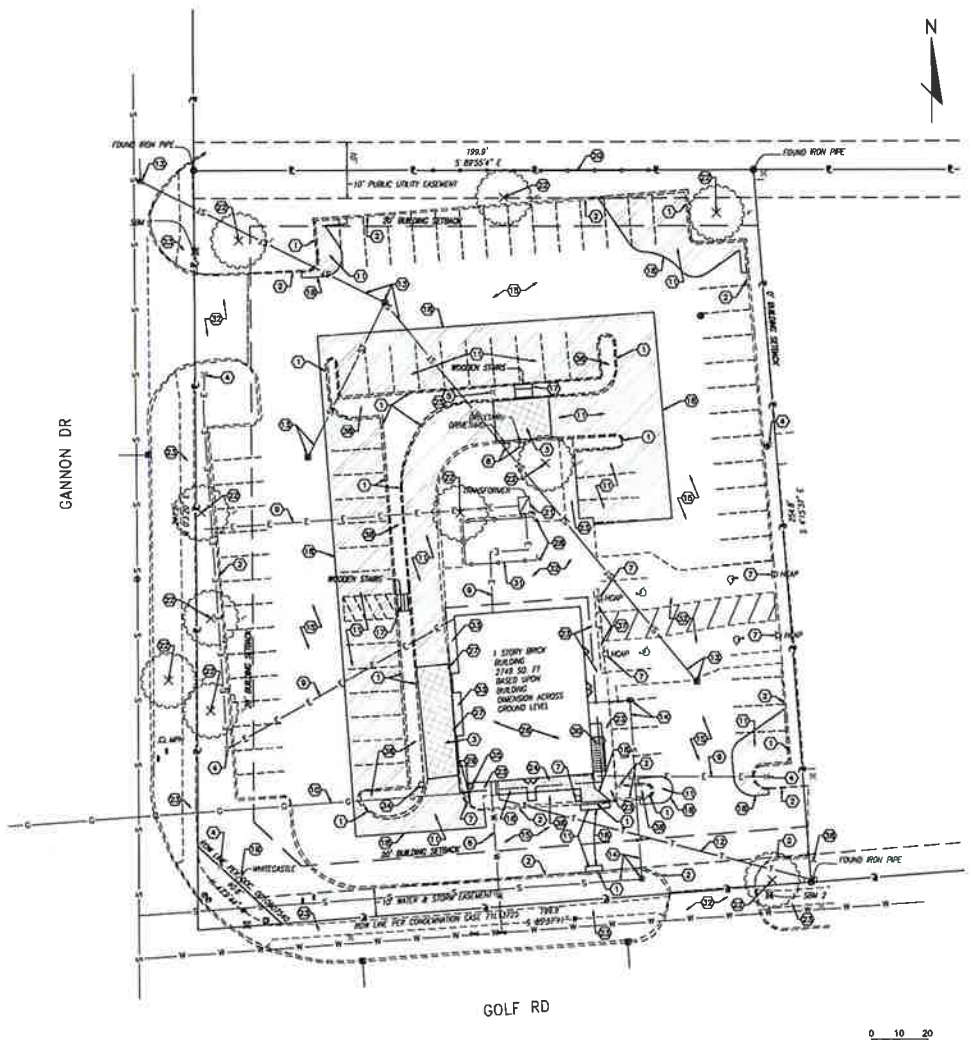
HOFFMAN ESTATES
ALTA SURVEY

| DRAWN: BTS | CHK'D: CSH |
|---|---|
| DESIGNED: - | APPRVD: ECC |
| DATE: 6/24/22 | |
| SCALE: 1" = 20' | |
| PROJECT NUMBER | 2221-6010-00 |

| NO. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |

SHEET 1
OF 1
DRAWING NUMBER
6010ALTA

S:\PROJECTS\2022\2221\6000 WHITE CASTLE - HOFFMAN ESTATES\07_SURVEY\CAD\6010ALTA.DWG




KEYED NOTES (X)

1. EXISTING CURB TO BE REMOVED AND DISPOSED OF.
2. EXISTING CURB TO REMAIN.
3. EXISTING CONCRETE PAVEMENT AND BASE COURSE TO BE REMOVED AND DISPOSED OF.
4. EXISTING LIGHT POLE TO REMAIN.
5. EXISTING LIGHT POLE TO BE RELOCATED. COORDINATE WITH OWNER FOR NEW LOCATION.
6. EXISTING WATER SERVICE TO REMAIN.
7. EXISTING SIGN TO REMAIN.
8. EXISTING MENU SIGN TO BE REMOVED AND DISPOSED OF.
9. EXISTING UNDERGROUND ELECTRIC SERVICE TO REMAIN.
10. EXISTING GAS SERVICE TO REMAIN.
11. EXISTING ASPHALT PAVEMENT AND BASE COURSE TO BE REMOVED AND DISPOSED OF.
12. EXISTING UNDERGROUND TELEPHONE SERVICE TO REMAIN.
13. EXISTING STORM SEWER PIPE AND/OR STRUCTURE TO REMAIN.
14. EXISTING SANITARY SEWER PIPE AND/OR STRUCTURE TO REMAIN. CONTRACTOR SHALL ADJUST CLEAN OUT LIDS TO PROPOSED GRADE AS NECESSARY.
15. EXISTING ASPHALT TO BE MILLED TO A DEPTH OF 1.5". SEE SHEET SD2.0 FOR COORDINATION.
16. EXISTING GRAVEL TO BE REMOVED.
17. EXISTING WOODEN STAIRS TO BE REMOVED.
18. SAW CUT EXISTING PAVEMENT, FULL DEPTH.
19. EXISTING PYLON SIGN TO BE RE-FACED. EXISTING POLE TO REMAIN AND BE PAINTED.
20. EXISTING FENCE TO REMAIN.
21. EXISTING ELECTRIC TRANSFORMER TO REMAIN.
22. EXISTING TREE TO REMAIN.
23. EXISTING SIDEWALK TO REMAIN.
24. EXISTING SIDEWALK TO BE REMOVED.
25. EXISTING UNDERGROUND ELECTRIC TO BE REMOVED AND/OR ABANDONED. PROVIDE NEW ELECTRICAL AS NECESSARY.
26. EXISTING BUILDING TO REMAIN. SEE ARCHITECTURAL PLANS FOR IMPROVEMENTS.
27. EXISTING GUARD POST TO BE REMOVED AND DISPOSED OF.
28. EXISTING GUARD POST TO REMAIN.
29. EXISTING HANDRAIL TO REMAIN.
30. EXISTING STAIRS AND RAILING TO REMAIN.
31. REPAIR AND MAINTAIN DUMPSTER ENCLOSURE PER WHITE CASTLE CONSTRUCTION REPRESENTATIVE.
32. EXISTING CONCRETE PAVEMENT TO REMAIN.
33. EXISTING BUILDING APRON TO REMAIN.
34. EXISTING SIGN TO BE REMOVED AND DISPOSED OF.
35. EXISTING GAS METER TO REMAIN.
36. EXISTING FIRE HYDRANT TO REMAIN.
37. EXISTING VILLAGE STANDARD PLANTER BOX TO REMAIN.
38. EXISTING LANDSCAPING TO BE REMOVED.

NOTES:

1. AT START OF PROJECT AND PRIOR TO DEMOLITION OF EXISTING CONDITIONS, CONTRACTOR SHALL BE IN CONTACT WITH ADJACENT PROPERTY OWNERS, CITY REPRESENTATIVE AND WHITE CASTLE REPRESENTATIVE TO COORDINATE DEMOLITION TIMING.
2. CONTRACTOR TO REMOVE AND DISPOSE OF ALL DEBRIS AND OTHER MATERIALS RESULTING FROM DEMOLITION AND CONSTRUCTION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION PHASE OF THIS PROJECT. CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR DAMAGE TO NEIGHBORING PROPERTIES OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES.
4. ALL EXISTING UTILITIES ARE SHOWN HEREIN AS REFERENCE ONLY AND ARE BASED ON RECORD OF THE VARIOUS UTILITY COMPANIES AND A FIELD SURVEY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS OF ALL UTILITIES PRIOR TO DEMOLITION ACTIVITIES.
5. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH THE STATE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. CONTRACTOR SHALL CONFINE ALL STOCKPILING OF DEMOLITION MATERIALS TO WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
7. CONTRACTOR SHALL INSTALL SILT FENCE AND INLET PROTECTION, PER SHEETS SD7.0 AND SD7.1 PRIOR TO BEGINNING SITE DEMOLITION.
8. ALL EXCAVATIONS FROM THE REMOVAL OF UNDERGROUND STRUCTURES SHOULD BE BACKFILLED WITH PROPERLY COMPACTED ENGINEERED FILL.

LEGEND

FULL DEPTH ASPHALT REMOVAL –

FULL DEPTH CONCRETE REMOVAL –

ASPHALT MILLING 1.5" DEPTH –

Exp. 11/30/2023

DLZ
ARCHITECTURE • ENGINEERING • PLANNING
SURVEYING • CONSTRUCTION SERVICES
DLZ ARCHITECTURE, INC

| NO | REVISION | DATE |
|---|---|---|
| | | |

DESIGN: | DATE:
DRAWN:
CHECKED:
APPROVED:
DATE: DECEMBER 5, 2023
DLZ PROJECT NUMBER
2221-6010-00
CLIENT PROJECT NUMBER

DRAWING NUMBER
SD1.0
SITE DEVELOPMENT

1100 W. GOLF RD
HOFFMAN ESTATES, ILLINOIS, 60169

WHITE CASTLE
CH #48 HOFFMAN ESTATES

SITE DEMOLITION PLAN

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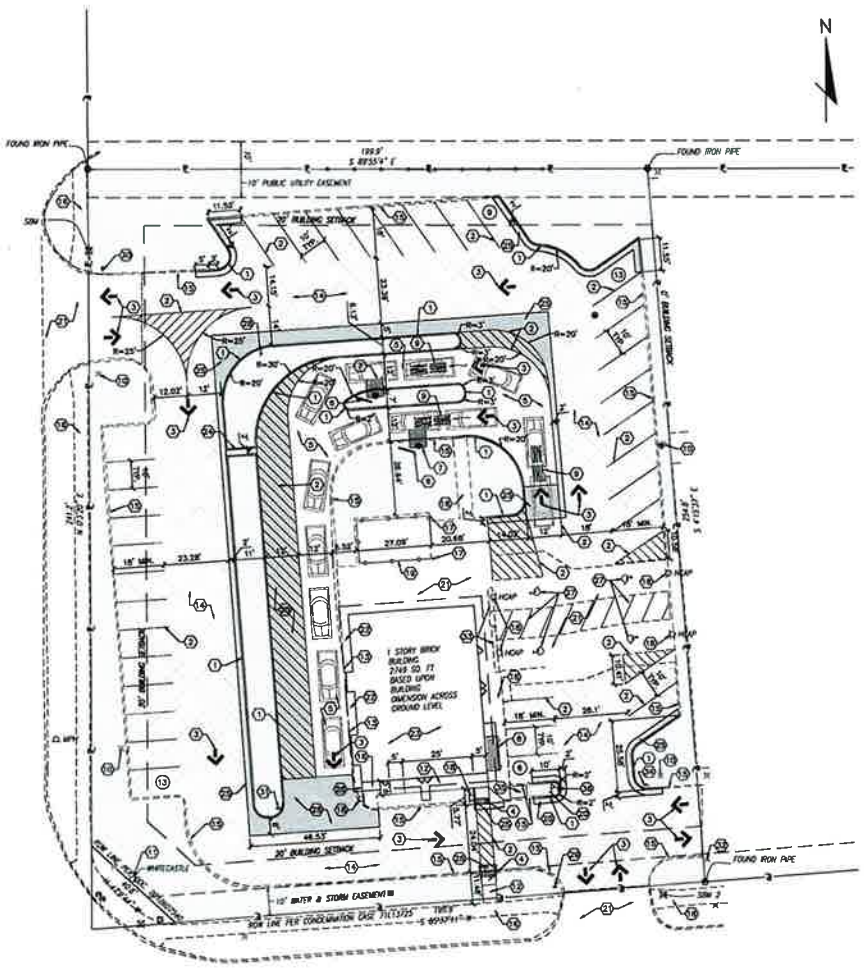


**ZONING INFORMATION:**

| | |
|---|---|
| ADDRESS: | 1100 W. GOLF RD |
| PARCEL AREA: | ±54,849 SF (1.25 AC) |
| ZONING DISTRICT: | B-2 – COMMUNITY BUSINESS DISTRICT |
| BUILDING SETBACK: | 20' FROM NORTH P/L<br>0' FROM EAST P/L<br>20' FROM GOLF RD<br>20' FROM GANNON DR |
| PARKING SETBACK: | 0' FROM NORTH P/L<br>0' FROM EAST P/L<br>0' FROM GOLF RD<br>0' FROM GANNON DR |

**PARKING:**

REQUIRED PARKING: 14.8 SPACES PER 1000 SF OF GROSS FLOOR AREA
2,749 × 14.8 = 41 SPACES REQUIRED

PROVIDED PARKING: (4) ADA ACCESSIBLE SPACES + (37) STANDARD SPACES = (41) SPACES PROVIDED

**LEGEND**

PROPOSED ASPHALT –
PROPOSED CONCRETE –
MILL AND OVERLAY –
LANDSCAPE AREA –

**KEYED NOTES** (X)

1. BARRIER CURB PER VILLAGE OF HOFFMAN ESTATES' STANDARD DRAWING ON SHEET SD6.0.
2. PAINTED WHITE STRIPING (TYPICAL).
3. PAINTED TRAFFIC FLOW ARROW (TYPICAL) PER DETAIL 2 ON SHEET SD6.1.
4. PERPENDICULAR CURB RAMP WITH DETECTABLE WARNING PER IDOT STANDARD DRAWING 424001-11 ON SHEET SD6.1. SEE SHEET SD3.0 FOR ELEVATIONS.
5. CONCRETE SLAB FOR "DRIVE-THRU" TRAFFIC. SEE DETAIL 6 ON SHEET SD6.0 FOR CONCRETE SECTION. COORDINATE LIMITS OF CONCRETE WITH THIS SHEET.
6. WHITE CASTLE MENU SIGN WITH PEDESTAL OCB PER DETAILS 1 AND 1.2 ON SHEET SD6.5.
7. VEHICLE HEIGHT CLEARANCE DETECTOR, CANOPY STYLE PER DETAIL 3 ON SHEET SD6.0.
8. EXISTING STAIRS AND RAILING TO REMAIN.
9. PROPOSED PAINTED "DRIVE-THRU" TEXT PER DETAIL 3 ON SHEET SD6.1.
10. EXISTING LIGHT POLE TO REMAIN.
11. EXISTING PYLON SIGN TO BE RE-FACED. EXISTING POLE TO REMAIN AND BE PAINTED.
12. PROPOSED SIDEWALK PER VILLAGE OF HOFFMAN ESTATES STANDARDS.
13. GUARD POST PER DETAILS 4 AND 5 ON SHEET SD6.0.
14. EXISTING PAVEMENT TO BE MILLED AND OVERLAID AT 1.5" DEPTH.
15. EXISTING CURB TO REMAIN.
16. EXISTING SIDEWALK TO REMAIN.
17. EXISTING GUARD POST TO REMAIN.
18. EXISTING SIGN TO REMAIN.
19. REPAIR AND MAINTAIN DUMPSTER ENCLOSURE PER WHITE CASTLE CONSTRUCTION REPRESENTATIVE.
20. PROPOSED FLAG POLE PER DETAIL 2 ON SHEET SD6.0.
21. EXISTING CONCRETE PAVEMENT TO REMAIN.
22. EXISTING BUILDING APRON TO REMAIN.
23. EXISTING BUILDING TO REMAIN. SEE ARCHITECTURAL SHEETS FOR IMPROVEMENTS.
24. PROPOSED 2' WIDE CONCRETE FLUME THROUGH CURBED ISLAND FOR DRAINAGE. CONCRETE SHALL MATCH THE ADJACENT DRIVE-THRU SLAB.
25. PROPOSED ASPHALT PAVEMENT PER DETAIL 7 ON SHEET SD6.0.
26. EXISTING HANDRAIL TO REMAIN.
27. EXISTING PAINTED STRIPING/SYMBOL TO REMAIN.
28. PROPOSED ONE-WAY DIRECTIONAL SIGN PER DETAILS 1 AND 1.1 ON SHEET SD6.1.
29. PROPOSED STOP SIGN AND NO LEFT TURN SIGN PER DETAILS 1 AND 1.1 ON SHEET SD6.1.
30. PROPOSED STOP SIGN PER DETAILS 1 AND 1.1 ON SHEET SD6.1.
31. PROPOSED NO RIGHT TURN SIGN PER DETAILS 1 AND 1.1 ON SHEET SD6.1.
32. EXISTING FIRE HYDRANT TO REMAIN.
33. EXISTING VILLAGE STANDARD PLANTER BOX TO REMAIN.
34. PROPOSED NO LEFT TURN SIGN PER DETAILS 1 AND 1.1 ON SHEET SD6.1.
35. PROPOSED CONCRETE SIDEWALK AND BICYCLE RACK PER DETAIL 4 ON SHEET SD6.1.
36. PROPOSED DO NOT ENTER SIGN PER DETAILS 1 AND 1.1 ON SHEET SD6.1.

**NOTES**

A. ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES, AND PROPERTY INFORMATION ARE TAKEN FROM A SURVEY OF LAND SITUATED IN THE VILLAGE OF HOFFMAN ESTATES, COUNTY OF COOK, STATE OF ILLINOIS, BY SURVEYOR: DLZ INDUSTRIAL SURVEYING, INC.

B. CONTRACTOR SHALL CLEAN AND SEAL EDGE OF EXISTING PAVEMENT PRIOR TO CONSTRUCTING PROPOSED PAVEMENT.

C. CONTRACTOR RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.

D. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

E. UTILITY LOCATIONS ARE APPROXIMATE, BASED ON LOCATION OF ABOVE GROUND APPURTENANCES, AND AS TAKEN FROM THE SURVEY. UNDERGROUND UTILITIES NOT SHOWN HEREIN MAY EXIST.

F. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

G. ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED.

H. THIS SITE IS LOCATED IN ZONE X OF FIRM MAP #17031C0158J DATED 8/19/2008.

| SITE DATA | | | |
|---|---|---|---|
| | SQ. FT. | ACRE | PERCENT |
| SITE AREA | 43,807 | 1.01 | 100.00% |
| EXISTING BUILDING | 2,748 | 0.06 | 6.28% |
| EXISTING DUMPSTER | 390 | 0.01 | 0.89% |
| TOTAL PROPOSED IMPERVIOUS AREA | 29,535 | 0.68 | 67.42% |
| TOTAL EXISTING IMPERVIOUS AREA | 31,693 | 0.73 | 72.34% |
| TOTAL PROPOSED PERVIOUS AREA | 14,272 | 0.33 | 32.58% |
| TOTAL EXISTING PERVIOUS AREA | 12,115 | 0.28 | 27.66% |

1/25/23
Exp. 11/30/2024

DLZ
ARCHITECTURE · ENGINEERING · PLANNING
SURVEYING · CONSTRUCTION SERVICES
DLZ ARCHITECTURE, INC

| NO. | REVISION | DATE |
|---|---|---|
| | | |

DRAWN: | DESIGNED: | APPROVED: | DATE: DECEMBER 1, 2023
DLZ PROJECT NUMBER: 2221-6010-00
CLIENT PROJECT NUMBER: -

HOFFMAN ESTATES, ILLINOIS, 60169
1100 W. GOLF RD

WHITE CASTLE
CH #48 HOFFMAN ESTATES

SITE IMPROVEMENT PLAN

DRAWING NUMBER: SD2.0
SITE DEVELOPMENT

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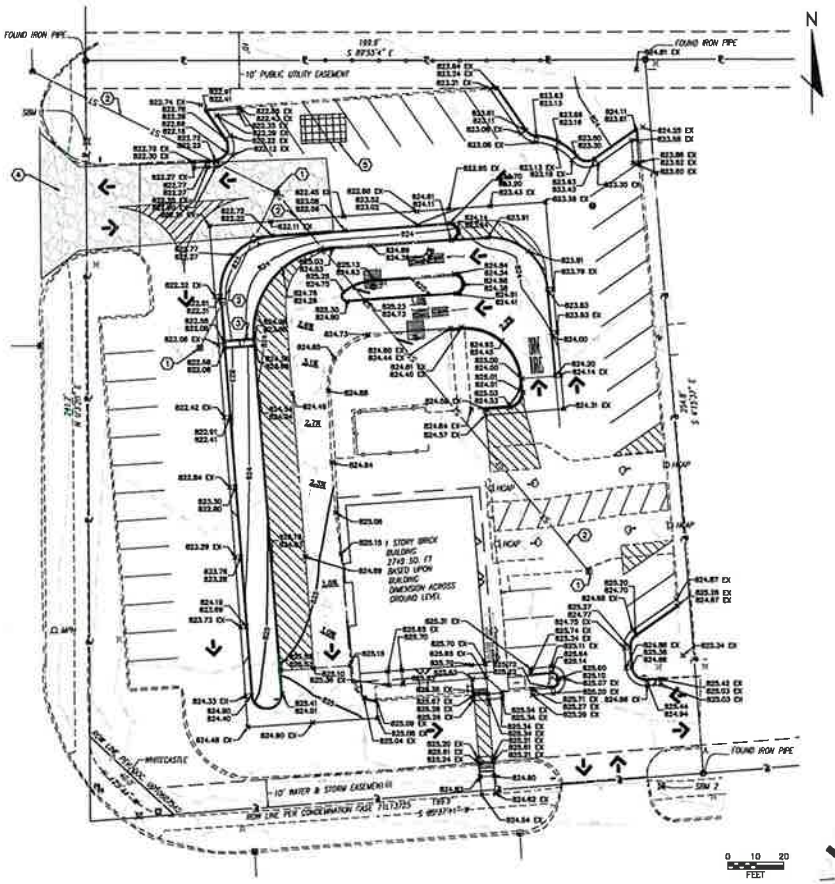
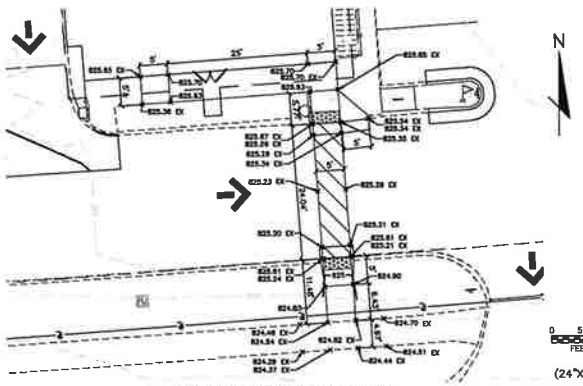



SITE GRADING PLAN

(24"X36")




ACCESSIBLE ROUTE ENLARGEMENT

(24"X36")

KEYED NOTES (X)

1. EXISTING CATCH BASIN TO REMAIN. CONTRACTOR SHALL PROVIDE INLET PROTECTION PER THE DETAIL ON SHEET SD7.1
2. EXISTING STORM SEWER TO REMAIN.
3. PROPOSED CONCRETE FLUME FOR DRAINAGE, SEE SITE IMPROVEMENT PLAN.
4. TEMPORARY STABILIZED CONSTRUCTION ENTRANCE PER THE DETAIL ON SHEET SD7.1.
5. CONCRETE WASHOUT PER THE DETAIL ON SHEET SD7.1.

NOTES

A. THE INFORMATION DEPICTED ON THESE CONSTRUCTION DOCUMENTS IS AS ACCURATE AS POSSIBLE WITH REGARD TO THE INFORMATION PROVIDED BY THE SURVEYOR. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING GRADES PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE AND THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCY FOUND BETWEEN THE FIELD CONDITIONS AND THESE PLANS.

B. ALL PROPOSED SPOT ELEVATIONS AND CONTOURS SHOWN ON THE PLAN ARE PROPOSED FINISHED GRADES. THE GENERAL CONTRACTOR SHALL ADJUST SUBGRADE ELEVATIONS ACCORDINGLY TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING. SEE THE BUILDING PLANS FOR FURTHER DETAILS. GENERAL CONTRACTOR SHALL ALSO ADJUST SUBGRADE ELEVATION IN ALL LANDSCAPED ISLANDS TO ACCOUNT FOR TOPSOIL AND MULCH. SEE LANDSCAPE PLANS FOR FURTHER DETAIL.

C. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING ½".

D. NEW WALKING SURFACE CROSS SLOPES SHALL NOT EXCEED 2%.

E. WALKS, SIDEWALKS, AND PEDESTRIAN WAYS SHALL BE FREE OF GRATING WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN THE GRATINGS SHALL BE LIMITED TO ½" IN THE DIRECTION OF TRAFFIC FLOW.

F. ON ACCESSIBLE ROUTES, WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OR ANY WALK EXCEEDS 1V:20H, IT SHALL COMPLY WITH THE PROVISIONS OF A PEDESTRIAN RAMP.

G. PER ADA STANDARDS FOR ACCESSIBLE DESIGN 303.3: ON ACCESSIBLE ROUTES, CHANGES IN ELEVATION UP TO ¼" ARE ALLOWED. CHANGES GREATER THAN ¼" MUST BE BEVELED NO GREATER THAN 1V:2H AND CHANGES GREATER THAN ½" SHALL COMPLY WITH REQUIREMENTS FOR CURB RAMPS.

H. ALL WALKS WITH CONTINUOUS SLOPE SHALL HAVE LEVEL AREAS AT LEAST 5 FEET IN LENGTH AT INTERVALS OF AT LEAST EVERY 400 FEET.

I. ASPHALT ELEVATION ADJACENT TO CATCH BASINS TO BE ⅜" ABOVE RIM ELEVATION SHOWN FOR CATCH BASIN (TYPICAL).

J. INSTALL ALL NECESSARY EROSION CONTROL MEASURES PRIOR TO THE START OF ANY GRADING ACTIVITIES. REFER TO THE EROSION CONTROL PLAN FOR DETAILS AND PROCEDURES.

K. NO GRADING ACTIVITIES SHALL BE PERFORMED OFF-SITE WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ADJACENT PROPERTY OWNER AND/OR LOCAL JURISDICTION.

L. EXISTING GRADES SHALL BE MATCHED WITH THE LEGAL BOUNDARY UNLESS OTHER PROVISIONS HAVE BEEN MADE.

M. SOILS USED FOR STRUCTURAL FILL SHALL BE CLEAN AND FREE OF ORGANIC MATERIAL.

N. CONTRACTOR TO ADJUST AND/OR RECONSTRUCT TO GRADE ALL UTILITY STRUCTURES TO MEET PROPOSED GRADES.

O. SPOT ELEVATIONS SHOWN FOR CURB AND GUTTER ARE TOP OF CURB AND EDGE OF PAVEMENT. WHERE PROPOSED CURB MEETS EXISTING CURB CONTRACTOR SHALL MATCH EXISTING ELEVATIONS.

P. SPOT ELEVATIONS LABELED "EX" INDICATE MATCH EXISTING GRADE.

Q. PER ADA STANDARDS FOR ACCESSIBLE DESIGN 502.4: THE ENTIRE ADA PARKING STALL AND ADJACENT ACCESS AISLE SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.

R. PER ADA STANDARDS FOR ACCESSIBLE DESIGN 404.2.4.1: ACCESSIBLE ENTRANCE DOORS SHALL HAVE A DOOR MANEUVERING AREA WITH A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.

S. UTILITIES, OTHER THAN STORM SEWER, ARE SHOWN HERE FOR REFERENCE ONLY. COORDINATE SANITARY SEWER, GAS LINE AND WATERLINE WORK WITH SITE UTILITY PLAN.

T. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.

LEGEND

| | |
|---|---|
| SPOT ELEVATION (CURB) | × XXXX.XX XXXX.XX |
| SPOT ELEVATION (GRADE) | × XXXX.XX |
| EXISTING MAJOR CONTOUR | |
| EXISTING MINOR CONTOUR | |
| PROPOSED MAJOR CONTOUR | 1020 |
| PROPOSED MINOR CONTOUR | 1019 |

1/25/23
Exp 11/30/2023

DLZ
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SURVEYING • CONSTRUCTION SERVICES
DLZ ARCHITECTURE, INC

| NO. | REVISION | DATE |
|---|---|---|
| | | |

DESIGN: | DRAWN: | CHECKED: | APPROVED: | DATE: 01/25/2023 | DLZ PROJECT NUMBER: 2221-6010-00 | CLIENT PROJECT NUMBER: -

1100 W. GOLF RD
HOFFMAN ESTATES, ILLINOIS, 60169

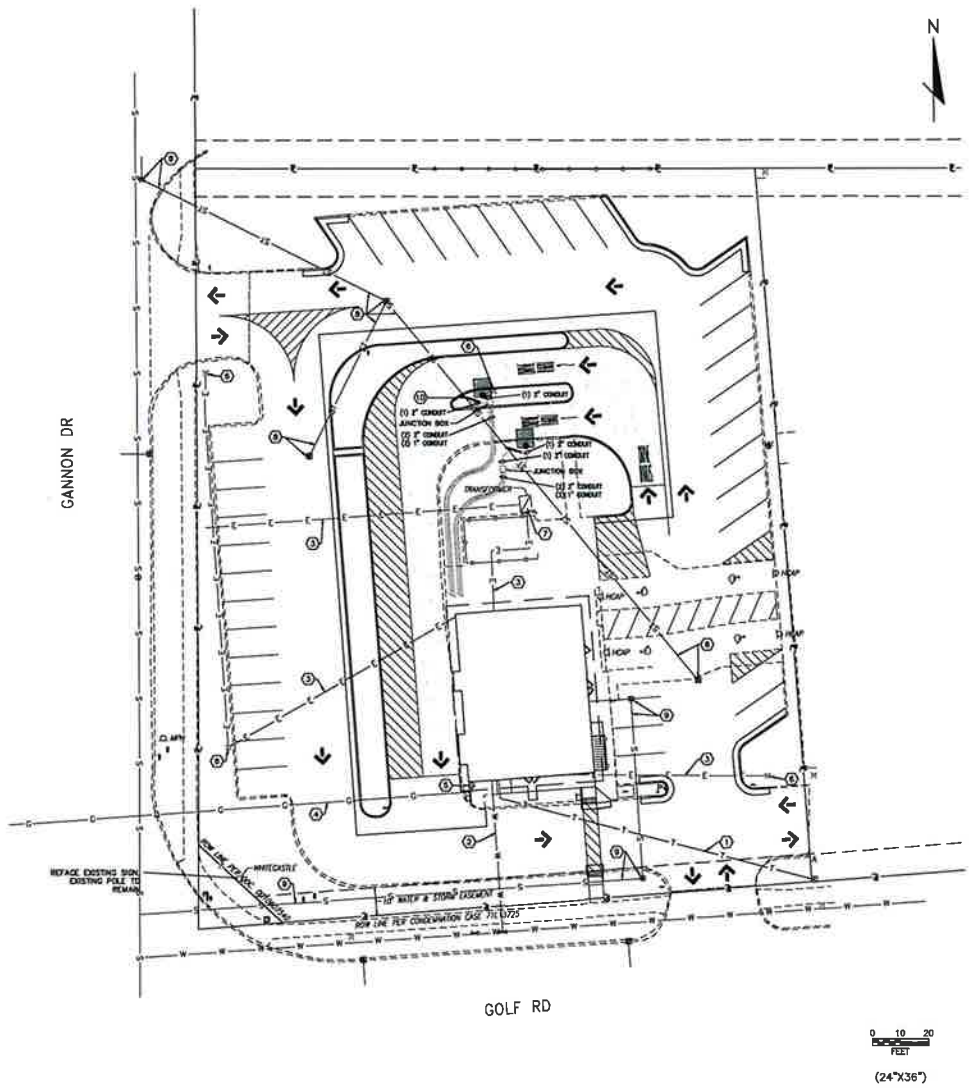
WHITE CASTLE
CH #48 HOFFMAN ESTATES

SITE GRADING PLAN

DRAWING NUMBER: SD3.0

SITE DEVELOPMENT

x:\Projects\2021\6010 white castle - hoffman estates\01_construction\Sheet Files\SITE GRADING PLAN.dwg
1/23/2023 5:18:26 PM




KEYED NOTES (X)

1. EXISTING UNDERGROUND TELEPHONE SERVICE TO REMAIN.
2. EXISTING WATER SERVICE TO REMAIN.
3. EXISTING UNDERGROUND ELECTRIC SERVICE TO REMAIN.
4. EXISTING GAS SERVICE TO REMAIN.
5. EXISTING GAS METER TO REMAIN.
6. EXISTING LIGHT POLE TO REMAIN.
7. EXISTING ELECTRIC TRANSFORMER TO REMAIN.
8. EXISTING STORM SEWER OR CATCH BASIN TO REMAIN.
9. EXISTING SANITARY SERVICE OR STRUCTURE TO REMAIN. CONTRACTOR SHALL ADJUST ALL CLEAN OUT LIDS TO PROPOSED GRADE.
10. VERIFY LOCATION OF EXISTING STORM SEWER PRIOR TO MENU BOARD INSTALLATION. THE EXISTING LIGHT POLE MAY NEED RELOCATED IF MENU BOARD FOUNDATION IS IN CONFLICT WITH STORM SEWER.

GENERAL NOTES

A. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL ITEMS AND PERFORM ALL WORK NOT COVERED BY UTILITY COMPANIES. CONTRACTOR SHALL VERIFY ORIGIN OF SERVICE, INSTALLATION PROCEDURES, AND ALL STANDARDS FOR WORK WITH UTILITY COMPANIES PRIOR TO CONSTRUCTION. ON SITE TRENCHING SHALL BE MINIMIZED WHEN POSSIBLE. UTILITIES, CONDUITS, AND IRRIGATION SHALL MAKE USE OF SHARED TRENCHING WHEN PERMITTED. FOR TRENCHING INFORMATION, SEE DETAIL.

B. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY SIZES, TYPES, AND LOCATIONS SHOWN ON PLANS. ALL UTILITY WORK SHALL BE IN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCY FOUND BETWEEN THE FIELD CONDITIONS, THESE PLANS, AND/OR GOVERNING REGULATIONS.

C. ALL EXISTING UTILITIES, ARE TAKEN FROM SURVEY AND DO NOT NECESSARILY REPRESENT ALL UNDERGROUND UTILITIES ADJACENT TO OR UPON PREMISES SHOWN ON PLAN.

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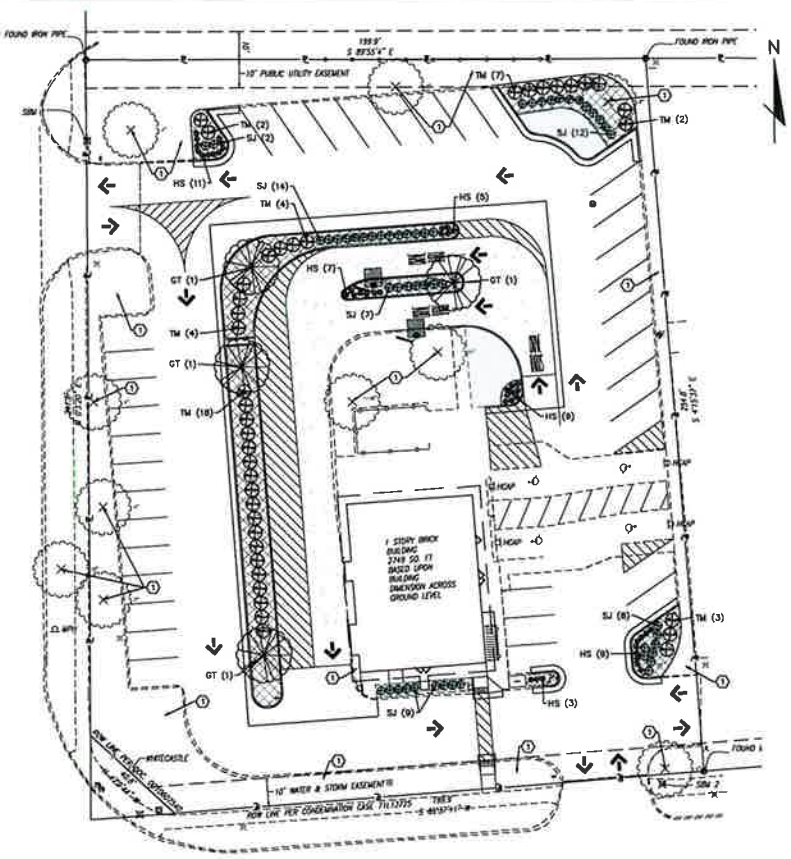
DRAWN: | CHK'D:
DESIGNED:
APPR'D:
DATE: DECEMBER 9, 2022
PLF PROJECT NUMBER 2221-6010-00
CLIENT PROJECT NUMBER -

1100 W. GOLF RD
HOFFMAN ESTATES, ILLINOIS, 60169
WHITE CASTLE
CH #48 HOFFMAN ESTATES

SITE UTILITY PLAN

DRAWING NUMBER
SD4.0
SITE DEVELOPMENT

1/25/23
Exp. 11/30/2023




KEYED NOTES (X)

1. EXISTING LANDSCAPING TO REMAIN. RE-SEED OR RE-MULCH PER THE DIRECTION OF THE OWNER

GENERAL NOTES

A. ALL PLANT MATERIALS TO COMPLY WITH THE LATEST EDITION OF A.N.A. STANDARDS FOR NURSERY STOCK AND BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM INSTALLATION DATE.

B. LANDSCAPE CONTRACTOR IS TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND RECEIVE APPROVAL FROM GENERAL CONTRACTOR ON SITE SUPERVISOR, IF NECESSARY, TO MAKE CHANGES IN PLANT LOCATIONS.

C. LANDSCAPE CONTRACTOR MUST COORDINATE WITH GENERAL CONTRACTOR AND OTHER SITE OPERATIONS.

D. MINOR ADJUSTMENTS TO THE PLANT LOCATIONS ARE TO BE MADE IN THE CASE OF ANY CONFLICTS WITH PROPOSED UTILITIES.

E. ALL PLANTING BEDS AND FREE STANDING TREES TO BE MULCHED WITH 3" GRADE "A" DOUBLE PROCESSED HARDWOOD MULCH. BEDS ARE TO BE GRADED SMOOTH AND FREE OF SOIL CLODS AND STONES. ALL TREES TO BE STAKED AND WRAPPED WITH ASPHALTIC WRINKLE KRAFT TREE WRAP.

F. ALL PLANTS ARE TO BE REMOVED FROM CONTAINERS, CAGES AND NON-BIODEGRADABLE MATERIALS.

G. GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADES; LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND TO PROVIDE 4" OF AMENDED TOPSOIL FOR PLANTING BEDS.

H. ALL ORGANIC MATTER AND DEBRIS ARE TO BE REMOVED FROM THE SITE BY THE LANDSCAPE CONTRACTOR. LAWN AREAS AND BEDS SHOULD BE FREE OF STONES GREATER THAN 2".

I. PLANT QUANTITIES HAVE BEEN PROVIDED FOR CONVENIENCE ONLY; THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR HIS OWN TAKE OFFS'. DRAWING PREVAILS OVER WRITTEN QUANTITIES.

J. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A ONE (1) YEAR MAINTENANCE CONTRACT FOR CONSIDERATION BY THE OWNER. CONTRACT SHALL BE SEPARATE FROM INSTALLATION CONTRACT.

K. PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE APPLIED AT PRODUCT SPECIFIED RATE UNLESS OTHERWISE NOTED.

L. PLANTING SHALL BE FERTILIZED UPON INSTALLATION. RECOMMENDED FERTILIZER SHALL BE MIXED WITH BACKFILL AT PRODUCT SPECIFIED RATE.

M. BED EDGE SHALL BE SMOOTH, CONSISTENT 4 1/2" DEEP AND HAND CUT, EDGES TO BE LOCATED BETWEEN ALL BEDS (INCL. TREES) AND LAWN AREAS.

N. CONTRACTOR TO SOD ALL DISTURBED AREAS UNLESS NOTED OTHERWISE ON PLAN.

O. CLEAR AND GRUB ALL AREAS DESIGNATED FOR PROPOSED PLANTING/IMPROVEMENTS AS NECESSARY TO INSTALL PROPOSED LAWN AND/OR PLANTINGS.

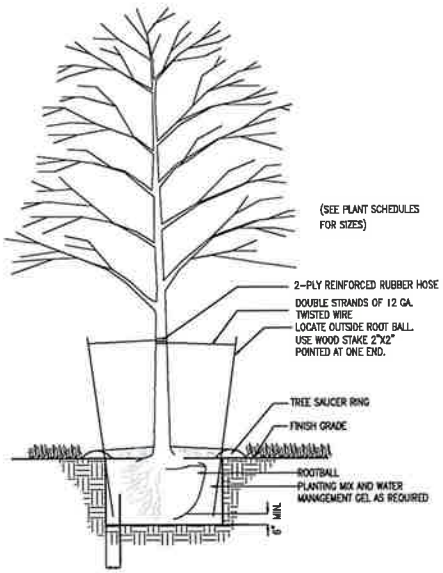
P. DECIDUOUS SHADE TREES WILL HAVE UNIFORM CROWN AND FORM AND BE EVENLY LIMBED TO A MINIMUM HEIGHT ABOVE GRADE OF 5'-0", UNLESS OTHERWISE SPECIFIED.

Q. NURSERY STOCK IDENTIFICATION TAGS SHALL NOT BE REMOVED FROM ANY PLANTING PRIOR TO INSPECTION AND APPROVAL OF FINAL INSTALLATION BY THE CITY.

LEGEND

MULCH –

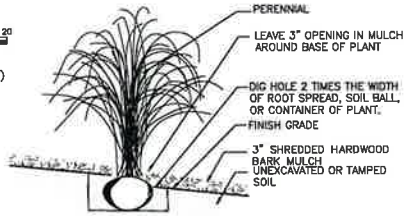
SOD –




NOTES

1. SET PLANTS SO THAT TOP OF ROOT BALL IS APPROXIMATELY 2" ABOVE FINISH GRADE.
2. PLANTS SHALL BE SOAKED IMMEDIATELY FOLLOWING PLANTING.
3. ALL TREE SAUCERS SHALL BE MULCHED WITH 3" SHREDDED HARDWOOD BARK MULCH IN A 3' DIAMETER RING.
4. WHEN PLANTING ON SLOPES, SET TREE SO THE ROOT FLARE ON THE UPHILL SIDE IS FLUSH WITH THE SURROUNDING SOIL ON THE SLOPE; APPLY ENOUGH SOIL TO COVER THE DOWNHILL SIDE OF THE ROOT BALL.

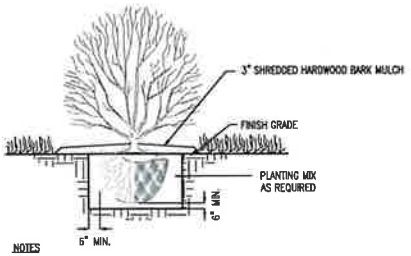
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE




NOTES

1. PLANTS SHALL BE SOAKED IMMEDIATELY FOLLOWING PLANTING.
2. ALL SHRUB PLANTING BEDS SHALL BE MULCHED WITH 3" SHREDDED HARDWOOD BARK MULCH AS SPECIFIED.
3. REMOVE METAL OR PLASTIC CONTAINERS COMPLETELY.

PERENNIAL PLANTING DETAIL
NOT TO SCALE




NOTES

1. SET PLANTS SO THAT TOP OF ROOT BALL IS APPROXIMATELY 2" ABOVE FINISH GRADE.
2. PLANTS SHALL BE SOAKED IMMEDIATELY FOLLOWING PLANTING.
3. ALL SHRUB PLANTING BEDS SHALL BE MULCHED WITH 3" SHREDDED HARDWOOD BARK MULCH AS SPECIFIED.
4. WHEN PLANTING ON SLOPES, SET THE SHRUB SO THE ROOT FLARE ON THE UPHILL SIDE IS FLUSH WITH THE SURROUNDING SOIL ON THE SLOPE; APPLY ENOUGH SOIL TO COVER THE DOWNHILL SIDE OF THE ROOT BALL.

SHRUB PLANTING DETAIL
NOT TO SCALE

| PLANT SCHEDULE | | | | | | |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES | BOTANICAL NAME | COMMON NAME | CONT. | QTY. | SPACING | REMARKS |
| GT | GLEDITSIA TRIACANTHOS VAR. INERMIS "SKYLINE" | SKYLINE HONEY LOCUST | B&B | 4 | | 2.5" CALIPER |
| SHRUBS | BOTANICAL NAME | COMMON NAME | CONT. | QTY. | SPACING | REMARKS |
| TM | TAXUS x MEDIA 'EVERLOW' | EVERLOW YEW | #5 | 40 | 5' O.C. | 18-24" HT. |
| SJ | SPIRAEA JAPONICA 'NEON FLASH' | NEON FLASH SPIREA | #5 | 52 | 3' O.C. | 15-18" HT. |
| PERENNIALS | BOTANICAL NAME | COMMON NAME | CONT. | QTY. | SPACING | REMARKS |
| HS | HEMEROCALLIS X 'STELLA DE ORO' | STELLA DE ORO DAYLILY | #1 | 44 | 2' O.C. | |

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DLZ ARCHITECTURE, INC

| NO | REVISION | DATE |
|---|---|---|
| | | |

DRAWN: | DATE:
DESIGNED: |
APPVD: | DATE: 12/23/2020 © 2020
DLZ PROJECT NUMBER: 2221-6010-00
CLIENT PROJECT NUMBER: -

DRAWING NUMBER: SD5.0

1100 W. GOLF RD
HOFFMAN ESTATES, ILLINOIS, 60169

WHITE CASTLE
CH #48 HOFFMAN ESTATES

SITE LANDSCAPE PLAN

SITE DEVELOPMENT

1/25/21
Exp 11/30/2022

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SKYLINE HONEYLOCUST

EVERLOW YEW

NEON FLASH SPIREA

STELLA DE ORO DAYLILY

White Castle

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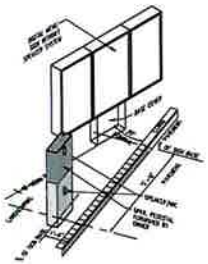
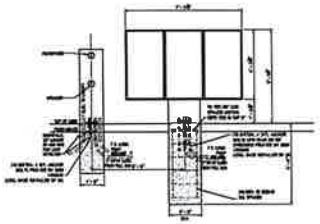
INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

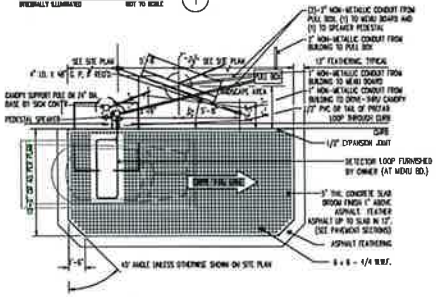
WHITE CASTLE - HOFFMAN ESTATES, IL
LANDSCAPE PALETTE



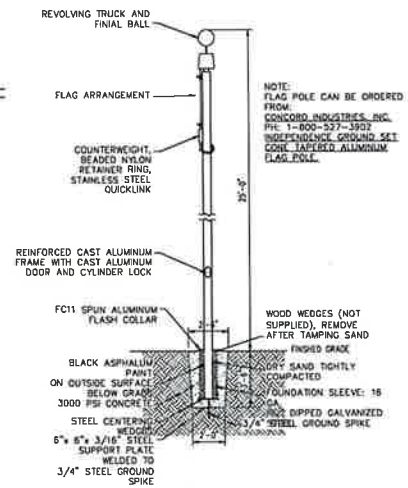
MENU SIGN WITH PEDESTAL OCB (1)
INTERNALLY ILLUMINATED — NOT TO SCALE



MENU BOARD & PEDESTAL OCB (1.2)

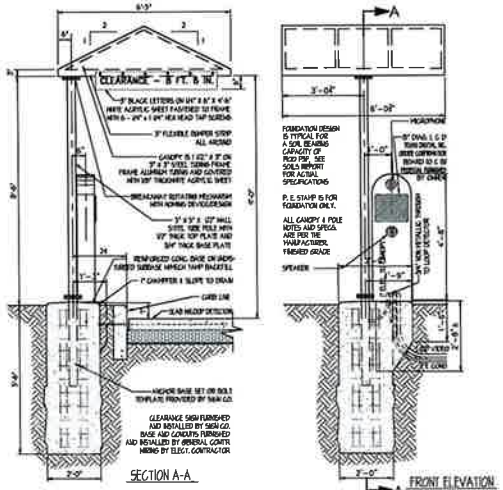


MENU ORDER SIGN & CONCRETE APRON (1.1)
NOT TO SCALE

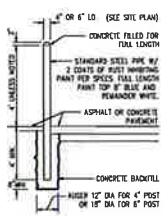



NOTE:
FLAG POLE CAN BE ORDERED FROM:
CONCORD INDUSTRIES, INC.
PH: 1-800-527-3902
INDEPENDENCE GROUND SET CONE TAPERED ALUMINUM FLAG POLE.

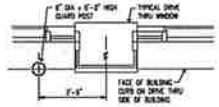
FLAG POLE DETAIL (2)
NOT TO SCALE



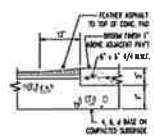

SIGN - CLEARANCE - WITH CANOPY & PEDESTAL O C B (3)
NOT TO SCALE



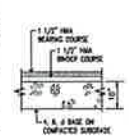
GUARD POST SECTION (4)
NOT TO SCALE



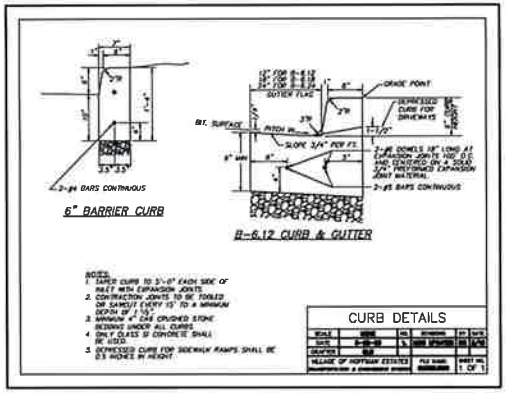
GUARD POSTS AT D.T. WINDOWS (5)
NOT TO SCALE



CONCRETE PAD (6)
NOT TO SCALE



PAVEMENT (7)
NOT TO SCALE

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DLZ ARCHITECTURE, INC.

| NO. | REVISION | DATE |
|---|---|---|

DRAWN: | CHK'D:
DESIGNED:
APPROVED:
DATE: DECEMBER 9, 2022
DLZ PROJECT NUMBER: 2221-6010-00
SUBMIT PROJECT NUMBER: -

1100 W. GOLF RD
HOFFMAN ESTATES, ILLINOIS, 60169
WHITE CASTLE
CH #48 HOFFMAN ESTATES
SITE DETAILS SHEET

DRAWING NUMBER: SD6.0
SITE DEVELOPMENT

1/25/23
Exp 11/30/2023

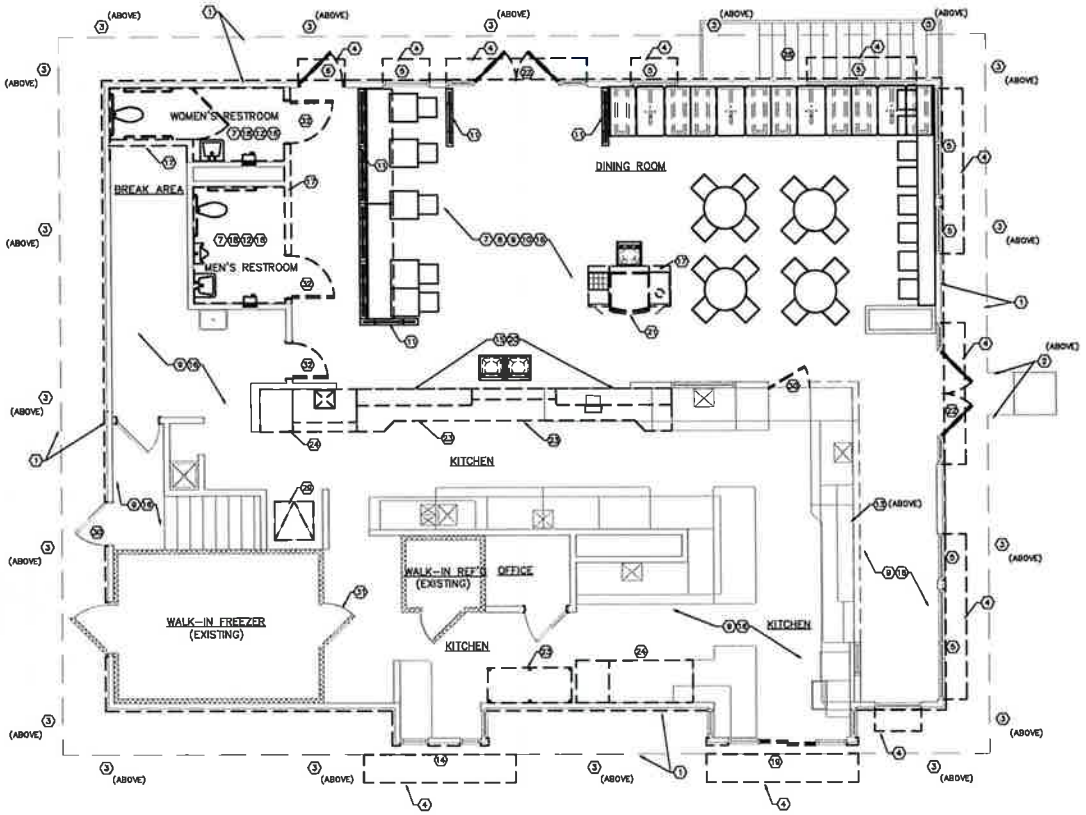
1 – EXISTING ROOF – FOR REFERENCE ONLY

2 – EXISTING EXTERIOR – FOR REFERENCE ONLY

3 – EXISTING EXTERIOR – FOR REFERENCE ONLY

4 – EXISTING INTERIOR RESTROOM – FOR REFERENCE ONLY

5 – EXISTING INTERIOR DINING – FOR REFERENCE ONLY




## DEMOLITION PLAN

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

NORTH

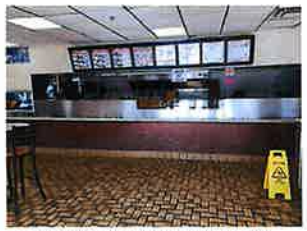
**GENERAL NOTES:**

1. GENERAL CONTRACTOR SHALL PAY FOR ALL REQUIRED DEMOLITION PERMIT FEES AND OBTAIN ALL APPLICABLE DEMOLITION PERMITS.
2. GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS & EQUIPMENT DAILY DURING THE DEMOLITION WORK.
3. GENERAL CONTRACTOR IS TO PATCH AND REPAIR ALL DAMAGED SURFACES TO MATCH ADJACENT SURFACES. ALL EXISTING DRYWALL THAT IS TO REMAIN AND TO RECEIVE A NEW SCHEDULES WALL COVERING SHALL HAVE ALL DEFECTS (CRACKS, PAINT CHIPPING, ETC.) FILLED, OR REPLACED AND CLEANED PRIOR TO THE SCHEDULED FINISH.
4. ALL EXISTING FINISHES TO BE PATCHED AND / OR REPAIRED AFTER DINING ROOM REMODELING, PER CURRENT CODE REQUIREMENT.
5. GENERAL CONTRACTOR TO REPORT TO OWNER ANY DISCREPANCIES BETWEEN PLANS AND SITE CONDITIONS.
6. GENERAL CONTRACTOR IS TO FIELD VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS PRIOR TO CONSTRUCTION.
7. ALL DIMENSIONS ARE TO BE FIELD VERIFIED.
8. EXISTING CONDITION PHOTOS SHOWN ON THIS SHEET FOR REFERENCE ONLY, FIELD VERIFY ALL EXISTING CONDITIONS.

**KEYED NOTES (N)**

1. EXISTING PORCELAIN PANEL EXTERIOR FINISH TO BE REMOVED AND STRIPPED DOWN TO STEEL FRAMING–HAT CHANNELS ARE TO REMAIN. REMOVE DECORATIVE CRENELLATIONS. PREPARE FRAMING TO RECEIVE NEW EXTERIOR FINISH.
2. EXISTING EXTERIOR BUILDING SIGNAGE ON TOWER TO BE REMOVED.
3. EXISTING EXTERIOR BUILDING LIGHTS TO BE REMOVED.
4. EXISTING AWNINGS OVER WINDOWS AND DOORS TO BE REMOVED.
5. EXISTING EXTERIOR WINDOWS TO REMAIN. REPAIR AS NECESSARY.
6. EXISTING EXTERIOR DOOR TO BE REMOVED AND OPENING TO BE INFILLED.
7. EXISTING TILE FLOOR TO BE REMOVED. PREP SLAB TO RECEIVE NEW TILE FLOORING.
8. EXISTING CUSTOMER FURNITURE TO BE REMOVED.
9. EXISTING SUSPENDED ACOUSTIC CEILING PANEL AND GRID TO BE REMOVED.
10. EXISTING WALL FINISHES (WALL GRAPHICS, PANELING, AND TILE WAINSCOT) TO BE REMOVED DOWN TO EXISTING SUBSTRATE.
11. EXISTING PANELED WALL STRUCTURE TO BE REMOVED.
12. EXISTING RESTROOM FIXTURES TO BE REMOVED. CAP PLUMBING/DRAIN & WATER LINES. REMOVE HAND-DRYERS TERMINATE WIRING.
13. EXISTING MENU BOARDS TO BE REMOVED AND REPLACED.
14. EXISTING DRIVE THRU WINDOW TO REMAIN.
15. EXISTING FRONT COUNTER AND FRONT COUNTER PANEL TO BE REMOVED, SEE PHOTO 8. PREP AREA TO RECEIVE NEW COUNTER AND FRONT COUNTER PANEL. SEE ELEVATION ON SHEET ED1.0.
16. EXISTING INTERIOR LIGHT FIXTURES TO BE REMOVED.
17. EXISTING WALL TO BE REMOVED, FULL HEIGHT.
18. EXISTING WALL FINISH AND SUBSTRATE TO BE REMOVED DOWN TO STUDS IN EXISTING RESTROOMS.
19. EXISTING DRIVE THRU WINDOW TO BE REMOVED, NEW HOSPITALITY DOOR TO BE TO BE INSTALLED.
20. EXISTING MENU BOARDS TO BE REMOVED.
21. REMOVE EXISTING DRINK STATION. CAP DRAIN AND WATER LINES BACK TO MAIN..
22. EXISTING STOREFRONT ENTRY DOORS TO BE REMOVED AND REPLACED. STOREFRONT SYSTEM TO REMAIN AND BE REPAIRED AS NECESSARY. DO NOT DISCARD UNTIL NEW DOORS ARE RECEIVED.
23. REMOVE EXISTING EQUIPMENT AND COUNTER.
24. REMOVE EXISTING 2–PLATE GRIDDLE, HOOD, AND ROOF MOUNTED EXHAUST FAN.
25. EXISTING RTI TANKS TO BE RELOCATED TO BASEMENT.
26. NOT USED.
27. NOT USED.
28. EXISTING EXTERIOR BASEMENT ACCESS STAIR, RAIL, AND GATE TO REMAIN.
29. EXISTING ROOF HATCH (ABOVE) TO BE REMOVED. REPLACED WITH NEW.
30. EXISTING DOOR TO BE RE–USED. DO NOT DISCARD
31. EXISTING WALK–IN FREEZER DOOR TO REMAIN.
32. REMOVE EXISTING DOOR AND DOOR FRAME SYSTEM IN ITS ENTIRETY. DO NOT DISCARD UNTIL NEW DOORS ARE RECEIVED.

** G.C. NOT TO DISCARD ANY INTERIOR OR EXTERIOR DOORS UNTIL REPLACEMENT DOORS HAVE BEEN RECEIVED.



6 – EXISTING INTERIOR DINING ROOM – FOR REFERENCE ONLY

7 – EXISTING INTERIOR DINING ROOM – FOR REFERENCE ONLY

8 – EXISTING INTERIOR KITCHEN – FOR REFERENCE ONLY

9 – EXISTING INTERIOR KITCHEN – FOR REFERENCE ONLY

10 – EXISTING INTERIOR KITCHE – FOR REFERENCE ONLY

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SURVEYING · CONSTRUCTION SERVICES
DLZ ARCHITECTURE, INC

| NO | REVISION | DATE |
|---|---|---|
| | | |

HOFFMAN ESTATES, ILLINOIS, 60169
1100 W. GOLF RD

WHITE CASTLE
CH #48 HOFFMAN ESTATES

ARCHITECTURAL REMOVAL PLAN

DLZ PROJECT NUMBER
2221-6010-00

DRAWING NUMBER
D1.0

ARCHITECTURE

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NORTH

## ACCESSIBILITY PLAN

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

## 302 FLOOR OR GROUND SURFACES AND 303 CHANGES IN LEVEL

303.1 General: Floor and ground surfaces shall be stable, firm, and slip resistant.
302.2 Carpet: Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be ½" max. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim at the entire length of the exposed edge. Carpet edge trim shall comply with 303.
303.3 Vertical: Changes in level of ¼" high max shall be permitted to be vertical.
303.3 Beveled: Changes in level between ¼" high min and ½" high max shall be beveled with a slope not steeper than 1:2.

## CARPET PILE THICKNESS & ACCESSIBLE ROUTE

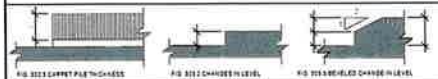


FIG. 302.2 CARPET PILE THICKNESS | FIG. 303.3 CHANGES IN LEVEL | FIG. 303.3 BEVELED CHANGE IN LEVEL

## 305 CLEAR FLOOR OR GROUND SPACE

305.2 Floor or Ground Surfaces: Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted.
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.
305.3 Size: The clear floor or ground space shall be 30" min by 48" min.
305.4 Knee and Toe Clearance: Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with 306.
305.5 Position: Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.

## 306 KNEE AND TOE CLEARANCE

306.3 Toe Clearance.
306.3.1 General: Space under an element between the finish floor or ground and 9" above the finish floor or ground shall be considered toe clearance and shall comply with 306.3.
306.3.2 Max Depth: Toe clearance shall extend 25" max under an element.
306.3.3 min Required Depth: Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17" min under the element.
306.3.4 Additional Clearance: Space extending greater than 6" beyond the available knee clearance at 9" above the finish floor or ground shall not be considered toe clearance.
306.3.5 Width: Toe clearance shall be 30" wide min.
306.3 Knee Clearance.
306.3.1 General: Space under an element between 9" and 27" above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.
306.3.2 Max Depth: Knee clearance shall extend 25" max under an element at 9" above the finish floor or ground.
306.3.3 min Required Depth: Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep min at 9" above the finish floor or ground, and 8" deep min at 27" above the finish floor or ground.
306.3.4 Clearance Reduction: Between 9" and 27" above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1" in depth for each 8" in height.
306.3.5 Width: Knee clearance shall be 30" wide min.

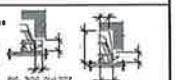


FIG. 306.2(a) TOE CLEARANCE | FIG. 306.3(a) KNEE CLEARANCE

## 308 REACH RANGES

308.2.1 Unobstructed: Where a forward reach is unobstructed, the high forward reach shall be 48" max and the low forward reach shall be 15" min above the finish floor or ground.
308.2.2 Obstructed High Reach: Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" max where the reach depth is 20" max. Where the reach depth exceeds 20", the high forward reach shall be 44" max and the reach depth shall be 25" max.
308.3.1 Unobstructed: Where a clear floor or ground space allows a parallel approach to an element, and the side reach is unobstructed, the high side reach shall be 48" max and the low side reach shall be 15" min above the finish floor or ground.
308.3.2 Obstructed High Reach: Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" max and the depth of the obstruction shall be 24" max. The high side reach shall be 48" max for a reach depth of 10" max. Where the reach depth exceeds 10", the high side reach shall be 46" max for a reach depth of 24" max.

## REACH RANGES

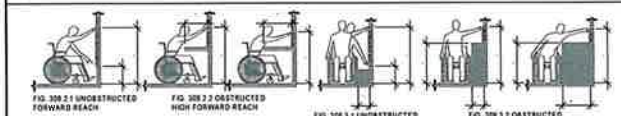
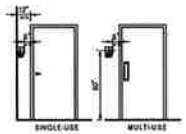


FIG. 308.2.1 UNOBSTRUCTED FORWARD REACH | FIG. 308.2.2 OBSTRUCTED HIGH FORWARD REACH | FIG. 308.3.1 UNOBSTRUCTED SIDE REACH | FIG. 308.3.2 OBSTRUCTED HIGH SIDE REACH

## ADA GUIDELINES

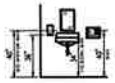
**RESTROOM SIGNS:**
LOCATE CENTERLINE OF BRAILLE/RAISED SIGN AT LATCH SIDE OF RESTROOM DOOR 60" ABOVE FINISH FLOOR AND 6" MIN. HORIZONTAL FROM DOOR FRAME TO EDGE OF THE SIGN



SINGLE-USE | MULTI-USE

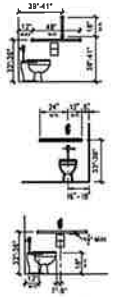
**MIRRORS:**
MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF REFLECTIVE SURFACE NOT MORE THAN 40" ABOVE FINISH FLOOR.

**HAND DRYERS:**
LOCATE HAND DRYER OPERABLE PARTS WITH THE TOP EDGE NOT MORE THAN 48" ABOVE FINISH FLOOR



**WATER CLOSETS:**
THE SEAT HEIGHT OF A WATER CLOSET ABOVE THE FINISH FLOOR SHALL BE 17" MINIMUM AND 19" MAXIMUM MEASURED TO THE TOP OF THE SEAT.

**GRAB BARS:**
GRAB BARS SHALL BE PROVIDED ON THE SIDE WALL CLOSEST TO THE WATER CLOSET AND ON THE REAR WALL.
A) SIDE WALL: THE SIDE WALL GRAB BAR SHALL BE 48" LONG, LOCATED 12" MAXIMUM FROM THE REAR WALL.
B) REAR WALL: THE REAR WALL GRAB BAR SHALL BE 42" LONG AND EXTEND FROM THE CENTER LINE OF THE WATER CLOSET 12" MINIMUM ON ONE SIDE AND 24" MINIMUM ON THE OTHER SIDE.
C) A VERTICAL GRAB BAR 18" MINIMUM IN LENGTH SHALL BE MOUNTED WITH THE BOTTOM OF THE BAR LOCATED BETWEEN 39" AND 41" ABOVE THE FLOOR, AND WITH THE CENTERLINE OF THE BAR LOCATED BETWEEN 39" AND 41" FROM THE REAR WALL. (WHERE REQUIRED)

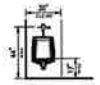


39"-41"

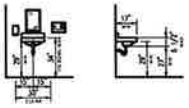
**FLUSH CONTROLS:**
HAND OPERATED FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.

**DISPENSERS:**
OPERABLE PARTS OF THE DISPENSER SHALL BE LOCATED BETWEEN 7-8 INCHES FROM THE FRONT OF THE WATER CLOSET AND 15 INCHES MINIMUM ABOVE THE FLOOR AND 1 1/2" MINIMUM BELOW THE HORIZONTAL GRAB BAR. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY, OR DOES NOT ALLOW CONTINUOUS PAPER FLOW.

**URINALS:**
WALL-HUNG TYPE URINAL RIMS TO BE 17" MAXIMUM ABOVE THE FINISH FLOOR. URINALS SHALL BE 13 1/2" DEEP MINIMUM, MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE.

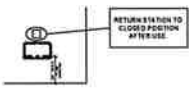


**LAVATORIES & SINKS:**
THE FRONT OF LAVATORIES AND SINKS SHALL BE 34" MAXIMUM ABOVE THE FLOOR OR GROUND, MEASURED TO THE HIGHER OF THE FIXTURE RIM OR COUNTER SURFACE.
A) FAUCETS: FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.
B) BOWL DEPTH: SINKS SHALL BE 6½" DEEP MAXIMUM.
C) EXPOSED PIPES & SURFACES: WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.



**DOOR HARDWARE:**
HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE. SUCH HARDWARE SHALL BE 34" MIN. AND 48" MAX. ABOVE THE FLOOR OR GROUND.

**DOOR CLOSERS:**
SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MIN.




**BABY CHANGING STATION:**
TO BE MOUNTED 34" A.F.F. FOLDED DOWN AND OPERABLE PARTS OF UNFOLDED STATION TO BE AT 48" MAXIMUM A.F.F. SIGN MOUNTED ABOVE STATION IS SUPPLIED AND INSTALLED BY G.C.

G.C. TO PROVIDE AND INSTALL STAINLESS STEEL GRAB BARS WITH A PEENED FINISH PER ADA GUIDELINES SHOWN.

G.C. TO PROVIDE SOLID BLOCKING FOR ALL WALL HUNG EQUIPMENT, ACCESSORIES AND FIXTURES AS REQUIRED.

DLZ
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SURVEYING • CONSTRUCTION SERVICES
DLZ ARCHITECTURE, INC

REVISION | DATE | NO.

DESIGNED: JWH | CHKD BY: PM
DRAWN BY: JWH
APPROVED: MPK
DATE: SEPTEMBER 2022
DLZ PROJECT NUMBER: 2221-6010-00
CLIENT PROJECT NUMBER: -

HOFFMAN ESTATES, ILLINOIS, 60169
1100 W. GOLF RD
WHITE CASTLE
CH #48 HOFFMAN ESTATES
ACCESSIBILITY PLAN

DRAWING NUMBER: A0.0
ARCHITECTURE

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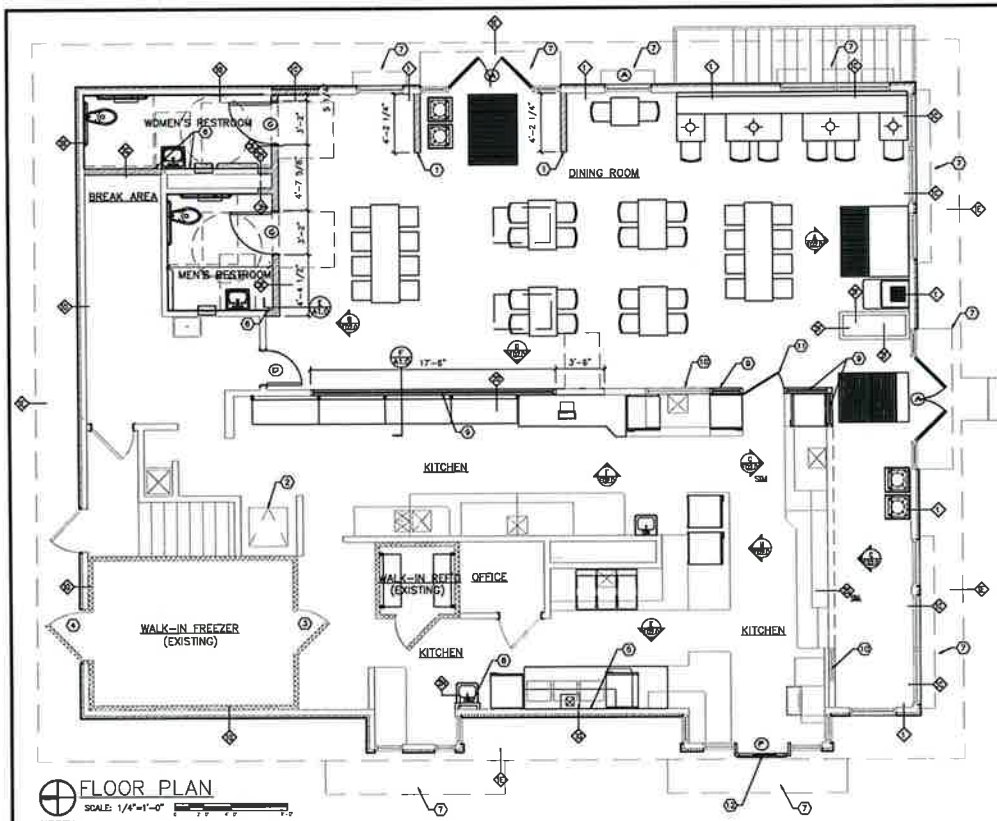



## FLOOR PLAN

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

NORTH

## WALL TYPES:

NOTE: WALL TYPES BELOW MAY NOT BE USED IN THE PROJECT

**1**
2 1/2" CULTURED STONE VENEER (BELOW)
E.I.F.S. (ABOVE)
1 1/2" R-7.5 EPS INSULATION
WEATHER RESISTANT MEMBRANE (DUPOUNT STUCCO WRAP)
19/32" APA SPAN RATING 40/20 WALL SHEATHING EXPOSURE 1
EXISTING 4" STUDS @ 16" O.C.
R-13 OWENS CORNING EcoTouch PINK BATT INSULATION
5/8" GREEN BOARD GYPSUM
PAINT (ABOVE)
SOLID SURFACE CHAIR RAIL
VINYL WALL COVERING (WAINSCOT)

**2**
1/8" FRP WALL PANEL
19/32" PLYWOOD
3 5/8" (20 GAUGE) METAL STUDS @ 16" O.C.
19/32" PLYWOOD
1/8" FRP WALL PANEL

**3**
1/8" FRP WALL PANEL
19/32" PLYWOOD
3 5/8" (20 GAUGE) METAL STUDS @ 16" O.C.
5/8" GREEN BOARD GYPSUM
1/4" ALUMINCE WALL PANEL

**4**
1/8" FRP WALL PANEL
19/32" PLYWOOD
3 5/8" (20 GAUGE) METAL STUDS @ 16" O.C.
5/8" CEMENTITIOUS BOARD (DUROCK)
1/4" NON-COMBUSTIBLE ALLIANCE WALL PANEL

**5**
EXISTING FINISHES
EXISTING STUDS @ 16" O.C.
5/8" CEMENTITIOUS BOARD (DUROCK)
1/4" NON-COMBUSTIBLE ALLIANCE WALL PANEL

**6**
2 1/2" CULTURED STONE VENEER (BELOW)
E.I.F.S. (ABOVE)
1 1/2" R-7.5 EPS INSULATION
WEATHER RESISTANT MEMBRANE (DUPOUNT STUCCO WRAP)
19/32" APA SPAN RATING 40/20 WALL SHEATHING EXPOSURE 1
4" STUDS @ 16" O.C.
R-13 OWENS CORNING EcoTouch BATT INSULATION
5/8" GREEN BOARD GYPSUM
PAINT (ABOVE)
SOLID SURFACE CHAIR RAIL
VINYL WALL COVERING (WAINSCOT)

**7**
HERITAGE WOOD VINYL WALLCOVERING
5/8" GREEN BOARD GYPSUM
19/32" APA SPAN RATING 40/20 WALL SHEATHING EXPOSURE 1
3 5/8" (20 GAUGE) METAL STUDS @ 16" O.C.
19/32" PLYWOOD
1/8" FRP WALL PANEL (@ KITCHEN)

**8**
1/4" CERAMIC TILE (@ RESTROOM)
0/8" DENSSHIELD TILE GUARD
3 5/8" (20 GAUGE) METAL STUDS @ 16" O.C.
w/ SOUND RATED INSULATION
19/32" PLYWOOD
1/8" FRP WALL PANEL
5/8" GREEN BOARD GYPSUM
PAINT (ABOVE)
SOLID SURFACE CHAIR RAIL
VINYL WALL COVERING (WAINSCOT)

**9**
2 1/2" CULTURED STONE VENEER (BELOW)
E.I.F.S. (ABOVE)
1 1/2" R-7.5 EPS INSULATION
WEATHER RESISTANT MEMBRANE (DUPOUNT STUCCO WRAP)
19/32" APA SPAN RATING 40/20 WALL SHEATHING EXPOSURE 1
EXISTING 4" STUDS @ 16" O.C.
R-13 OWENS CORNING EcoTouch PINK BATT INSULATION
EXISTING INTERIOR FINISH

**10**
E.I.F.S.
19/32" APA SPAN RATING 40/20 WALL SHEATHING EXPOSURE 1
EXISTING 10" STUDS @ 24" O.C.
NEW ROOFING MATERIAL

**11**
1/4" CERAMIC TILE (@ RESTROOM)
5/8" DENSSHIELD TILE GUARD
3 5/8" (20 GAUGE) METAL STUDS @ 16" O.C.
w/ SOUND RATED INSULATION
19/32" PLYWOOD
1/8" FRP WALL PANEL (@ BREAK AREA)

**12**
1/4" CERAMIC TILE (@ RESTROOM)
5/8" DENSSHIELD TILE GUARD
3 5/8" (20 GAUGE) METAL STUDS @ 16" O.C.
w/ SOUND RATED INSULATION

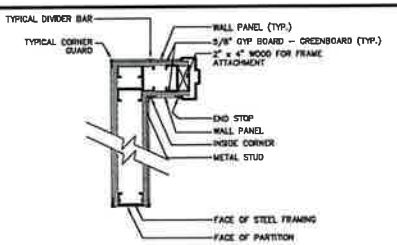
**13**
PAINT
5/8" GREEN BOARD GYPSUM
3 5/8" (20 GAUGE) METAL STUDS @ 16" O.C.
EXISTING WALL FINISH

**14**
PAINT
5/8" GREEN BOARD GYPSUM
3 5/8" (20 GAUGE) METAL STUDS @ 16" O.C.
5/8" CEMENTITIOUS BOARD (DUROCK)
1/4" NON-COMBUSTIBLE ALLIANCE WALL PANEL

**15**
PAINT
5/8" GREEN BOARD GYPSUM
3 5/8" (20 GAUGE) METAL STUDS @ 16" O.C.
19/32" PLYWOOD
1/8" FRP WALL PANEL

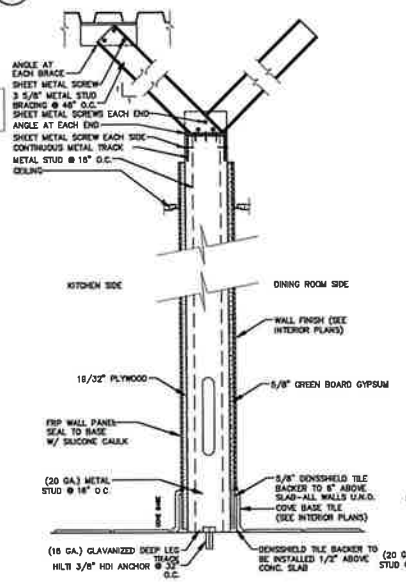
**16**
3 5/8" (20 GAUGE) METAL STUDS @ 16" O.C.
19/32" PLYWOOD
1/8" FRP WALL PANEL (@ KITCHEN)

**17**
1/4" CERAMIC TILE (@ RESTROOM)
5/8" DENSSHIELD TILE GUARD
2" (20 GAUGE) METAL STUDS @ 16" O.C.
w/ SOUND RATED INSULATION
5/8" DENSSHIELD TILE GUARD
1/4" CERAMIC TILE (@ RESTROOM)



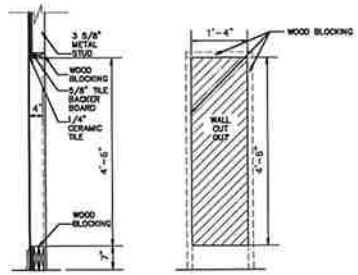

## D WALL PANEL FINISH (TYP.)

N.T.S.



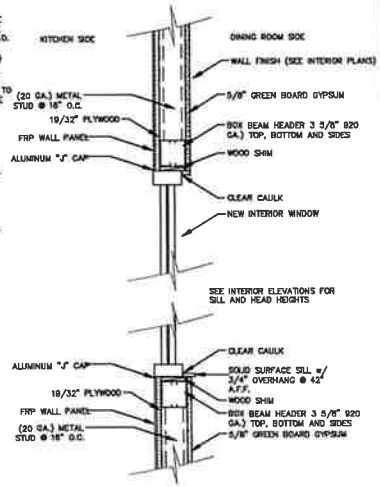

## E INTERIOR WALL DETAIL

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



## H RECESSED WASTE RECEPTACLE DETAIL

SCALE: N.T.S.




## F INTERIOR WINDOW DETAIL

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

## PLAN NOTES:

DIMENSIONS SHOWN ARE FROM FACE OF STUD TO FACE OF STUD OR FACE OF EXISTING CONDITION, U.N.O.

BRACE ALL STUD WALLS ADEQUATELY TO UNDERSIDE OF STRUCTURE (NOT DECK).

GENERAL CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.

◯ DENOTES DOOR/ WINDOW. SEE SCHEDULE SHEET A2.0.

REFER TO ROOM FINISH SCHEDULE AND INTERIOR ELEVATION FOR ADDITIONAL INFORMATION.

## ACCESSORY NOTES:

REFER TO SHEET EQ1 FOR LOCATION OF RESTROOM ACCESSORIES.

PROVIDE PROPER 2X BLOCKING AT WALL MOUNTED FURNITURE, FIXTURES AND ACCESSORIES.

GRAB BARS, FASTENERS AND MOUNTING DEVICES SHALL BE DESIGNED AND INSTALLED PER ADA REQUIREMENTS.
REFER TO SHEET EQ1.

## FRAMING LEGEND:

INDICATES NEW CONSTRUCTION

## FRAMING NOTES:

1. BRACE ALL STUD WALLS ADEQUATELY TO UNDERSIDE OF STRUCTURE ABOVE (NOT DECK).
2. O.C. IS TO PROVIDE PRESSURE TREATED 2x... WOOD BLOCKING AROUND ALL WINDOWS AND DOOR FRAMES.
3. FRP PANELS MUST BE SMOOTH, HI-GLOSS WHITE PANELS, CLASS A RATED.

KEYED NOTES ⓧ

1. NEW LOW WALLS. TOP OF WALL @ 4'-0" A.F.F. WITH CAP. PROVIDE KNEE WALL SUPPORT POST FOR BRACING.
2. NEW ROOF HATCH ABOVE. EXISTING ROOF ACCESS LADDER TO REMAIN.
3. EXISTING INTERIOR WALK IN FREEZER DOOR TO REMAIN.
4. EXISTING EXTERIOR FREEZER PASS THRU DOOR TO REMAIN.
5. BEHIND EXHAUST HOODS: NON COMBUSTIBLE ALLIANCE WALL PANELS OVER CEMENTITIOUS WALLBOARD. SHALL EXTEND 18" MIN. BEYOND HOOD @ BOTH ENDS, FULL HEIGHT.
6. ALIGN NEW WALL WITH EXISTING.
7. NEW CANOPY ABOVE, PROVIDE BLOCKING AT ALL ATTACHMENT POINTS.
8. FRAME AND FINISH WALL FOR NEW PLUMBING FIXTURE AND PIPING.
9. NEW INTERIOR WINDOW. SEE INTERIOR ELEVATIONS.
10. INTERIOR WINDOW TO REMAIN.
11. NEW KITCHEN DOOR.
12. NEW HOSPITALITY DOOR.

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SURVEYING · CONSTRUCTION SERVICES
DLZ ARCHITECTURE, INC

| NO. | REVISION | DATE |
|---|---|---|
| | | |

DRAWN: DLZ | CHKD: DPK
REVIEWED: AK
APPROVED: DPK
DATE: DECEMBER 9, 2022
DLZ PROJECT NUMBER: 2221-6010-00
CLIENT PROJECT NUMBER: -

1100 W. GOLF RD
HOFFMAN ESTATES, ILLINOIS, 60169

WHITE CASTLE
CH #48 HOFFMAN ESTATES

FLOOR PLAN

DRAWING NUMBER: A1.0

ARCHITECTURE

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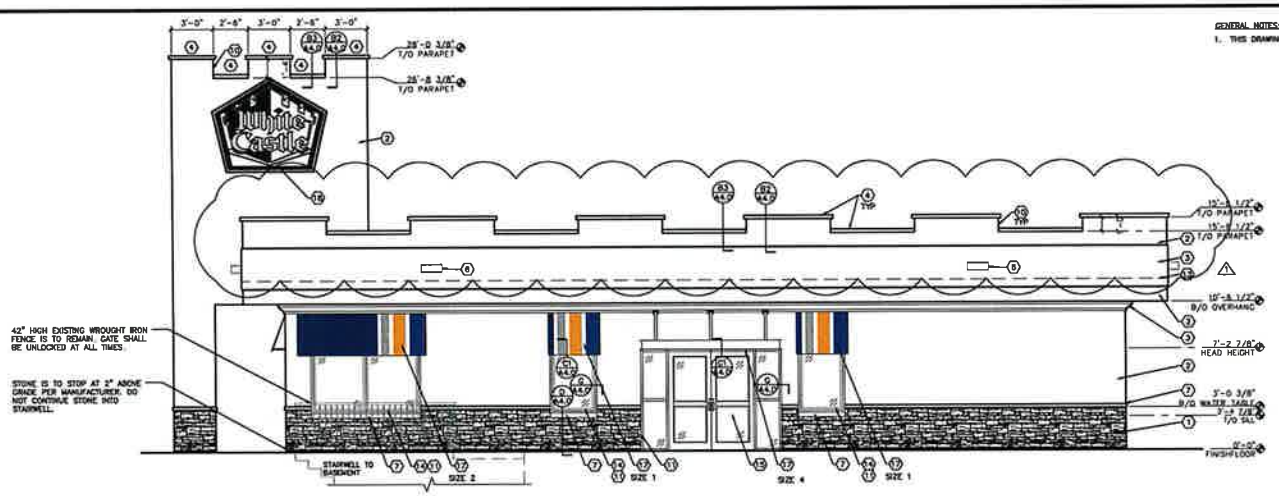
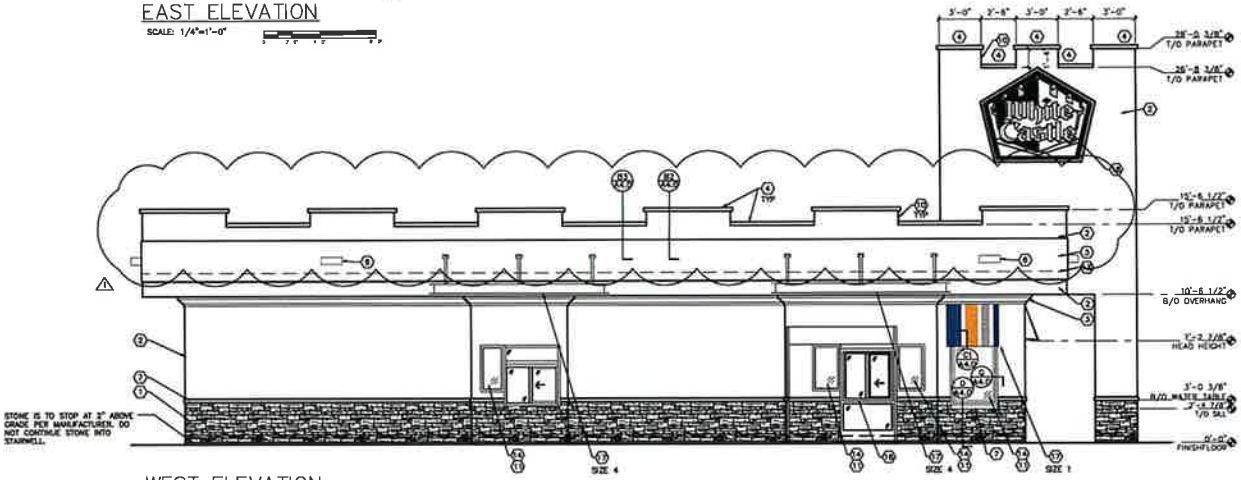



EAST ELEVATION

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




WEST ELEVATION

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

GENERAL NOTES:

1. THIS DRAWING SHEET IS PRINTED IN COLOR.

## CONSTRUCTION NOTES

1. PARAPET DIMENSIONS ARE FROM FINISH TO FINISH.
2. EXTERIOR FINISH MASONRY PRODUCTS SHALL BE:

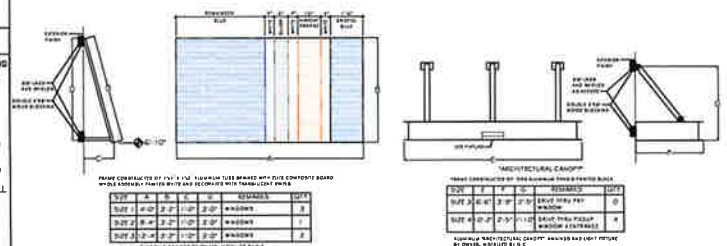
   PURCHASED FROM:
   HAMILTON PARKER
   1885 LEONARD AVE
   COLUMBUS, OH 43219
   CONTACT: MEGAN LYONS
   PHONE: (614) 358-7800 (OFFICE)
   (614) 403-2227 (CELL)

3. GROUT – RICH COLOR WHITE WITH WHITE SAND.
4. 3.4 LB. SQ/YD CORROSION RESISTANT WIRE LATH IS TO BE APPLIED DIRECTLY OVER EPS INSULATION. LATH IS TO BE INSTALLED HORIZONTALLY.
5. A SCRATCH COAT IS TO BE APPLIED OVER THE LATH FOLLOWED BY A SETTING BED PER MANUFACTURER'S INSTRUCTIONS.
6. AWNINGS OVER DOORS SHALL NOT INTERFERE WITH FREE SWING OF DOORS. AWNINGS SHALL BE CENTERED OVER DOORS AND WINDOWS.

## ELEVATION CODED NOTES

1. MANSCOT– CULTURED STONE VENEER MANUFACTURER: PROVIA PRODUCT: EDGE CUT COLOR: POLAR GROUT: RICH COLOR– WHITE (WHITE SAND) JOINTS: RAKED
2. BODY OF BUILDING – E.I.F.S. COLOR: #1015T SUPER WHITE
3. ACCENT BAND – E.I.F.S. COLOR: 28BCST PANTONE
4. CAPSTONE (TYPICAL) WHITE PRECAST CONCRETE PROVIDED AND INSTALLED BY MASON
5. MERLONS: 1" OVERHANG ON ENDS AND INSIDE EDGE, 2" OVERHANG ON OUTSIDE EDGE.
6. CONTINTUED: CRENELS: 1" OVERHANG ON INSIDE EDGE, 2" OVERHANG ON OUTSIDE EDGE. CRENELS SHALL FIT AGAINST ADJACENT FINISH WITHOUT GAPS AT ENDS. MITERED STONES AT CORNERS OF BUILDING/TOWER
7. METAL COPING BY ROOFING CONTRACTOR COLOR: WHITE
8. EXTERIOR LIGHT FIXTURE–USE EXISTING LIGHT FIXTURE LOCATION COLOR: BRUSHED ALUMINUM MOUNTED ON SMOOTH SURFACE (SEE DETAIL ON SHEET E2.0) SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR
9. WINDOW SILLS / WATER TABLE MANUFACTURER: PROVIA PRODUCT: WATER SILL WITH DRIP (1" WASH) COLOR: WHITE CUT/MADE TO LENGTH
10. UNDERSIDE OF SOFFIT – SAME AS CODED NOTE 2, BODY OF BUILDING.
11. ADDRESS STONE MANUFACTURER: TO BE PURCHASED LOCALLY AND APPROVED BY W.C. REP
12. CRENELLATION/ TOWER REVEAL (TYPICAL) SIDES SHALL BE CLAD WITH EXTERIOR FINISH MATERIAL
13. RETURN EXTERIOR FINISHES FULL DEPTH TO JAMB OR ADJACENT SURFACE
14. EXISTING FREEZER PASS-THRU DOOR (EXISTING TO REMAIN)
15. ROOF LINE
16. ALUMINUM STOREFRONT W/ 1" TEMPERED GLASS (EXISTING TO REMAIN, REPAIR)
17. NEW ALUMINUM ENTRY DOOR IN EXISTING STOREFRONT SYSTEM (SEE SHEET A2.0 FOR ADDITIONAL INFORMATION)
18. NEW HOSPITALITY DOOR
19. NEW AWNING (SEE SCHEDULE FOR SIZES)
20. WHITE CASTLE LOGO SIGN SEE ELEVATIONS FOR SQ. FT. SUPPLIED BY OWNER, INSTALLED BY SIGN CONTRACTOR
21. HOLLOW METAL DOOR (SEE SHEET A2.0 FOR ADDITIONAL INFORMATION)
22. STAINLESS STEEL RTI FLUSH MOUNT FILL BOX
23. REPLACE EXISTING FDC WITH 5" STORZ WITH A 30 DEGREE ELBOW

## AWNING SCHEDULE



| TYP | A | B | C | D | REMARKS | QTY |
|---|---|---|---|---|---|---|
| SUN 1 | 4'-0" | 3'-2" | 11'-0" | 2'-0" | WINDOW | 3 |
| SUN 2 | 8'-0" | 3'-2" | 11'-0" | 2'-0" | WINDOW | 1 |
| SUN 3 | 12'-0" | 3'-2" | 11'-0" | 2'-0" | WINDOW | 2 |

| TYP | A | B | C | D | REMARKS | QTY |
|---|---|---|---|---|---|---|
| SUN 3 | 6'-6" | 3'-9" | 2'-5" | 11'-0" | DRIVE THRU PAY WINDOW | 0 |
| SUN 4 | 12'-0" | 3'-9" | 2'-5" | 11'-0" | DRIVE THRU PICKUP WINDOW & ENTRANCE | 1 |

"ARCHITECTURAL CANOPY"

DLZ
ARCHITECTURE · ENGINEERING · PLANNING
SURVEYING · CONSTRUCTION SERVICES
DLZ ARCHITECTURE, INC

WHITE CASTLE

| NO | REVISION | DATE |
|---|---|---|
| 1 | ADDENDUM 1 | |

DRAWN: RVDLZ | CHECKED: DPK
APPROVED: DPK
DATE: DECEMBER 5, 2023
DLZ PROJECT NUMBER
2221-6010-00
CLIENT PROJECT NUMBER
-

DRAWING NUMBER
A3.0
ARCHITECTURE

1100 W. GOLF RD
HOFFMAN ESTATES, ILLINOIS, 60169
WHITE CASTLE
CH #48 HOFFMAN ESTATES

EXTERIOR ELEVATIONS

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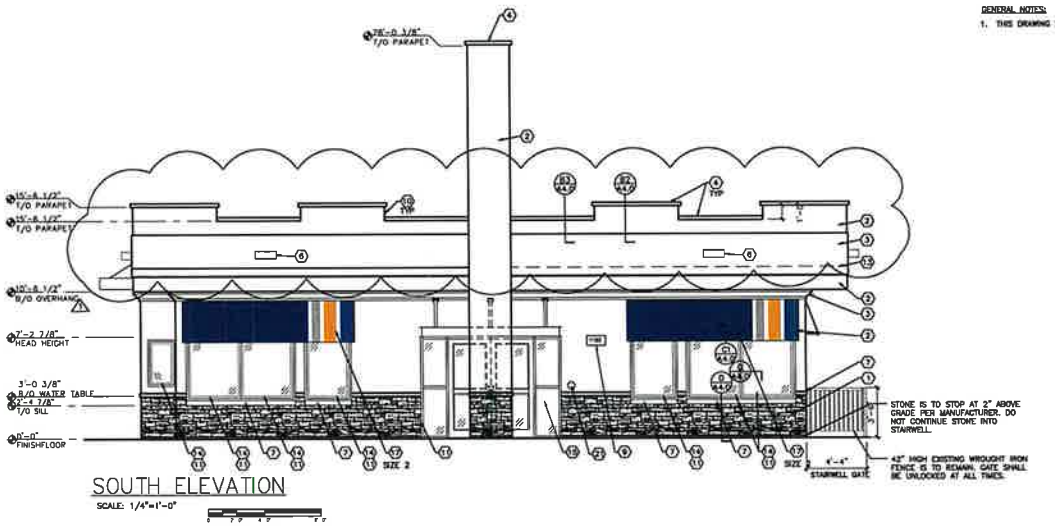
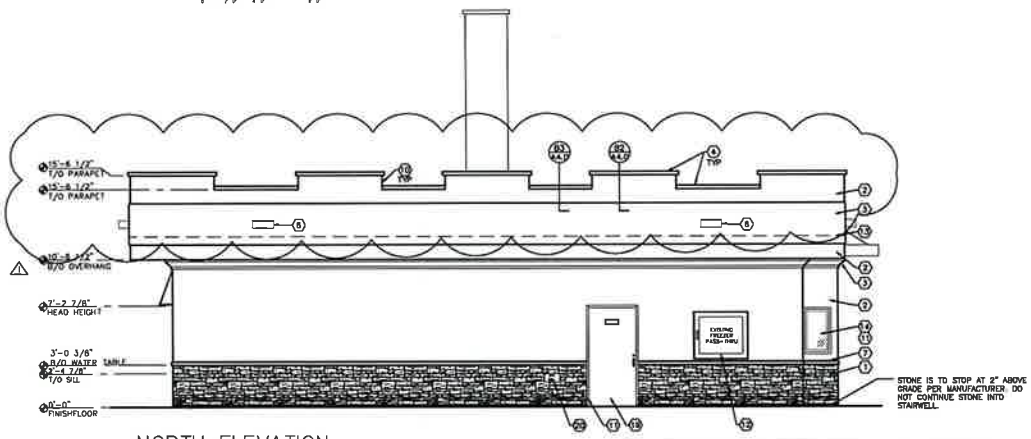



SOUTH ELEVATION

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




NORTH ELEVATION

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

GENERAL NOTES:

1. THIS DRAWING SHEET IS PRINTED IN COLOR.

## CONSTRUCTION NOTES

1. PARAPET DIMENSIONS ARE FROM FINISH TO FINISH.
2. EXTERIOR FINISH MASONRY PRODUCTS SHALL BE:

   PURCHASED FROM:
   HAMILTON PARKER
   1865 LEONARD AVE
   COLUMBUS, OH 43219
   CONTACT: MEGAN LYONS
   PHONE: (614) 358-7800 (OFFICE)
   (614) 403-2227 (CELL)

3. GROUT – RICH COLOR WHITE WITH WHITE SAND.
4. 3.4 LB. SQ/YD CORROSION RESISTANT WIRE LATH IS TO BE APPLIED DIRECTLY OVER EPS INSULATION. LATH IS TO BE INSTALLED HORIZONTALLY.
5. A SCRATCH COAT IS TO BE APPLIED OVER THE LATH FOLLOWED BY A SETTING BED PER MANUFACTURER'S INSTRUCTIONS.
6. AWNINGS OVER DOORS SHALL NOT INTERFERE WITH FREE SWING OF DOORS. AWNINGS SHALL BE CENTERED OVER DOORS AND WINDOWS.

## ELEVATION CODED NOTES

1. WAINSCOT – CULTURED STONE VENEER MANUFACTURER: PROVIA PRODUCT: EDGE CUT COLOR: POLAR GROUT: RICH COLOR-WHITE (WHITE SAND) JOINTS: RAKED
2. BODY OF BUILDING – E.I.F.S. COLOR: #10151 SUPER WHITE
3. ACCENT BAND – E.I.F.S. COLOR: 2280CST PANTONE
4. CAPSTONE (TYPICAL) WHITE PRECAST CONCRETE PROVIDED AND INSTALLED BY MASON MERLIONS: 1" OVERHANG ON ENDS AND INSIDE EDGE, 2" OVERHANG ON OUTSIDE EDGE.
5. CONTINUED: CRENELS: 1" OVERHANG ON INSIDE EDGE, 2" OVERHANG ON OUTSIDE EDGE. CRENELS SHALL FIT AGAINST ADJACENT FINISH WITHOUT GAPS AT ENDS. MITERED STONES AT CORNERS OF BUILDING/TOWER
6. METAL COPING BY ROOFING CONTRACTOR COLOR: WHITE
7. EXTERIOR LIGHT FIXTURE–USE EXISTING LIGHT FIXTURE LOCATION COLOR: BRUSHED ALUMINUM MOUNTED ON SMOOTH SURFACE (SEE DETAIL ON SHEET E2.0) SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR
8. WINDOW SILLS / WATER TABLE MANUFACTURER: PROVIA PRODUCT: WATER SILL WITH DRIP (1" WASH) COLOR: WHITE CUT/MADE TO LENGTH
9. UNDERSIDE OF SOFFIT – SAME AS CODED NOTE 2, BODY OF BUILDING.
10. ADDRESS STONE MANUFACTURER: TO BE PURCHASED LOCALLY AND APPROVED BY W.C. REP
11. CRENELLATION/ TOWER REVEAL (TYPICAL) SIDES SHALL BE CLAD WITH EXTERIOR FINISH MATERIAL
12. RETURN EXTERIOR FINISHES FULL DEPTH TO JAMB OR ADJACENT SURFACE
13. EXISTING FREEZER PASS-THRU DOOR (EXISTING TO REMAIN)
14. ROOF LINE
15. ALUMINUM STOREFRONT W/ 1" TEMPERED GLASS (EXISTING TO REMAIN, REPAIR)
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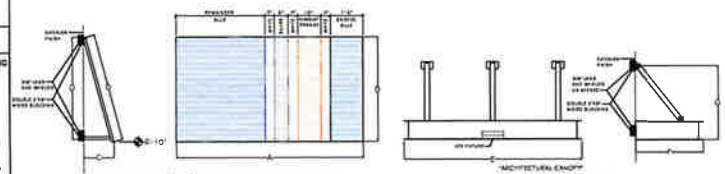
## AWNING SCHEDULE



| SIZE | A | B | C | D | REMARKS | QTY |
|---|---|---|---|---|---|---|
| SIZE 1 | 4'-0" | 2'-2" | 1'-0" | 2'-0" | WINDOW | 3 |
| SIZE 2 | 6'-4" | 3'-2" | 1'-0" | 3'-0" | WINDOW | 1 |
| SIZE 3 | 5'-4" | 3'-2" | 1'-0" | 3'-0" | WINDOW | 3 |

"ARCHITECTURAL CANOPY"

| SIZE | A | B | C | D | REMARKS | QTY |
|---|---|---|---|---|---|---|
| SIZE 3 | 5'-4" | 3'-2" | 1'-0" | 3'-0" | DRIVE THRU PAY WINDOW | 0 |
| SIZE 4 | 10'-0" | 2'-5" | 1'-0" | 3'-0" | DRIVE THRU PICKUP WINDOW & ENTRANCE | 1 |

DLZ
ARCHITECTURE • ENGINEERING • PLANNING
SURVEYING • CONSTRUCTION SERVICES
DLZ ARCHITECTURE, INC

| NO | REVISION | DATE |
|---|---|---|
| 1 | ADDENDUM 1 | |

DRAWING STATUS: CONSTR. SET
DESIGNED: AM
APPROVED: DPK
DATE: DECEMBER 1, 2023
DLZ PROJECT NUMBER: 2221-6010-00
CLIENT PROJECT NUMBER: -

HOFFMAN ESTATES, ILLINOIS, 60169
WHITE CASTLE
CH #48 HOFFMAN ESTATES
1100 W. GOLF RD

EXTERIOR ELEVATIONS

DRAWING NUMBER: A3.1

ARCHITECTURE

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1/25/2023 1:12:46 PM

# White Castle Restaurant

1100 W. Golf Rd.

## Master Sign Plan

**January 2023**

# *White Castle Restaurant*
## Master Sign Plan
January 2023

***Introduction***

This Master Sign Plan applies to the single lot 1100 W. Golf Road. The property includes a White Castle restaurant with a dual drive through.

The Master Sign Plan requirements have been developed based on the signage that is unique to the White Castle property. The lot is approximately 1.24 acres with one structure and related parking lot. This plan has been designed with signage for this development that maintains consistency with other similar developments, yet takes into account certain unique characteristics of this development. The Sign Plans are attached as Exhibit A.

***A. Area Included in Master Sign Plan***

This Master Sign Plan applies to the White Castle restaurant property only at 1100 W. Golf Rd. (PIN 07-09-300-021).

***B. General Provisions***

1. Definition. For the purposes of this Master Sign Plan, "Property" shall mean the 1100 W. Golf Rd. property.

2. Driver Sight Visibility. No sign shall be placed in a manner that will obstruct driver or pedestrian sight lines and create an unsafe condition based on analysis by the Village's Transportation Division.

3. Landscaping. Landscaping shall be provided at the base of all ground signs, unless determined to be unsafe or not feasible by the Village Department of Development Services.

4. Illumination. All signs permitted by this Master Sign Plan may be illuminated in accordance with Section 9-3-8-F of the Zoning Code unless otherwise indicated in the approved Master Sign Plan documents.

5. Sign Design. Colors and letter graphic styles on the signs shall be determined by the owners of the property; however, signs that are of a similar type shall be of a consistent color and graphic style.

6. Calculation of Sign Area. Such signs shall meet the requirements of Section 9-3-8-D, except that the architectural base and support structure of a ground sign shall not be included in the total sign area if these areas do not contain text, logos or any other graphics.

7. Permits. Sign permits shall be required in accordance with Section 9-3-8-A of the Zoning Code.
8. Coordination with Village Sign Code. All regulations of the Zoning Code shall apply unless specifically stated otherwise in this Master Sign Plan. In the event of a

conflict between this Master Sign Plan and the Zoning Code, the Master Sign Plan regulations shall apply.

9. Master Sign Plan. This document and the attached exhibits represent the entire Master Sign Plan.

### *C. Ground Signs*

The location of the ground sign governed by this Master Sign Plan is depicted on the Site Plan Exhibit attached hereto and made part hereof.

1. Ground Sign

   a. Type. The design of a sign shall be limited to a ground, monument, or pole style.

   b. Number and Size. One Ground Sign shall be permitted on the property. The sign shall be a maximum of 26 feet in height. The sign shall be a maximum of 100 square feet per side. The total sign area may include a manual copy change panel.

   c. Location. The Ground Sign shall be permitted to remain in the existing location, located on private property as depicted on the attached site plan. At the time the sign structure is replaced, it shall comply with the Village's setback requirements for freestanding signs.

   d. Sign Design. The sign shall be designed as shown on the Sign Plan Exhibit. Any future reconstructed sign shall be a monument style ground sign.

### *D. Wall Signs*

1. All Wall Signs shall be in accordance with the attached Sign Plan Exhibit attachment and adhere to the following:

   a. Type. Wall signs shall be internally lit channel letters or logos individually set on a raceway. The raceway shall be mounted directly to the building wall surface and shall be painted to match the façade color where it is to be mounted. Wall signs and raceway are not to extend more than 12" from the wall on which it is mounted.

   b. Number and Size. One wall sign shall be permitted on each elevation of the building for a total of four (4). Signs shall be a maximum of 45 square feet per sign.

   c. Location. Two wall signs shall be permitted on the architectural feature at the front of the building. These shall be considered the east and west wall signs. The north and south facades shall be permitted one additional attached sign each.

### *E. Miscellaneous Signs*

1. Directional/Entrance Signs. Directional/Entrance signs shall be permitted on the property to direct drivers to different portions of the site. Such signs shall be a maximum of six (6) square feet in size and four (4) feet in height. Directional/Entrance signs may contain the names of tenants on the property and may contain logos. All directional/entrance signs shall be of a consistent design and shall be separate from traffic control signs. The signs may be illuminated and shall be located a minimum of 3 feet from any property line.

2. Menu Board Signs. Two menu board signs shall be permitted. Each Menu Board shall not exceed 50 square feet in area and 7 feet in height. Such signs may be illuminated.

3. Clearance Sign. Two "clearance" canopy signs shall be permitted. The structure shall not exceed 11 feet 6 inches in height and shall only include signage relating to height clearance.

### *F. Temporary Signs*

1. Temporary and Special Event Signs. Special event signs shall be permitted as provided in the Zoning Code (Section 9-3-8-K).

### *G. Amendments*

1. Changes. Changes to the text, colors, or graphic style of the signs shall not require a formal amendment to this plan, provided the size and all other requirements of this plan are met and all signs of each type have identical design and colors.

2. Interpretations. Signs that are not explicitly addressed in the provisions of this plan, but that meet the intent of the plan may be permitted through administrative approval.

3. New Signs. The addition of new signs or relocation of existing signs shall not require a formal amendment to this plan, provided the signs meet all requirements of this plan. Any amendment to add additional signs or make substantial changes to the approved signs in this plan shall be subject to review by the Planning & Zoning Commission and approval by the Village Board through the process outlined in the Zoning Code for variations.

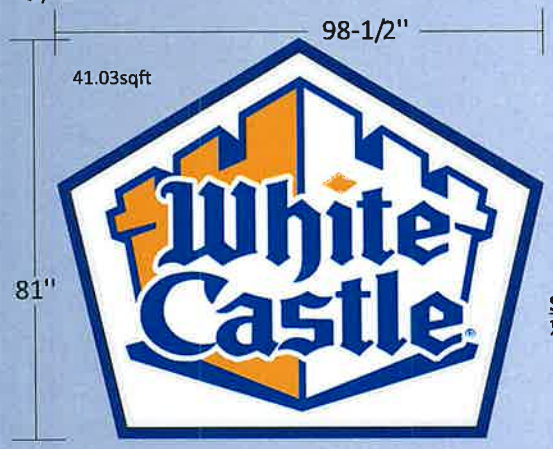
**WHITE CASTLE Chicago #48**

Underwriters Laboratories Inc. LISTED E71326

# Wall Signs A & B - Pentagons

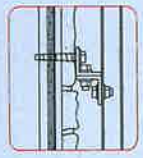
Branham Sign COMPANY · INCORPORATED

Qty: 2



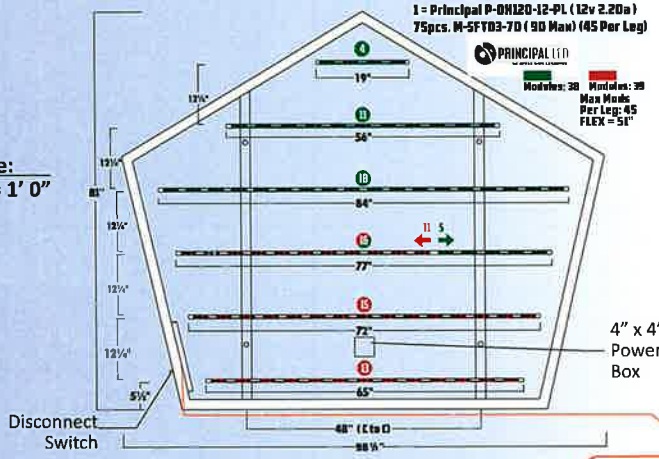

Scale: ½" = 1' 0"

INTERNALLY ILLUMINATED SINGLE FACE ALUMINUM WALL SIGNS PAINTED TO MATCH PANTONE 286 BLUE WITH 2" PAN AND 1/2" EMBOSSED WHITE POLYCARBONATE FACES DECORATED WITH 3630-97 BRISTOL BLUE AND 3630-84 TANGERINE TRANSLUCENT VINYL



(8) MOUNTING POINTS.
SIGN IS MOUNTED OFF WALL 2" WITH DOUBLE 90° CLIPS OR FLAT TO WALL

FASTENED TO WALL WITH 3/8" LAGS INTO 5/8" PLYWOOD BLOCKING




(2) VERTICAL 1-1/2" X 1-1/2" X 3/16" ALUMINUM ANGLE SUPPORT BRACKETS (FOR MOUNTING)

GENERAL DESCRIPTION

8" SINGLE FACE EXTRUSION WELDED WITH ¼" FILET WELD ALL (5) CORNERS, PAINTED EXTERIOR SURFACES, WITH MP 101384 SOA GLOSS WHITE CASTLE BLUE, TO MATCH PANTONE 286 BLUE. UNDERCOAT AND PAINTED INTERIOR SURFACES, MP 274535SP WHITE.
(2) VERTICAL 1-1/2" X 1-1/2" X 3/16" ALUMINUM ANGLE SUPPORT BRACKETS (FOR MOUNTING),
(4) 1/2" MOUNTING HOLES 6" IN FROM EDGE OF CABINET AND, .040 ALUMINUM BACK
ALUMINUM TRAYS WITH LED LAMPS

POWERED WITH (1) PRINCIPAL P-0H120-12-PL, AND (1) DISCONNECT SWITCH.
1/2" X 6'-0" LONG SEALTITE WHIP OUT BACK OF CABINET NEAR BOTTOM. ALL ELECTRIC PER LOCAL CODE AND SITE REQUIREMENTS
3/16" WHITE POLYCARBONATE
2" RAISED PAN, AND
1/2" RAISED EMBOSSED FACE, DECORATED WITH 3M 3630-97 BRISTOL BLUE & 363-84 TANGERINE TRANSLUCENT VINYLS

SIGN HAS (2) PICKUP POINTS AND (4) MOUNTING POINTS.

SIGN IS MOUNTED OFF WALL 2" WITH DOUBLE 90° CLIPS (OPTIONALLY FLAT TO WALL)

Underwriters Laboratories Inc. LISTED
ELECTRIC SIGN
COMPLIES TO UL 48

THIS ARTICLE IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE, AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

ELECTRICAL REQUIREMENT: ONE 20 Amp CIRCUIT @ 120V

**COLOR SPECIFICATIONS**
Material/Paint Spefications

| | |
|---|---|
| White Polycarbonate<br>Pan-formed Face | PMS 286C<br>Painted Sign Cabinet & Retainer |
| Bristol Blue 3630-97<br>Logo Translucent Vinyl | Tangerine 3630-84<br>Logo Translucent Vinyl |

| ELECTRICAL DATA | |
|---|---|
| VOLTAGE | 120 |
| AMPERAGE | 0.00 |

**NOTE**

STRUCTURE: HAS BEEN DESIGNED TO WITHSTAND 115 MPH AS THE ULTIMATE WIND SPEED, AND 90 MPH AS THE DESIGNED WIND SPEED. ACCORDING TO 2017 OBC TABLE 1609.6.2.1(2) WITH 30' MAX OVERALL HEIGHT. SIGN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2017 OBC.

Approval:

Approved/Customer Date


127 Cypress Street SW
Reynoldsburg,OH 43068
O: 740.964.9550
F: 740.964.9558
www.branhamsign.com


**Job Path** G:\WhiteCastle_States\2023 Remodel\Illinois (CH)\CH#48\WC CH#48 Remodel Print3, Pg1

| | | | |
|---|---|---|---|
| Order #: | 000000 | Proj. Location: | 1100 W. Golf Rd., Hoffman Estates, IL 60169 |
| Date: | 11.15.22 | Designer: | jgreenlee@branhamsign.com |
| Page Rev: | 003 | Sales Rep: | tbranham@branhamsign.com |

PROJECT: White Castle Chicago CH#48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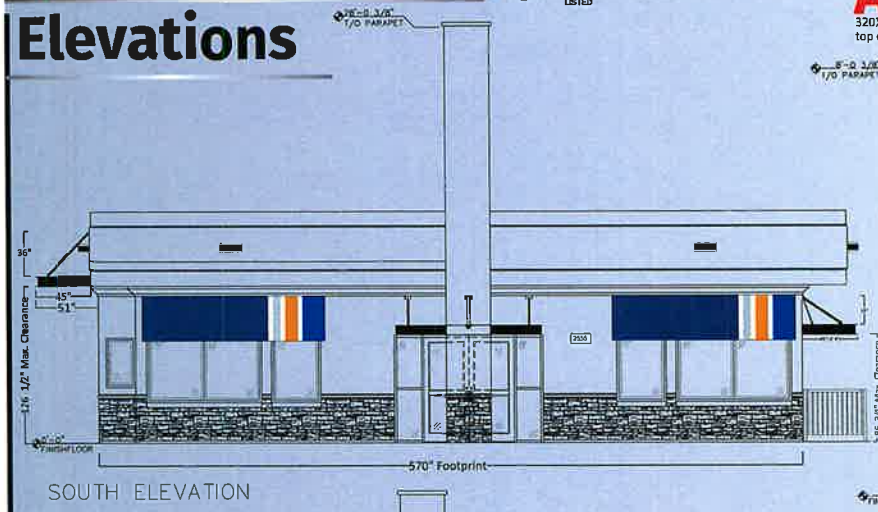
# WHITE CASTLE Chicago #48

Underwriters Laboratories Inc. LISTED E71326

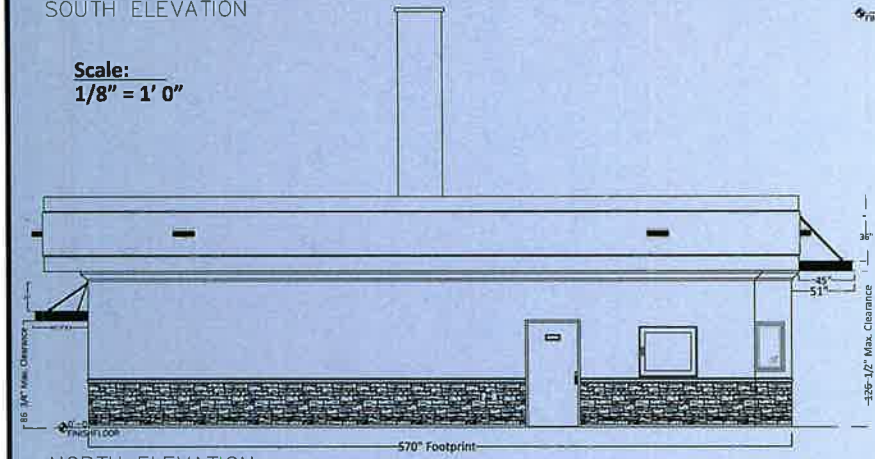
# Elevations



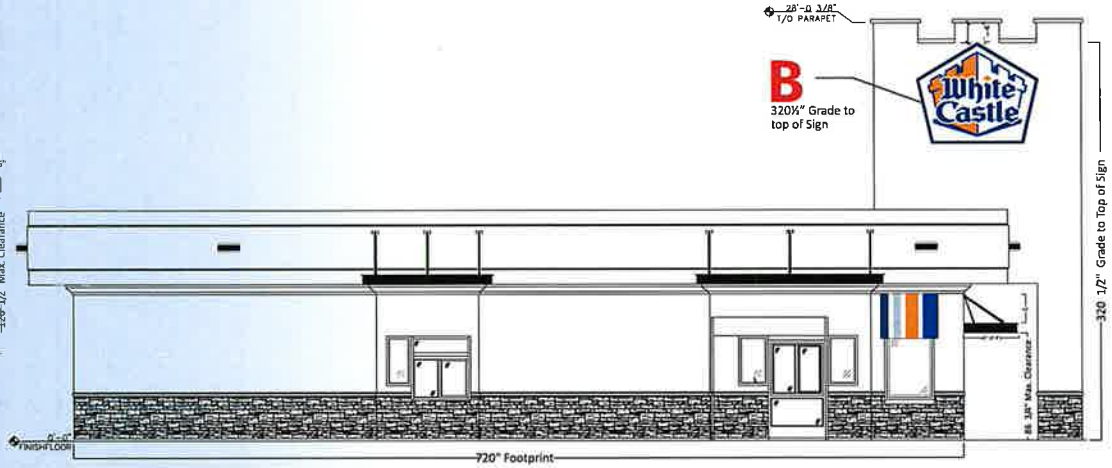

SOUTH ELEVATION

EAST ELEVATION

**Scale:**
**1/8" = 1' 0"**




NORTH ELEVATION




WEST ELEVATION

Branham Sign COMPANY · INCORPORATED

**NOTE**

STRUCTURE: HAS BEEN DESIGNED TO WITHSTAND 115 MPH AS THE ULTIMATE WIND SPEED, AND 90 MPH AS THE DESIGNED WIND SPEED, ACCORDING TO 2017 OBC TABLE 1609.6.2.1(2) WITH 30' MAX OVERALL HEIGHT. SIGN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2017 OBC.

Approval:

Approved/Customer Date


127 Cypress Street SW
Reynoldsburg, OH 43068
O: 740.964.9550
F: 740.964.9558


**Job Path** G:\WhiteCastle_States\2023 Remodel\Illinois (CH)\CH#48\WC CH#48 Remodel Print3, Pg2

| | | | |
|---|---|---|---|
| Order #: | 000000 | Proj. Location: | 1100 W. Golf Rd., Hoffman Estates, IL 60169 |
| Date: | 11.15.22 | Designer: | jgreenlee@branhamsign.com |
| Page Rev: | 003 | Sales Rep: | tbranham@branhamsign.com |

PROJECT: White Castle Chicago CH#48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**WHITE CASTLE Chicago #48**

Underwriters Laboratories Inc. LISTED E71326

# Plat Plan

**A** NEW 81" h. x 98½" Pentagon Wall Sign (320½" Grade to Top of Sign)

**B** NEW 81" h. x 98½" Pentagon Wall Sign (320½" Grade to Top of Sign)

**C** EXISTING D/F 8' 1" x 8' Pylon Sign & Reader Board Approx. 14' from Curb

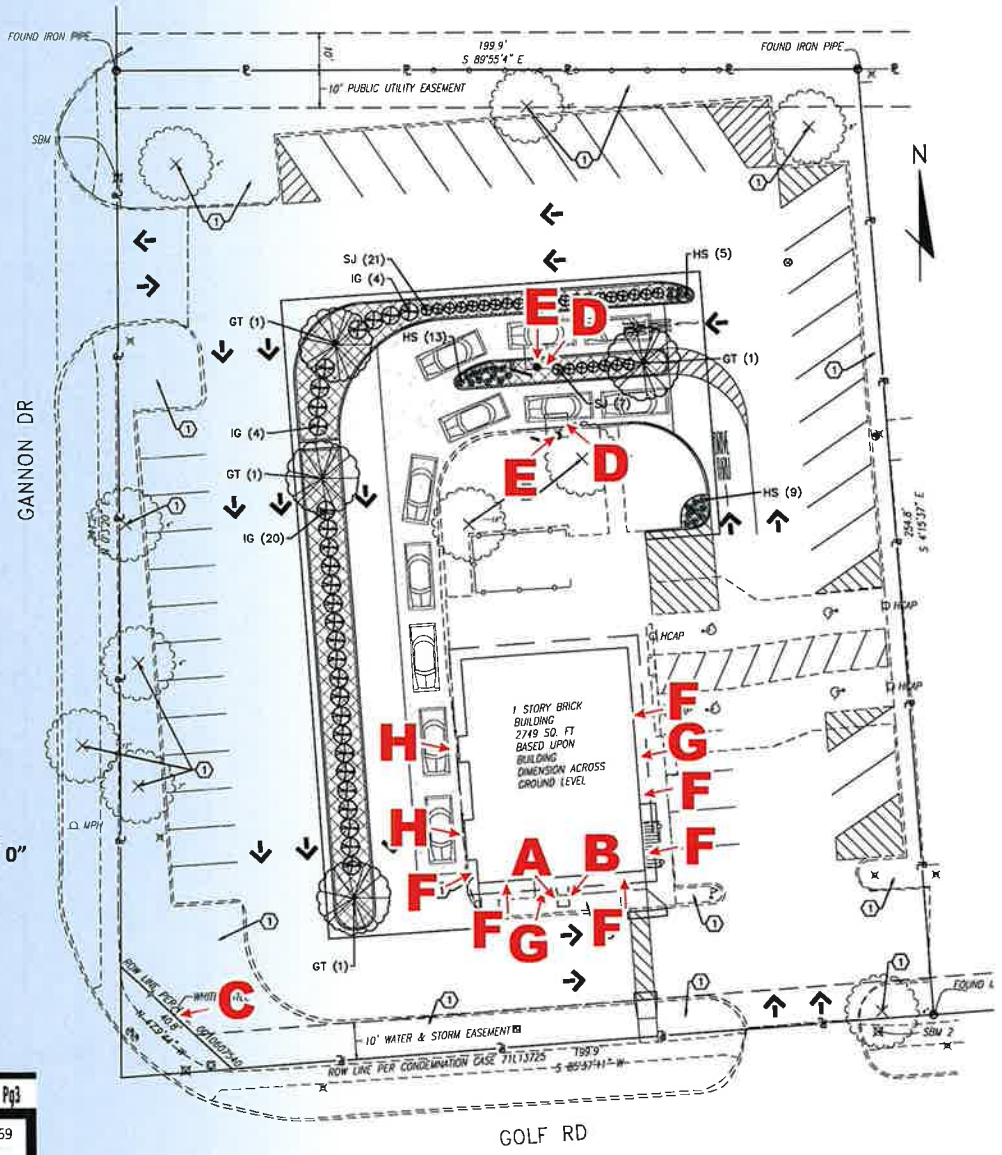
**D** NEW Drive-Thru Canopy

**E** NEW Drive-Thru Menu

**F** NEW Window Awnings

**G** NEW Entry Architectural Canopy

**H** NEW Drive-Thru Architectural Canopy




Scale: 1/32" = 1' 0"


127 Cypress Street SW
Reynoldsburg, OH 43068
O: 740.964.9550
F: 740.964.9558


PROJECT

White Castle Chicago CH#48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Approval:

Approved/Customer Date

**Job Path** G:\WhiteCastle_States\2023 Remodel\Illinois (CH)\CH#48\WC CH#48 Remodel Print3 Pg3

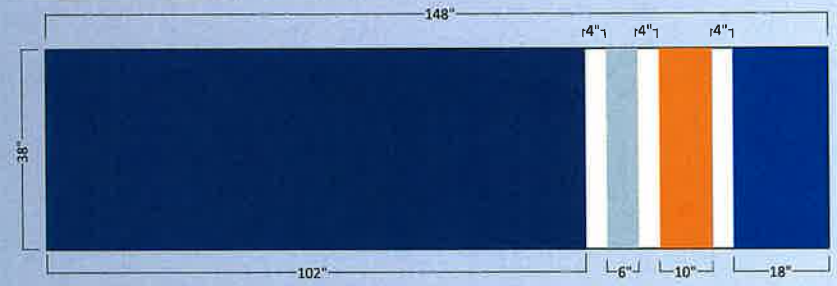
| | | | |
|---|---|---|---|
| Order #: | 000000 | Proj. Location: | 1100 W. Golf Rd., Hoffman Estates, IL 60169 |
| Date: | 11.15.22 | Designer: | jgreenlee@branhamsign.com |
| Page Rev: | 003 | Sales Rep: | tbranham@branhamsign.com |

**WHITE CASTLE Chicago #48** | Underwriters Laboratories Inc. LISTED E71326

# Striped Awnings

Branham Sign COMPANY · INCORPORATED

Qty: 2

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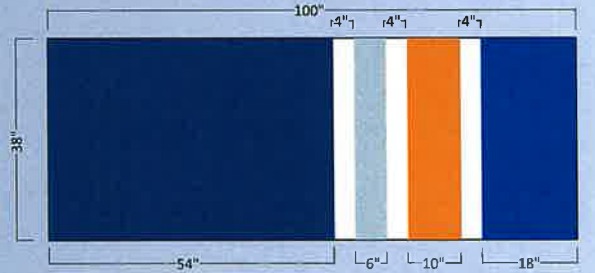
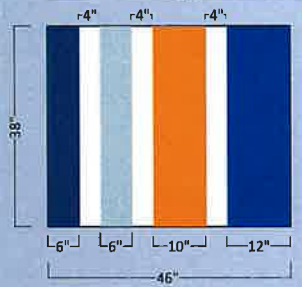
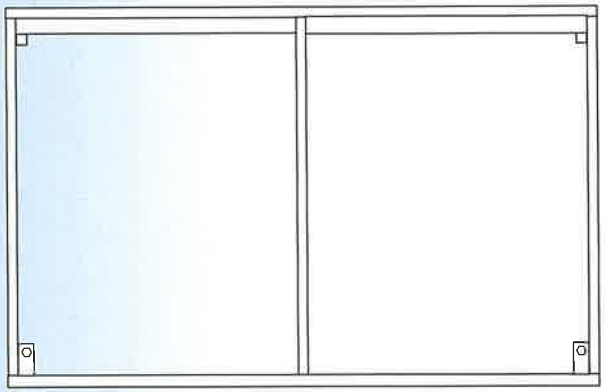
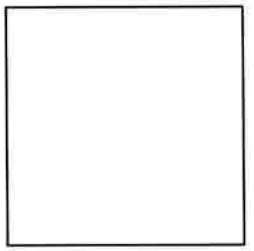



Qty: 3



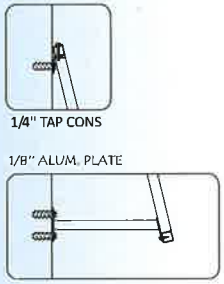


FRAME CONSTRUCTED OF 1" X 1" AND 1" X 2" ALUMINUM TUBE SKINNED WITH ELITE COMPOSITE BOARD. WHOLE ASSEMBLY PAINTED WHITE AND DECORATED WITH TRANSLUCENT VINYLS MOUNTED TO WALL WITH A SERIES OF NON-CORROSIVE FASTNERS AND HARDWARE

**COLOR SPECIFICATIONS**

Material/Paint Spefications

| | |
|---|---|
| White ECB | Awning Face & Painted Structure |
| Patriot Blue 3630-97 | Logo Translucent Vinyl |
| Silver (Satin Alum.) 220-120 | High Performance Vinyl |
| Blue 3630-36 | Blue Translucent Vinyl |
| Tangerine 3630-84 | Logo Translucent Vinyl |




**NOTE**

STRUCTURE: HAS BEEN DESIGNED TO WITHSTAND 115 MPH AS THE ULTIMATE WIND SPEED, AND 90 MPH AS THE DESIGNED WIND SPEED, ACCORDING TO 2017 OBC TABLE 1609.6.2.1(2) WITH 30' MAX OVERALL HEIGHT. SIGN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2017 OBC.

**Scale:** N.T.S.

Approval:

Approved/Customer Date


127 Cypress Street SW
Reynoldsburg, OH 43068
O: 740.964.9550
F: 740.964.9558


**Job Path** G:\WhiteCastle_States\2023 Remodel\Illinois (CH)\CH#48\WC CH#48 Remodel Print3, Pg4

| | | | |
|---|---|---|---|
| Order #: | 000000 | Proj. Location: | 1100 W. Golf Rd., Hoffman Estates, IL 60169 |
| Date: | 11.15.22 | Designer: | jgreenlee@branhamsign.com |
| Page Rev: | 003 | Sales Rep: | tbranham@branhamsign.com |

PROJECT: White Castle Chicago CH#48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**WHITE CASTLE Chicago #48**

Underwriters Laboratories Inc. LISTED E71326

# Canopies - Drive Thru

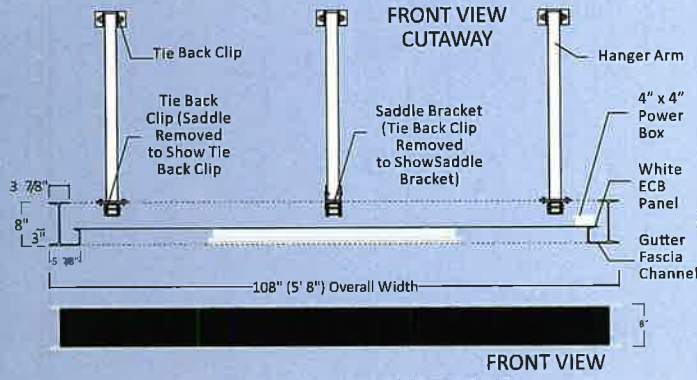
Qty: 2 (1 ea.)

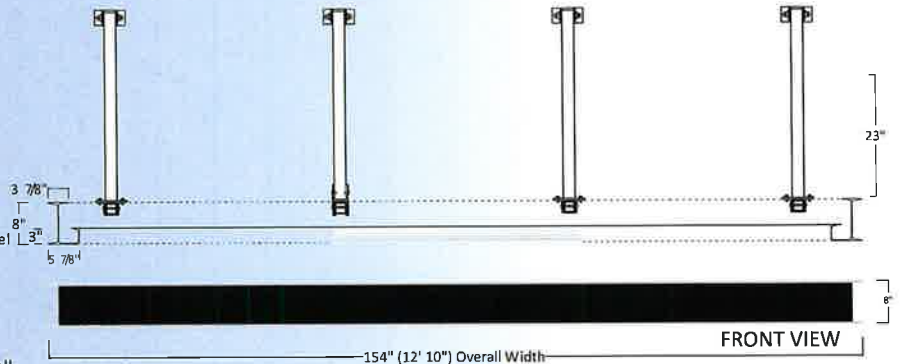
**NOTE**

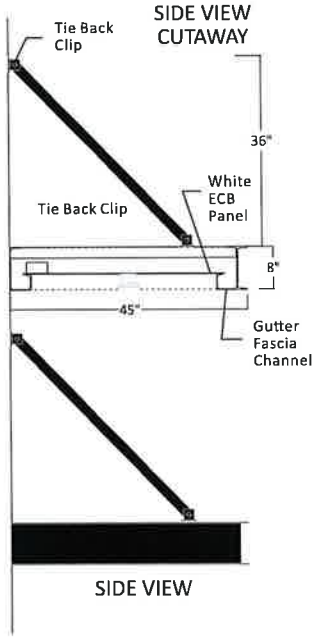
STRUCTURE: HAS BEEN DESIGNED TO WITHSTAND 115 MPH AS THE ULTIMATE WIND SPEED, AND 90 MPH AS THE DESIGNED WIND SPEED, ACCORDING TO 2017 OBC TABLE 1609.6.2.1(2) WITH 30' MAX OVERALL HEIGHT. SIGN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2017 OBC.

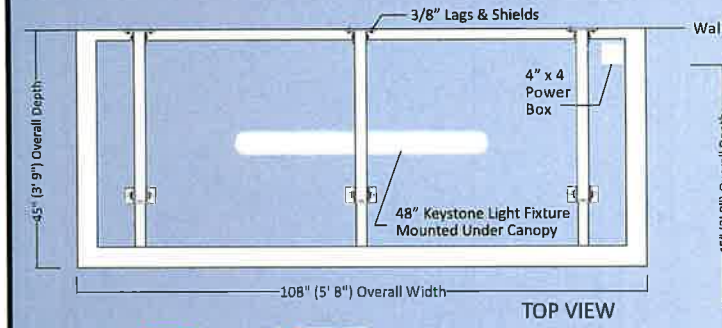
**Branham Sign**
COMPANY · INCORPORATED

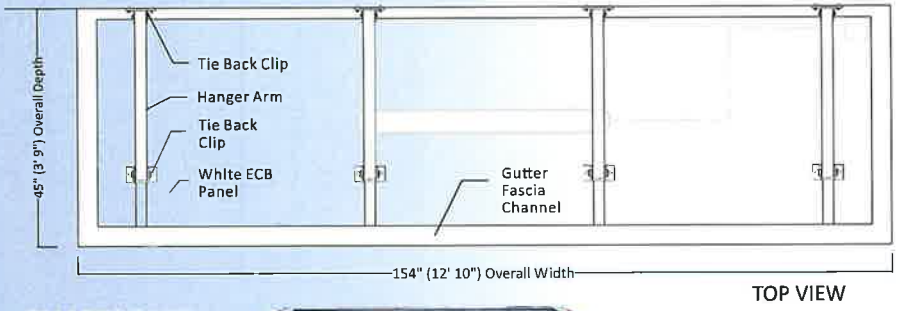
Aluminum Architectural Canopy and Light Fixture
- Frame Constructed of .090 Aluminum Panels




KEYSTONE CELEBRATING 75 YEARS XFiT
**KT-VTLED63-4A-850-VDIM-P**

KEYSTONE CELEBRATING 75 YEARS SMART / SAFE LED EMERGENCY BACK-UP
**KT-EMRG-LED-SC-500**

**STANDARD LED EMERGENCY BACK-UP KIT**

Enables emergency lighting solutions to be utilized in a variety of lighting fixtures including both LED and fluorescent

**Scale:** N.T.S.

NOTE: Canopies are Painted Matte Black (Some Shown Here as White for Clarity)

Approval:

Approved/Customer Date


127 Cypress Street SW
Reynoldsburg, OH 43068
O: 740.964.9550
F: 740.964.9558


**Job Path** G:\WhiteCastle_States\2023 Remodel\Illinois (CH)\CH#48\WC CH#48 Remodel Print3, Pg5

| | | | |
|---|---|---|---|
| Order #: | 000000 | Proj. Location: | 1100 W. Golf Rd., Hoffman Estates, IL 60169 |
| Date: | 11.15.22 | Designer: | jgreenlee@branhamsign.com |
| Page Rev: | 003 | Sales Rep: | tbranham@branhamsign.com |

PROJECT: White Castle **Chicago CH#48**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**WHITE CASTLE Chicago #48**

Underwriters Laboratories Inc. LISTED E71326

# Canopies - Entry Doors

Qty: 2

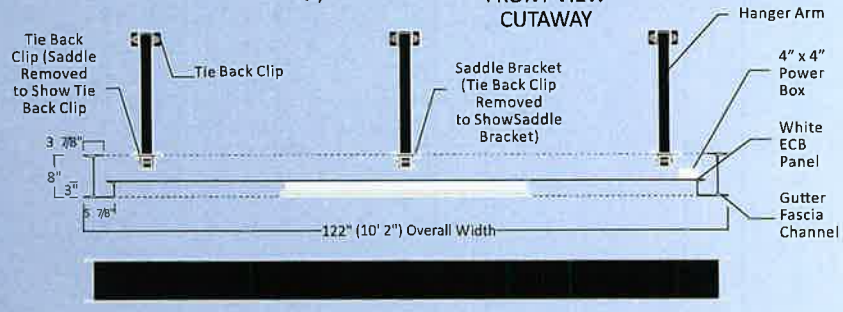
**NOTE**

STRUCTURE: HAS BEEN DESIGNED TO WITHSTAND 115 MPH AS THE ULTIMATE WIND SPEED, AND 90 MPH AS THE DESIGNED WIND SPEED, ACCORDING TO 2017 OBC TABLE 1609.6.2.1(2) WITH 30' MAX OVERALL HEIGHT. SIGN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2017 OBC.

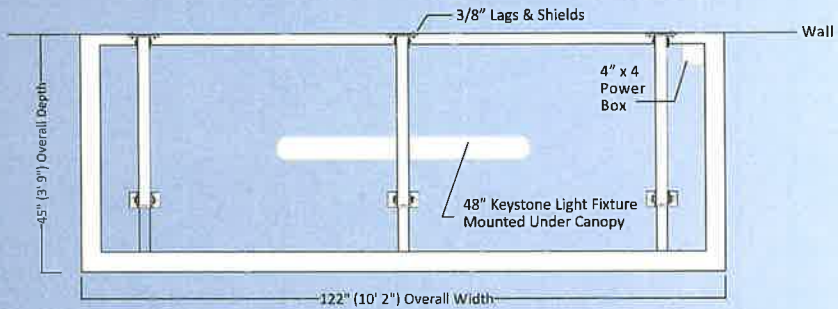
Branham Sign COMPANY · INCORPORATED

Aluminum Architectural Canopy and Light Fixture
- Frame Constructed of .090 Aluminum Panels

FRONT VIEW CUTAWAY

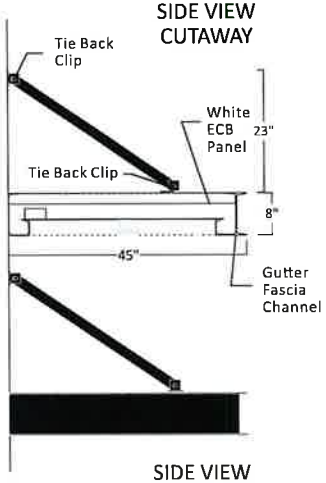



FRONT VIEW




TOP VIEW

SIDE VIEW CUTAWAY




SIDE VIEW

KEYSTONE XFIT
**KT-VTLED63-4A-850-VDIM-P**

KEYSTONE CELEBRATING 75 YEARS
**KT-EMRG-LED-5C-500**

SMART/SAFE LED EMERGENCY BACK-UP

STANDARD LED EMERGENCY BACK-UP KIT

Enables emergency lighting solutions to be utilized in a variety of lighting fixtures including both LED and fluorescent

Scale: N.T.S.

NOTE: Canopies are Painted Matte Black (Some Shown Here as White for Clarity)

Approval:

Approved/Customer Date


127 Cypress Street SW
Reynoldsburg, OH 43068
O: 740.964.9550
F: 740.964.9558


**Job Path** G:\WhiteCastle_States\2023 Remodel\Illinois (CH)\CH#48\WC CH#48 Remodel Print3, Pg6

| | | | |
|---|---|---|---|
| Order #: | 000000 | Proj. Location: | 1100 W. Golf Rd., Hoffman Estates, IL 60169 |
| Date: | 11.15.22 | Designer: | jgreenlee@branhamsign.com |
| Page Rev: | 003 | Sales Rep: | tbranham@branhamsign.com |

PROJECT: White Castle Chicago CH#48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**WHITE CASTLE Chicago #48**

Underwriters Laboratories Inc. LISTED E71326

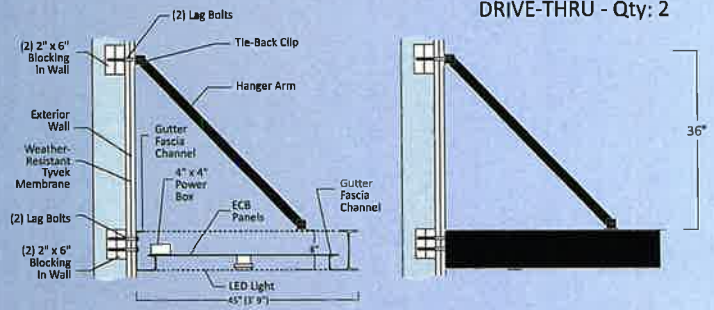
# Canopies - Blocking & Spacing (Typical)

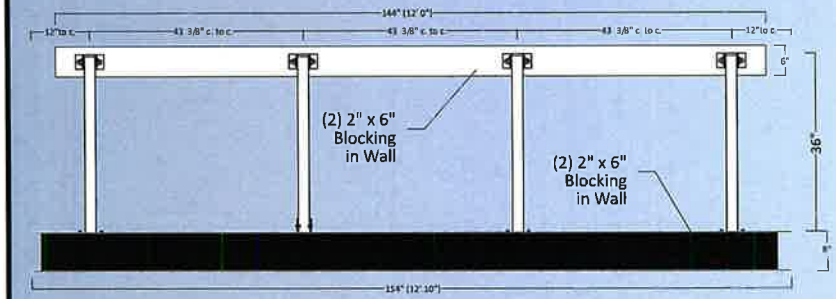
**NOTE**

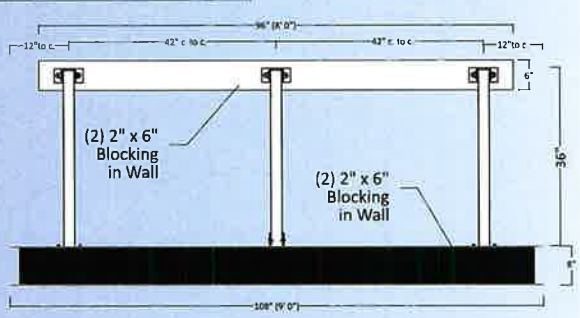
STRUCTURE: HAS BEEN DESIGNED TO WITHSTAND 115 MPH AS THE ULTIMATE WIND SPEED, AND 90 MPH AS THE DESIGNED WIND SPEED, ACCORDING TO 2017 OBC TABLE 1609.6.2.1(2) WITH 30' MAX OVERALL HEIGHT. SIGN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2017 OBC.

Branham Sign COMPANY · INCORPORATED

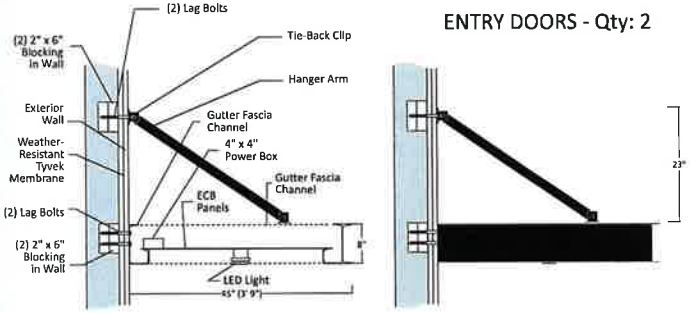
## DRIVE-THRU - Qty: 2

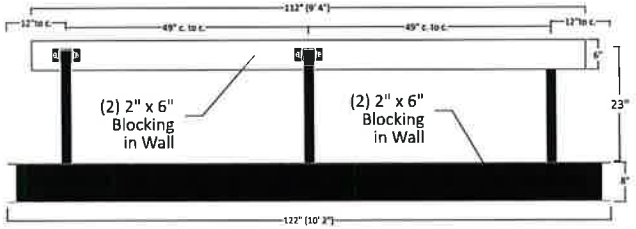



## ENTRY DOORS - Qty: 2




Approval:

Approved/Customer Date


127 Cypress Street SW
Reynoldsburg, OH 43068
O: 740.964.9550
F: 740.964.9558


**Job Path** G:\WhiteCastle_States\2023 Remodel\Illinois (CH)\CH#48\WC CH#48 Remodel Print3, Pg7

| | | | |
|---|---|---|---|
| Order #: | 000000 | Proj. Location: | 1100 W. Golf Rd., Hoffman Estates, IL 60169 |
| Date: | 11.15.22 | Designer: | jgreenlee@branhamsign.com |
| Page Rev: | 003 | Sales Rep: | tbranham@branhamsign.com |

PROJECT: White Castle Chicago CH#48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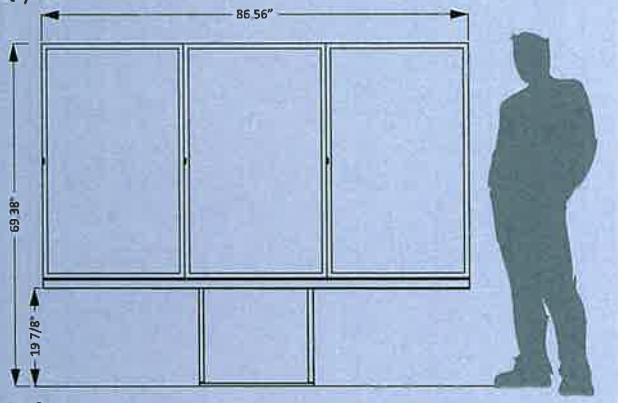
**WHITE CASTLE Chicago #48**

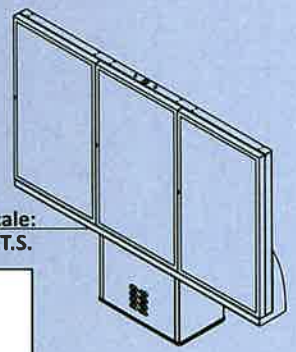
Underwriters Laboratories Inc. LISTED E71326

# Drive-Thru Menu

Qty: 2




Scale:
½" = 1' 0"



Scale:
N.T.S.

Triple 55" ODMB SYSTEM
- (3) Samsung 55" OHF series series LCD
- Pedestal Size 23.75" x 17.68" x 14"
- Cold Rolled Steel Frame
- ½ Steel HRPO Base Plate
- ¼" Steel HRPO Top Plate
- 10GA CRS Walls
- Durable Outdoor Rated Powdercoat Finish
- IP56 (Monitor Only)
- Power 110V~(+/-10%) @60GHz

**NOTE**

STRUCTURE: HAS BEEN DESIGNED TO WITHSTAND 115 MPH AS THE ULTIMATE WIND SPEED, AND 90 MPH AS THE DESIGNED WIND SPEED. ACCORDING TO 2017 OBC TABLE 1609.6.2.1(2) WITH 30' MAX OVERALL HEIGHT. SIGN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2017 OBC.

Branham Sign COMPANY · INCORPORATED

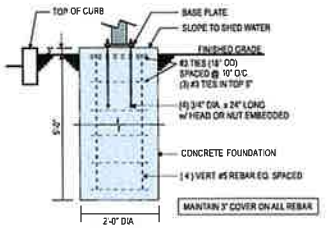
## WIND LOAD 115 MPH (ASCE 7-10)

**DESIGN PARAMETERS:**
2015 INTERNATIONAL BUILDING CODE
ASCE 7-10
WIND SPEED DATA
1. BASIC WIND SPEED = 115 MPH
(3 SEC. GUST)
2. RISK CATEGORY II
3. WIND EXPOSURE C
4. INTERNAL PRESSURE COEF. N/A
5. COMPONENT AND CLADDING N/A

**MATERIALS:**
GRADE F1554 Gr 36 ANCHOR BOLTS
GRADE A615 60 KSI REBAR
3000 PSI CONCRETE @ 28 DAYS

**CLASS 5 SOIL:**
1500 PSF SOIL BEARING
100 PSF/LF SOIL LATERAL BEARING
UNDISTURBED SOIL

**FOUNDATION DETAIL**



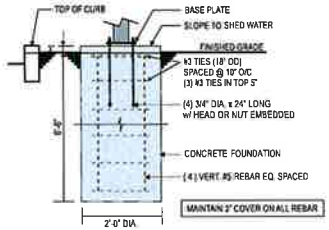

## WIND LOAD 150 MPH (ASCE 7-10)

**DESIGN PARAMETERS:**
2015 INTERNATIONAL BUILDING CODE
ASCE 7-10
WIND SPEED DATA
1. BASIC WIND SPEED = 150 MPH
(3 SEC. GUST)
2. RISK CATEGORY II
3. WIND EXPOSURE C
4. INTERNAL PRESSURE COEF. N/A
5. COMPONENT AND CLADDING N/A

**MATERIALS:**
GRADE F1554 Gr 36 ANCHOR BOLTS
GRADE A615 60 KSI REBAR
3000 PSI CONCRETE @ 28 DAYS

**CLASS 5 SOIL:**
1500 PSF SOIL BEARING
100 PSF/LF SOIL LATERAL BEARING
UNDISTURBED SOIL

**FOUNDATION DETAIL**



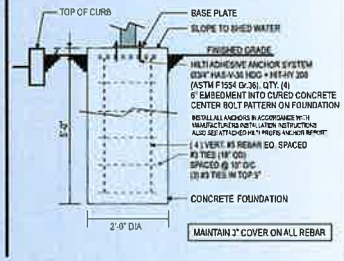

## WIND LOAD 115 MPH (ASCE 7-10)

**DESIGN PARAMETERS:**
2015 INTERNATIONAL BUILDING CODE
ASCE 7-10 WIND SPEED DATA:
1. BASIC WIND SPEED = 115 MPH
(3 SEC. GUST)
2. RISK CATEGORY II
3. WIND EXPOSURE C
4. INTERNAL PRESSURE COEF. N/A
5. COMPONENT AND CLADDING N/A

**MATERIALS:**
HILTI ADHESIVE ANCHOR SYSTEM
Ø3/4" HAS-V-36 HDG + HIT-HY 200
GRADE A615 60 KSI REBAR
3000 PSI CONCRETE @ 28 DAYS

**CLASS 5 SOIL:**
1500 PSF SOIL BEARING
100 PSF/LF SOIL LATERAL BEARING
UNDISTURBED SOIL

**FOUNDATION DETAIL**



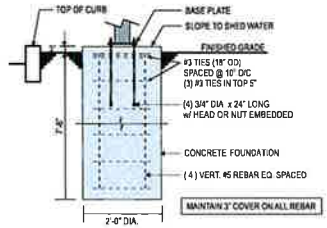

## WIND LOAD 180 MPH (ASCE 7-10)

**DESIGN PARAMETERS:**
2015 INTERNATIONAL BUILDING CODE
ASCE 7-10
WIND SPEED DATA
1. BASIC WIND SPEED = 180 MPH
(3 SEC. GUST)
2. RISK CATEGORY II
3. WIND EXPOSURE C
4. INTERNAL PRESSURE COEF. N/A
5. COMPONENT AND CLADDING N/A

**MATERIALS:**
GRADE F1554 Gr 55 ANCHOR BOLTS
GRADE A615 60 KSI REBAR
3000 PSI CONCRETE @ 28 DAYS

**CLASS 5 SOIL:**
1500 PSF SOIL BEARING
100 PSF/LF SOIL LATERAL BEARING
UNDISTURBED SOIL

**FOUNDATION DETAIL**




Approval:

Approved/Customer Date

127 Cypress Street SW
Reynoldsburg,OH 43068
O: 740.964.9550
F: 740.964.9558

**Job Path** G:\WhiteCastle_States\2023 Remodel\Illinois (CH)\CH#48\WC CH#48 Remodel Print3, Pg8

| | | | |
|---|---|---|---|
| Order #: | 000000 | Proj. Location: | 1100 W. Golf Rd., Hoffman Estates, IL 60169 |
| Date: | 11.15.22 | Designer: | jgreenlee@branhamsign.com |
| Page Rev: | 003 | Sales Rep: | tbranham@branhamsign.com |

PROJECT: White Castle Chicago CH#48

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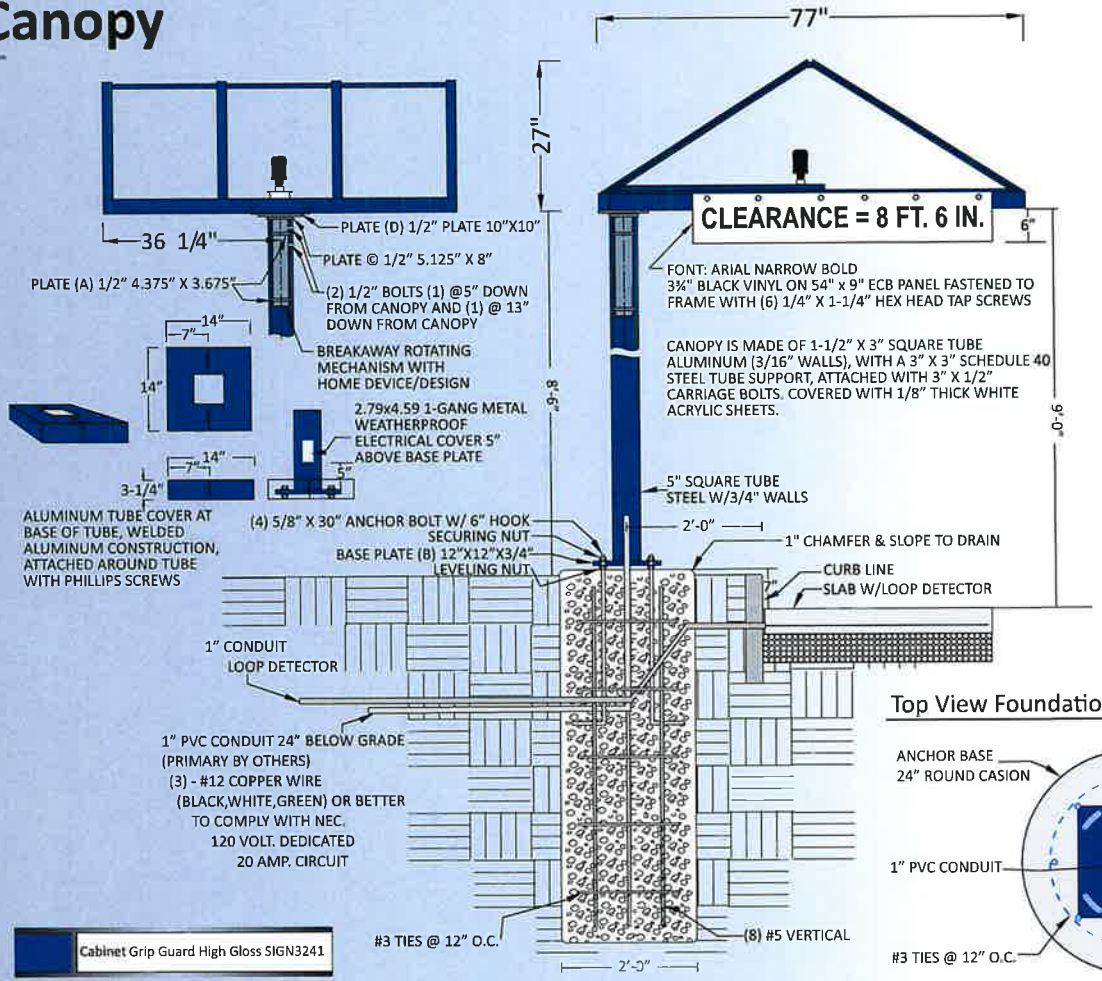
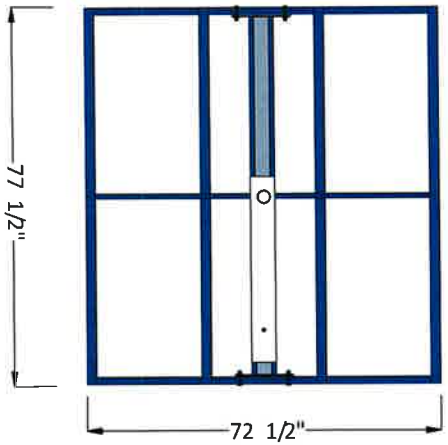
**WHITE CASTLE Chicago #48**

# Drive-Thru Canopy

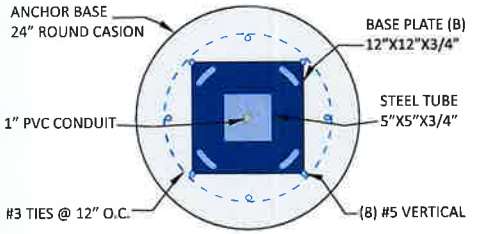
Qty: 2

Branham Sign
COMPANY · INCORPORATED




## Top View Foundation (24"ROUND X 5-6" DEEP)




Cabinet Grip Guard High Gloss SIGN3241

Roof Panels 3M Bristol Blue 3630-97

NOTE

STRUCTURE HAS BEEN DESIGNED TO WITHSTAND 100 MPH AS THE ULTIMATE WIND SPEED, AND 90 MPH AS THE DESIGNED WIND SPEED. ACCORDING TO 2017 OBC TABLE 1609.6.2.1(2) WITH 30' MAX OVERALL HEIGHT. SIGN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2017 OBC.

Approval:

Approved/Customer Date

G:\WhiteCastle_States\2023 Remodel\Illinois (CH)\CH#48\WC CH#48 Remodel Print3, Pg9


127 Cypress Street SW
Reynoldsburg, OH 43068
O: 740.964.9550
F: 740.964.9558


| | | | |
|---|---|---|---|
| Order #: | 000001 | Proj. Location: | 1100 W. Golf Rd., Hoffman Estates, IL 60169 |
| Date: | 11.15.22 | Designer: | Tbjr |
| Page Rev: | 003 | Sales Rep: | TOM BRANHAM |

PROJECT: White Castle Chicago CH#48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**WHITE CASTLE Chicago #48**

Underwriters Laboratories Inc. LISTED E71326

# Replacement Faces

Branham Sign COMPANY · INCORPORATED

(2) faces for (1) D/F

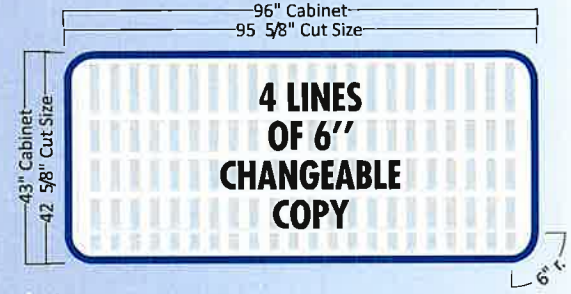
Scale:
½" = 1' 0"

3/16" WHITE POLYCARBONATE
- Flange Not on Survey
- Embossed Pentagon
- 2" Retainer
- Decorated w/3630-97 Bristol Blue & 3630-84 Tangerine Trans. Vinyl

SHOWN IN SIGN CABINET
FOR EXAMPLE - FACES ONLY.

PAINT EXISTING STRUCTURE AND CABINET PMS 286C BLUE. REFIT CABINET WITH LED LIGHTING.

(2) faces for (1) D/F




Scale:
½" = 1' 0"

3/16" WHITE POLYCARBONATE
- Planked
- 1½" Retainer
- Tracked 6" Letter on 7"

SHOWN IN SIGN CABINET
FOR EXAMPLE - FACES ONLY.

NOTE:

Size of Reader Board Estimated. Size Should be Very Close, but Verification Needed Before Production.

**COLOR SPECIFICATIONS**
Material/Paint Specifications

| | |
|---|---|
| White Polycarbonate — Pan-formed Face | PMS 286C — Painted Sign Cabinet & Retainer |
| Bristol Blue 3630-97 — Logo Translucent Vinyl | Tangerine 3630-84 — Logo Translucent Vinyl |

**NOTE**

STRUCTURE: HAS BEEN DESIGNED TO WITHSTAND 115 MPH AS THE ULTIMATE WIND SPEED, AND 90 MPH AS THE DESIGNED WIND SPEED. ACCORDING TO 2017 OBC TABLE 1609.6.2.1(2) WITH 30' MAX OVERALL HEIGHT. SIGN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2017 OBC.

Approval:

Approved/Customer Date


127 Cypress Street SW
Reynoldsburg,OH 43068
O: 740.964.9550
F: 740.964.9558


**Job Path** G:\WhiteCastle_States\2023 Remodel\Illinois (CH)\CH#48\WC CH#48 Remodel Print3, Pg10

| | | | |
|---|---|---|---|
| Order #: | 000000 | Proj. Location: | 1100 W. Golf Rd., Hoffman Estates, IL 60169 |
| Date: | 11.15.22 | Designer: | jgreenlee@branhamsign.com |
| Page Rev: | 003 | Sales Rep: | tbranham@branhamsign.com |

PROJECT: White Castle Chicago CH#48


The designs, concepts, drawing and specifications provided are the exclusive property of Branham Sign Company Inc. and may not be reproduced in any way, shape or fashion without the express written permission of Branham Sign Company Inc.

# NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning and Zoning Commission of the Village of Hoffman Estates will hold a public hearing on February 1, 2023 at 7:00 p.m. in the Hoffman Estates Municipal Building, 1900 Hassell Road, Hoffman Estates, IL to consider a request for a Site Plan Amendment and Master Sign Plan for the property located at 1100 W. Golf Rd, PIN: 07-09-300-021. The petitioner of this request is Todd Harkins (applicant) & White Castle Systems (owner).

Eva Combs, Chairperson
Planning and Zoning Commission

To be published by Paddock Publications on Tuesday, January 17, 2023.

**ORDINANCE NO. _____ - 2023**

**VILLAGE OF HOFFMAN ESTATES**
**AN ORDINANCE GRANTING A PRELIMINARY AND FINAL SITE PLAN FOR BELL WORKS TOWNHOMES LOCATED AT 1705 LAKEWOOD BOULEVARD**

WHEREAS, the Planning and Zoning Commission at a public meeting duly called and held according to law on February 1, 2023, considered the request by Hoffman Estates Acquisitions LLC (owner) for a Preliminary and Final Site Plan for Bell Works Townhomes located at 1705 Lakewood Boulevard and shown on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Commission made certain Finding of Fact attached hereto and made a part hereof as Exhibit "B" and recommended approval of the Preliminary and Final Site Plan for Bell Works Townhomes located at 1705 Lakewood Blvd to the Board of Trustees; and

WHEREAS, the Corporate Authorities have received and considered said recommendation; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook County, Illinois, as follows:

Section 1: The Corporate Authorities hereby find that the facts and statements contained in the preamble of this Ordinance are true.

Section 2: Preliminary and Final Site Plan attached hereto and made a part here of as Exhibit B, are hereby granted for the property located at 1705 Lakewood Blvd.

Section 3: Preliminary and Final Site Plan is granted based upon the plans included in Exhibit B and the following conditions:

1. The site development permit shall be obtained within twelve (12) months of the Village Board action on this request.

2. The most recent plans, dated January 11, 2023, do not fully address all previous technical comments identified by staff, and additional review comments are still being identified. A waiver is hereby granted from Section 10-6 of the Subdivision Code to allow final consideration prior to all documents and plan being completed and in full compliance with Village Code. As noted in the conditions, the petitioner is required to address all comments prior to issuance of a site development permit for the project. All submittal documents, plans and plats submitted for the Planning and Zoning Commission review process shall be subject to additional comprehensive staff-level review(s). The site development permit shall not be issued until all staff comments have been satisfactorily addressed (as determined by the Director of Development Services) in subsequent plan submittals.

3. A performance guarantee based on an Engineers Estimate of Cost shall be submitted to the Village prior to issuance of a site development permit.

4. Acceptance of all public improvements shall follow procedures outlined in the Municipal Code for public acceptance.

5. A permit from the Metropolitan Water Reclamation District (MWRD) shall be obtained prior to site construction commencing. The Village will execute the stormwater permit for submission to MWRD once all technical stormwater staff comments have been satisfactorily addressed as determined by the Director of Engineering.

6. Developer shall pay a cash contribution in lieu of school land donation and school cash contribution prior to issuance of any building permit for the development as provided for in §10-9-2 of the Village Code. The land donation fee-in-lieu shall be at rate of $165,000 per acre of required land dedication.

7. Developer shall adhere to the Park District agreement letter identifying both a land donation and cash in lieu of land donation prior to issuance of any building permit for the development to satisfy §10-9-2 G. of the Village Code, at rate of $165,000 per acre of required land dedication.

8. The petitioner acknowledges that an impact fee will be due in accordance with the Village's Road Improvement Impact Fee Program. Based on the projected land use, staff will determine the required fee. The fee must be submitted prior to issuance of any Certificate of Occupancy for the development. The Developer has the option of entering a Post-Occupancy Monitoring Study Agreement in lieu of submitting the fee prior to issuance of any Certificate of Occupancy. A letter of credit would be required

should the Developer choose to do a Post-Occupancy Monitoring Study. If the developer chooses to do a post occupancy study, the signed agreement needs to be submitted prior to the issuance of the site development permit.

9. HOA documents relating to the townhome development shall be submitted and approved by staff and recorded prior to the issuance of the site development permit.

10. Prior to the selling of any property within the Bell Works Subdivision, petitioner shall submit a Declaration of Easements and Cost Sharing for the entire Bell Works property for staff review and approval. Said document shall outline each owner's obligations relative to cross access, maintenance, and required easements for the development of the balance of the property. Subsequent to Village review and approval, petitioner shall cause document to be recorded against the overall property prior to any land sale.

11. Petitioner shall work with US Post office to ensure proper placement of mailboxes on site if they are required to be relocated from current locations shown on plans. Other site adjustments shall be made as directed by Village staff if mailboxes are relocated.

12. Subdivision signage that does not comply with the current Master Sign Plan shall be submitted for review and approval as required by the Village Code.

13. The following items shall be completed and approved prior to occupancy of the first townhome unit:
    a. All site improvements within the townhome site
    b. All storm /sanitary/water utility extensions to Center Drive
    c. Shared use path extension to Center Drive
    d. Pedestrian crossing across Lakewood Blvd
    e. Huntington Blvd. upgrades as shown on plans
    f. Lohan Way resurfacing, striping, lighting, and bike and pedestrian accommodations between Lakewood Blvd and its current terminus (East Drive)
    g. Pedestrian access through the east surface lot from Lohan Way to East Drive. Construction plans to be submitted and approved prior to work commencing and work shall be completed prior to occupancy for the first townhome
    h. All areas disturbed shall be restored and stabilized
    i. Statement of Awareness shall be recorded as part of the Final Plat of Subdivision

14. Items to be completed prior to 25% townhome occupancy:
    a. Center Drive upgrades shall be complete, including roundabout reconfiguration
    b. Lighting as approved by the Village shall be installed along Center Drive

15. Items to be completed prior to 100% townhome occupancy:
    a. Bike lanes from Center Drive to Lakewood (under main building tunnel), including lane reconfiguration and lighting
    b. Pedestrian connection through garage from townhomes to main Bell Works building– plans shall be submitted for and approved prior to installation

16. Items to be completed with future Apartment construction
    a. All work north and west of Lohan Way – additional street parking and pedestrian upgrades / connections
    b. East surface lot upgraded to current code standards as part of final site plan for apartments
    c. An update parking study shall be submitted as part of the site plan review for the apartment development.

17. Items to be completed prior to 50% space occupancy of main building:
    a. Paved shared use path along Lakewood Boulevard between Lohan Way and Eagle Way (including completion of sidewalk gaps between shared use path and internal sidewalks).

18. Items to be completed in conjunction with the buildout of the west end of main Bell Works building:
    a. Within one year or the first occupancy in the west end of the building (in which a tenant will utilize the garage or surface parking on the west side), a phasing plan addressing the pedestrian, lighting, garage, ADA, signage, street modifications, landscaping, etc. on the west side shall be submitted and agreed upon by Village staff, including constructing phasing plan.

19. Cook County Department of Transportation and Highways, in cooperation with the Village of Hoffman Estates, is in the Phase II design stage of a plan to reconstruct Central Road and add a multi-use path along the north side of the road between the Forest Preserve and Pace Park-n-Ride facility. The petitioner shall cooperate with Cook County to ensure easements or right-of-way dedications are provided along the south end of the Bell Works property to accommodate the construction of the multi-use path. Dedications shall occur within in 60 days of request by the Village. It is further expected that the petitioner shall provide connections to the pathway system on Center Drive to the multi-use path along Central Road.

20. The following conditions relate to the site construction:
    a. A pre-construction meeting shall be conducted with the Village staff prior to construction commencing.
    b. Fire Department and emergency access to the property shall be maintained at all times. Petitioner shall make any adjustments on the site as needed for access as per direction by the Village.
    c. In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.

Section 4: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 5: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2023

| VOTE | AYE | NAY | ABSENT | ABSTAIN |
|---|---|---|---|---|
| Trustee Karen V. Mills | ____ | ____ | ____ | ____ |
| Trustee Anna Newell | ____ | ____ | ____ | ____ |
| Trustee Gary J. Pilafas | ____ | ____ | ____ | ____ |
| Trustee Gary G. Stanton | ____ | ____ | ____ | ____ |
| Trustee Michael Gaeta | ____ | ____ | ____ | ____ |
| Trustee Karen Arnet | ____ | ____ | ____ | ____ |
| Mayor William D. McLeod | ____ | ____ | ____ | ____ |

APPROVED THIS _____ DAY OF _____, 2023

_____
Village President

ATTEST:

_____
Village Clerk

Published in pamphlet form this _____ day of _____, 2023.

**ORDINANCE NO. _____ - 2023**

**VILLAGE OF HOFFMAN ESTATES**
**AN ORDINANCE GRANTING A PRELIMINARY AND FINAL PLAT OF SUBDIVISION FOR THE BELL WORKS SUBDIVISION LOCATED AT 2000 CENTER DRIVE**

WHEREAS, the Planning and Zoning Commission at a public meeting duly called and held according to law on February 1, 2023, considered the request by the Hoffman Estates Acquisitions LLC (owner) for a Preliminary and Final Plat of Subdivision for the Bell Works Subdivision located at 2000 Center Drive and shown on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Commission made certain Finding of Fact attached hereto and made a part hereof as Exhibit "B" and recommended approval of the Preliminary and Final Plat of Subdivision to the Board of Trustees; and

WHEREAS, the Corporate Authorities have received and considered said recommendation; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook County, Illinois, as follows:

Section 1: The Corporate Authorities hereby find that the facts and statements contained in the preamble of this Ordinance are true.

Section 2: Preliminary and Final Plat of Subdivision for Bell Works Subdivision attached hereto and made a part here of as Exhibit B, is hereby granted for the property located at 2000 Center Drive.

Section 3: Preliminary and Final Plat of Subdivision is granted based upon the plat included in Exhibit B and the following condition:

1. As part of recording the final plat of subdivision, a Statement of Awareness, provided by the Village, shall be recorded for the entire property. The statement shall be required to be signed by all prospective purchasers at time of contract prior to the closing signing. Copies of the signed Statement of Awareness must be provided to the Code Enforcement Division of the Development Services Department prior to the issuance of a building permit. If no purchaser has been identified at the time of building permit, then the developer shall provide a copy when a contract is signed. In addition to the signed letter, a board with the Statement of Awareness enlarged to a size not less than 24x36 inches shall be posted in the sales office, and additional copies shall be available to be taken away by the customer with the other materials provided at the sales office. The posted notice and additional copies shall be located in a conspicuous area that is accessible to the public.

Section 4: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 5: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2023

| VOTE | AYE | NAY | ABSENT | ABSTAIN |
|---|---|---|---|---|
| Trustee Karen V. Mills | ____ | ____ | ____ | ____ |
| Trustee Anna Newell | ____ | ____ | ____ | ____ |
| Trustee Gary J. Pilafas | ____ | ____ | ____ | ____ |
| Trustee Gary G. Stanton | ____ | ____ | ____ | ____ |
| Trustee Michael Gaeta | ____ | ____ | ____ | ____ |
| Trustee Karen Arnet | ____ | ____ | ____ | ____ |
| Mayor William D. McLeod | ____ | ____ | ____ | ____ |

APPROVED THIS _____ DAY OF _____, 2023

_____
Village President

ATTEST:

_____
Village Clerk

Published in pamphlet form this _____ day of _____, 2023.

**ORDINANCE NO. _____ - 2023**

**VILLAGE OF HOFFMAN ESTATES**
**AN ORDINANCE GRANTING A PRELIMINARY CONCEPT SITE PLAN FOR BELL WORKS APARTMENTS LOCATED AT**
**1705 LAKEWOOD BOULEVARD**

WHEREAS, the Planning and Zoning Commission at a public meeting duly called and held according to law on February 1, 2023, considered the request by Hoffman Estates Acquisitions LLC (owner) for Preliminary Concept Site Plan for Bell Works Apartments located at 1705 Lakewood Boulevard and shown on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Commission made certain Finding of Fact attached hereto and made a part hereof as Exhibit "B" and recommended approval of the Preliminary Concept Site Plan for Bell Works Apartments located at 1705 Lakewood Blvd to the Board of Trustees; and

WHEREAS, the Corporate Authorities have received and considered said recommendation; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook County, Illinois, as follows:

Section 1: The Corporate Authorities hereby find that the facts and statements contained in the preamble of this Ordinance are true.

Section 2: Preliminary Concept Site Plan attached hereto and made a part here of as Exhibit B, is hereby granted for the property located at 1705 Lakewood Blvd.

Section 3: Preliminary Concept Site Plan is granted based upon the plans included in Exhibit B and the following conditions:

1. Preliminary Concept Site Plan for a market rate apartment development with a maximum of 300 units is permitted on the subject property subject to final site plan approval.

2. An updated parking study shall be required as part of the site plan for the apartment project and parking provided to accommodate the development.

3. Should parking be required in the east surface lot, that lot must be upgraded to meet current Village Code standards prior to being utilized.

4. ADA connectivity between the apartments and the main Bell Works facility must be accommodated as part of the apartment development.

Section 4: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 5: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2023

| VOTE | AYE | NAY | ABSENT | ABSTAIN |
|---|---|---|---|---|
| Trustee Karen V. Mills | ____ | ____ | ____ | ____ |
| Trustee Anna Newell | ____ | ____ | ____ | ____ |
| Trustee Gary J. Pilafas | ____ | ____ | ____ | ____ |
| Trustee Gary G. Stanton | ____ | ____ | ____ | ____ |
| Trustee Michael Gaeta | ____ | ____ | ____ | ____ |
| Trustee Karen Arnet | ____ | ____ | ____ | ____ |
| Mayor William D. McLeod | ____ | ____ | ____ | ____ |

APPROVED THIS _____ DAY OF _____, 2023

_____
Village President

ATTEST:

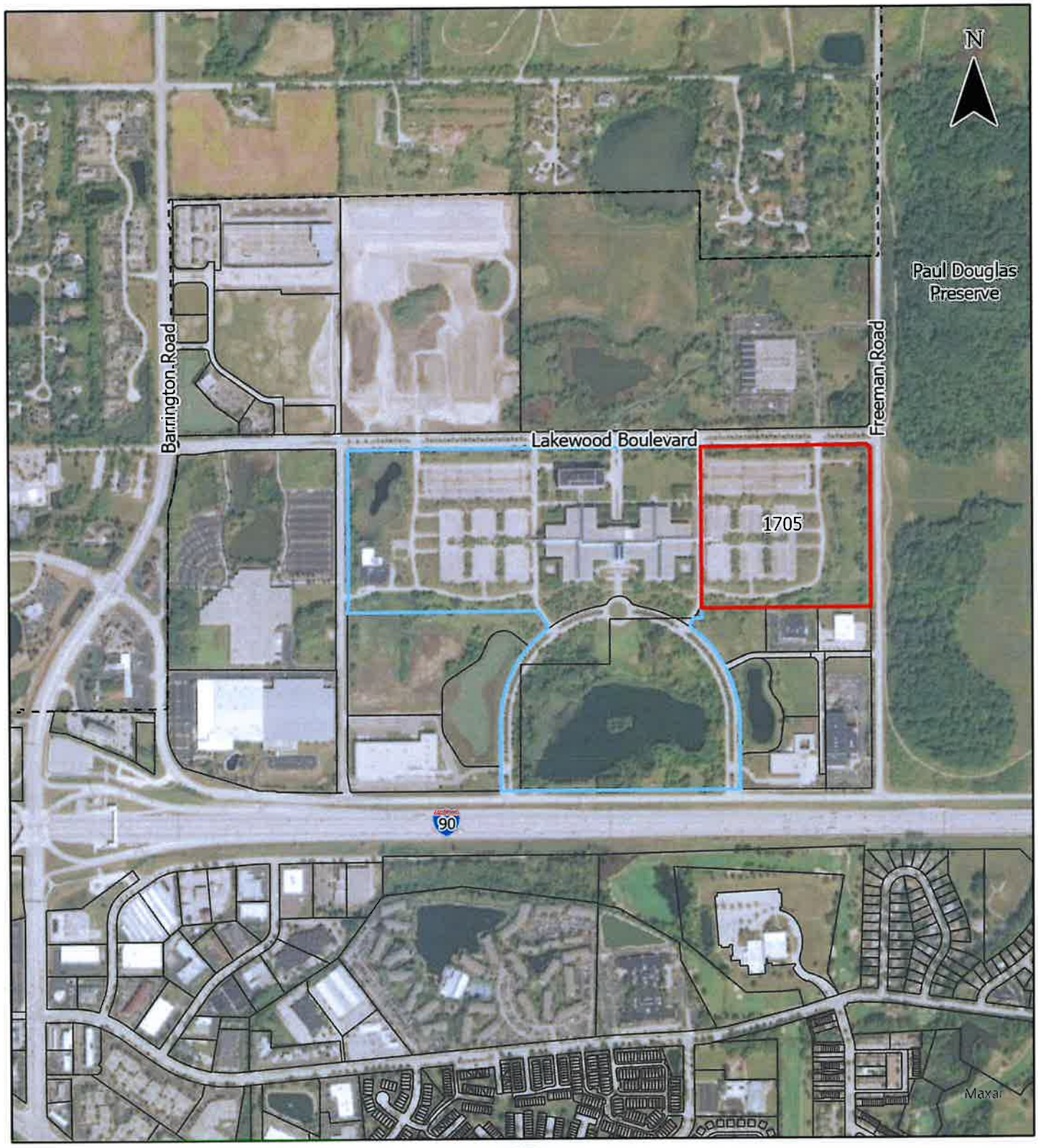
_____
Village Clerk

Published in pamphlet form this _____ day of _____, 2023.

Exhibit A

# Bell Works Townhomes & Apartments - 1705 Lakewood Blvd

PIN: 01-36-402-014-0000; 01-36-402-025-0000




Legend

- Townhomes & Apartments Parcel
- Bell Works Chicagoland
- Parcels
- Village Boundary

Planning and Transportation Division
Department of Development Services
January 2023

EXHIBIT B

# VILLAGE OF HOFFMAN ESTATES
# PLANNING AND ZONING COMMISSION
# FINDING OF FACT

| | |
|---|---|
| **PROJECT NUMBER:** | **MASTER22-0014** |
| **PROJECT NAME:** | **BELL WORKS TOWNHOMES & APARTMENTS** |
| **ADDRESS/LOCATION:** | **1705 LAKEWOOD BLVD** |
| **OWNER / PETITIONER:** | **HOFFMAN ESTATES ACQUISITIONS, LLC / INSPIRED BY SOMERSET DEVELOPMENT** |
| **REQUESTS:** | **PRELIMINARY & FINAL SITE PLAN FOR TOWNHOMES**<br>**PRELIMINARY & FINAL SITE PLAT OF SUBDIVISION**<br>**PRELIMINARY CONCEPT PLAN FOR APARTMENTS** |
| **ZONING / LAND USE:** | **C-MU MIXED USE/ BELL WORKS METROBURB** |
| **PZC MEETING DATE:** | **FEBRUARY 1, 2023** |
| **PZC RECOMMENDATION:** | **APPROVAL (7 Ayes, 1 Nay, 3 Absent – Motion A)**<br>**(8 Ayes, 0 Nay, 3 Absent – Motion B)**<br>**(8 Ayes, 0 Nay, 3 Absent – Motion C)** |
| **VILLAGE BOARD MEETING DATE:** | **FEBRUARY 6, 2023** |
| **STAFF ASSIGNED:** | **JIM DONAHUE, SENIOR PLANNER** |

**MOTIONS**

**A. Request for Preliminary and Final Site Plan for Bell Works Townhomes located at 1705 Lakewood Blvd. The following conditions shall apply:**

1. The site development permit shall be obtained within twelve (12) months of the Village Board action on this request.

2. The most recent plans, dated January 11, 2023, do not fully address all previous technical comments identified by staff, and additional review comments are still being identified. A waiver is hereby granted from Section 10-6 of the Subdivision Code to allow final consideration prior to all documents and plan being completed and in full compliance with Village Code. As noted in the conditions, the petitioner is required to address all comments prior to issuance of a site development permit for the project. All submittal documents, plans and plats submitted for the Planning and Zoning Commission review process shall be subject to additional comprehensive staff-level review(s). The site development permit shall not be issued until all staff comments have been satisfactorily addressed (as determined by the Director of Development Services) in subsequent plan submittals.

3. A performance guarantee based on an Engineers Estimate of Cost shall be submitted to the Village prior to issuance of a site development permit.

4. Acceptance of all public improvements shall follow procedures outlined in the Municipal Code for public acceptance.

5. A permit from the Metropolitan Water Reclamation District (MWRD) shall be obtained prior to site construction commencing. The Village will execute the stormwater permit for submission to MWRD once all technical stormwater staff comments have been satisfactorily addressed as determined by the Director of Engineering.

6. Developer shall pay a cash contribution in lieu of school land donation and school cash contribution prior to issuance of any building permit for the development as provided for in §10-9-2 of the Village Code. The land donation fee-in-lieu shall be at rate of $165,000 per acre of required land dedication.

7. Developer shall adhere to the Park District agreement letter identifying both a land donation and cash in lieu of land donation prior to issuance of any building permit for the development to satisfy §10-9-2 G. of the Village Code, at rate of $165,000 per acre of required land dedication.

8. The petitioner acknowledges that an impact fee will be due in accordance with the Village's Road Improvement Impact Fee Program. Based on the projected land use, staff will determine the required fee. The fee must be submitted prior to issuance of any Certificate of Occupancy for the development. The Developer has the option of entering a Post-Occupancy Monitoring Study Agreement in lieu of submitting the fee prior to issuance of any Certificate of Occupancy. A letter of credit would be required should the Developer choose to do a Post-Occupancy Monitoring Study. If the developer chooses to do a post occupancy study, the signed agreement needs to be submitted prior to the issuance of the site development permit.

9. HOA documents relating to the townhome development shall be submitted and approved by staff and recorded prior to the issuance of the site development permit.

10. Prior to the selling of any property within the Bell Works Subdivision, petitioner shall submit a Declaration of Easements and Cost Sharing for the entire Bell Works property for staff review and approval. Said document shall outline each owner's obligations relative to cross access, maintenance, and required easements for the development of the balance of the property. Subsequent to Village review and approval, petitioner shall cause document to be recorded against the overall property prior to any land sale.

11. Petitioner shall work with US Post office to ensure proper placement of mailboxes on site if they are required to be relocated from current locations shown on plans. Other site adjustments shall be made as directed by Village staff if mailboxes are relocated.

12. Subdivision signage that does not comply with the current Master Sign Plan shall be submitted for review and approval as required by the Village Code.

13. The following items shall be completed and approved prior to occupancy of the first townhome unit:
    a. All site improvements within the townhome site
    b. All storm /sanitary/water utility extensions to Center Drive
    c. Shared use path extension to Center Drive
    d. Pedestrian crossing across Lakewood Blvd
    e. Huntington Blvd. upgrades as shown on plans
    f. Lohan Way resurfacing, striping, lighting, and bike and pedestrian accommodations between Lakewood Blvd and its current terminus (East Drive)
    g. Pedestrian access through the east surface lot from Lohan Way to East Drive. Construction plans to be submitted and approved prior to work commencing and work shall be completed prior to occupancy for the first townhome
    h. All areas disturbed shall be restored and stabilized
    i. Statement of Awareness shall be recorded as part of the Final Plat of Subdivision

14. Items to be completed prior to 25% townhome occupancy:
    a. Center Drive upgrades shall be complete, including roundabout reconfiguration
    b. Lighting as approved by the Village shall be installed along Center Drive

15. Items to be completed prior to 100% townhome occupancy:
    a. Bike lanes from Center Drive to Lakewood (under main building tunnel), including lane reconfiguration and lighting
    b. Pedestrian connection through garage from townhomes to main Bell Works building– plans shall be submitted for and approved prior to installation

16. Items to be completed with future Apartment construction
    a. All work north and west of Lohan Way – additional street parking and pedestrian upgrades / connections
    b. East surface lot upgraded to current code standards as part of final site plan for apartments
    c. An update parking study shall be submitted as part of the site plan review for the apartment development.

17. Items to be completed prior to 50% space occupancy of main building:
    a. Paved shared use path along Lakewood Boulevard between Lohan Way and Eagle Way (including completion of sidewalk gaps between shared use path and internal sidewalks).

18. Items to be completed in conjunction with the buildout of the west end of main Bell Works building:
    a. Within one year or the first occupancy in the west end of the building (in which a tenant will utilize the garage or surface parking on the west side), a phasing plan addressing the pedestrian, lighting, garage, ADA, signage, street modifications, landscaping, etc. on the west side shall be submitted and agreed upon by Village staff, including constructing phasing plan.

19. Cook County Department of Transportation and Highways, in cooperation with the Village of Hoffman Estates, is in the Phase II design stage of a plan to reconstruct Central Road

and add a multi-use path along the north side of the road between the Forest Preserve and Pace Park-n-Ride facility. The petitioner shall cooperate with Cook County to ensure easements or right-of-way dedications are provided along the south end of the Bell Works property to accommodate the construction of the multi-use path. Dedications shall occur within in 60 days of request by the Village. It is further expected that the petitioner shall provide connections to the pathway system on Center Drive to the multi-use path along Central Road.

20. The following conditions relate to the site construction:
    a. A pre-construction meeting shall be conducted with the Village staff prior to construction commencing.
    b. Fire Department and emergency access to the property shall be maintained at all times. Petitioner shall make any adjustments on the site as needed for access as per direction by the Village.
    c. In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.

**B. Request for a Preliminary and Final Plat of Subdivision for Bell Works located at 2000 Center Drive. The following condition shall apply:**

1. As part of recording the final plat of subdivision, a Statement of Awareness, provided by the Village, shall be recorded for the entire property. The statement shall be required to be signed by all prospective purchasers at time of contract prior to the closing signing. Copies of the signed Statement of Awareness must be provided to the Code Enforcement Division of the Development Services Department prior to the issuance of a building permit. If no purchaser has been identified at the time of building permit, then the developer shall provide a copy when a contract is signed. In addition to the signed letter, a board with the Statement of Awareness enlarged to a size not less than 24x36 inches shall be posted in the sales office, and additional copies shall be available to be taken away by the customer with the other materials provided at the sales office. The posted notice and additional copies shall be located in a conspicuous area that is accessible to the public.

**C. Request for a Preliminary Concept Plan for Bell Works Apartments located at 1705 Lakewood Blvd. The following conditions shall apply:**

1. Preliminary Concept Site Plan for a market rate apartment development with a maximum of 300 units is permitted on the subject property subject to final site plan approval.

2. An updated parking study shall be required as part of the site plan for the apartment project and parking provided to accommodate the development.

3. Should parking be required in the east surface lot, that lot must be upgraded to meet current Village code standards prior to being utilized.

4. ADA connectivity between the apartments and the main Bell Works facility must be accommodated as part of the apartment development.

## FINDING

The Planning & Zoning Commission heard a request for Preliminary and Final Site Plan for townhomes, Preliminary & Final Plat of Subdivision, and Conceptual Site Plan for apartments by Bell Works developer Inspired by Somerset.

It was noted that in 2018, the Village approved a Redevelopment Agreement, a Concept Site Plan, and rezoned the former AT&T property to C-MU Commercial Mixed Use District for the Bell Works mixed-used project. The Redevelopment Agreement and Concept Site Plan for Bell Works identified a mix of residential, commercial, office and a hotel as uses on the site. Numerous aspects of site redevelopment relating to the main Metroburb building have occurred and are ongoing, but the petitioner is now bringing forth the first phase of residential development.

Staff stated that as contemplated in the Redevelopment Agreement and Concept Site Plan for Bell Works, the petitioner is proposing townhomes and apartments on the east side of the property near Huntington Blvd. The townhome community is comprised of 164 units and the Concept Plan for apartments identifies 300 market rate units. The townhome buildings are proposed to be three stories tall designed in a rowhouse style and will feature garages on the first floor, with living space on the upper two floors. All the townhome units will have three bedrooms, with an option for a 4th, with each having a 2-car garage and space for two more cars in the driveway. Anticipated pricing will start in mid $400,000 range and upward. The apartments are concept only, but will consist of a mix of studio, one-bedroom, and two-bedroom apartments, with about 50% studio/one bedrooms and 50% two-bedrooms. The final mix will be determined upon final application for the units.

The petitioner reviewed the overall Bell Works site that contains an existing private internal roadway system that connects to all surrounding public roadways (Central Rd, Huntington Blvd, Lakewood Blvd, and Eagle Way). The eastern ring road (to be called Lohan Way) would serve as the main feeder into the townhome development and future apartments. Lohan Way would be resurfaced and striped to accommodate traffic going to the townhomes on the east and eventually apartments on the west of the roadway.

The petitioner stated that a new external curb cut is proposed on Huntington Blvd which would bisect the townhome development and connect to the center road internal to the townhome development as well as the existing ring road (Lohan Way). This would be able to be utilized by both townhome residents as well as visitors to the Bell Works development. As part of this new curb cut, changes to Huntington Blvd are required. These changes involve the addition of a right turn lane into the site as well as a left turn lane into the site.

Staff stated that each townhome unit would have a two car garage as well as two driveway parking spaces. Visitor parking would be provided on street and in designated spaces. A total of 78 visitor spaces are provided on the site (exclusive of the driveways). Village Code recommends guest parking shall be provided at a rate of no less than one parking space for each four units. Based on the proposed 164 proposed units, 41 visitor spaces are recommended. The 78 spaces provided far exceeds that number.

There are existing utilities are in close proximity on the overall site. Watermain surrounds the site and would be extended across the townhome property in several areas to provide service as well as complete the looping requirement as per code. Sanitary sewer would be installed throughout the site and routed south to connect into the existing sanitary main along Center Drive.

The overall architectural design of the townhomes would feature a mix of vinyl siding and brick veneer on the exteriors. The front of the units will feature a stoop or steps depending on grading. The rears of each unit will feature a deck extension off the second floor above the garage units. The proposed buildings are 3-stories, with a height of approximately 35 feet. The interior living space will be approximately 2100 square feet and will feature 418 square feet of garage.

Staff noted that the petitioner has come to a preliminary agreement with the Park District in which the two small park areas within the townhome development (identified as Lots 169 and 170 in the plat of subdivision and total .42 acres) would be dedicated to the Park District to serve as a neighborhood park for both the townhome and future apartment development. In addition to this dedication, the two parties are finalizing an agreement in which the petitioner would pay an additional cash donation or agree to an alternate arrangement.

As part of the townhome development, the existing Center Drive, which currently has a 4-lane cross-section wrapping the pond and serving both the east and west sides of the Bell Works development; would be reduced to a 2-lane vehicular cross-section (exterior lanes) and convert the balance (interior lanes) into a pathway system for pedestrians and bicycles. New striping and pavement markings will be utilized to identify pedestrian crossings and bicycle lanes.

The petitioner noted that The Preliminary & Final Plat of Subdivision proposes to subdivide the site into numerous lots to accommodate the project. The lots proposed include:

- Lot 1 (6.35 acres) includes all common area within the townhome portion of the project.
- Lot 2 (3.38 acres) includes the future apartment project
- Lot 3 (5.38 acres) includes future development along Lakewood Blvd.
- Lot 4 (133.37 acres) includes the Bell Works property including the building and undeveloped land.
- Lots 5-168 (each being 1000 or 1200 square feet) are the individual lots for each townhome unit.
- Lots 169 -170 (18,600 square feet total) would be the park areas in the townhome development

The Preliminary Concept Plan for apartments identifies 300 market rate units consisting of a mix of studio, one-bedroom, and two-bedroom apartments, with about 50% studio/one bedrooms and 50% two-bedrooms. The final mix would be determined upon final application for the units. The apartments would wrap the existing parking garages and are anticipated to be 5 stories in height. The parking for the units would be provided within the existing parking decks and/or the surface parking lot along Lakewood. The applicant would be required to update the parking study to ensure adequate parking is available (including joint office/residential parking areas in the garages) as part of the preliminary and final site plan request for the apartment project.

Staff noted in the staff memo and in the conditions that the petitioner has yet to fully address all technical comments identified by staff, and additional review comments are still being identified. The petitioner is seeking a waiver to Section 10-6 of the Subdivision Code to allow final consideration prior to all documents and plan being completed and in full compliance with Village Code. As noted in the conditions, the petitioner is required to address all comments prior to issuance of a site development permit for the project.

**Commissioner Questions:**

Commissioner questions mainly centered on the lack of submitted materials for review. The petitioner explained it was critical to keep momentum moving forward on the overall project to make it successful. While there were some items that still needed to be addressed, the conditions are worded such that they can't move forward with the project until staff has fully reviewed revised plans and the petitioner has addressed all outstanding issues. The petitioner stated that what they presented in their presentation this evening is what they would be delivering. Staff stated that if the site plan changed or was altered, they would need to come back for an amendment; but staff stated the bulk of remaining site issues and comments would not change the site plan from what was presented to the Planning & Zoning Commission.

One commissioner asked how far of a walk it was from the townhomes to the main Bell Works building. The petitioner stated that it was a 1-2 minute walk. The same commissioner asked how many people would be generated from this. The petitioner said approximately 1000 for both the townhomes and apartments.

Another commissioner asked if there would be recycling. Petitioner stated yes. The same commissioner asked about solar roofs and the petitioner stated that would be up to the homeowner.

A commissioner asked if there were any grass areas. The petitioner stated that grass areas are provided in the park areas as well as in the front yards of the townhomes.

A commissioner asked when they would break ground and how long would the build out be. The petitioner stated they want to break ground in spring and it would take 3 years to build out the project.

A commissioner asked about on street parking and if the firetruck can get through the site. Staff and the petitioner responded that the width of the internal streets would allow parking and that the village's fire truck template showed that the fire truck can get through the site.

Questions about garbage pick-up, landscape maintenance, tree removals, and related building code items were answered by the petitioner.

The chairperson asked why they couldn't come back later when all items were done and all required materials could be submitted and the petitioner stated that the project momentum is critical and while he understands there are still items to be addressed, staff has included many conditions that requires them to follow through on their promises and won't let them get a site or building permit until outstanding items are submitted. The chairperson stated that she can't support the proposal because of the missing items.

**Audience Comments**

None

## PLANNING AND ZONING COMMISSION VOTE (Roll Call)

| Commissioner | Motion A | Motion B | Motion C |
|---|---|---|---|
| Chairperson Eve Combs | Nay | Aye | Aye |
| Vice-Chairperson Adam Bauske | Aye | Aye | Aye |
| Tom Burnitz | Aye | Aye | Aye |
| Lon Harner | Aye | Aye | Aye |
| Lenard Henderson | Aye | Aye | Aye |
| Daniel Lee | Aye | Aye | Aye |
| Minerva Milford | Absent | Absent | Absent |
| Nancy Trieb | Aye | Aye | Aye |
| Denise Wilson | Absent | Absent | Absent |
| John Wise | Aye | Aye | Aye |

**Motion A**
**7 Ayes, 1 Nays, 2 Absent**

**Motion B & C**
**8 Ayes, 0 Nays, 2 Absent**

**MOTIONS APPROVED**

Chairperson Combs stated that the record should reflect that her nay vote for Motion A is due to a deficient application submittal.

## ATTACHMENTS

The Planning and Zoning Commission Staff Report dated February 1, 2023 and all associated attachments are hereby made a part of this Finding.

# VILLAGE OF HOFFMAN ESTATES
# PLANNING AND ZONING COMMISSION
# STAFF REPORT

| | |
|---|---|
| **PROJECT NUMBER:** | MASTER22-0014 |
| **PROJECT NAME:** | BELL WORKS TOWNHOMES & APARTMENTS |
| **ADDRESS/LOCATION:** | 1705 LAKEWOOD BLVD |
| **REQUEST:** | PRELIMINARY & FINAL SITE PLAN FOR TOWNHOMES<br>PRELIMINARY & FINAL PLAT OF SUBDIVISON<br>PRELIMINARY CONCEPT PLAN FOR APARTMENTS |
| **OWNER:** | HOFFMAN ESTATES ACQUISITIONS, LLC |
| **APPLICANT:** | INSPIRED BY SOMERSET DEVELOPMENT |
| **PROPERTY SIZE:** | +/- 15 ACRES (TOWNHOME & APARTMENT LOTS) |
| **ZONING / LAND USE:** | C-MU MIXED USE/ BELL WORKS METROBURB |
| **ADJACENT PROPERTIES:** | NORTH: FANUC AMERICA MANUFACTURING (ZONED M-2)<br>SOUTH: BIG DAISHOWA & NSK AMERICA (ZONED O-3)<br>EAST: PAUL DOUGLAS FOREST PRESERVE (ZONED FP)<br>WEST: BELL WORKS METROBURB (ZONED CMU) |
| **PZC MEETING DATE:** | FEBRUARY 1, 2023 |
| **PUBLIC HEARING:** | NO |
| **STAFF ASSIGNED:** | JAMES DONAHUE |

## REQUESTED MOTIONS

1. Request for Preliminary and Final Site Plan for Bell Works Townhomes located at 1705 Lakewood Blvd.

2. Request for a Preliminary and Final Plat of Subdivision for Bell Works located at 2000 Center Drive.

3. Request for Preliminary Concept Site Plan for Bell Works Apartments located at 1705 Lakewood Blvd.

## BACKGROUND

- In 2018, the Village approved a Redevelopment Agreement, a Concept Site Plan, and rezoned the former AT&T property to C-MU Commercial Mixed Use District for the Bell Works mixed-used project. The Redevelopment Agreement and Concept Site Plan for Bell Works identified a mix of residential, commercial, office and a hotel as uses on the site.

- In 2019, the Village approved the Phase 1 plans for the main building; which included renovation of the interior lobby and atrium space, building out office space, and retail/restaurant space in the eastern half of the main building.

- In 2021, approval was granted for a site plan amendment to allow modifications to the eastern vestibule, removal of the pedestrian skywalk, and reconfiguration of the drive aisle and drop-off areas. Additionally, the existing stairs were removed and a series of new stairs and an ADA compliant ramp were added that now directs all pedestrians from both floors of the garage into the outdoor pedestrian walkway between the two parking structures.

## PROPOSAL

- As contemplated in the Redevelopment Agreement and Concept Site Plan for Bell Works, the petitioner is proposing townhomes and apartments on the east side of the property near Huntington Blvd. The townhome community is comprised of 164 units and the Concept Plan for apartments identifies 300 market rate units.

- The townhome buildings are proposed to be three stories tall designed in a rowhouse style and will feature garages on the first floor, with living space on the upper two floors. All the townhome units will have three bedrooms, with an option for a 4th, with each having a 2-car garage and space for two more cars in the driveway. Anticipated pricing will start in mid $400,000 range and upward.

- The apartments are concept only, but will consist of a mix of studio, one-bedroom, and two-bedroom apartments, with about 50% studio/one bedrooms and 50% two-bedrooms. The final mix will be determined upon final application for the units.

- As part of the townhome development, the petitioner is making improvements to the existing Center Drive (private roadway) to enhance pedestrian and bike connectivity throughout the Bell Works development and specifically providing connectivity from the proposed townhomes to Central Road.

- The petitioner has yet to fully address all technical comments identified by staff, and additional review comments are still being identified. The petitioner is seeking a waiver to Section 10-6 of the Subdivision Code to allow final consideration prior to all documents and plan being completed and in full compliance with Village Code. As noted in the conditions, the petitioner is required to address all comments prior to issuance of a site development permit for the project.

## PRELIMINARY AND FINAL SITE PLAN (Townhomes)

### *Access and Circulation*

- The overall Bell Works site contains an existing private internal roadway system that connects to all surrounding public roadways (Central Rd, Huntington Blvd, Lakewood Blvd, and Eagle Way). The eastern ring road (to be called Lohan Way) will serve as the main feeder into the townhome development and future apartments. Lohan Way will be resurfaced and striped to accommodate traffic going to the townhomes on the east and eventually apartments on the west of the roadway.

Four entrances off Lohan Way are proposed for the townhome development with a center north-south road will be located at the center of the townhome development.

- A new external curb cut is proposed on Huntington Blvd which will bisect the development and connect to the aforementioned center road internal to the townhome development as well as the existing ring road (Lohan Way). This will be able to be utilized by both townhome residents as well as visitors to the Bell Works development. As part of this new curb cut, changes to Huntington Blvd are required. These changes involve the addition of a right turn lane into the site as well as a left turn lane into the site.

- Pedestrian and bike connections will be provided internal to the site as well as externally along Huntington Blvd and Lakewood Blvd. As per the Village's Bike plan, a 10-foot-wide path is provided along Lakewood Blvd for the segment of the project. A 5-foot sidewalk is being provided along Huntington Blvd that will tie into the existing sidewalk adjacent to the manufacturing businesses to the south.

- Internally, a 10-foot-wide path is proposed along the west side of Lohan Way to connect the townhomes to Center Drive, which is being improved as well. The Center Drive improvements are discussed later in the memo. Sidewalks for all units are being provided internally and these will connect to the external sidewalks and paths.

- A pedestrian connection to the Forest Preserve to the east is provided via a north-south crosswalk at the Huntington Blvd. and Lakewood Blvd. intersection which will connect to an existing east-west crosswalk across Huntington Blvd.

***Parking***

- Each townhome unit will have a two car garage as well as two driveway parking spaces. Visitor parking will be provided on street and in designated spaces. A total of 78 visitor spaces are provided on the site (exclusive of the driveways). Village Code recommends guest parking shall be provided at a rate of no less than one parking space for each four units. Based on the proposed 164 proposed units, 41 visitor spaces are recommended. The 78 spaces provided far exceeds that number.

***Engineering***

- Existing utilities are in close proximity on the overall site. Watermain surrounds the site and will be extended across the townhome property in several areas to provide service as well as complete the looping requirement as per code. Sanitary will be installed throughout the site and routed south to connect into the existing sanitary main along Center Drive.

- The existing large detention located along Central Road will serve the entirety of the townhome development. The townhome site will feature a volume control basin at the south end of the site.

- The Engineering Division has reviewed the proposed engineering, grading, utility, and erosion control plans and have noted a number of items that need to be corrected. A condition has been added requiring the correction of any outstanding plan items prior to any site permits being issued.

### *Landscaping*

- The proposed landscape plan incorporates a large amount of trees, shrubs and perennials into the site design. The proposed landscaping meets or exceeds code.

- The existing trees and shrubs originally installed when the AT&T Campus was constructed will removed on this section of the Bell Works property.

- Additional landscaping items will need to addressed as part of a more detailed final plan review. A condition has been added requiring the correction of any outstanding plan items prior to any site permits being issued.

### *Building Design*

- The overall architectural design of the townhomes will feature a mix of vinyl siding and brick veneer on the exteriors. The front of the units will feature a stoop or steps depending on grading. The rears of each unit will feature a deck extension off the second floor above the garage units.

- The proposed buildings are 3-stories, with a height of approximately 35 feet.

- The interior living space will be approximately 2100 square feet and will feature 418 square feet of garage.

### *Exterior Lighting*

- Light poles at varying heights are proposed with decorative LED light fixtures heads. The lighting levels will be in compliance with the standards in the Subdivision Code.

### *School and Park Donations*

- The proposed development is subject to school and park donation requirements as per Section 10-9-2 of the Municipal Code. Based on the size of the development, the petitioner will be paying cash in lieu of land for both the school donation requirement.

- The petitioner has come to a preliminary agreement with the Park District in which the two small park areas within the townhome development (identified as Lots 169 and 170 in the plat of subdivision and total .42 acres) will be dedicated to the Park District to serve as a neighborhood park for both the townhome and future apartment development. In addition to this dedication, the two parties are finalizing an agreement in which the petitioner would pay an additional cash donation or agree to an alternate arrangement. A final agreement with the Park District must be obtained and any associated fees paid by the petitioner prior to release of the land development permit for the townhome project.

## CENTER DRIVE IMPROVEMENTS

- Center Drive currently has a 4-lane cross-section wrapping the pond and serving both the east and west sides of the Bell Works development. The petitioner is proposing to reduce the vehicular lanes to a 2-lane cross-section (exterior lanes) and convert the balance (interior lanes) into a pathway system for pedestrians and bicycles. New stripping and pavement markings will be utilized to identify pedestrian crossings and bicycle lanes.

- Existing curb cuts that cross the Center Drive median will be closed off to allow vehicular traffic to only utilize the exterior ringed portion of the road.

- The existing roundabout at the north end of Center Drive will be modified as well to accommodate the new vehicular/bicycle/pedestrian configurations.

- A multi-use path along the Central Road right-of-way is currently in the design phase with Cook County. The applicant is obligated to connect the pathway system along Center Drive to the multi-use path on Central Road once constructed.

- The improvements proposed for Center Drive must be completed prior to the point in which the townhome property is 25% occupied (41 units).

## PRELIMINARY & FINAL PLAT OF SUBDIVISION

- The overall subject property was never subdivided. As part of the townhome project, the petitioner is proposing a Plat of Subdivision for the property.

- The Preliminary & Final Plat of Subdivision proposes to subdivide the site into numerous lots to accommodate the project. The lots proposed include:

    - Lot 1 (6.35 acres) would include all common area within the townhome portion of the project.
    - Lot 2 (3.38 acres) would be the future apartment project
    - Lot 3 (5.38 acres) would be for future development along Lakewood Blvd.
    - Lot 4 (133.37 acres) would be the balance of the Bell Works property including the building and undeveloped land.
    - Lots 5-168 (each being 1000 or 1200 square feet) would be the individual lots for each townhome unit.
    - Lots 169 -170 (18,600 square feet total) would be the park areas in the townhome development

- Blanket utility and access easements are proposed for the townhome portion of the development along with easements covering watermain extensions under Lohan Way.

- Existing easements are shown on the entire property and no new easements unrelated to the townhome portion of the project are proposed.

## PRELIMINARY CONCEPT PLAN (APARTMENTS)

- The Preliminary Concept Plan for apartments identifies 300 market rate units consisting of a mix of studio, one-bedroom, and two-bedroom apartments, with about 50% studio/one bedrooms and 50% two-bedrooms. The final mix will be determined upon final application for the units.

- The apartments would wrap the existing parking garages and are anticipated to be 5 stories in height. The parking for the units would be provided within the existing parking decks and/or the surface parking lot along Lakewood. The applicant will be required to update the parking study to ensure adequate parking is available (including joint office/residential parking areas in the garages) as part of the preliminary and final site plan request for the apartment project.

- The apartments would need to come back for Site Plan review to review all required Site Plan items.

## RECOMMENDED CONDITIONS

If the Planning and Zoning Commission recommends approval of the request, staff recommends the following conditions be included:

**Motion #1**
Request for Preliminary and Final Site Plan for Bell Works Townhomes located at 1705 Lakewood Blvd.

1. The site development permit shall be obtained within twelve (12) months of the Village Board action on this request.

2. The most recent plans, dated January 11, 2023, do not fully address all previous technical comments identified by staff, and additional review comments are still being identified. A waiver is hereby granted from Section 10-6 of the Subdivision Code to allow final consideration prior to all documents and plan being completed and in full compliance with Village Code. As noted in the conditions, the petitioner is required to address all comments prior to issuance of a site development permit for the project. All submittal documents, plans and plats submitted for the Planning and Zoning Commission review process shall be subject to additional comprehensive staff-level review(s). The site development permit shall not be issued until all staff comments have been satisfactorily addressed (as determined by the Director of Development Services) in subsequent plan submittals.

3. A performance guarantee based on an Engineers Estimate of Cost shall be submitted to the Village prior to issuance of a site development permit.

4. Acceptance of all public improvements shall follow procedures outlined in the Municipal Code for public acceptance.

5. A permit from the Metropolitan Water Reclamation District (MWRD) shall be obtained prior to site construction commencing. The Village will execute the stormwater permit for submission to MWRD once all technical stormwater staff comments have been satisfactorily addressed as determined by the Director of Engineering.

6. Developer shall pay a cash contribution in lieu of school land donation and school cash contribution prior to issuance of any building permit for the development as provided for in §10-9-2 of the Village Code. The land donation fee-in-lieu shall be at rate of $165,000 per acre of required land dedication.

7. Developer shall adhere to the Park District agreement letter identifying both a land donation and cash in lieu of land donation prior to issuance of any building permit for the development to satisfy §10-9-2 G. of the Village Code, at rate of $165,000 per acre of required land dedication.

8. The petitioner acknowledges that an impact fee will be due in accordance with the Village's Road Improvement Impact Fee Program. Based on the projected land use, staff will determine the required fee. The fee must be submitted prior to issuance of any Certificate of Occupancy for the development. The Developer has the option of entering a Post-Occupancy Monitoring Study Agreement in lieu of submitting the fee prior to issuance of any Certificate of Occupancy. A letter of credit would be required should the Developer choose to do a Post-Occupancy Monitoring Study. If the developer chooses to do a post occupancy study, the signed agreement needs to be submitted prior to the issuance of the site development permit.

9. HOA documents relating to the townhome development shall be submitted and approved by staff and recorded prior to the issuance of the site development permit.

10. Prior to the selling of any property within the Bell Works Subdivision, petitioner shall submit a Declaration of Easements and Cost Sharing for the entire Bell Works property for staff review and approval. Said document shall outline each owner's obligations relative to cross access, maintenance, and required easements for the development of the balance of the property. Subsequent to Village review and approval, petitioner shall cause document to be recorded against the overall property prior to any land sale.

11. Petitioner shall work with US Post office to ensure proper placement of mailboxes on site if they are required to be relocated form current locations shown on plans. Other site adjustments shall be made as directed by Village staff if mailboxes are relocated.

12. Subdivision signage that does not comply with the current Master Sign Plan shall be submitted for review and approval as required by the Village Code.

13. The following items shall be completed and approved prior to occupancy of the first townhome unit:
    a. All site improvements within the townhome site
    b. All storm /sanitary/water utility extensions to Center Drive
    c. Shared use path extension to Center Drive
    d. Pedestrian crossing across Lakewood Blvd
    e. Huntington Blvd. upgrades as shown on plans
    f. Lohan Way resurfacing, striping, lighting, and bike and pedestrian accommodations between Lakewood Blvd and its current terminus (East Drive)
    g. Pedestrian access through the east surface lot from Lohan Way to East Drive. Construction plans to be submitted and approved prior to work commencing and work shall be completed prior to occupancy for the first townhome

h. All areas disturbed shall be restored and stabilized
i. Statement of Awareness shall be recorded as part of the Final Plat of Subdivision

14. Items to be completed prior to 25% townhome occupancy:
    a. Center Drive upgrades shall be complete, including roundabout reconfiguration
    b. Lighting as approved by the Village shall be installed along Center Drive

15. Items to be completed prior to 100% townhome occupancy:
    a. Bike lanes from Center Drive to Lakewood (under main building tunnel), including lane reconfiguration and lighting
    b. Pedestrian connection through garage from townhomes to main Bell Works building– plans shall be submitted for and approved prior to installation

16. Items to be completed with future Apartment construction
    a. All work north and west of Lohan Way – additional street parking and pedestrian upgrades / connections
    b. East surface lot upgraded to current code standards as part of final site plan for apartments
    c. An update parking study shall be submitted as part of the site plan review for the apartment development.

17. Items to be completed prior to 50% space occupancy of main building:
    a. Paved shared use path along Lakewood Boulevard between Lohan Way and Eagle Way (including completion of sidewalk gaps between shared use path and internal sidewalks).

18. Items to be completed in conjunction with the buildout of the west end of main Bell Works building:
    a. Within one year or the first occupancy in the west end of the building (in which a tenant will utilize the garage or surface parking on the west side), a phasing plan addressing the pedestrian, lighting, garage, ADA, signage, street modifications, landscaping, etc. on the west side shall be submitted and agreed upon by Village staff, including constructing phasing plan.

19. Cook County Department of Transportation and Highways, in cooperation with the Village of Hoffman Estates, is in the Phase II design stage of a plan to reconstruct Central Road and add a multi-use path along the north side of the road between the Forest Preserve and Pace Park-n-Ride facility. The petitioner shall cooperate with Cook County to ensure easements or right-of-way dedications are provided along the south end of the Bell Works property to accommodate the construction of the multi-use path. Dedications shall occur within in 60 days of request by the Village. It is further expected that the petitioner shall provide connections to the pathway system on Center Drive to the multi-use path along Central Road.

1. The following conditions relate to the site construction:
    a. A pre-construction meeting shall be conducted with the Village staff prior to construction commencing.
    b. Fire Department and emergency access to the property shall be maintained at all times. Petitioner shall make any adjustments on the site as needed for access as per direction by the Village.

c. In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.

**Motion #2**

Request for a Preliminary and Final Plat of Subdivision for Bell Works located at 2000 Center Drive.

1. As part of recording the final plat of subdivision, a Statement of Awareness, provided by the Village, shall be recorded for the entire property. The statement shall be required to be signed by all prospective purchasers at time of contract prior to the closing signing. Copies of the signed Statement of Awareness must be provided to the Code Enforcement Division of the Development Services Department prior to the issuance of a building permit. If no purchaser has been identified at the time of building permit, then the developer shall provide a copy when a contract is signed. In addition to the signed letter, a board with the Statement of Awareness enlarged to a size not less than 24x36 inches shall be posted in the sales office, and additional copies shall be available to be taken away by the customer with the other materials provided at the sales office. The posted notice and additional copies shall be located in a conspicuous area that is accessible to the public.

**Motion #3**

Request for Preliminary Concept Site Plan for Bell Works Apartments located at 1705 Lakewood Blvd.

1. Preliminary Concept Site Plan for a market rate apartment development with a maximum of 300 units is permitted on the subject property subject to final site plan approval.

2. An updated parking study shall be required as part of the site plan for the apartment project and parking provided to accommodate the development.

3. Should parking be required in the east surface lot, that lot must be upgraded to meet current Village code standards prior to being utilized.

4. ADA connectivity between the apartments and the main Bell Works facility must be accommodated as part of the apartment development.

Attachments: Location Map
Petitioner's Applications and Supporting Documents

# VILLAGE OF HOFFMAN ESTATES
# PLANNING AND ZONING
# GENERAL APPLICATION

**PROJECT NAME:** Bell Works Chicagoland Residential

**ADDRESS:** 2000 Center Drive

**PROPERTY INDEX NO.:** 01-36-402-025, 01-36-402-024, 01-36-301-016, 01-36-301-015, 01-36-401-006, 01-36-401-005

**PROPERTY ACRES:** 152.33 **ZONING:** CMU-Mixed Use

**PROJECT DESCRIPTION:** Final and preliminary Site plan approval for 164 townhomes and concept approval for 300 rental apartments

**REQUESTS BEING MADE (check all that apply):**

| Application Type | Subtype | | Addendum |
|---|---|---|---|
| ☐ANX - Annexation | N/A | | N/A |
| ☐MSP - Master Sign Plan | ☐New<br>☐Amendment | | ☐Yes<br>☐No |
| ■PLAT - Subdivision | ☐Non-Residential Preliminary<br>☐Non-Residential Final<br>☐Non-Residential Preliminary/Final | ☐Residential Preliminary<br>☐Residential Final<br>■Residential Preliminary/Final | N/A |
| ☐PLAT – Other | Type _____ | | N/A |
| ☐RPD Amendment | N/A | | N/A |
| ☐REZ – Rezoning | From _____ to _____ | | ☐Yes<br>☐No |
| ■SPR - Site Plan Review | ■Preliminary Concept<br>☐Preliminary | ☐Final<br>■Preliminary/Final | ☐Yes<br>☐No |
| ☐SPA - Site Plan Amendment | ☐Staff Review<br>☐Administrative Review | ☐Minor Amendment<br>☐Major Amendment | ☐Yes<br>☐No |
| ☐SU – Special Use | ☐Listed Use (please list) _____ | ☐Use Not Cited (please list) _____ | ☐Yes<br>☐No |
| ☐TA - Text Amendment | ☐Subdivision Code<br>☐Zoning Code | ☐Other (please list) _____ | N/A |
| ☐VAR – Variation | ☐Non-Residential<br>☐Residential<br>☐Sign | | ☐Yes<br>☐No |

## I. Owner of Record

| Name | Company | | |
|---|---|---|---|
| Hoffman Estates Acquisitions, LLC | Somerset Development | | |
| **Street Address** | **City** | | |
| 101 Crawfords Corner Road | Holmdel | | |
| **State** | **Zip Code** | **Telephone Number** | **Email** |
| NJ | 07733 | 7323672828 | keng@inspiredsd.com |

## II. Applicant (if not the owner)

| Name | Firm/Company | | |
|---|---|---|---|
| | | | |
| **Street Address** | **City** | | |
| | | | |
| **State** | **Zip Code** | **Telephone Number** | **Email** |
| | | | |

Applicant's relationship to property: _____

## III. Authorized Agent on Behalf of the Owner or Applicant

| Name | Firm/Company | | |
|---|---|---|---|
| Raphael Zucker | Somerset Development | | |
| **Street Address** | **City** | | |
| 101 Crawfords Corner Road | Holmdel | | |
| **State** | **Zip Code** | **Telephone Number** | **Email** |
| NJ | 07733 | 7323672828 | keng@inspiredsd.com |

## IV. Owner Consent for Authorized Representative

It is required that the **property owner or designated representative** be at all requests before the Planning and Zoning Commission (PZC). During the course of the meeting, questions may arise regarding the overall site, site improvements, special conditions to be included in a PZC recommendation, etc. The representative present must have knowledge of the property and have the authority to make commitments to comply with any and all conditions included in the PZC recommendations. Failure to have the owner or designated representative present at the meeting can lead to substantial delays in the hearing process. **If the owner cannot be present at the meeting, the following statement must be signed by the owner:**

I understand the requirement for the owner or an authorized representative to be present at the meeting with full authority to commit to requests, conditions and make decisions on behalf of the owner. I hereby authorize the following person(s)/firm(s) to act on my behalf and advise that he/she has full authority to act as my/our representative.

| | |
|---|---|
| Ken Gold Somerset Development | Jack Aber Somerset Development |
| Name/Firm | Name/Firm |
| Name/Firm | Name/Firm |

**Owner Signature**

Raphael Zucker

**Print Name**

## IV. Acknowledgement(s)

- Owner, applicant and authorized representatives may include other team members (consultants, brokers, tenants, etc.) that may be called upon to present at public meetings before the Planning and Zoning Commission and Village Board.

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.

- Planning and Zoning Commission members and Village Staff often conduct inspections of subject site(s) as part of the pre-hearing review of requests. These individuals will be carrying official Village identification cards that can be shown upon request.

**The Owner and Applicant,** by signing this Application, certify to the correctness of the application and all submittals.

Owner's Signature: _____

Owner's Name (Please Print): Raphael Zucker

Applicant's Signature: _____
(If other than Owner)

Applicant's Name (Please Print): _____

Date: _____

## IV. Application and Document Submittals

All required application materials should be submitted to the Planning & Transportation Division in electronic format via email to planning@hoffmanestates.org. Staff will notify the applicant if full size plan submittals are also required for a particular project review. Submittal requirements can be found in Subdivision Code, Section 10-6 of the Village's Municipal Code.

All applications fees must be paid before the Planning and Zoning Commission can hear any case.

Please contact the Planning & Transportation Division with any questions:

Email: planning@hoffmanestates.org.
Address: 1900 Hassell Road
Hoffman Estates, IL 60169
Phone: (847) 781-2660

# VILLAGE OF HOFFMAN ESTATES
# PLANNING AND ZONING COMMISSION
# SITE PLAN ADDENDUM – RESIDENTIAL

☑ *Amendment* ☑ *Concept* ☑ *Preliminary* ☐ *Final*

## I. DESCRIPTION OF PROJECT:

A. **ATTACH A NARRATIVE FOR THE PROPOSED PROJECT ON A SEPARATE SHEET**

✓ Article 10-6 of the Subdivision Code details the application process and required submittal documents. For relevant items, provide detailed information as part of the project narrative.

B. With respect to this project's compatibility with adjacent land uses, address the following in the Project Narrative: Building Scale, Architectural Materials, Coordinated Color Scheme, Existing and Planned Areas of Visual Interest, Design Concept and Relationship of Building Materials to one another.

C. Estimated construction start date: 02/01/2023 Estimated construction duration: 9 months
Include a phasing schedule in the narrative, if applicable.

D. Floor Area Ratio (FAR) for entire project: _____ Site Area: 19.94 Acres

E. Height of tallest building (including antennas, hvac, etc.): 44 feet

F. Will these units be intended for individual ownership or rental or a mix?
Include additional information in the narrative.

G. Will this project seek FHA/VA approval? Yes ☐ No ☐

H. Does the property contain flood plain lands or wetlands? Yes ☐ No ☐
If yes, please address as part of the narrative.

I. Is there any historical or archeological significance to the existing structures or features of this site or the surrounding sites? Yes ☐ No ☐
If yes, please address as part of the narrative.

J. Are there any endangered, threatened, or unique plants or animals located in or near the area?
Yes ☐ No ☐
If yes, please address as part of the narrative.

K. Total Number of Principal Residential Buildings: 30 Accessory Buildings: 0

Single Family Detached:

| Type | Number of Units | Square Footage | Base Price |
|---|---|---|---|
| One Bedroom | | | |
| Two Bedroom | | | |
| Three Bedroom | | | |
| Four Bedroom | | | |
| Other | | | |

Single Family Attached:

| Type | Number of Units | Square Footage | Base Price |
|---|---|---|---|
| One Bedroom | | | |
| Two Bedroom | | | |
| Three Bedroom | 164 | 353,033 | |
| Four Bedroom | | | |
| Other | | | |

Multiple Family:

| Type | Number of Units | Square Footage | Base Price |
|---|---|---|---|
| One Bedroom | | | |
| Two Bedroom | | | |
| Three Bedroom | | | |
| Four Bedroom | | | |
| Other | | | |

Other:

| Type | Number of Units | Square Footage | Base Price |
|---|---|---|---|
| One Bedroom | | | |
| Two Bedroom | | | |
| Three Bedroom | | | |
| Four Bedroom | | | |
| Other | | | |

L. Open Space: Public Open Space _____ acres Private Open Space 67 acres

M. Estimate how many school aged children will be generated by this project – attach method of calculation using Section 10-9 of the Subdivision Code.

Elementary School 52 Junior High 16 High School 17 Total: 85

## II. FINANCIAL CONSIDERATIONS

**A.** Current assessment value of the property: $ 351,095

**B.** Estimated cost of construction: $ 10,000,000

**C.** Village Property Tax:

Note: The Village's Fiscal Year coincides with the Calendar year. The figures used are from 2010 levy, which apply to taxes due in 2011.

The rates are updated annually in July.

| | | |
|---|---|---|
| Market Value (Individual Unit): | $447,857 | |
| Multiplied by Assessment Level: | .16 | |
| Equals: | $ 71,657 | Assessed Value |
| Multiplied by multiplier: | 3.30 | |
| Equals: | $ 236,468 | Equalized Assessed Valuation |
| Divided by: | 100 | |
| Multiplied by Village Tax Rate: | 0.986 | |
| Equals: | $ 2332 | Village Property Tax |

## III. TRAFFIC/PARKING CONSIDERATIONS

**A.** Parking ratio per unit:

Guests: 0.47 Residents: 4 Enclosed Spaces: 0 Total number of spaces: 734

**B.** Number of visitor/guest parking spaces provided:

On Street: 78 Off-Street: 328

**C.** Will this project involve construction of new rights-of-way or alteration or connection to existing rights-of-way? Yes ☑ No ☐
If yes, please address as part of the narrative.

**D.** As part of the narrative or in a separate report provide estimated trip generation and other traffic related information as required by Section 10-6 of the Subdivision Code.

## IV. RECYCLING AND GREEN INITIATIVES

**A.** Article 9 of The Municipal Code of the Village of Hoffman Estates requires that businesses maintain an effective recycling program. Address any unique recycling plans as part of the project narrative.

B. The Village supports and promotes sustainability. Please address any planned green or sustainability initiatives as part of the narrative.

**C.** Do you anticipate submitting this project for LEED certification (or any other similar certifications)? ☐ Yes ☑ No
If yes, please address as part of the narrative.

## V. GENERAL CONSIDERATIONS

**A.** Please list examples of similar developments (including name and location) in the area that can be used for comparison by the Village:

1. Chicago's Lincoln Park
2. Brooklyn's Park Slope
3. Write Place at Westmont Station

**B.** Will this project contain any noise generators that will adversely affect surrounding areas?

Yes ☐ No ☐
If yes, please address as part of the narrative.

**C.** Is there anything included in this project that may be sensitive to surrounding noise generators?

Yes ☐ No ☐

If yes, please address as part of the narrative.

**D.** In the project narrative, please list and explain anything involved in this project that is not covered in this application that should be brought to the Village's attention. Also address any unusual circumstances or needs related to this project.

Please contact the Planning Division with any questions:


| | |
|---|---|
| Email: | planning@hoffmanestates.org |
| Address: | 1900 Hassell Road<br>Hoffman Estates, IL 60169 |
| Phone: | 847.781.2660 |
| Fax: | 847.781.2679 |

January 9th, 2023

Jenny Horn, AICP
Director of Planning & Transportation
Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, IL 60169

**Re: Site Plan Submission Narrative**

The Petitioner is Somerset Development, LLC which also has an ownership interest in the property. The site is the residential component of the Bell Works Chicagoland development which comprised about 19-acres of the overall 152-acre site. Bell Works is a mixed-use development site consisting of $1.6M of office, retail, entertainment, hospitality, and residential. The building currently has approximately 200,000 sqft of office leased.

The Petitioner is seeking preliminary and final approval on 164 single-family attached townhomes in 30 buildings as well as conceptual approval for 300 units in an apartment building complex that wraps the existing parking structure. There is a mix of townhomes building sizes of 3-to-7 units per building. The buildings will all be 3 stories tall. Taking inspiration from classic neighborhoods such as Chicago's Lincoln Park and Brooklyn's Park Slope, Bell Works town homes are a fresh interpretation of warm residential living while layering elements of contemporary urban design. Using a fresh palette of timeless brick, warm neutrals, and industrial-inspired accents, gracious rows of town houses foster a neighborhood of individuality yet authentic community. Large vertical windows with modern details enhance the facade and create warm and bright interiors across open concept floor plans. Overall, an approach that looks to the best of new urbanism creates an interesting yet cohesive neighborhood that promotes community health and human well-being.

Most of the units are 20 feet wide, with 9 end units being 24 feet wide. All the townhome units will have three bedrooms, with an option for a 4th, with each having a 2-car garage and space for two more cars in the driveway. There will be approximately 375,000 square feet of townhomes. The townhomes will be a For-Sale product.

The apartments are concept only, but will consist of a mix of studio, one-bedroom, and two-bedroom apartments, with about 50% studio/one bedrooms and 50% two-bedrooms. The final mix will be determined upon final application for the units.

There will be 78 visitor parking spaces on the street. The apartments will have parking in the parking structure as a shared element with the office building as well as on street parking.

The 1.6M square foot office building was designed to be screened by the existing topography and green space. This application seeks to maintain the that feature as best as possible by using the existing topography and landscaping. There are six large green spaces/pocket parks through the site in various sizes, with pedestrian and bike paths that lead to the Paul Douglas Preserve as well as the rest of the Bell Works green space. Walkability and access to the overall development is essential to the goals of the CMU-Mixed Use Zone and this plan is compliant with those goals. Access to the buildings amenities and community is a key draw for prospective end-users of the townhomes on this site.

Construction is expected to begin in the Spring of 2023 and, depending on circumstances, will take 4-5 years to complete. They will be built on a building-by-building basis, with the

infrastructure going in simultaneously. There is no immediate starting date for the 300 units. There will be no sales trailer as the sales office will be located inside the Bell Works Chicagoland building.

Vehicular access to the property will occur directly off Huntington Boulevard to the east and Lohan Way to the west. The roads in the entire Bell Works development will be private and maintained by a master association. A main spine road runs through the center of the residential site, providing access to all necessary emergency response vehicles and creating blocks along the way.

The units will be served by Hoffman Estates' water system and the Metropolitan Water Reclamation sanitary sewer system. Utilities currently exist at the property which will be tied into by the Petitioner. The storm water management system currently onsite can handle the added units and will be tied into in its current form.

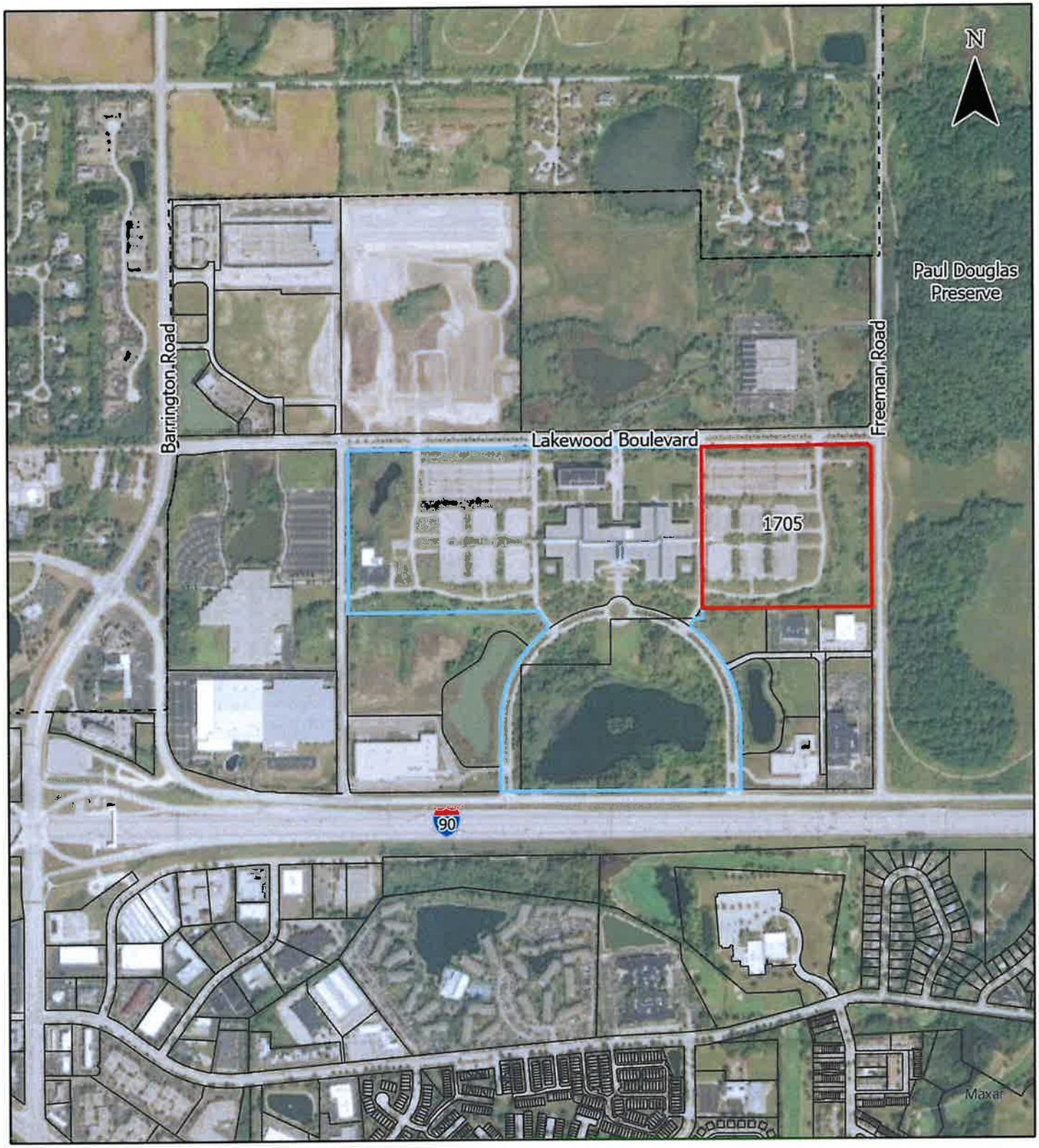
The townhomes will have their own homeowner's association which will be separate from the overall Bell Works master association. The association will be responsible for maintaining its own landscaping, roads, and signage, and will contribute its proportionate share for stormwater management maintenance and roads that lead to the property which will be privately owned by the association. A group of mailboxes for each building will be placed at the end of each alleyway. Garbage will be picked up by a private hauler at each individual driveway. Snow piles will be placed in the street parking as available.

A financial analysis will be provided under separate cover.

Exhibit A

# Bell Works Townhomes & Apartments - 1705 Lakewood Blvd

PIN: 01-36-402-014-0000; 01-36-402-025-0000




Legend

- Townhomes & Apartments Parcel
- Bell Works Chicagoland
- Parcels
- Village Boundary

Planning and Transportation Division
Department of Development Services
January 2023

# FINAL PLAT OF BELLWORKS SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PROPERTY OWNER/SEND TAX BILLS TO:
HOFFMAN ESTATES ACQUISITIONS LLC
101 CRAWFORDS CORNER ROAD
HOLMDEL, NEW JERSEY 07733

DEVELOPER:
SOMERSET DEVELOPMENT
101 CRAWFORDS CORNER ROAD
HOLMDEL, NJ 07733

SUBOWNER:
THE WT GROUP, LLC
2675 PRATUM AVE
HOFFMAN EST, IL 60192
224-293-8333

AFTER RECORDING RETURN TO:
VILLAGE OF HOFFMAN ESTATES
VILLAGE CLERK
1900 HASSELL ROAD
HOFFMAN EST, IL 60169

SCALE: 1" = 150'
BAR SCALE

NOTES:
1. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
2. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

LEGEND
- PROPERTY LINE
- CENTERLINE OF RIGHT OF WAY
- UNDERLYING PROPERTY LINES
- SET CONCRETE MONUMENT / SET IRON PIPE
- (XXX') RECORD PROPERTY DIMENSIONS
- EASEMENT (HEREBY GRANTED)
- EXISTING EASEMENTS TO REMAIN

PERMANENT INDEX NUMBER (P.I.N. #):
01-36-301-015
01-36-301-016
01-36-401-005
01-36-401-006
01-36-402-024
01-36-402-025

LAKEWOOD BLVD (120' RIGHT OF WAY)

N 89°36'30" E 3815.45'

S 45°15'50" E 35.28' (S 44°44'26" E)

EAGLE WAY

N 00°00'47" E 1195.03'

HUNTINGTON BLVD.

S 00°08'15" E 1163.01'

LOT 3
5.381 ACRES
(234,418 SQ. FT.)

LOT 1 & LOTS 5 thru 180

LOT 2
(142,922 SQ. FT.)

LOT 4
133.388 ACRES
(5,808,544 SQ. FT.)

PARCEL 1

PARCEL 2

S 89°36'30" W 1401.14'

N 34°54'28" W 88.89'

N 89°36'30" W 1258.58'

S 34°07'28" W 80.47'

S 13°27'31" E 87.59'

N 89°36'30" E 697.39'

S 87°27'27" W 53.06'

S 89°48'53" W 1598.69'

S 89°48'18" W 151.21'

CENTRAL ROAD (RIGHT OF WAY WIDTH VARIES)

POINT OF BEGINNING PARCEL 1

POINT OF BEGINNING PARCEL 2

SEE SHEET SUB-2 FOR DETAIL

SEE SHEETS SUB-2, 3 & 4 FOR DETAILS

OVERALL LOT LAYOUT

| Property Curve Table | | | | |
|---|---|---|---|---|
| Curve # | Length | Radius | Chord Bearing | Chord Length |
| C1 | 168.45 | 486.50 | S38°48'41"E | 188.23 |
| C2 | 445.63 | 1013.50 | S30°33'44"E | 442.24 |
| C3 | 42.70 | 486.50 | S09°31'20"W | 42.69 |
| C4 | 149.24 | 113.50 | S44°42'41"W | 135.72 |
| C5 | 119.83 | 486.50 | S75°17'34"W | 119.52 |
| C8 | 115.35 | 713.50 | S72°32'15"W | 115.43 |
| C9 | 60.78 | 513.50 | S59°46'23"E | 60.75 |
| C8 | 433.89 | 886.50 | S30°33'44"E | 430.46 |
| C9 | 45.07 | 513.50 | S09°31'20"W | 45.06 |
| C10 | 113.74 | 86.50 | S44°42'41"W | 105.72 |
| C11 | 126.48 | 513.50 | S75°17'34"W | 126.18 |
| C12 | 230.38 | 886.50 | S77°50'58"W | 229.72 |
| C13 | 337.33 | 886.50 | N82°38'36"W | 336.84 |
| C14 | 102.72 | 333.45 | N85°34'54"W | 102.32 |
| C15 | 47.12 | 30.00 | N43°23'30"W | 42.43 |

| PROPERTY AREA TABLE | | PROPERTY AREA TABLE | |
|---|---|---|---|
| LOT 1 | 9,253 ACRES (316,757 SQ. FT.) | LOT 84 | 1,000 SQ. FT. |
| LOT 2 | 3.283 ACRES (143,070 SQ. FT.) | LOT 85 | 1,000 SQ. FT. |
| LOT 3 | 5.381 ACRES (234,418 SQ. FT.) | LOT 86 | 1,000 SQ. FT. |
| LOT 4 | 133.388 ACRES (5,808,544 SQ. FT.) | LOT 87 | 1,000 SQ. FT. |
| LOT 5 | 1,000 SQ. FT. | LOT 88 | 1,000 SQ. FT. |
| LOT 6 | 1,000 SQ. FT. | LOT 89 | 1,000 SQ. FT. |
| LOT 7 | 1,000 SQ. FT. | LOT 90 | 1,000 SQ. FT. |
| LOT 8 | 1,000 SQ. FT. | LOT 91 | 1,000 SQ. FT. |
| LOT 9 | 1,000 SQ. FT. | LOT 92 | 1,000 SQ. FT. |
| LOT 10 | 1,000 SQ. FT. | LOT 93 | 1,000 SQ. FT. |
| LOT 11 | 1,000 SQ. FT. | LOT 94 | 1,000 SQ. FT. |
| LOT 12 | 1,000 SQ. FT. | LOT 95 | 1,000 SQ. FT. |
| LOT 13 | 1,000 SQ. FT. | LOT 96 | 1,000 SQ. FT. |
| LOT 14 | 1,000 SQ. FT. | LOT 97 | 1,000 SQ. FT. |
| LOT 15 | 1,000 SQ. FT. | LOT 98 | 1,000 SQ. FT. |
| LOT 16 | 1,000 SQ. FT. | LOT 99 | 1,000 SQ. FT. |
| LOT 17 | 1,000 SQ. FT. | LOT 100 | 1,000 SQ. FT. |
| LOT 18 | 1,000 SQ. FT. | LOT 101 | 1,000 SQ. FT. |
| LOT 19 | 1,000 SQ. FT. | LOT 102 | 1,000 SQ. FT. |
| LOT 20 | 1,000 SQ. FT. | LOT 103 | 1,000 SQ. FT. |
| LOT 21 | 1,000 SQ. FT. | LOT 104 | 1,000 SQ. FT. |
| LOT 22 | 1,000 SQ. FT. | LOT 105 | 1,000 SQ. FT. |
| LOT 23 | 1,000 SQ. FT. | LOT 106 | 1,000 SQ. FT. |
| LOT 24 | 1,000 SQ. FT. | LOT 107 | 1,000 SQ. FT. |
| LOT 25 | 1,000 SQ. FT. | LOT 108 | 1,000 SQ. FT. |
| LOT 26 | 1,000 SQ. FT. | LOT 109 | 1,000 SQ. FT. |
| LOT 27 | 1,000 SQ. FT. | LOT 110 | 1,000 SQ. FT. |
| LOT 28 | 1,000 SQ. FT. | LOT 111 | 1,000 SQ. FT. |
| LOT 29 | 1,000 SQ. FT. | LOT 112 | 1,000 SQ. FT. |
| LOT 30 | 1,000 SQ. FT. | LOT 113 | 1,000 SQ. FT. |
| LOT 31 | 1,000 SQ. FT. | LOT 114 | 1,000 SQ. FT. |
| LOT 32 | 1,000 SQ. FT. | LOT 115 | 1,000 SQ. FT. |
| LOT 33 | 1,000 SQ. FT. | LOT 116 | 1,000 SQ. FT. |
| LOT 34 | 1,000 SQ. FT. | LOT 117 | 1,000 SQ. FT. |
| LOT 35 | 1,000 SQ. FT. | LOT 118 | 1,000 SQ. FT. |
| LOT 36 | 1,000 SQ. FT. | LOT 119 | 1,000 SQ. FT. |
| LOT 37 | 1,000 SQ. FT. | LOT 120 | 1,000 SQ. FT. |
| LOT 38 | 1,000 SQ. FT. | LOT 121 | 1,000 SQ. FT. |
| LOT 39 | 1,000 SQ. FT. | LOT 122 | 1,000 SQ. FT. |
| LOT 40 | 1,000 SQ. FT. | LOT 123 | 1,000 SQ. FT. |
| LOT 41 | 1,000 SQ. FT. | LOT 124 | 1,000 SQ. FT. |
| LOT 42 | 1,000 SQ. FT. | LOT 125 | 1,000 SQ. FT. |
| LOT 43 | 1,000 SQ. FT. | LOT 126 | 1,000 SQ. FT. |
| LOT 44 | 1,000 SQ. FT. | LOT 127 | 1,000 SQ. FT. |
| LOT 45 | 1,000 SQ. FT. | LOT 128 | 1,000 SQ. FT. |
| LOT 46 | 1,000 SQ. FT. | LOT 129 | 1,000 SQ. FT. |
| LOT 47 | 1,000 SQ. FT. | LOT 130 | 1,000 SQ. FT. |
| LOT 48 | 1,000 SQ. FT. | LOT 131 | 1,000 SQ. FT. |
| LOT 49 | 1,000 SQ. FT. | LOT 132 | 1,000 SQ. FT. |
| LOT 50 | 1,000 SQ. FT. | LOT 133 | 1,000 SQ. FT. |
| LOT 51 | 1,000 SQ. FT. | LOT 134 | 1,000 SQ. FT. |
| LOT 52 | 1,000 SQ. FT. | LOT 135 | 1,000 SQ. FT. |
| LOT 53 | 1,000 SQ. FT. | LOT 136 | 1,000 SQ. FT. |
| LOT 54 | 1,000 SQ. FT. | LOT 137 | 1,000 SQ. FT. |
| LOT 55 | 1,000 SQ. FT. | LOT 138 | 1,000 SQ. FT. |
| LOT 56 | 1,000 SQ. FT. | LOT 139 | 1,000 SQ. FT. |
| LOT 57 | 1,000 SQ. FT. | LOT 140 | 1,000 SQ. FT. |
| LOT 58 | 1,000 SQ. FT. | LOT 141 | 1,000 SQ. FT. |
| LOT 59 | 1,000 SQ. FT. | LOT 142 | 1,000 SQ. FT. |
| LOT 60 | 1,000 SQ. FT. | LOT 143 | 1,000 SQ. FT. |
| LOT 61 | 1,000 SQ. FT. | LOT 144 | 1,000 SQ. FT. |
| LOT 62 | 1,000 SQ. FT. | LOT 145 | 1,000 SQ. FT. |
| LOT 63 | 1,000 SQ. FT. | LOT 146 | 1,000 SQ. FT. |
| LOT 64 | 1,000 SQ. FT. | LOT 147 | 1,000 SQ. FT. |
| LOT 65 | 1,000 SQ. FT. | LOT 148 | 1,000 SQ. FT. |
| LOT 66 | 1,000 SQ. FT. | LOT 149 | 1,000 SQ. FT. |
| LOT 67 | 1,000 SQ. FT. | LOT 150 | 1,000 SQ. FT. |
| LOT 68 | 1,000 SQ. FT. | LOT 151 | 1,000 SQ. FT. |
| LOT 69 | 1,000 SQ. FT. | LOT 152 | 1,000 SQ. FT. |
| LOT 70 | 1,000 SQ. FT. | LOT 153 | 1,000 SQ. FT. |
| LOT 71 | 1,000 SQ. FT. | LOT 154 | 1,000 SQ. FT. |
| LOT 72 | 1,000 SQ. FT. | LOT 155 | 1,000 SQ. FT. |
| LOT 73 | 1,000 SQ. FT. | LOT 156 | 1,000 SQ. FT. |
| LOT 74 | 1,000 SQ. FT. | LOT 157 | 1,000 SQ. FT. |
| LOT 75 | 1,000 SQ. FT. | LOT 158 | 1,000 SQ. FT. |
| LOT 76 | 1,000 SQ. FT. | LOT 159 | 1,000 SQ. FT. |
| LOT 77 | 1,000 SQ. FT. | LOT 160 | 1,000 SQ. FT. |
| LOT 78 | 1,000 SQ. FT. | LOT 161 | 1,000 SQ. FT. |
| LOT 79 | 1,000 SQ. FT. | LOT 162 | 1,000 SQ. FT. |
| LOT 80 | 1,000 SQ. FT. | LOT 163 | 1,000 SQ. FT. |
| LOT 81 | 1,000 SQ. FT. | LOT 164 | 1,000 SQ. FT. |
| LOT 82 | 1,000 SQ. FT. | LOT 165 | 10,577 SQ. FT. |
| LOT 83 | 1,000 SQ. FT. | LOT 170 | 6,537 SQ. FT. |

TOTAL AREA: 152.727 ACRES (6,652,825 SQ. FT.)

WT GROUP
WT Group
AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

BELLWORKS SUBDIVISION
2000 WEST AT&T CENTER DRIVE
HOFFMAN ESTATES, ILLINOIS

ISSUE

| TO | DATE |
|---|---|
| CLIENT | 11/11/22 |
| CLIENT | 11/16/22 |
| CLIENT | 12/5/22 |
| CLIENT | 1/6/23 |
| CLIENT | 1/9/23 |
| CLIENT | 1/17/23 |

CHECK FIM
DRAWN MWO
JOB: 221000EF

SUB-1
SHEET 1 OF 4
PLAT OF SUBDIVISION

# FINAL PLAT OF BELLWORKS SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PROPERTY OWNER/SEND TAX BILLS TO:
HOFFMAN ESTATES ACQUISITIONS LLC
101 CRAWFORDS CORNER ROAD
HOLMDEL, NEW JERSEY 07733

DEVELOPER:
SOMERSET DEVELOPMENT
101 CRAWFORDS CORNER ROAD
HOLMDEL, NJ 07733

SUBDIVIDER:
THE WT GROUP, LLC
2875 PRATUM AVE.
HOFFMAN EST, IL 60192
224-293-8333

AFTER RECORDING RETURN TO:
VILLAGE OF HOFFMAN ESTATES
VILLAGE CLERK
1900 HASSELL ROAD
HOFFMAN EST, IL 60169

PERMANENT INDEX NUMBER (P.I.N. #):
01-36-301-015
01-36-301-016
01-36-401-005
01-36-401-006
01-36-402-024
01-36-402-025

SCALE: 1" = 80'
0 30 60 120
BAR SCALE

NOTES:
1. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
2. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

Easement Line Table

| Line # | Direction | Length |
|---|---|---|
| L1 | S 06°06'30" W | 15.20 |
| L2 | S 89°57'54" E | 41.33 |
| L3 | N 08°08'29" E | 10.06 |
| L4 | N 89°57'54" W | 42.73 |
| L5 | S 02°39'38" E | 10.01 |
| L6 | N 89°36'30" E | 27.00 |
| L7 | S 00°23'30" W | 27.00 |
| L8 | N 00°23'30" W | 23.00 |
| L9 | N 89°36'30" E | 42.14 |
| L11 | N 89°53'00" E | 22.14 |
| L12 | S 89°53'00" W | 22.16 |
| L13 | N 89°57'32" W | 27.01 |
| L14 | S 89°57'32" E | 27.01 |
| L15 | N 77°56'07" W | 27.01 |
| L16 | S 77°56'07" E | 27.01 |
| L17 | S 14°42'28" E | 27.02 |
| L18 | N 14°41'28" W | 27.00 |
| L19 | N 65°44'30" W | 24.72 |
| L20 | S 32°17'48" E | 122.53 |
| L21 | N 32°17'48" E | 120.10 |
| L22 | N 67°21'36" W | 28.98 |
| L23 | N 39°19'24" E | 214.22 |
| L24 | S 79°55'25" E | 19.18 |
| L25 | N 87°27'27" E | 53.08 |

Easement Curve Table

| Curve # | Length | Radius | Chord Bearing | Chord Length |
|---|---|---|---|---|
| C16 | 20.16 | 1213.50 | N11°10'32"W | 20.14 |
| C17 | 10.03 | 1536.42 | N08°58'43"W | 10.03 |
| C18 | 10.03 | 388.50 | S09°04'23"E | 10.03 |
| C19 | 10.00 | 1213.50 | N01°23'30"E | 10.00 |
| C20 | 10.00 | 1213.50 | S01°23'30"W | 10.00 |
| C21 | 179.82 | 1213.50 | N06°37'26"E | 179.67 |
| C22 | 20.01 | 543.21 | S10°53'27"W | 20.00 |
| C23 | 20.01 | 488.50 | N10°53'43"E | 20.00 |
| C24 | 10.00 | 713.50 | S74°19'06"W | 10.00 |
| C25 | 12.00 | 627.88 | N73°36'42"E | 12.00 |
| C26 | 26.57 | 713.50 | N75°58'02"E | 26.57 |
| C27 | 15.00 | 781.00 | N65°47'55"W | 15.00 |
| C28 | 24.67 | 30.21 | N83°36'34"E | 23.98 |
| C29 | 101.30 | 209.18 | S82°10'05"E | 100.34 |
| C30 | 248.55 | 713.50 | S80°38'36"E | 247.29 |
| C31 | 123.80 | 713.50 | N82°39'12"E | 123.65 |

LAKEWOOD BLVD
(120' RIGHT OF WAY)
N LINE OF THE S. 1/2 OF SEC. 36-42-9
S. LINE OF LAKEWOOD BLVD
FOUND IRON PIPE AT CORNER NE CORNER OF THE SE 1/4 OF SEC. 36-42-9
S 45°15'50" E 35.28'
904.73'
EXISTING 15' CONES EASEMENT PER DOC #89534448 & 16' S. SCH. SOLCO EASEMENT PER DOC. #90018198
EXISTING 30' SBC GENERAL EASEMENT PER DOC. #93218383
S 00°23'30" E 80.00'
EASEMENT FOR PUBLIC UTILITIES (HEREBY GRANTED)
S 06°06'30" W 114.84'
EXISTING 66' PRIVATE DRIVE PER DOC #08284529 PRIVATE DRIVE WIDTH VARIES
LOHAN WAY (PRIVATE DRIVE)
S 00°23'30" E 155.98'
EASEMENT FOR PUBLIC UTILITIES (HEREBY GRANTED)
EXISTING 15' PUBLIC UTILITY EASEMENT PER DOC. #93287479
143.17'
N 89°36'30" E
LOT 189 "END PAIR"
LOT 190 "END PAIR"
LOT 4
133.369 ACRES
(5,809,544 SQ. FT.)
SEE SHEET SUB-1
LOT 1
"COMMON AREA"
ACCESS EASEMENT & BLANKET EASEMENT FOR PUBLIC UTILITIES OVER ALL OF LOT 1 (HEREBY GRANTED)
SEE SHEETS SUB-3 & 4 FOR TOWNHOME LOT DETAILS
596.92'
N 00°23'30" W
LOT 2
3.385 ACRES
(147,472 SQ. FT.)
HUNTINGTON BLVD.
S 00°08'15" E 1163.01'
(RECORD FROM #3 MEDIAN ROAD)
(RECORD 1242.45')
S LINE OF THE SE 1/4 OF SECTION 36-42-9
- MATCH -
EAST DRIVE PER DOC #08284529 PRIVATE - WIDTH VARIES
S 34°07'26" W 90.47'
15' EASEMENT FOR PUBLIC UTILITIES (HEREBY GRANTED)
EXISTING 15' UTILITY EASEMENT PER DOC. #92158092
ARC=59.73'
RAD=39.50'
CB=S09°11'40"E
CD=54.20'
EXISTING 15' PUBLIC UTILITY EASEMENT PER DOC. #93287479
EXISTING 66' PRIVATE DRIVE PRIVATE - WIDTH VARIES
EXISTING 15' UTILITY EASEMENT PER DOC. #89534448
LOT 4
133.369 ACRES
(5,809,544 SQ. FT.)
SEE SHEET SUB-1
LEGEND
PROPERTY LINE
CENTERLINE OF RIGHT OF WAY
UNDERLYING PROPERTY LINES
SET CONCRETE MONUMENT / SET IRON PIPE
(XXX') RECORD PROPERTY DIMENSIONS
PROPOSED BUILDING SETBACK (HEREBY GRANTED)
PROPOSED EASEMENT (HEREBY GRANTED)
EXISTING EASEMENTS TO REMAIN
EXISTING PUBLIC UTILITY EASEMENT PER DOCUMENT #93287479
EAST DRIVE PER DOC #08284529 PRIVATE - WIDTH VARIES
EXISTING 15' UTILITY EASEMENT PER DOC. #89534448
N 00°23'30" W 14.91'
697.39'
N 89°36'30" E
EXISTING EAST RING ROAD PER DOC #08284529 PRIVATE DRIVE WIDTH VARIES
EXISTING 15' PUBLIC UTILITY EASEMENT PER DOC. #93287479
EASEMENT FOR PUBLIC UTILITIES (HEREBY GRANTED)
LOT 2
3.385 ACRES
(147,472 SQ. FT.)
53.06'
S 87°27'27" W
LOHAN WAY (PRIVATE DRIVE)
LOT 4
133.369 ACRES
(5,809,544 SQ. FT.)
S 13°27'31" E 87.59'
595.86'
S 89°36'30" W 1258.58'
LINE PARALLEL WITH THE N. LINE OF THE S. 1/2 OF SEC. 36-42-9
662.72'
25' LANDSCAPE EASEMENT PER DOC. #93287480
ARC=29.49'
RAD=250.00'
CB=S30°44'40"W
CD=29.47'
EASEMENT FOR PUBLIC UTILITIES (HEREBY GRANTED)
- MATCH -

TOWNHOME LOTS OVERVIEW & PROPOSED EASEMENTS DETAIL

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

WT GROUP
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wtgroup.com
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BELLWORKS SUBDIVISION
2000 WEST AT&T CENTER DRIVE
HOFFMAN ESTATES, ILLINOIS

ISSUE

| TO | DATE |
|---|---|
| CLIENT | 11/11/22 |
| CLIENT | 11/16/22 |
| CLIENT | 12/8/22 |
| CLIENT | 1/6/23 |
| CLIENT | 1/9/23 |
| CLIENT | 1/17/23 |

CHECK: FM
DRAWN: MWO
JOB: 02120067

SUB-2
SHEET 2 OF 6
PLAT OF SUBDIVISION

# FINAL PLAT OF BELLWORKS SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PROPERTY OWNER/SEND TAX BILLS TO:
HOFFMAN ESTATES ACQUISITIONS LLC
101 CRAWFORDS CORNER ROAD
HOLMDEL, NEW JERSEY 07733

DEVELOPER:
SOMERSET DEVELOPMENT
101 CRAWFORDS CORNER ROAD
HOLMDEL, NJ 07733

SURVEYOR:
THE WT GROUP, LLC
2875 PRATUM AVE
HOFFMAN EST, IL 60192
224-293-8333

AFTER RECORDING RETURN TO:
VILLAGE OF HOFFMAN ESTATES
VILLAGE CLERK
1900 HASSELL ROAD
HOFFMAN EST, IL 60169

SCALE: 1" = 30'
00 15 30 60
BAR SCALE

NOTES:

1. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.

2. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

PERMANENT INDEX NUMBER (P.I.N. #):
01-36-301-015
01-36-301-018
01-36-401-005
01-36-401-006
01-36-402-024
01-36-402-025

LAKEWOOD BLVD (120' RIGHT OF WAY)

N 89°36'30" E 3815.45'

S 45°55'50" E 1355.50'

HUNTINGTON BLVD. (120' RIGHT OF WAY)

S 00°09'15" E 1163.01'

LOT 1
"COMMON AREA"
ACCESS EASEMENT & BLANKET EASEMENT FOR PUBLIC UTILITIES OVER ALL OF LOT 1 (HEREBY GRANTED)

LOT 2
SEE SHEET SUB-1

LOT 4
SEE SHEET SUB-1

LOT 169
"WEST PARK"

LOT 170
"EAST PARK"

LOHAN WAY (PRIVATE DRIVE)

EXISTING 16' PRIVATE DRIVE PER DOC #98088479 (NON-VEHICULAR ACCESS)

EXISTING 15' PUBLIC UTILITY EASEMENT PER DOC #92287479

EASEMENT FOR PUBLIC UTILITIES (HEREBY GRANTED)

EXISTING 10' CRAWS EASEMENT PER DOC #98088479 & 10' A. BELL TELCO EASEMENT PER DOC #89316939

EXISTING 20' SDC GENERAL EASEMENT PER DOC #85310045

FOUND IRON ROD AT CORNER NE CORNER OF THE SE 1/4 OF SEC. 36-42-9

FOUND IRON PIPE AT CORNER

N LINE OF S. 1/2 OF SEC. 36-42-9

EXISTING 20' SDC GENERAL EASEMENT PER DOC #85310045 & EXISTING 15' PUBLIC UTILITY EASEMENT PER DOC #92287479

E LINE OF THE SE 1/4 OF SECTION 36-42-9

## LEGEND

- PROPERTY LINE
- CENTERLINE OF RIGHT OF WAY
- REFERENCE LINE
- SET CONCRETE MONUMENT / SET IRON PIPE
- (XXX') RECORD PROPERTY DIMENSIONS
- PROPOSED BUILDING SETBACK (HEREBY GRANTED)
- PROPOSED EASEMENT (HEREBY GRANTED)
- EXISTING EASEMENTS TO REMAIN
- EXISTING PUBLIC UTILITY EASEMENT PER DOCUMENT #92287479

| Easement Curve Table | | | | |
|---|---|---|---|---|
| Curve # | Length | Radius | Chord Bearing | Chord Length |
| C16 | 20.16 | 1013.50 | N11°03'57"W | 20.14 |
| C17 | 182.03 | 1536.47 | N08°58'12"W | 181.93 |
| C18 | 100.03 | 880.26 | S09°04'23"E | 100.03 |
| C19 | 100.00 | 1313.70 | N01°33'58"E | 100.00 |
| C20 | 100.00 | 1013.50 | S01°20'32"W | 100.00 |
| C21 | 179.80 | 1013.50 | N06°57'26"E | 179.57 |
| C22 | 20.01 | 345.21 | S10°53'22"W | 20.00 |
| C23 | 20.01 | 486.50 | N10°51'42"E | 20.00 |
| C24 | 10.00 | 713.50 | S14°01'06"W | 10.00 |
| C25 | 10.00 | 827.88 | N13°54'43"E | 10.00 |
| C26 | 38.53 | 713.50 | N13°08'02"E | 38.53 |
| C27 | 15.00 | 781.20 | N15°41'02"W | 15.00 |
| C28 | 24.67 | 20.21 | N53°13'34"E | 23.09 |
| C29 | 101.38 | 309.18 | S83°16'05"E | 100.94 |
| C30 | 248.55 | 713.50 | S82°38'26"E | 245.32 |
| C31 | 123.88 | 713.50 | N82°29'12"E | 123.68 |

| Easement Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L1 | S 89°36'30" W | 13.20 |
| L2 | S 89°37'54" E | 41.13 |
| L3 | N 06°58'39" E | 10.06 |
| L4 | N 89°37'54" W | 41.73 |
| L5 | S 02°39'29" E | 10.01 |
| L6 | S 89°36'30" E | 27.00 |
| L7 | S 00°23'30" E | 23.00 |
| L8 | S 89°36'30" W | 27.00 |
| L9 | N 00°23'30" W | 23.00 |
| L10 | N 00°23'30" W | 43.14 |
| L11 | N 89°36'30" E | 27.14 |
| L12 | S 89°36'00" W | 27.16 |
| L13 | N 89°51'32" W | 27.01 |
| L14 | S 89°51'32" E | 27.01 |
| L15 | N 77°58'57" W | 27.01 |
| L16 | S 77°58'57" E | 27.02 |
| L17 | S 14°41'28" E | 27.02 |
| L18 | N 14°41'28" W | 27.00 |
| L19 | N 83°49'30" W | 34.12 |
| L20 | S 32°17'48" E | 132.63 |
| L21 | N 32°17'48" E | 130.10 |
| L22 | N 87°21'36" W | 28.38 |
| L23 | N 29°01'24" E | 214.22 |
| L24 | S 76°33'35" E | 30.16 |
| L25 | N 87°21'21" E | 33.08 |

| PROPERTY AREA TABLE | |
|---|---|
| LOT 1 | 6,332 ACRES 275,757 SQ. FT. |
| LOT 2 | 2.383 ACRES 103,819 SQ. FT. |
| LOT 3 | 3.811 ACRES 166,018 SQ. FT. |
| LOT A | 133.998 ACRES 5,836,344 SQ. FT. |
| LOT 4 | 1,000 SQ. FT. |
| LOT 5 | 1,000 SQ. FT. |
| LOT 6 | 1,000 SQ. FT. |
| LOT 7 | 1,000 SQ. FT. |
| LOT 8 | 1,000 SQ. FT. |
| LOT 9 | 1,000 SQ. FT. |
| LOT 10 | 1,000 SQ. FT. |
| LOT 11 | 1,000 SQ. FT. |
| LOT 12 | 1,000 SQ. FT. |
| LOT 13 | 1,000 SQ. FT. |
| LOT 14 | 1,000 SQ. FT. |
| LOT 15 | 1,000 SQ. FT. |
| LOT 16 | 1,000 SQ. FT. |
| LOT 17 | 1,000 SQ. FT. |
| LOT 18 | 1,000 SQ. FT. |
| LOT 19 | 1,000 SQ. FT. |
| LOT 20 | 1,000 SQ. FT. |
| LOT 21 | 1,000 SQ. FT. |
| LOT 22 | 1,000 SQ. FT. |
| LOT 23 | 1,000 SQ. FT. |
| LOT 24 | 1,000 SQ. FT. |
| LOT 25 | 1,000 SQ. FT. |
| LOT 26 | 1,000 SQ. FT. |
| LOT 27 | 1,000 SQ. FT. |
| LOT 28 | 1,000 SQ. FT. |
| LOT 29 | 1,000 SQ. FT. |
| LOT 30 | 1,000 SQ. FT. |
| LOT 31 | 1,000 SQ. FT. |
| LOT 32 | 1,000 SQ. FT. |
| LOT 33 | 1,000 SQ. FT. |
| LOT 34 | 1,000 SQ. FT. |
| LOT 35 | 1,000 SQ. FT. |
| LOT 36 | 1,000 SQ. FT. |
| LOT 37 | 1,000 SQ. FT. |
| LOT 38 | 1,000 SQ. FT. |
| LOT 39 | 1,000 SQ. FT. |
| LOT 40 | 1,000 SQ. FT. |
| LOT 41 | 1,000 SQ. FT. |
| LOT 42 | 1,000 SQ. FT. |
| LOT 43 | 1,000 SQ. FT. |
| LOT 44 | 1,000 SQ. FT. |
| LOT 45 | 1,000 SQ. FT. |
| LOT 46 | 1,000 SQ. FT. |
| LOT 47 | 1,000 SQ. FT. |
| LOT 48 | 1,000 SQ. FT. |
| LOT 49 | 1,000 SQ. FT. |
| LOT 50 | 1,000 SQ. FT. |
| LOT 51 | 1,000 SQ. FT. |
| LOT 52 | 1,000 SQ. FT. |
| LOT 53 | 1,000 SQ. FT. |
| LOT 54 | 1,000 SQ. FT. |
| LOT 55 | 1,000 SQ. FT. |
| LOT 56 | 1,000 SQ. FT. |
| LOT 57 | 1,000 SQ. FT. |
| LOT 58 | 1,000 SQ. FT. |
| LOT 59 | 1,000 SQ. FT. |
| LOT 60 | 1,000 SQ. FT. |
| LOT 61 | 1,000 SQ. FT. |
| LOT 62 | 1,000 SQ. FT. |
| LOT 63 | 1,000 SQ. FT. |
| LOT 64 | 1,000 SQ. FT. |
| LOT 65 | 1,000 SQ. FT. |
| LOT 66 | 1,000 SQ. FT. |
| LOT 67 | 1,000 SQ. FT. |
| LOT 68 | 1,000 SQ. FT. |
| LOT 69 | 1,000 SQ. FT. |
| LOT 70 | 1,000 SQ. FT. |
| LOT 71 | 1,000 SQ. FT. |
| LOT 72 | 1,000 SQ. FT. |
| LOT 73 | 1,000 SQ. FT. |
| LOT 74 | 1,000 SQ. FT. |
| LOT 75 | 1,000 SQ. FT. |
| LOT 76 | 1,000 SQ. FT. |
| LOT 77 | 1,000 SQ. FT. |
| LOT 78 | 1,000 SQ. FT. |
| LOT 79 | 1,000 SQ. FT. |
| LOT 80 | 1,000 SQ. FT. |
| LOT 81 | 1,000 SQ. FT. |
| LOT 82 | 1,000 SQ. FT. |
| LOT 83 | 1,000 SQ. FT. |

| PROPERTY AREA TABLE | |
|---|---|
| LOT 84 | 1,000 SQ. FT. |
| LOT 85 | 1,000 SQ. FT. |
| LOT 86 | 1,000 SQ. FT. |
| LOT 87 | 1,000 SQ. FT. |
| LOT 88 | 1,000 SQ. FT. |
| LOT 89 | 1,000 SQ. FT. |
| LOT 90 | 1,000 SQ. FT. |
| LOT 91 | 1,000 SQ. FT. |
| LOT 92 | 1,000 SQ. FT. |
| LOT 93 | 1,000 SQ. FT. |
| LOT 94 | 1,000 SQ. FT. |
| LOT 95 | 1,000 SQ. FT. |
| LOT 96 | 1,000 SQ. FT. |
| LOT 97 | 1,000 SQ. FT. |
| LOT 98 | 1,000 SQ. FT. |
| LOT 99 | 1,000 SQ. FT. |
| LOT 100 | 1,000 SQ. FT. |
| LOT 101 | 1,000 SQ. FT. |
| LOT 102 | 1,000 SQ. FT. |
| LOT 103 | 1,000 SQ. FT. |
| LOT 104 | 1,000 SQ. FT. |
| LOT 105 | 1,000 SQ. FT. |
| LOT 106 | 1,000 SQ. FT. |
| LOT 107 | 1,000 SQ. FT. |
| LOT 108 | 1,000 SQ. FT. |
| LOT 109 | 1,000 SQ. FT. |
| LOT 110 | 1,000 SQ. FT. |
| LOT 111 | 1,000 SQ. FT. |
| LOT 112 | 1,000 SQ. FT. |
| LOT 113 | 1,000 SQ. FT. |
| LOT 114 | 1,000 SQ. FT. |
| LOT 115 | 1,000 SQ. FT. |
| LOT 116 | 1,000 SQ. FT. |
| LOT 117 | 1,000 SQ. FT. |
| LOT 118 | 1,000 SQ. FT. |
| LOT 119 | 1,000 SQ. FT. |
| LOT 120 | 1,000 SQ. FT. |
| LOT 121 | 1,000 SQ. FT. |
| LOT 122 | 1,000 SQ. FT. |
| LOT 123 | 1,000 SQ. FT. |
| LOT 124 | 1,000 SQ. FT. |
| LOT 125 | 1,000 SQ. FT. |
| LOT 126 | 1,000 SQ. FT. |
| LOT 127 | 1,000 SQ. FT. |
| LOT 128 | 1,000 SQ. FT. |
| LOT 129 | 1,000 SQ. FT. |
| LOT 130 | 1,000 SQ. FT. |
| LOT 131 | 1,000 SQ. FT. |
| LOT 132 | 1,000 SQ. FT. |
| LOT 133 | 1,000 SQ. FT. |
| LOT 134 | 1,000 SQ. FT. |
| LOT 135 | 1,000 SQ. FT. |
| LOT 136 | 1,000 SQ. FT. |
| LOT 137 | 1,000 SQ. FT. |
| LOT 138 | 1,000 SQ. FT. |
| LOT 139 | 1,000 SQ. FT. |
| LOT 140 | 1,000 SQ. FT. |
| LOT 141 | 1,000 SQ. FT. |
| LOT 142 | 1,000 SQ. FT. |
| LOT 143 | 1,000 SQ. FT. |
| LOT 144 | 1,000 SQ. FT. |
| LOT 145 | 1,000 SQ. FT. |
| LOT 146 | 1,000 SQ. FT. |
| LOT 147 | 1,000 SQ. FT. |
| LOT 148 | 1,000 SQ. FT. |
| LOT 149 | 1,000 SQ. FT. |
| LOT 150 | 1,000 SQ. FT. |
| LOT 151 | 1,000 SQ. FT. |
| LOT 152 | 1,000 SQ. FT. |
| LOT 153 | 1,000 SQ. FT. |
| LOT 154 | 1,000 SQ. FT. |
| LOT 155 | 1,000 SQ. FT. |
| LOT 156 | 1,000 SQ. FT. |
| LOT 157 | 1,000 SQ. FT. |
| LOT 158 | 1,000 SQ. FT. |
| LOT 159 | 1,000 SQ. FT. |
| LOT 160 | 1,000 SQ. FT. |
| LOT 161 | 1,000 SQ. FT. |
| LOT 162 | 1,000 SQ. FT. |
| LOT 163 | 1,000 SQ. FT. |
| LOT 164 | 1,000 SQ. FT. |
| LOT 165 | 1,000 SQ. FT. |
| LOT 166 | 1,000 SQ. FT. |
| LOT 167 | 1,000 SQ. FT. |
| LOT 168 | 1,000 SQ. FT. |
| LOT 169 | 1,000 SQ. FT. |
| LOT 170 | 8,557 SQ. FT. |

TOTAL AREA: 153.727 ACRES (6,652,625 SQ. FT.)

TOWNHOME LOT DETAIL (NORTH)

WT GROUP
Engineering with Precision, Pace and Passion
2875 Pratum Avenue | Hoffman Estates, IL 60192
Phone: 224.293.8333 | Fax: 224.293.8336
Illinois Professional Design Firm 184.007802
Illinois Professional Land Surveying Firm 184.007802
Illinois Professional Engineering Firm 184.007802

WT Group

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

BELLWORKS SUBDIVISION
2000 WEST AT&T CENTER DRIVE
HOFFMAN ESTATES, ILLINOIS

ISSUE

| TO | DATE |
|---|---|
| CLIENT | 11/11/22 |
| CLIENT | 11/15/22 |
| CLIENT | 12/8/22 |
| CLIENT | 1/6/23 |
| CLIENT | 1/9/23 |
| CLIENT | 1/17/23 |

CHECK: FJM
DRAWN: MMG
JOB 82100067

SUB-3
SHEET 3 OF 6
PLAT OF SUBDIVISION

# FINAL PLAT OF BELLWORKS SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PROPERTY OWNER/SEND TAX BILLS TO:
HOFFMAN ESTATES ACQUISITIONS LLC
101 CRANFORDS CORNER ROAD
HOLMDEL, NEW JERSEY 07733

DEVELOPER
SOMERSET DEVELOPMENT
101 CRANFORDS CORNER ROAD
HOLMDEL, NJ 07733

SUBDIVIDER:
THE WT GROUP, LLC
2875 PRATUM AVE.
HOFFMAN EST, IL 60192
224-293-6333

AFTER RECORDING RETURN TO:
VILLAGE OF HOFFMAN ESTATES
VILLAGE CLERK
1900 HASSELL ROAD
HOFFMAN EST, IL 60169

PERMANENT INDEX NUMBER (P.I.N. #)
01-36-301-015
01-36-301-018
01-36-401-005
01-36-401-008
01-36-402-024
01-36-402-025

SCALE: 1" = 30'
BAR SCALE

NOTES
1. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
2. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

| Easement Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L1 | S 00°08'30" W | 93.20 |
| L2 | S 89°51'54" E | 41.13 |
| L3 | N 00°08'29" E | 10.28 |
| L4 | N 89°51'54" W | 42.23 |
| L5 | S 89°51'45" E | 10.01 |
| L6 | N 89°36'30" E | 27.00 |
| L7 | S 00°23'30" E | 23.00 |
| L8 | S 89°36'30" W | 27.00 |
| L9 | N 00°23'30" W | 23.00 |
| L10 | N 00°23'30" W | 42.16 |
| L11 | N 86°53'06" E | 27.14 |
| L12 | S 86°53'06" W | 27.16 |
| L13 | N 89°51'38" E | 27.01 |
| L14 | S 89°51'38" E | 27.01 |
| L15 | N 77°59'01" W | 27.01 |
| L16 | S 77°59'01" E | 27.01 |
| L17 | S 14°41'28" E | 27.02 |
| L18 | N 14°41'28" W | 27.00 |
| L19 | N 82°41'26" W | 34.79 |
| L20 | S 32°17'48" E | 122.83 |
| L21 | N 32°17'48" E | 170.15 |
| L22 | N 47°21'54" W | 28.88 |
| L23 | N 78°01'24" E | 214.22 |
| L24 | S 78°55'25" E | 70.16 |
| L25 | N 87°27'27" E | 32.06 |

| Easement Curve Table | | | | |
|---|---|---|---|---|
| Curve # | Length | Radius | Chord Bearing | Chord Length |
| C16 | 73.16 | 1013.50 | N11°02'32"W | 73.14 |
| C17 | 13.05 | 1538.47 | N08°58'13"W | 13.05 |
| C18 | 13.05 | 885.50 | S08°54'23"E | 13.03 |
| C19 | 13.00 | 1313.70 | N01°32'39"E | 13.00 |
| C20 | 13.00 | 1013.50 | S01°35'39"W | 13.00 |
| C21 | 179.80 | 1013.50 | N06°57'26"E | 179.57 |
| C22 | 20.01 | 343.31 | S10°53'39"W | 20.00 |
| C23 | 20.01 | 486.50 | N10°53'39"E | 20.00 |
| C24 | 13.00 | 713.50 | S74°51'58"W | 13.00 |
| C25 | 13.00 | 527.66 | N74°56'49"E | 13.00 |
| C26 | 28.57 | 713.50 | N75°58'01"E | 28.57 |
| C27 | 15.00 | 191.00 | N57°47'53"W | 15.00 |
| C28 | 21.87 | 30.21 | N83°51'54"E | 21.39 |
| C29 | 101.30 | 306.18 | S82°16'55"E | 100.84 |
| C30 | 246.30 | 713.50 | S82°26'26"E | 245.32 |
| C31 | 123.80 | 713.50 | N82°29'12"E | 123.65 |

LEGEND
- PROPERTY LINE
- CENTERLINE OF RIGHT OF WAY
- REFERENCE LINE
- SET CONCRETE MONUMENT / SET IRON PIPE
- (XXX') RECORD PROPERTY DIMENSIONS
- PROPOSED BUILDING SETBACK (HEREBY GRANTED)
- PROPOSED EASEMENT (HEREBY GRANTED)
- EXISTING EASEMENTS TO REMAIN
- EXISTING PUBLIC UTILITY EASEMENT PER DOCUMENT #92287479

| PROPERTY AREA TABLE | |
|---|---|
| LOT 1 | 6.252 ACRES (272,352 SQ. FT.) |
| LOT 2 | 3.385 ACRES (147,472 SQ. FT.) |
| LOT 3 | 5.381 ACRES (234,418 SQ. FT.) |
| LOT 4 | 137.359 ACRES (5,985,344 SQ. FT.) |
| TOTAL AREA: 152.777 ACRES (6,655,825 SQ. FT.) | |

| PROPERTY AREA TABLE | |
|---|---|
| LOT 84 | 1,000 SQ. FT. |
| LOT 85 | 1,000 SQ. FT. |
| LOT 86 | 1,000 SQ. FT. |
| LOT 87 | 1,000 SQ. FT. |
| LOT 88 | 1,000 SQ. FT. |
| LOT 89 | 1,000 SQ. FT. |
| LOT 90 | 1,000 SQ. FT. |
| LOT 91 | 1,000 SQ. FT. |
| LOT 92 | 1,000 SQ. FT. |
| LOT 93 | 1,000 SQ. FT. |
| LOT 94 | 1,000 SQ. FT. |
| LOT 95 | 1,000 SQ. FT. |
| LOT 96 | 1,000 SQ. FT. |
| LOT 97 | 1,000 SQ. FT. |
| LOT 98 | 1,000 SQ. FT. |
| LOT 99 | 1,000 SQ. FT. |
| LOT 100 | 1,000 SQ. FT. |
| LOT 101 | 1,000 SQ. FT. |
| LOT 102 | 1,000 SQ. FT. |
| LOT 103 | 1,000 SQ. FT. |
| LOT 104 | 1,000 SQ. FT. |
| LOT 105 | 1,000 SQ. FT. |
| LOT 106 | 1,000 SQ. FT. |
| LOT 107 | 1,000 SQ. FT. |
| LOT 108 | 1,000 SQ. FT. |
| LOT 109 | 1,000 SQ. FT. |
| LOT 110 | 1,000 SQ. FT. |
| LOT 111 | 1,000 SQ. FT. |
| LOT 112 | 1,000 SQ. FT. |
| LOT 113 | 1,000 SQ. FT. |
| LOT 114 | 1,000 SQ. FT. |
| LOT 115 | 1,000 SQ. FT. |
| LOT 116 | 1,000 SQ. FT. |
| LOT 117 | 1,000 SQ. FT. |
| LOT 118 | 1,000 SQ. FT. |
| LOT 119 | 1,000 SQ. FT. |
| LOT 120 | 1,000 SQ. FT. |
| LOT 121 | 1,000 SQ. FT. |
| LOT 122 | 1,000 SQ. FT. |
| LOT 123 | 1,000 SQ. FT. |
| LOT 124 | 1,000 SQ. FT. |
| LOT 125 | 1,000 SQ. FT. |
| LOT 126 | 1,000 SQ. FT. |
| LOT 127 | 1,000 SQ. FT. |
| LOT 128 | 1,000 SQ. FT. |
| LOT 129 | 1,000 SQ. FT. |
| LOT 130 | 1,000 SQ. FT. |
| LOT 131 | 1,000 SQ. FT. |
| LOT 132 | 1,000 SQ. FT. |
| LOT 133 | 1,000 SQ. FT. |
| LOT 134 | 1,000 SQ. FT. |
| LOT 135 | 1,000 SQ. FT. |
| LOT 136 | 1,000 SQ. FT. |
| LOT 137 | 1,000 SQ. FT. |
| LOT 138 | 1,000 SQ. FT. |
| LOT 139 | 1,000 SQ. FT. |
| LOT 140 | 1,000 SQ. FT. |
| LOT 141 | 1,000 SQ. FT. |
| LOT 142 | 1,000 SQ. FT. |
| LOT 143 | 1,000 SQ. FT. |
| LOT 144 | 1,000 SQ. FT. |
| LOT 145 | 1,000 SQ. FT. |
| LOT 146 | 1,000 SQ. FT. |
| LOT 147 | 1,000 SQ. FT. |
| LOT 148 | 1,000 SQ. FT. |
| LOT 149 | 1,000 SQ. FT. |
| LOT 150 | 1,000 SQ. FT. |
| LOT 151 | 1,000 SQ. FT. |
| LOT 152 | 1,000 SQ. FT. |
| LOT 153 | 1,000 SQ. FT. |
| LOT 154 | 1,000 SQ. FT. |
| LOT 155 | 1,000 SQ. FT. |
| LOT 156 | 1,000 SQ. FT. |
| LOT 157 | 1,000 SQ. FT. |
| LOT 158 | 1,000 SQ. FT. |
| LOT 159 | 1,000 SQ. FT. |
| LOT 160 | 1,000 SQ. FT. |
| LOT 161 | 1,000 SQ. FT. |
| LOT 162 | 1,000 SQ. FT. |
| LOT 163 | 1,000 SQ. FT. |
| LOT 164 | 1,000 SQ. FT. |
| LOT 165 | 1,000 SQ. FT. |
| LOT 166 | 1,000 SQ. FT. |
| LOT 167 | 1,000 SQ. FT. |
| LOT 168 | 1,000 SQ. FT. |

TOWNHOME LOT DETAIL (SOUTH)

WT GROUP
Engineering and Surveying Services and Planning
2875 Pratum Avenue | Hoffman Estates, IL 60192
224.293.6333 | 224.293.6334 fax
wtgroup.com
IL Licensing: Professional Design Firm (184.007291)
IL Licensed Professional Engineer (062.064181)
IL Licensed Land Surveyor (035.003814)

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

BELLWORKS SUBDIVISION
2000 WEST AT&T CENTER DRIVE
HOFFMAN ESTATES, ILLINOIS

ISSUE

| TO | DATE |
|---|---|
| CLIENT | 11/11/22 |
| CLIENT | 11/16/22 |
| CLIENT | 12/6/22 |
| CLIENT | 1/5/23 |
| CLIENT | 1/9/23 |
| CLIENT | 1/17/23 |

CHECK: FIM
DRAWN: MMD
JOB: 52100067

SUB-4
SHEET 4 OF 6
PLAT OF SUBDIVISION

PROPERTY OWNER/SEND TAX BILLS TO:
HOFFMAN ESTATES ACQUISITIONS LLC
101 CRAWFORDS CORNER ROAD
HOLMDEL, NEW JERSEY 07733

DEVELOPER:
SOMERSET DEVELOPMENT
101 CRAWFORDS CORNER ROAD
HOLMDEL, NJ 07733

SUBDIVIDER:
THC WT GROUP, LLC
2875 PRATUM AVE
HOFFMAN EST, IL 60192
224-293-8333

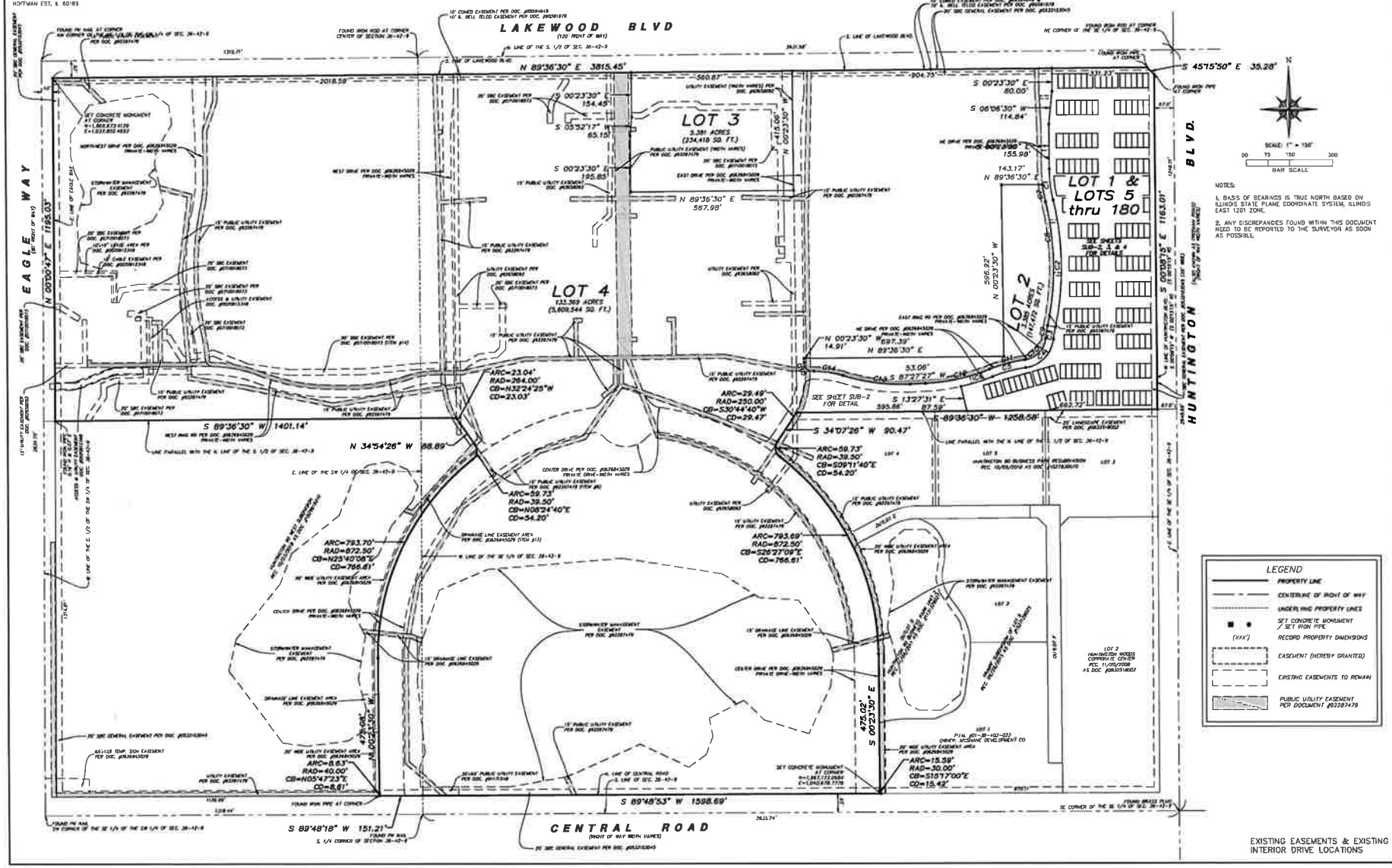
AFTER RECORDING RETURN TO:
VILLAGE OF HOFFMAN ESTATES
VILLAGE CLERK
1900 HASSELL ROAD
HOFFMAN EST, IL 60169

# FINAL PLAT OF BELLWORKS SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER (P.I.N. #):

01-36-301-015
01-36-301-016
01-36-401-005
01-36-401-008
01-36-402-024
01-36-402-025




NOTES:

1. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.

2. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

LEGEND

- PROPERTY LINE
- CENTERLINE OF RIGHT OF WAY
- UNDERLYING PROPERTY LINES
- SET CONCRETE MONUMENT / SET IRON PIPE
- (XXX') RECORD PROPERTY DIMENSIONS
- EASEMENT (HEREBY GRANTED)
- EXISTING EASEMENTS TO REMAIN
- PUBLIC UTILITY EASEMENT PER DOCUMENT #92387479

EXISTING EASEMENTS & EXISTING INTERIOR DRIVE LOCATIONS


WT GROUP
AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY


BELLWORKS SUBDIVISION
2000 WEST AT&T CENTER DRIVE
HOFFMAN ESTATES, ILLINOIS

ISSUE

| TO | DATE |
|---|---|
| CLIENT | 11/11/22 |
| CLIENT | 11/16/22 |
| CLIENT | 12/8/22 |
| CLIENT | 1/6/23 |
| CLIENT | 1/9/23 |
| CLIENT | 1/17/23 |

CHECK: FIN
DRAWN: MMD
JOB: 52100057

SUB-5
SHEET 5 OF 6
PLAT OF SUBDIVISION

PROPERTY OWNER/SEND TAX BILLS TO::
HOFFMAN ESTATES ACQUISITIONS LLC
101 CRAWFORDS CORNER ROAD
HOLMDEL, NEW JERSEY 07733

DEVELOPER:
SOMERSET DEVELOPMENT
101 CRAWFORDS CORNER ROAD
HOLMDEL, NJ 07733

SUBDIVIDER:
THE WT GROUP, LLC
2675 PRATUM AVE
HOFFMAN EST, IL 60192
224-293-6333

AFTER RECORDING RETURN TO:
VILLAGE OF HOFFMAN ESTATES
VILLAGE CLERK
1900 HASSELL ROAD
HOFFMAN EST, IL 60169

# FINAL PLAT OF BELLWORKS SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

LOCATION MAP

PERMANENT INDEX NUMBER (P.I.N. #):
01-36-301-015
01-36-301-016
01-36-401-005
01-36-401-006
01-36-402-024
01-36-402-025

## PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTIES OF COOK & KANE )

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS, THIS ______ DAY OF ______________ A.D. ________

______________________
CHAIRPERSON

ATTEST: ______________________
SECRETARY

## VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTIES OF COOK & KANE )

APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS, THIS ______ DAY OF ______________ A.D. ________

______________________
VILLAGE PRESIDENT

ATTEST: ______________________
VILLAGE CLERK

## VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTIES OF COOK & KANE )

I, ______________________, COLLECTOR OF THE VILLAGE OF HOFFMAN ESTATES, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF, THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS, THIS ______ DAY OF ______________ A.D. ________

______________________
VILLAGE TREASURER

## COOK COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF COOK )

I, ______________________ COUNTY CLERK OF COOK COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID FORFEITED TAXES, NO UNPAID CURRENT GENERAL TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED ON THIS PLAT.

I FURTHER CERTIFY THAT I RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT CHICAGO, COOK COUNTY, ILLINOIS

THIS ______ DAY OF ______________ A.D. ________

______________________
COOK COUNTY CLERK

## EASEMENT FOR PUBLIC UTILITIES PROVISIONS

AN EASEMENT IS HEREBY RESERVED BY AND GRANTED TO THE VILLAGE OF HOFFMAN ESTATES AND TO UTILITY SERVICE PROVIDERS AND THEIR SUCCESSORS THAT HOLD A LICENSE OR FRANCHISE UPON THE DATE OF THIS DOCUMENT WITHIN THE VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS, WITHIN THE AREA SHOWN BY DASHED LINES AND OVER ALL OF LOT 1 WITHIN THE AREA DEFINED "EASEMENTS FOR PUBLIC UTILITIES" ON THIS PLAT, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN CONDUITS, CABLES AND WIRES, STORM AND SANITARY SEWER AND WATER MAINS AND DRAINAGE SWALES, ABOVE AND UNDERGROUND, WITH ALL NECESSARY MANHOLES, WATER VALVES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH TELEPHONE, ELECTRIC, TELEVISION, SEWER AND WATER SERVICE, AND DRAINAGE PURPOSES, THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WITHIN SAID EASEMENT AREA SAID CONDUITS, CABLES, WIRES, MANHOLES, WATER VALVES AND OTHER EQUIPMENT, AND FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES, AND FINALLY THE RIGHT IS HEREBY GRANTED TO CUT DOWN AND REMOVE AND TRIM AND KEEP TRIMMED, TREES, SHRUBS, OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF THE SAID PUBLIC UTILITY EQUIPMENT. OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES WILL BE PERFORMED BY THE VILLAGE ONLY IN THE EVENT OF OWNER DEFAULT IN THE OWNER'S MAINTENANCE OBLIGATIONS, AND WILL BE DONE AT THE OWNER'S EXPENSE IN ACCORDANCE WITH THE ACCOMPANYING EASEMENT AGREEMENT. NO PERMANENT BUILDINGS OR CONCRETE PATIOS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. HOWEVER, IF FENCES ARE TO BE ERECTED BY ANY OWNER OR OWNERS IN THIS SUBDIVISION WITHIN SAID EASEMENT, THESE MUST BE PLACED IN A LOCATION ACCEPTABLE TO THE VILLAGE OF HOFFMAN ESTATES AND PRIOR TO ERECTING SUCH A FENCE, A PERMIT FOR SUCH A FENCE INSTALLATION MUST BE OBTAINED FROM SAID VILLAGE

## ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR CROSS-ACCESS IS HEREBY RESERVED AND GRANTED TO THE OWNER OF EACH LOT OVER, UPON AND ACROSS ANY PRIVATE DRIVES OR PARKING AREAS AS MAY EXIST ON SAID LOTS (NOT INCLUDING THOSE PARTS OF SUCH LOTS TO BE OCCUPIED BY BUILDINGS OR OTHER STRUCTURES) FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM SAID LOTS AND ANY PUBLIC SIDEWALKS OR ROADWAYS ADJACENT THERETO

## OWNER'S CERTIFICATE

STATE OF ________ )
) SS
COUNTY OF ________ )

THIS IS TO CERTIFY THAT ______________________ IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUB OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

THIS IS ALSO TO CERTIFY THAT THE SUBDIVISION FALLS WITHIN BARRINGTON COMMUNITY UNIT SCHOOL DISTRICT 220

DATED THIS ______ DAY OF ______________ A.D. ________

BY: ______________________

PRINTED NAME: ______________________

## NOTARY CERTIFICATE

STATE OF ________ )
) SS
COUNTY OF ________ )

I, ______________________, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT ______________________ WHO IS PERSONALLY KNOW TO ME TO THE THE SAME SHOW NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SAID AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ______ DAY OF ______________ A.D. ________

______________________
NOTARY PUBLIC SIGNATURE

## MORTGAGEE CERTIFICATE

STATE OF ________ )
) SS
COUNTY OF ________ )

______________________ HEREBY CERTIFIES THAT IT IS THE MORTGAGEE OF THE PROPERTY DESCRIBED UNDER THE MORTGAGE DATED ______________ AND RECORDED ______________ IN COOK COUNTY, ILLINOIS, AS DOCUMENT NO ______________ AND THAT IT CONSENTS TO THE SUBDIVISION AND PLAT OF SAID PROPERTY, AND THE RESERVATIONS OF EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON

DATED THIS ______ DAY OF ______________ A.D. ________

BY: ______________________ TITLE: ______________________

ADDRESS: ______________________

## NOTARY CERTIFICATE

STATE OF ________ )
) SS
COUNTY OF ________ )

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT ______________________ OF THE ______________________ AS MORTGAGEE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED THIS FOREGOING INSTRUMENT AS THE FREE AND VOLUNTARY ACT OF SAID ______________ AS MORTGAGEE, AS AFORESAID AND THAT THE CORPORATE SEAL OF SAID ______________ WAS AFFIXED THERETO AS A FREE AND VOLUNTARY ACT OF SAID ______________

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ______ DAY OF ______________ A.D. ________

______________________
NOTARY PUBLIC SIGNATURE

## SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS )
) SS
COUNTY OF COOK )

I, FRANJO I. MATICIC, A REGISTERED LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE THE VILLAGE CLERK OF HOFFMAN ESTATES TO RECORD A CERTAIN PLAT OF SUBDIVISION KNOW AS "FINAL PLAT OF BELLWORKS SUBDIVISION" WITH THE COOK COUNTY RECORDER OF DEEDS OR REGISTRAR OF TITLES. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER 765 ILCS 205/2.

THIS ______ DAY OF ______________ A.D. ________

FRANJO I. MATICIC – PLS #035-003556 EXPIRES 11/30/2024
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570-0015

## SURVEYOR CERTIFICATION

STATE OF ILLINOIS )
) SS
COUNTY OF COOK )

I, FRANJO I. MATICIC, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT, UNDER THE DIRECTION OF THE OWNER THEREOF, I HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING:

PARCEL 1: (THE CENTER, NORTH PARCEL)
THAT PART OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 36; THENCE SOUTH 00 DEGREES, 15 MINUTES, 15 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, 1,248.01 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION, 67.00 FEET TO THE WEST LINE OF HUNTINGTON BOULEVARD (ALSO KNOWN AS FREEMAN ROAD), AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 90 DEGREES, 00 MINUTES 00 SECONDS WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION, 1,258.57 FEET TO THE INTERSECTION WITH A NONTANGENT CURVE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 250.00 FEET, FOR AN ARC LENGTH OF 29.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 31 DEGREES, 08 MINUTES 10 SECONDS WEST, AN A CHORD LENGTH OF 29.47 FEET TO A POINT OF TANGENCY; THENCE SOUTH 34 DEGREES, 30 MINUTES, 58 SECONDS WEST, 90.47 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 39.50 FEET, FOR AN ARC LENGTH OF 59.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 08 DEGREES, 48 MINUTES, 10 SECONDS EAST, AND A CHORD LENGTH OF 54.20 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 872.50 FEET, FOR AN ARC LENGTH OF 458.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 87 DEGREES, 10 MINUTES, 15 SECONDS WEST, AND A CHORD LENGTH OF 453.10 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET, FOR AN ARC LENGTH OF 42.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 58 DEGREES, 04 MINUTES, 34 SECONDS WEST, AND A CHORD LENGTH OF 40.90 FEET TO A POINT OF REVERSE CURVE; THENCE WESTERLY ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 100.50 FEET, FOR AN ARC LENGTH OF 198.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, AND A CHORD LENGTH OF 168.77 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET, FOR AN ARC LENGTH OF 42.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 58 DEGREES, 04 MINUTES, 34 SECONDS WEST, AN A CHORD LENGTH OF 40.90 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 872.50 FEET, FOR AN ARC LENGTH OF 458.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 87 DEGREES, 10 MINUTES, 15 SECONDS WEST, AND A CHORD LENGTH OF 453.10 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 39.50 FEET FOR AN ARC LENGTH OF 59.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 08 DEGREES, 48 MINUTES, 10 SECONDS EAST, AND A CHORD LENGTH OF 54.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 34 DEGREES, 30 MINUTES, 58 SECONDS WEST, 88.89 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 284.00 FEET, FOR AN ARC LENGTH OF 23.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 32 DEGREES, 00 MINUTES, 55 SECONDS WEST, AND A CHORD LENGTH OF 23.03 FEET TO A POINT 1,255.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES THERETO, THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION, 1,401.14 FEET TO THE EAST LINE OF EAGLE WAY, SAID EAST LINE BEING 40 FEET EAST OF, AS MEASURED AT RIGHT ANGLES THERETO, THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, THENCE NORTH 00 DEGREES, 24 MINUTES, 17 SECONDS EAST ALONG THE EAST LINE OF SAID EAGLE WAY, 1,195.03 FEET TO THE SOUTH LINE OF LAKEWOOD BOULEVARD, SAID SOUTH LINE BEING 80.00 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES THERETO, THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 36, THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID LAKEWOOD BOULEVARD, 3,815.45 FEET TO AN ANGLE POINT IN SAID LAKEWOOD BOULEVARD; THENCE SOUTH 44 DEGREES, 52 MINUTES, 20 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF HUNTINGTON BOULEVARD, 35.28 FEET TO AN ANGLE POINT IN SAID HUNTINGTON BOULEVARD; THENCE SOUTH 00 DEGREES, 15 MINUTES, 15 SECONDS WEST ALONG THE WEST LINE OF SAID HUNTINGTON BOULEVARD, 1,163.01 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2 (THE CENTER, SOUTH PARCEL)
THAT PART OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 36; THENCE SOUTH 00 DEGREES, 15 MINUTES, 15 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, 1,248.01 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION, 67.00 FEET TO THE WEST LINE OF HUNTINGTON BOULEVARD (ALSO KNOWN AS FREEMAN ROAD); THENCE CONTINUING SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION, 1,258.57 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 250.00 FEET FOR AN ARC LENGTH OF 29.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 31 DEGREES, 08 MINUTES, 10 SECONDS WEST, AND A CHORD LENGTH OF 29.47 FEET TO A POINT OF TANGENCY; THENCE SOUTH 34 DEGREES, 30 MINUTES, 58 SECONDS WEST, 90.47 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 39.50 FEET FOR AN ARC LENGTH OF 59.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 08 DEGREES, 48 MINUTES, 10 SECONDS EAST, AND A CHORD LENGTH OF 54.20 FEET TO A POINT OF REVERSE CURVE, AND THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 872.50 FEET, FOR AN ARC LENGTH OF 458.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 87 DEGREES, 10 MINUTES, 15 SECONDS WEST, AND A CHORD LENGTH OF 453.10 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET, FOR AN ARC LENGTH OF 42.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 58 DEGREES, 04 MINUTES, 34 SECONDS WEST, AND A CHORD LENGTH OF 40.90 FEET TO A POINT OF REVERSE CURVE, THENCE WESTERLY ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 100.50 FEET, FOR AN ARC LENGTH OF 198.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, AND A CHORD LENGTH OF 186.77 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET, FOR AN ARC LENGTH OF 42.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 58 DEGREES, 04 MINUTES, 34 SECONDS WEST, AND A CHORD LENGTH OF 40.90 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 872.50 FEET, FOR AN ARC LENGTH OF 1,252.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 41 DEGREES, 06 MINUTES, 37 SECONDS WEST, AND A CHORD LENGTH OF 1,147.36 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 475.08 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 40.00 FEET FOR AN ARC LENGTH OF 8.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 06 DEGREES, 10 MINUTES, 53 SECONDS WEST, AND A CHORD LENGTH OF 8.61 FEET TO THE NORTH LINE OF CENTRAL ROAD, SAID NORTH LINE BEING 65.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES THERETO, THE SOUTH LINE OF SAID SECTION 36; THENCE SOUTH 89 DEGREES, 48 MINUTES, 12 SECONDS EAST ALONG THE NORTH LINE OF SAID CENTRAL ROAD, 151.21 FEET TO AN ANGLE POINT IN THE NORTH LINE OF SAID CENTRAL ROAD, SAID ANGLE POINT ALSO BEING ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE SOUTH 89 DEGREES, 47 MINUTES, 37 SECONDS EAST ALONG THE NORTH LINE OF SAID CENTRAL ROAD, 1,598.69 FEET TO A POINT 970.11 FEET WEST OF THE WEST LINE OF SAID HUNTINGTON BOULEVARD AS MEASURED ALONG THE NORTH LINE OF SAID CENTRAL ROAD; THENCE NORTHERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 30.00 FEET, FOR AN ARC LENGTH OF 15.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 14 DEGREES, 53 MINUTES, 30 SECONDS WEST, AND A CHORD LENGTH OF 15.42 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 475.02 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 872.50 FEET, FOR AN ARC LENGTH OF 793.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 26 DEGREES, 03 MINUTES, 38 SECONDS WEST, AND A CHORD LENGTH OF 766.62 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

I DO FURTHER CERTIFY THAT:

PARCEL 1 FALLS WITHIN ZONE "X" (UNSHADED), DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER F.E.M.A. PANEL NO. 17031C0159J DATED AUGUST 19, 2008 AND PANEL NO. 17031C0178J DATED AUGUST 19, 2008

PARCEL 2 FALLS WITHIN ZONE "X" (UNSHADED) DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ALSO A PORTION FALLS WITHIN ZONE "X" (SHADED) DESCRIBED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD" AND ALSO A PORTION FALLS WITHIN ZONE "A" DESCRIBED AS "NO BASE FLOOD ELEVATIONS DETERMINED" ALL PER F.E.M.A. PANEL NO. 17031C0159J DATED AUGUST 19, 2008

THE PROPERTY ON PLAT IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF HOFFMAN ESTATES.

ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECT AT 65 DEGREES FAHRENHEIT.
9/16-INCH-BY-30-INCH IRON RODS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

DATED AT HOFFMAN ESTATES, ILLINOIS THIS ______________ DAY OF ______________ 20____ A.D.

FOR REVIEW 1/17/23

FRANJO I. MATICIC – PLS #035-003556 EXPIRES 11/30/2024
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570-0015

11/11/22 ISSUED PRELIMINARY PLAT FOR REVIEW
11/16/22 ADDED PROPOSED EASEMENTS OVER LOT 1 – REISSUED FOR REVIEW
12/6/22 ISSUED FINAL PLAT FOR APPROVAL
1/6/23 ADDED TOWNHOME LOTS & RE-ISSUED PLAT FOR APPROVAL
1/9/23 REVISED UTILITY EASEMENT WEST OF TOWNHOME LOTS & RE-ISSUED PLAT FOR APPROVAL
1/17/23 ADDED ADDITIONAL EASEMENT PROVISIONS

WT GROUP
Engineering with Precision, Pace and Passion.
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AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

BELLWORKS SUBDIVISION
2000 WEST AT&T CENTER DRIVE
HOFFMAN ESTATES, ILLINOIS

ISSUE

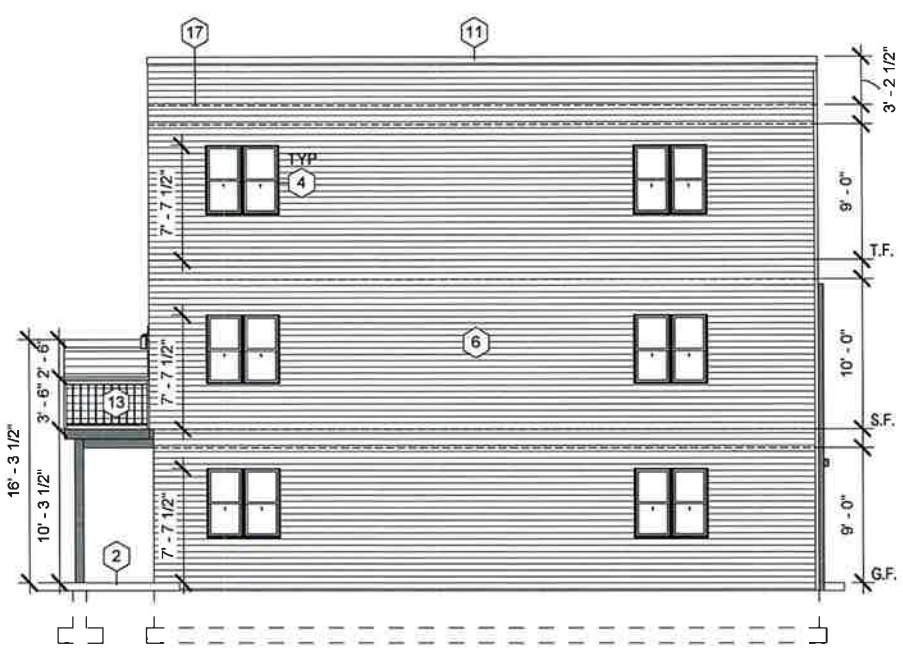
| TO | DATE |
|---|---|
| CLIENT | 11/11/22 |
| CLIENT | 11/16/22 |
| CLIENT | 12/6/22 |
| CLIENT | 1/6/23 |
| CLIENT | 1/9/23 |
| CLIENT | 1/17/23 |

CHECK FIM
DRAWN MWO
JOB S2100067

SUB-6
SHEET 6 OF 6
PLAT OF SUBDIVISION

KEY NOTES:

| | |
|---|---|
| 1 | TEMPERED CLEAR FULL LITE BLACK FIBERGLASS SINGLE FRONT DOOR |
| 2 | CONCRETE POURED STOOP AND STEPS AS OCCURS PER PLAN |
| 3 | BLACK EXTRUDED ALUMINUM CANOPY WITH BRACES AWNING (TYPICAL) |
| 4 | DOUBLE HUNG CLEAR GLASS VINYL WINDOWS WITH BLACK EXTERIOR COLOR (TYPICAL) |
| 5 | BLACK STAND-N-SEAM METAL ROOF PANELS |
| 6 | VINYL HORIZONTAL BRUSHED BEADED SIDING WITH 6-1/2" EXPOSURE |
| 7 | 4" THICK BRICK MODULAR SIZED VENEER WITH TYPE N MORTAR JOINTS |
| 8 | CELLULAR PVC WALL CAP AND TRIM BOARDS WITH SMOOTH FINISH, PAINTED |
| 9 | CELLULAR PVC SHEET FACADE ACCENT WITH SMOOTH FINISH, PAINTED |
| 10 | CELLULAR PVC TRIM BOARD CLADDING OVER POSTS AND BEAMS WITH SMOOTH FINISH, PAINTED |
| 11 | CONTINUOUS METAL PARAPET WALL CAP WITH FLASHING ABOVE CELLULAR PVC TRIM WITH SMOOTH FINISH, PAINTED |
| 12 | CONTINUOUS METAL PARAPET WALL CAP WITH FLASHING ABOVE MODULAR BRICK |
| 13 | BLACK IRON CUSTOM RAILING WITH POSTS AND 1" BALUSTERS |
| 14 | STEEL INSULATED DOUBLE GARAGE DOOR WITH BLACK EXTERIOR COLOR |
| 15 | TEMPERED CLEAR GLASS BLACK VINYL SLIDING PATIO DOOR |
| 16 | FIBERGLASS FLUSH SINGLE DOOR, PAINTED BLACK |
| 17 | WHITE TPO SINGLE-PLY ROLL ROOFING MEMBRANE (NOT SHOWN) |




2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

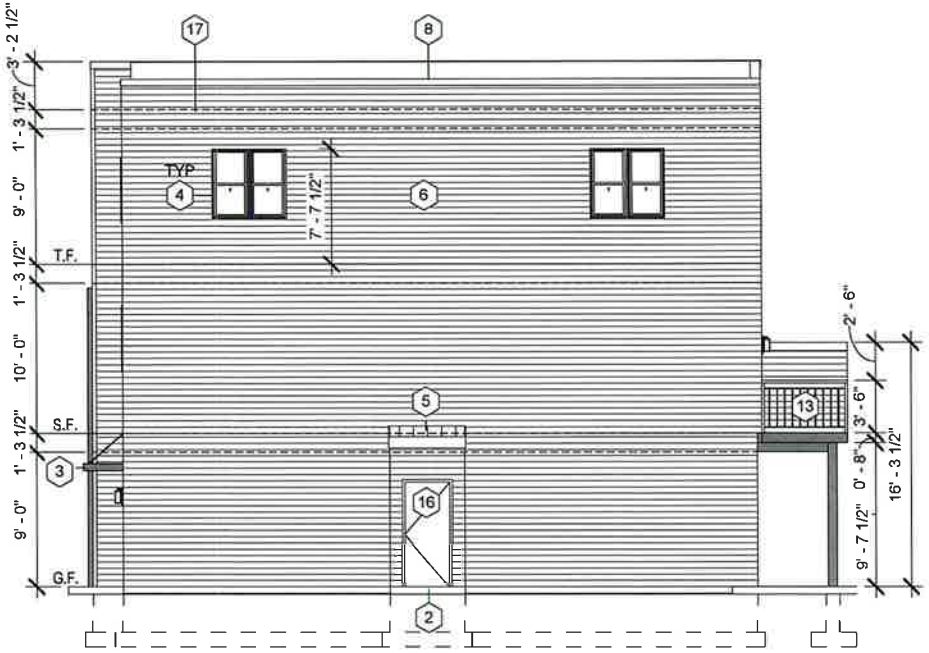
ML GROUP
DESIGN + DEVELOPMENT

# Bell Works - Somerset Townhouse

Date: 12/29/2022

**KEY NOTES:**

| | |
|---|---|
| 1 | TEMPERED CLEAR FULL LITE BLACK FIBERGLASS SINGLE FRONT DOOR |
| 2 | CONCRETE POURED STOOP AND STEPS AS OCCURS PER PLAN |
| 3 | BLACK EXTRUDED ALUMINUM CANOPY WITH BRACES AWNING (TYPICAL) |
| 4 | DOUBLE HUNG CLEAR GLASS VINYL WINDOWS WITH BLACK EXTERIOR COLOR (TYPICAL) |
| 5 | BLACK STAND-N-SEAM METAL ROOF PANELS |
| 6 | VINYL HORIZONTAL BRUSHED BEADED SIDING WITH 6-1/2" EXPOSURE |
| 7 | 4" THICK BRICK MODULAR SIZED VENEER WITH TYPE N MORTAR JOINTS |
| 8 | CELLULAR PVC WALL CAP AND TRIM BOARDS WITH SMOOTH FINISH, PAINTED |
| 9 | CELLULAR PVC SHEET FACADE ACCENT WITH SMOOTH FINISH, PAINTED |
| 10 | CELLULAR PVC TRIM BOARD CLADDING OVER POSTS AND BEAMS WITH SMOOTH FINISH, PAINTED |
| 11 | CONTINUOUS METAL PARAPET WALL CAP WITH FLASHING ABOVE CELLULAR PVC TRIM WITH SMOOTH FINISH, PAINTED |
| 12 | CONTINUOUS METAL PARAPET WALL CAP WITH FLASHING ABOVE MODULAR BRICK |
| 13 | BLACK IRON CUSTOM RAILING WITH POSTS AND 1" BALUSTERS |
| 14 | STEEL INSULATED DOUBLE GARAGE DOOR WITH BLACK EXTERIOR COLOR |
| 15 | TEMPERED CLEAR GLASS BLACK VINYL SLIDING PATIO DOOR |
| 16 | FIBERGLASS FLUSH SINGLE DOOR, PAINTED BLACK |
| 17 | WHITE TPO SINGLE-PLY ROLL ROOFING MEMBRANE (NOT SHOWN) |




2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

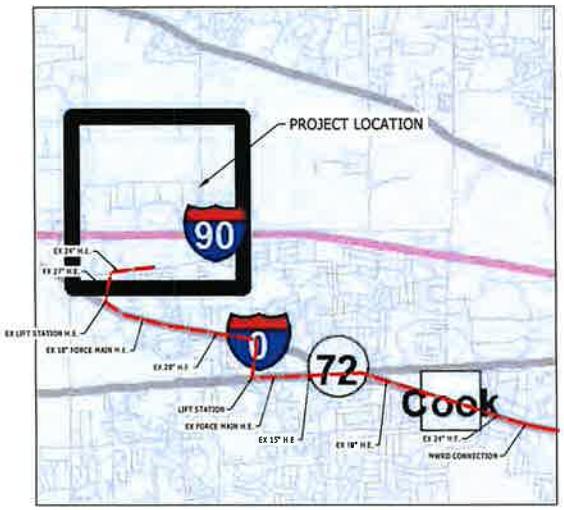
1 BACK ELEVATION
SCALE: 1/8" = 1'-0"

ML GROUP
DESIGN + DEVELOPMENT

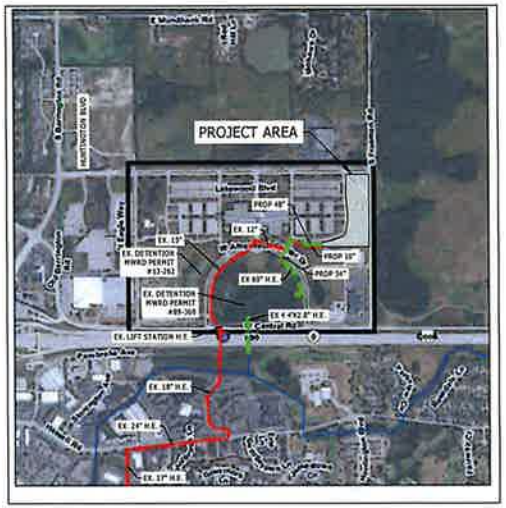
Bell Works - Somerset Townhouse

Date: 12/29/2022

# BELL WORKS CHICAGOLAND - TOWNHOME DEVELOPMENT
# SOMERSET DEVELOPMENT
# HOFFMAN ESTATES, IL




VICINITY MAP
NO SCALE




LOCATION MAP
NO SCALE

## UTILITY & AGENCY CONTACTS

VILLAGE OF HOFFMAN ESTATES - DPW AND UTILITIES
JOSEPH NEBEL, DIRECTOR
2305 PEMBROKE AVENUE
HOFFMAN ESTATES, IL 60169
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VILLAGE OF HOFFMAN ESTATES - WATER/SEWER
HAILENG XIAO
2305 PEMBROKE DRIVE
HOFFMAN ESTATES, IL 60169
(847) 490-6800

COMED - ELECTRIC

P.O. BOX 805379
CHICAGO, IL 60680
(800) 334-7661

NICOR GAS - NATURAL GAS

P.O. BOX 190
AURORA, IL 60507
(888) 642-6748

**Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.**
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WMOJobStart@mwrd.org

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DIGGERS HOTLINE
(800) 242-8511 TOLL FREE
(800) 892-0123 JULIE

## PROJECT TEAM:

| OWNER: | ARCHITECT: | LIGHTING: | CIVIL ENGINEER: |
|---|---|---|---|
| SOMERSET DEVELOPMENT<br>101 CRAWFORDS CORNER RD<br>HOLMDEL, NJ 07733 | ML GROUP<br>3424 OAKTON ST<br>SKOKIE, IL 60076 | NAME<br>ADDRESS | STANTEC CONSULTING SERVICES, INC.<br>12075 CORPORATE PARKWAY, SUITE 200<br>MEQUON, WI |
| Contact:<br>KEN GOLD<br>TEL. 973-464-1178<br>keng@inspiredsd.com | Contact:<br>MORDY LEBOVICS<br>TEL. 847-343-3942<br>mlebovics@mlgroupdd.com | Contact:<br><br>TEL | Contact:<br>JACOB WOELMER, PE<br>TEL 832-294-4039<br>jacob.woelmer@stantec.com |

Stantec
350 North Orleans St Ste 300
Chicago IL 60654-1952
www.stantec.com

CONSTRUCTION DOCUMENTS

TITLE SHEET AND PROJECT INFORMATION SHEET
BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

| DATE OF ISSUANCE |
|---|
| 1/11/2023 |

| NO | REVISION | DATE |
|---|---|---|
| | | |

| | |
|---|---|
| SURVEY | CHK'D |
| DRAWN | EEE |
| DESIGNED | JWH |
| CHECKED | MAC |
| APPROVED | JAW |
| PROJ. NO | 193808814 |

SHEET NUMBER
G0.00

## EXISTING TOPOGRAPHIC SYMBOLS

- STORM SEWER APRON
- BASKETBALL POST
- BARRICADE PERMANENT
- BENCH
- BOOSTER STATION
- BUILDING LOWEST OPENING
- BURIAL CONTROL MONUMENT
- BUSH DECIDUOUS
- CATCH BASIN BEEHIVE
- CURB BOX
- CATCH BASIN
- COLUMN
- CONTROL BOX SIGNAL
- CLEAN OUT (SEWER)
- CULVERT END
- DRINKING FOUNTAIN
- ENERGY DISSIPATER
- FLAG POLE
- FUEL PUMP
- GUY WIRE
- GRILL
- HANDICAP SPACE
- HANDHOLE
- FIRE HYDRANT
- HYDRANT PVMNT MARKER (REFLECTOR)
- HYDRANT VALVE
- INLET (SMALL DIA.)
- LIFT STATION CONTROL PANEL
- LIFT STATION DRY WELL
- LIFT STATION WET WELL
- LIGHT YARD
- LOOP DETECTOR
- MAIL BOX
- MAIL RELAY BOX
- MANHOLE-AIR RELEASE
- MANHOLE-HEAT
- MANHOLE-GAS
- MANHOLE-POWER
- MANHOLE-SANITARY SEWER
- MANHOLE-STORM SEWER
- MANHOLE-COMMUNICATIONS
- MANHOLE-UNKNOWN
- MANHOLE-WATER
- METER POWER
- METER GAS
- ORDINARY HIGH WATER MARK
- OUTLET CONTROL STRUCTURE
- PARKING METER
- PEDESTRIAN PUSH BUTTON
- PEDESTAL POWER
- PEDESTAL CATV
- PEDESTAL COMMUNICATIONS
- POST INDICATOR VALVE
- POLE-COMMUNICATIONS
- POLE-GUY
- POLE-LIGHT
- POLE-POWER
- POLE-UTILITY
- POLE-UTILITY SERVICE
- POST
- PROPANE TANK
- PICNIC TABLE
- SAMPLING WELL
- ROCK
- RR SIGNAL CONTROL BOX
- RR CROSSING GATE
- RR SIGNAL
- REGULATION STATION GAS
- SATELLITE DISH
- SEPTIC TANK
- SEPTIC VENT
- SEPTIC DRAIN FIELD
- SIGN
- SOIL BORING
- STAND PIPE GAS
- SPIGOT WATER
- SPRINKLER HEAD
- SPRINKLER VALVE BOX
- STUMP
- SERVICE-GAS POINT ON LINE
- SERVICE-SANITARY SEWER POINT ON LINE
- SERVICE-STORM SEWER POINT ON LINE
- SERVICE-WATER POINT ON LINE
- TELEPHONE BOOTH
- TRANSMISSION TOWER ELECTRIC
- TEST PIT LOC
- TRACER WIRE BOX
- TRANSFORMER POWER
- TREE DEAD
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- TREE-FRUIT
- TRASH CAN
- TRAFFIC SIGNAL
- VALVE GAS
- VALVE
- VENT GAS
- WATER REDUCER
- WETLAND
- WELL-MONITORING
- WELL-WATER

## SURVEY SYMBOLS

- AERIAL CONTROL POINT
- BACKSIGHT CONTROL POINT
- GPS CONTROL POINT
- JUDICIAL LAND MONUMENT
- MONUMENT COMPUTED
- MONUMENT IRON FOUND
- MONUMENT IRON SET
- RESECTED POINT
- ROW MONUMENT
- ROW MARKER POST
- SECTION CORNER
- TRAVERSE CONTROL POINT
- BENCH MARK LOCATION

## NEW TOPOGRAPHIC SYMBOLS

- BOLLARD
- SANITARY CLEANOUT
- MANHOLE
- SANITARY OR STORM LIFT STATION
- STORM SEWER BEEHIVE CATCH BASIN
- STORM SEWER CATCH BASIN
- STORM SEWER FLARED END SECTION
- STORM SEWER OUTLET STRUCTURE
- STORM SEWER OVERFLOW STRUCTURE
- CURB BOX
- FIRE HYDRANT
- WATER REDUCER
- VALVE
- RIP RAP
- DRAINAGE FLOW
- PEDESTRIAN RAMP

## EXISTING PRIVATE UTILITY LINES

- CABLE TV QUALITY LEVEL D
- CABLE TV QUALITY LEVEL C
- CABLE TV QUALITY LEVEL B
- CABLE TV QUALITY LEVEL A
- FIBER OPTIC QUALITY LEVEL D
- FIBER OPTIC QUALITY LEVEL C
- FIBER OPTIC QUALITY LEVEL B
- FIBER OPTIC QUALITY LEVEL A
- POWER QUALITY LEVEL D
- POWER QUALITY LEVEL C
- POWER QUALITY LEVEL B
- POWER QUALITY LEVEL A
- GAS QUALITY LEVEL D
- GAS QUALITY LEVEL C
- GAS QUALITY LEVEL B
- GAS QUALITY LEVEL A
- COMMUNICATION QUALITY LEVEL D
- COMMUNICATION QUALITY LEVEL C
- COMMUNICATION QUALITY LEVEL B
- COMMUNICATION QUALITY LEVEL A
- OVERHEAD POWER
- OVERHEAD COMMUNICATION
- OVERHEAD UTILITIES

## EXISTING TOPOGRAPHIC LINES

- RETAINING WALL
- FENCE - BARBED WIRE
- FENCE - CHAIN LINK
- FENCE - DECORATIVE
- FENCE - STOCKADE
- FENCE - WOOD
- FENCE - ELECTRIC
- GUARD RAIL
- TREE LINE
- WETLAND

## SURVEY LINES

- BOUNDARY
- NEW CENTERLINE
- EXISTING CENTERLINE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- FLOOD PLAIN BOUNDARY
- EXISTING LOT LINE
- NEW LOT LINE
- EXISTING RIGHT-OF-WAY
- NEW RIGHT-OF-WAY
- SETBACK LINE

## EXISTING UTILITY LINES

- FORCE MAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- WATER MAIN
- WATER SERVICE

## NEW UTILITY LINES

- FORCE MAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER DRAINTILE
- STORM SEWER
- WATER MAIN
- WATER SERVICE
- PIPE CASING

## FUTURE UTILITY LINES

- FORCE MAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER DRAINTILE
- STORM SEWER
- WATER MAIN
- WATER SERVICE
- PIPE CASING

## CONCRETE CURB AND GUTTER

- EXISTING
- NEW
- FUTURE
- DEMOLITION

## GRADING INFORMATION

- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- NEW CONTOUR MINOR
- NEW CONTOUR MAJOR
- NEW GRADING LIMITS / SLOPE LIMITS
- NEW SPOT ELEVATION
- EXISTING SPOT ELEVATION
- RUN:RISE (SLOPE)

## ABBREVIATIONS

| | |
|---|---|
| AD | ALGEBRAIC DIFFERENCE |
| BV | BUTTERFLY VALVE |
| BVCE | BEGIN VERTICAL CURVE ELEVATION |
| BVCS | BEGIN VERTICAL CURVE STATION |
| ℄ | CENTER LINE |
| CL. | CLASS |
| CMP | CORRUGATED METAL PIPE |
| C.O. | CHANGE ORDER |
| DIP | DUCTILE IRON PIPE |
| EL/ELEV | ELEVATION |
| EVCE | END VERTICAL CURVE ELEVATION |
| EVCS | END VERTICAL CURVE STATION |
| EX | EXISTING |
| FES | FLARED END SECTION |
| F/F | FACE TO FACE |
| FM | FORCE MAIN |
| F.O. | FIELD ORDER |
| GV | GATE VALVE |
| HP | HIGH POINT |
| HWL | HIGH WATER LEVEL |
| INV | INVERT |
| K | CURVE COEFFICIENT |
| LP | LOW POINT |
| MH | MANHOLE (SANITARY) |
| NTS | NOT TO SCALE |
| NWL | NORMAL WATER LEVEL |
| PC | POINT OF CURVE |
| PCC | COMPOUND CURVE |
| PI | POINT OF INTERSECTION |
| ℙ | PROPERTY LINE |
| PPVC | PERFORATED POLYVINYL CHLORIDE PIPE |
| PRC | POINT OF REVERSE CURVE |
| PT | POINT OF TANGENT |
| PVC | POLYVINYL CHLORIDE PIPE |
| PVI | POINT OF VERTICAL INTERSECTION |
| R | RADIUS |
| RCP | REINFORCED CONCRETE PIPE |
| R/W | RIGHT-OF-WAY |
| SS | STORM SEWER STRUCTURE |
| STA | STATION |
| TCE | TEMPORARY CONSTRUCTION EASEMENT |
| TNH | TOP NUT HYDRANT |
| TYP | TYPICAL |
| VC | VERTICAL CURVE |
| WM | WATER MAIN |

## HATCH PATTERNS

| EXISTING | NEW | DEMOLITION | SECTION |
|---|---|---|---|
| CONCRETE | CONCRETE | CONCRETE DWY/WALK | EARTH |
| ASPHALT ROAD/DWY | ASPHALT ROAD/DWY | ASPHALT ROAD/DWY | ROCK |
| PAVERS | PAVERS | PAVERS | SAND |
| | | | GRAVEL |

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CONSTRUCTION DOCUMENTS

# LEGEND

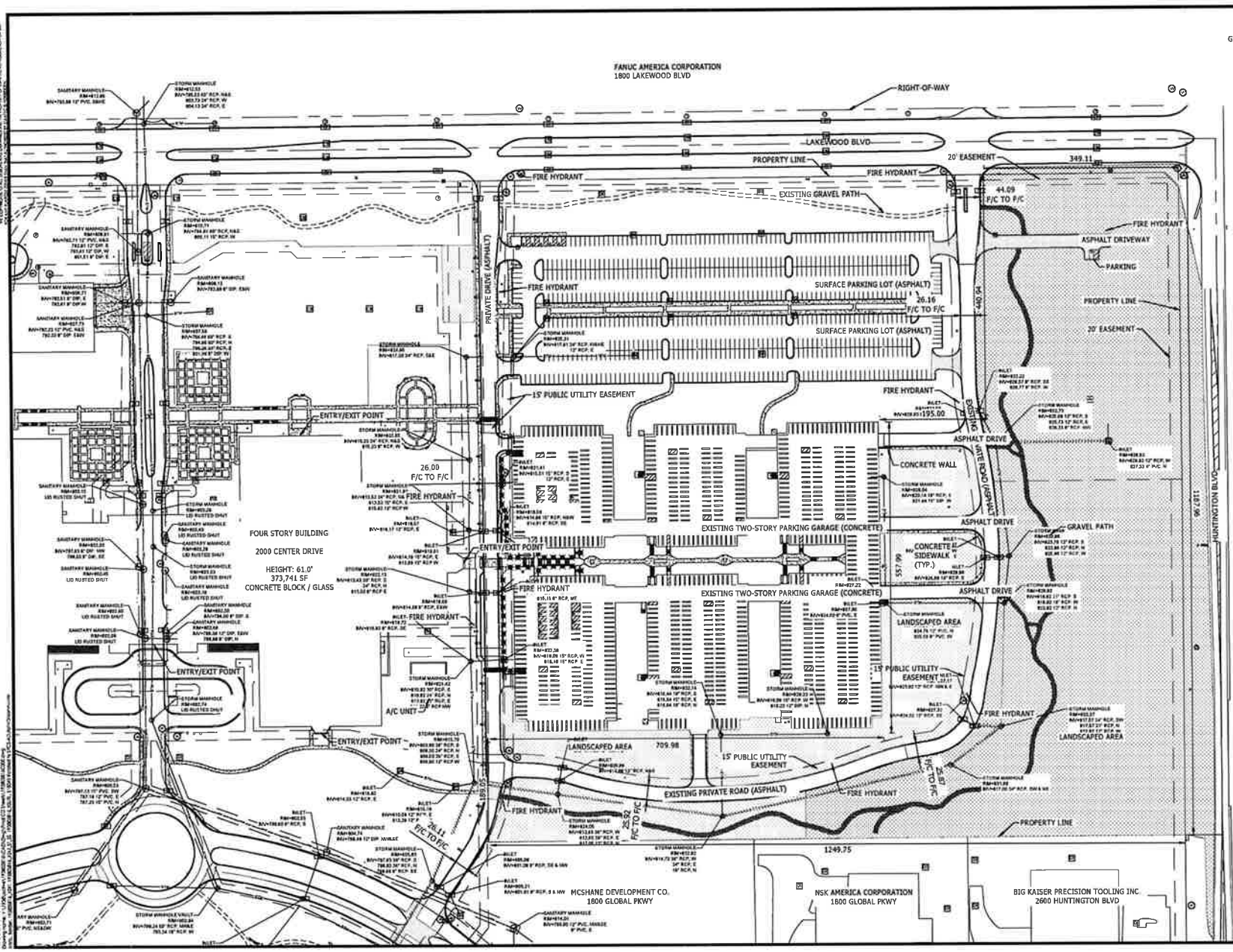
BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

| NO | REVISION | DATE |
|---|---|---|
| | | |

DATE OF ISSUANCE
7/11/2023

| | |
|---|---|
| DESIGNED | JRH |
| DRAWN | EES |
| CHECKED | MAC |
| APPROVED | JRH |
| PROJ. NO. | 193800814 |

SHEET NUMBER
G0.02




GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE VILLAGE OF HOFFMAN ESTATES FORTY-EIGHT HOURS PRIOR TO THE START OF CONSTRUCTION.
2. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
3. THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN THE CONTRACTOR PROPOSAL. CONTRACTOR SHALL BASE THEIR BID ON CONTRACTOR'S OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. GEOTECHNICAL REPORTS MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS FO THE GEOTECHNICAL ENGINEEROF THE GEOTECHNICAL REPORTS
5. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF EXISTING SITE CONDITIONS DO VARY FROM DRAWINGS.
6. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AND TO NOTIFY THE UTILITIES OF CONTRACTORS INTENTIONS, AND TO REQUEST FIELD STAKING LOCATION MARKING OF EXISTING UTILITIES.
8. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHTS-OF-WAY WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR IN KIND. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL AND SHOULD BE INCLUDED IN CONTRACTOR'S COST.

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CONSTRUCTION DOCUMENTS

EXISTING CONDITIONS

BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

DATE OF ISSUANCE
1/11/2023

| NO. | REVISION | DATE |
|---|---|---|

| | |
|---|---|
| SURVEY | CHAPJT |
| DRAWN | TKE |
| DESIGNED | EKK |
| CHECKED | MAC |
| APPROVED | JAW |
| PROJ. NO. | 193805816 |

SHEET NUMBER
C0.00

# EXISTING CONDITIONS - TOPO

BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

CONSTRUCTION DOCUMENTS

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| DATE OF ISSUANCE | 1/11/2023 |
|---|---|
| REVISION | DATE |

C0.01

INLET
RIM=833.22
INV=829.57 8" RCP, SE
829.77 6" RCP, W

INLET
RIM=833.03
INV=829.93 8" RCP, E

STORM MANHOLE
RIM=832.73
INV=825.88 12" RCP, S
825.73 12" RCP, E
828.23 8" RCP, NW

INLET
RIM=829.63
INV=826.93 12" RCP, W
827.33 4" PVC, N

STORM MANHOLE
RIM=828.04
INV=820.14 18" RCP, S
821.44 15" DIP, W

INLET
RIM=829.97
INV=826.47 10" RCP, W
12" RCP E

INLET
RIM=829.98
INV=826.88 10" RCP, E

STORM MANHOLE
RIM=830.86
INV=823.76 12" RCP, S
823.86 12" RCP, N
825.86 12" RCP, W

INLET
RIM=827.22
INV=825.07 12" PVC, S

INLET
RIM=827.00
INV=824.50 8" PVC, E

STORM MANHOLE
RIM=829.92
INV=818.62 21" RCP, S
818.92 18" RCP, W
822.92 12" RCP, N

STORM MANHOLE
RIM=828.56
INV=819.36 18" RCP, N&W
824.78 12" PVC, N
825.56 8" PVC, W

INLET
RIM=827.17
INV=823.92 12" RCP, NW & E

STORM MANHOLE
RIM=829.33
INV=819.08 15" RCP, W
819.23 12" DIP, N

INLET
RIM=827.32
INV=824.02 12" RCP, SE

STORM MANHOLE
RIM=832.37
INV=817.57 24" RCP, SW
817.57 21" RCP, N
822.97 12" RCP, W

STORM MANHOLE
RIM=831.60
INV=817.00 24" RCP, SW & NE

PARKING GARAGE

PARKING GARAGE

EMERGENCY CALL BOX

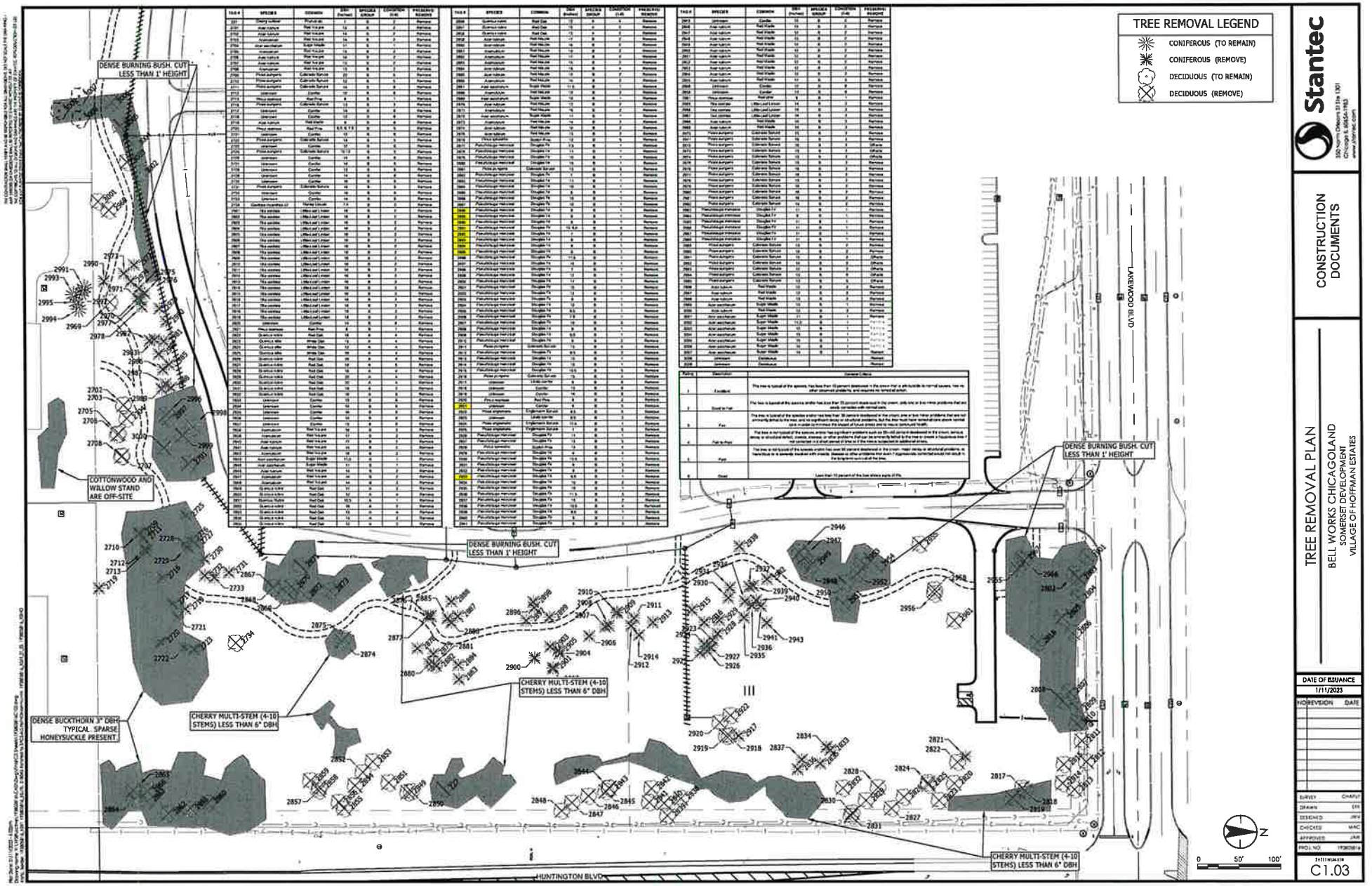
CONCRETE WALL

CONC. PAD

ASPHALT

GRASS

HUNTINGTON BLVD

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TREE REMOVAL PLAN

BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

| DATE OF ISSUANCE |
|---|
| 1/11/2023 |

| NO | REVISION | DATE |
|---|---|---|
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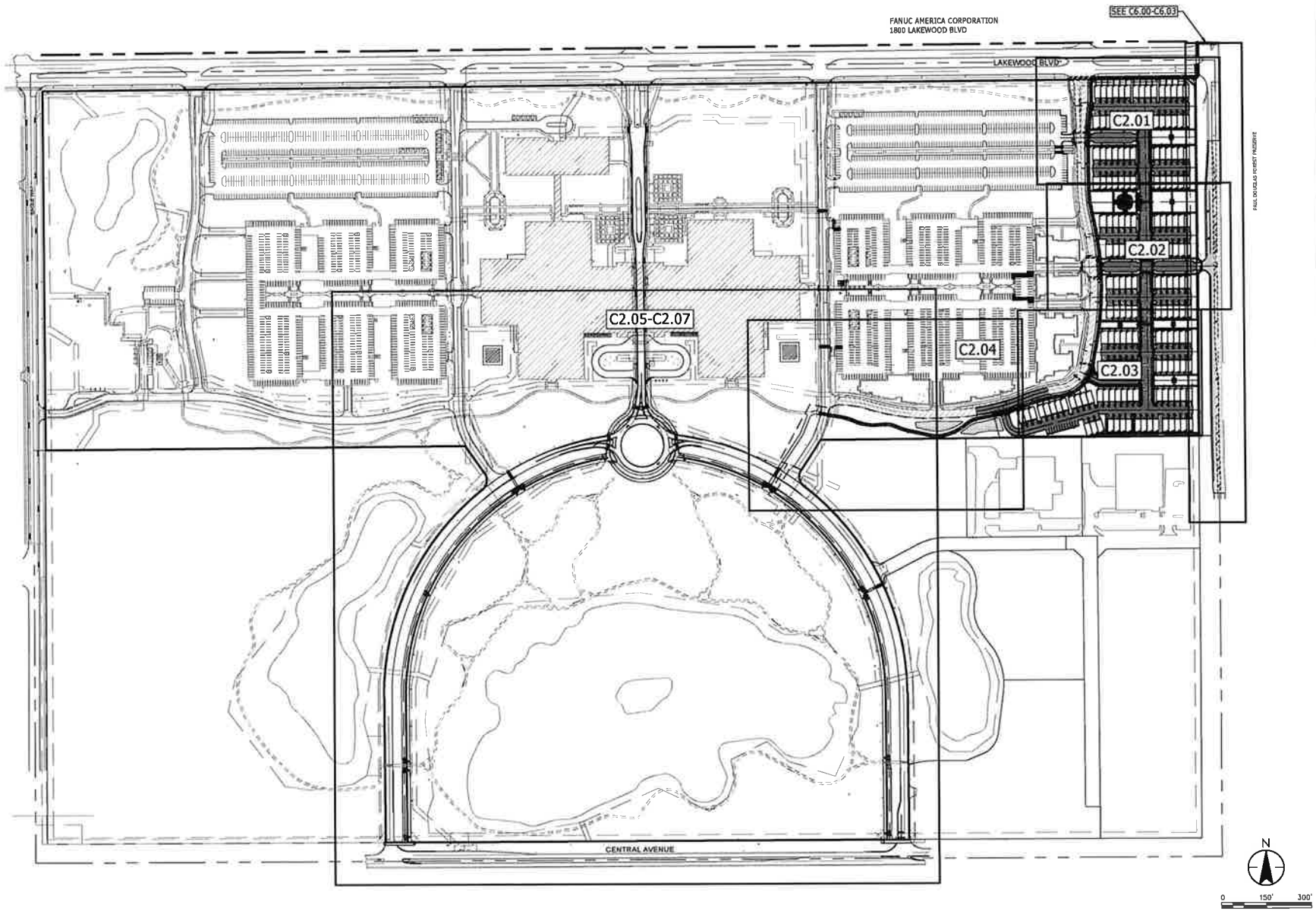
| SURVEY | CHK'D |
| DRAWN | EEI |
| DESIGNED | JRH |
| CHECKED | MAC |
| APPROVED | JAR |
| PROJ. NO. | 193630814 |

SHEET NUMBER
C1.03

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SITE PLAN - OVERALL

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VILLAGE OF HOFFMAN ESTATES

DATE OF ISSUANCE
1/11/2023

| NO | REVISION | DATE |
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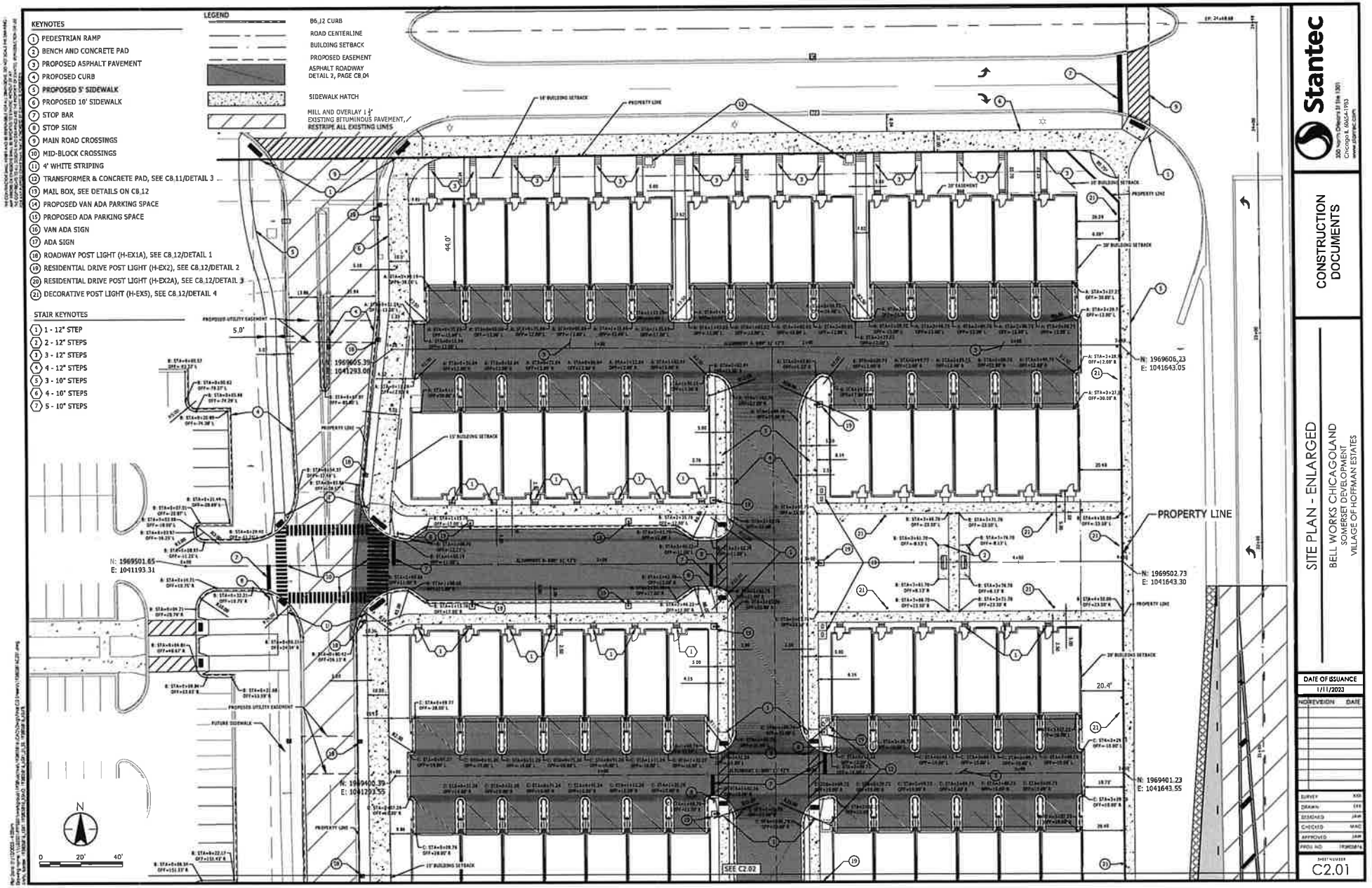
| SURVEY | KKK |
| DRAWN | EKF |
| DESIGNED | JMY |
| CHECKED | MAC |
| APPROVED | JAW |
| PROJ NO | 193805818 |

SHEET NUMBER
C2.00

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SITE PLAN - ENLARGED

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VILLAGE OF HOFFMAN ESTATES

DATE OF ISSUANCE
1/11/2023

| NO | REVISION | DATE |
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| SURVEY | KSI |
| DRAWN | EHI |
| DESIGNED | JAW |
| CHECKED | MAC |
| APPROVED | JAW |
| PROJ. NO. | 170808716 |

SHEET NUMBER
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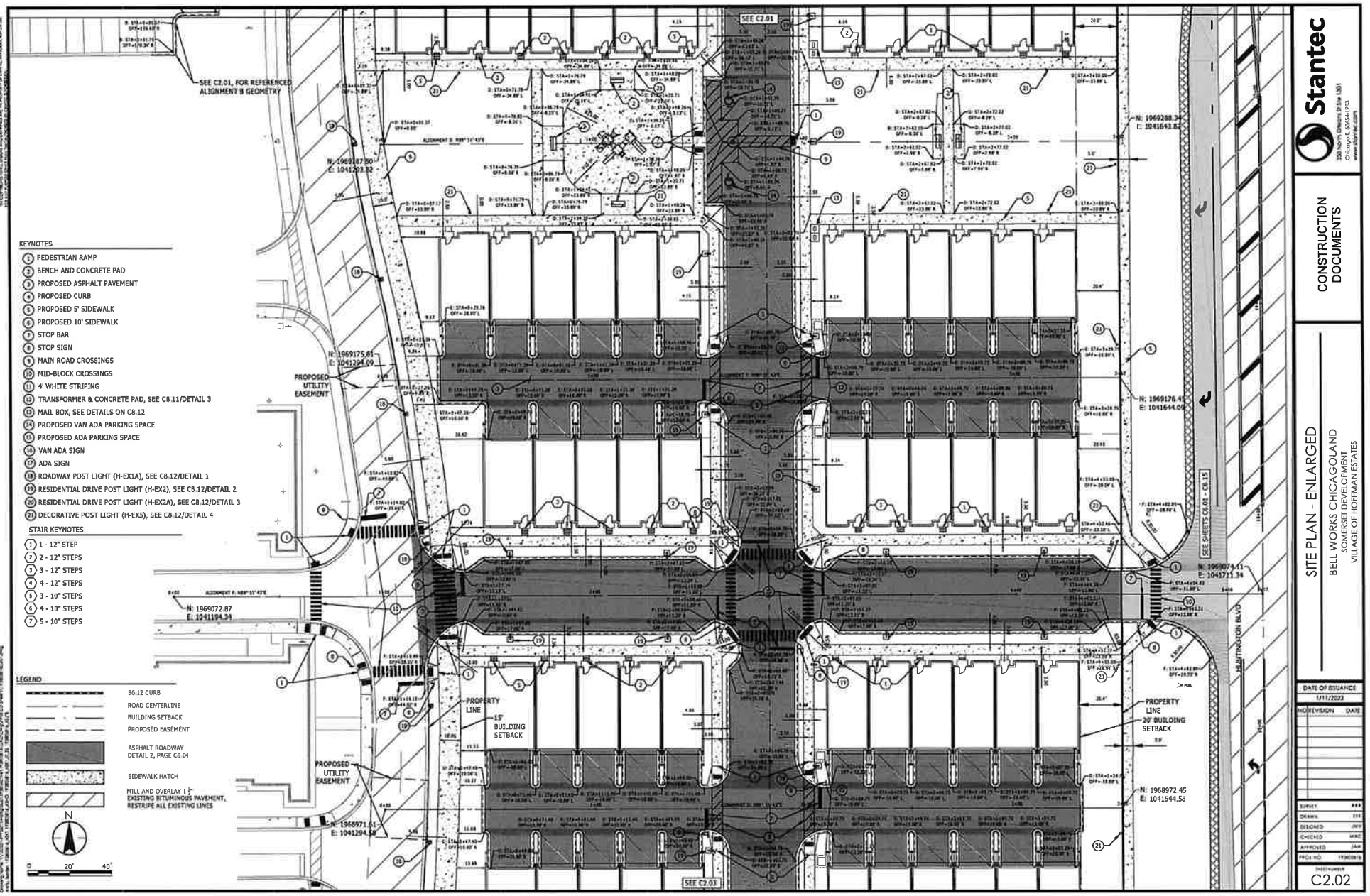


KEYNOTES

1. PEDESTRIAN RAMP
2. BENCH AND CONCRETE PAD
3. PROPOSED ASPHALT PAVEMENT
4. PROPOSED CURB
5. PROPOSED 5' SIDEWALK
6. PROPOSED 10' SIDEWALK
7. STOP BAR
8. STOP SIGN
9. MAIN ROAD CROSSINGS
10. MID-BLOCK CROSSINGS
11. 4' WHITE STRIPING
12. TRANSFORMER & CONCRETE PAD, SEE C8.11/DETAIL 3
13. MAIL BOX, SEE DETAILS ON C8.12
14. PROPOSED VAN ADA PARKING SPACE
15. PROPOSED ADA PARKING SPACE
16. VAN ADA SIGN
17. ADA SIGN
18. ROADWAY POST LIGHT (H-EX1A), SEE C8.12/DETAIL 1
19. RESIDENTIAL DRIVE POST LIGHT (H-EX2), SEE C8.12/DETAIL 2
20. RESIDENTIAL DRIVE POST LIGHT (H-EX2A), SEE C8.12/DETAIL 3
21. DECORATIVE POST LIGHT (H-EX5), SEE C8.12/DETAIL 4

STAIR KEYNOTES

1. 1 - 12" STEP
2. 2 - 12" STEPS
3. 3 - 12" STEPS
4. 4 - 12" STEPS
5. 3 - 10" STEPS
6. 4 - 10" STEPS
7. 5 - 10" STEPS

LEGEND

- B6.12 CURB
- ROAD CENTERLINE
- BUILDING SETBACK
- PROPOSED EASEMENT
- ASPHALT ROADWAY DETAIL 2, PAGE C8.04
- SIDEWALK HATCH
- MILL AND OVERLAY 1 ½" EXISTING BITUMINOUS PAVEMENT, RESTRIPE ALL EXISTING LINES

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# SITE PLAN - ENLARGED

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VILLAGE OF HOFFMAN ESTATES

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| 1/11/2023 |

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| SURVEY | ### |
| DRAWN | EEE |
| DESIGNED | JWW |
| CHECKED | MAC |
| APPROVED | JAM |
| PROJ. NO. | 193003816 |

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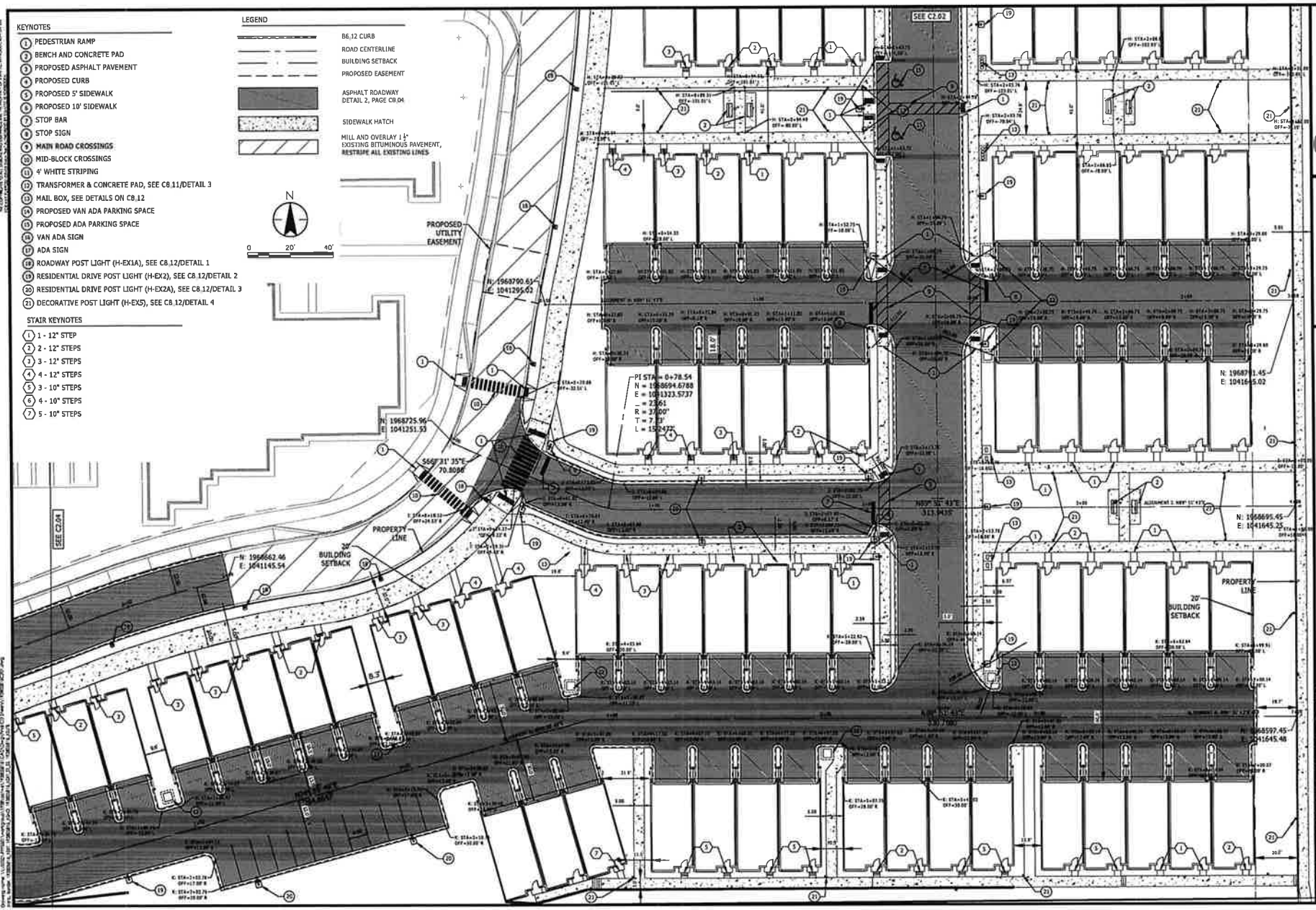
C2.02

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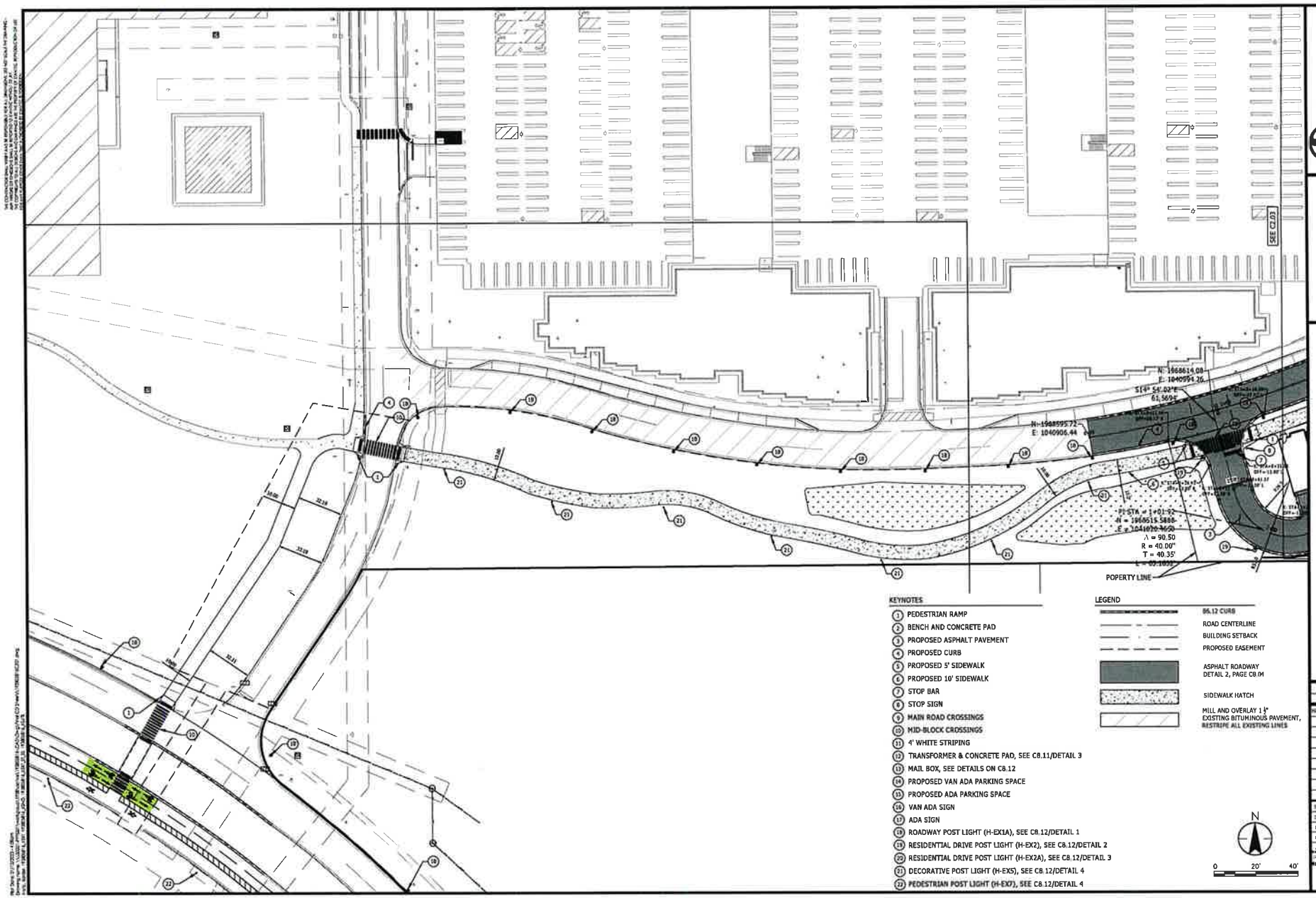
| SURVEY | |
| DRAWN | |
| DESIGNED | JMV |
| CHECKED | MAC |
| APPROVED | JAW |
| PROJ. NO. | |

SHEET NUMBER
C2.03




KEYNOTES

1. PEDESTRIAN RAMP
2. BENCH AND CONCRETE PAD
3. PROPOSED ASPHALT PAVEMENT
4. PROPOSED CURB
5. PROPOSED 5' SIDEWALK
6. PROPOSED 10' SIDEWALK
7. STOP BAR
8. STOP SIGN
9. MAIN ROAD CROSSINGS
10. MID-BLOCK CROSSINGS
11. 4' WHITE STRIPING
12. TRANSFORMER & CONCRETE PAD, SEE C8.11/DETAIL 3
13. MAIL BOX, SEE DETAILS ON C8.12
14. PROPOSED VAN ADA PARKING SPACE
15. PROPOSED ADA PARKING SPACE
16. VAN ADA SIGN
17. ADA SIGN
18. ROADWAY POST LIGHT (H-EX1A), SEE C8.12/DETAIL 1
19. RESIDENTIAL DRIVE POST LIGHT (H-EX2), SEE C8.12/DETAIL 2
20. RESIDENTIAL DRIVE POST LIGHT (H-EX2A), SEE C8.12/DETAIL 3
21. DECORATIVE POST LIGHT (H-EX5), SEE C8.12/DETAIL 4
22. PEDESTRIAN POST LIGHT (H-EX7), SEE C8.12/DETAIL 4

LEGEND

- B6.12 CURB
- ROAD CENTERLINE
- BUILDING SETBACK
- PROPOSED EASEMENT
- ASPHALT ROADWAY DETAIL 2, PAGE C8.04
- SIDEWALK HATCH
- MILL AND OVERLAY 1 ½" EXISTING BITUMINOUS PAVEMENT, RESTRIPE ALL EXISTING LINES

N

0 20' 40'

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# SITE PLAN - ENLARGED

BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

| DATE OF ISSUANCE |
|---|
| 1/11/2023 |

| NO | REVISION | DATE |
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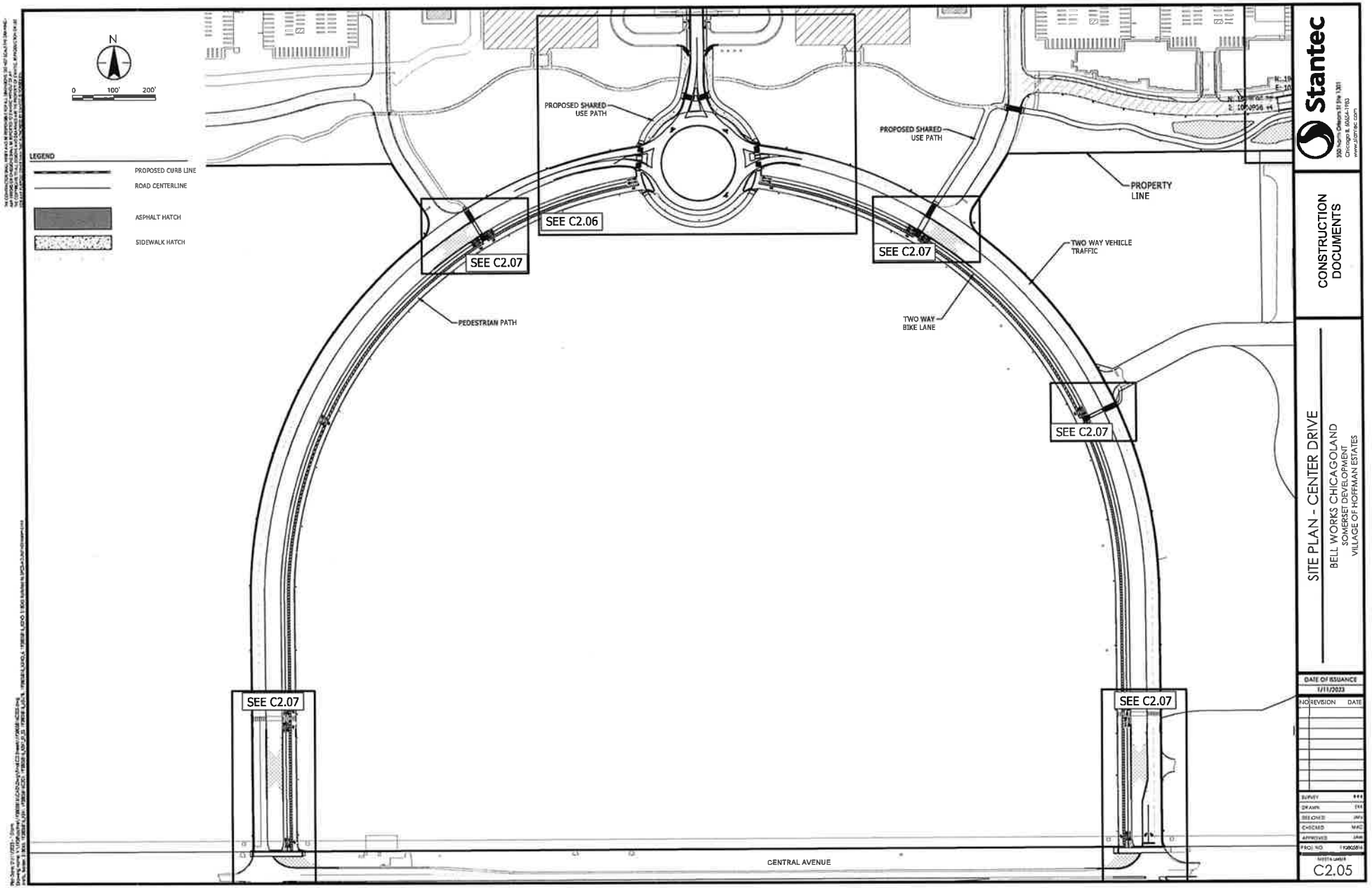
|---|---|
| SURVEY | ### |
| DRAWN | ### |
| DESIGNED | JMV |
| CHECKED | MAC |
| APPROVED | JAH |
| PROJ NO | 193008161 |

SHEET NUMBER
C2.04

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SITE PLAN - CENTER DRIVE

BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

DATE OF ISSUANCE
1/11/2023

| NO | REVISION | DATE |
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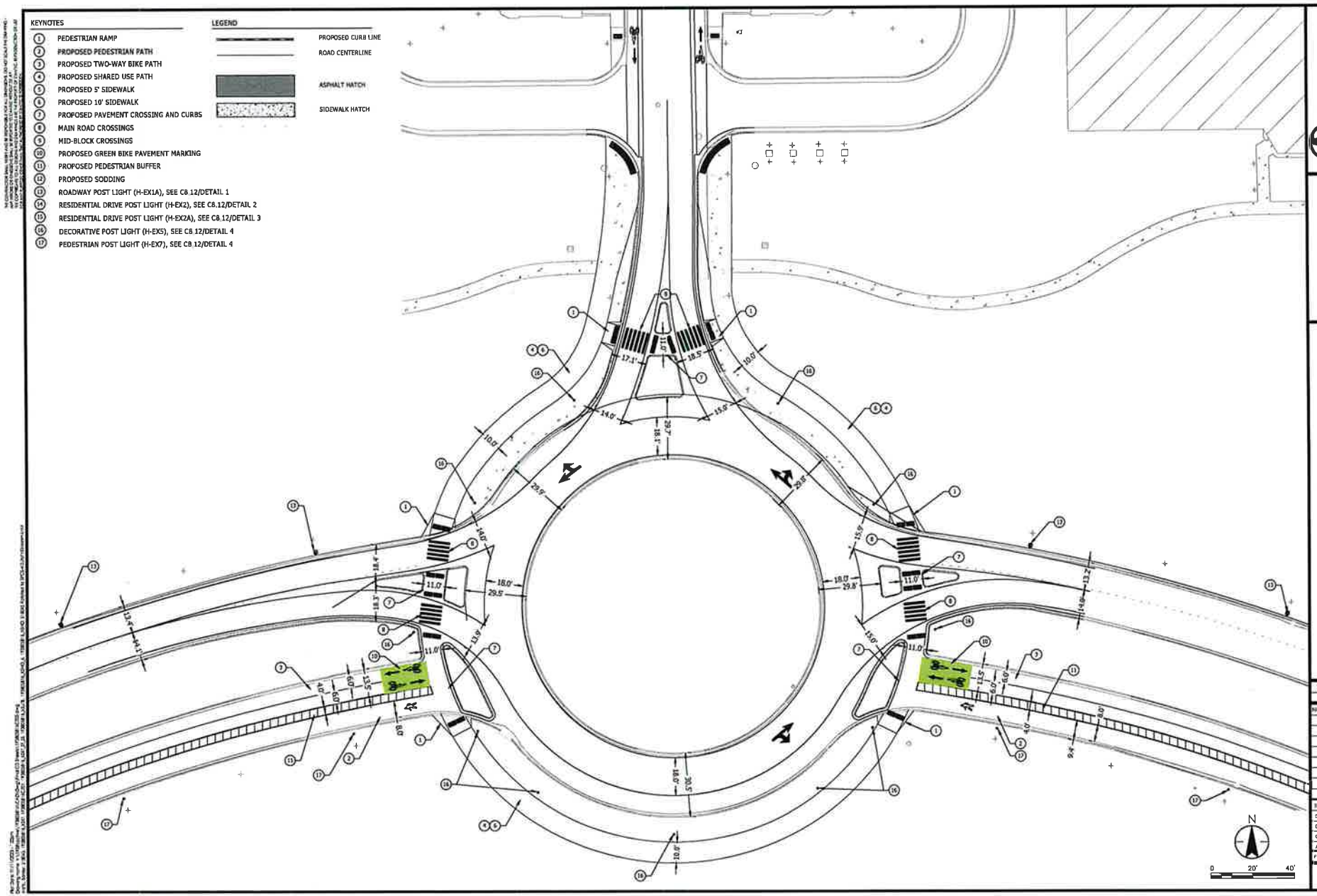
| SURVEY | |
| DRAWN | |
| DESIGNED | |
| CHECKED | |
| APPROVED | |
| PROJ. NO | |

SHEET NUMBER
C2.05

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CONSTRUCTION DOCUMENTS

SITE PLAN - ENLARGED

BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

| DATE OF ISSUANCE |
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| SURVEY | ### |
| DRAWN | EKS |
| DESIGNED | JMV |
| CHECKED | MAC |
| APPROVED | JMV |
| PROJ. NO. | 193205814 |

SHEET NUMBER
C2.06

LEGEND

PROPOSED CURB LINE

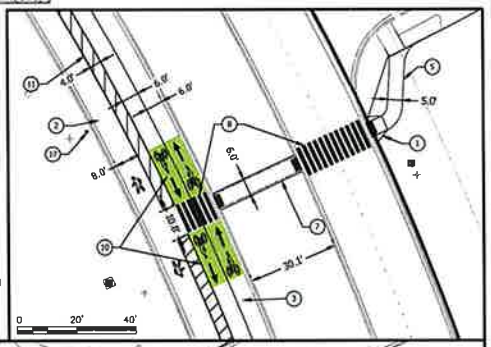
ROAD CENTERLINE

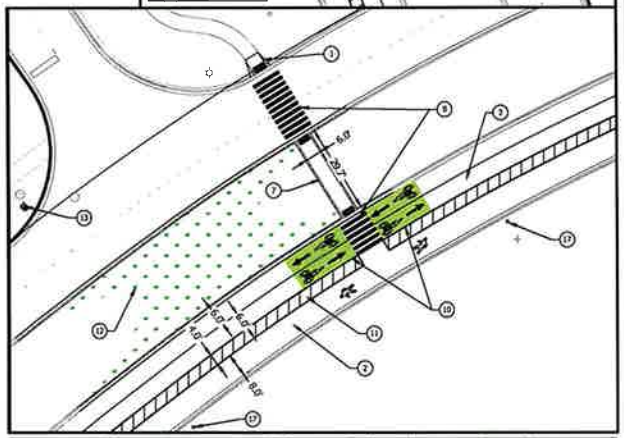
ASPHALT HATCH

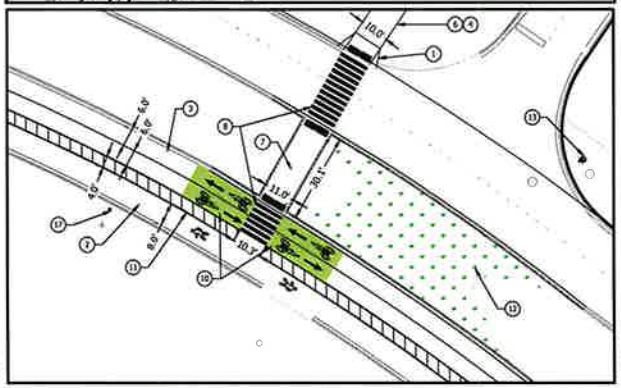
SIDEWALK HATCH

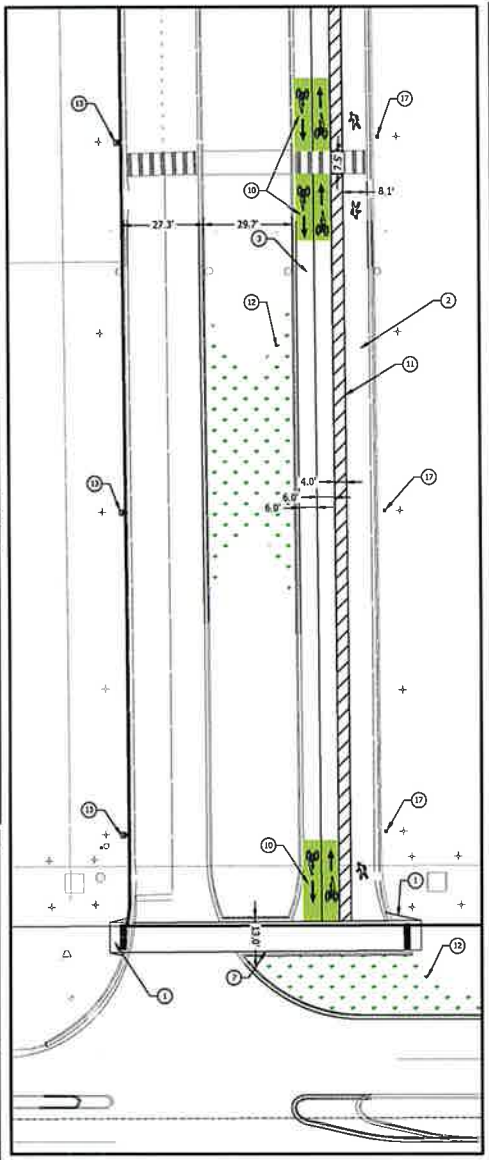
KEYNOTES

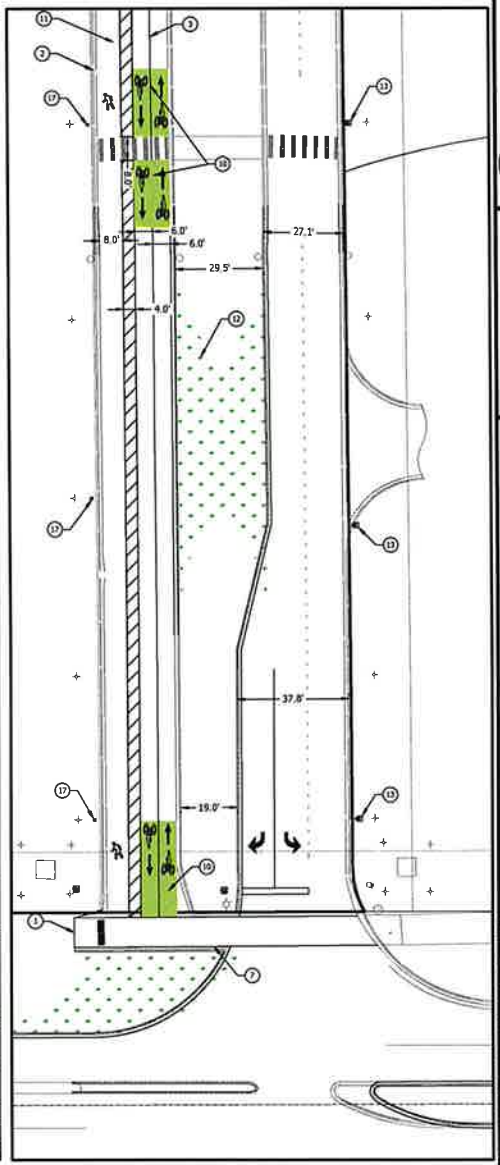
1. PEDESTRIAN RAMP
2. PROPOSED PEDESTRIAN PATH
3. PROPOSED TWO-WAY BIKE PATH
4. PROPOSED SHARED USE PATH
5. PROPOSED 5' SIDEWALK
6. PROPOSED 10' SIDEWALK
7. PROPOSED PAVEMENT CROSSING AND CURBS
8. MAIN ROAD CROSSINGS
9. MID-BLOCK CROSSINGS
10. PROPOSED GREEN BIKE PAVEMENT MARKING
11. PROPOSED PEDESTRIAN BUFFER
12. PROPOSED SEEDING
13. ROADWAY POST LIGHT (H-EX1/A), SEE C8.12/DETAIL 1
14. RESIDENTIAL DRIVE POST LIGHT (H-EX2), SEE C8.12/DETAIL 2
15. RESIDENTIAL DRIVE POST LIGHT (H-EX2A), SEE C8.12/DETAIL 3
16. DECORATIVE POST LIGHT (H-EX5/A), SEE C8.12/DETAIL 4
17. PEDESTRIAN POST LIGHT (H-EX7), SEE C8.12/DETAIL 4

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CONSTRUCTION DOCUMENTS

SITE PLAN - ENLARGED

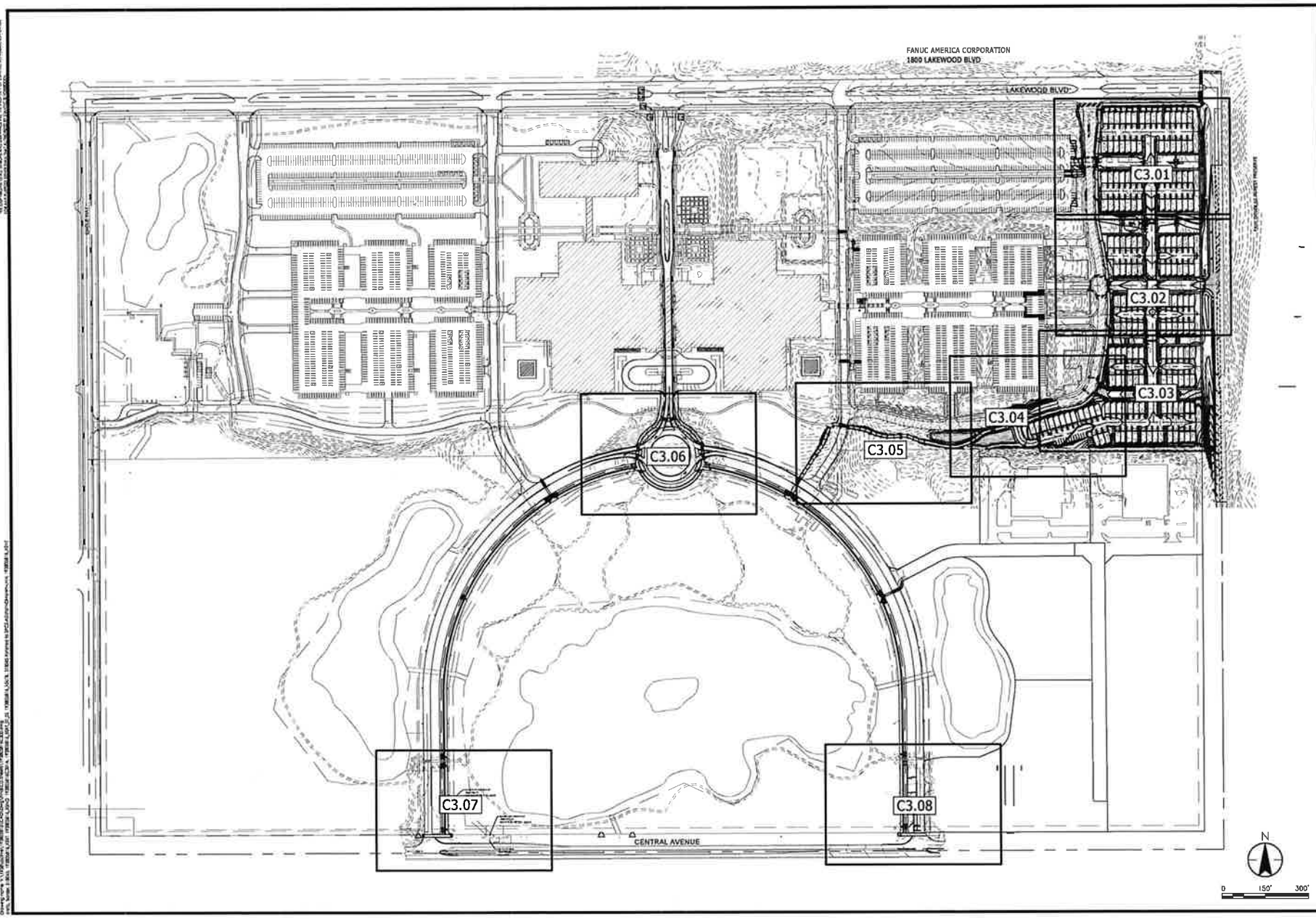
BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

| DATE OF ISSUANCE |
| --- |
| 1/11/2023 |

| NO | REVISION | DATE |
| --- | --- | --- |

| | |
| --- | --- |
| By PIC | ### |
| DESIGN | EH |
| DRAWN | JM |
| CHECKED | MHC |
| APPROVED | JAM |
| PROJ. NO | 193803814 |

SHEET NUMBER
C2.07

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CONSTRUCTION DOCUMENTS

GRADING PLAN - OVERALL

BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

DATE OF ISSUANCE
1/11/2023

| NO | REVISION | DATE |
|---|---|---|

| | |
|---|---|
| SURVEY | XXX |
| DRAWN | EKI |
| DESIGNED | JMV |
| CHECKED | MAC |
| APPROVED | JAW |
| PROJ NO | 193805878 |

SHEET NUMBER
C3.00

# GRADING PLAN - ENLARGED

BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

| DATE OF ISSUANCE |
| --- |
| 1/11/2023 |

| NO. | REVISION | DATE |
| --- | --- | --- |

CONSTRUCTION DOCUMENTS

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C3.01

BUILDING 1
UNITS A-F
FFE: 837.50

BUILDING 2
UNITS A-D
FFE: 837.50

BUILDING 3
UNITS A-E
FFE: 837.50

BUILDING 4
UNITS A-G
FFE: 837.50

BUILDING 5
UNITS A-F
FFE: 837.50

BUILDING 6
UNITS A-G
FFE: 837.50

BUILDING 7
UNITS A-F
FFE: 837.50

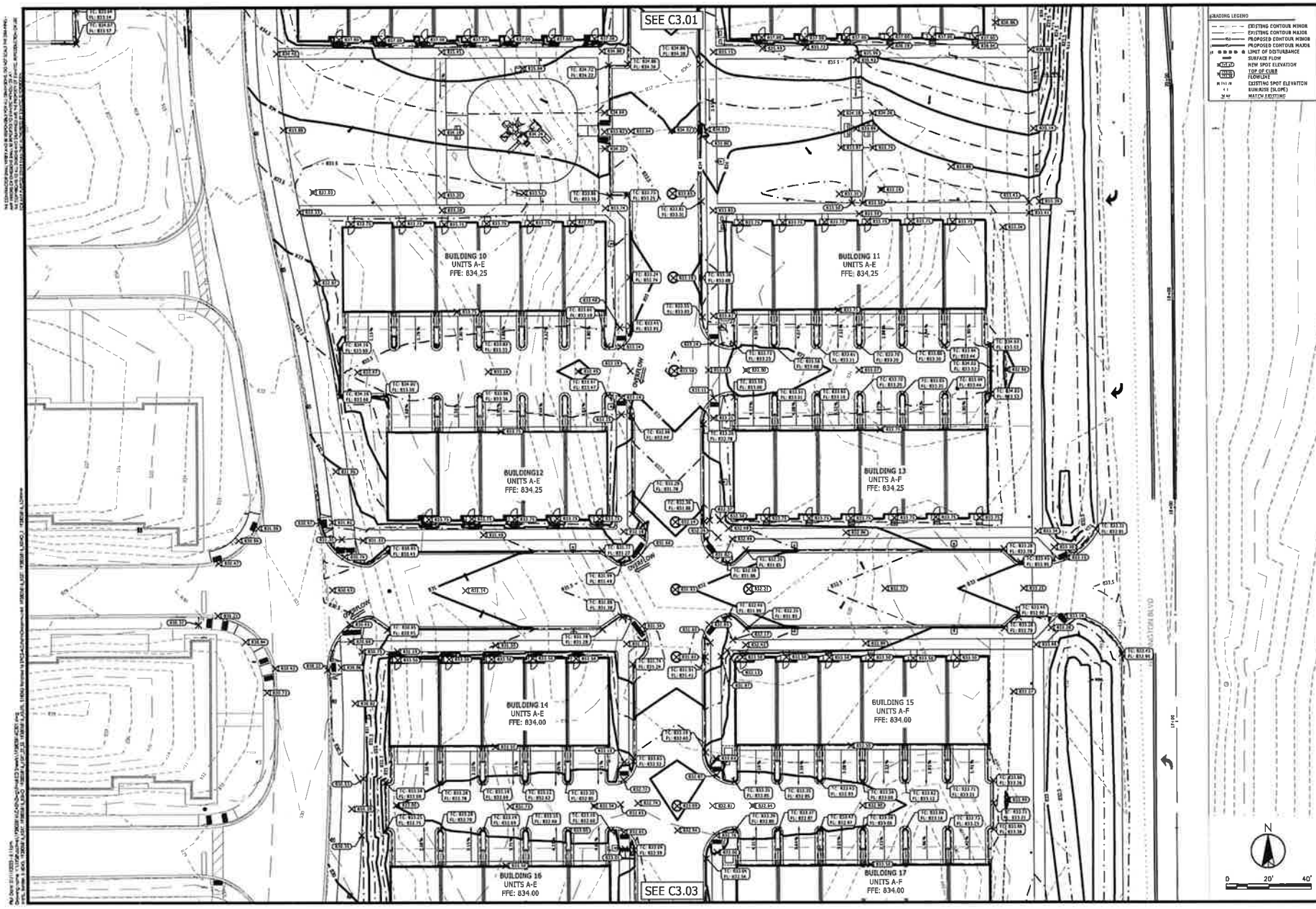
BUILDING 8
UNITS A-G
FFE: 837.50

BUILDING 9
UNITS A-F
FFE: 837.50

SEE C3.02

N

0 20' 40'

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CONSTRUCTION DOCUMENTS

# GRADING PLAN - ENLARGED

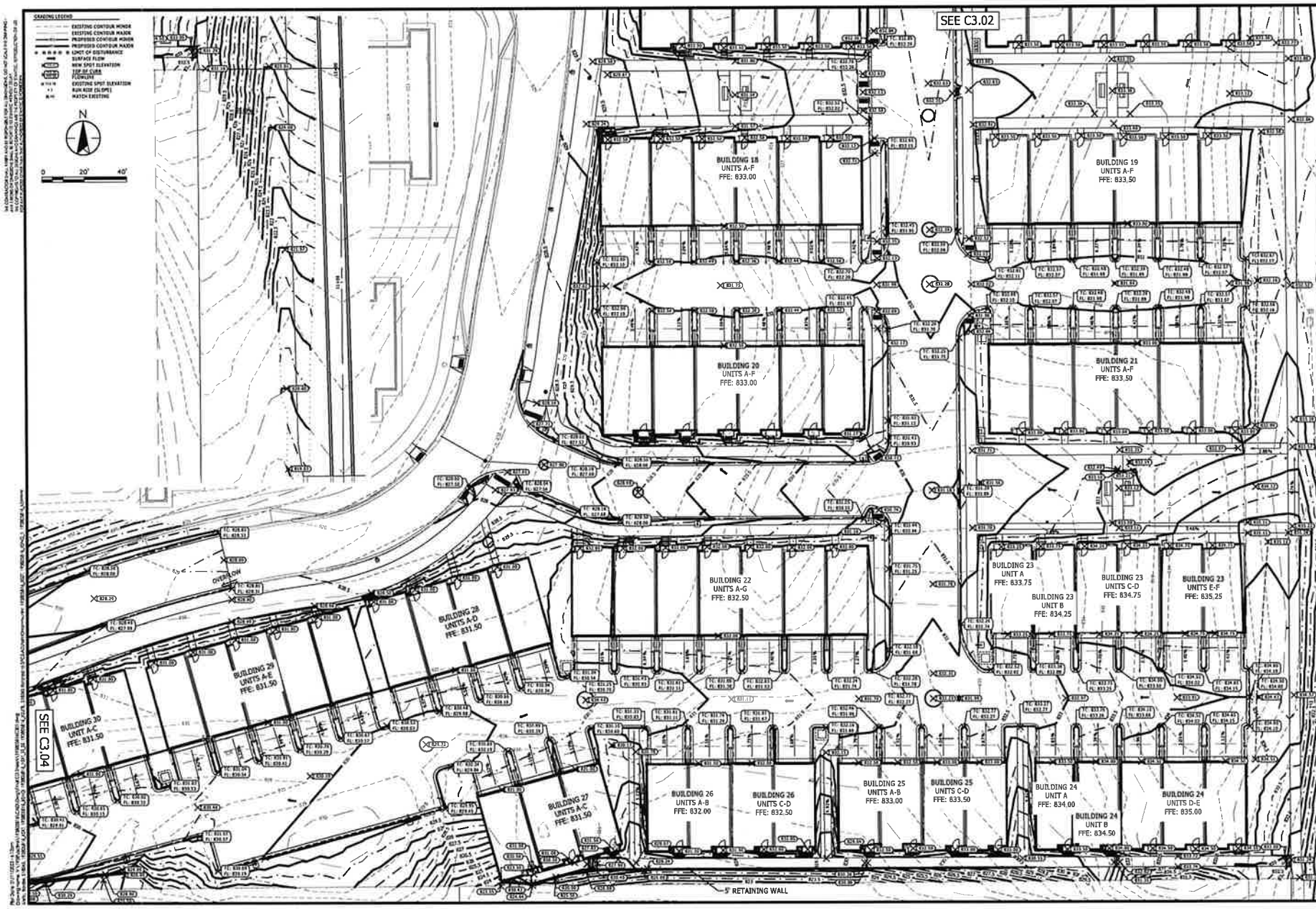
BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

DATE OF ISSUANCE
1/11/2023

| NO | REVISION | DATE |
|---|---|---|

| | |
|---|---|
| SURVEY | XXX |
| DRAWN | BAK |
| DESIGNED | JWV |
| CHECKED | MAC |
| APPROVED | JAW |
| PROJ. NO. | 193605818 |

SHEET NUMBER
C3.02

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CONSTRUCTION DOCUMENTS

GRADING PLAN - ENLARGED

BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

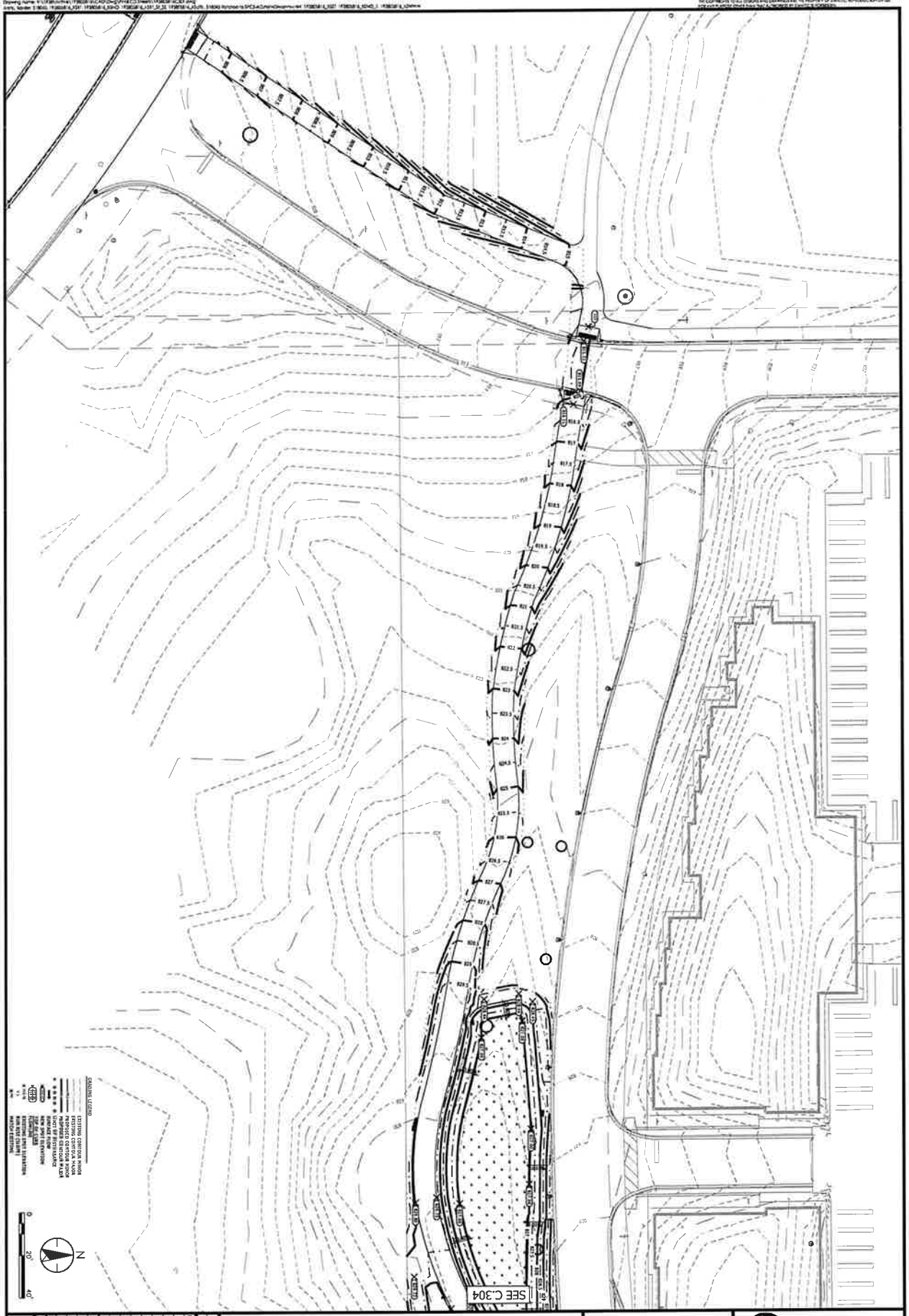
DATE OF ISSUANCE
1/11/2022

| NO | REVISION | DATE |
|---|---|---|

SURVEY KW
DRAWN JJJ
DESIGNED JWV
CHECKED MAC
APPROVED JAR
PROJ. NO. 1930801A

SHEET NUMBER
C3.03

GRADING PLAN - ENLARGED
BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES
CONSTRUCTION DOCUMENTS
Stantec
DATE OF ISSUANCE
1/11/2023
NO/REVISION
DATE
SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJECT NO.
C3.04
SEE C.303
SEE C.305
3' RETAINING WALL
BUILDING 22
UNITS A-D
FFE: 832.50
BUILDING 28
UNITS A-C
FFE: 831.50
BUILDING 27
UNITS A-C
FFE: 831.5
BUILDING 27
UNIT A
FFE: 831.0
BUILDING 26
UNITS A-B
FFE: 831.00
BUILDING 29
UNITS D-E
FFE: 831.50
BUILDING 29
UNITS A-C
FFE: 831.50
BUILDING 30
UNIT C
FFE: 831.50
BUILDING 30
UNITS A-B
FFE: 831.00
N
0'
20'
40'




GRADING PLAN - ENLARGED

BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

CONSTRUCTION DOCUMENTS

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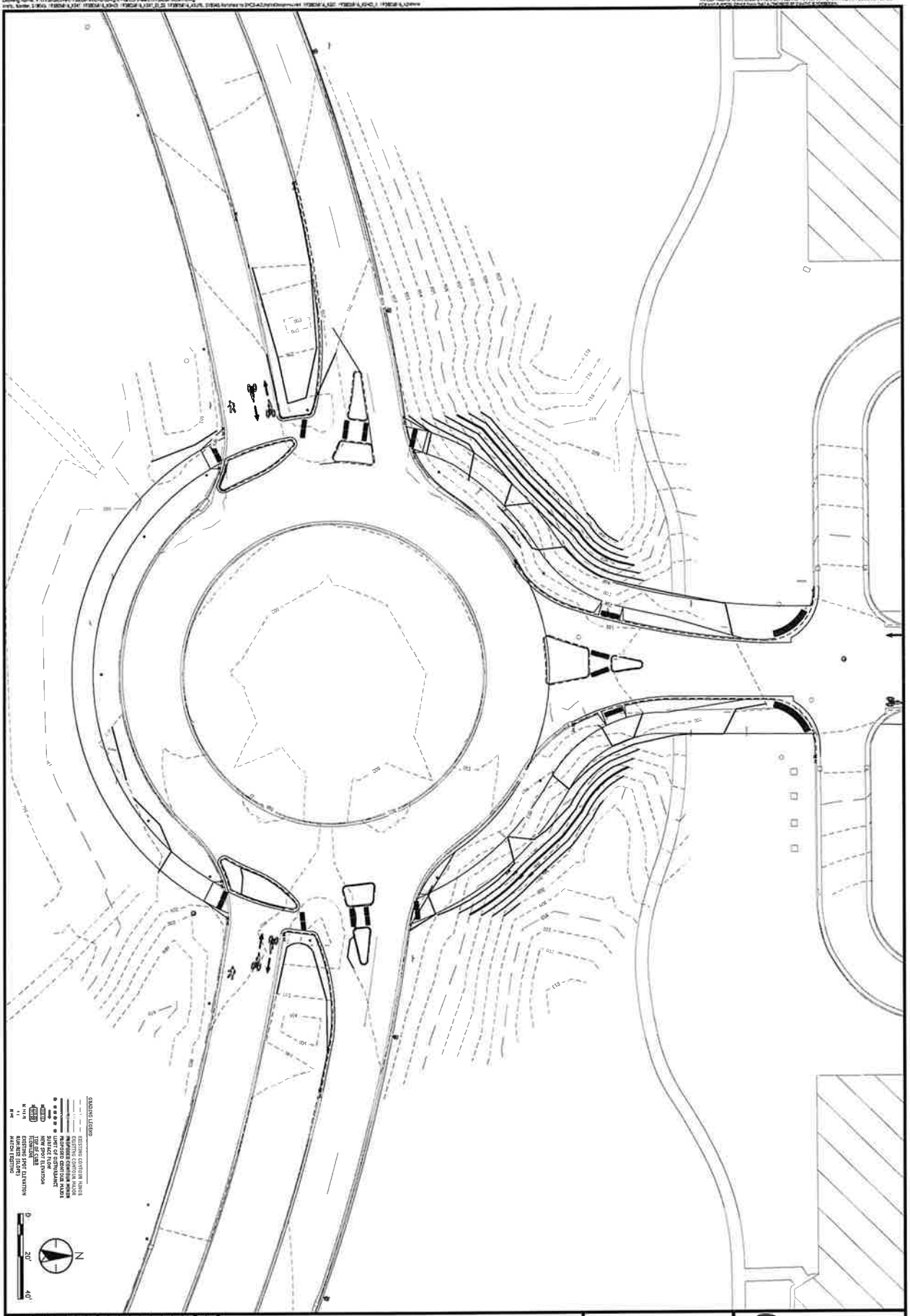
C3.05



# GRADING PLAN - ENLARGED

BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

CONSTRUCTION DOCUMENTS

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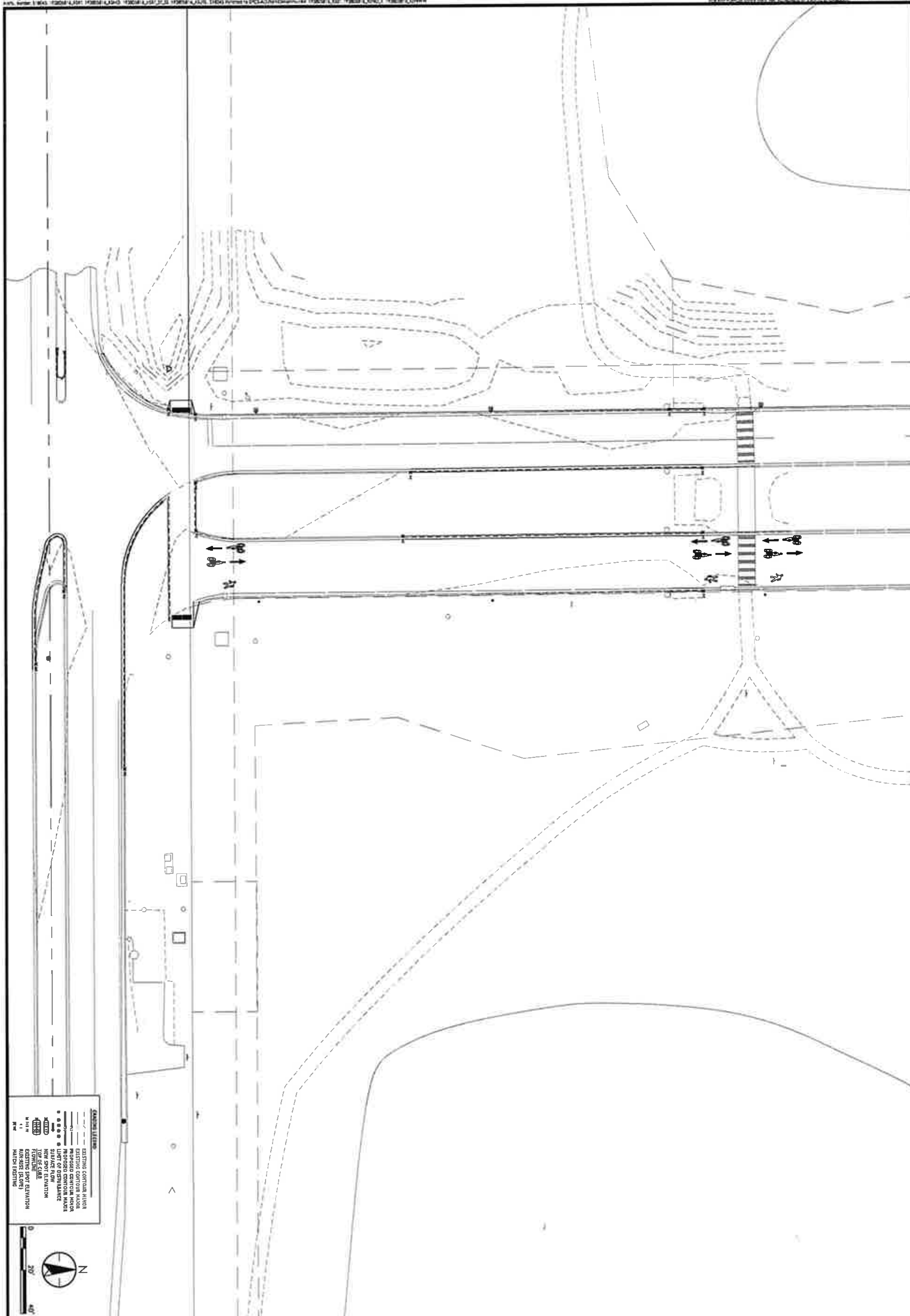
| NO | REVISION | DATE |
|---|---|---|
| | | |

DATE OF ISSUANCE
1/11/2023

| | |
|---|---|
| DESIGNED | SDO |
| DRAWN | SES |
| CHECKED | MAC |
| APPROVED | JAW |
| PROJECT NO. | 193800916 |

SHEET NUMBER
C3.06




| SURVEY | DOX |
|---|---|
| DRAWN | EKL |
| DESIGNED | JMV |
| CHECKED | MAC |
| APPROVED | JAW |
| PROJ NO. | 193805874 |

SHEET NUMBER
C3.07

REVISION | DATE

DATE OF ISSUANCE
1/11/2023

# GRADING PLAN - ENLARGED

BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

CONSTRUCTION DOCUMENTS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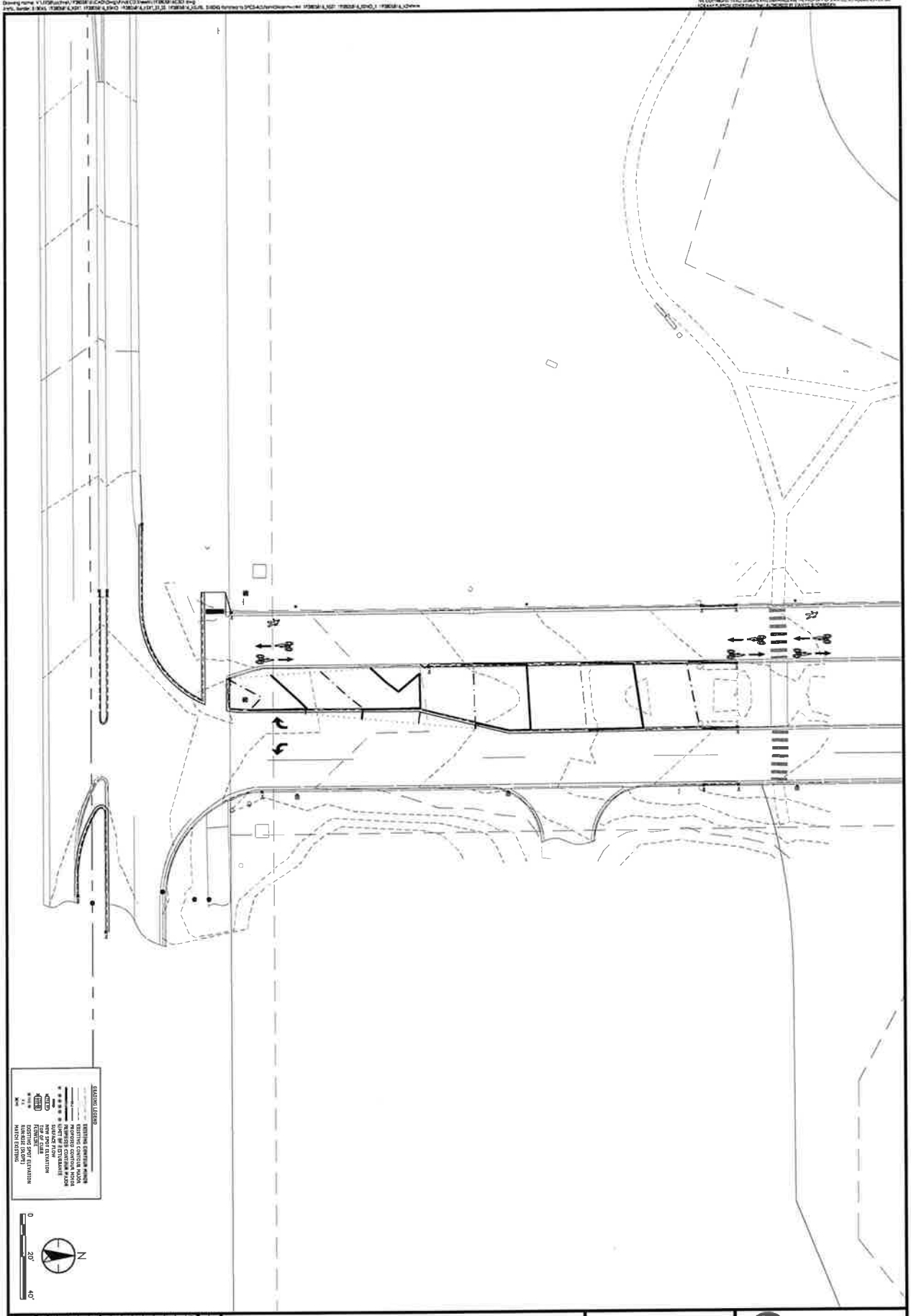


C3.08

GRADING PLAN - ENLARGED

BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

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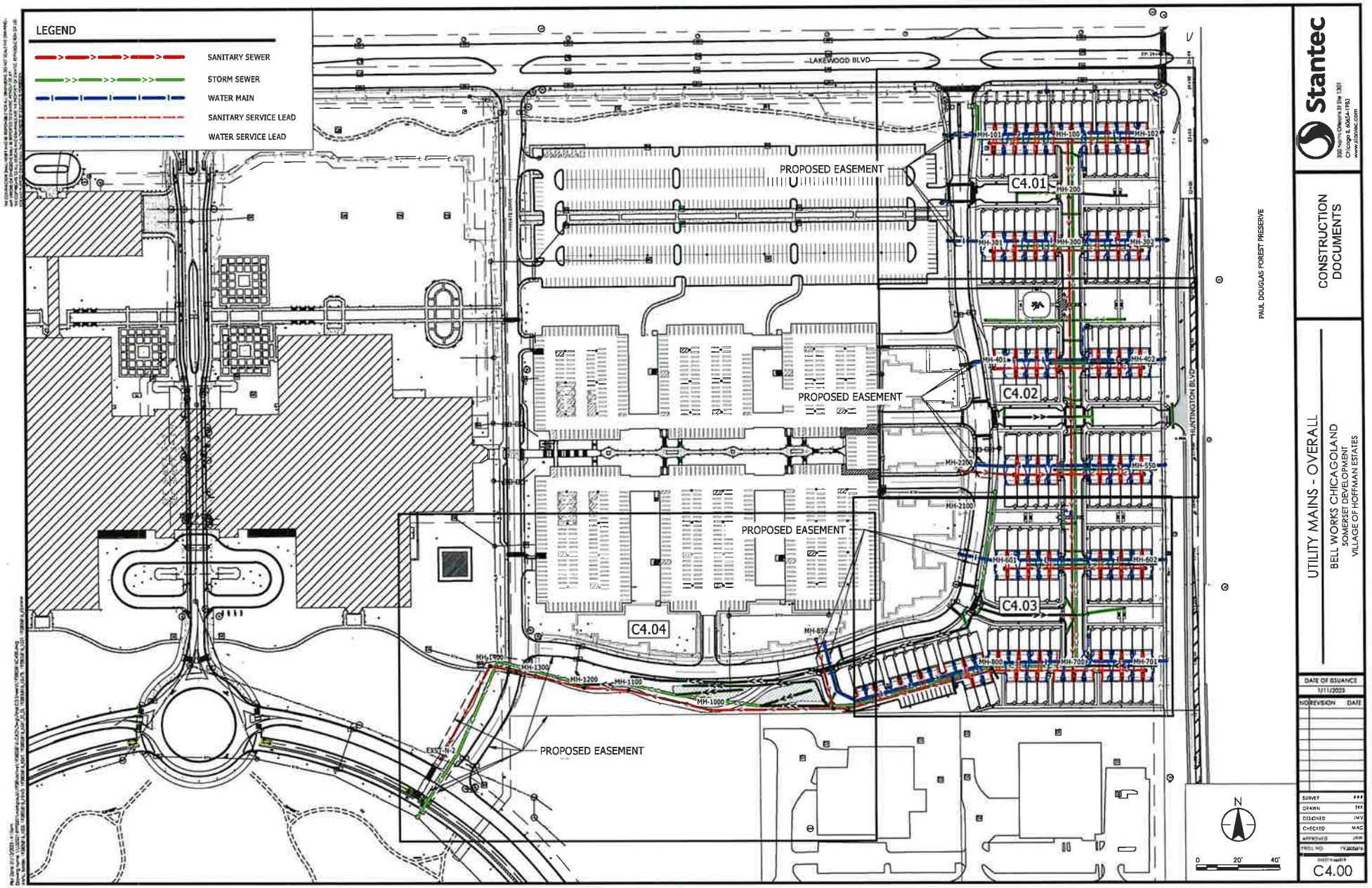


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CONSTRUCTION DOCUMENTS

UTILITY MAINS - OVERALL

BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

DATE OF ISSUANCE
1/11/2023

| NO | REVISION | DATE |
|---|---|---|

SURVEY ###
DRAWN EKK
DESIGNED JMV
CHECKED MAC
APPROVED JRW
PROJ. NO. 193805676

SHEET NUMBER
C4.00

**WATER KEYNOTES**

1. 1.5" CONNECTION TO BUILDING, SEE PLUMBING PLANS
2. 8" GATE VALVE
3. 10" GATE VALVE
4. 8" X 1.5" TEE
5. 8" X 6" TEE
6. 8" X 8" TEE
7. 12" X 6" TEE
8. 12" X 8" TEE
9. 12" X 10" TEE
10. 6" FIRE HYDRANT ASSEMBLY
11. WATER/SANITARY CROSSING MINIMUM 24" VERTICAL CLEARANCE
12. WATER/STORM CROSSING MINIMUM 18" VERTICAL CLEARANCE
13. B - BOX
14. 8" 11.5 DEGREE BEND

**STORM/SANITARY CROSSINGS KEYNOTE**

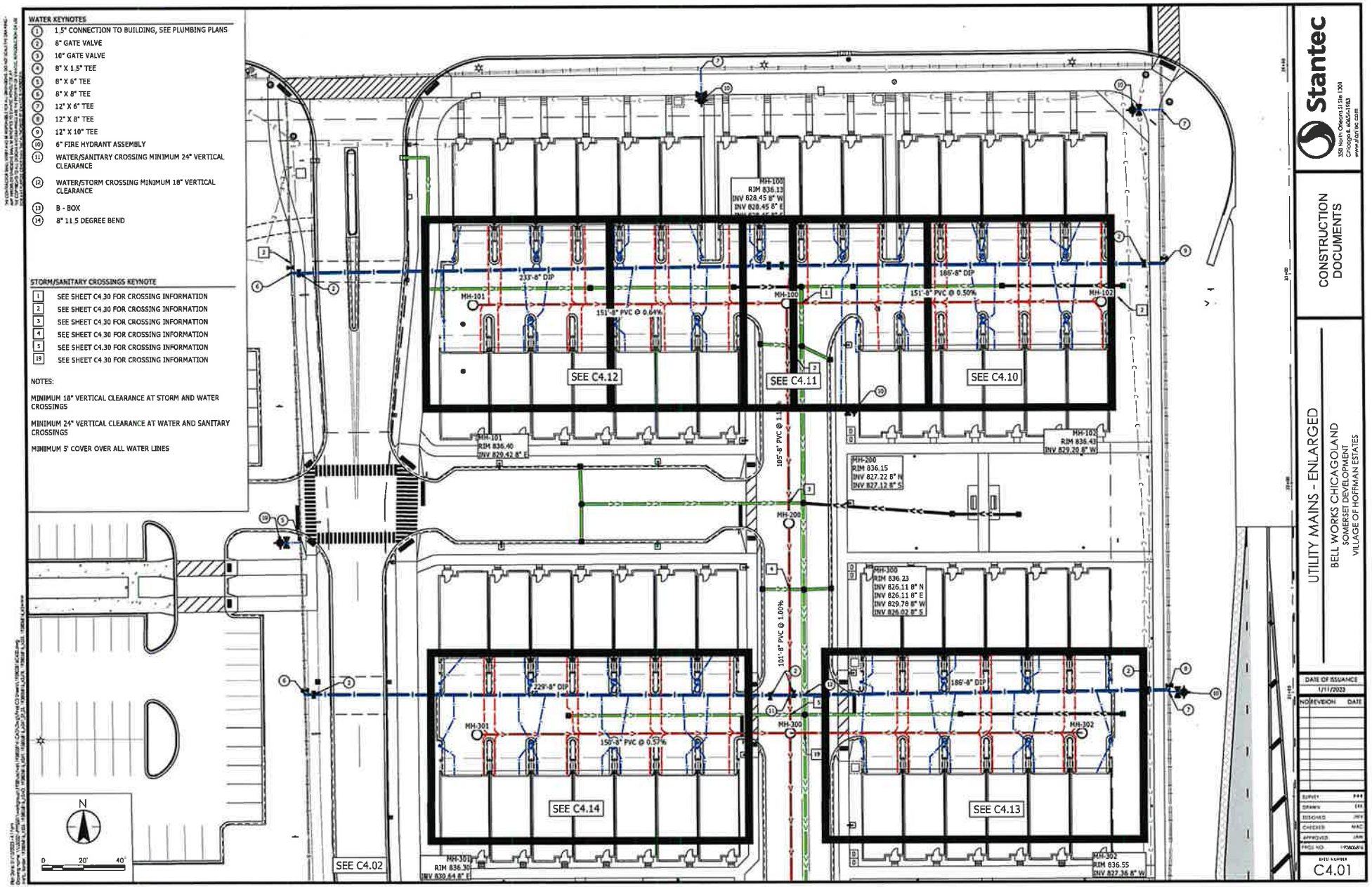
1. SEE SHEET C4.30 FOR CROSSING INFORMATION
2. SEE SHEET C4.30 FOR CROSSING INFORMATION
3. SEE SHEET C4.30 FOR CROSSING INFORMATION
4. SEE SHEET C4.30 FOR CROSSING INFORMATION
5. SEE SHEET C4.30 FOR CROSSING INFORMATION
19. SEE SHEET C4.30 FOR CROSSING INFORMATION

NOTES:

MINIMUM 18" VERTICAL CLEARANCE AT STORM AND WATER CROSSINGS

MINIMUM 24" VERTICAL CLEARANCE AT WATER AND SANITARY CROSSINGS

MINIMUM 5' COVER OVER ALL WATER LINES

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CONSTRUCTION DOCUMENTS

UTILITY MAINS - ENLARGED

BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

| DATE OF ISSUANCE | |
|---|---|
| 1/11/2023 | |
| NO REVISION | DATE |

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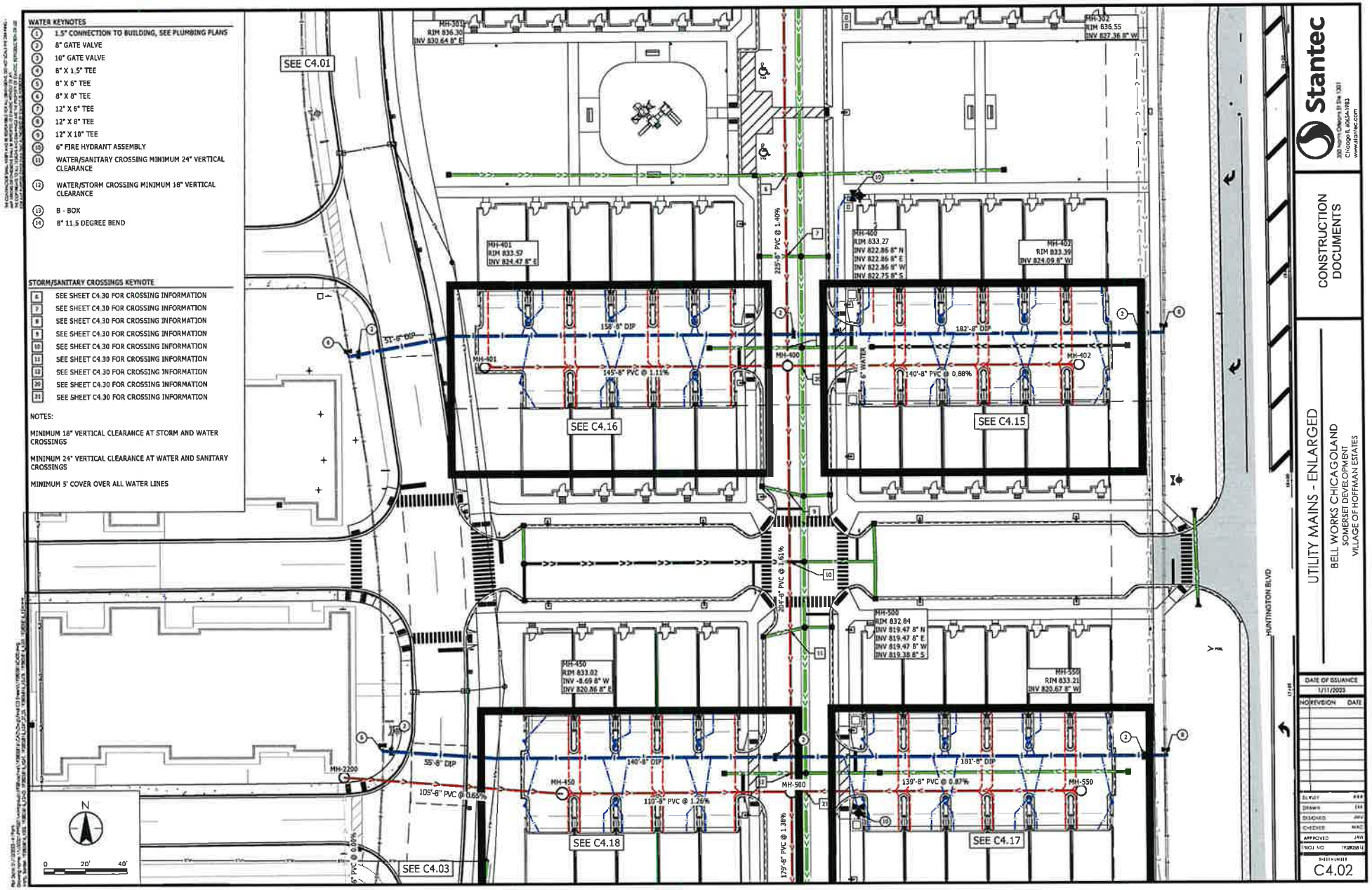
|---|---|
| SURVEY | [illegible] |
| DRAWN | [illegible] |
| DESIGNED | [illegible] |
| CHECKED | MAC |
| APPROVED | [illegible] |
| PROJ. NO. | [illegible] |

SHEET NUMBER
C4.01


WATER KEYNOTES
1 1.5" CONNECTION TO BUILDING, SEE PLUMBING PLANS
2 8" GATE VALVE
3 10" GATE VALVE
4 6" X 1.5" TEE
5 8" X 6" TEE
6 8" X 8" TEE
7 12" X 6" TEE
8 12" X 8" TEE
9 12" X 10" TEE
10 6" FIRE HYDRANT ASSEMBLY
11 WATER/SANITARY CROSSING MINIMUM 24" VERTICAL CLEARANCE
12 WATER/STORM CROSSING MINIMUM 18" VERTICAL CLEARANCE
13 B - BOX
14 8" 11.5 DEGREE BEND
STORM/SANITARY CROSSINGS KEYNOTE
6 SEE SHEET C4.30 FOR CROSSING INFORMATION
7 SEE SHEET C4.30 FOR CROSSING INFORMATION
8 SEE SHEET C4.30 FOR CROSSING INFORMATION
9 SEE SHEET C4.30 FOR CROSSING INFORMATION
10 SEE SHEET C4.30 FOR CROSSING INFORMATION
11 SEE SHEET C4.30 FOR CROSSING INFORMATION
12 SEE SHEET C4.30 FOR CROSSING INFORMATION
30 SEE SHEET C4.30 FOR CROSSING INFORMATION
31 SEE SHEET C4.30 FOR CROSSING INFORMATION
NOTES:
MINIMUM 18" VERTICAL CLEARANCE AT STORM AND WATER CROSSINGS
MINIMUM 24" VERTICAL CLEARANCE AT WATER AND SANITARY CROSSINGS
MINIMUM 5' COVER OVER ALL WATER LINES
SEE C4.01
SEE C4.16
SEE C4.15
SEE C4.18
SEE C4.17
SEE C4.03
MH-301
RIM 836.30
INV 830.64 8" E
MH-302
RIM 836.55
INV 827.36 8" W
MH-401
RIM 833.57
INV 824.47 8" E
MH-400
RIM 833.27
INV 822.86 8" N
INV 822.86 8" E
INV 822.86 8" W
INV 822.75 8" S
MH-402
RIM 833.39
INV 824.09 8" W
MH-450
RIM 833.02
INV -8.69 8" W
INV 820.86 8" E
MH-500
RIM 832.84
INV 819.47 8" N
INV 819.47 8" E
INV 819.47 8" W
INV 819.38 8" S
MH-550
RIM 833.21
INV 820.67 8" W
MH-2200
225'-8" PVC @ 1.40%
158'-8" DIP
145'-8" PVC @ 1.11%
182'-8" DIP
140'-8" PVC @ 0.88%
204'-8" PVC @ 1.61%
55'-8" DIP
105'-8" PVC @ 0.65%
140'-8" DIP
110'-8" PVC @ 1.26%
181'-8" DIP
139'-8" PVC @ 0.87%
179'-8" PVC @ 1.38%
6" WATER
HUNTINGTON BLVD
N
0 20' 40'
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CONSTRUCTION DOCUMENTS
UTILITY MAINS - ENLARGED
BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES
DATE OF ISSUANCE
1/11/2023
NO REVISION DATE
SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ NO
SHEET NUMBER
C4.02

WATER KEYNOTES

1. 1.5" CONNECTION TO BUILDING, SEE PLUMBING PLANS
2. 8" GATE VALVE
3. 10" GATE VALVE
4. 8" X 1.5" TEE
5. 8" X 6" TEE
6. 8" X 8" TEE
7. 12" X 6" TEE
8. 12" X 8" TEE
9. 12" X 10" TEE
10. 6" FIRE HYDRANT ASSEMBLY
11. WATER/SANITARY CROSSING MINIMUM 24" VERTICAL CLEARANCE
12. WATER/STORM CROSSING MINIMUM 18" VERTICAL CLEARANCE
13. B - BOX
14. 8" 11.5 DEGREE BEND

STORM/SANITARY CROSSINGS KEYNOTE

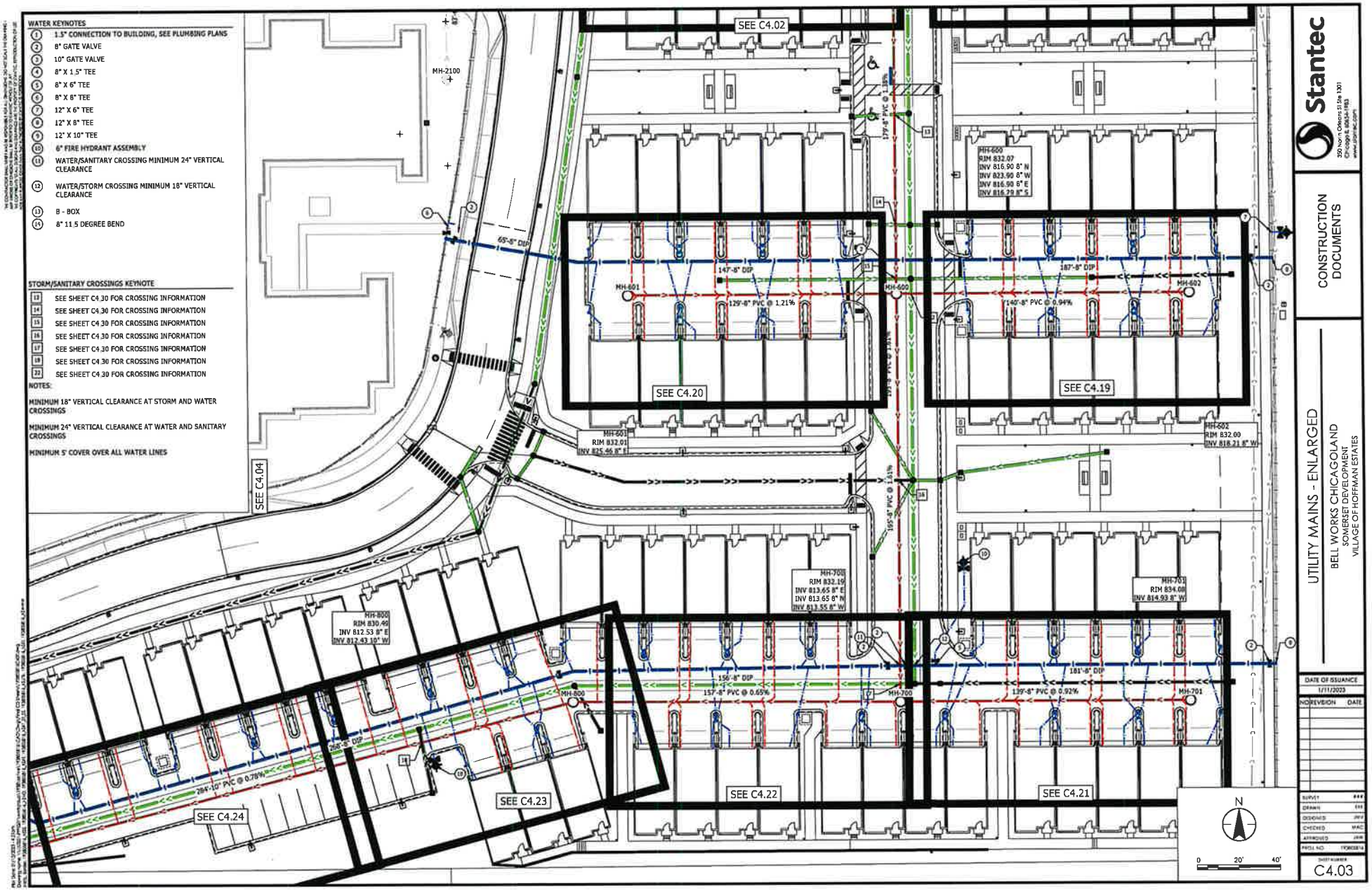
13. SEE SHEET C4.30 FOR CROSSING INFORMATION
14. SEE SHEET C4.30 FOR CROSSING INFORMATION
15. SEE SHEET C4.30 FOR CROSSING INFORMATION
16. SEE SHEET C4.30 FOR CROSSING INFORMATION
17. SEE SHEET C4.30 FOR CROSSING INFORMATION
18. SEE SHEET C4.30 FOR CROSSING INFORMATION
22. SEE SHEET C4.30 FOR CROSSING INFORMATION

NOTES:

MINIMUM 18" VERTICAL CLEARANCE AT STORM AND WATER CROSSINGS

MINIMUM 24" VERTICAL CLEARANCE AT WATER AND SANITARY CROSSINGS

MINIMUM 5' COVER OVER ALL WATER LINES

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CONSTRUCTION DOCUMENTS

UTILITY MAINS - ENLARGED

BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

DATE OF ISSUANCE
1/11/2023

| NO | REVISION | DATE |
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| SURVEY | [illegible] |
| DRAWN | [illegible] |
| DESIGNED | [illegible] |
| CHECKED | MAC |
| APPROVED | [illegible] |
| PROJ. NO. | [illegible] |

SHEET NUMBER
C4.03

LUMBING PLANS

I 24" VERTICAL

I" VERTICAL

STORM/SANITARY CROSSINGS KEYNOTE

23 SEE SHEET C4.30 FOR CROSSING INFORMATION

24 SEE SHEET C4.30 FOR CROSSING INFORMATION

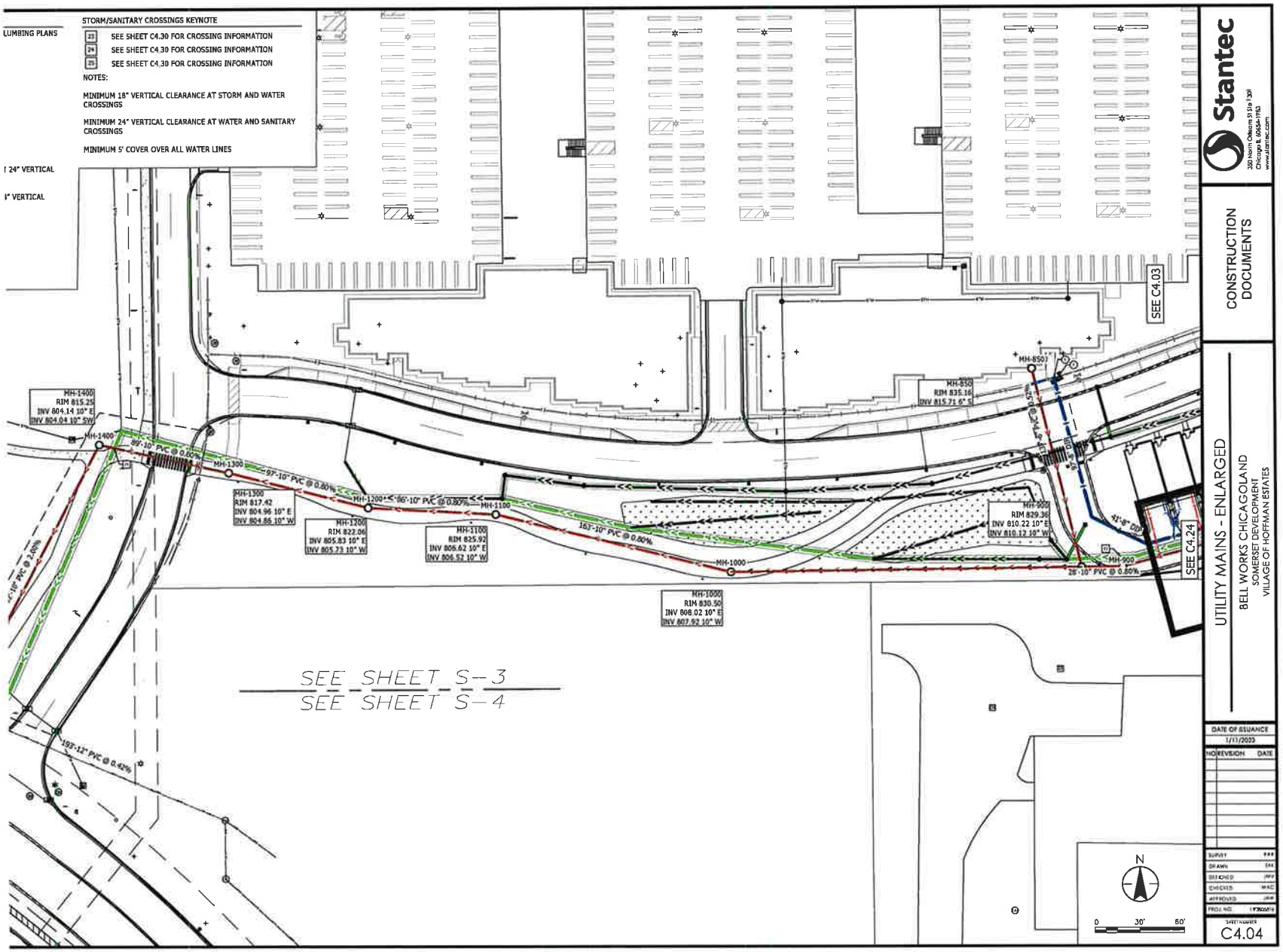
25 SEE SHEET C4.30 FOR CROSSING INFORMATION

NOTES:

MINIMUM 18" VERTICAL CLEARANCE AT STORM AND WATER CROSSINGS

MINIMUM 24" VERTICAL CLEARANCE AT WATER AND SANITARY CROSSINGS

MINIMUM 5' COVER OVER ALL WATER LINES

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CONSTRUCTION DOCUMENTS

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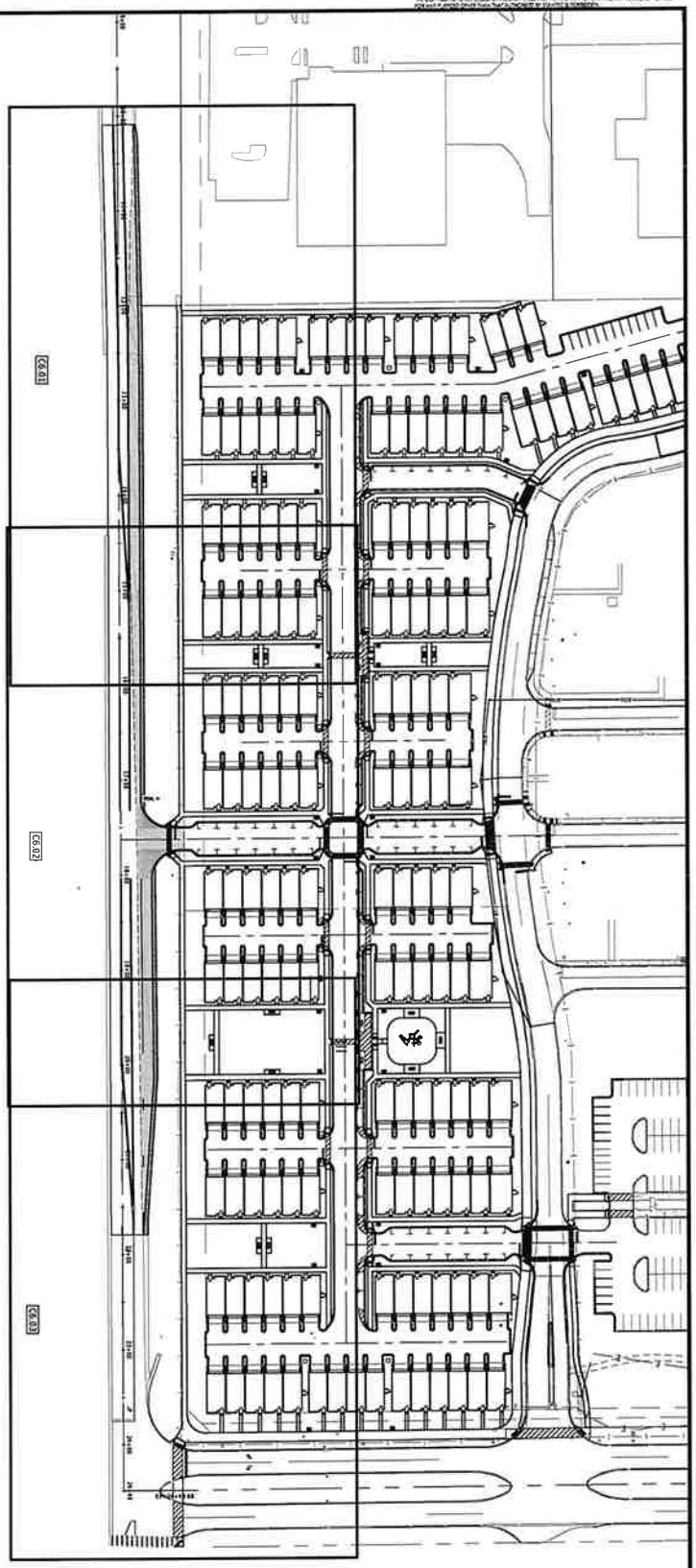
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

DATE OF ISSUANCE
1/11/2023

| NO | REVISION | DATE |
|---|---|---|

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO.

SHEET NUMBER
C4.04



193805816C600 - C600

BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

PRELIMINARY PLAN

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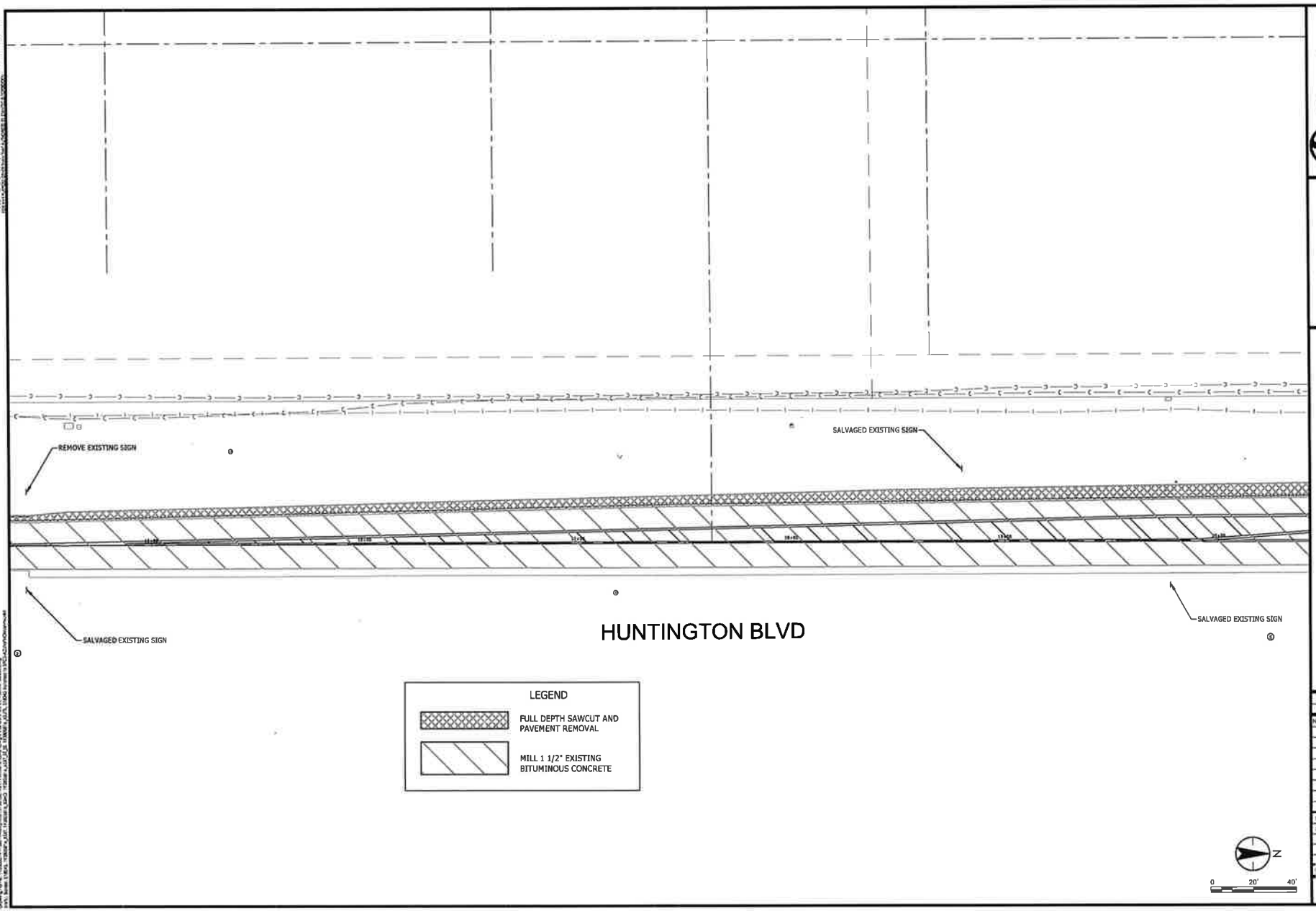


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PRELIMINARY PLAN

LEFT TURN LANE - DEMO

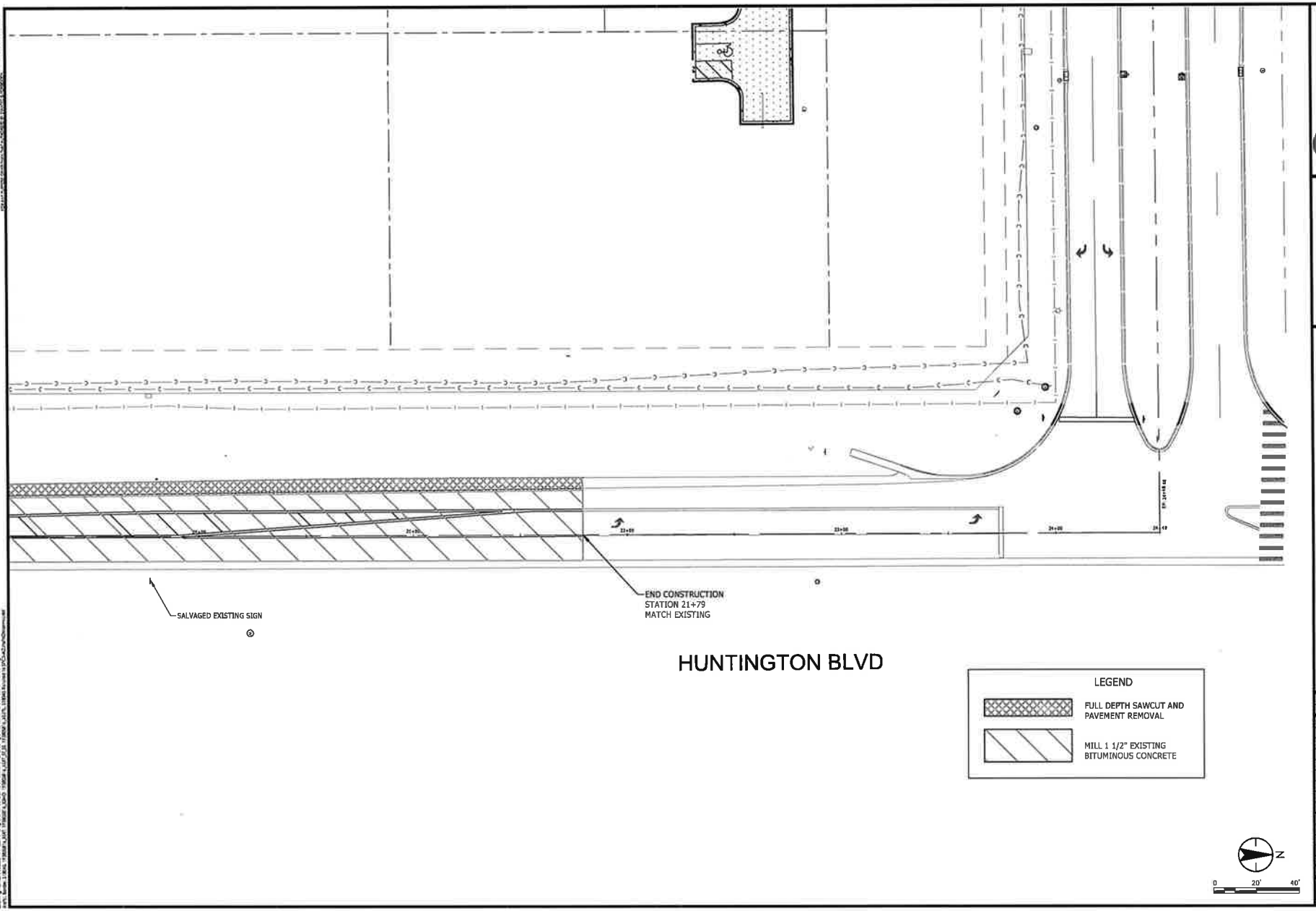
BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

| DATE OF ISSUANCE |
|---|
| December 16, 2022 |

| NO. | REVISION | DATE |
|---|---|---|
| | | |

| | |
|---|---|
| BY | *** |
| DESIGNED | *** |
| DESIGNED | JMV |
| CHECKED | MAC |
| APPROVED | JMR |
| PROJ. NO. | 193805816 |

SHEET NUMBER
C6.01

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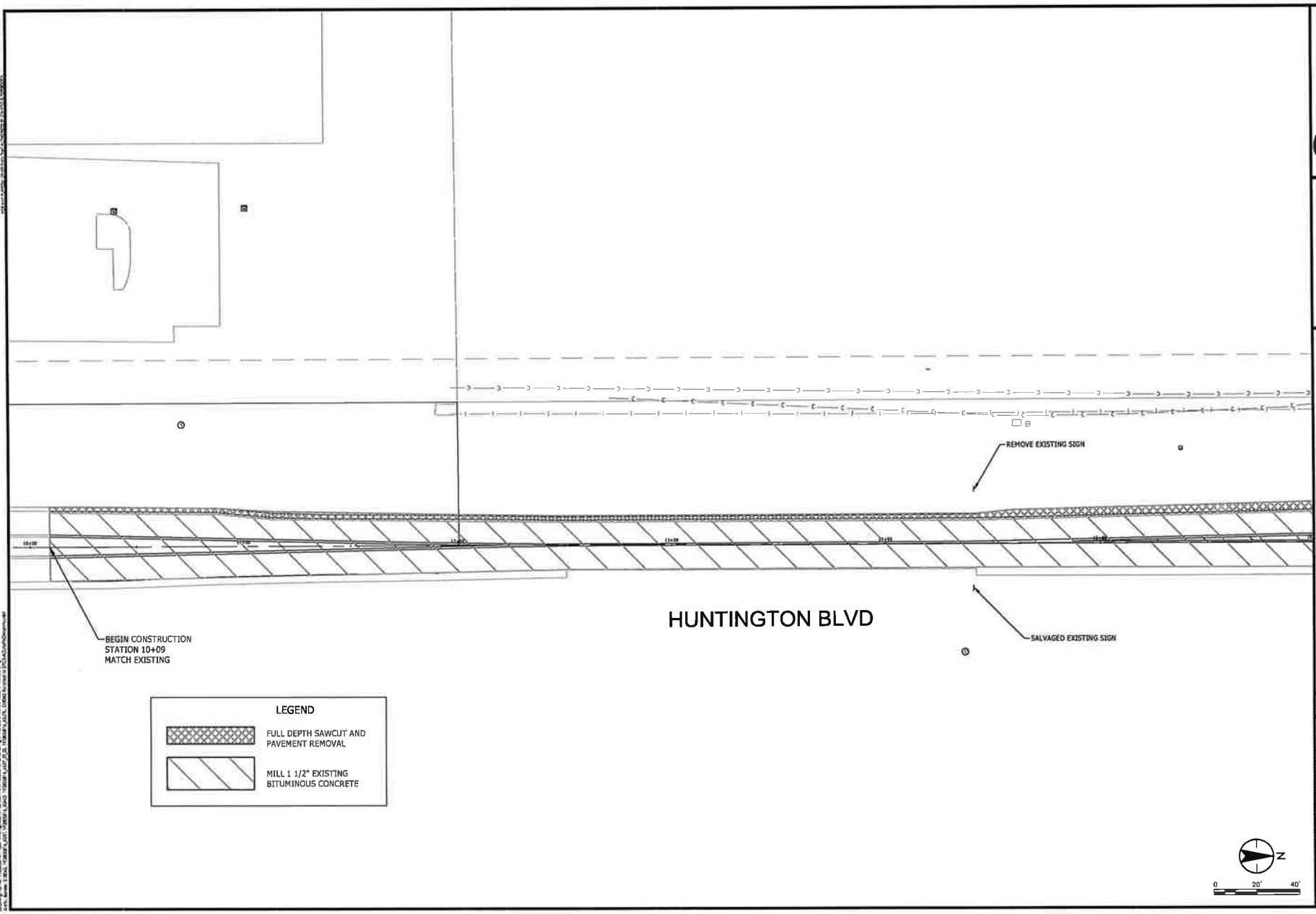
PRELIMINARY PLAN

LEFT TURN LANE - DEMO
BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

| DATE OF ISSUANCE | |
|---|---|
| December 16, 2022 | |
| NO. REVISION | DATE |
| SURVEY | #### |
| DRAWN | EK |
| DESIGNED | JMV |
| CHECKED | MAC |
| APPROVED | JAW |
| PROJ. NO. | 193805816 |

SHEET NUMBER
C6.02

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Mundelein, IL 60060
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PRELIMINARY PLAN

# LEFT TURN LANE - DEMO

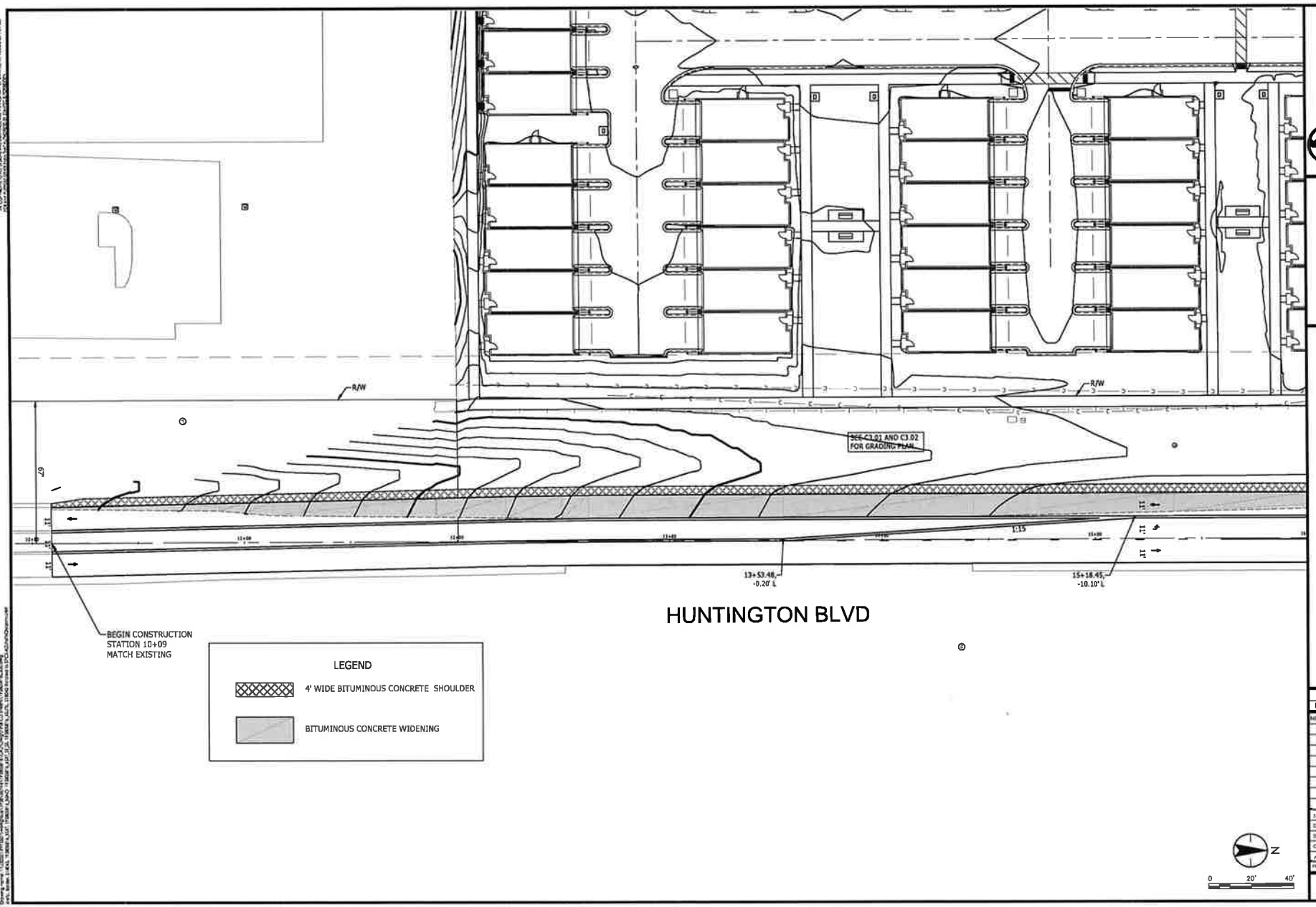
BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

| DATE OF ISSUANCE |
|---|
| December 16, 2022 |

| NO | REVISION | DATE |
|---|---|---|
| | | |

| | |
|---|---|
| SURVEY | XXX |
| DRAWN | EAL |
| DESIGNED | JMV |
| CHECKED | MAC |
| APPROVED | JAW |
| PROJ NO | 193805814 |

SHEET NUMBER
C6.03

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12075 W Corporate Parkway, Suite 200
Mequon, WI 53092
www.stantec.com

PRELIMINARY PLAN

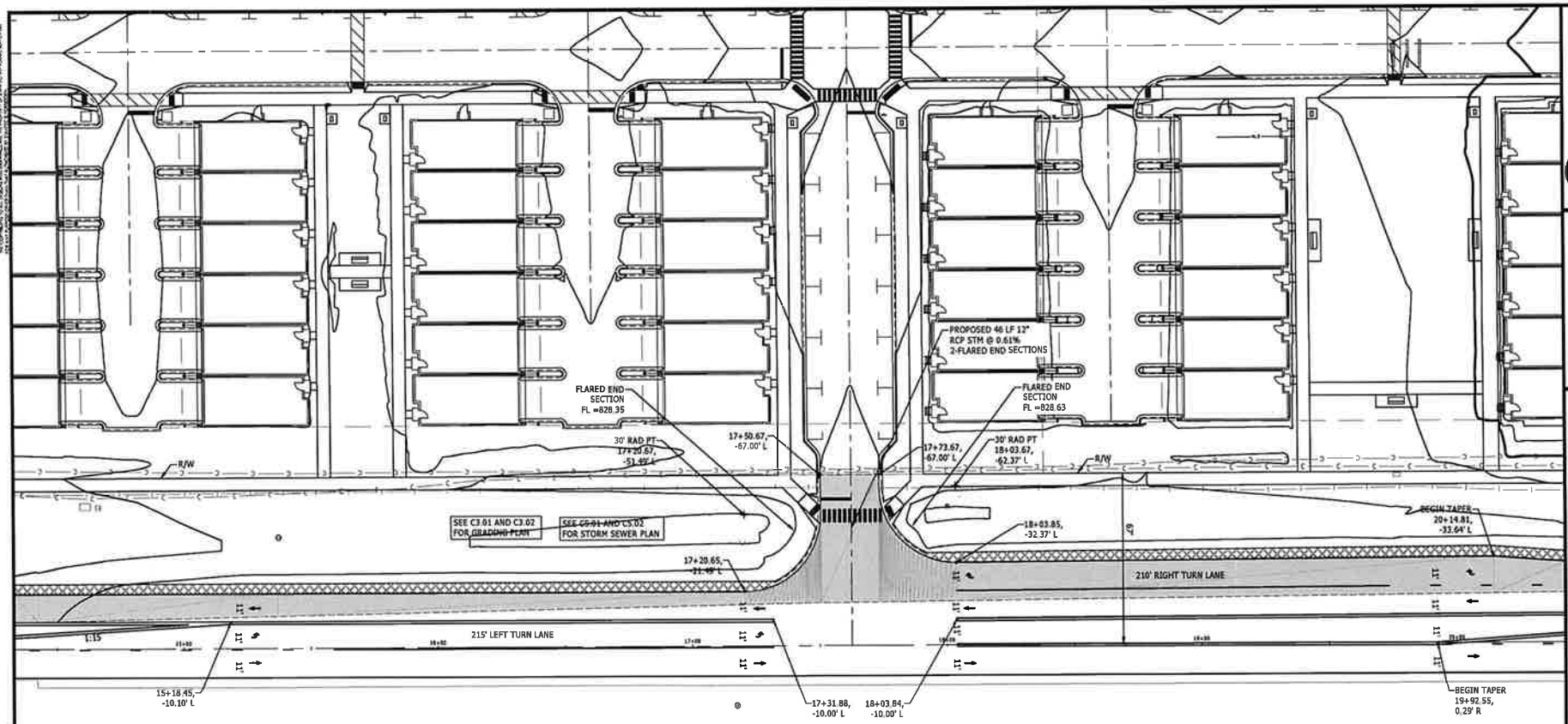
193805816C600 - C601

BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

| DATE OF ISSUANCE |
|---|
| December 16, 2022 |

| NO | REVISION | DATE |
|---|---|---|
| | | |

| | |
|---|---|
| SURVEY | XXX |
| DRAWN | XXX |
| DESIGNED | JMV |
| CHECKED | MAC |
| APPROVED | FAM |
| PROJ. NO | 193805816 |




Stantec

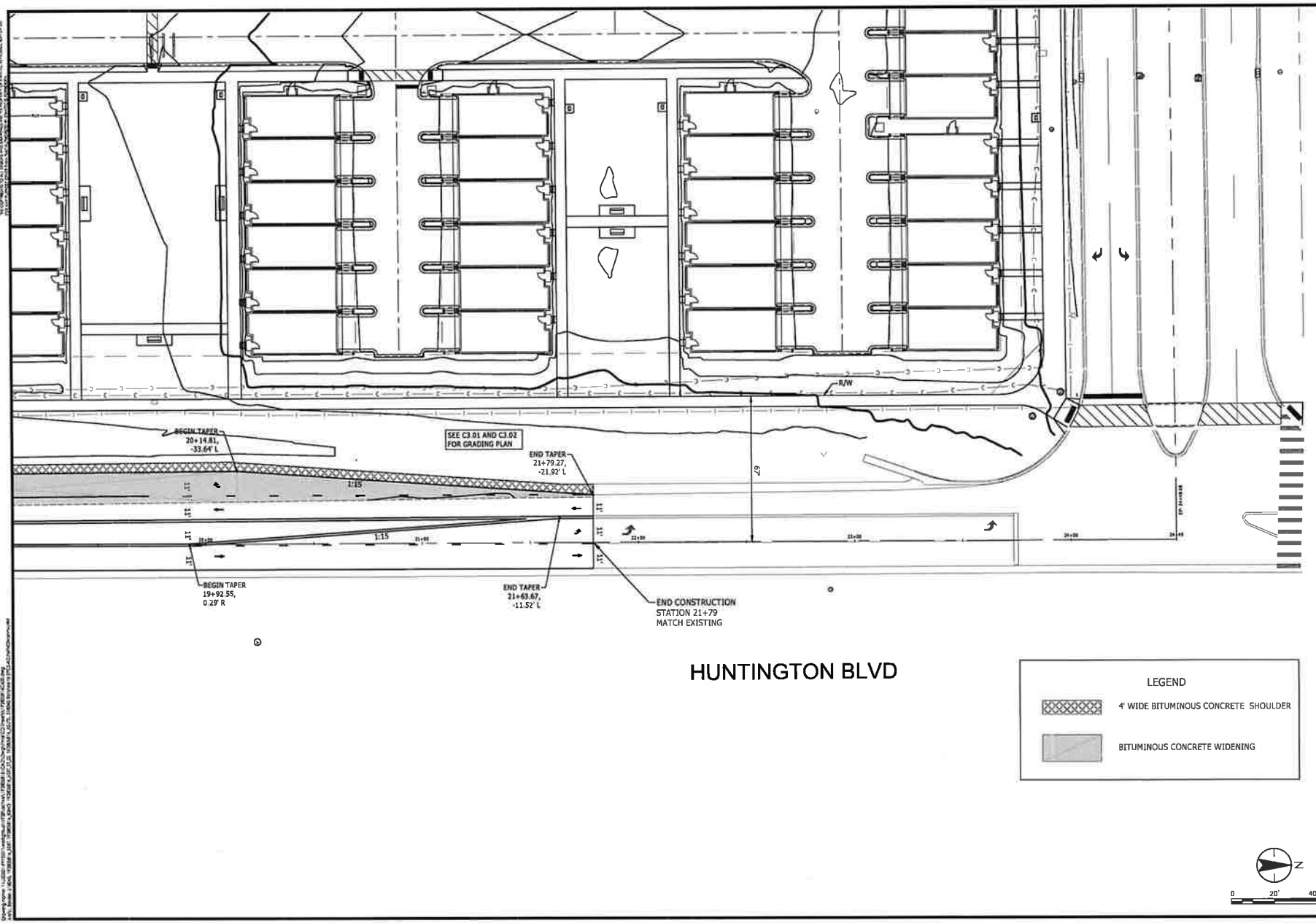
PRELIMINARY PLAN

193805816C600 - C602

BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

| DATE OF ISSUANCE |
|---|
| December 16, 2022 |

| NO | REVISION | DATE |
|---|---|---|
| | | |




Stantec

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Mequon, WI 53092
www.stantec.com

PRELIMINARY PLAN

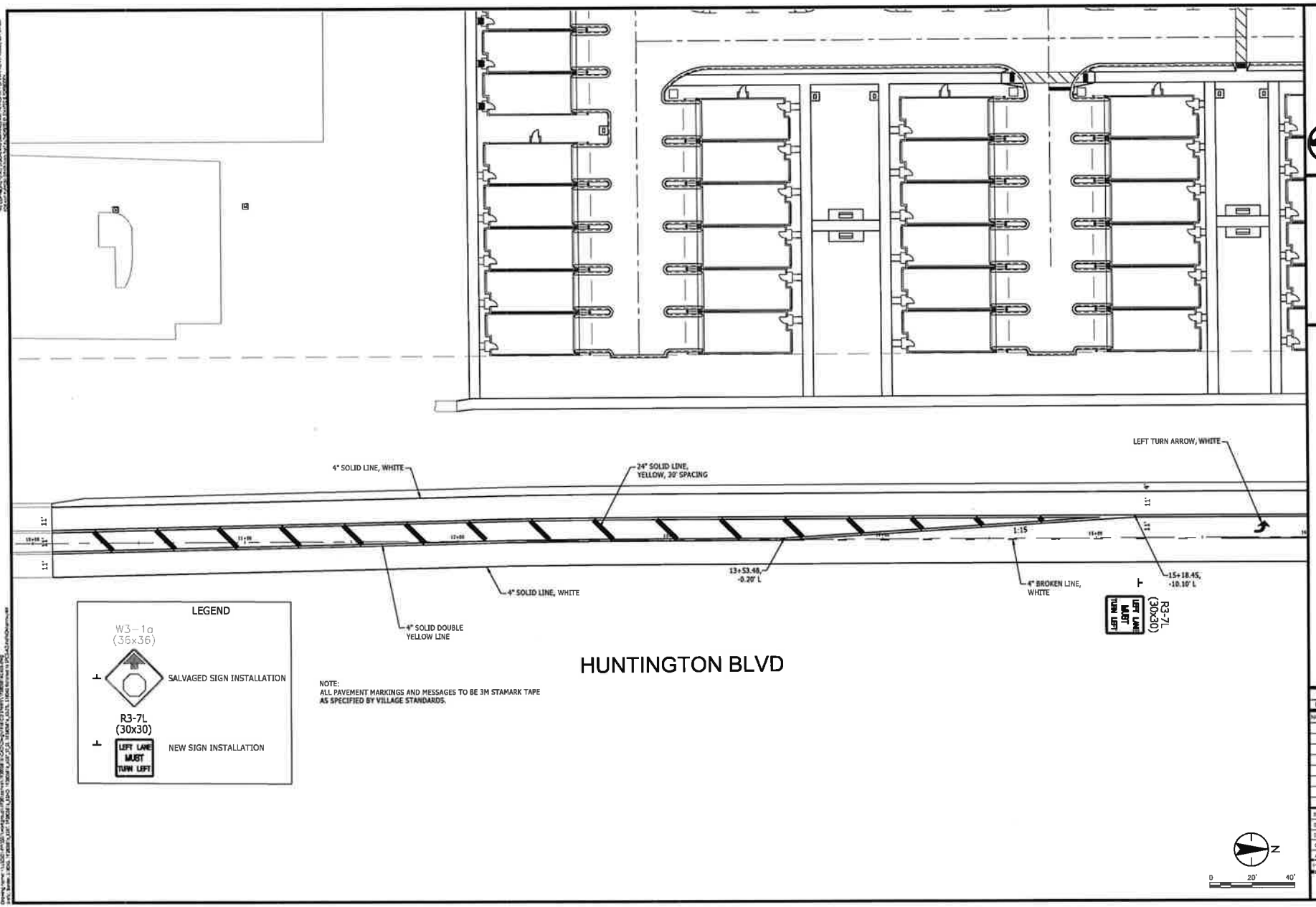
19380581 6C600 - C603

BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

DATE OF ISSUANCE
December 16, 2022

| NO | REVISION | DATE |
|---|---|---|
| | | |

| | |
|---|---|
| SURVEY | |
| DRAWN | |
| DESIGNED | JWV |
| CHECKED | MAC |
| APPROVED | JBM |
| PROJ. NO. | 193805816 |




NOTE:
ALL PAVEMENT MARKINGS AND MESSAGES TO BE 3M STAMARK TAPE AS SPECIFIED BY VILLAGE STANDARDS.

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10025 N. Corporate Parkway, Suite 200
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PRELIMINARY PLAN

PAVEMENT MARKING AND SIGNING
BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

DATE OF ISSUANCE
December 16, 2022

| NO | REVISION | DATE |
|---|---|---|

| | |
|---|---|
| SURVEY | [illegible] |
| DRAWN | [illegible] |
| DESIGNED | [illegible] |
| CHECKED | MAC |
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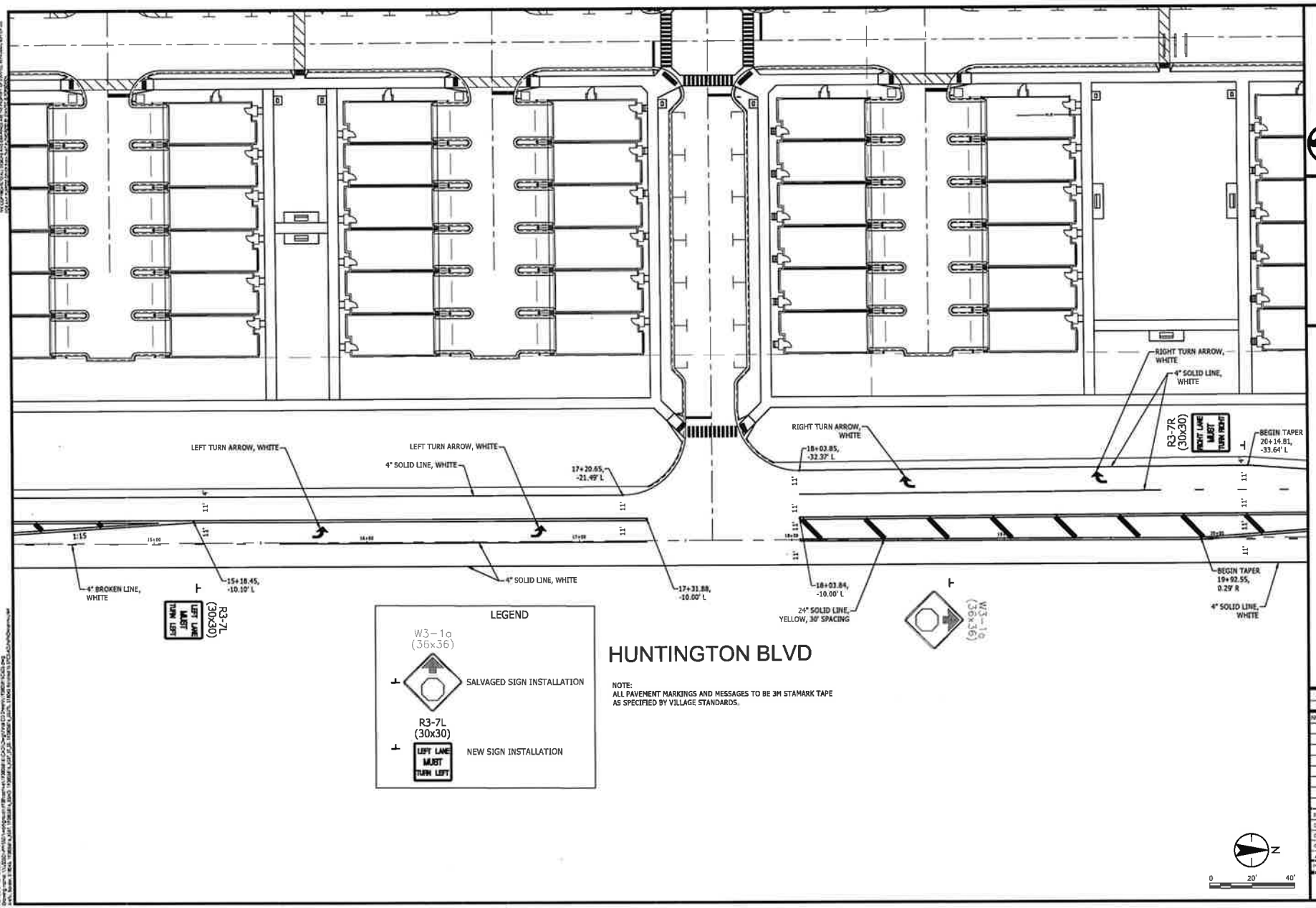
| PROJ NO | [illegible] |

SHEET NUMBER
C6.07




NOTE:
ALL PAVEMENT MARKINGS AND MESSAGES TO BE 3M STAMARK TAPE AS SPECIFIED BY VILLAGE STANDARDS.

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PRELIMINARY PLAN

PAVEMENT MARKING AND SIGNING
BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

DATE OF ISSUANCE
December 16, 2022

| NO | REVISION | DATE |
|---|---|---|

| | |
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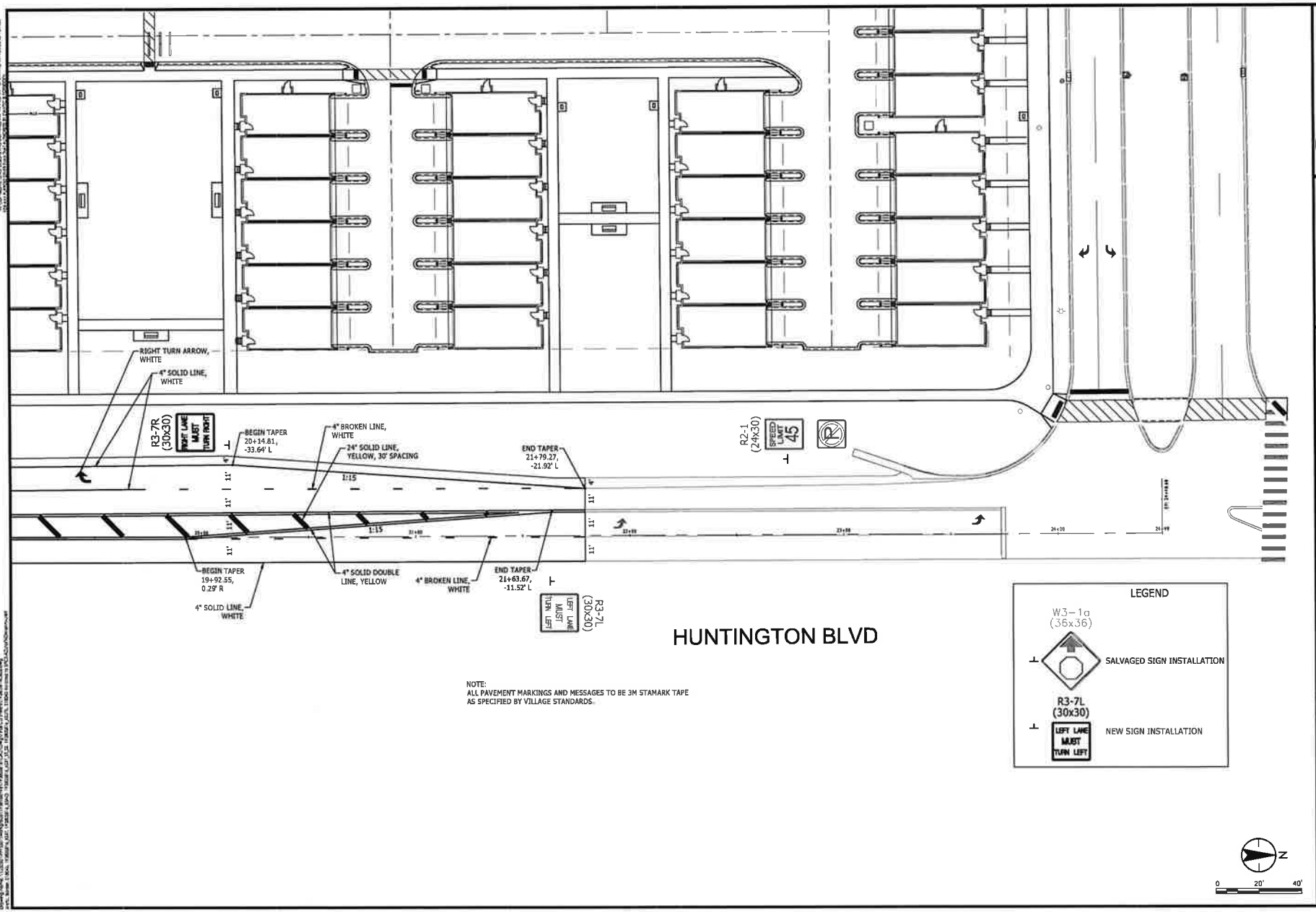
| DRAWN | [illegible] |
| DESIGNED | JMV |
| CHECKED | MAC |
| APPROVED | JAN |
| PROJ. NO. | 193500816 |

SHEET NUMBER
C6.08




NOTE:
ALL PAVEMENT MARKINGS AND MESSAGES TO BE 3M STAMARK TAPE AS SPECIFIED BY VILLAGE STANDARDS.

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PRELIMINARY PLAN

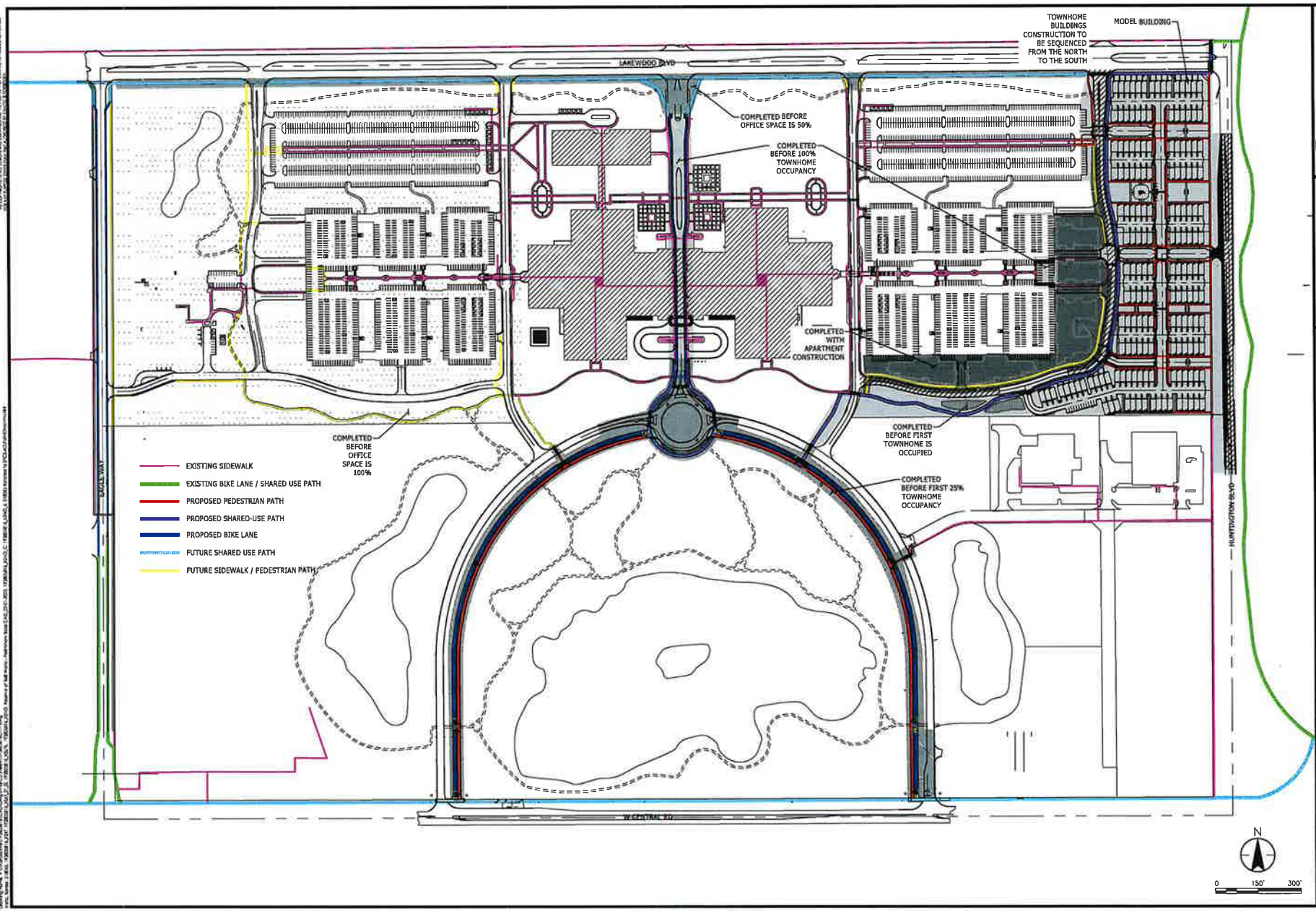
PAVEMENT MARKING AND SIGNING
BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

DATE OF ISSUANCE
December 14, 2022

| NO | REVISION | DATE |
|---|---|---|

| | |
|---|---|
| SURVEY | [illegible] |
| DRAWN | [illegible] |
| DESIGNED | [illegible] |
| CHECKED | MAC |
| APPROVED | JAW |
| PROJ NO | 193805014 |

SHEET NUMBER
C6.09

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CONSTRUCTION DOCUMENTS

OVERALL PEDESTRIAN AND PHASING PLAN - OPTION 3

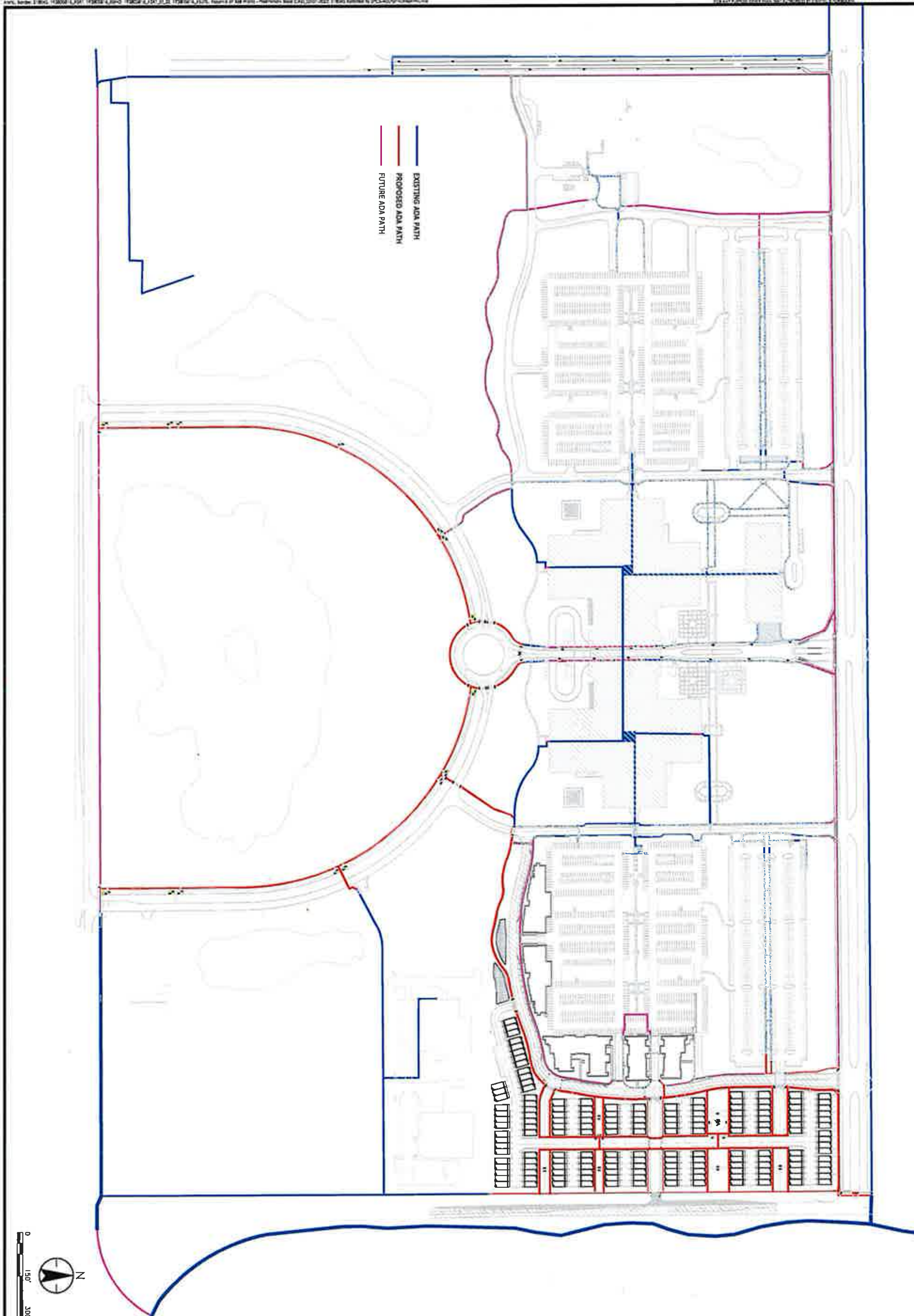
BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

DATE OF ISSUANCE
1/11/2023

| NO | REVISION | DATE |
|---|---|---|

SURVEY XXX
DRAWN TXX
DESIGNED JRV
CHECKED MHC
APPROVED JAW
PROJ. NO. 193805614

SHEET NUMBER
C7.01




| | |
|---|---|
| DATE OF ISSUANCE | 1/11/2023 |
| NO. REVISION | DATE |

| | |
|---|---|
| SURVEY | XXX |
| DRAWN | XXX |
| DESIGNED | JWV |
| CHECKED | MAC |
| APPROVED | JAW |
| PROJ. NO. | 193805816 |

SHEET NUMBER C7.02

# OVERALL ADA PLAN

BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

CONSTRUCTION DOCUMENTS

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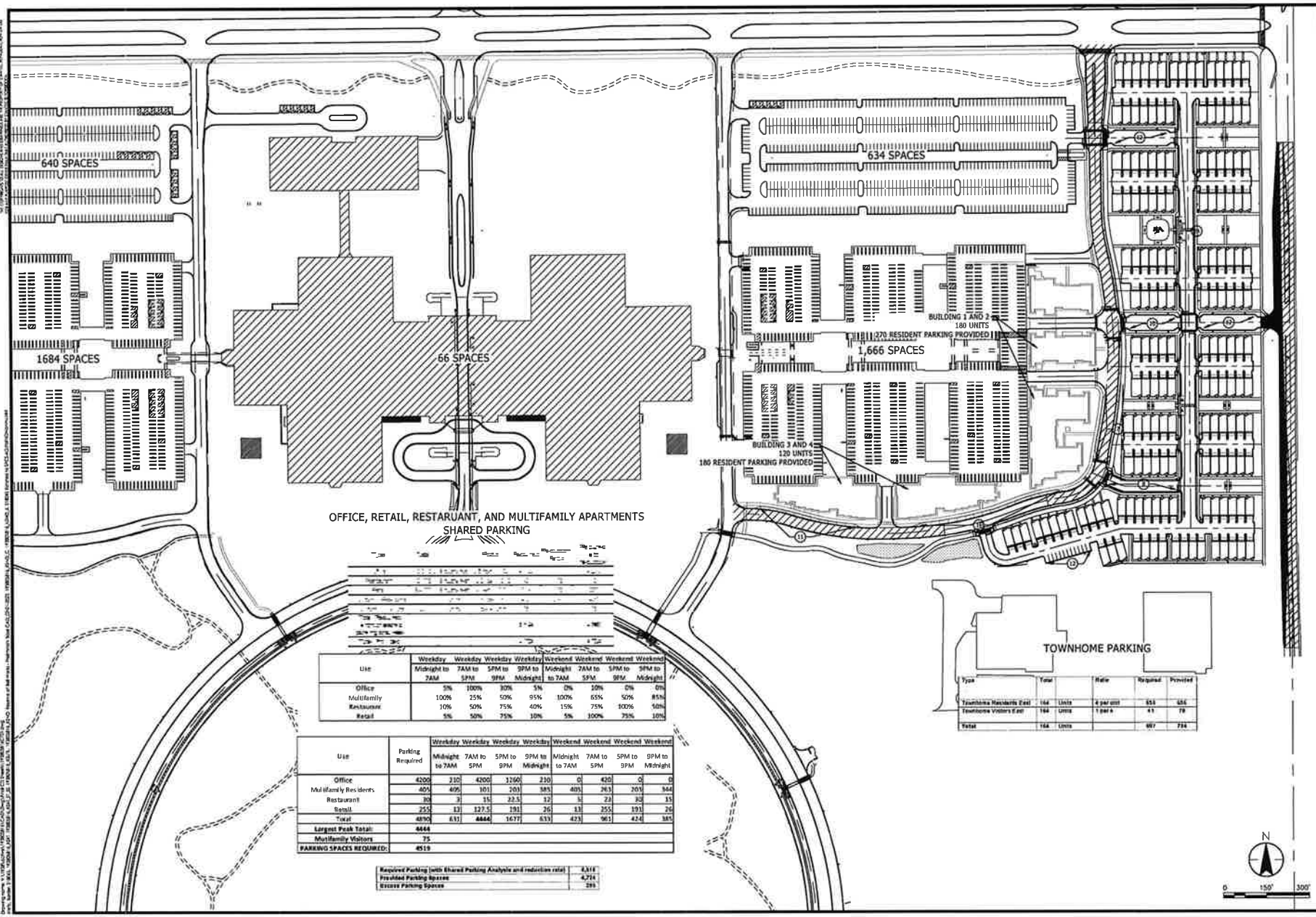
Chicago IL 60654-1983
www.stantec.com




| Use | Weekday Midnight to 7AM | Weekday 7AM to 5PM | Weekday 5PM to 9PM | Weekday 9PM to Midnight | Weekend Midnight to 7AM | Weekend 7AM to 5PM | Weekend 5PM to 9PM | Weekend 9PM to Midnight |
|---|---|---|---|---|---|---|---|---|
| Office | 5% | 100% | 30% | 5% | 0% | 10% | 0% | 0% |
| Multifamily | 100% | 25% | 50% | 95% | 100% | 65% | 50% | 85% |
| Restaurant | 10% | 50% | 75% | 40% | 15% | 75% | 100% | 50% |
| Retail | 5% | 50% | 75% | 10% | 5% | 100% | 75% | 10% |

| Use | Parking Required | Weekday Midnight to 7AM | Weekday 7AM to 5PM | Weekday 5PM to 9PM | Weekday 9PM to Midnight | Weekend Midnight to 7AM | Weekend 7AM to 5PM | Weekend 5PM to 9PM | Weekend 9PM to Midnight |
|---|---|---|---|---|---|---|---|---|---|
| Office | 4200 | 210 | 4200 | 1260 | 210 | 0 | 420 | 0 | 0 |
| Multifamily Residents | 405 | 405 | 101 | 203 | 385 | 405 | 263 | 203 | 364 |
| Restaurant | 30 | 3 | 15 | 22.5 | 12 | 5 | 23 | 30 | 15 |
| Retail | 255 | 13 | 127.5 | 191 | 26 | 13 | 255 | 191 | 26 |
| Total | 4890 | 631 | 4444 | 1677 | 633 | 423 | 961 | 424 | 385 |
| Largest Peak Total: | 4444 | | | | | | | | |
| Multifamily Visitors | 75 | | | | | | | | |
| PARKING SPACES REQUIRED: | 4519 | | | | | | | | |

| | |
|---|---|
| Required Parking (with Shared Parking Analysis and reduction rate) | 4,519 |
| Provided Parking Spaces | 4,714 |
| Excess Parking Spaces | 195 |

| Type | Total | | Ratio | Required | Provided |
|---|---|---|---|---|---|
| Townhome Residents (Lot) | 164 | Units | 4 per unit | 656 | 656 |
| Townhome Visitors (Lot) | 164 | Units | 1 per 4 | 41 | 78 |
| Total | 164 | Units | | 697 | 734 |

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CONSTRUCTION DOCUMENTS

PARKING PLAN

BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

| DATE OF ISSUANCE |
|---|
| 1/11/2023 |

| NO | REVISION | DATE |
|---|---|---|
| | | |

| | |
|---|---|
| SURVEY | XXX |
| DRAWN | EEE |
| DESIGNED | JMV |
| CHECKED | MAC |
| APPROVED | JAW |
| PROJ. NO. | 193803814 |

SHEET NUMBER
C7.03

FIRE EXHIBIT - TOWNHOMES
BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES
CONSTRUCTION DOCUMENTS
Stantec
C7.11
LEGEND
FIRE LANE
AERIAL APPARATUS FIRE LANE (26')
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
SITE PLAN THAT IS OVER 250' FROM A FIRE HYDRANT
TURNAROUND PER IFC APPENDIX D
HUNTINGTON BLVD

**GENERAL LANDSCAPE NOTES**

1. CONTRACTOR RESPONSIBLE FOR CONTACTING PUBLIC AND PRIVATE UNDERGROUND UTILITY LOCATING SERVICE TO HAVE SITE MARKED PRIOR TO ANY DIGGING OR EARTHWORK.
2. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING TREES AND SHRUBS AS SHOWN ON THE PLAN, AND FOR GROUNDCOVER THAT THE AREAS SHOULD BE FILLED PER A CERTAIN SPACING - THE CONTRACTOR SHOULD BE RESPONSIBLE FOR PROVIDING ENOUGH PLANTS TO FILL THE BEDS, NOT RELY ON STANTEC'S ESTIMATE OF QUANTITIES.
3. CONTRACTOR TO REPAIR AND RESTORE ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES TO ORIGINAL CONDITION.
4. ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION). GENERAL CONTRACTOR OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANTS THAT ARE INFERIOR, COMPROMISED, UNDERSIZED, DISEASED, IMPROPERLY TRANSPORTED, INSTALLED INCORRECTLY OR DAMAGED.
5. ANY POTENTIAL PLANT SUBSTITUTIONS MUST BE SUBMITTED IN WRITING AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. ALL PLANTS MUST BE INSTALLED AS PER SIZES SHOWN ON PLANT MATERIAL SCHEDULE, UNLESS APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
6. TOPSOIL SHOULD BE PLACED TO WITHIN 3" OF FINISH GRADE BY GENERAL / GRADING CONTRACTOR DURING ROUGH GRADING OPERATIONS. ALL PLANTING BEDS TO BE BACKFILLED WITH CLEAN TOPSOIL TO A MINIMUM DEPTH OF 18" AND CROWN ALL PLANTING BEDS A MINIMUM OF 6" TO PROVIDE PROPER DRAINAGE BY GRADING CONTRACTOR TO INSURE LONG TERM PLANT HEALTH (UNLESS OTHERWISE SPECIFIED).
7. THE LANDSCAPE CONTRACTOR TO BE RESPONSIBLE FOR THE FINE GRADING OF ALL LANDSCAPED AREAS. A MINIMUM DEPTH OF 6" OF BLENDED, PREPARED AND NON-COMPACTED TOPSOIL IS REQUIRED FOR ALL SEEDED AREAS. FINISHED LANDSCAPED AREAS TO BE SMOOTH, UNIFORM AND PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND PAVEMENT.
8. SHRUB PLANTING: ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF PLANT STARTER AND TOPSOIL. INSTALL TOPSOIL INTO ALL PLANT BEDS AS NEEDED TO ACHIEVE PROPER GRADE AND REPLACE UNDESIRABLE SOIL (SEE PLANTING DETAIL). REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES FROM PLANT BEDS PRIOR TO PLANTING. WHEN HOLE IS TWO-THIRDS FULL, SHRUBS SHALL BE WATERED THOROUGHLY AND WATER LEFT TO SOAK IN BEFORE PROCEEDING.
9. MULCHING: ALL TREE, SHRUB AND PERENNIAL PLANTING BEDS TO RECEIVE A 4" DEEP LAYER TWICE SHREDDED HARDWOOD MULCH. DO NOT ALLOW MULCH TO CONTACT PLANT STEMS AND TREE TRUNKS. MULCH SHALL EXTEND TO BUILDING EDGE IN ALL PLANT AREAS REGARDLESS OF SEPARATION OF PLANT MATERIAL FROM BUILDING WITHIN TYPICAL MAINTENANCE ACCESS AREA. MAINTENANCE ACCESS AREA WIDTH VARIES.
10. METAL EDGING: EDGE ALL PLANTING BEDS WITH UNPAINTED CORTEN STEEL.
11. PLANT BED PREPARATION: ALL PERENNIAL AREAS ARE REQUIRED TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO INSTALLATION. ROTOTILL THE FOLLOWING MATERIALS, AT THE RATIO GIVEN, INTO THE REQUIRED 12" OF TOPSOIL TO A DEPTH OF APPROX. 8".
12. PER EVERY 100 SQUARE FEET OF BED AREA ADD: 2 LBS. OF 5-10-5 SLOW RELEASE FERTILIZER.
13. WARRANTY AND REPLACEMENTS: SHRUBS TO BE GUARANTEED (100% REPLACEMENT) FOR A MINIMUM OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL PROJECT COMPLETION.
14. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL LANDSCAPE AREAS AT TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND FOR A PERIOD OF 90 DAYS AFTER THE SUBSTANTIAL COMPLETION OF THE INSTALLATION. THIS INCLUDES WEEDING, EDGING, MULCHING (ONLY IF REQUIRED), FERTILIZING, TRIMMING, SWEEPING UP GRASS CLIPPINGS, PRUNING AND DEADHEADING.
15. PROJECT COMPLETION: UPON SUBSTANTIAL COMPLETION OF THE PROJECT, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL REVIEW WITH THE OWNER'S REPRESENTATIVE AND THE GENERAL CONTRACTOR TO ANSWER QUESTIONS AND INSURE THAT ALL SPECIFICATIONS HAVE BEEN MET. THE LANDSCAPE CONTRACTOR IS TO PROVIDE WATERING AND GENERAL ONGOING MAINTENANCE INSTRUCTIONS (IN WRITING) FOR THE NEW PLANTINGS AND LAWN TO THE OWNER AND GENERAL CONTRACTOR.
16. ALL INSTALLED SHRUBS MUST HAVE A MINIMUM HEIGHT OF 24"

**REQUIREMENTS**

**STREET TREES**

- STREET TREES SHALL BE PROVIDED AT THE EQUIVALENT OF NOT MORE THAN 50' APART IN PARKWAY AREAS.

**FOUNDATION PLANTING**

(BUILDING FOUNDATION AREA)

- IMPROVEMENTS SHALL BE PROVIDED ALONG BUILDING FACADES VISIBLE FROM ADJACENT PROPERTIES AND RIGHT-OF-WAY AREAS.
- IMPROVEMENTS SHALL BE PROVIDED TO SCREEN VIEWS OF MECHANICAL EQUIPMENT, BICYCLE PARKING AREAS, AND LOADING DOCKS FROM ADJACENT PROPERTIES AND RIGHT-OF-WAY AREAS.

(RESIDENTIAL SUBDIVISIONS)

- FOUNDATION LANDSCAPING SHALL BE PROVIDED AROUND EACH BUILDING, AS REQUIRED BY THE VILLAGE BOARD.

**OPEN SPACE**

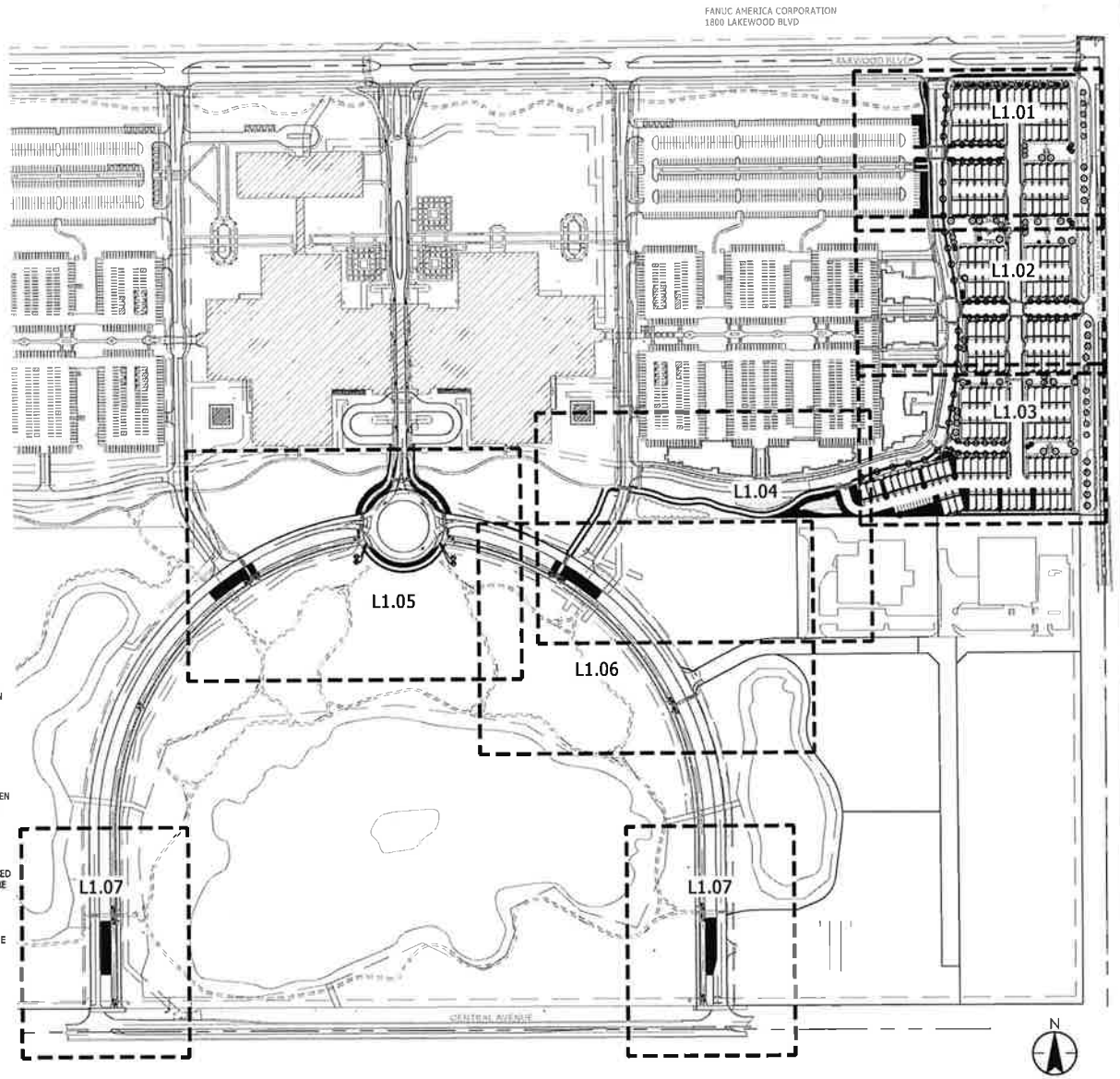
MIN OF 1 SHADE TREES PER 1,500 SF OF LANDSCAPE AREA

105,692 SF LANDSCAPE AREA = 71 TREES

**TOTAL PLANTS PROVIDED**

| | |
|---|---|
| LARGE TREES | 51 |
| EVERGREEN TREES | 10 |
| ORNAMENTAL TREES | 24 |
| OPEN SPACE TREES PROVIDED | 85 |
| STREET AND PARKING TREES | 140 |

TOTAL = 225 TREES PROVIDED




Stantec
350 North Orleans St Ste 300
Chicago IL 60654-1951
www.stantec.com

CONSTRUCTION DOCUMENTS

# OVERALL LANDSCAPE PLAN

BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

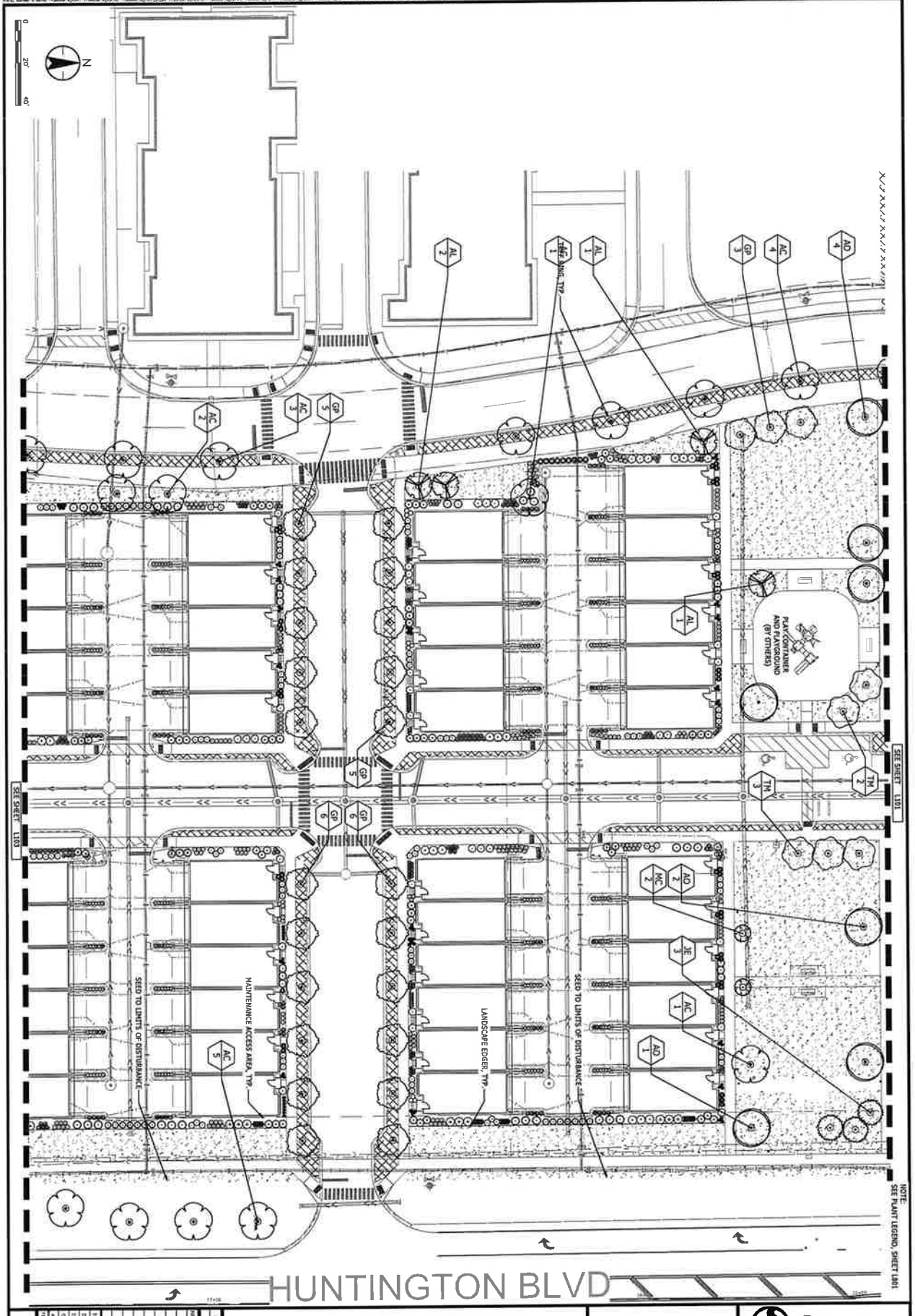
| DATE OF ISSUANCE |
|---|
| 1/11/2023 |

| NO | REVISION | DATE |
|---|---|---|
| | | |

| | |
|---|---|
| SURVEY | XXX |
| DRAWN | RW |
| DESIGNED | AAA |
| CHECKED | SMA |
| APPROVED | JAW |
| PROJ. NO. | 193805814 |

SHEET NUMBER
L100

LANDSCAPE PLAN - ENLARGEMENT
BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES
DATE OF ISSUANCE
11/17/2003
NO
REVISION
DATE
CONSTRUCTION DOCUMENTS
Stantec
L1.01
NOTE:
SEE PLANT LEGEND, SHEET L801
SEED TO LIMITS OF DISTURBANCE
MAINTENANCE ACCESS AREA, TYP.
LANDSCAPE EDGER, TYP.
TREE RING, TYP.
EXISTING TREES TO REMAIN
IN THESE AREAS, PROTECT IN PLACE
SEE SHEET L102
TM 7
TM 5
JE 3
AC 4
AO 2
TM 3
GP 6
AL 8
AC 4
AO 2
AC 3
AO 1
N
0
20'
40'




L1.02

LANDSCAPE PLAN - ENLARGEMENT

BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

CONSTRUCTION DOCUMENTS

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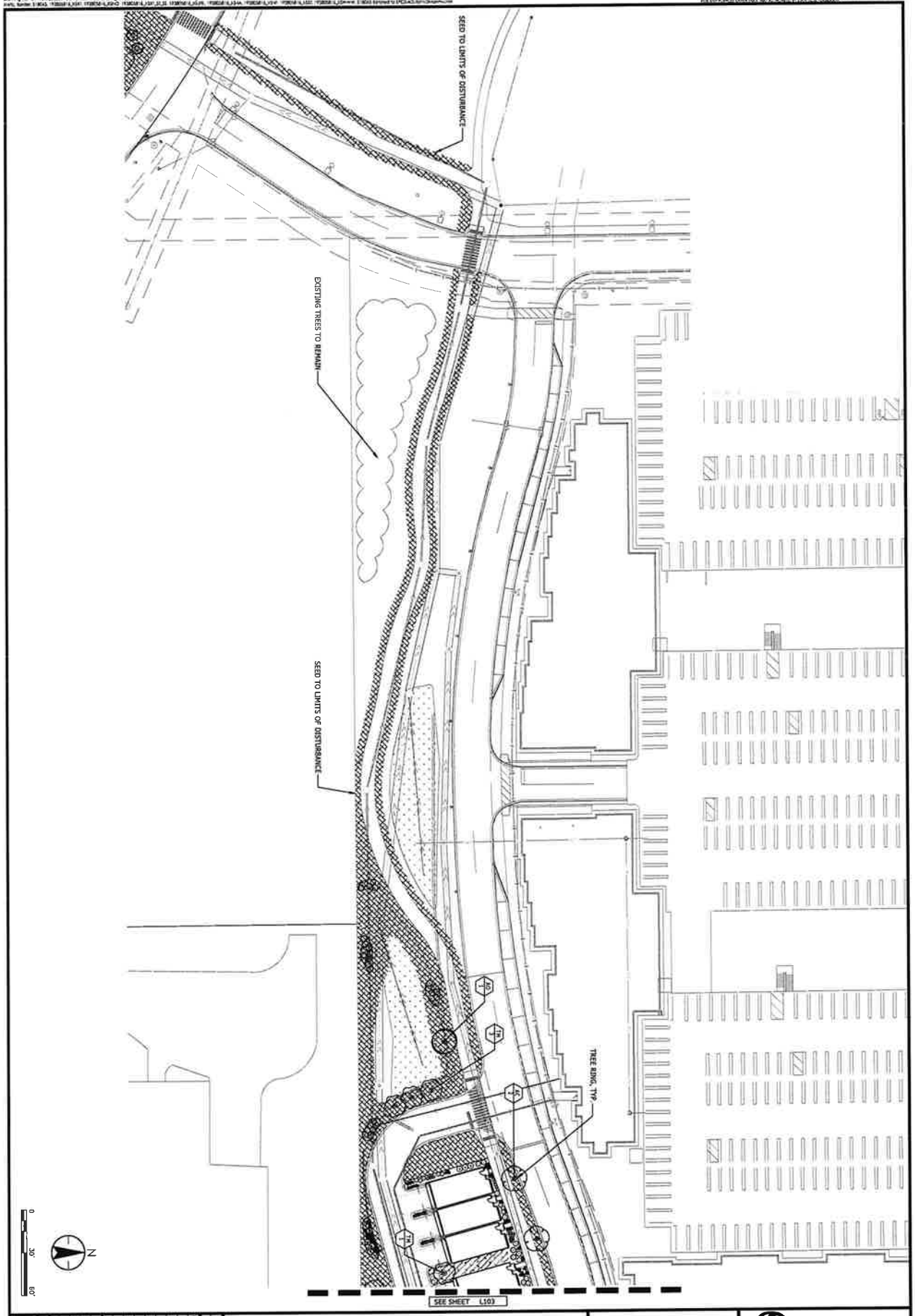
DATE OF ISSUANCE
12/11/2023

LANDSCAPE PLAN - ENLARGEMENT
BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES
CONSTRUCTION DOCUMENTS
Stantec
DATE OF ISSUANCE
1/11/2023
NO
REVISION
DATE
L1.03
SEE SHEET L102
SEE SHEET L104
SEED TO LIMITS OF DISTURBANCE
LANDSCAPE EDGER, TYP.
MAINTENANCE ACCESS AREA, TYP.
TREE RING, TYP.
NOTE:
SEE PLANT LEGEND, SHEET L801
N
0
20'
40'



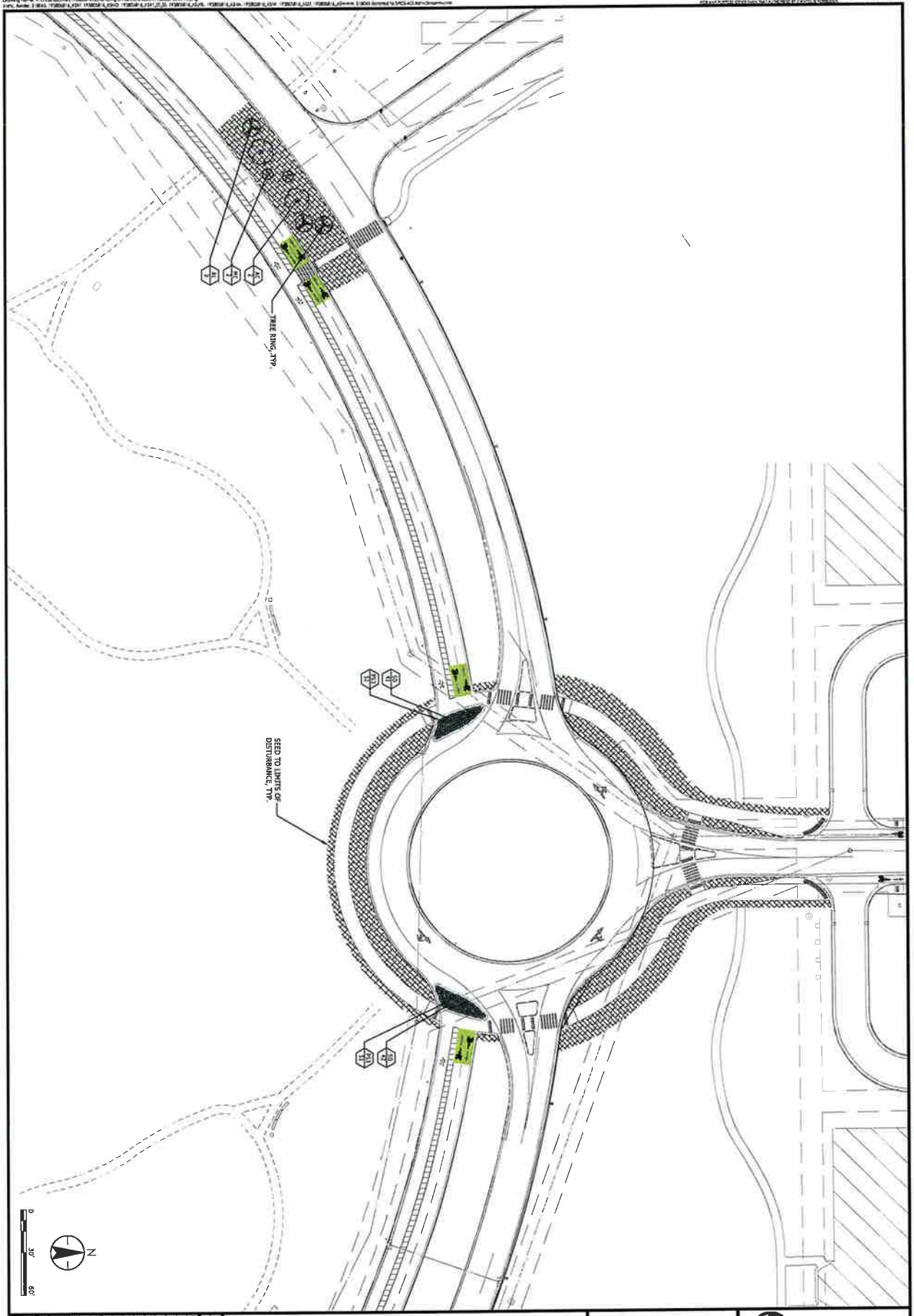

LANDSCAPE PLAN - ENLARGEMENT

BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

CONSTRUCTION DOCUMENTS

Stantec

L1.04




L1.05

LANDSCAPE PLAN - ENLARGEMENT

BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

CONSTRUCTION DOCUMENTS

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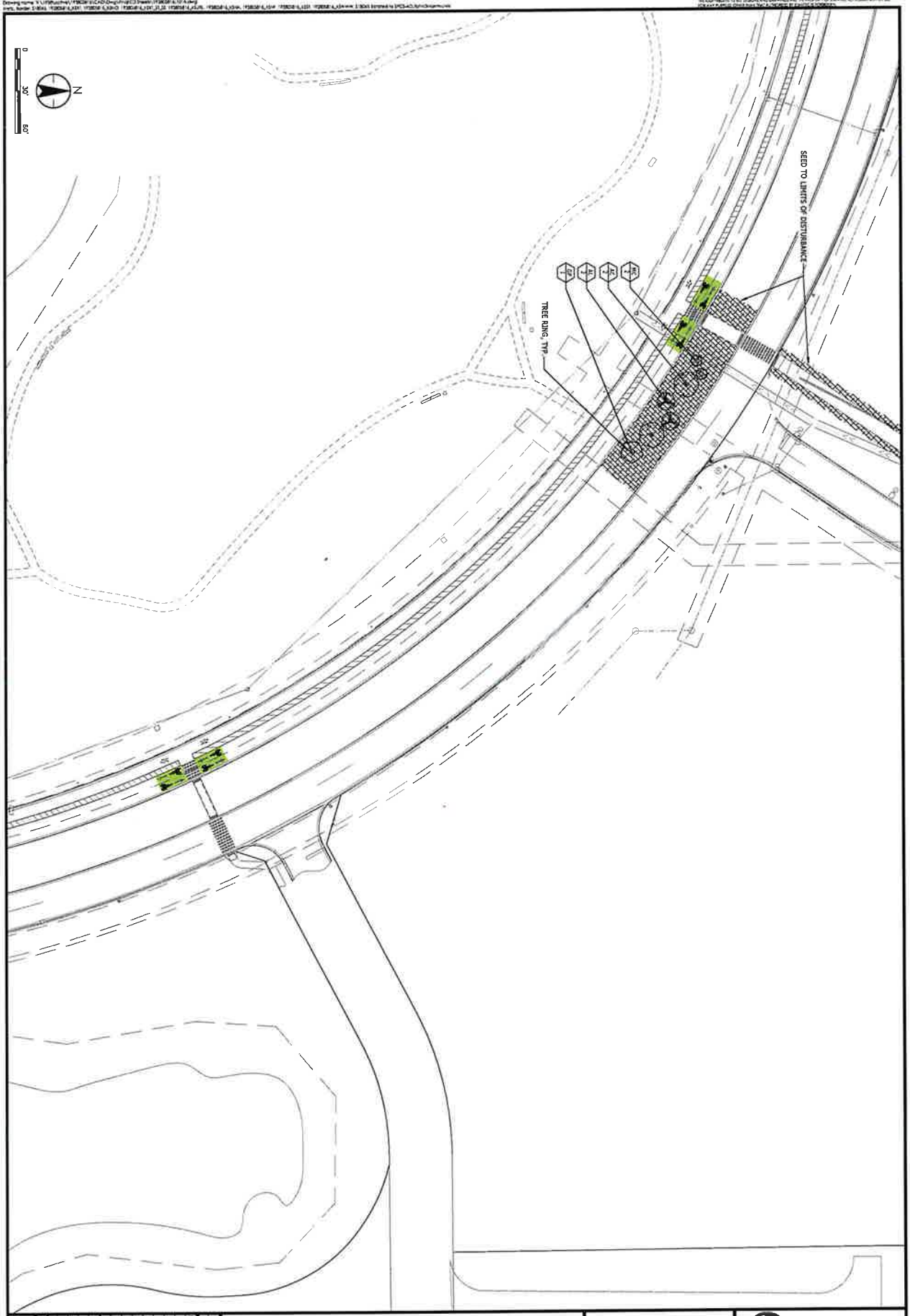


L1.06

LANDSCAPE PLAN - ENLARGEMENT

BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

CONSTRUCTION DOCUMENTS

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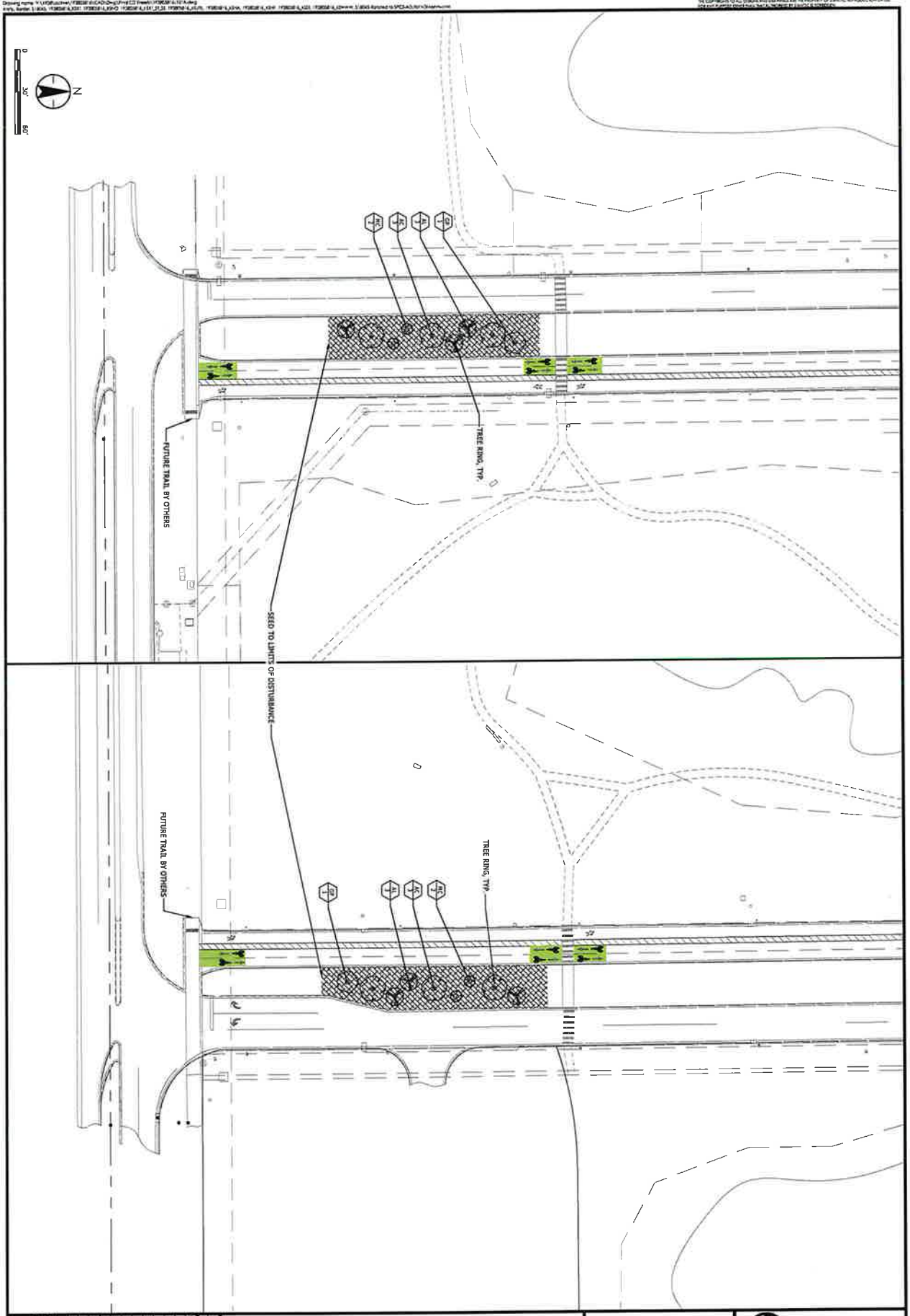



L1.07

LANDSCAPE PLAN - ENLARGEMENT

BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

CONSTRUCTION DOCUMENTS

Stantec
350 North Orleans St Ste 1301
Chicago IL 60654-1953
www.stantec.com

PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME | SIZE | QTY |
|---|---|---|---|---|
| | AC | ACER X FREEMANII "CELZAM" TM<br>CELEBRATION FREEMAN MAPLE | 2.5" B&B | 60 |
| | AO | AESCULUS GLABRA<br>OHIO BUCKEYE | 2.5" B&B | 21 |
| | AL | AMELANCHIER LAEVIS<br>ALLEGHENY SERVICEBERRY | 1.75" B&B | 27 |
| | GP | GINKGO BILOBA "PRINCETON SENTRY"<br>PRINCETON SENTRY MAIDENHAIR TREE | 2.5" B&B | 57 |
| | JE | JUNIPERUS VIRGINIANA<br>EASTERN RED CEDAR | 6' HT | 10 |
| | MC | MAGNOLIA STELLATA "CENTENNIAL"<br>CENTENNIAL STAR MAGNOLIA | 1.5" B&B | 18 |
| | TM | TILIA AMERICANA "MCKSENTRY"<br>AMERICAN SENTRY® LINDEN | 2.5" B&B | 32 |

| SHRUBS | CODE | BOTANICAL / COMMON NAME | CONT | QTY |
|---|---|---|---|---|
| | BG2 | BUXUS X 'GLENCOE'<br>CHICAGOLAND GREEN® BOXWOOD | #3 | 67 |
| | CR | CORNUS SERICEA<br>RED TWIG DOGWOOD | # 5 | 37 |
| | I-RS | ILEX VERTICILLATA 'RED SPRITE'<br>RED SPRITE WINTERBERRY | # 5 | 135 |
| | JG | JUNIPERUS VIRGINIANA 'GREY OWL'<br>GREY OWL JUNIPER | #5 | 103 |
| | PS2 | PHYSOCARPUS OPULIFOLIUS "SEWARD" TM<br>SUMMER WINE NINEBARK | #5 | 75 |
| | RG | RHUS AROMATICA "GRO-LOW"<br>GRO-LOW FRAGRANT SUMAC | #5 | 43 |
| | SS | SPIRAEA X VANHOUTTEI "SNOW WHITE"<br>SNOW WHITE VANHOUTTE SPIREA | #5 | 259 |
| | SM | SYRINGA MEYERI "PALIBIN"<br>DWARF KOREAN LILAC | # 5 | 66 |

| PERENNIALS | CODE | BOTANICAL / COMMON NAME | CONT | QTY |
|---|---|---|---|---|
| | AS | ARTEMISIA SCHMIDTIANA 'SILVER MOUND'<br>SILVER MOUND ARTEMISIA | #1 | 141 |
| | AP | ASTER NOVAE-ANGLIAE 'PURPLE DOME'<br>PURPLE DOME NEW ENGLAND ASTER | #1 | 148 |
| | CM2 | CAREX MUSKINGUMENSIS<br>PALM SEDGE | #1 | 67 |
| | EP | ECHINACEA X 'RUBY STAR'<br>RUBY STAR SUNDOWN CONEFLOWER | #1 | 82 |
| | HD | HEMEROCALLIS X 'BAJA'<br>BAJA DAYLILY | #1 | 288 |
| | ORO | HEMEROCALLIS X 'STELLA DE ORO'<br>STELLA DE ORO DAYLILY | #1 | 226 |
| | HAH | HOSTA 'BLUE ANGEL'<br>BLUE ANGEL HOSTA | #1 | 183 |
| | IV | IRIS GERMANICA "VIOLET CLASSIC"<br>GERMAN IRIS | #1 | 55 |
| | NF | NEPETA X FAASSENII 'WALKERS LOW'<br>WALKERS LOW CATMINT | #1 | 59 |
| | PA | PEROVSKIA ATRIPLICIFOLIA<br>RUSSIAN SAGE | #1 | 108 |
| | PE | PHLOX SUBULATA 'EMERALD PINK'<br>EMERALD PINK CREEPING PHLOX | #1 | 179 |
| | SD | SEDUM 'AUTUMN JOY'<br>AUTUMN JOY SEDUM | #1 | 248 |
| | TH | THYMUS PRAECOX ARCTICUS<br>CREEPING THYME | 6" CONT | 202 |

| GRASSES | CODE | BOTANICAL / COMMON NAME | CONT | QTY |
|---|---|---|---|---|
| | CA2 | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'<br>KARL FOERSTER'S FEATHER GRASS | #1 | 420 |
| | MP | MISCANTHUS X "PURPURASCENS"<br>FLAME GRASS | # 5 | 64 |
| | PS3 | PANICUM VIRGATUM "SHENANDOAH"<br>SHENANDOAH SWITCH GRASS | #3 | 103 |
| | SH | SPOROBOLUS HETEROLEPIS<br>PRAIRIE DROPSEED | #1 | 804 |

| SOD/SEED | CODE | BOTANICAL / COMMON NAME | |
|---|---|---|---|
| | BIO | BIORETENTION BASIN<br>CLASS 4B WETLAND GRASS & SEDGE MIXTURE | SEED AS SPECIFIED |
| | LM1 | TURF LAWN<br>CLASS 1 LAWN MIXTURE | SEED AS SPECIFIED |
| | LM1A | TURF LAWN<br>CLASS 1A SALT TOLERANT LAWN MIXTURE | SEED AS SPECIFIED |
| | LM1B | TURF LAWN<br>CLASS 1B LOW MAINTENANCE LAWN MIXTURE | SEED AS SPECIFIED |

**PERMANENT SEEDING**

**IDOT Class 1 Lawn Mixture**

| | |
|---|---|
| **Kentucky Bluegrass** | **100 lbs. / acre** |
| **Perennial Ryegrass** | **60 lbs. / acre** |
| **Creeping Red Fescue** | **40 lbs. / acre** |
| | **200 lbs. / acre** |

**IDOT Class 1A Salt Tolerant Lawn Mixture**

| | |
|---|---|
| **Kentucky Bluegrass** | **60 lbs. / acre** |
| **Perennial Ryegrass** | **20 lbs. / acre** |
| **Red Fescue (Audubon, Sea Link, or Epic)** | **20 lbs. / acre** |
| **Hard Fescue (Rescue 911, Spartan II, or Reliant IV)** | **20 lbs. / acre** |
| **Fults Salt Grass 1/ or Salty Alkaligrass** | **60 lbs. / acre** |
| | **180 lbs. / acre** |

**IDOT Class 1B Low Maintenance Lawn Mixture**

| | |
|---|---|
| **Fine Leaf Turf-Type Fescue 3/** | **150 lbs. / acre** |
| **Perennial Ryegrass** | **20 lbs. / acre** |
| **Red Top** | **10 lbs. / acre** |
| **Creeping Red Fescue** | **20 lbs. / acre** |
| | **200 lbs. / acre** |

**SEEDING OF ALL PERMANENT SEEDED AREA SHALL BE PERFORMED PER SECTION 250. SEEDING OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED JANUARY 1, 2022.**

NOTES
1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN OR DEAD BRANCHES, SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN. NEVER PRUNE PRIMARY LEADER AT TOP OF TREE - IF THIS IS DONE IT WILL BE REJECTED BY THE LANDSCAPE ARCHITECT.

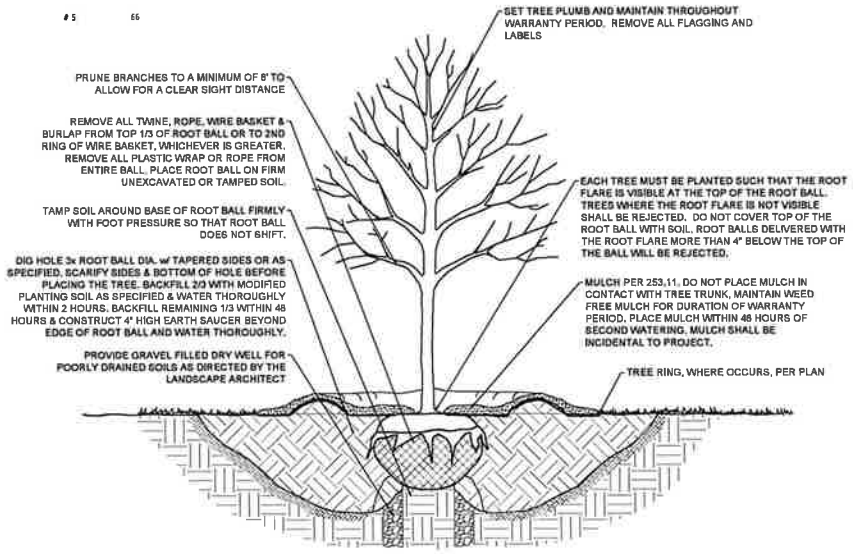
2. STAKE TREES ONLY AS SPECIFIED AT THE DIRECTION OF LANDSCAPE ARCHITECT WRAP TREE TRUNKS AS SPECIFIED. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH IN THE FIELD.

3. SET TOP OF ROOT BALL FLUSH TO GRADE OR 1-2 IN. HIGHER IN SLOWLY DRAINING SOILS.

4. CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT OF ANY POTENTIAL DRAINAGE ISSUES PRIOR TO FINAL PLANTING. INSTALL APPROVED DRAINAGE MATERIALS AS DIRECTED.

5. IF PLANT IS SHIPPED WITH A CONTAINER AROUND THE ROOTBALL, SLICE SIDES OF CONTAINER AND REMOVE COMPLETELY. USE FINGERS OR SMALL HAND TOOLS TO PULL ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY CIRCLING ROOTS.

6. TO IMPROVE TRANSPLANTING SUCCESS THE FOLLOWING VARIETIES SHOULD BE SPRING PLANTED ONLY: PINE, OAK, MAPLE, HONEYLOCUST AND CRABAPPLE.




## TYPICAL TREE PLANTING
NTS

1

Stantec

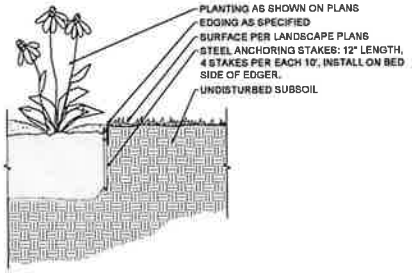
CONSTRUCTION

SITE LANDSCAPE DETAILS

DATE OF ISSUE
1/11/2
NO REVISION

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ NO.

SHEET NO.
L8.0



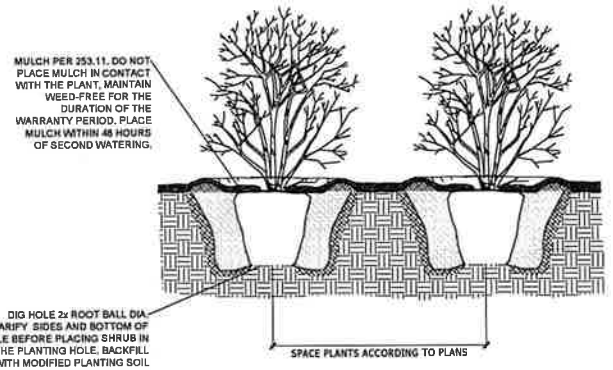

## METAL EDGING

NTS

1

NOTES:

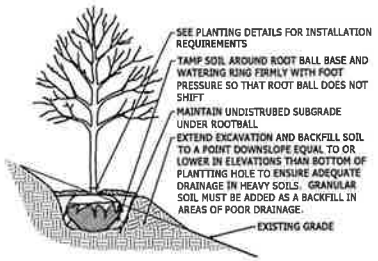
- IF PLANT IS SHIPPED WITH A CONTAINER AROUND THE ROOTBALL, SLICE SIDES OF CONTAINER AND REMOVE COMPLETELY. USE FINGERS OR SMALL HAND TOOLS TO PULL ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY CIRCLING ROOTS, REMOVE ALL ROPE, TWINE AND BURLAP FROM TOP HALF OF ROOT BALL FROM B&B SHRUBS.
- SET TOP OF ROOT BALL FLUSH TO GRADE OR 1-2 IN. HIGHER IN SLOWLY DRAINING SOILS. ADD MYCORRHIZAL TRANSPLANT INOCULANT AT PLANTING TIME PER MANUFACTURER'S DIRECTIONS.
- DURING THE SPRING PLANTING SEASON, ANY EVERGREEN SHRUB DELIVERED WITH NEW GROWTH IN ADVANCE STAGE OF CANDLING OUT WILL BE REJECTED.
- DO NOT HEAVILY PRUNE AT PLANTING. PRUNE ONLY BROKEN OR DEAD BRANCHES, RETAINING NATURAL FORM.




## TYPICAL SHRUB PLANTING

NTS

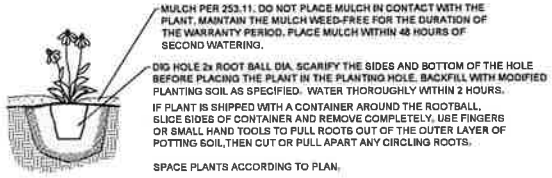
2

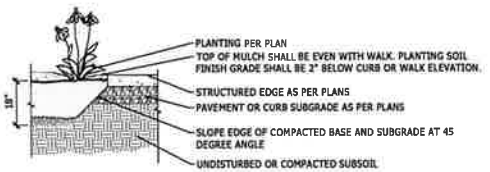



## TREE PLANTING ON SLOPE

NTS

3




## TYPICAL PERENNIAL PLANTING

NTS

4

Stantec
311 North Clinton St Ste 1301
Chicago IL 60654-1953
www.stantec.com

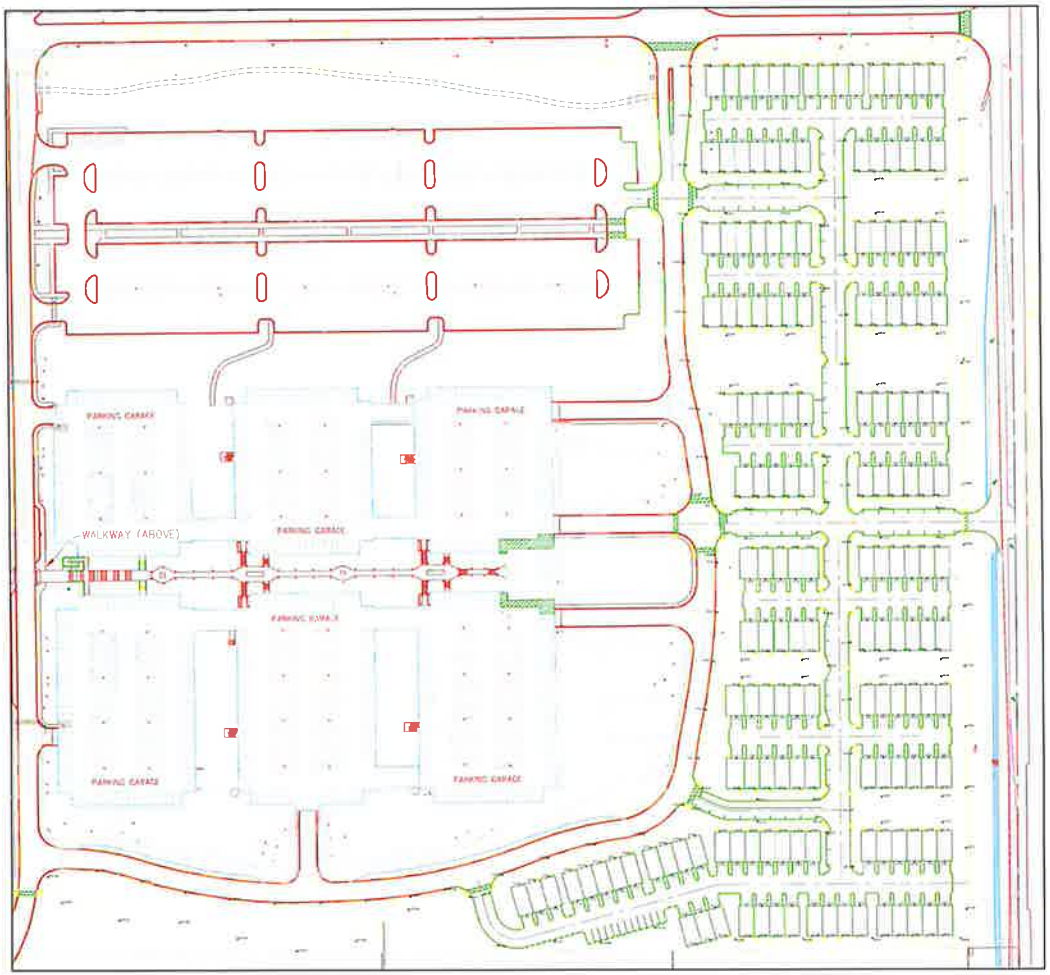
CONSTRUCTION DOCUMENTS

SITE LANDSCAPE DETAILS

BELL WORKS CHICAGOLAND
SOMERSET DEVELOPMENT
VILLAGE OF HOFFMAN ESTATES

| DATE OF ISSUANCE | |
|---|---|
| 1/11/2023 | |
| NO. | REVISION / DATE |
| | |
| SURVEY | JDO |
| DRAWN | RTH |
| DESIGNED | SMM |
| CHECKED | EM |
| APPROVED | JAW |
| PROJ. NO | 193800816 |

SHEET NUMBER
L8.02

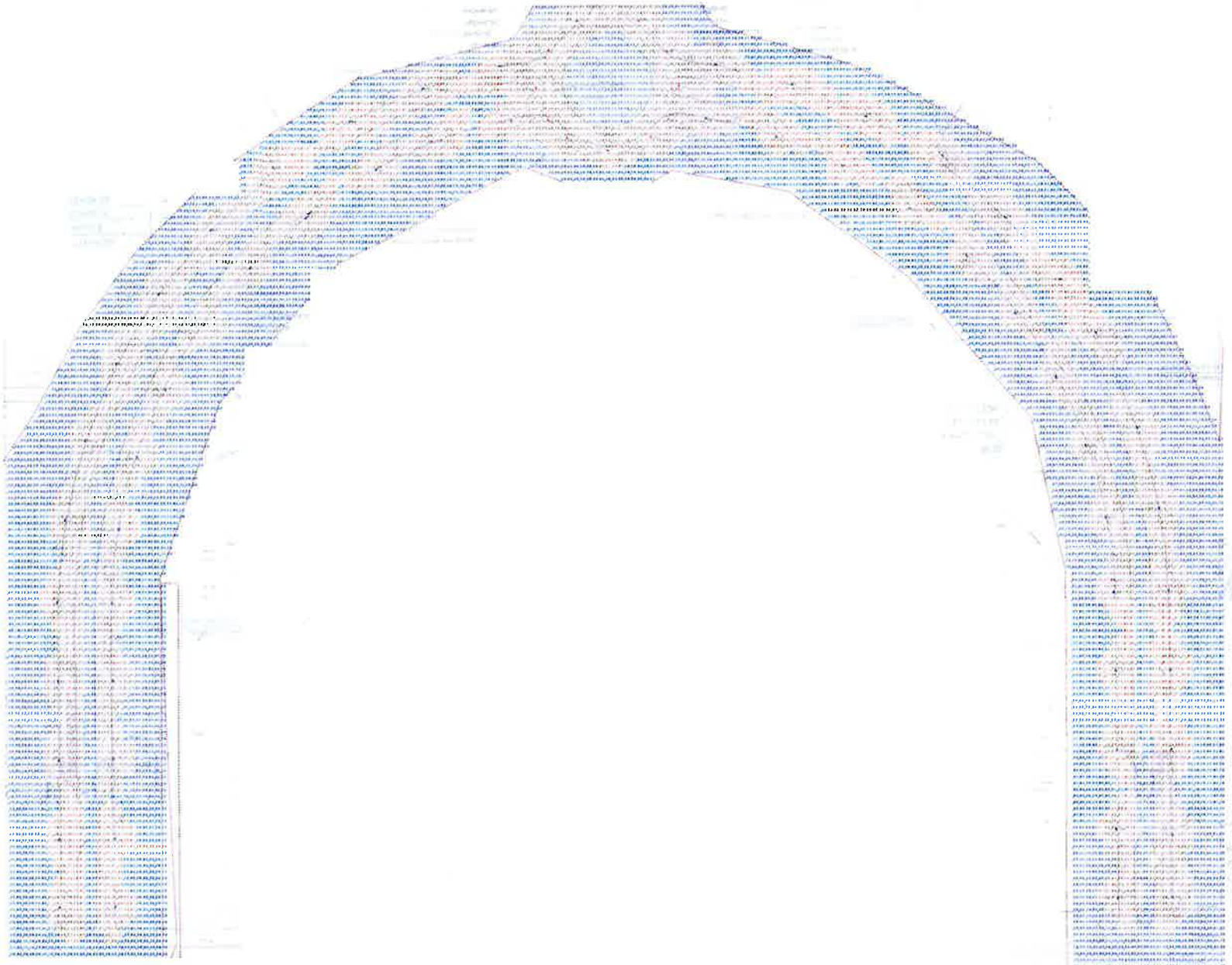



LIGHTING PLAN

LIGHTING CALCULATION

VIRUAL

Designer
Date
11/7/2022
Scale
Not to Scale
Drawing No.
Summary



**LIGHTING CALCULATION**

VIRUAL

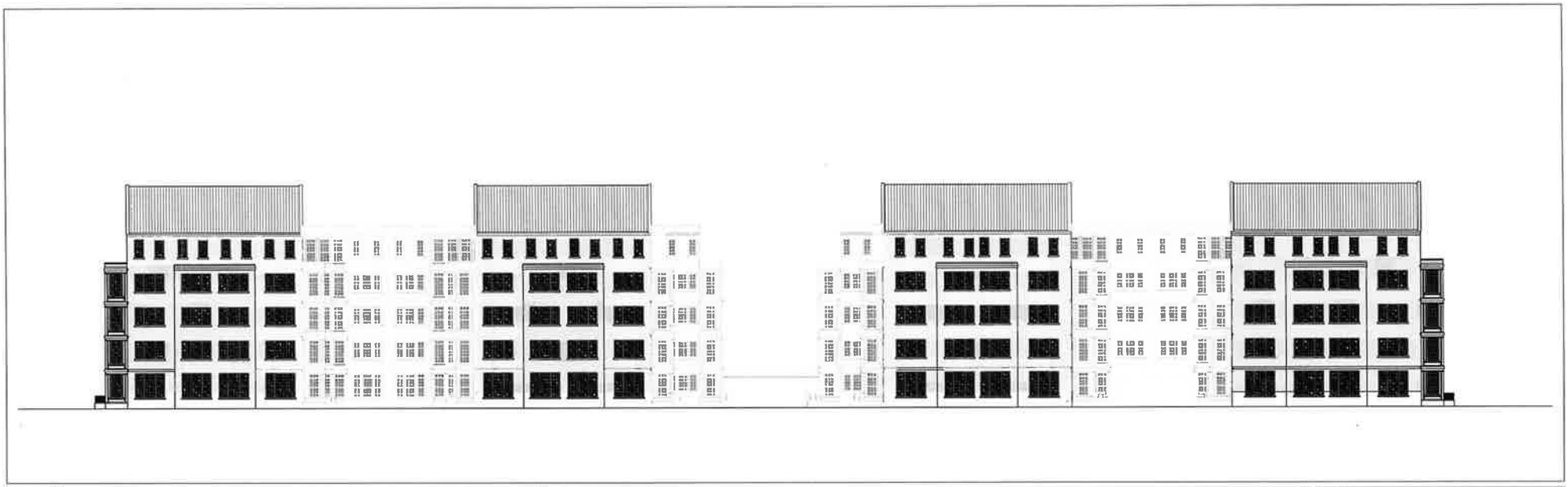
Designer

Date

Scale: Not to Scale

Drawing No.

Summary



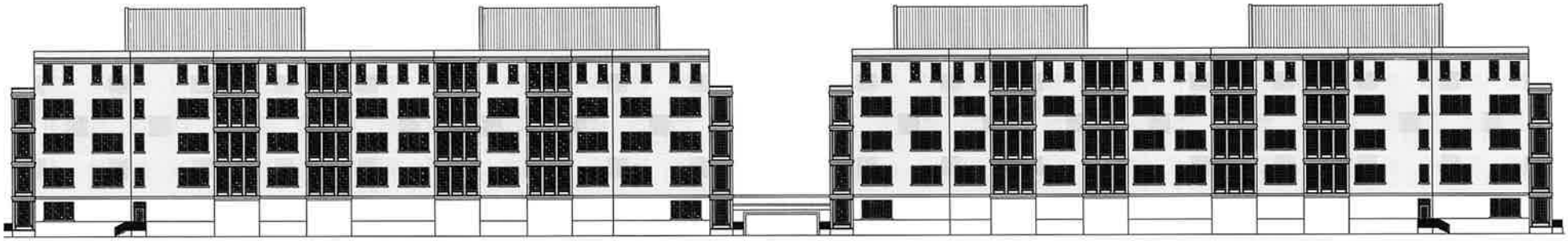
DPZ CODESIGN

Bell Works Chicagoland

2039 Hoffman Estates, IL

Apartment C Elevation - Front

9/18 06/15/21



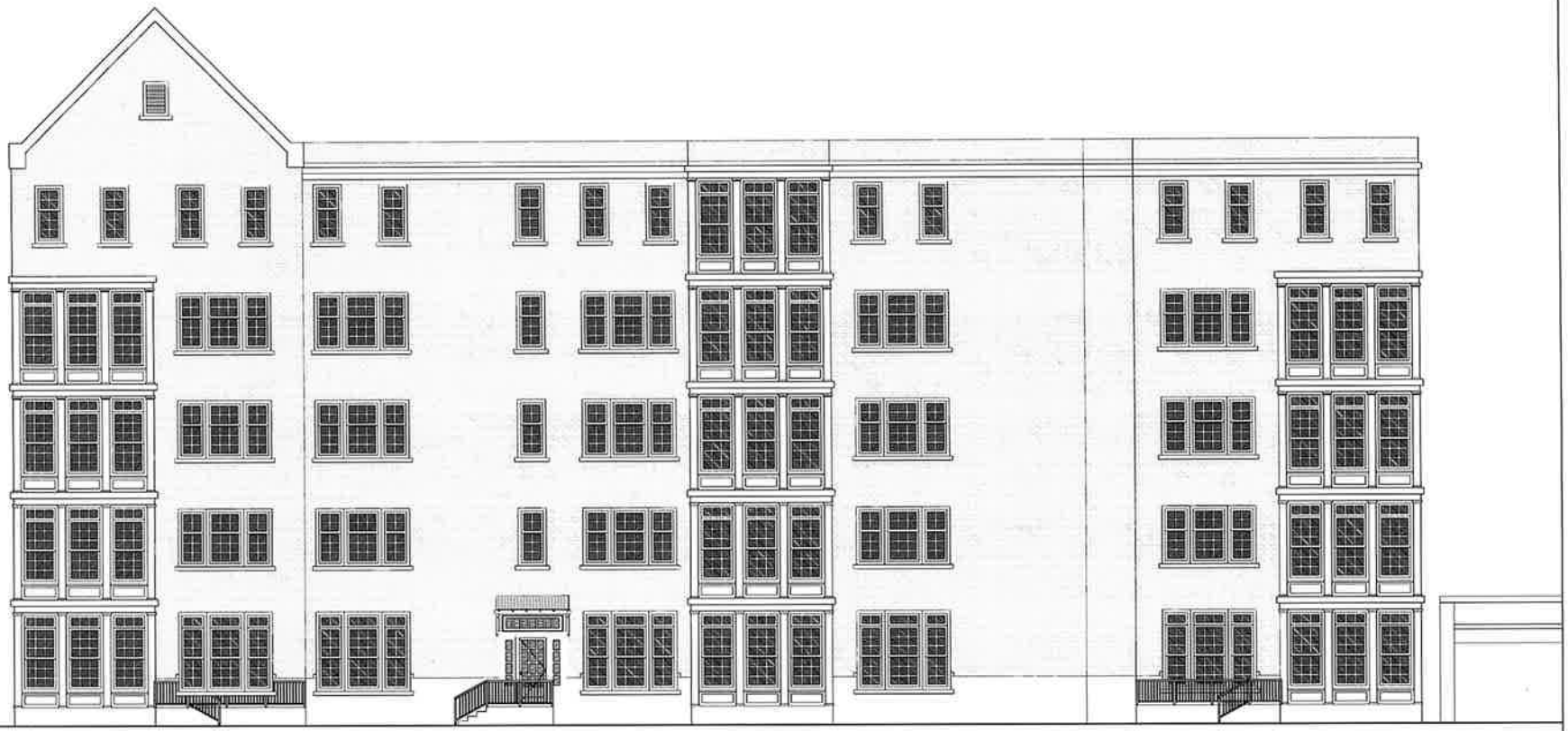
DPZ CODESIGN

Bell Works Chicagoland

2039 Hoffman Estates, IL

Apartment C Elevation - Back

10/18 06/15/21



DPZ CoDESIGN

PROJECT NAME
Bell Works Chicagoland

PROJECT NUMBER
2039

PROJECT LOCATION
Hoffman Estates, IL

MAP
Apartment C Elevation - Side

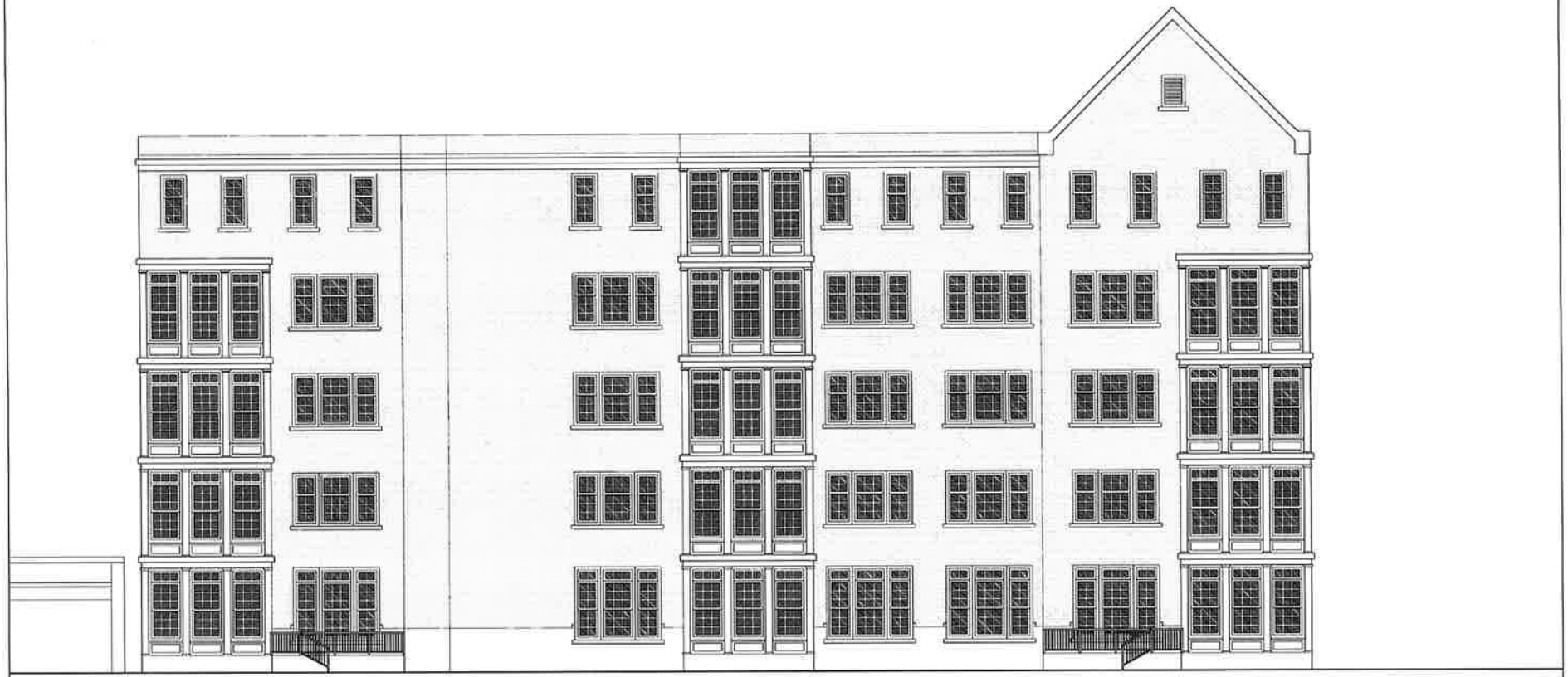
ID
11/18

DATE
06/15/21

ORIENTATION

SCALE
0 2 4 8 12 16 20 Feet

The above drawings, ideas and designs are the property of DPZ Partners. No part thereof shall be copied, disclosed to others, or used in connection with any work other than for the specific project for which they have been prepared without the written consent of the architects/town planners. Preliminary-this is a conceptual drawing not to be used for engineering, surveying, or construction.



DPZ CODESIGN

PROJECT NAME
Bell Works Chicagoland

PROJECT NUMBER
2039

PROJECT LOCATION
Hoffman Estates, IL

MAP
Apartment C Elevation - Side

ID
12/18

DATE
06/15/21

ORIENTATION

SCALE
0 2 4 8 12 16 20 Feet

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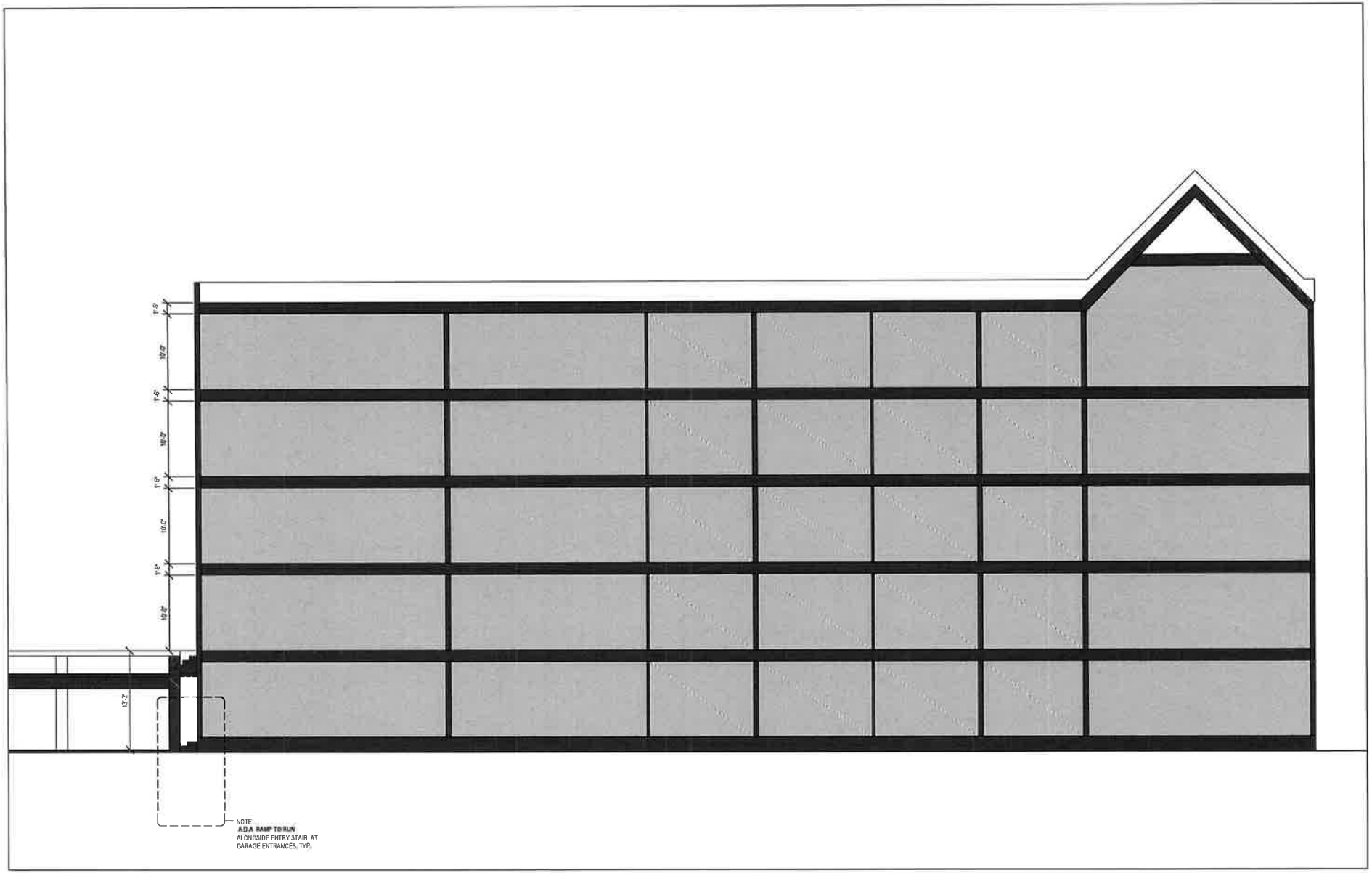


DPZ CODESIGN

PROJECT NAME
Bell Works Chicagoland

PROJECT NUMBER
2039

PROJECT LOCATION
Hoffman Estates, IL

MAP
Apartment C Section

ID
13/18

DATE
06/15/21

ORIENTATION

SCALE
0 2 4 8 12 16 20 Feet

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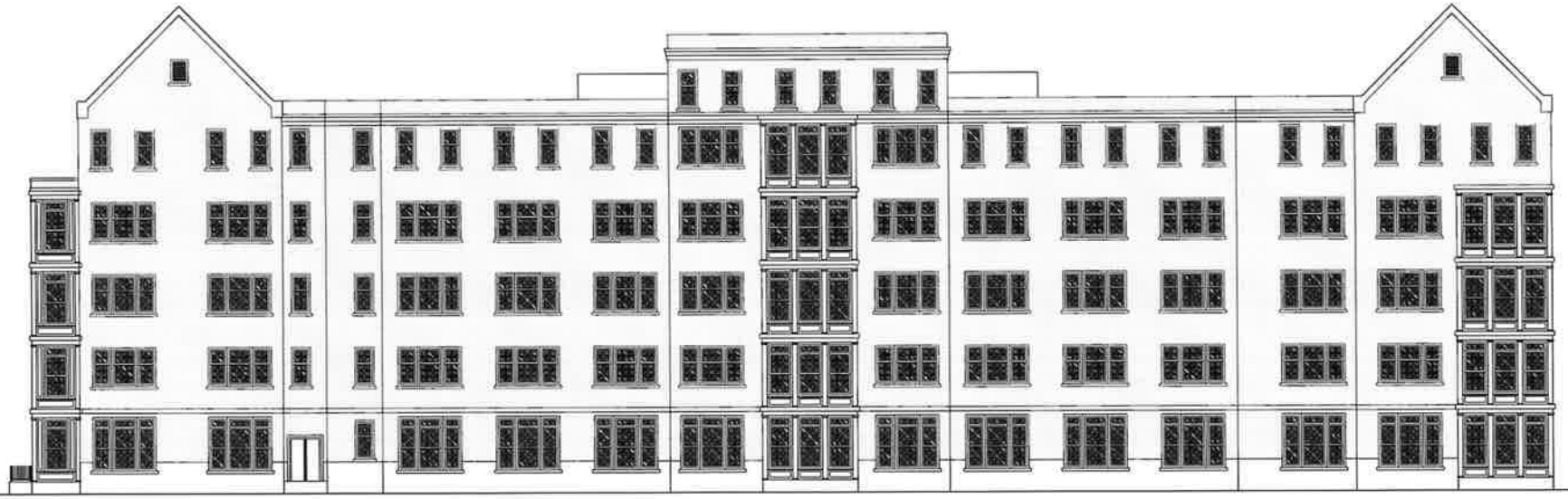

DPZ CODESIGN

PROJECT NAME
Bell Works Chicagoland

PROJECT NUMBER
2039

PROJECT LOCATION
Hoffman Estates, IL

MAP
Apartment D Elevation - Front

#
14/18

DATE
06/15/21

ORIENTATION

SCALE
0 2 4 8 12 16 20 Feet

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DPZ CODESIGN

PROJECT NAME
Bell Works Chicagoland

PROJECT NUMBER
2039

PROJECT LOCATION
Hoffman Estates, IL

MAP
Apartment D Elevation - Back

ID
15/18

DATE
06/15/21

ORIENTATION

SCALE

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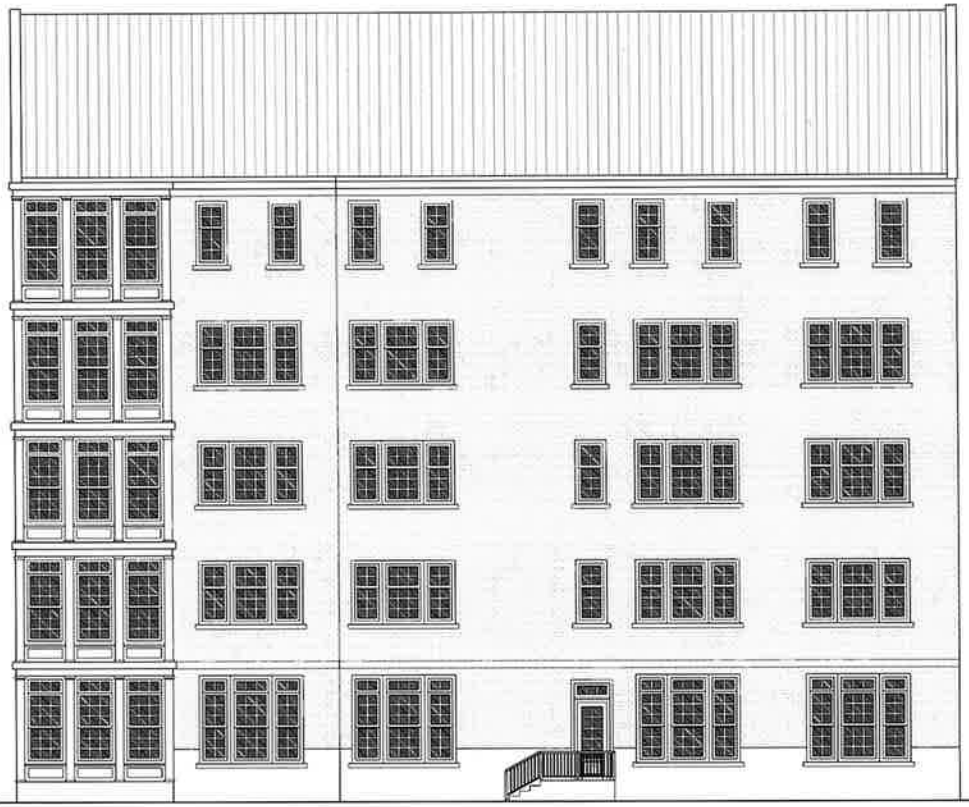

DPZ CODESIGN

PROJECT NAME
Bell Works Chicagoland

PROJECT NUMBER
2039

PROJECT LOCATION
Hoffman Estates, IL

MAP
Apartment D Elevation - Side

ID
16/18

DATE
06/15/21

ORIENTATION

SCALE
0 2 4 8 12 16 20 Feet

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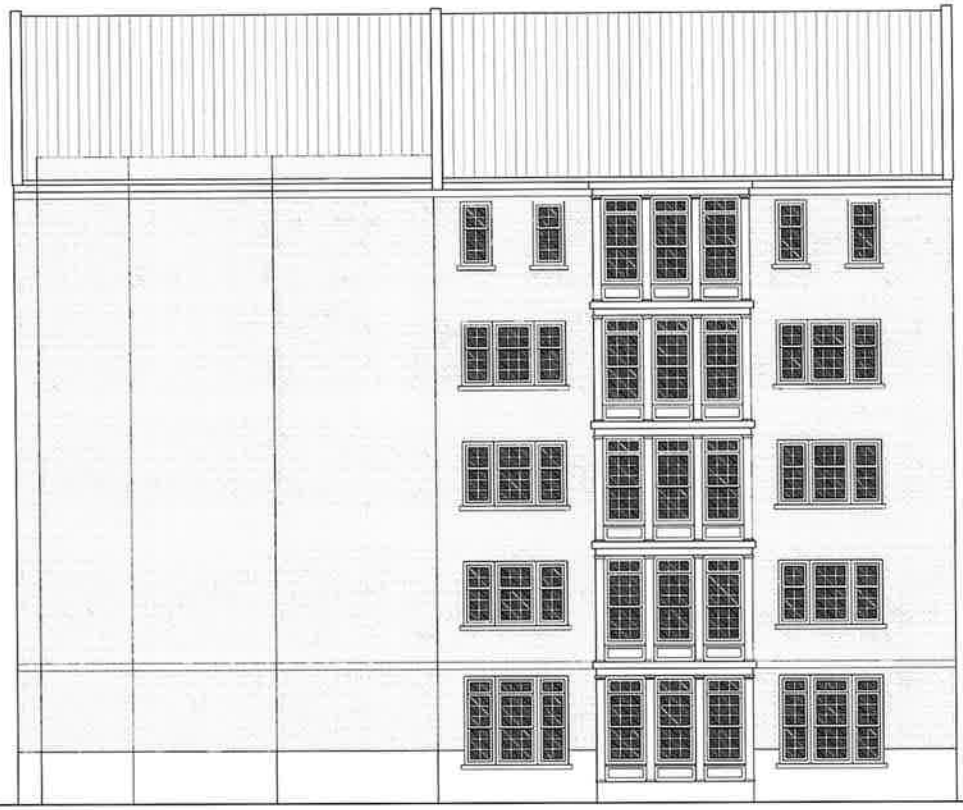

DPZ CODESIGN

PROJECT NAME
Bell Works Chicagoland

PROJECT NUMBER
2039

PROJECT LOCATION
Hoffman Estates, IL

MAP
Apartment D Elevation - Side

ID
17/18

DATE
06/15/21

ORIENTATION

SCALE
0 2 4 8 12 16 20 Feet

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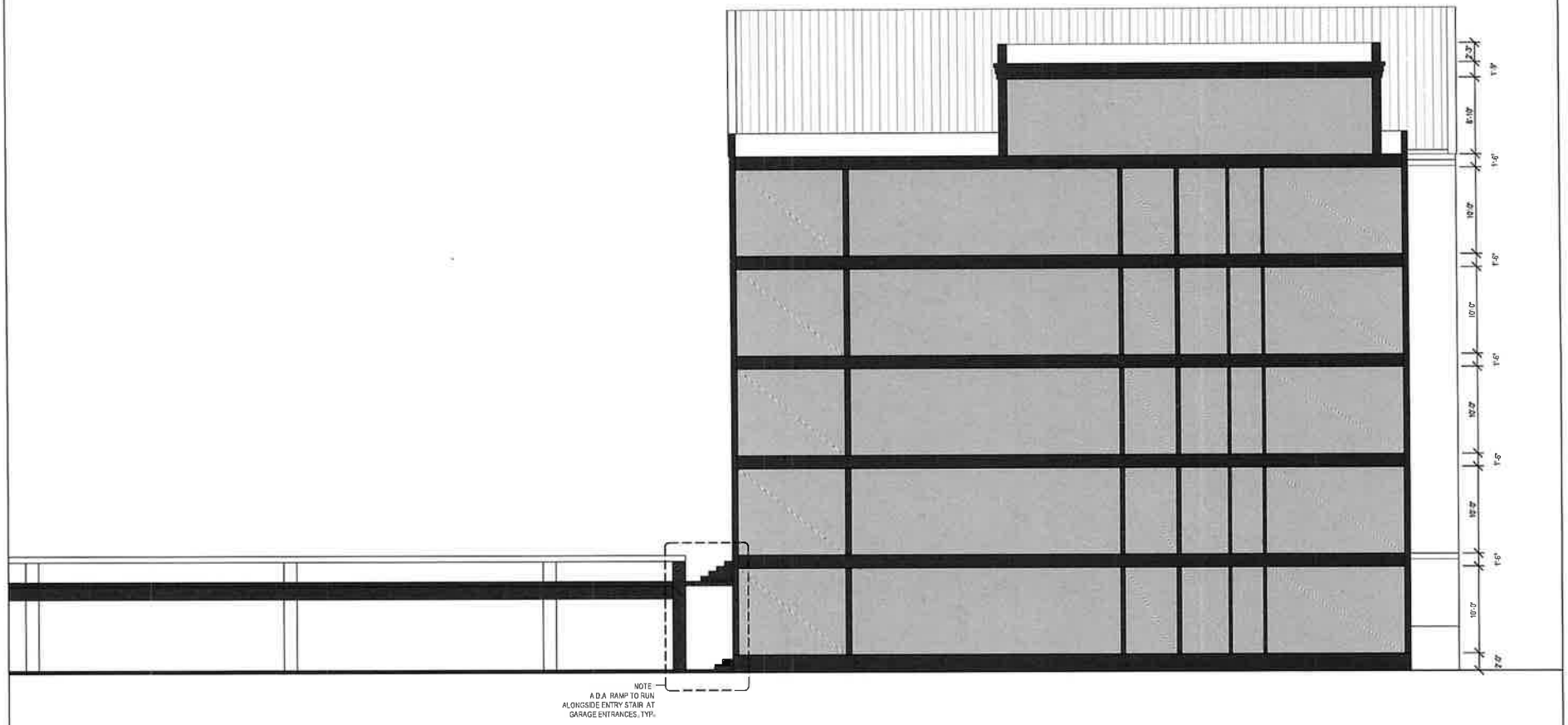


DPZ CODESIGN

PROJECT NAME
Bell Works Chicagoland

PROJECT NUMBER
2039

PROJECT LOCATION
Hoffman Estates, IL

MAP
Apartment D Section

ID
18/18

DATE
06/15/21

ORIENTATION

SCALE
0 2 4 8 12 16 20 Feet

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# Bell Works

Freeman Maple

Ohio Buckeye

Allegheny Serviceberry

Princeton Sentry Ginkgo

Eastern Red Cedar

American Sentry Linden

Star Magnolia

Glencoe Boxwood

Red Twig Dogwood

Red Sprite Winterberry

Grey Owl Juniper

Summer Wine Ninebark

Gro-Low Sumac

Dwarf Korean Lilac

Snow White Spirea

**Planning and Zoning Commission**
**Meeting**

# LIVE at Bell Works

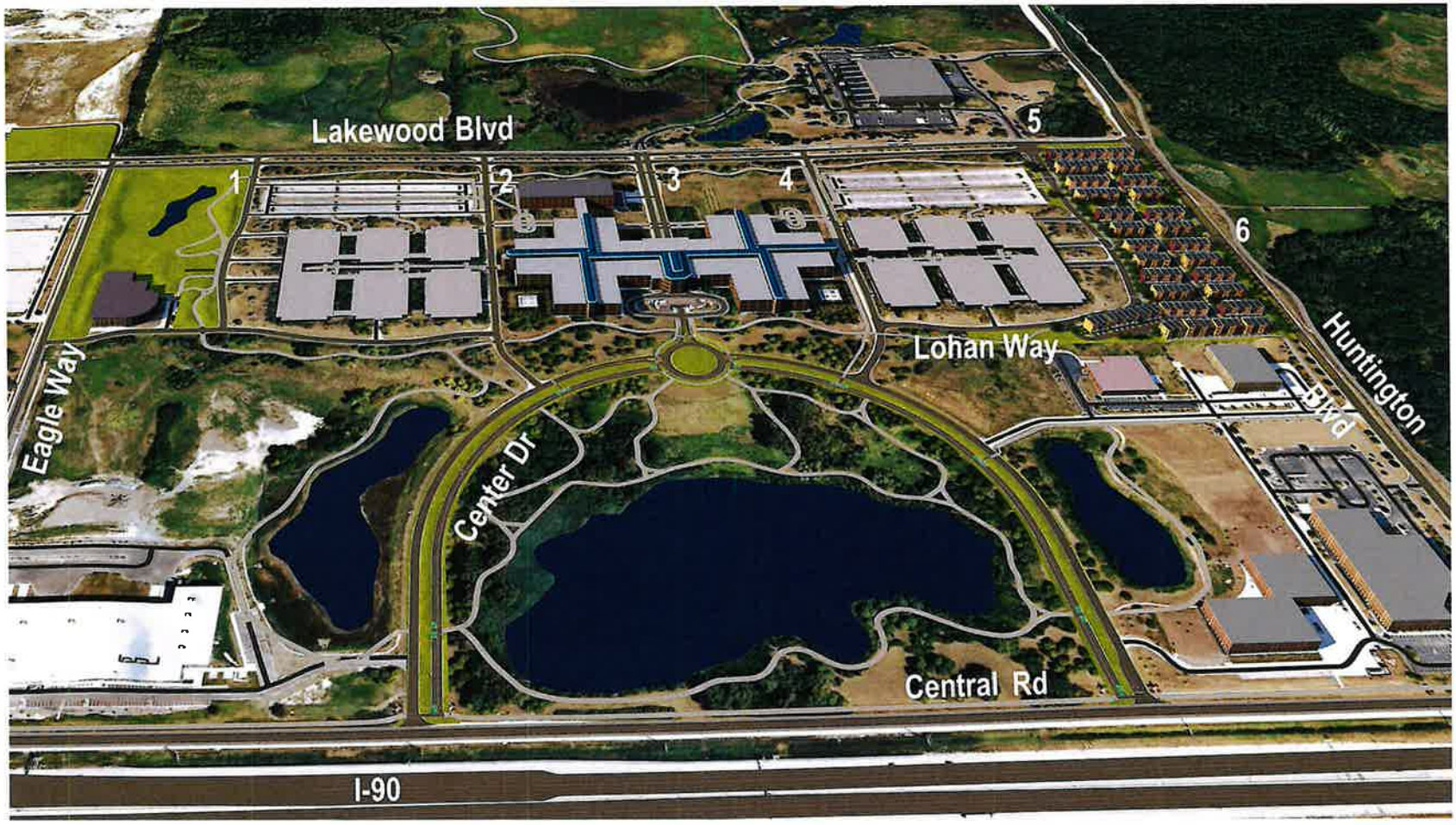
VILLAGE OF HOFFMAN ESTATES, ILLINOIS

February 1st, 2023

ML GROUP
DESIGN + DEVELOPMENT

Stantec

3424 Oakton Street, Skokie, IL 60076 | 847.676.5300 | **mlgroupdd.com**


Lakewood Blvd
1
2
3
4
5
6
Eagle Way
Center Dr
Lohan Way
Huntington Blvd
Central Rd
I-90

LIVE at Bell Works

Village of Hoffman Estates, Illinois

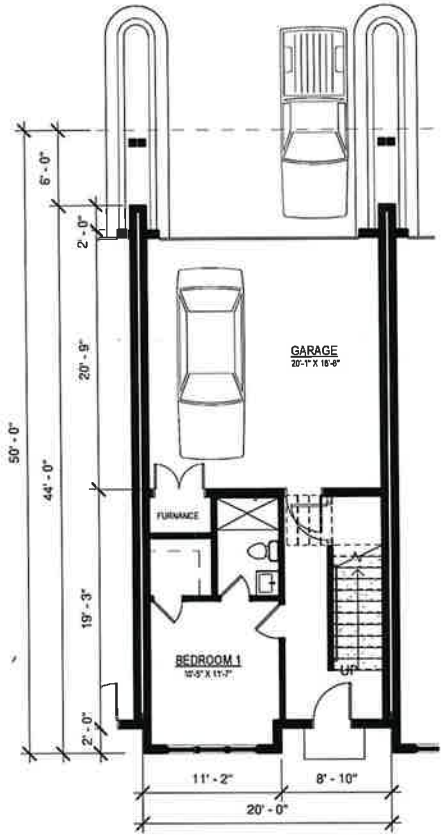
Stantec

LIVE at Bell Works

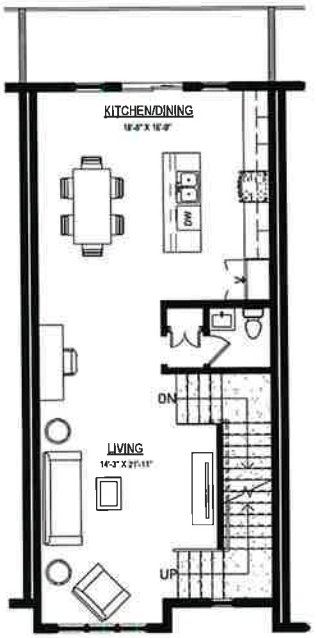
Village of Hoffman Estates, Illinois

Stantec

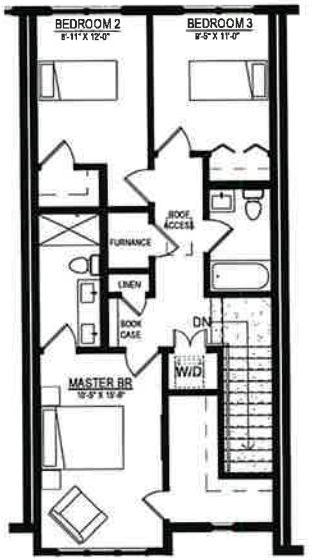
2,128 SF (GROSS LIVABLE SPACE)




① GROUND FLOOR — 9' - 0" CEILING
SCALE: 1/8" = 1'-0"
404 SF
418 SF (GARAGE)




② SECOND FLOOR — 10' - 0" CEILING
SCALE: 1/8" = 1'-0"
862 SF




③ THIRD FLOOR — 9' - 0" CEILING
SCALE: 1/8" = 1'-0"
862 SF

**ORDINANCE NO. _____ - 2023**

**VILLAGE OF HOFFMAN ESTATES**

**AN ORDINANCE AMENDING SECTION 8-3-22, NUMBER OF LICENSES OF ARTICLE 3, ALCOHOLIC LIQUORS, OF THE HOFFMAN ESTATES MUNICIPAL CODE (INCREASE IN NUMBER OF CLASS "A" LICENSES FOR APACHE, LLC D/B/A BONNY'S, 1728 W. ALGONQUIN ROAD, HOFFMAN ESTATES, IL)**

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook County, Illinois, as follows:

Section 1: That Section 8-3-22, NUMBER OF LICENSES, of the Hoffman Estates Municipal Code be and the same is hereby amended to read as follows:

> The number of licenses issued to persons for the sale of alcoholic liquors by the Village of Hoffman Estates shall be limited to sixty (61) Class "A" licenses, two (2) Class "AA" licenses, fifteen (15) Class "B" licenses, unlimited Class "C" licenses, four (4) Class "D" licenses, two (2) Class "DD" licenses, one (1) Class "DJ" licenses, zero (0) Class "F" license, one (1) Class "G" licenses, unlimited Class "H" licenses, one (1) Class "I" license, thirteen (14) Class "LC" licenses, one (1) Class "AC" licenses, and thirteen (13) Class "J" licenses.

Section 2: That any person, firm or corporation violating any of the provisions of this Ordinance shall be subject to a fine of not less than Ten Dollars ($10.00) nor more than Five Hundred Dollars ($500.00) for each offense, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

Section 3: That the Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 4: That this Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2023

| VOTE | AYE | NAY | ABSENT | ABSTAIN |
|---|---|---|---|---|
| Trustee Karen V. Mills | ____ | ____ | ____ | ____ |
| Trustee Anna Newell | ____ | ____ | ____ | ____ |
| Trustee Gary J. Pilafas | ____ | ____ | ____ | ____ |
| Trustee Gary G. Stanton | ____ | ____ | ____ | ____ |
| Trustee Michael Gaeta | ____ | ____ | ____ | ____ |
| Trustee Karen Arnet | ____ | ____ | ____ | ____ |
| Mayor William D. McLeod | ____ | ____ | ____ | ____ |

APPROVED THIS _____ DAY OF _____, 2023

_____
Village President

ATTEST:

_____
Village Clerk

Published in pamphlet form this _____ day of _____, 2023.