AGENDA
PLAN COMMISSION
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
July 8, 2026
7:30 PM

I. CALL TO ORDER

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

A. Minutes 6-24-26

IV. PUBLIC HEARINGS

A. 375 E. Rand Rd. - Pep Boys Site Redevelopment - PC#25-022, Rezoning, PUD, Special Uses, Variations

V. OTHER BUSINESS

VI. PUBLIC COMMENT

Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.

VII. UPDATE ON PREVIOUS PLAN COMMISSION CASES

VIII. ADJOURNMENT

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REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: 660 NORTH RIDGE AVENUE - ARLINGTON RIDGE CENTER - PC #26-011
PUD AMENDMENT

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights, Illinois on the 24th day of June, 2026 at the hour of 7:30 p.m.

DRAFT

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
MICHAEL PETERMANN
KRISTEN SCHURTZ
JOE LORENZINI
BRUCE GREEN
GEORGE DROST
TERRY ENNES
JOHN SIGALOS
SUSAN DAWSON

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director of Planning & Community Development
DAN OSOBA, Planner II

ACTING CHAIRPERSON GREEN: I call the meeting of the Plan Commission for June 24th, 2026 to order. Our first order of business is to say the Pledge of Allegiance.

(Pledge of Allegiance.)

ACTING CHAIRPERSON GREEN: Thank you.

Dan, if you could take the roll, please?

MR. OSOBA: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. OSOBA: Commissioner Drost.

(No response.)

MR. OSOBA: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. OSOBA: Acting Chair Green.

ACTING CHAIRPERSON GREEN: Here.

MR. OSOBA: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. OSOBA: Commissioner Petermann.

(No response.)

MR. OSOBA: Commissioner Schurtz.

COMMISSIONER SCHURTZ: Here.

MR. OSOBA: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. OSOBA: Chair Cherwin.

(No response.)

ACTING CHAIRPERSON GREEN: Okay, the next order of business is approval of minutes from 6/10/26.

Is there a motion to approve?

COMMISSIONER ENNES: I'll make that motion.

ACTING CHAIRPERSON GREEN: Is there a second?

COMMISSIONER SIGALOS: I'll second.

ACTING CHAIRPERSON GREEN: All those in favor say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON GREEN: All those opposed?

(No response.)

ACTING CHAIRPERSON GREEN: Motion carries.

Okay, moving on to public hearings, and before we swear everybody in, have all the public notices been made?

MR. OSOBA: Yes, they have.

ACTING CHAIRPERSON GREEN: So, we're all good with that.

So, whoever is going to give the presentation, if you would give us your name? First, I'm going to swear you in though.

(Witness sworn.)

ACTING CHAIRPERSON GREEN: Thank you. So, if you'd give us your name, spell your last name, again, for the court reporter, and then tell us about your project?

MR. KRAMER: John Kramer with the Arlington Heights Park District. Kramer, K-r-a-m-e-r.

DRAFT

It's good to be back. This is kind of a companion piece to the previous ARC project that I was here for. When going through the design phase and the implementation, we identified that during the renovations we removed some amount of swings as part of the project. It has come to our attention that those swings were a desired item, so in the renovations there were only two child swings that remained as part of the playground adjacent to the Arlington Ridge Center playground.

The renovation took up some space from some of the additional ones, so we did not have the use zones in order to put those back in the existing location. So, we endeavored to find another location nearby and looked at the area adjacent to Safety Town just on the other side, just to what would be the west of where Safety Town is, and the creation of a swing bay for five swings, two belt swings, one new generation swing which is a child and adult swing, and one inclusive swing. So, that area renders a little bit more space in order to incorporate that.

We did look at some other options on the site and, unfortunately, came back to the site nearest Safety Town due to some underground utilities, some other complex drainage issues on the site that we could not get around. We posted it and then had some conversation with local residents that abut the park about some mitigation items that I'm sure they will bring up tonight as well, too. Safety was one of them.

So, there is a fence currently in the plan to separate the swings where the existing berm is between the parking lot to the east and ultimately there is an existing light pole on the property almost near where the swings are going to go, and then obviously the building is camera-ed as well, too. So, there are some, what we believe mitigation measures to assuage them of their concerns that they brought up during the process.

ACTING CHAIRPERSON GREEN: Okay, thank you. Before you get away, have you read the recommendations, this green sheet?

MR. KRAMER: From Staff?

ACTING CHAIRPERSON GREEN: Yes.

MR. KRAMER: Correct, I have.

ACTING CHAIRPERSON GREEN: Do you agree with the two recommendations for approval?

MR. KRAMER: One hundred percent. The addition of the trees and following the local codes, correct.

ACTING CHAIRPERSON GREEN: Great, thank you.

All right, who's going to give this report? Dan?

MR. OSOBA: The 10.3-acre subject property is located at 660 North Ridge Avenue and is owned by the Arlington Heights Park District. It is currently zoned the P-L Public Lands District, and the Comprehensive Plan future land use designation is "Parks."

The project scope proposed includes the addition of new swings, as was mentioned, at the northern end of the property within the rear yard, and it's highlighted in red on the slide. Other recent improvements on the site are highlighted on the slide including the basketball court relocation that's in orange, and the playground improvements that are in yellow, and then a building addition that was done last year in blue.

The proposed swing set is a new accessory structure and would not be in conformance with the approved PUD that was amended last year, which requires this additional PUD amendment. Additionally, the Petitioner is requesting a variation to waive the requirement for a parking analysis which is required for all PUD applications per code. Staff

agrees with the Petitioner's assertion that the proposed improvements will not have an impact on parking demand of the existing recreational facility, and it does comply with the criteria for approval for variations.

This side-by-side comparison shows the site in April of 2025 on the left and March of 2026 on the right. On the left, the area highlighted in yellow was the row of swings that was adjacent to the recreation center and the playground. Then due to the building addition which is shown in red on the right side, those swings were removed. The Park District is proposing to relocate those swings north of the parking lot in the area highlighted in blue.

There is one shade tree approximately 20 inches in diameter that is proposed to be removed to accommodate this new swing set. Per Chapter 28, Section 6.15-5.3(b), Staff is recommending a condition of approval to plant five new shade trees between the swing set and the north property line to account for the removal of the shade tree. If recommended by the Plan Commission, this condition would require the Petitioner to submit a landscape plan to Staff during the building permit process.

These are the criteria for approval for variations. As discussed, Staff is in support of the Petitioner's request to waive the parking analysis that's required by code. Staff reviewed the proposed amendment to the Arlington Ridge Center Planned Unit Development along with that one variation and recommends approval subject to the two conditions listed in the Staff report. Thank you.

ACTING CHAIRPERSON GREEN: Thank you, Dan.

Is there a motion to enter Dan's report into the record?

COMMISSIONER DAWSON: So moved.

ACTING CHAIRPERSON GREEN: Is there a second?

COMMISSIONER SIGALOS: I'll second.

ACTING CHAIRPERSON GREEN: All those in favor say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON GREEN: All those opposed?

(No response.)

ACTING CHAIRPERSON GREEN: It's entered.

Well, let's take a little roll here. Would we like to hear from the public first --

COMMISSIONER DAWSON: Yes.

ACTING CHAIRPERSON GREEN: -- before we comment?

(Chorus of assents.)

ACTING CHAIRPERSON GREEN: Yes, okay. We're going to hear from the public.

Anybody who would like to, we're going to open the public part right now, anybody who would like to speak on this issue, let's say on this side starting in the front, would you like to say something?

MR. MEONS: No, I'm good.

ACTING CHAIRPERSON GREEN: I figured as much, but moving on to the lady behind you in row number two, if you would just come forward, state your name and spell your last name for the court reporter and then give us your comment?

DRAFT

PUBLIC COMMENTARY FOR PC #26-011

MS. KIM: Hi, I'm Jennifer Kim, K-i-m. I'm a lifelong resident coming up on 50 years, born and raised. Raising my family here of two boys. I've lived on the north side, the south side, the central. I have been a neighbor of the Park District my entire life one way or another.

I currently live less than a mile from three parks. The Park District has always been a great neighbor to myself, my family, and I think that allowing the swing set is what this park needs. I brought my young kids when they had the little one, you know, the toddler swing, and the big kid, and needed both at the same time. Promised my older kid, hey, after your brother goes to swim lessons, I promise we're going to go out on the swings.

This community center is a place where so many people come of all ages. The Park District, it was from people like me who said, hey, this is what we need, can you help us out, we have a problem. They came up with a solution. Is it perfect? Probably not. Is it a great solution? Yes, they didn't turn, you know, they were great listeners. They found a way to make this a place for all ages once again and made a lot of us happy about that.

I understand that there's neighbors, but the Park District has never been a bad neighbor. They maintain their lawns. They pick up their trash. They listen to the community every time to make sure if there is a problem it's resolved as quickly as it can be.

I did some quick research. There are 41 playgrounds that they maintain, I think. I might have missed one or double, but about 40 playgrounds. In all my time living here, every police blotter I read, you never have, you know, this vandalism by these kids, if it happens, it's very infrequent. I just don't see this becoming a nuisance or a problem, and I'm really appreciative of the Park District being so quick to find a solution to this problem and make sure that this playground is really kind of well-rounded for everybody in our community.

So, I really hope that you support them in moving through and adding swings for some of our bigger kids. Thank you.

ACTING CHAIRPERSON GREEN: Thank you.

Now, we're going to go to the gentleman back there. Is there anything you'd like to say on this subject? No, moving to this side of the room, starting at the row, please step up, ma'am. The same drill, give us your name and spell your last name.

MS. SELESKI: Okay, my name is Maureen Seleski, S-e-l-e-s-k-i. I live on Salem Avenue across from there. I've been there for over 51 years; seen a lot of changes obviously across the street from my house.

My concern, I have no problem with the swings. I think it's a great idea. But my concern is the little kid/toddler slide is gone. I thought that that was coming back as well. You know, I have little grandchildren, I have to put them in the car and drive to a park if there's no little things for them to climb on. I mean. the swings are great, but what happened to the little kid slide? Is that coming back? That's my question for the Park District.

ACTING CHAIRPERSON GREEN: All right.

MS. SELESKI: They need to be doing something for all the different age groups, a little something at least. So, thank you.

ACTING CHAIRPERSON GREEN: Well, I think instead of going through a list of these things, can we answer that one right now? Is the little toddler slide coming back?

John?

MR. KRAMER: At this point, no, just the addition of the swings.

DRAFT

ACTING CHAIRPERSON GREEN: Okay, thank you.

I got your answer, ma'am. Sorry.

MS. SELESKI: Thank you.

ACTING CHAIRPERSON GREEN: Anybody else in that row that would like to comment?

MS. LOCH: My name is Carol Loch, L-o-c-h. I live right adjacent to the park and I agree with the point that there is nothing for toddlers. We have one toddler swing; there is nothing for younger children. In the past, we've been included, the neighborhood has been included when the Park District was going to make, or put in a new park. Originally, when the ARC was being first made, we were involved. We haven't been involved in what's been happening now with the changes.

The basketball court, when that was moved, the problem we have now is parents at the playground with some children have an older child that wants to play there, now they're separated, they can't see each other. That's been a difficulty.

Now, the swing sets going in, I agree, we need swings. I'm not sure if that's the best placement because of being adjacent to neighbors and how late at night we do have a lot of teenagers in that area. I do agree that the Park Districts are kept up but there's a lot of noise at night that's left over after everyone else has gone home. So, thank you.

ACTING CHAIRPERSON GREEN: Thank you.

Anybody else in that row?

MR. LOCH: My name is Tom Loch, L-o-c-h. That's my wife Carol.

ACTING CHAIRPERSON GREEN: Yes, I was just going to say you must know that lady.

MR. LOCH: Pardon?

ACTING CHAIRPERSON GREEN: You must know that lady.

MR. LOCH: Yes, she's a nice lady. So, I live adjacent to the park as well.

The Park District has always been a very good neighbor for us. When they first acquired the property, they listened to everything we said. Safety Town is where it's at because of suggestions in the neighborhood about locating what used to be the tennis courts and the skateboard park. They've been very good about that. When they did the ARC, once again they got our input on it. The reason the berm is there, I suggested that last time for overhead lights shining into the houses on Salem, so I'm glad they listened to it.

On this addition, when we saw that they were putting in a yoga studio; we didn't realize that it was going to have the impact that it had on what I consider to be the neighborhood aspects of the park. We lost a lot of green space for parking and for the addition of the ARC when they first built it. Actually, it was asked and I came to the Village when they were talking about getting a variance on the parking requirements because it would have eaten up even more green space, and unfortunately, they didn't own the property, the old attorney's offices, building on the corner that they now have and they're putting a sign there.

So, the net effect of saying all this is that we've lost a lot of the neighborhood amenities that used to be there. It's become more of a community park, which there's nothing wrong with that, I'm a member of the ARC, I use it, it's nice. I'm not complaining about that, but the impact that we've had on the neighborhood is that there used to be a much bigger playground there. When they built the ARC, it got reduced. Then when you put this addition on, it got reduced even more. That's why they precipitated putting in the swings which I totally support; it's a good idea.

I think anything we can do to never give up any more green space which is not going to coming back now, and to make sure that there's enough neighborhood park amenities there. I know for a fact that my son and my grandchildren who live a couple of doors down from where we are, when they try to go and use the playground at the park, there's a CAP program there right now. I think it's because the Rec Park is under construction right now, and so they've relocated some of the things. But because the neighborhood park is already small, when you bring something else like that into the park, it overwhelms the little bit that's there. My son several times has gone over to use the park when the CAP kids are there and it's just overwhelmed with kids and there's no place for my grandchildren to play, so they leave.

So, anything we can do to keep whatever green space we have left and not take anything away for parking or anything else, and then anything we can do to make more of a neighborhood park friendly is good because we've lost, every time something has been done, we've lost neighborhood park stuff. That's why I support the swing sets because that's something that will make it better.

My only other concern is that in the yellow area where the existing park is and where the red area is going to be with the swing set, that's also where people turn to leave. So, any stop sign, any traffic control devices, because if you've got kids cutting across there going between the two parks because some kids want to play on one side and other kids at the same time they want to go with the other swings, you're going to have little kids crossing a parking lot driveway essentially to get between those two parks. So, I just want to make sure there are some safety, that's a safety concern to me, okay?

But I support the swings and anything that can be done to put more neighborhood amenities there.

ACTING CHAIRPERSON GREEN: Thank you, Mr. Loch.

MR. LOCH: The Park District has always been a good neighbor so I'm not here to complain. I just want to make sure that we don't lose anything more. Thank you.

ACTING CHAIRPERSON GREEN: Thank you, sir.

Moving right along, who would like, who's up next? There you go.

MS. EMERY: Hi, my name is Susan Emery, E-m-e-r-y. I am also an adjacent neighbor. I am also concerned with the safety. Tom has already talked about that and I'm sure somebody else will talk about it as well.

So, I wanted to just talk a little bit about the five trees. If you see right now, there are five trees a little bit to the west of the area. Those five trees are, well, one of them has recently been cut down but the other four are very large and shading most of my house and like my sunny area. But just looking at that little area in the red and putting five more trees along with the three trees that are there, I really think that's going to be too many trees and taking up, as Tom said, more and more of that green area where the children, like will be able to use the swing set.

So, I would like you to reconsider or maybe reduce the amount of trees in that area.

COMMISSIONER ENNES: What are the five trees you're talking about?

MS. EMERY: I was told that --

COMMISSIONER ENNES: No, you said there's five trees now?

MS. EMERY: Yes, if you look up there, the circle areas, one, two, three, four, five.

COMMISSIONER ENNES: Up on the west lot line?

MS. EMERY: Yes.
COMMISSIONER ENNES: Okay, just outside the parking lot then?
MS. EMERY: Oh, yes, well, yes, go up a little more, yes. There's one.
COMMISSIONER ENNES: To the south of the playground?
MS. EMERY: Where the, they're pointing a red pointer at it. So, there's one.
COMMISSIONER ENNES: Oh, okay.
MS. EMERY: Yes, if you go up a little bit higher, two, three, yes, four. Those four trees, there's five trees right there in a large area, and trying to put five trees in that little red area, five more trees will be way too many as they mature and get older. So, I beg you to reconsider the five trees as a mandatory and maybe three the five trees, three at the most. So, thank you.
ACTING CHAIRPERSON GREEN: Thank you.
Next?
MS. DAPPER: I wrote my thoughts. My name is Carmela Dapper, D-a-p-p-e-r. I've lived in the neighborhood for 30 years, and one of the reasons my family purchased our home was proximity to the playground. My kitchen window faces the playground right now, so my house is right there on the corner. It was close enough for convenience but far enough away to not directly impact the playground to our property.

Over the years, there've been many occasions when older children and teenagers have gathered at the playground, basketball court late at night, often after 10:00, and they would swing, play basketball, congregate in the parking lot, create significant noise disturbance. At times in situations that were very disruptive; I was compelled to call the police.

While these issues were concerning, the playground facility was at least located in some distance away from my home. With the proposed location of the swings, they're going to be right up to my house. That's about 30 feet away, we just even measured it again tonight before we came.

This raises concern. The safety, the purpose of the swing location appears to be very close to my neighborhood, to my home, the proximity may create safety concerns for children using the equipment nearby and our residents. We are looking to see if maybe, I don't know if it can be further towards the parking lot since you're putting gates around instead of up towards the sidewalk.

There had been previous incidents of vandalism to my house. Kids climbing on Safety Town, the roof of Safety Town building, ripping off the shingles and hitting them into our windows, broke the windows. My fiancé's truck got vandalized, again having to call the police. They were all kids that were playing. Called the cops a couple of times. They even cut down one of the trees that was near the Safety Town to prevent them from climbing which I never asked them to cut down trees, again taking greenery away, but vandalizing on, you know, graffiti on the building. So, they're out there playing and congregating.

To help discourage older children and teenagers from using the playground after hours, we had talked to John and Kerry about maybe installing playground locks, implementing them to be locked at a certain time and then unlocked at another time. So, maybe if they're not as easily accessible to open up the gate, maybe they'll be deterred to leave when it's dark outside.

We also were hoping that installing security cameras, we know that you have them on the building, but closer to the swings if they're going to be put there, specifically

on the swings while ensuring that the position is not towards our homes for security. This will hopefully provide accountability, assisting with monitoring after-hour activities to help address vandalism and safety concerns. Maybe also putting up a sign saying cameras can see you or something like that to maybe deter them.

Consideration being given to placing the swings closer to Safety Town, you already spoke about that, about piping, but was that the only place where the cursor is now in the red to have to put them? Also, the other incident about putting them there, it was brought up as well that you have little kids. I'm a teacher and I work in early education, I had three children, that's one of the reasons we bought the house there, it was great. I don't mind kids playing, I love seeing them. But they're going to be right up to the house now, and if you have kids that you want to go swing or go on the other climber, Mommy, I want to go to the swing set, you've got to divide yourself or send kids across the street or go back and forth. With the trees, the evergreen trees that are there now, you don't have a really good view of the other playground if you're going to be at the swings and then you might be adding more trees and that's going to block it more. So, as a parent, it wouldn't be as convenient of going to both places with my children.

Just the overall safety of it and just, I know they were talking about putting speed bumps, that would be great if it's going to be put in, some more stop signs, but I think just in general, it just feels very close to many of our homes. We live right off the cul-de-sac and it's going to be right there. Our concern is for a variety of different reasons but one is mostly at night, high school kids are going to be playing. I know little kids aren't going to be out there at night with the parents very often, I don't mind hearing the swings, but it's the security of once the lights are out and park is closed, it's not closed. We hear people all the time in the parking lot, racing and doing different things, but still it seems to be a little bit further away. Now it's going to be right up to my kitchen, dining room and living room windows and my door.

So, thank you for listening. I appreciate it.

ACTING CHAIRPERSON GREEN: Thank you.

Come on up.

AUDIENCE MEMBER: I'm good.

ACTING CHAIRPERSON GREEN: Oh, you're good.

AUDIENCE MEMBER: She said enough.

ACTING CHAIRPERSON GREEN: Okay, seeing no other comments, we're going to close the public part of this and we're going to open it up to the Commissioners.

Sue, would you like to start?

COMMISSIONER DAWSON: Yes.

Would you like to come back up? Do you mind?

MR. KRAMER: No, my pleasure.

COMMISSIONER DAWSON: I'm curious, what is it that prompted the need for the swings, but not more park amenities? Just curious.

MR. KRAMER: I think the elimination of the amount of swings that we took out and then the call for action for swings to come back.

COMMISSIONER DAWSON: And so, swings was pretty much all you heard? Okay, I'm not as familiar with your playground. I will say my daughter is a camp counselor at ARC, and when I mentioned to her why we were coming here, she said what are you talking about, we have a playground. That was literally her response. She was very confused, but the community is asking for swings is what you're hearing?

MR. KRAMER: We received requests for the addition of swings because some were eliminated by the project.

COMMISSIONER DAWSON: Okay, what about the slide and the toddler amenities that people are talking about? Is there any potential concept or way in which to further expand the park? I don't know, there's lots of green space here. I like the idea of keeping green space, don't get me wrong, I'm just curious.

MR. KRAMER: At this point, it had not been, we had not been made aware that toddler swing was an ask. So, we've taken note of it now. Adding it to this portion would be difficult based on the use zones that slides require. That's not to say we couldn't possibly look at its inclusion somewhere else. Clearly, we're starting to run out of space and we want to maintain obviously some amount of green space and a logical location in proximity to the existing playground.

COMMISSIONER DAWSON: Okay, there's probably not much you can do about the park concerns. To the neighbor, I live right next to Rec Park, so you know, Recreation Park, I can't even imagine, this is much smaller than what we have got going on at Recreation Park. If there's a problem, the police show up and they address it and, you know, there's not much you can do about it. As a mother of teenagers, kids do stupid stuff all the time, right?

I would presume if the police are called, the response time is probably pretty quick. What can we do? Can we, more cameras? I mean, she was asking for more. I don't know what more you can do in that situation.

MR. KRAMER: We've heard these comments. We are provisioning for a more robust camera strategy while being cognizant of the fact that they would like some amount of privacy with those cameras as well, too.

COMMISSIONER DAWSON: Yes.

MR. KRAMER: So, the cameras we do have, as I alluded to, are on the building. We're looking to augment those to a better design that provide more clarity, better capability to zoom in on Safety Town or the proposed swings, so then we could capture any nefarious activity, but --

COMMISSIONER DAWSON: Yes.

MR. KRAMER: -- then still not have it so that it impinges on personal privacy.

COMMISSIONER DAWSON: Right. I mean, at least you don't have the, though we don't have it as much in Rec Park now with the revision, but the big tower with the slide, I mean, there were people trying to live in that thing, right? I mean, this doesn't happen with slides, right? I mean, I remember sending my kids up the slide and having them come down and be like, Mom, there's a man sleeping up there. I had to go up and tell him that you don't get to sleep here, right?

Okay, so the last question will be about the trees. What is the reason, I would have to say looking at the spacing of the existing trees, five does seem excessive to me, but what do I know? I'm not, what do you mean by shade trees? We're not talking about arborvitae; we're talking about actual trees. Why five? Why not three?

MR. OSOBA: So, from a code perspective, if a tree is removed, there is a section in code that requires certain replacements based on the size of the tree that is removed. This tree being approximately 20 inches in diameter, the code prescribes five trees as a replacement equivalent for the removal of that single tree.

COMMISSIONER DAWSON: Could we possibly consider, and again, we're

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not going to solve this problem tonight and this might be something to consider between now and Village Board, starting with three, and if more are needed, that Park District agrees to add more? Is that something to consider starting with a low, I mean, I've got to believe the Park District is a-okay with not spending more money on trees but, you know, and see if it's needed?

Just a consideration, you don't necessarily have to answer right now. I'm just kind of throwing it out there, but it does seem tight, five.

AUDIENCE MEMBER: The whole site?

COMMISSIONER DAWSON: I'm sorry, public commentary is closed. I'm so sorry.

MR. OSOBA: So, those trees could, the Staff recommendation for the condition of approval is in between the swings and the adjacent property line because that's, generally speaking, where that large shade tree is currently. Code doesn't necessarily prescribe that it has to be in that area. That was just Staff's recommendation.

COMMISSIONER DAWSON: Okay.

MR. OSOBA: So, those five shade trees could be placed elsewhere on the site if there's maybe a lack of trees somewhere else, but --

COMMISSIONER DAWSON: Got it.

MR. OSOBA: -- code does prescribe that five.

COMMISSIONER DAWSON: Five, but not necessarily exactly where those five go. So, I guess what I would say is let's use a little reasonability and discretion here. It does seem excessive to have five arborvitae right there, okay, well, that's blocking the neighbor and they're still getting the noise, but they're not having to maybe see as much. But five shade trees there, it just seems like a lot, but what do I know? So, anyway, that's it.

ACTING CHAIRPERSON GREEN: John?

COMMISSIONER SIGALOS: Yes. Am I correct that previously there were playground equipment for toddlers and we don't have that there now; is that correct?

MR. KRAMER: You are correct. There were more amenities for toddlers prior to.

COMMISSIONER SIGALOS: And we don't have room for that now?

MR. KRAMER: We do not.

COMMISSIONER SIGALOS: Because, I mean, again, as a grandparent, I'd like to see something there for toddlers. I don't know if it could somehow be rearranged to fit in like a little toddler swing or a slide or something to kind of bring it back to what was there previously.

MR. KRAMER: There are bucket swings in the existing playground adjacent to the building that are designed for that younger age group, and there is one bucket swing going in the proposed area. But there is not room for a new playground structure slide in this proposed.

COMMISSIONER SIGALOS: Where is the toddler playground area now located? In the yellow area?

MR. KRAMER: The toddler swings; there's bucket toddler swings in the yellow area.

COMMISSIONER SIGALOS: In the yellow area.

MR. KRAMER: Correct.

COMMISSIONER SIGALOS: All right, that was my only comment. I mean, I'm in favor of the project, but I just was curious about the concern for lack of toddler equipment, playground equipment. Thank you.

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ACTING CHAIRPERSON GREEN: Thank you, John.
Terry?
COMMISSIONER ENNES: I'm wondering if we can see some kind of a landscape diagram for this, zoomed in on the swing set area. I have granddaughters who use the ARC all the time, and they're concerned about what tree is coming down. What's the big tree? Is that right in the middle of the pink area?
MR. KRAMER: It is.
MR. OSOBA: Right. It is, yes.
COMMISSIONER ENNES: So, do we have a landscape site plan that shows us in detail, is it one of these three trees that are marked in the pink, or are these the new trees?
MR. OSOBA: Those are existing trees that are not going to be modified with this proposal. They're going to be protected. The landscape plan that shows the tree removal is not on the slide deck. If you'll bear with me, I can pull it up. It was in the packet material as well.
COMMISSIONER ENNES: I can bear it; I'm just curious.
ACTING CHAIRPERSON GREEN: Just going to navigate to it.
COMMISSIONER ENNES: Uh-oh, what did I do?
COMMISSIONER DAWSON: You broke it. Way to go, Terry.
ACTING CHAIRPERSON GREEN: Sheet 1.2, is that the one?
MR. OSOBA: Yes.
COMMISSIONER ENNES: Off the top of your head, too. Leave it to the architect.
COMMISSIONER LORENZINI: He's an architect.
ACTING CHAIRPERSON GREEN: You need to get a magnifying glass to read it though.
COMMISSIONER ENNES: I know.
ACTING CHAIRPERSON GREEN: We'll take a little pause here while we're waiting for the --
COMMISSIONER ENNES: Well, you know, while we're waiting for this, talk to me some more about the security. I can't believe there's all this vandalism. Is there a way to close, limit entrances in and out of the park? What hours is the park closed at?
MR. KRAMER: Our park hours are 5:00 a.m. to 11:00 p.m.
COMMISSIONER ENNES: Okay.
MR. KRAMER: That's generally posted. Facility hours may vary slightly. There are no gates on the entrance to the parking lot at either --
COMMISSIONER ENNES: People can go in at night and park there?
MR. KRAMER: Correct.
COMMISSIONER ENNES: Which, I understand that the south end would be, you have a lease, sub-lease on part of the parking, so I can see --
MR. KRAMER: The entrance across the street, right.
COMMISSIONER ENNES: It's too bad we can't close them. Okay, so here's the trees.
MR. OSOBA: Yes. So, the one tree that's kind of immediately got the X in the middle of it, that is the larger --
COMMISSIONER ENNES: Right in the middle.
MR. OSOBA: -- shade tree that is going to be removed, approximately 20

inches in diameter, yes.

COMMISSIONER ENNES: And this cluster of trees to the south, are these, those are trees? Those aren't arborvitae?

MR. OSOBA: Those are arborvitae and they're on top of a small berm.

COMMISSIONER ENNES: So, there's quite a few of them in there.

MR. OSOBA: Yes.

COMMISSIONER ENNES: And so, that buffers it from the other playground. What's the buffer to the neighbors' houses?

MR. OSOBA: The buffer to the neighbors' houses is existing trees, and then it's approximately 48 feet from the edge of the proposed swing set area to the property lines to the north.

COMMISSIONER ENNES: So, almost 50 feet to the --

MR. OSOBA: 48. 48, I think.

COMMISSIONER ENNES: -- edge of your lot line and then they're set back?

MR. OSOBA: Correct, yes.

COMMISSIONER ENNES: Okay, and is there any shrubbery in there to break up noise?

MR. OSOBA: There is some existing shrubbery, but none proposed with this development. None new proposed.

COMMISSIONER ENNES: Some existing, but nothing new.

MR. OSOBA: Yes.

COMMISSIONER ENNES: Okay, and the three new trees would be these --

MR. OSOBA: They are not shown on the plan. The condition of approval as recommended would be that they'd have to provide us a landscape plan to the satisfaction of our department.

COMMISSIONER ENNES: A landscape plan with those.

MR. OSOBA: Correct.

COMMISSIONER ENNES: Okay, so okay. So, John, if you can give me a little bit more comfort in, I mean, what can be done to limit or do something about the vandalism to neighbors' homes? Cameras?

MR. KRAMER: Cameras. The existing light that's on the property is right over the proposed swings, so at least it will be illuminated. The cameras will benefit. We have no issue with the inclusion of signage indicating to said cameras.

Then we're not opposed to looking at a fence option, a fence to get in and trying to find a way to gain entry with that that's time locked. The issue with that is the proposed fence is only four-foot high. That can easily be navigated over and then become even more an attractive nuisance to some degree.

COMMISSIONER ENNES: So, there is no fence separating the residential to the north from the park?

MR. KRAMER: There is not.

COMMISSIONER ENNES: Okay, that's all I've got.

ACTING CHAIRPERSON GREEN: Thank you.

Kristen?

COMMISSIONER SCHURTZ: I guess my concern is just the safety from kids going from one park to the next. That's my main concern, and I guess there's talk of speed

bumps or something to slow it down, stop signs?

MR. KRAMER: There are two stop signs now. So, as you enter in off of Ridge, that is a crosswalk that has a stop sign. Traffic coming to the, through the parking lot past the playground, not from the west but from the south, that stops with a stop bar and we are looking at if there needs to be one going out towards Ridge westbound, or --

COMMISSIONER SCHURTZ: Okay.

MR. KRAMER: -- excuse me, eastbound.

COMMISSIONER SCHURTZ: That's my main concern.

MR. KRAMER: Yes.

COMMISSIONER SCHURTZ: Okay.

ACTING CHAIRPERSON GREEN: Joe?

COMMISSIONER LORENZINI: Something a little radical here, but John, how's the parking situation? Do you need as many spaces as you have right now?

MR. KRAMER: We do have events that we do use a significant amount of our available parking. We do not get the scenarios where we are largely ever beyond our parking capacity, but when we do have swim meets, other events, Touch-A-Truck, things like that, the parking lot is fully used. With the membership we have currently, even on an average day without something special, we do not have any available space to create that into additional parking lot.

COMMISSIONER LORENZINI: Okay. All right, that's all I have, thank you.

ACTING CHAIRPERSON GREEN: My only comment is really that it's not a, it doesn't seem to be a Park District problem, it seems to be a teenage problem. So, I think you have, you know, it's hard to, I don't want to see fences go up all around and this and that, it starts to look trashy. I like the open look of what the park is and what it offers. It's a beautiful place, it's not a, you know, something you have to chain off to try to keep the punks in the neighborhood out.

You've got to get on the horn and call the police and demand that they get there. If they don't get there, you should go to the, see the Trustees and tell them that you called the police and they don't come out, and get that on the record because this is not a Park District problem. This is just kids in general that are the problem. To try to force the Park District to make some kind of improvements so that the kids won't be able to tear off shingles and throw them at your house I think is silly to put the onus on them and not to basically put it in the police lap where it belongs.

So, go ahead, John.

MR. KRAMER: We have a great working relationship with the Police Department. Any time there are any issues, we work collaboratively. I've explained to each of the residents, if there are times where we can intervene, be an advocate on their behalf and contact the Police Department, to please make us aware. So, I would just add that, that we have a great working relationship with the Police Department. Any time we ask for assistance or additional monitoring or patrols, they are more than happy to do that.

So, I think this is a scenario that if we were to reach out because we were made aware of something, that they would act quickly and respond and come up with solutions. They've done that at each and every instance in my tenure with the District.

ACTING CHAIRPERSON GREEN: And I was just going to say that. I know there's a good working relationship there; I know that. So, if you ever hesitate to call the police, then please don't because they will come out. That's my feeling, but it's hard to, you know, junk

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up the site with fences and locks and things like that, and they're only going to be four feet, they're going to climb over them. So, I agree with that.

MR. KRAMER: One other item relative to trees, for Staff, we're happy to look at the entire site for trees for inclusion. We're happy to work with our local neighbors as well, too, if there's a particular area. We've added trees even during the discussion of this project, we added additional arborvitaes at a resident's request to provide additional parking screening from cars exiting the facility and low light conditions. So, we're happy to put those trees anywhere on the site in any combination that you wish. Thank you.

ACTING CHAIRPERSON GREEN: Well, if I could ask you, John, when you put these trees in, what is the diameter of the tree that you're putting in, the five?

MR. OSOBA: The code requires four inches at --

MR. KRAMER: Diameter roughly.

ACTING CHAIRPERSON GREEN: 30 inches up or something?

MR. OSOBA: Something. So, there is a measurement, but it is in code. We could get you the number, but off the top of my head; I don't know.

ACTING CHAIRPERSON GREEN: Okay, so it's not like it's a shade tree that's going to overpower everybody in the first year or two. It's going to take a good decade or two to turn into a real shade tree. So, just everybody needs to be aware of that.

But my feeling is it's a great project and I'm, you know, all my kids and grandkids have gone through all the toddler slides and everything that you can possibly think about. If you could have, if you did have space, I'm sure you would add more. That would be my desire, just if you did have space --

MR. KRAMER: We are in the recreation business.

ACTING CHAIRPERSON GREEN: Yes, see what you can work out. If you can put another swing or two in, or a slide or something, that would be great. It would be used by thousands of kids. Anyway, I know you guys are, your heart is in the right spot. So, I think it's a great project.

Having said that, is there a motion or a discussion or anything that would like to go along with this? Any additional comments?

COMMISSIONER ENNES: I'd like to ask one additional question. To the south side of the pink area, there's all those parking stalls. Are those going to still be there?

MR. KRAMER: Correct.

COMMISSIONER ENNES: So, what's the walk access through from the sidewalk around the ARC to get over to that?

MR. KRAMER: The existing walkway to Safety Town aligns with that from that crosswalk coming from the existing playground.

COMMISSIONER ENNES: Oh, okay.

MR. KRAMER: So, we're just basically using that as the access point, and then there'll be new concrete flatwork going in to the swing curbing, allow a small seating area adjacent to that.

COMMISSIONER ENNES: Okay, and so across the driveway there, that's all prominently etched for crosswalk?

MR. KRAMER: There is a crosswalk striping across that drive lane, correct.

COMMISSIONER ENNES: Okay.

ACTING CHAIRPERSON GREEN: Anything else?

COMMISSIONER DAWSON: I would just make one comment, which is to

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the neighbors. I understand the frustration, that you're not having everything with the park you want it to be, but the Park District isn't obligated to provide everything you want everything to be to every park that's in this community. I go back to Recreation Park where I raised my children, and there were multiple attempts to put facilities in there for young children that were turned down by the Village, by the members of this community who voted against it. So, my children didn't get a splash park, didn't get all the amenities that they wanted. You know what, that's just life.

Now, by the way, we're getting it and now my kids are in their 20's and they don't want to go to a splash park anymore. My tax dollars are going to pay for your grandchildren to get to go to a splash park that I was never allowed to get my kids to because the community voted it down. That is life. The Park District is doing a wonderful job, as far as I'm concerned in this community and doing everything it can but it has limitations.

I would also say that the fact that you're here trying to bring slides because you heard from the community would say to people in the neighborhood, please continue to talk to the Park District about what else you'd like to see there. I see this as the Park District saying we will do what we can to meet the needs of the community. We hadn't heard those voices, now we're hearing those voices and if there's something we can do we will try to accommodate.

So, that's all I wanted to say because I was literally just talking to my husband when Rec Park started its construction, isn't this hilarious when our kids were like five and three, we said as soon as they're in their 20's this is going to happen. Sure enough, it's what's happening right now. Now my daughter who is a lifeguard at Rec Park doesn't get to be a lifeguard at Rec Park because it's under construction. She's very upset about this because --

ACTING CHAIRPERSON GREEN: There goes my tan right out the window.

COMMISSIONER DAWSON: -- I don't know if you all know, but Rec Park's lifeguard team wins the lifeguarding competition every year and there will not be --

COMMISSIONER SCHURTZ: I don't know. I was on the Heritage Park lifeguard team.

COMMISSIONER DAWSON: Well, I grew up at Heritage Park, so the Heritage Park was my park growing up.

COMMISSIONER SCHURTZ: I was the manager there.

COMMISSIONER DAWSON: So, whoever said approaching 50 years, I've been in Arlington Heights for 54 years, so I'm just saying.

MR. KRAMER: I think I've struck a chord here.

COMMISSIONER DAWSON: Anyway, yes, so there won't be a Rec Park lifeguard team this year and it's very upsetting. You need to come up with a solution, that's my one ask, because they're very upset. Anyway, that was it. That's my --

ACTING CHAIRPERSON GREEN: When did I lose control of this meeting?

COMMISSIONER DAWSON: When you let me have the microphone. It's always a mistake, but I will make a motion.

ACTING CHAIRPERSON GREEN: Thank you, Sue.

Motion to recommend to the Village Board of Trustees <u>approval</u> of Arlington Ridge Center, PC #26-011, a Planned Unit Development amendment to allow an additional accessory structure in the rear yard, with the following variation:

1. Variation from Chapter 28, Section 6.12-1.3 to waive the requirement for a

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detailed parking analysis.

This recommendation is subject to the following conditions:

1. **Five shade trees shall be planted adjacent to the north side of the proposed swing set in locations to be reviewed and approved by the Planning & Community Development Department to account for the proposed tree removal prior to issuance of building permits.**
2. **The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

ACTING CHAIRPERSON GREEN: Is there a second to that motion?
COMMISSIONER ENNES: I'll second that.
ACTING CHAIRPERSON GREEN: Any other discussion before we take a vote?
(No response.)
ACTING CHAIRPERSON GREEN: Could we take a vote; a roll call vote, please?
MR. OSOBA: Commissioner Dawson.
COMMISSIONER DAWSON: Yes.
MR. OSOBA: Commissioner Ennes.
COMMISSIONER ENNES: Yes.
MR. OSOBA: Acting Chair Green.
ACTING CHAIRPERSON GREEN: Yes.
MR. OSOBA: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. OSOBA: Commissioner Schurtz.
COMMISSIONER SCHURTZ: Yes.
MR. OSOBA: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
ACTING CHAIRPERSON GREEN: Congratulations.
MR. KRAMER: Thank you, Commissioners.
ACTING CHAIRPERSON GREEN: You've got a unanimous vote. It's going to move to the Board. We're just a recommendation body, and whenever the Board meeting; do you have a date?
MR. OSOBA: Not off the top of my head. I'd have to look.
ACTING CHAIRPERSON GREEN: Stay in touch with Dan, he'll let you know.
MR. KRAMER: Thank you.
ACTING CHAIRPERSON GREEN: Thank you all for coming in. Thank you.
COMMISSIONER DAWSON: For the record, my daughter is going to be mortified that I brought any of this up in a public hearing. So, please don't say anything.
ACTING CHAIRPERSON GREEN: Can we erase anything from that, no, it's too hard.
Okay, other business? Any other business?
(No response.)
ACTING CHAIRPERSON GREEN: No?

I have other business. I have a comment. The last Plan Commission meeting we had on the group home; it has to do with how the report was put together with the number of police calls. I seem to remember in our report we had a number of three, and it turns out that there were 17 or 18 actual police reports issued for that project.

I just want to know how we missed that in our Village report; that there were more police calls than that were listed. If anybody can --

MR. LYSICATOS: Well, I wasn't at the meeting so I can't speak to that.

ACTING CHAIRPERSON GREEN: But who can do it because it looks --

MR. LYSICATOS: Well, we can look into it, but I don't know; what is the source of the 17 to 18?

ACTING CHAIRPERSON GREEN: It was a listing that was added to the record. We voted that into the record. So, it's a matter of record.

MR. LYSICATOS: So, it was an exhibit that was added?

ACTING CHAIRPERSON GREEN: Yes, it was an exhibit that was added. If that is the case --

MR. LYSICATOS: Staff can review.

ACTING CHAIRPERSON GREEN: Yes.

MR. LYSICATOS: Staff can review what that is and how we mine that information and what really is, what onus is on the Staff to put that together, but usually we work with our SDC which is our Staff Development Committee, which includes Fire, Police, all the departments. So, we really rely on them to give us any concerns they may have, but again, we will take a look at it and just determine --

ACTING CHAIRPERSON GREEN: Yes, please do, Mike.

MR. LYSICATOS: -- if there's any sort of gap there or a specific ask we should have with any application in terms of our partners at Police, we'll look to tighten that up.

ACTING CHAIRPERSON GREEN: Yes, it was just a big issue. So, I think that the Village looked like it had a little egg on its face in that we're reporting three and there were 17 or 18 there, whatever it was.

MR. LYSICATOS: I would have to look at it just to see exactly what the context of that was.

ACTING CHAIRPERSON GREEN: Yes, just, I would just like to know what the reasoning behind it was.

MR. LYSICATOS: But we usually vet it, like I said, vet everything with our departments. I'm not saying that they didn't do what they were supposed to either.

ACTING CHAIRPERSON GREEN: Oh, I'm not saying that. I just want to know what is the, what happened.

MR. LYSICATOS: We can look.

COMMISSIONER LORENZINI: I think the list of 17 or so, that was put together by one of the neighbors that was here to point to what's going on.

MR. LYSICATOS: Yes, right, and that's why --

COMMISSIONER LORENZINI: So, it may not have made it to the police.

MR. LYSICATOS: That's my question of the source is it could have been entered into the record as someone submitting an exhibit or something that, a piece of information. That's why I just want to see what the veracity of that is as well --

ACTING CHAIRPERSON GREEN: Correct.

MR. LYSICATOS: -- because I don't have it in front of me. I don't want to

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speak to it at this time.

ACTING CHAIRPERSON GREEN: Well, actually, when that information is brought to us in a meeting, it's very hard for me sitting here to read all that stuff and try to get it in my head as we're running the meeting. That's the problem. It was not brought to you beforehand so you could put it in the report and hand it out to us.

MR. LYSICATOS: Yes. So, we'll review it with Staff, and I think there's a few things I have questions I don't necessarily want to vet here, and there was already a public hearing on it, so we'll let that kind of information be as it is for the Board for their consideration, but --

ACTING CHAIRPERSON GREEN: Right.

MR. LYSICATOS: -- we'll review it with Staff.

ACTING CHAIRPERSON GREEN: I would like that, yes.

COMMISSIONER ENNES: I would wonder if what she compiled were calls to instances within the neighborhood that weren't specifically related to the property.

MR. LYSICATOS: That's what I'm saying; I don't know.

COMMISSIONER ENNES: Right.

ACTING CHAIRPERSON GREEN: Right, and I don't want to rehash this whole thing here tonight, just there was a big discrepancy.

MR. LYSICATOS: Yes, what I'll speak to is I think we will as the Staff just discuss maybe procedures that we'll work with the Board that any time anyone brings information, just how we review that, how we ascertain what the context of that is, if we're not exactly sure of the sources, they could be completely true, we don't know. Again, I am not judging that but I think we'll review that and maybe just get some additional guidance on how we handle those situations with the Board.

ACTING CHAIRPERSON GREEN: Thank you, Mike. Thank you. That was my only comment.

Anything else?

COMMISSIONER DAWSON: I'll make a motion to adjourn.

ACTING CHAIRPERSON GREEN: No, we have to --

COMMISSIONER DAWSON: I thought we were done. Oh, we haven't done public commentary.

ACTING CHAIRPERSON GREEN: We haven't done the second public commentary.

COMMISSIONER DAWSON: We can't forget you. What was I thinking?

ACTING CHAIRPERSON GREEN: Any remarks?

MR. MOENS: No, thank you.

ACTING CHAIRPERSON GREEN: Okay, we're going to close the second public comment --

COMMISSIONER DAWSON: Now I'll make a motion.

ACTING CHAIRPERSON GREEN: Now, is there a motion to adjourn?

COMMISSIONER DAWSON: I make a motion to adjourn.

ACTING CHAIRPERSON GREEN: Is there a second?

COMMISSIONER SCHURTZ: Second.

COMMISSIONER SIGALOS: Second.

ACTING CHAIRPERSON GREEN: All those in favor say aye?

(Chorus of ayes.)

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ACTING CHAIRPERSON GREEN: All those opposed?
(No response.)
ACTING CHAIRPERSON GREEN: We're adjourned.
(Gavel banged.)
(Whereupon, at 8:30 p.m., the public hearing on the above-mentioned petition was adjourned.)

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, ANDY KRECZKO, depose and say that

I am a digital court reporter doing business in the State of Illinois; that

I reported verbatim the foregoing proceedings and that the foregoing

is a true and correct transcript to the best of my knowledge and ability.

_____
ANDY KRECZKO

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF

_____, A.D. 2026.

_____
NOTARY PUBLIC

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VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Plan Commission
7/8/2026

Item: 375 E. Rand Rd. - Pep Boys Site Redevelopment - PC#25-022, Rezoning, PUD, Special Uses, Variations
Department: Planning & Community Development

Item Description:
REQUESTED ACTION

1. Rezoning of properties with the PINs 03-17-303-018; 03-17-303-008; & 03-17-303-020 from the R-1 One Family Dwelling District to the B-2 General Business District.
2. Final Plat of Subdivision to consolidate six parcels into three lots.
3. Planned Unit Development for a commercial development of three lots under common ownership.
4. Special Use Permit for a bank with a drive-through.
5. Special Use Permit for a restaurant (Dutch Brothers) with a drive-through.
6. Special Use Permits (2) for restaurants in the B-2 General Business District.

VARIATIONS

1. Variation from Chapter 28, Section 6.15-1.2 to waive the requirement for some parking lot islands to contain one shade tree.
2. Variation from Chapter 28, Section 6.15-2.2 to waive the requirement to provide screening consisting of a masonry wall, solid wood fence, offset double-row of densely planted landscape material, or a landscape berm between zoning districts for the western property boundary.

RECOMMENDATION

Village Staff has reviewed the proposed Rezoning from the R-1 One Family Dwelling District to the B-2 General Business District; PUD, Special Use Permits for two restaurants, one drive-through restaurant, and one bank with a drive-through within the B-2 District along with the following variations:

1. Variation from Chapter 28, Section 6.15-1.2 to waive the requirement for parking lot island landscaping.
2. Variation from Chapter 28, Section 6.15-2.2 to waive parking lot screening between properties.

Village Staff recommends **APPROVAL** of the application subject to the following conditions:

1. All outdoor eating cafes shall comply with Chapter 28, Section 5.1-23.
2. The petitioner shall comply with the requirements and recommendations of the Design Commission motion from the May 19, 2026 Design Commission meeting.
3. A construction staging plan shall be submitted with building permits.
4. The petitioner shall address the outstanding comments regarding the drainage report as identified on the Round 6 Review Comments from the Public Works and Engineering Department prior to building permit issuance.
5. The petitioner shall provide the signed Final Plat of Subdivision on mylar to the Village prior to this application being heard at a meeting of the Village Board of Trustees.
6. The petitioner shall provide the Covenants, Conditions and Restrictions document for the Final Plat of Subdivision prior to being heard at a meeting of the Village Board of Trustees.
7. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

1. PC Staff Report_375 E Rand Rd - Pep Boys Redevelopment
2. Certificate of Publication
3. Site Photos - June 29, 2026
4. Exhibit A - Aerial
5. Exhibit B - Plat of Survey
6. Exhibit C - Project Narrative
7. Exhibit D - DC Minutes 5-19-26 Approved
8. Exhibit E - Dutch Brothers Elevations
9. Exhibit F - 375 E. Rand Rd Elevations
10. Exhibit G - Landscape Plan Markup
11. Exhibit H - Round 6 Outstanding Comments
12. Exhibit I - IDOT Review Comments
13. Exhibit J - Dutch Bros Traffic Management Plan
14. Exhibit K - Parking Summary
15. Final Plat of Subdivision
16. Civil and Landscape Plans

17. Trash Enclosure Details
18. Photometric Plan
19. Fire Truck Autoturn
20. Snow Removal Plan

VILLAGE OF ARLINGTON HEIGHTS

STAFF DEVELOPMENT COMMITTEE REPORT

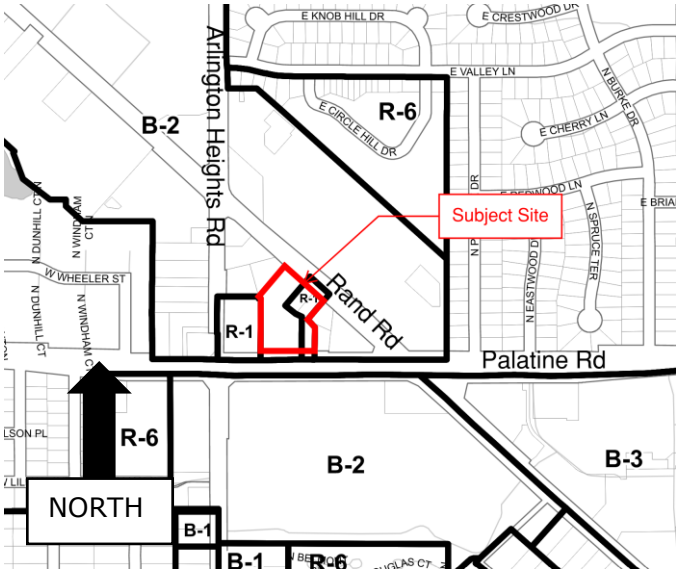
***PC File Number**: PC25-022*
***Project Title**: Pep Boys Redevelopment*
***Address**: 375 E. Rand Rd*
***PINs**: 03-17-303-017; 03-17-303-019; 03-17-303-008; 03-17-303-020 (Ref. Exhibit A – Aerial & Exhibit B – Plat of Survey)*

***To**: Plan Commission*
***Prepared By**: Dan Osoba, Planner II*
***Meeting Date**: July 8, 2026*
***Date Prepared**: June 30, 2026*

***Petitioner**: Ian Spence*
Kimley-Horn & Associates
***Address**: 570 Lake Cook Rd, Ste 200*
Deerfield, IL 60015

***Existing Zoning**: B-2 General Business District; R-1 One Family Dwelling District*

***Comprehensive Plan**: Commercial*



SURROUNDING LAND USES

Direction	Zoning	Existing Land Use	Comprehensive Plan
North	B-2 General Business District	Northgate Shopping Center	Commercial
South	B-2 General Business District	Town & Country Shopping Center	Commercial
East	B-2 General Business District	Northgate Shopping Center; Gatsby's Pizza & Pub	Commercial
West	B-2 General Business District R-1 One Family Dwelling District	Arlington Heights Promenade; Vacant	Commercial

Requested Action:

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2. Final Plat of Subdivision to consolidate six parcels into three lots.
3. Planned Unit Development for a commercial development of three lots under common ownership.
4. Special Use Permit for a bank with a drive-through.
5. Special Use Permit for a restaurant (Dutch Brothers) with a drive-through.
6. Special Use Permits (2) for restaurants in the B-2 General Business District.

Variations Required:

1. Variation from Chapter 28, Section 6.15-1.2 to waive the requirement for parking lot island landscaping (for a select number of parking lot islands to contain one shade tree).
2. Variation from Chapter 28, Section 6.15-2.2 to waive parking lot screening between properties (consisting of a masonry wall, solid wood fence, offset double-row of densely planted landscape material, or a landscape berm between zoning districts for the western property boundary).

Project Background

The subject property is approximately 2.79-acres in size and consists of two lots of land. The western side includes the building previously occupied by Pep Boys and the surface parking area, and the eastern side includes the building previously occupied by Suburban Trim & Glass as well as several accessory structures. The site has access to E. Palatine Road on the south and E. Rand Road on the north.

The petitioner, on behalf of the owner CW Arlington Holdings, LLC, is proposing a redevelopment of the existing commercial center at 375 – 425 E. Rand Road, which is approximately 250 feet east of the intersection of N. Arlington Heights Road and E. Palatine Road. The former Suburban Trim & Glass building and the accessory structures on the eastern parcel are proposed to be demolished. The former Pep Boys building is proposed to remain in part and be converted into in-line tenant spaces for a bank with a drive-through, retail space and two restaurants. Two additional pad sites are proposed fronting E. Palatine Road. The eastern pad site is proposed as a Dutch Brothers, a coffee restaurant with drive-through only service. The western pad site is proposed for a future quick-serve restaurant with a drive-through. This future restaurant will be required to obtain a separate Special Use Permit for a drive-through in the B-2 District, as the site details for that development are not finalized. The petitioner has submitted a Final Plat of Subdivision to consolidate six parcels into three lots to facilitate this redevelopment. Reference Exhibit C – Project Narrative for additional information.

Zoning and Comprehensive Plan

The Pep Boys parcel (western parcel) is located within the B-2 General Business District and the Suburban Trim parcel (eastern parcel) is located in the R-1 One Family Dwelling District. To align the site with the proposed uses, the petitioner is requesting to rezone the R-1 One Family Dwelling District property to the B-2 General Business District. Village Staff is supportive of this request as the B-2 District is consistent with the commercial land use designation in the Village Comprehensive Plan and is compatible with the surrounding B-2 Districts in the corridor.

A stand-alone restaurant, a restaurant with a drive-through, and a bank with a drive-through are permitted through Special Use Permit approval within the B-2 General Business District. The petitioner has provided a letter that demonstrates compliance with the three criteria for approval for Special Use Permits listed below.

- **That said special use is deemed necessary for the public convenience at this location.**
- **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- **That the proposed use will comply with the regulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

Village Staff reviewed this petition and agrees that the proposed land uses are deemed necessary for the public convenience as this commercial corridor is located on two major thoroughfares. Village Staff finds that the proposed land uses, along with the site layout, allows adequate stacking for the various proposed drive-throughs and internal efficiency of design that will not be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity.

The Comprehensive Plan designates the property as appropriate for commercial land uses. The proposed uses are compatible with this designation and the land uses on the Rand Road corridor.

The Design Commission has reviewed and approved the proposed buildings and the signage associated with the buildings and development. The minutes of the Design Commission are included in the agenda packet as Exhibit D and the elevations of the Dutch Brothers and in-line tenant building are provided for reference as Exhibits E and F, respectively.

Site Design & Landscaping

The site plan is designed to facilitate future cross access with the properties to the west (vacant land) and to the east (Gatsby's). These cross-access connections are shown as future improvements on the PUD and included on the Final Plat of Subdivision. They are to be implemented if either of the two adjacent properties are redeveloped. Village Staff coordinated with the petitioner to ensure efficient movement of

vehicles through the site and to reduce possible conflicts and stacking concerns associated with the drive-through functions.

The petitioner is requesting two variations relating to landscaping and have submitted justification for these requests to demonstrate compliance with the following hardship standards for approval (reference Exhibit G – Landscape Plan Markup):

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

Parking Lot Island Landscaping

The petitioner is requesting approval of a variation from Chapter 28, Section 6.15-1.2 to waive the requirement for some parking lot islands to contain one shade tree. Village Staff reviewed and supports the requested variation to omit trees from certain parking lot islands. The variation request applies to the islands identified on Exhibit G – Landscape Plan Markup due to existing site constraints or for other site features such as trash enclosures, signage, sidewalk connections. The petitioner has proposed planting additional trees internally on-site where code does not specifically require trees to mitigate the parking lot islands that do not have trees proposed. Village Staff finds the requested variation will not alter the essential character of the locality; the hardship is due to unique site circumstances, site design, and property size; the variation is meeting the intent of code to reduce heat-islands within parking lots and provide shade trees throughout a redevelopment; and the variation is the minimum necessary as the petitioner has only requested the variation for parking lot islands that are constrained by size or are occupied by other necessary site features.

Site Perimeter Landscaping Between Zoning Districts

Code requires screening consisting of a masonry wall, solid wood fence, offset double-row of densely planted landscape material, or a landscape berm between zoning districts. The requirement applies as the vacant property to the west is zoned R-1 One Family Dwelling District. The petitioner is requesting a variation from Chapter 28, Section 6.15.2.2 to waive this requirement. Village Staff has reviewed this request and is in support of the variation. The property to the west is zoned R-1 District; however, if that property ever develops it would develop as a commercial property pursuant to the Village Comprehensive Plan designation as appropriate for commercial land uses. The addition of the landscaping between two commercial districts would not be required and would be prohibitive given the existing placement of the Pep Boys building and the proposed drive-through for the bank. The variation requested will not alter the essential character of the locality; the hardship is due to an undeveloped parcel with incompatible zoning and existing site constraints; the proposed variation is consistent with the spirt of Chapter 28 and the minimum necessary to allow reasonable use of the property.

Landscaping is provided within and adjacent to the right-of-way on both E. Palatine Road and E. Rand Road frontages. The E. Palatine Road frontage is larger, approximately 30 feet, and allows for a considerable landscape buffer with shade trees, juniper trees, shrubs and perennials. The E. Rand Road frontage is narrow, approximately 5 feet in width between the curb and the property line. Village Staff coordinated with the petitioner to add as much landscaping as feasible along this right-of-way given the space constraints. The sidewalk on E. Rand Road is proposed partially on private property to allow for additional space for landscape plantings in the right-of-way. A sidewalk easement provides for public access to the sidewalk and is included on the Plat of Subdivision. The petitioner is proposing trees between the sidewalk and the curb as required by code along with low lying shrubs and perennials for parking lot landscaping. Village Staff finds the landscaping meets the code required minimum landscaping along E. Rand Road given the site constraints and additional landscaping provided internal to the site and adjacent to the parking lot and drive-through areas.

Public Improvements & Stormwater Detention

The site access on E. Palatine Road is shifting slightly west and will remain a full-access into the site from the south. The sidewalk along E. Palatine Road is proposed to be widened to 10 feet. The site access on E. Rand Road is remaining in the same location; however, it is being reduced in size. The access is proposed as a right-in/right-out only access, as required by the review of the traffic study and proposed PUD by the Illinois Department of Transportation. Village Staff concurs with this access restriction given the location of adjacent traffic signals, left turn lanes and medians on E. Rand Road. The sidewalk on E. Rand Road is proposed to be widened to eight (8) feet adjacent to the development boundaries.

The petitioner is proposing underground stormwater detention to serve the site redevelopment. The underground detention is proposed at the southeastern corner of the site under the surface parking to allow for maintenance. The Village Public Works and Engineering Department along with the Metropolitan Water Reclamation District (MWRD) reviewed the proposed stormwater detention system for compliance with Village codes and State regulations. Village Staff is recommending a condition of approval to comply with the outstanding corrections and comments on the drainage report based on the review of the proposed stormwater detention system. The outstanding items include infiltration testing, exfiltration joint design, and modifications to the maintenance and monitoring plan (reference Exhibit H – Round 6 Outstanding Comments). Village Staff has determined that these outstanding comments are minor in nature and may be addressed as part of the required building permit review for the overall site development.

Parking and Traffic

A detailed traffic and parking study was submitted with this application to assess site access (location, design, and level of service), site layout and on-site circulation, trip generation and distribution, parking, and stacking for drive-throughs. Tenant specific data on parking demand, traffic generation and drive-through stacking were provided in the study. Village Staff coordinated with the petitioner to ensure the study was an accurate representation of the proposed demand of the land uses and that stacking concerns were addressed with potential conflicts at site egress points. The Illinois Department of Transportation (IDOT) provided review comments on the proposal and traffic study, which can be found in Exhibit I. Village Staff reviewed the traffic study and found that the proposed site circulation, building configuration, and site access are acceptable. Additionally, the petitioner has provided a Traffic Management Plan for the Dutch Brothers property (reference Exhibit J - Dutch Bros Traffic Management Plan) the demonstrates traffic management in the event the traffic for the drive-through exceeds the queuing limit provided.

The required and proposed parking for the development is listed in the table below:

Land Use	Requirement	Parking Required	Parking Provided
Lot 1 (Quick-Serve Restaurant)			
Restaurant	1 space per 45 s.f. of dining area (approximated at 35% of the building area = 875 s.f.)	20 spaces	29 spaces
Lot 2 (Dutch Brothers)			
Restaurant	1 space per 300 s.f. (1,025 s.f.)	4 spaces	15 spaces
Lot 3 (In-Line Tenants)			
Bank	1 space per 300 s.f.	9 spaces	
Restaurant	1 space per 45 s.f. of dining area (312 s.f.)	7 spaces	
Restaurant	1 space per 45 s.f. of dining area (1,050 s.f.)	24 spaces	
Retail	1 space per 300 s.f. (2,085 s.f.)	7 spaces	
Retail	1 space per 300 s.f. (1,816 s.f.)	6 spaces	
Subtotal		53 Spaces	92 spaces
Total		77 spaces	136 spaces (**59 Surplus**)

Village Staff coordinated with the petitioner to provide a parking analysis that showed the parking requirement if additional restaurant space was proposed within the in-line tenant building. The parking provided would still exceed the parking required by 10 spaces with the additional parking requirement for restaurant spaces in the in-line tenant spaces (reference Exhibit K – Parking Summary).

RECOMMENDATION

Village Staff has reviewed the proposed Rezoning from the R-1 One Family Dwelling District to the B-2 General Business District; PUD, Special Use Permits for two restaurants, one drive-through restaurant, and a bank with a drive-through within the B-2 District along with the following variations:

1. Variation from Chapter 28, Section 6.15-1.2 to waive the requirement for parking lot island landscaping.
2. Variation from Chapter 28, Section 6.15-2.2 to waive parking lot screening between properties.

Village Staff recommends **APPROVAL** of the application subject to the following conditions:

1. All outdoor eating cafes shall comply with Chapter 28, Section 5.1-23.
2. The petitioner shall comply with the requirements and recommendations of the Design Commission motion from the May 19, 2026 Design Commission meeting.
3. A construction staging plan shall be submitted with building permits.
4. The petitioner shall address the outstanding comments regarding the drainage report as identified on the Round 6 Review Comments from the Public Works and Engineering Department prior to building permit issuance.
5. The petitioner shall provide the signed Final Plat of Subdivision on mylar to the Village prior to this application being heard at a meeting of the Village Board of Trustees.
6. The petitioner shall provide the Covenants, Conditions and Restrictions document for the Final Plat of Subdivision prior to being heard at a meeting of the Village Board of Trustees.
7. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON July 8, 2026, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Rd, Arlington Heights, Illinois to consider Petition No. 25-022, a Rezoning from R-1 One Family Dwelling District to B-2 General Business District, a Planned Unit Development, Special Use Permits for two restaurants, a bank drive-through, and two restaurants with a drive-through with variances from Chapter 28, Section 6.15-1.2 to waive the requirement for parking lot island landscaping and Section 6.15-2.2 to waive parking lot screening between properties. The subject property is located at 375 & 425 E. Rand Road in Arlington Heights, Illinois. The PINs for the subject property are 03-17-303-017-0000, 03-17-303-007-0000, 03-17-303-008-0000, and 03-17-303-020-0000.

The subject property is legally described as follows:

PARCEL 1:

LOT 1 IN PEP BOYS RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 3, 4, 10, AND 11 IN SMITH AND DAWSON ARLINGTON HEIGHTS ACRES, IN SECTION 17 RANGE 42 NORTH, TOWNSHIP 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512, IN THE COUNTY OF COOK, STATE OF ILLINOIS.

PARCEL 2:

LOTS 5, 6, AND 9, IN SMITH AND DAWSON ARLINGTON HEIGHTS ACRES, IN SECTION 17 RANGE 42 NORTH, TOWNSHIP 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512, IN THE COUNTY OF COOK, STATE OF ILLINOIS.

The Plan Commission will consider any zoning and Subdivision actions or relief from Chapter 28 and 29 that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals. Complete list of all final zoning actions and staff report may be viewed at www.vah.com.

At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application.

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.

Jay Cherwin, Chair
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald June 23, 2026 (335921)

CERTIFICATE OF PUBLICATION

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 06/23/2026 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 335921

375

RETAIL SPACE FOR LEASE

Brendan Reedy
BReedy@MidAmericaGrp.com
630.954.7230

Jimmy Danaher
JDanaher@MidAmericaGrp.com
630.954.7238

MIDAMERICA

NOTICE OF PUBLIC HEARING

Hearing for:
CW Arlington Holdings LLC
PUD Amendment, Final Plat of Subdivision, Special Use Permits,
Rezoning to B-2 General Business District, with Variations

Hearing Location:
Arlington Heights Municipal Building
33 S. Arlington Heights Road

DATE: Wednesday, July 8th **TIME:** 7:30 PM

PUBLIC ATTENDANCE & COMMENTS INVITED

For details call:
Adam Bell
(224) 470-2211

or:
Village of Arlington Heights, Department of
Planning and Community Development
(847) 368-5200

WE'RE MOVING
OUR NEW LOCATION WILL BE
716 W. SEEGERS RD
ARLINGTON HEIGHTS
GLASS
TINT
AUTO UPHOLSTERY

SUBURBAN
TRIM & GLASS AUTO UPHOLSTERY

RETAIL SPACE FOR LEASE

630.954.7390

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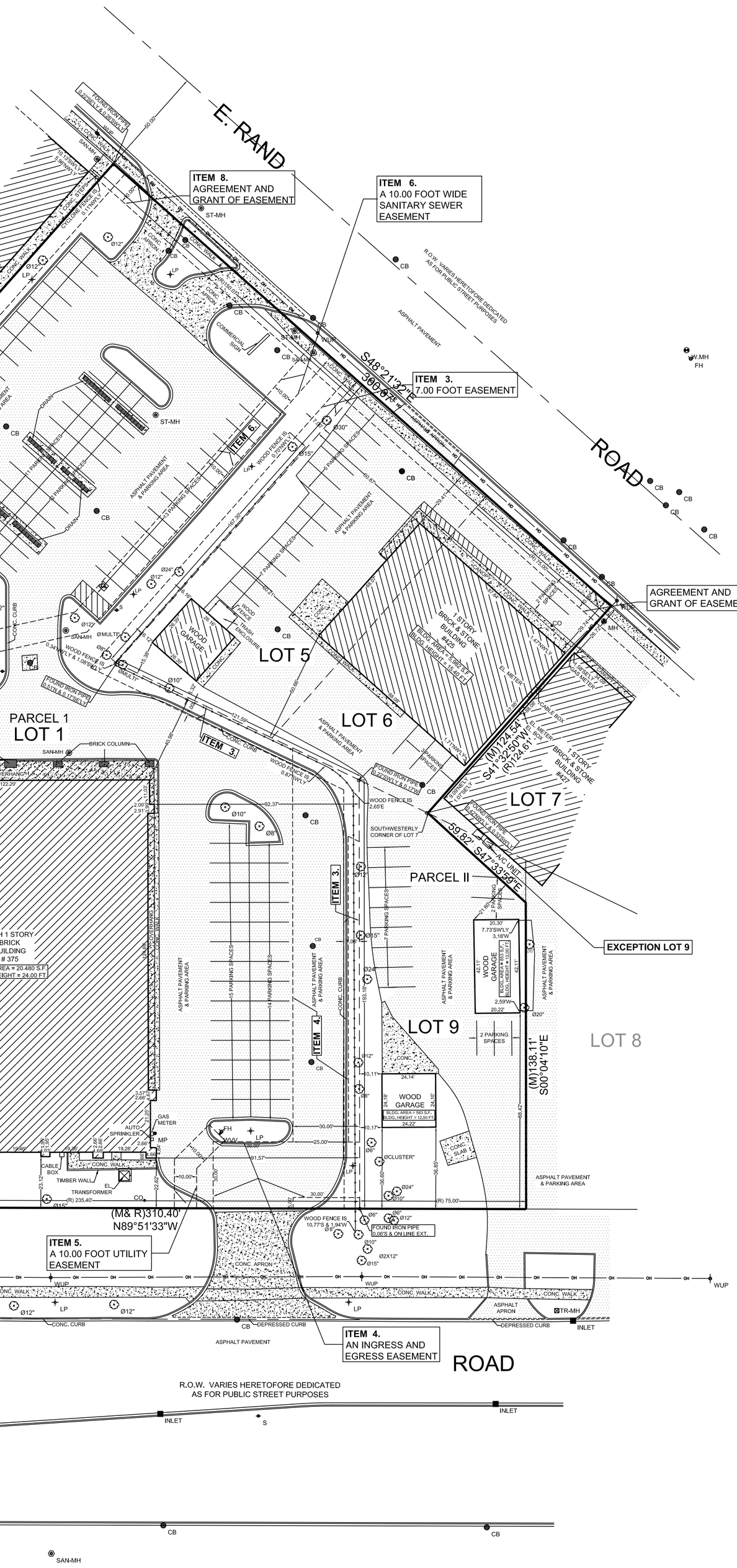
E Rand Rd
N Arlington Heights Rd
E Palatine Rd
W Palatine Rd
W Wheeler St
N Evergreen Ave
N Dunhill Ct N
Windham Ct N
N Ringtree Dr
N Eastwood Dr
E Redwood Ln
407
427
455

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY

0' 10' 20' 50' 100'

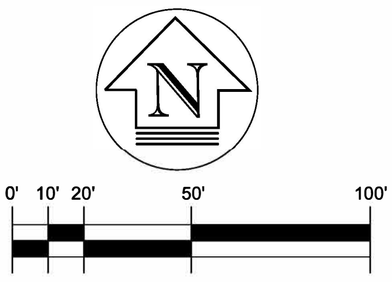


ORDERED BY: G.W. PROPERTIES
SCALE : 1" = 30'
DATE :JANUARY 31, 2023
FILE No.: 2023 - 30742-1

DATE	REVISION
01-30-24	ALTA UPDATE
05-03-23	RE- CERTIFIED

SHEET 2 OF 2

LEGEND	ABBREVIATIONS
SAN-MH	SANITARY MANHOLE
ST-MH	STORM MANHOLE
CB	CATCH BASIN
INLET	INLET
WVV	WATER VALVE VAULT
FH	FIRE HYDRANT
LP	LIGHT POLE
WUP	WOOD UTILITY POLE
TR	TREE
TR-S-MH	TRAFFIC SIGNAL MANHOLE
MH	MANHOLE
SIGN	SIGN
MP	METAL GUARD POST
	HANDICAPPED PARKING SPACE
(R)	RECORD DATA
(M)	MEASURED DATA



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ALTA / NSPS LAND TITLE SURVEY

OF

PARCEL 1:
LOT 1 IN PEP BOYS RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 3, 4, 10 AND 11 IN SMITH AND DAWSON ARLINGTON HEIGHTS ACRES, IN SECTION 17 RANGE 42 NORTH, TOWNSHIP 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512, IN THE COUNTY OF COOK, STATE OF ILLINOIS.

PARCEL 2:
LOTS 5, 6 AND 9 IN SMITH AND DAWSON ARLINGTON HEIGHTS ACRES, IN SECTION 17 RANGE 42 NORTH, TOWNSHIP 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512, IN THE COUNTY OF COOK, STATE OF ILLINOIS.

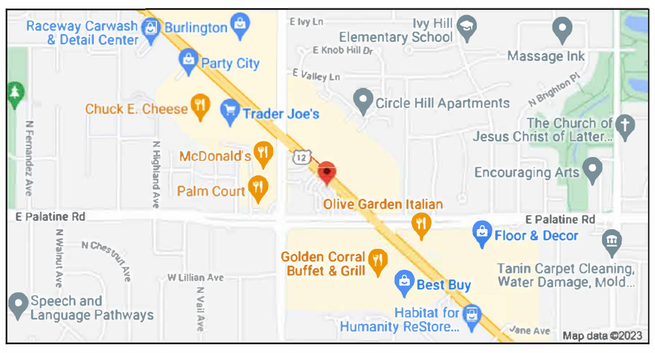
KNOWN AS: **375-425 E. RAND ROAD, ARLINGTON HEIGHTS, ILLINOIS**

PERMANENT INDEX NUMBERS:
03 - 17 - 303 - 017 - 0000;
03 - 17 - 303 - 007 - 0000;
03 - 17 - 303 - 008 - 0000;
03 - 17 - 303 - 020 - 0000;

AREA = 121,725 SQ.FT. OR 2.794 ACRES

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	108
HANDICAP	4
TOTAL	112

LOCATION MAP



NOTES:

-THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREETS KNOWNS AS **E. RAND ROAD** AND **E. PALATINE ROAD.**

-THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;

-THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;

-THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;

- ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.

- THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.

- **ITEM # 8 FROM TABLE A**
ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.

- ITEM # 9 FROM TABLE A
THERE ARE 112 STRIPED PARKING SPACES ON THE PROPERTY.

- ITEM # 10 FROM TABLE A
THERE ARE NO PARTY WALLS (ALL WALLS ARE INDEPENDENT).

- **ITEM # 11 FROM TABLE A**
ALL VISIBLE UTILITIES ARE PLOTTED.

- ITEM # 16 FROM TABLE A
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.

- ITEM # 17 FROM TABLE A
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

- ITEM # 18 FROM TABLE A
NO OFFSITE BENEFICIAL EASEMENTS WERE REFLECTED IN TITLE.

- ITEM # 19 FROM TABLE A
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

FIRST AMERICAN TITLE INSURANCE COMPANY

COMMITMENT NO.: **1158325**
EFFECTIVE DATE: **.....**

ITEMS CORRESPONDING TO SCHEDULE B :

ITEM 1
NOT SURVEY RELATED.

ITEM 2.
PLAT OF EASEMENT RECORDED APRIL 18, 1985 AS DOCUMENT 27516322, AND THE TERMS, PROVISIONS, LIMITATIONS AND CONDITIONS CONTAINED THEREIN.

ITEM 3.
A 7.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512.
(PLOTTED ON THE DRAWING)

ITEM 4.
AN INGRESS AND EGRESS EASEMENT RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512.
(PLOTTED ON THE DRAWING)

ITEM 5.
A 10.00 FOOT UTILITY EASEMENT RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512.
(PLOTTED ON THE DRAWING)

ITEM 6.
A 10.00 FOOT WIDE SANITARY SEWER EASEMENT RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512.
(PLOTTED ON THE DRAWING)

ITEM 7.
ONSITE UTILITY MAINTENANCE AGREEMENT BY AND BETWEEN THE PEP BOYS, MANNY MOE AND JACK OF CALIFORNIA, A CALIFORNIA CORPORATION, DATED DECEMBER 5, 1994 AND RECORDED DECEMBER 30, 1994 AS DOCUMENT 04084481, AND THE TERMS, PROVISIONS, LIMITATIONS AND CONDITIONS CONTAINED THEREIN.

ITEM 8.
AGREEMENT AND GRANT OF EASEMENT FOR PUBLIC IMPROVEMENT BY AND BETWEEN AMERICAN NATIONAL BANK OF ARLINGTON HEIGHTS, ET. AL., DATED MARCH 6, 1985 AND RECORDED APRIL 18, 1985 AS DOCUMENT 27516322, AND THE TERMS, PROVISIONS, LIMITATIONS AND CONDITIONS CONTAINED THEREIN.
(PLOTTED ON THE DRAWING)

ITEM 9.
ORDINANCE PRORATING THE COST OF THE CONSTRUCTION OF THE IVY HILL RELIEF SANITARY SEWER, DATED NOVEMBER 5, 1979 AND RECORDED DECEMBER 13, 1979 AS DOCUMENT 25281453, AND THE TERMS, PROVISIONS, LIMITATIONS AND CONDITIONS CONTAINED THEREIN.

ITEM 10.
RESOLUTION ACCEPTING A GRANT OF EASEMENT FOR A PUBLIC SIDEWALK IN FAVOR OF ARLINGTON HEIGHTS, ILLINOIS, DATED APRIL 18, 1994 AND RECORDED MAY 19, 1994 AS DOCUMENT 94449083, AND THE TERMS, PROVISIONS, LIMITATIONS AND CONDITIONS CONTAINED THEREIN.

ITEMS 11 - 12
NOT SURVEY RELATED.

ITEM 13.
ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY united SURVEY SERVICE, LLC ON 01-31-23, DESIGNATED 20070309-012:

a. A SIGN ENCROACHES FROM 8.4 TO 12.5 FEET SOUTH OF THE SOUTH PROPERTY LINE INTO THE EAST PALATINE ROAD RIGHT OF WAY.
(NOT SURVEY MATTER ANYMORE)

b. BRICK WALL ENCROACHES FROM 6.41 TO 6.62 FEET WEST OF THE EAST LINE OF A 7.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT INTO SAID EASEMENT.
(PLOTTED ON THE DRAWING)

c. THE STUCCO MOLDING ENCROACHES FROM 0.0 TO 0.2 FEET WEST OF THE WEST PROPERTY LINE ONTO THE ADJACENT PROPERTY TO THE WEST.
(NOT SURVEY MATTER ANYMORE)

d. A WOODEN FENCE ENCROACHES FROM 0.0 TO 0.1 FEET WEST OF THE WEST PROPERTY LINE ONTO THE ADJACENT PROPERTY TO THE WEST.
(NOT SURVEY MATTER ANYMORE)

e. THE 1 STORY BRICK BUILDING ENCROACHES FROM 1.79 TO 4.73 FEET WEST OF THE EAST LINE OF A 7.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT INTO SAID EASEMENT.
(PLOTTED ON THE DRAWING)

f. THE CONCRETE CURB ENCROACHES FROM 0.5 TO 0.9 FEET SOUTHEAST OF THE NORTHWEST PROPERTY LINE ONTO THE SUBJECT PROPERTY.
(NOT SURVEY MATTER ANYMORE)

g. THE CHAIN LINK FENCE ENCROACHES FROM 0.0 TO 0.7 FEET SOUTHEAST OF THE NORTHWEST PROPERTY LINE ONTO THE SUBJECT PROPERTY.
(NOT SURVEY MATTER ANYMORE)

h. THE CONCRETE ENCROACHES FROM 0.0 TO 0.5 FEET SOUTHEAST OF THE NORTHWEST PROPERTY LINE ONTO THE SUBJECT PROPERTY.
(NOT SURVEY MATTER ANYMORE)

ITEM 14
NOT SURVEY RELATED.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO.: **CH23008799**
EFFECTIVE DATE: **MAY 5, 2023**

ITEMS CORRESPONDING TO SCHEDULE B:

ITEMS 1 - 7
NOT SURVEY RELATED.

FLOOD STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION **"X" -** AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP **17031 C 0201 J,** WITH A DATE OF IDENTIFICATION OF **AUGUST 19, 2008**, FOR COMMUNITY NUMBER **170056 0201 J** , IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD ARLINGTON HEIGHTS, IL 60005
T 1.847.368.5000

ZONING CLASSIFICATION:

B-2 = GENERAL BUSINESS DISTRICT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, **ROY G. LAWNICZAK**, A REGISTERED LAND SURVEYOR, **LICENSE NO. 35-2290**, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

- **GW ARLINGTON RAND 2 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**

- **RONALD H. MUELLER AND MARCINETTE MUELLER, HIS WIFE AS JOINT TENANTS**

- **GW PROPERTY GROUP LLC**

- **FIDELITY NATIONAL TITLE INSURANCE COMPANY**

- **FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL**

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH **2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS**, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1),7(c), 8, 9, 10(a), 11(a), 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 30, 2024.

DATE OF PLAT: FEBUARY 12, 2024.

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

BY: _____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025

ORDERED BY: G.W. PROPERTIES	
SCALE : 1" = 30'	
DATE :JANUARY 31, 2023	01-30-24 ALTA UPDATE
FILE No.: 2023 - 30742	05-03-23 RE- CERTIFIED
	DATE REVISION

SHEET 1 OF 2

June 15th, 2026

Attn: Dan Osaba

Re: ***Special Use Permit and Plat of Subdivision– 375 & 425 E Rand Rd, Arlington Heights, IL 60004***

Dan:

This letter is in reference to the proposed Drive Thru Special Use Permit for the site located at 375 & 425 E Rand Rd, Arlington Heights, IL 60004.

Applicant: CW Arlington Holdings, LLC

Adam Firsel, its Manager
10 Parkway North Blvd, Suite 120
Deerfield, Illinois 60015

Owner: CW Arlington Heights, as part of this signed memorandum, affirms ownership and control of the property.

Site Visit Authorization: As part of this signed memo, CW Arlington Holdings, LLC grants the Village of Arlington Heights permission to visit the site.

Property: 375 & 425 E Rand Rd, Arlington Heights, IL 60004

Tax Parcels: 03-17-303-017-0000
03-17-303-007-0000
03-17-303-008-0000
03-17-303-020-0000

Legal Description:

PARCEL 1:
LOT 1 IN PEP BOYS RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 3, 4, 10 AND 11 IN SMITH AND DAWSON ARLINGTON HEIGHTS ACRES, IN SECTION 17 RANGE 42 NORTH, TOWNSHIP 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512, IN THE COUNTY OF COOK, STATE OF ILLINOIS.

PARCEL 2:
PARCEL I: LOTS 5 AND 6 (EXCEPT THEREFROM THAT PART THEREOF TAKEN FOR HIGHWAY PER DOCUMENT RECORDED DECEMBER 10, 1940 AS DOCUMENT NO. 12592035), IN SMITH AND DAWSON'S ARLINGTON HEIGHTS ACRES, BEING A SUBDIVISION OF PART OF

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF RAND ROAD, IN COOK COUNTY, ILLINOIS.

PARCEL II: LOT 9, IN SMITH AND DAWSON'S ARLINGTON HEIGHTS ACRES, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF RAND ROAD, EXCEPTING THEREFROM THAT PART OF LOT 9 DESCRIBED AS LYING NORTHEASTERLY OF A LINE ORA WN FROM THE SOUTHWESTERLY CORNER OF LOT 7, IN SAID SUBDIVISION AND BEING PERPENDICULAR TO THE NORTHWESTERLY LINE OF SAID LOT 7 AND EXTENDED SOUTHEASTERLY TO THE EAST LINE OF SAID LOT 9, IN COOK COUNTY, ILLINOIS.

Project Description: The proposed project involves the redevelopment of the former Pep Boys and Suburban Trim and Glass located at 375-425 E Rand Road in Arlington Heights. The site will be subdivided into three parcels to accommodate three new users: a Wendy's quick-service restaurant, a Dutch Bros Coffee shop, and a multi-tenant retail building. Wendy's and Dutch Bros will be constructed as new single-story prototype buildings, while the multi-tenant building will repurpose approximately two-thirds of the existing Pep Boys structure. The southern third of the building will be demolished and reconstructed to accommodate a modern drive-thru lane. As part of the Wendy's and Dutch Bros new development, the former Suburban Trim and Glass will be demolished. Each of the three buildings will include a drive-thru component consistent with the operational requirements of national quick-service tenants.

This project is intended to revitalize a long vacant parcel that has sat underutilized. As part of Core's development, the new shopping center will operate as a cohesive property with cross access and cross parking. Additionally, under the new Plat of Subdivision, access will be granted to both the east and west properties to allow for future cohesion in subsequent developments. The site has been thoughtfully engineered to allow safe vehicular circulation and pedestrian convenience.

Construction is anticipated to commence in mid-2026, with delivery of all buildings to tenants by the end of 2026 and full site completion by early 2027. The requested redevelopment plan is being submitted under a Planned Unit Development to best operate under Arlington Heights' zoning ordinances.

Justification: The requested PUD for the new shopping center calls for three buildings that will operate drive-thrus. While drive-thrus are consistent with the commercial character of the B-2 zoning district, they require Special Use approval under Arlington Heights zoning code.

Drive-thru service is a critical component for attracting and retaining national tenants in today's retail marketplace. Leading quick-service and coffee operators—including Wendy's and Dutch Bros—require drive-thru capabilities as part of their standard prototype design. Similarly, the reconfiguration of the existing Pep Boys building to incorporate a drive-thru is essential to securing

strong tenants for the multi-tenant building, ensuring long-term occupancy and viability of the site. The proposed drive-thru operation on the Pep Boys building is specifically designed for a financial institution that will utilize two lanes for ATM and customer representative interaction.

The Plat of Subdivision request further supports the redevelopment by creating three independent parcels. This will simplify ongoing property management, establish clear responsibility for site maintenance, utilities, and tax obligations, and allow each user, or owner, to control their parcel while maintaining synergy within the center.

Tenant Operating Information:

Proposed Operating Hours:
Dutch Bros – 5:00 AM to 12:00 AM
Wendy's – 7:00 AM to 1:00 AM
Menchie's – 11:00 AM/12:00 PM to 10:00 PM/11:00 PM
Jetset Pilates – 7:00 AM to 7:00 PM
Paris Baguette – 6:00 AM to 9:00 PM
Old National Bank – 9:00 AM to 5:00 PM, closed on Saturday and Sunday

Anticipated Number of Employees:
Dutch Bros – up to 10 Employees
Wendy's – 10 Employees
Menchie's – 12 to 14 Employees
Jetset Pilates – 2 Employees
Paris Baguette – Approximately 30 Employees
Old National Bank – 5 to 10 Employees

Market Study:

Rand Road is a primary commercial and commuter corridor through Arlington Heights, accommodating more than 24,000 vehicles per day. Additionally the site is centered between Arlington Height Road and Palatine Road which offer an additional 60,000 vehicles per day which makes the site one of the highest trafficked parcels in the northwest suburbs. Of these vehicular traffic patterns, a significant portion are commuters traveling to and from Illinois Route 53, which carries more than 90,000 vehicles daily. This provides the site with incredible exposure ideally suited to the intended retailers coming to the development. Consumer spending within the immediate trade area supports sustained retail and QSR performance. Annual restaurant expenditures total approximately $60 million within one mile, $247 million within two miles, and $539 million within three miles, underscoring strong daily-use demand across food and beverage categories. The Chicago Bears are planning to move to a new enclosed stadium in Arlington Heights, with construction potentially beginning in 2026 and the new facility opening by 2029. While the timeline is dependent on finalizing plans and securing a tax deal, the anticipated relocation has already elevated Arlington Heights' regional visibility and reinforced retailer confidence in the area's long-term growth. The project—paired with ongoing public and private investment throughout the Rand Road corridor—underscores the village's sustained appeal as one of the premier suburban markets in the Chicago metro area.

Dutch Bros Coffee identified this site to capitalize on high-volume morning and afternoon traffic patterns along Rand Road, providing convenient drive-thru access for commuters and residents. By placing a store at this location, Dutch

Bros can efficiently capture daily repeat customers and expand its Illinois footprint into a first-ring suburban infill location consistent with its current Midwest growth strategy. Wendy's selection of the site reflects the brand's ongoing repositioning toward newer, smaller prototypes in high-traffic infill corridors. The Rand Road corridor provides the ideal combination of visibility, access, and co-tenancy to support both drive-thru and dine-in sales, appealing to nearby office workers, families, and sports teams frequenting the area after practices and games. The multi-tenant building provides opportunities for a plethora of retailers that have been targeting Arlington Heights for brand expansion. Due to the strong retail prominence of Arlington Heights, there is little small-shop vacancy available within the immediate trade area. The quasi-new construction building provides an excellent opportunity for the proposed retailers to enter the market. This is further showcased by Core having solidified tenants at lease, or LOI, stage for all five availabilities within the building. The proposed users are within the quick serve restaurant, financial institution, and general retail sectors.

Other statistics that support the selection of this site include the following:

Population:
Population within 1-mile is 13,931
Population within 2-miles is 53,150
Population within 3-miles is 127,404

Households:
5,117 households within 1-mile
21,391 households within 2-miles
51,489 households within 3-miles

Incomes:
Average household income within 1-mile is $168,800
Average household income within 2-miles is $153,400
Average household income within 3-miles is $138,000

Consumer Restaurant Expenditure:
Annual consumer restaurant expenditure within 1-mile is $59,659,562
Annual consumer restaurant expenditure within 2-miles is $247,164,055
Annual consumer restaurant expenditure within 3-miles is $539,145,752

Accompanying Exhibits: Exhibit A – Site Plan

Sincerely,

Adam Firsel - Manager
CW Arlington Holdings, LLC

DESIGN

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

COMMISSION

RE: 1900 EAST THOMAS STREET, JOHN HERSEY HIGH SCHOOL - DC #26-030, SIGN VARIATION

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Design Commission taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 3rd Floor, Community Room, Arlington Heights, Illinois on the 19th day of May, 2026 at the hour of 6:30 p.m.

MEMBERS PRESENT:

KIRSTEN KINGSLEY, Chairperson
JOHN FITZGERALD
TED ECKHARDT
JONATHAN KUBOW
RICH BONDAROWICZ

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

CHAIRPERSON KINGSLEY: I will call the Design Commission for May 19, 2026 to order. First item is Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRPERSON KINGSLEY: Thank you.

Next item is roll call.

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Here.

MR. HAUTZINGER: Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Here.

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Here.

MR. HAUTZINGER: Commissioner Bondarowicz.

COMMISSIONER BONDAROWICZ: Here.

MR. HAUTZINGER: And Chair Kingsley.

CHAIRPERSON KINGSLEY: Here. We're all here.

Next item is approval of the last minutes from April 28th.

COMMISSIONER FITZGERALD: I'd like to make a motion to approve.

CHAIRPERSON KINGSLEY: There's a motion to approve those minutes.

COMMISSIONER ECKHARDT: Second.

CHAIRPERSON KINGSLEY: There's a second.

Any discussion?

(No response.)

CHAIRPERSON KINGSLEY: Roll call please to approve the minutes.

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Yes.

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Yes.

MR. HAUTZINGER: Commissioner Bondarowicz.

COMMISSIONER BONDAROWICZ: Yes.

MR. HAUTZINGER: And Chair Kingsley.

CHAIRPERSON KINGSLEY: Abstain. I was absent.

Okay, the next item is old business, we don't have any. So, new business, I'll just briefly go over our how we run our meetings.

So, there are four petitions, and the Staff will introduce each item, each petition, give us an overview of it. Then, the petitioner will have a chance to come up to the podium and just talk about the project. Then, we'll open it up to public for any comments, and then the Commissioners will then discuss it, okay?

So, 1900 East Thomas Street is our first one.

MR. HAUTZINGER: Which is John Hersey High School, and they are here tonight seeking approval to replace their existing scoreboard which is

located in the north end of their football field with a new electronic video scoreboard at the same location.

Let me scroll over to the aerial image and get everybody oriented. So, I think everybody is probably pretty familiar with the property, but obviously the entire Hersey property is outlined in the red border here. You can see the football field in the northeast corner, and then, you know, kind of beyond the north end zone is the location of that existing scoreboard, which again is the same location for the proposed new scoreboard.

So, scrolling forward here, let's stop here at the image of the existing scoreboard. This is 400 square feet with an overall height of 22 feet. Then, in the same location, here is the proposed new scoreboard. This one is 528.3 square feet, so about 128 square-foot larger than the existing, and the overall height is 31 feet two inches, not quite, you know, about nine-foot taller.

Part of the reason for the increase in height is actually the increase in ground clearance. The existing scoreboard is lower to the ground about six feet above grade, and the manufacturer of the new scoreboard recommends 10 feet of clearance. This is for a few reasons: one is for safety to avoid collisions with the, you know, someone playing a sport that might go running into that direction; the protection of the scoreboard itself to avoid damage, getting it up a little higher; and then of course it improves visibility.

So, in general, as far as the code and what we're here tonight, you know, there is a sign variation to allow the scoreboard basically because it's a unique, obviously a unique type of signage request that is just not covered in the Sign Code. So, we have a variation simply to allow the 528.3 square-foot, 31-foot two-inch tall electronic video scoreboard, where scoreboards are not a permitted type of signage, okay.

Then, let me give a little bit of overview, the background. In your packet, the Petitioner did provide a letter that explained some of the background associated with the scoreboard. One of the key things to understand is that this is a district-wide initiative for all the D214 high schools. They've already been installed, very similar scoreboards to this one have been installed at Buffalo Grove and Wheeling High Schools, and installation at the remaining schools are planned to be completed over the next two summers with Hersey and, I believe, Prospect targeting getting it completed this summer.

Aside from just the nice update and modernization that a new digital scoreboard like this would bring to their football facility and their athletic fields, the Petitioner also explained in that letter that this will play a part in their school career and technical education curriculum. So, the scoreboard will be student operated during sporting events which provides an opportunity for hands-on learning for those students to gain, you know, similar real-world experience, doing sideline interviews, live event video coverage, instant video replays. You know, the goal is to have a format that would mirror a professional broadcast journalism, you know, type of work. So, it's not just for the games, but it also does have an advantage for the students which I think is important to consider.

The video portion of the board which, obviously, you can see in the mockup on the screen where the huge image of the players is, you know, the

scoreboard itself actually is technically just the bottom of the whole overall sign, the biggest portion being the video board. The Petitioner explained in that letter that the video board portion, to minimize, you know, the impact of this, is going to be used for varsity athletic events only, including football, soccer, lacrosse and track meets. They report that none of those events run past 10:00 p.m., which is important just to know when is this all going to be shut off in the evenings. So, the intention would be that this video display would be off at all times except for when there's a sporting event happening.

The new video board will have auto-dimming functionality to control the brightness, which is really important. You know, electronic signs like this got a really bad reputation early on because there were just some out there that were super overly bright and very jarring. Now, I don't know if you can even get one without the auto-dimming functionality, but it has a photo sensor so if you have a cloudy day, it will dim it down a bit; if it's a really bright sunny day, it has to brighten up the board so you can still see it. But that's really important so that it will dim automatically based on ambient light conditions to avoid, you know, something that's overly bright.

Also, it will not have sound. They said that the audio will continue to be provided by the existing athletic field speakers which are located near the press box. So, the video board itself is not going to project any new sounds. There's not any speakers associated with this, it's just the display.

During events, the use of the board will include advertisements from local sponsors. So, there is a second variation associated with this item, to allow basically advertising a business or a service that's not located on the same property as the sign. Per code, that's prohibited. So, a variation to allow those off-premise sponsor advertisements is also required as part of this request.

So, Staff's comments about the proposal is that overall, you know, we do not object to the new video scoreboard. Since it is replacing an existing scoreboard in the same location at an existing football field, this isn't a huge change. Use of the video board to display scores, video replays, even the sponsor advertisements, Staff feels it's an appropriate use associated with an athletic field. Staff feels that the impact to the surrounding neighbors should be minimal.

There are some exhibits in the packet that help to illustrate, it's a little difficult to see, but you can take a closer look, but they've illustrated how the visitor bleachers are along the street on the east side of the property, and that's really going to obscure the majority of the view of this scoreboard. It obscures the existing one completely. It is anticipated that the new one might be a little bit visible peeking up above those bleachers, but again, in Staff's assessment, we're not overly concerned about it being, you know, a negative impact.

The design of the scoreboard is nicely done. Let me scroll back to that. Overall, I mean, this would be a really nice enhancement to the dated appearance of what's been there for a while. So, you know, in that regard, it's always nice to welcome improvements like this.

The only comment that we had about the design is, you know,

this is the front of the existing and the rear of the existing, front of the proposed. Then, the manufacturer did provide this image which is a similar scoreboard, but this was anticipated that the back of the proposed scoreboard might look similar to this one which Staff does feel looks a little unfinished, especially considering there are residences to the north that might have some visibility of the scoreboard from the back of their homes.

So, Staff's recommendation would be if they could incorporate some sort of, you know, finished cabinet around all of this. We had some brief correspondence with the Petitioner about that and, considering Hersey's colors with orange and brown, you know, the orange looks great on the front, there's definitely no need for bright orange on the back, but brown would be great. It blends in with nature and to try to make this look a little more finished.

So, that would be our only recommendation. Aside from that, Staff is recommending approval of both variations. We do have a few conditions that we just want to include in that recommendation for approval if the Design Commission agrees. It's really just documenting mostly all the points that the Petitioner and Staff have already discussed about when it's going to be used, that it will be turned off no later than 10:00 p.m. and whenever there is not a sporting event going on. Of course the off-premise sponsor advertisements will only be run on the screen during those sponsored events. It's not something that's going to be up throughout the day or something like that. The auto-dimming technology, no sound, and then the recommendation for the finished panel. That's our comments.

CHAIRPERSON KINGSLEY: Thank you.

Would someone from the Petitioner like to speak on this?

MR. DEMARAKIS: Since I signed in, I'll come up and say a few words. I'm George Demarakis with ARCON Associates. We are the architects for District 214. I'm actually an Arlington Heights resident. I used to, if you looked at that map, our house is looking at the building on my left because I grew up here.

Steve did a great job kind of iterating everything that we needed to say, but I will just kind of piggyback off a little more specifically about the need and the whys. I always say as an architect, we just want to make sure that we have the right reason for what we're doing. Hearing from the District, the initiative that they've put in place, and the board is pretty strong on that, is getting our students career ready, right?

The CTE program is something that's been flourishing for District 214, be it autos, be it culinary, you name it. They've been wanting to make sure they get our students at the high school ready to go right into the real world. I wish I had an opportunity like this when I was younger. But having this as being student run and operated, teaching the journalism, the broadcasting, looking at the instant replays, doing interviews on the sidelines, getting them to understand those real-world activities at a much younger age is a, you know, really great thing that they're doing. That's something that they're trying to push as much as they can throughout all their schools.

So, Steve mentioned that we had already started, the two schools are already in place. This summer is the next two, and we'll be following with Elk Grove and Rolling Meadows next year in hopes to kind of get that

everywhere throughout. But everything that they've put in their recommendation and the caveats that they're putting in there is something that, on behalf of the School District, I can firmly say they agree with and we will accommodate.

I love orange. It made it easy when I went to UofI because all my shirts were already purchased in high school so I didn't buy anything, but that's it. We're open for questions from both sides and we're happy to be here. Thank you for the opportunity and looking into this in such a timely manner because I know we kind of turned this in pretty quickly. So, thank you.

CHAIRPERSON KINGSLEY: Thank you.

Is there anyone in the audience, the public that would like to speak on this one or have questions?

(No response.)

CHAIRPERSON KINGSLEY: Okay, no one is here to speak on this petition. We'll start with us, the committee.

Commissioner Fitzgerald?

COMMISSIONER FITZGERALD: All right, thank you.

I am in favor of this variance. I think that the only time it would affect anyone is at night, but the lights within the stadium are going to be on anyway. I like that it's going to be turned off at 10:00 o'clock.

I do agree with the Staff's conditions, and it would be nice to have the back look better than is presented tonight. Then, as far as the conditions, I would like to maybe make it open that they could use this during graduation if they chose to. I mean, that could be interesting. That's all I have.

CHAIRPERSON KINGSLEY: All right, thank you.

Commissioner Eckhardt?

COMMISSIONER ECKHARDT: Thank you.

Well, I think the saddlebag use for the student education and development is fantastic. Things that are going on in the schools, this is just wonderful that they can get real life experience and see their stuff on the board. I have no issue with the design.

I agree, the back needs some kind of a, some bright metal. It could be, it doesn't have to be bright orange, but it should be finished a little bit. Also, I support Staff's narrative regarding the rules, and that's it. I'm in favor of it.

CHAIRPERSON KINGSLEY: Thank you.

Commissioner Kubow?

COMMISSIONER KUBOW: I just want to add I agree with the rest of the Commissioners and Staff's report. Just a general clarification. So, we have items 1 through 5 are requirements essentially, we're in agreement. Item 6 is a recommendation, but a question for the Petitioner.

Are you planning to do the back finish? That's a done deal?

MR. DEMARAKIS: Yes.

COMMISSIONER KUBOW: Okay, so I am in agreement to both variances.

CHAIRPERSON KINGSLEY: Okay, Commissioner Bondarowicz?

COMMISSIONER BONDAROWICZ: Same. I have no further comment. I think what everyone said is spot on, and if you intend on doing

something with the back side, I think that's great.

CHAIRPERSON KINGSLEY: Thank you.

My only comment would be the color is black and I think that's great, but if the back is going to be brown, and since the color of Huskies is brown and orange, maybe dark bronze for the frame and for the enclosure might work as well. It's actually real closer, too, from the entire thing. So, that's, I would just say that I think that would be fine, too.

Then, the other thing that, I just need a little, I'm all for this, but just a question about the sponsorship advertising. So, I'm assuming that it's going to be clear what the money is going towards, you know, like is it sponsoring the Boosters or is it, you know, I guess that's kind of weird to say. I'm assuming that, but soccer is going to be different than football. Right?

MR. DEMARAKIS: Yes. Yes, that's correct.

MS. MISTAK: Yes, but we, I don't know if --

CHAIRPERSON KINGSLEY: Sure, if you could just state your name real quickly?

MS. MISTAK: Aneta Mistak, I'm Director of Operations for District 214.

CHAIRPERSON KINGSLEY: Okay.

MS. MISTAK: Thank you for pointing that. Actually, during our board meeting, when we brought that to our board for discussion and approval, since it's such a new thing and we do not have any type of sponsorship to report, all of the money that they will collect by the sponsorship, they will go to improve all of the facilities. Because we have so many needs on the outside, and recently in Buffalo Grove, we did two phases and now we're doing the stadium. We would like to have that in each school so the students from 214, they will have the same opportunity and, you know, to use their fields. Whatever will be collected will go for improvement of the baseball, softball, soccer. We see that we have a lot of needs, that all of the money will go be distributed evenly through all of the sports.

CHAIRPERSON KINGSLEY: Great, and that's how, is that how it's going to be at Wheeling, too?

MS. MISTAK: Yes, that will be Wheeling, that will be also the BG, Buffalo Grove, and Wheeling. In the future, we're trying to get this summer hopefully Prospect High School, and then next summer we will have the Elk Grove Village and Rolling Meadows. Also the same, we are now in agreement with and we have approval by the board that we can display on the fence the sponsors, and that money will go toward the same funds that we will improve the facility outside and inside for athletics and physical education.

CHAIRPERSON KINGSLEY: And maybe the CTE program or whatever you call it.

MS. MISTAK: Yes, especially broadcasting since the students will be highly involved. Yes, definitely.

CHAIRPERSON KINGSLEY: That's awesome. Thank you very much.

MS. MISTAK: Thank you.

CHAIRPERSON KINGSLEY: All right, so I'm glad about that, and I

don't have any other questions.

COMMISSIONER KUBOW: I'd like to make a motion to approve DC #26-030.

CHAIRPERSON KINGSLEY: Thank you.

COMMISSIONER KUBOW: My motion will include the agreement between Staff and the Petitioner on Items 1 through 6 that means they're all requirements, and on, well, No. 6, the recommendation, it's to confirm the requirement, but also that bronze or brown be the color to match the school's color. That concludes my motion.

Motion to recommend <u>approval</u> to the Village Board of DC #26-030 for the following sign variations for John Hersey High School at 1900 East Thomas Street:

1. **A variation from Chapter 30, Section 30-203, *Residential (R) Districts Signage Provisions*, to allow a 528.3 square-foot, 31-foot two-inch tall electronic video scoreboard, where scoreboards are not a permitted type of signage; and**
2. **A variation from Chapter 30, Section 30-102(f), *Prohibited Signs*, to allow off-premise sponsor advertisements on the video scoreboard.**

This recommendation is based on the plans received 4/20/26, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following:

1. **The operation and use of the video board portion of the scoreboard shall be restricted to IHSA-sanctioned home games for varsity-only athletic events, including football, soccer, lacrosse, and track meets. Freshman and JV sports will use the bottom portion scoreboard only.**
2. **The video scoreboard shall be turned off at the end of the sporting event, no later than 10:00 p.m., and will be turned off at all times when not in use for a school event.**
3. **Off-premise sponsorship advertisements shall only be displayed during sponsored events.**
4. **Per Chapter 30, Section 30-705(h)(3), the video board display shall have auto-dimming technology to automatically adjust the brightness to 0.3 foot candle maximum above ambient lighting conditions.**
5. **There shall be no sound emitted from the video scoreboard.**
6. **The back of the new scoreboard will be enclosed with a smooth finished cabinet in a bronze or brown color to match the school's color.**
7. **This recommendation deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/ builder's responsibility to**

comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

CHAIRPERSON KINGSLEY: Okay, there's a motion.

Is there a second?

COMMISSIONER FITZGERALD: Second.

CHAIRPERSON KINGSLEY: Motion and a second.

Any discussion?

COMMISSIONER ECKHARDT: I have a quick question, and I'm not trying to turn this around a little bit, but the schools are selling advertising. When the racetrack put their sign up on 53, they made a deal with the Village to provide advertising for themselves, and then advertising to support paying for the sign. I'm assuming that the kind of advertising that you'll be selling would be appropriate for the high school audience and the activities that are on the property, not something, are you establishing some kind of a --

MS. MISTAK: Yes. What we decided, we have a lot of sponsoring for athletics sponsors. We have a lot of sponsors that come and support us with the equipment, with the PE clothes, with football, with the goalposts, everything will come from those. So far, they didn't have any other agreement or, you know, petitioners that they would like to, and I know that the administration didn't agree. I know they mostly will come from athletics.

COMMISSIONER ECKHARDT: Yes.

MS. MISTAK: Yes, because that's going to work and we would like to, it's kind of like not only advertising. It's also that the students, they have a local, you know, component that it's advertising, but they are playing. Also, they are using their equipment, they're using the outfits and on and on.

COMMISSIONER ECKHARDT: Okay, I don't need to change the motion. I was just curious to know that that was being paid attention to.

MS. MISTAK: Yes, and we did have that standard, a conversation with our school board before we brought that to them. We had a discussion and then approval, yes.

COMMISSIONER ECKHARDT: Okay.

MS. MISTAK: Thank you.

COMMISSIONER ECKHARDT: Thank you.

CHAIRPERSON KINGSLEY: Thank you.

Okay, there's a motion and a second and, I think, no more discussion? I think we're ready for roll call.

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Yes.

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Yes.

MR. HAUTZINGER: Commissioner Bondarowicz.

COMMISSIONER BONDAROWICZ: Yes.

MR. HAUTZINGER: And Chair Kingsley.
CHAIRPERSON KINGSLEY: Yes.
The motion has passed. Good luck.
MR. DEMARAKIS: Thank you.
MS. MISTAK: Thank you.
MR. DEMARAKIS: Thank you so much.
MR. HAUTZINGER: And I do always just like to remind that you guys are aware that for sign variations, the Design Commission makes a recommendation to the Village Board, so I'll be in touch with you guys to coordinate that meeting in particular as quick as we can.
MR. DEMARAKIS: Excellent, thank you very much.
MS. MISTAK: Thank you.
(Whereupon, the meeting on the above-mentioned petition was adjourned at 6:52 p.m.)

DESIGN

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

COMMISSION

RE: 375 EAST RAND ROAD - DC #25-096
COMMERCIAL

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Design Commission taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 3rd Floor, Community Room, Arlington Heights, Illinois on the 19th day of May, 2026 at the hour of 6:52 p.m.

MEMBERS PRESENT:

KIRSTEN KINGSLEY, Chairperson
JOHN FITZGERALD
TED ECKHARDT
JONATHAN KUBOW
RICH BONDAROWICZ

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

CHAIRPERSON KINGSLEY: All right, so the next item on our agenda is 375 East Rand Road, DC #25-096.

Staff?

MR. HAUTZINGER: Okay, so I did want to point out actually, just to sort of look ahead a little bit, the following three items, the remaining three items on the agenda are all associated with the same development, but we're going to take them one piece at a time. There's two buildings as part of that development, so we'll look at the architectural review of the first building and have a motion on that one, then we'll look at the architectural review of the second building, and then there's a sign variation package that kind of covers the whole site that we'll go through as the final item.

So, I'll give a quick overview just of the proposed development just for everyone's understanding, and that will apply to the next two items on the agenda as well. I also did want to mention that this project does require Plan Commission review and Village Board approval, so for projects that require Plan Commission approval, the Design Commission will be focusing on building, architectural design, and signage only. So, any other matters regarding like traffic or zoning-related issues, those will be reviewed by the Plan Commission at a subsequent meeting.

Okay, you can see the aerial up on the screen and of course the subject property highlighted inside the red boundary in the center. I just kind of want to show sort of a big zoomed out view here to get a sense of the location and what's around it. Directly to the south, this is the Town and Country Shopping Center. Directly to the north is NorthPoint Shopping Center. Kind of northwest up Rand Road here is the Annex of Arlington Shopping Center, the Arlington Plaza, and then down southwest is Southpoint.

So, this particular property is right in the center of what we've been calling our Uptown Shopping District. It really is kind of the hub of all the largest retail centers in Arlington Heights just as far as surrounding context comes into play here.

Let me scroll forward to the, let me use the aerial image here just to show the existing conditions on the site so everybody understands. Currently, there is the former Pep Boys building kind of on the south end of the site here. The other building on the site is the Suburban Glass I believe it's called.

MR. KATSIAMBIS: Yes.

MR. HAUTZINGER: All right, thank you.

Then there's also a few accessory structures, so the small detached garage storage structures on the site. Not to be confused, the existing Gatsby's Restaurant is abutting that Suburban Glass building, but they are separate buildings on separate properties, and Gatsby's has remained and is not in the scope of this project. So, that's what's there, and let me scroll to the proposed site plan.

So, on the new site plan, you can see that they're proposing to demolish the Suburban Glass building. There will be two new buildings on the north end of this site, this one, and kind of the northeast corner is the Dutch Bros Coffee freestanding new construction building. Adjacent to that, they're anticipating

another fast-food restaurant, but that will be a future review. That's not in the packet tonight, those plans haven't been finalized yet, but just again for your understanding of the overall development, it is anticipated to have that additional brand-new building.

Then, the subject building that we're going to talk about first here is the existing Pep Boys building which is going to undergo a major renovation, actually with demolition of a significant portion of it. The existing building is 20,480 square feet. The proposed renovation, it will take off the kind of covered loggia area on the north end of the building, a portion of the east end of the building, and a portion of the south. So, it will be reduced from 20,000 square feet down to about 11,000 square feet.

Since they're taking off that portion of the building, it is going to be a brand-new facade, which is nice. They have the ability to design and build that facade brand new which, interestingly, it's a little confusing because the existing shows this kind of corner tower feature and which at first glance you would think this is a renovation of that tower. But this is actually, on the top image of the existing building is going to be completely removed and a similar feature will be built on for the new building and that's what you see below, obviously converting it to a multi-tenant retail building. The expectation is to have a bank with a drive-through on the south end here. That's what this canopy is for.

The new building facade will have a nice mix of materials including brick, stone, EIFS, there's faux wood siding that Staff feels all work very well together. The design is also broken up nicely with the varied parapet wall heights as well kind of the jogs in the exterior wall. So, Staff feels they've done a nice job with kind of articulating that building and creating a nice-looking, attractive building.

The only concern that Staff had about the design is that on this north wall, you can see the rendering of the existing building, all the columns and the covered area will be removed, but the existing brick wall beneath that is going to remain, which is shown here on the new building design. So, this wall here is going to be existing brick with some of the openings in-filled and then painted. The rear wall of the building will also be painted brick, but again, since this is all being completely removed and pushed back, this is a new wall with new face brick.

It's not a huge concern, but thinking about, and it's nice that the new face brick wall is the one that's facing Palatine Road, it's the most visibility, but as you go through the site, you are going to see this side as well. So, there's a little bit of a mis-match between a nice new face brick wall and then a painted brick wall.

Whether or not that's a big concern, we'll leave that up to the Design Commission to evaluate that one detail.

Aside from that, Staff has no comments about the architectural design. We think they did a great job. Obviously, there's placeholders on each of the tenant spaces for signage. This building is nicely designed for wall signage.

Rooftop mechanical equipment, we always look to make sure that's going to be screened. In this case, the parapet walls are not tall enough to screen the equipment, but they did include on their plan, on their roof plan, you can

see with this dashed line that they are going to have some freestanding screens that wrap around the back and sides of the anticipated mechanical equipment on the roof, which is a nicer way to do it than individual screens on each of the units which can start looking a little cluttered.

This is like a nice balanced layout, so that should look good. It's going to be a corrugated panel screening. The only thing that wasn't indicated is what the color of that is going to be, small detail. The Staff, we're recommending either matching the brick wall or the metal coping, I mean, it would be just a little detail that the Design Commission can cover.

Then, finally, the trash enclosure which is to the north of the building on the site, I'll get back to that site plan. Trash enclosure will sit over here adjacent to the new building, and the drawings of that look very nice, using stone and brick from the building. So, no comments about that, that looks nicely done.

Overall, Staff is recommending approval of the design, just with the comment about evaluating the mismatched two sides between the face brick and the painted brick, and then also to clarify what's the color of that rooftop screen going to be. Otherwise, we recommend approval.

COMMISSIONER KUBOW: Steve, can you possibly go to the site plan? I know north seems to be kind of the recommendation here. Is it just there?

MR. HAUTZINGER: What is it?

COMMISSIONER KUBOW: Or is it the south and west for the recommendation on determining if the painted brick wall in the north elevation is acceptable? Is it just north or are you saying south and --

MR. HAUTZINGER: They're proposing it on the north and then also on the west. Staff is not raising any concern about the back side of the building being a painted brick. We're just wondering if having a painted brick wall on the north and then a new face brick wall on the south, they're just going to have a little bit of a different appearance obviously with mortar joints in the new brick wall that would be painted over in the existing wall.

Does that clarify it?

COMMISSIONER KUBOW: Yes, it does. Thank you.

CHAIRPERSON KINGSLEY: Thank you.

Would the Petitioner like to come up and speak?

MR. BARAD: My name is Ben Barad; I'm with Core Acquisitions, the developer. On this kind of part of the project, I don't have too many comments, I'll just note we're dealing with the next three parts. I also I wanted to come up and introduce myself, I'm with the Developer. Here we have Jim, our Architect on this multi-tenant building. Liz is our Architect with the Dutch Bros that's coming up. Then, Ian, our Engineer, is here as well to kind of just help and answer any questions that you guys might have.

With the screening, I know there was some question about that. We have the, it's the metal curbing?

MR. HAUTZINGER: Yes, the screening for the RTU units. We would just recommend matching the metal coping with the building which is like a dark bronze.

MR. MIKULSKI: I think that's a good decision.

MR. HAUTZINGER: Yes.

CHAIRPERSON KINGSLEY: Okay, thank you. If you could just state your name.

MR. MIKULSKI: Yes, Jim Mikulski, PFDA Architects.

CHAIRPERSON KINGSLEY: Okay, thank you. It's just for our record. Thank you.

MR. MIKULSKI: Sure.

MR. BARAD: Thank you.

CHAIRPERSON KINGSLEY: All right, so is there anyone in the audience that would like to ask questions or be heard on this petition?

(No response.)

CHAIRPERSON KINGSLEY: No, there's no one. We'll start with the Commission.

Commissioner Eckhardt?

COMMISSIONER ECKHARDT: Thank you.

The wood grain material, is that a metal panel that's rendered to look like wood or is it; what is that?

MR. MIKULSKI: It is a composite wood, sort of like a lot of Starbucks that you see around the area, they're utilizing the same kind of material. So, it's just like a wood composite.

COMMISSIONER ECKHARDT: Wood composite material, okay.

MR. MIKULSKI: Yes, it's not metal.

MR. BARAD: We actually, we have a material board with the physical materials.

COMMISSIONER ECKHARDT: Generally we see those. Could you bring it over?

MR. BARAD: Yes.

COMMISSIONER ECKHARDT: That would be great, thanks.

MR. HAUTZINGER: Sorry for the interruption, but did you both sign in? I just want to make sure for the minutes. There's a sign-in sheet there, just before you begin, so --

MR. MIKULSKI: Yes, I can do that.

MR. HAUTZINGER: -- that we can get your names into the record. Thank you.

MR. BARAD: Yes.

COMMISSIONER ECKHARDT: So, the wood in that sample is coming off a little lighter and a little yellower than what this exhibit looks like. Maybe it's just me.

Okay, well, I don't, I mean, I think it's a nice design. I like the five elements. When I'm looking at the rendering, I see the paint sample is not bright white which I was concerned about, that it would really stand out if it were bright white, but is that EIFS between, on the upper band, that's the EIFS?

MR. MIKULSKI: That's right, yes.

COMMISSIONER ECKHARDT: Yes, the EIFS-1, okay. That was one of my concerns. I do believe that the north elevation does need to be fenestrated with a more novel material than just paint. It's really facing, you know,

the road. You've got two elevations, and so I think I'd like to hear my colleagues come in on that, but when we look at that elevation, right there, Steve, thank you. Hold that one. Something, that needs a little something, you know. I'm not sure what, but it needs something.

That's really all I have for the moment. I'm supporting the project, but that one elevation, per Staff's comments, needs something. That's all for now.

CHAIRPERSON KINGSLEY: Okay, thank you.

Commissioner Kubow?

COMMISSIONER KUBOW: I generally agree with what Staff has recommended, same with Commissioner Eckhardt, but I don't mind that north elevation. I think it's nice, it's clean. I don't know what I would recommend. I think generally I'm fine with it.

I also commend you guys for keeping the existing building and renovating it. I think it's a huge, huge improvement on what has been, like what has been a bit of an eyesore for the Village for a long time. So, to see some improvements there is going to be great for the community, but generally, I approve of what's been proposed.

CHAIRPERSON KINGSLEY: Thank you.

Commissioner Bondarowicz?

COMMISSIONER BONDAROWICZ: So, the brick walls that you're specifying Alpine Ridge, are those, where are those walls?

MR. MIKULSKI: So, you see the BRK-1?

COMMISSIONER BONDAROWICZ: Yes.

MR. MIKULSKI: So, that brick wall is going to be the new south facade behind the decorative corner as it wraps. Then the north is what we're essentially going to try to match that color with new paint over the existing wall.

COMMISSIONER BONDAROWICZ: Got it, because that Alpine Ridge is, that actually is not a solid color, right? That brick actually --

MR. MIKULSKI: Yes, it's kind of, yes, it's more of a textured, kind of like a velour.

COMMISSIONER BONDAROWICZ: So, because, but are you thinking that you're just going to paint like a solid paint or you're going to have a company do a finish on it where you're doing like a staining of the brick?

MR. MIKULSKI: It would just be like a Le Sourire paint over the existing brick, yes. That was our intention, yes.

COMMISSIONER BONDAROWICZ: So, one of the things that can be done with that is that you can use like a NOCO company, right? You guys have probably heard of them, where they can come out and actually stain the brick and get a little more texture to it instead of just being solid paint, and get it a little bit closer to that brick so that it doesn't look like there's just a painted wall in the back of it. I'm not thinking about the cost of that of course but, you know, it's just, it will look a little more consistent.

So, the wall panel product, the bamboo product, is that acting as a rain screen? Like what's it doing? Is that what you're waterproofing is, or is there something behind it?

MR. MIKULSKI: There's going to be something behind it, too, yes. Typically, they'll have, you know, a membrane behind that, and then we'll start framing behind it with the, you know, the moisture resistance barrier and that's attached to the outside of it. It's all weatherproof though, yes.

COMMISSIONER BONDAROWICZ: Yes, the other Commissioners, I don't know if you've noticed what's going on with these composite panels like on the Starbucks, they're shrinking, they're cracking, they're gapping. They actually don't look great after a fairly short period of time. There's the Starbucks, well, there's a couple of them and, you know, they did them vertically, they didn't do them horizontally, but what's happening in-between the boards is they're acting more of a rain screen instead of something solid. Then what's happening is that they're shrinking and they're just, I mean, they just don't look good after like five years. I'm not saying that that is that kind of a product, that I would strongly suggest that you find something premium to deal with that situation because that's a pretty important element then.

MR. MIKULSKI: Yes, that's surprising because, yes, Starbucks, I mean, they've been utilizing that for the last handful of years without any issues.

COMMISSIONER BONDAROWICZ: Not yet. Well, if you look at, like there's a Starbucks in Mount Prospect that's right on Rand Road that's not too far from here, if you go cruise the drive-through, it's gapping like crazy. But I think it's installed vertically so it's more of a rain screen and there's waterproofing behind it.

MR. MIKULSKI: Yes.

COMMISSIONER BONDAROWICZ: That's why I was wondering if that is more of a direct waterproofing because this is going to be up for the next 20-30 years. Yes, but that's more of a product detail. My only suggestion would be that that brick wall to the north is not just a painted brick, that it's addressed to try to look like the other brick as close as possible so that there's some consistency, because I think, I've actually used that Alpine Ridge product and it has more of a mottled finish. It's not just like a solid color, right?

MR. MIKULSKI: Right. Yes.

COMMISSIONER BONDAROWICZ: So, to try to achieve it so it just doesn't look like you just painted a wall on that side, right, because you're going to have the same thing on the back I believe, right?

MR. MIKULSKI: Yes, that's the northern and then the western, yes, we're going to, our intention was to have the same look. So, yes, whether we're painting or staining, we should keep that consistent.

COMMISSIONER BONDAROWICZ: That would just be, my only suggestion is that instead of a solid paint, is that we get as close to that brick as possible. If it means that it's a process of staining the brick and getting a more consistent look just so that it doesn't look you glued on a painted box.

MR. MIKULSKI: Sure.

CHAIRPERSON KINGSLEY: Okay, nothing else?

COMMISSIONER BONDAROWICZ: I don't have anything further.

CHAIRPERSON KINGSLEY: Okay, thank you very much.

Commissioner Fitzgerald?

COMMISSIONER FITZGERALD: Overall, I like the project. I like the idea of staining, and I'm also okay with the idea of painting. I will tell you that I am concerned of the lack of just architectural interest on the painted version for the right side of the north elevation. It just seems like it just stops.

Is there landscaping there at all or anything to give you some value or just a block of brick wall?

MR. MIKULSKI: That's going to be the sidewalk up against the building if I'm not mistaken. Yes.

COMMISSIONER FITZGERALD: Well, I do have a concern that there's just, it looks like the back of the building when you're pulling in. Then, going to the south elevation, is there anything to soften the left side of this wall where somebody near it will be, again that looks like it should be the back of the building when it's really going to be part of the front. That's the part that faces south, right? So, that faces Palatine Road? So, to me that's a front of the building and that needs something. That's all I have.

CHAIRPERSON KINGSLEY: Thank you.

So, I think I agree with most of the Commissioners. I think it's a really nice project. I'm delighted that you guys are using the existing building and going from there.

I do agree about the bamboo or the composite material for the wood. I have a little hesitation with that. Have you used this material before in other projects like this?

MR. MIKULSKI: Yes. Yes, we've used it on all of the Starbucks that we've done, about five or six of them. We haven't had any issues up to this point.

CHAIRPERSON KINGSLEY: So, it's a tongue and groove like this one?

MR. MIKULSKI: It's a tongue and groove just like that, yes.

CHAIRPERSON KINGSLEY: Are the corners mitered?

MR. MIKULSKI: Usually there's a finished piece, there's a finished piece at each corner for like an outside corner as you got them up.

CHAIRPERSON KINGSLEY: Yes, and --

MR. MIKULSKI: Yes, so it's --

CHAIRPERSON KINGSLEY: -- from what I can tell from the renderings anyway, it just looks like it might be mitered. Steve, if you could pull up the west elevation? You can see how the parapets when they return, you can see the wood turning there. So, you'd, say on the right and left side, you're going to have a little piece of return there, right?

MR. MIKULSKI: Yes, there's going to be a receiving channel, like a corner element for each one of those. That's usually how they turn the corners on those.

CHAIRPERSON KINGSLEY: Like aluminum?

MR. MIKULSKI: It will be the same material as that typically.

CHAIRPERSON KINGSLEY: Okay, and then what's going to be on the back of these? Is that just the roofing material?

MR. MIKULSKI: That's just the roofing membrane, yes, going up, yes, but those two on the sides are the return walls back to the roof. So, from the

side, you know, you won't be able to see that white membrane that's going up.

CHAIRPERSON KINGSLEY: Yes. I'm a little concerned with on the right side here, because on the right of the screen as we're looking at the west elevation, that is Rand Road, and you'll be able to see that edge. I'm thinking about at least returning that parapet, the thickness that you've returned the stone on the face.

MR. MIKULSKI: I see what you're saying.

CHAIRPERSON KINGSLEY: Just so that there's some depth to it. I understand the other ones are going to be far enough away, but on that one I think returning it. If you say that the corner is essentially, you know, it blends in, I'm okay with it and you've used it before. I'm just not familiar with it.

The way that it meets the stone, I guess it's this gray concrete? No. Is that the coping? No, this is the coping, a precast coping that it sits on, correct?

MR. MIKULSKI: The precast stone is at the base of the building, so we have the stone, so there's going to be that stone cap.

CHAIRPERSON KINGSLEY: Okay, so then what's the -- I'm sorry, could you go to the front elevation, Steve?

MR. HAUTZINGER: Sure.

CHAIRPERSON KINGSLEY: What's under the wood, what's the material there?

MR. MIKULSKI: That's just an EIFS material like a band, yes, underneath that.

CHAIRPERSON KINGSLEY: Okay, so there's two places, three places where the EIFS is. It's over the canopy where it says Exit. Then that's what I would call like the coping of the stone piers, and then also in the two panels, the signage.

MR. MIKULSKI: That's right, and the coping at the wood material at the top.

CHAIRPERSON KINGSLEY: So, that cornice is all EIFS?

MR. MIKULSKI: It's all EIFS, you have the projection, and then you have the metal coping over it.

CHAIRPERSON KINGSLEY: Okay. All right, I was hoping that that was, the stone just would I think dress it up a little bit.

Then, there's a comment in here about thin brick. So, this darker brick, the piers, the Black Forest, is that, is it thin brick all over, or is it --

MR. MIKULSKI: The stone on these piers, these are essentially going to be like plant-on piers. There's an existing masonry wall along that where the service bays were. So, we're going to have like plant-on piers at each one of those locations with the thin stone. Then the brick on the south facade, that's all going to be just a full utility size, because that's going to be a brand-new wall.

CHAIRPERSON KINGSLEY: Okay, so then those piers and the base and all that, okay.

MR. MIKULSKI: Yes.

CHAIRPERSON KINGSLEY: So, when you turn the corner and the thickness of those piers, are those going to be mitered or are those going to be a

unit where you can see so it looks like an actual full depth brick?

MR. MIKULSKI: No, those there, those are probably going to be either mitered or there's going to be kind of stepped in. There's an eight-inch or 12-inch return at each one of those piers.

CHAIRPERSON KINGSLEY: I think, for me, I have a hard time with that personally. I would really like that to be the, I know it gets a lot more expensive, but to get the units that make it look like it's full brick, especially since you're going to have full brick on the other side.

MR. MIKULSKI: Well, that particular material, they actually do have, certain pieces are cornered like you're saying.

CHAIRPERSON KINGSLEY: Yes.

MR. MIKULSKI: Then there's other underneath that will just be, you know, so it actually looks like an actual, you know, brick in the return corner there.

CHAIRPERSON KINGSLEY: Yes, it looks like it.

MR. MIKULSKI: Yes.

CHAIRPERSON KINGSLEY: As long as there's no mitering, I'm okay with it.

MR. MIKULSKI: Yes. No, there's not, their material and the typical way that they install that, it won't look mitered.

CHAIRPERSON KINGSLEY: Okay, well, we can put that in the minutes then.

MR. MIKULSKI: Sure.

CHAIRPERSON KINGSLEY: That will make me feel better if those returns will look like full depth masonry.

MR. MIKULSKI: They will.

CHAIRPERSON KINGSLEY: Thank you.

I guess my other comment that I have is the coloring of that. It would probably just be a recommendation, but I, too, feel like that wood color is a little bit light. I also pause a little bit about, you have almost like two different palettes going. You have a warm palette, the wood and the dark bronze in the storefront and the canopy, and then the brick walls, the stone, and the metal coping and other dark-colored gray, they're all a cool color. So, I don't really care which way you go, but I think they should all, the brown should become a gray, or the gray should become a brown. Then I would just consider making the wood a little bit darker.

MR. MIKULSKI: Yes. That particular manufacturer has quite a few different color options, so we can certainly look into that.

CHAIRPERSON KINGSLEY: Okay, thank you. So, those are my comments. One quick thing, I do agree with Commissioner Fitzgerald about the west side of the south elevation, that the portion that doesn't have a canopy over it, it seems like it needs a little attention where those meters are.

COMMISSIONER ECKHARDT: Madam Chairperson, may I have a round two?

CHAIRPERSON KINGSLEY: Yes. Yes, you may.

COMMISSIONER ECKHARDT: Thank you.

Correct me, I want to make sure I'm looking at the same

image. I have this on my screen which is the 3D. I think that's the side elevation north?

MR. HAUTZINGER: Yes.

COMMISSIONER ECKHARDT: Okay, so I'm looking at this rendering and I'm seeing, I did a doodle sketch here, so there seems to be a potential direction where you could colorize or treat the top part and the bottom part differently because I think that elevation is a key part of the corner of the building. So, one, you could paint the top similar to the light-colored wood, and the bottom, you know, you could paint just so it's two colors, or you can run some wood across the top and paint the bottom. But it looks like the side of a warehouse to me, and I understand it's a large-scale brick, economy brick or something, but you're in-filling the two holes there. I can't tell if the brick is being fingered, you know, so it looks like a monolithic wall.

I just think it's, as Commissioner Fitzgerald's concern about this elevation to the south, I'm concerned about the north one, they both face streets. I think there needs to be some design work done particularly on the north. It doesn't have to be the whole thing, it could be the first half, but it needs, there's substantially more exposed that's flat and monolithic and uninteresting and unremarkable than the portion that you've designed so nicely at the retail windows. So, I've got a problem with this.

MR. HAUTZINGER: I just want to, excuse me, clarify one thing. When you said that the north wall faces the street, and it's not that you won't be able to see it at all, but it is set back quite a distance from Rand Road and there will be a building between it and the road. I mean, the south elevation will definitely be highly visible from Palatine Road, and those meters are a concern. I actually overlooked that; I didn't notice that detail on there, but I wanted to make sure that you are oriented okay, and if you're concerned about the view back --

COMMISSIONER ECKHARDT: Well, I understand it's tucked around the corner, Steve, but I still think it's facing, you know, facing the other building, it's facing the parking lot.

MR. HAUTZINGER: It's facing the inside of the circulation of the overall property.

COMMISSIONER ECKHARDT: And if you go back to that elevation please for a moment?

MR. HAUTZINGER: Sure.

COMMISSIONER ECKHARDT: Please.

MR. HAUTZINGER: Yes.

COMMISSIONER ECKHARDT: There.

So, you've got three modules. You've got the finished end, and then you've got two modules, I don't know if it's broken up by an expansion joint maybe or what, I don't know what that line is, it's a gutter maybe. I don't know what it is.

MR. HAUTZINGER: It says reveal.

COMMISSIONER ECKHARDT: It's a reveal. So, there's three elements there. I think that middle element needs to be improved to look like it's a finished part of the building.

MR. MIKULSKI: Well, we could also, as we're showing on the south facade there, the stone base that goes the full depth of the building, we could go ahead and do that on the north side as well to kind of break it up a little bit. Steve, that stone base going all the way to the back, right. Then at the top adjacent to the wood paneling, we could also have just an EIFS, you know, just an inch-and-a-half EIFS over the existing brick that we have, yes, as well.

COMMISSIONER ECKHARDT: Okay, and what should the color, what is the paint color that's going to be on that from this guy here?

MR. MIKULSKI: Yes, that's going to be matching that Alpine Ridge brick sample.

COMMISSIONER ECKHARDT: Oh, that. Okay, so that's --

MR. MIKULSKI: Yes, kind of a grayish --

COMMISSIONER ECKHARDT: Okay, so that's going to be that kind of warm gray-brown color. So, you're proposing to tie this together running where it's going at the bottom similar to the south elevation and along the north?

MR. MIKULSKI: That's right.

COMMISSIONER ECKHARDT: Okay, I'm warming up.

MR. MIKULSKI: And then along with that, also we have the EIFS at the top of the building. We could have an EIFS band as well in line with the top of the canopy.

CHAIRPERSON KINGSLEY: And you would take that how far did you say?

MR. MIKULSKI: Well, I think if we did it that way, it would only, you would have to probably the entire depth of the building.

CHAIRPERSON KINGSLEY: So, you're, currently right now, you are talking about having a base, like the stone base and then having an EIFS upper and then painted brick in the middle?

MR. MIKULSKI: That's right.

CHAIRPERSON KINGSLEY: Yes.

COMMISSIONER FITZGERALD: Can you say that again? I kind of lost you there.

MR. MIKULSKI: Sure.

COMMISSIONER FITZGERALD: So, you're thinking the very top, or are you thinking of adding that where the line is in the middle? Is that what you said?

MR. MIKULSKI: At the top of the canopy above the storefront is the idea that the white --

COMMISSIONER FITZGERALD: This?

MR. MIKULSKI: Yes, right there. So, take that all the way back. Everything above there to the coping would just be an EIFS skin coat essentially that would match that color right there. Yes, that's right.

COMMISSIONER FITZGERALD: Okay, I think that's interesting. I was also wondering although there won't be any signage there, would it be ridiculous to put a couple of lights, gooseneck lights?

MR. MIKULSKI: Just like a decorative light you mean?

COMMISSIONER FITZGERALD: Just have decorative, and have

them operational, but --

MR. MIKULSKI: Because we are showing the wall pack lighting, but you're talking about something a little bit more decorative?

COMMISSIONER FITZGERALD: Well, so to me, the east elevation which does not face a street I really like. If we can just put any elements of that around to the sides or the front, I would like it, but --

MR. MIKULSKI: Okay.

COMMISSIONER FITZGERALD: -- what do the rest of you feel about it?

COMMISSIONER ECKHARDT: Agreed.

COMMISSIONER KUBOW: Right.

CHAIRPERSON KINGSLEY: I, too, but I think that it almost needs to go farther because most of the visual is going to be, you know, higher up. It's not going to be, I mean, I like the base that you're talking about, but I think most people wouldn't see, there'll be cars and stuff there. They're going to see, you know, three to five feet up on the wall. If you look at the east elevation, you've got complexity to it. On the south and the north, it's just on the corner, right?

So, I don't know if, you're not going to build a tower again on the right side of the north elevation because it's probably cost prohibitive and it's too much I think.

COMMISSIONER FITZGERALD: That's also existing brick you're painting, right? So, you are trying not to do anything there except fill it in and paint.

MR. MIKULSKI: That's right.

COMMISSIONER FITZGERALD: Do you have to fill it in? Do you have to fill it in with brick?

MR. MIKULSKI: The existing storefront openings?

COMMISSIONER FITZGERALD: Yes. Any idea there?

MR. MIKULSKI: Well, let's see, what tenant was that? What tenant is that? There's an opportunity, we'd have to have conversations with --

MR. BARAD: The tenant and see.

MR. MIKULSKI: And see what their interior layout will be and if that would be able to accommodate them.

COMMISSIONER KUBOW: You would just be losing a ton of square footage, right?

COMMISSIONER BONDAROWICZ: Well, there's, it might have windows and --

MR. MIKULSKI: Square footage wouldn't be impacted.

COMMISSIONER BONDAROWICZ: Windows where they don't want them.

MR. MIKULSKI: Right.

COMMISSIONER BONDAROWICZ: So, I have a question about what you're talking about applying. If you would apply, you know, essentially that wainscot, are you talking about something that is like the thin stone that goes right on the surface? Because you don't have any room.

MR. MIKULSKI: Right.

COMMISSIONER BONDAROWICZ: Obviously, you don't want to

tear down this wall.

MR. MIKULSKI: Yes.

COMMISSIONER BONDAROWICZ: And then build a wall, right?

MR. MIKULSKI: Right.

COMMISSIONER BONDAROWICZ: So, whatever you're going to do, you want to apply it over the wall, right?

MR. MIKULSKI: Sure.

COMMISSIONER BONDAROWICZ: So, you're going to have kind of a funky condition though if you apply something as a wainscot up to a certain point, right?

MR. MIKULSKI: It would have to be mortared directly to the existing brick.

COMMISSIONER BONDAROWICZ: Yes, I mean, you're going to have a joint, you know, you're going to have a maintenance potential thing, too, right? Is your, I'm going to ask the architects on a suggestion of what could be added to the wall or applied to the wall or like a metal trellis. I know we don't have any, there's no planting area in front of there to grow anything, right? Because the concrete goes right up against it. It does not appear, right, the sidewalk goes up against it. But even if it was, something that looked like anodized steel frames that gave you the visual to break up the wall, but painted behind it, you know, applying something to the base and having a mortar joint or a caulk joint and an EIFS, like you said, it may not be enough, but maybe something that would help break up the wall. I mean, you know, it's just got to go with the style.

CHAIRPERSON KINGSLEY: Yes, like even just putting awnings, two more sets of awnings on there --

COMMISSIONER BONDAROWICZ: Yes. Yes.

CHAIRPERSON KINGSLEY: -- and a painted square.

COMMISSIONER BONDAROWICZ: Yes.

CHAIRPERSON KINGSLEY: I don't know; that's probably a bad idea.

COMMISSIONER BONDAROWICZ: Well, you know, very often a metallic decorative frame would be attached to the wall with some sort of a stanchion, right, that would give you a trellis to grow something on. You don't have any planting area there, right?

MR. MIKULSKI: No. No, that's a sidewalk up against the building.

COMMISSIONER BONDAROWICZ: Yes.

MR. HAUTZINGER: Could I jump in?

CHAIRPERSON KINGSLEY: Yes.

MR. HAUTZINGER: You know, I appreciate all of the discussion and suggestions. Personally, I think just, you know, I am seeing now that the north elevation is really lacking compared to the south elevation. If that stone base could be added to the north, I think personally that would be a really nice move to enhance that north elevation.

Then, your comment about the EIFS, I wouldn't want to necessarily see the brick replaced with EIFS. I think that's a downgrade, especially the face brick on the south, because I also wouldn't want to see this become more

and more of a mismatch between the north and the south. I think it's important that these two, whatever you do on the north I think you'd want to do on the south. The goal is for it to be like a cohesive-looking building.

If you want to do something with a band, this thin gray band, if just that band continued through just as a trim piece and do the same on this side on the south, so then both sides are going to be a brick wall with a stone base, a thin kind of accent band, and then the NOCO would be a huge upgrade instead of just a monochromatic paint. I think you'd have a nice-looking design. It is the side of the building.

Of course, you can go further with false storefronts and awnings and gooseneck lightings and all that. I don't know that it's really warranted personally. But I guess I just wanted to reiterate, whatever you decide to do with the north, I think you can't forget about the south. I think it's important that those two stay relatively similar.

CHAIRPERSON KINGSLEY: I'm not sure about the EIFS coping that goes --

MR. HAUTZINGER: Trim piece?

CHAIRPERSON KINGSLEY: Trim piece.

MR. HAUTZINGER: Yes.

CHAIRPERSON KINGSLEY: How would that work?

MR. MIKULSKI: Well, I mean, it would just be attached directly to the masonry, it would be a detail. I mean, the stone base I don't think would be an issue at all, installing that directly to the masonry. It would just be like the thin stone detail that you see quite often. Maintenance might be a concern.

COMMISSIONER BONDAROWICZ: Sure, you could figure that out, right? We don't have to --

MR. MIKULSKI: Yes.

CHAIRPERSON KINGSLEY: What about stone instead of the EIFS on the storefronts? What if you do the stone around an upper instead of EIFS?

MR. MIKULSKI: Stone up above as well?

CHAIRPERSON KINGSLEY: Yes.

MR. MIKULSKI: I don't know, it might clash a little bit. I mean, just having stone, so essentially the same stone base and then the brick in the middle and then more stone on top?

CHAIRPERSON KINGSLEY: Just the stone coping. I'm not trying to mount, you know, instead of being an EIFS trim, be the cast stone trim.

MR. MIKULSKI: Oh, you're almost at the, well, the attachment would be the difficult part there because you actually have a solid precast stone material that you're going to be integrating to an existing masonry wall. So, that's a tricky detail.

CHAIRPERSON KINGSLEY: Okay.

MR. MIKULSKI: The south wall is not an issue because that's all new, so having that precast like you're saying as part of the wall assembly, that's fine. The north elevation though, that's an existing wall.

CHAIRPERSON KINGSLEY: Right.

MR. MIKULSKI: Which is a different situation.

COMMISSIONER FITZGERALD: And what did you think of the idea of the metal grid? I would be actually okay with just maybe two metal grids and no stone on the bottom. I don't think you need plants to make it look like there's a trellis or, just an architectural interesting metal work.

MR. MIKULSKI: So, you're just talking about a decorative metal vertical trellis and, you know, split --

COMMISSIONER FITZGERALD: Something that Staff has to be okay with.

COMMISSIONER BONDAROWICZ: As long as it matched the bronze anodized of the windows and have kind of a, you didn't change the vibe of the building, you're just creating sort of a false window look. It's probably less expensive than doing all this other work.

MR. MIKULSKI: True.

COMMISSIONER BONDAROWICZ: Right? And you could do three lights instead of two, right, for --

CHAIRPERSON KINGSLEY: And then how would you do that on the south with the meters? The south wall?

MR. MIKULSKI: Well, would we keep the stone on that base on the south elevation? Like, you know, he was saying, we kind of want the north elevation and the south elevation to kind of be the same. So, if we're not going to have the stone on the north which is this trellis element, I would almost rather have that on the south elevation as well and omit the stone base that runs the entire depth of the building.

CHAIRPERSON KINGSLEY: Okay, then if you did that, then where would the trellis or the metal panels go?

MR. MIKULSKI: Well, we would have to take a closer look at that --

CHAIRPERSON KINGSLEY: Okay.

MR. MIKULSKI: -- to see visually what makes the most sense.

COMMISSIONER FITZGERALD: On the north, is that gutter in the middle staying? The line of reveal, is that what it says?

MR. MIKULSKI: Yes, I think that's the existing control joint.

COMMISSIONER FITZGERALD: That's not a gutter, that's just -- okay, sorry. Well, I'd be in favor of the metal pieces approved by Staff.

CHAIRPERSON KINGSLEY: How do you feel about the base?

COMMISSIONER FITZGERALD: Well, on the north, for me, if there are cars there, it's going to be like you're not going to see it.

CHAIRPERSON KINGSLEY: But you want to keep it on the south?

COMMISSIONER FITZGERALD: I would be open to that, and I would be curious to hear what you guys say because you have the meters which the meters are not in our renderings, but you have the meters, they can play with those grids to kind of take the attention off of that.

CHAIRPERSON KINGSLEY: Anyone else?

COMMISSIONER ECKHARDT: Well, I like Petitioner's concession to add the stone wainscot on the north and maybe continue the EIFS banding to break up the height and paint it, and I would be okay with that direction. I think adding grillage is a little bit, you know, contrived. I mean, if we put grillage on there,

then you should put some little lights on it, I mean, it gets out of control.

But I like, I think the big palette needs something on it and I like the wainscot. I appreciate Commissioner Fitzgerald's thoughts that cars would hide it, but it's still going to be seen. I see it right now, you know. Sorry, you've sabotaged your own presentation with your rendering.

But I like adding, I hate to use this word, but I think it needs to be decorated and I like the idea of the stone coming like on the south so it's matching. The top part, if you feel like you want to continue the EIFS banding, that's easy to add, too. Really it's a simple detail, not very expensive. There's always, you know, then you can look at it later and come back and go, you know, we decided we really want to add EIFS on the top portion with some color to band the whole thing, but in a full-scale mockup, you can look at that later.

But I think to get you out of here, then that's more of --

CHAIRPERSON KINGSLEY: They're the same color, the EIFS and the paint for the brick, correct?

MR. MIKULSKI: That's right, yes.

CHAIRPERSON KINGSLEY: So, you're not going to see much difference other than texture.

MR. MIKULSKI: Yes.

COMMISSIONER ECKHARDT: I think the brick is, now the EIFS is that light color and then the brick is matching the brick, right?

CHAIRPERSON KINGSLEY: On the north elevation it's painted.

COMMISSIONER ECKHARDT: It's painted and that color is matching the brick I thought he said.

MR. MIKULSKI: The paint is supposed to be matching the brick.

COMMISSIONER ECKHARDT: I'm sorry, I think --

MR. MIKULSKI: You're right, yes.

MR. HAUTZINGER: The drawings call for the north existing brick wall to be painted to match the new brick wall on the south.

MR. MIKULSKI: That's right, the BRK-1.

COMMISSIONER ECKHARDT: Okay.

CHAIRPERSON KINGSLEY: So, it just, but the brick isn't all one color, so what paint are you painting it?

MR. MIKULSKI: A gray color that's --

COMMISSIONER ECKHARDT: That matches that --

CHAIRPERSON KINGSLEY: One of those grays that's the brick, okay. So, it's not white, it's a gray.

MR. MIKULSKI: That's right, yes.

CHAIRPERSON KINGSLEY: To match Alpine Ridge.

MR. MIKULSKI: Kind of a light gray, yes.

CHAIRPERSON KINGSLEY: Okay.

COMMISSIONER KUBOW: I agree with Commissioner Eckhardt. I think that's the simplest, most elegant approach. I like the idea of adding some type of like metal panel feature, but I agree that it could look a little tacked on. I think Commissioner Eckhardt's recommendation seems to be the most consistent north and south and the simplest. That could pretty much get to where we'd like

this to go.

CHAIRPERSON KINGSLEY: I have a quick question for you, Commissioner. So, the stone base on the north, the painted brick, painted or stained, and then a row of EIFS that lines up with the EIFS's on the main front of the building, and then on the south, there's no changes, or do you want a trim piece on the top that is either EIFS or stone that continues that line across, or are we not doing anything to that elevation?

COMMISSIONER KUBOW: Okay, does that continue above that awning, or that --

COMMISSIONER ECKHARDT: The canopy I think is a big element.

COMMISSIONER KUBOW: The canopy.

MR. MIKULSKI: I almost think that the south elevation, providing more EIFS at the top there would probably be a disservice because it is going to be a new, more decorative-looking brick that we're putting there because it's a brand-new wall essentially. So, why take away from the texture and color of that brick?

CHAIRPERSON KINGSLEY: Yes. Yes.

COMMISSIONER ECKHARDT: I agree with the architect of record.

CHAIRPERSON KINGSLEY: I would rather see, if you did it there, that it be the stone, and on the north if you did it, that it be EIFS. As you had said, it would be too hard to do the stone. That's all, but if you do one on the south, I think it has to be the precast.

COMMISSIONER FITZGERALD: Are you allowed to move the electric meters around the side to the west, or is there a problem with that? Are they gas meters?

MR. MIKULSKI: I think we are able to do that.

COMMISSIONER FITZGERALD: I just think it's strange that we're going to see all these electric meters as a frontage.

MR. MIKULSKI: Yes.

COMMISSIONER FITZGERALD: This is the front of the building when you're on Palatine Road. If you did that, I'd be okay with anything that anybody is saying.

CHAIRPERSON KINGSLEY: The gas meters are right around the corner.

MR. MIKULSKI: Yes, we are providing gas meters around the corner there. We do have limited sidewalk back there, so clearance, you know, is an issue for traffic going back and forth, but --

COMMISSIONER FITZGERALD: Okay.

MR. MIKULSKI: -- that's something that we could explore.

CHAIRPERSON KINGSLEY: I think we all would agree that that would be a huge move, to be able to move that off of the main elevation that you'll see.

MR. SPENCE: Can I make a comment and just state my name?

CHAIRPERSON KINGSLEY: Absolutely.

MR. SPENCE: Ian Spence, Kimley-Horn.

CHAIRPERSON KINGSLEY: Why don't you, or just talk a little louder. Ian Spence?

MR. SPENCE: Ian Spence, Kimley-Horn, Civil Engineer. I just wanted to note, it's not really shown in the specification, I don't disagree with, you know, seeing the meter on the south side. That's something that's not portrayed on this image. There's a decent enough landscape on the south side along Palatine Road. So, if the concern I guess are the cars, and it's about like 100 feet off of the road, so if the screening of those meters is I guess from the road, there is a good amount of landscaping, and the road is also about like three feet higher than the building. So, that's almost like eye-level.

I think there may be a little bit more screening than was being portrayed on the south side. That's not to say that they're wouldn't be- screening, I mean, I understand, but I just want to make that note that there's a good amount of landscaping on the south side.

CHAIRPERSON KINGSLEY: Thank you, and that's the easement or that's the parkway?

MR. SPENCE: Correct.

CHAIRPERSON KINGSLEY: That's not your property.

MR. SPENCE: Yes, we are likely to landscape that entire frontage.

CHAIRPERSON KINGSLEY: You will be?

MR. SPENCE: Yes.

CHAIRPERSON KINGSLEY: And what is your plan in general?

MR. SPENCE: My plan?

CHAIRPERSON KINGSLEY: Or the plan.

MR. SPENCE: We have worked with the Village Staff a good bit to try to fill that area with --

COMMISSIONER ECKHARDT: I think the Plan Commission will look at the landscaping on this rare instance, right?

MR. HAUTZINGER: Yes.

CHAIRPERSON KINGSLEY: Is it going to be trees like, you know, like mature, but --

MR. SPENCE: It's a mix of shrubs and trees. I think there's more -- I'm not a, sorry, I'm not a landscaper, but --

CHAIRPERSON KINGSLEY: -- it could change in other words? The density of the current landscaping could change and it could get either more diaphanous, is that right, where you could see through, or it could become more of a screen? I have a feeling the Plan Commission will want to be able to see this new building, no? Okay, thank you.

Can you comment about moving the meters?

MR. SPENCE: We've had contact with the dry utility companies. I think it's feasible to move it to the west side of the building, but don't hold me to that.

COMMISSIONER ECKHARDT: I think it will get in harm's way to me.

COMMISSIONER KUBOW: Yes, it's tight.

COMMISSIONER ECKHARDT: And you'll have bollards over there. You'll have, so people don't, people do goofy things in drive-throughs.

MR. SPENCE: I guess that's the other concern. We do have bollards placed at that corner, sort of protected by those.

COMMISSIONER ECKHARDT: And how many feet from the building to the lot line over there?
MR. SPENCE: On the west?
COMMISSIONER ECKHARDT: Yes.
MR. SPENCE: Maybe like 15 feet or so, it's pretty tight.
COMMISSIONER BONDAROWICZ: 15?
MR. MIKULSKI: Maybe about 16 feet or so.
MR. SPENCE: 16 feet. So, yes, I mean, from a safety perspective, it's probably better suited on the south. Just knowing NICOR may want a straight shot to the meter, so wrapping around the building property --
COMMISSIONER BONDAROWICZ: I don't think you're going to be able to move them because ComEd is going to have a requirement of a certain number of feet in front of it to actually service the panels --
MR. SPENCE: Yes.
COMMISSIONER BONDAROWICZ: -- which I don't think you're going to have on that back side. They're going to require a certain distance, and I don't see where else they would go. I think that may be why you guys actually curved the driveway also so that you have a place to work if someone had to service the meters because you cannot, from a life safety perspective, you can't be right in the driveway working on an electric meter.
COMMISSIONER ECKHARDT: What about your order boards on that drive-through?
MR. BARAD: It's a bank, there's no --
COMMISSIONER ECKHARDT: They're way at the top or are they down --
CHAIRPERSON KINGSLEY: It's a bank.
MR. BARAD: It's a bank. There's no, it's not --
COMMISSIONER ECKHARDT: Oh, it's a bank.
MR. BARAD: Yes.
COMMISSIONER ECKHARDT: Oh, okay.
COMMISSIONER BONDAROWICZ: There's just a couple of teller lanes.
COMMISSIONER ECKHARDT: People don't order up money.
MR. BARAD: Usually not, yes.
COMMISSIONER BONDAROWICZ: Have a cheeseburger or two.
COMMISSIONER ECKHARDT: Okay, sorry.
CHAIRPERSON KINGSLEY: Okay, I think we've had enough.
Do the Petitioners or anybody want to speak on this again?
(No response.)
CHAIRPERSON KINGSLEY: No, okay. I think we need to wrap this up.
So, does anyone have a motion or more questions?
COMMISSIONER ECKHARDT: I'll take a shot at it, Madam Chairman.
CHAIRPERSON KINGSLEY: Okay.
COMMISSIONER ECKHARDT: Okay, I would like to approve the

Petitioner's submittal this evening with the following requirement: that the north elevation be treated with a stone base wainscot similar to that detail on the south elevation; the brick will be painted a color to match Alpine Ridge brick, color samples to be submitted to Staff for review; at the developer's option, he could continue the EIFS accent strip banding across the north elevation at his option, but that is not a requirement.

Let's see, what else? What else have we missed? I know I veered a little bit, but we'll see what happens. That's my motion.

CHAIRPERSON KINGSLEY: Okay, there's a motion on the floor. Is there a second?

COMMISSIONER KUBOW: Second.

CHAIRPERSON KINGSLEY: There's a second. Any discussion?

COMMISSIONER BONDAROWICZ: I think I would just ask, however we would add to that motion, is that we would consider if there's not going to be some sort of decorative band up high, that maybe we add a third light fixture, maybe something that's more, a light fixture that's a little more decorative than just the wall pack, something that just helps break up that wall.

MR. MIKULSKI: Sure.

COMMISSIONER BONDAROWICZ: Wall packs are just boxes, right, it's just something.

MR. MIKULSKI: Yes.

CHAIRPERSON KINGSLEY: So, are you --

COMMISSIONER ECKHARDT: He can make another motion.

CHAIRPERSON KINGSLEY: Is this, are you talking about just on the north elevation, replacing the two wall packs or also on the south elevation?

COMMISSIONER BONDAROWICZ: Just this north elevation. I take that back; the north and south elevations should have more decorative light fixtures that are not simple wall packs. That would help break up the solid mass of the wall, with three being on the north elevation and, if the spacing is appropriate, to have two on the south elevation.

CHAIRPERSON KINGSLEY: Okay, so you're amending the motion to include that?

COMMISSIONER BONDAROWICZ: Yes.

CHAIRPERSON KINGSLEY: Okay, is there a second?

COMMISSIONER ECKHARDT: Second.

CHAIRPERSON KINGSLEY: Okay, so there's an amended motion.

MR. HAUTZINGER: I mean, I think we can vote on that amendment and then go back to the original if you want to do it that way, kind of a formal procedure.

COMMISSIONER KUBOW: Sure.

MR. HAUTZINGER: So, if you would like to take a vote on the proposed amendment?

CHAIRPERSON KINGSLEY: Okay, so the one that's on the table right now is a motion to add decorative lights on the north and the south elevation. There's been a motion and a second. Take roll call.

MR. HAUTZINGER: Commissioner Fitzgerald.
COMMISSIONER FITZGERALD: Yes.
MR. HAUTZINGER: Commissioner Kubow.
COMMISSIONER KUBOW: Yes.
MR. HAUTZINGER: Commissioner Eckhardt.
COMMISSIONER ECKHARDT: Yes.
MR. HAUTZINGER: Commissioner Bondarowicz.
COMMISSIONER BONDAROWICZ: Yes.
MR. HAUTZINGER: And Chair Kingsley.
CHAIRPERSON KINGSLEY: Yes.
MR. HAUTZINGER: Now, we have an amended motion; back to the original as amended.
CHAIRPERSON KINGSLEY: Okay, thank you.
I had one and it had to do with the parapet and making the parapet return the same distance that the pier was turning on the west elevation. I'm not sure how everyone felt about that, but because that's Palatine Road.
MR. HAUTZINGER: And I also have one comment before anybody changes anything else. Your comment, your motion on the north elevation with the recommendation for the optional EIFS band, I just want to clarify. You're talking about this band?
COMMISSIONER ECKHARDT: Yes.
MR. HAUTZINGER: The band only?
COMMISSIONER ECKHARDT: Correct.
MR. HAUTZINGER: Not the whole top portion of the wall?
COMMISSIONER ECKHARDT: No, just the band --
MR. HAUTZINGER: Just the band, okay.
COMMISSIONER ECKHARDT: -- and that's optional, it's not a requirement --
MR. HAUTZINGER: Yes. Got it.
COMMISSIONER ECKHARDT: -- because I think it might be attractive with or without it.
CHAIRPERSON KINGSLEY: Okay, so can I make a motion, amend the motion?
COMMISSIONER FITZGERALD: It's your --
CHAIRPERSON KINGSLEY: I guess I am. I'd like to amend the motion to make it a requirement that the south parapet wall return north along, I guess that would be the west elevation, the depth of the pier on the west elevation.
COMMISSIONER ECKHARDT: Yes, that's clear. Second.
CHAIRPERSON KINGSLEY: Okay, so there's an amended motion. There's a motion and a second.
COMMISSIONER ECKHARDT: We still haven't voted on my first motion.
CHAIRPERSON KINGSLEY: Right, but we're trying to follow it correctly, so now we're going to vote, it's the first time we've done this.
COMMISSIONER ECKHARDT: Keith, don't stare at us.
CHAIRPERSON KINGSLEY: Yes.

MR. MOENS: I'm not.
CHAIRPERSON KINGSLEY: He's our parliamentarian.
MR. HAUTZINGER: He's going to be jumping up and down.
CHAIRPERSON KINGSLEY: I know, he's going to be so happy. So, we're going to vote on the amended portion of the motion which is the parapet wall.
Roll call.
MR. HAUTZINGER: Commissioner Fitzgerald.
COMMISSIONER FITZGERALD: Yes.
MR. HAUTZINGER: Commissioner Eckhardt.
COMMISSIONER ECKHARDT: Yes.
MR. HAUTZINGER: Commissioner Kubow.
COMMISSIONER KUBOW: Yes.
MR. HAUTZINGER: Commissioner Bondarowicz.
COMMISSIONER BONDAROWICZ: Yes.
MR. HAUTZINGER: And Chair Kingsley.
CHAIRPERSON KINGSLEY: Yes.
So, that has passed as well.
Is there any other discussion or amendments?
(No response.)
CHAIRPERSON KINGSLEY: No? Then we will take roll call on our initial motion.
MR. HAUTZINGER: As amended.
CHAIRPERSON KINGSLEY: As amended.

Motion to <u>approve</u> DC #25-096, the proposed commercial remodel design located at 375 East Rand Road, subject to compliance with the plans received 11/25/25, compliance with all applicable Federal, State, and Village codes, regulations, and policies, the issuance of all required permits, and the following:

1. **The north elevation shall be treated with a stone base wainscot similar to that detail on the south elevation.**
2. **The brick will be painted a color to match Alpine Ridge brick, color samples to be submitted to Staff for review.**
3. **It is recommended, not a requirement, to continue the EIFS accent strip banding across the north elevation, at the Petitioner's option.**
4. **The north and south elevations should have more decorative light fixtures that are not simple wall packs to help break up the solid mass of the wall, with three being on the north elevation and, if the spacing is appropriate, to have two on the south elevation.**
5. **The south parapet wall should return north along the west elevation, the depth of the pier on the west elevation.**
6. **This approval deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from**

zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

7. **All signage must meet code, Chapter 30.**

MR. HAUTZINGER: Commissioner Fitzgerald.
COMMISSIONER FITZGERALD: Yes.
MR. HAUTZINGER: Commissioner Eckhardt.
COMMISSIONER ECKHARDT: Yes.
MR. HAUTZINGER: Commissioner Kubow.
COMMISSIONER KUBOW: Yes.
MR. HAUTZINGER: Commissioner Bondarowicz.
COMMISSIONER BONDAROWICZ: Yes.
MR. HAUTZINGER: And Chair Kingsley.
CHAIRPERSON KINGSLEY: Yes.

All right, it has passed in our new forum. All right, so that was DC #25-096.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 7:55 p.m.)

DESIGN

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

COMMISSION

RE: 411 EAST RAND ROAD, DUTCH BROS COFFEE - DC #26-007
COMMERCIAL

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Design Commission taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 3rd Floor, Community Room, Arlington Heights, Illinois on the 19th day of May, 2026 at the hour of 7:55 p.m.

MEMBERS PRESENT:

KIRSTEN KINGSLEY, Chairperson
JOHN FITZGERALD
TED ECKHARDT
JONATHAN KUBOW
RICH BONDAROWICZ

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

CHAIRPERSON KINGSLEY: Now, we're on to 411 East Rand Road, DC #26-007, for Dutch Bros. Coffee. Again, Staff will give an overview and the Petitioner will come up. I'll just state, if you spoke or going to speak, just make sure you've signed in at the end of the night so we have your information. Thanks.

MR. HAUTZINGER: And, actually, if you wouldn't mind please coming up to the podium? I think everybody was clear enough, but we're reporting it to be transcribed and there's a microphone at the podium to pick up any comments. So, anybody who speaks should please come on up. So, okay.

Okay, so moving on, this is the Dutch Bros building, and again, we'll just focus on the architectural design of that new building. I think everybody is oriented by now, but I've got that highlighted on the site plan, the building that we're talking about here.

So, okay, and these are the four exterior elevations. So, the proposed new building, as Staff understands it, is based on Dutch Bros Coffee's standard brand prototype design. The design includes gray brick walls on all four sides, and there is a corner feature that's made of blue fiber cement panel siding.

One detail, interesting, kind of piggybacking on our previous conversation about the parapet return, notice on this one that this tower does return back across the roof on all four sides, which is really a nice detail. So, I kind of commend the architecture and/or the Dutch Bros Coffee's prototype, but that's nice to see. It alleviates any of those concerns that you have, that you start seeing the back side of a false parapet. This is a really nice way to do it.

The building also has dark gray canopies on three sides. The larger canopy is actually on the south side of the building where there's a walk-up order window. I should clarify, this restaurant does not have an interior for customers to go inside to order or to dine. So, this is drive-through only to pick up your order or there's an option to walk up to the window, place your order and get it from the outside. That would be under this canopy on the south, drive-through lane along the north under this canopy, and then there's just presumably a more decorative storefront window with a canopy above it on the short end which basically is on the northwest.

So, kind of acknowledging the all-brick exterior, that's a nice quality material of course on all four sides. It's a great starting point. I'm a little afraid to even bring this up now, but we had mentioned that this building, the back portion of the side walls seemed a little void on both, you know, the north, this is the side that really runs parallel to Rand Road, I'm calling that the north, and then the south, that is more internal to the site. You know, there's plenty of interest and detail going on where the tower anchors the corner of the building and the front. The canopies fill in some of the space with the signage. It all works really well together. You get towards the back and it's a bit lacking in detail.

What Staff had noted in our Staff report, you know, is there an option to enhance those portions of the building? Suggestions that we had made is just some potential, and again here we're working with a brand-new building, not a renovation, so some of the complexities of the previous conversation should not be a factor here. This building can be designed and built however it's determined.

So, we are suggesting potentially brick coursing, decorative

banding. There's an actually an option to do like a false window or two, picking up on some of the windows that are already there. If those are just black spandrel windows, it just looks like back of the house, the lights are off, but it would break up that wall, and/or decorative lighting. So, again, similar to the conversation we just had. I'll let the Design Commission take a look at those portions of the design.

This building does include six wall signs, so you can see two on the side facing Rand Road, there's two really on the architectural front which is the west side of the building, and then one on the other two sides. Per code, only one wall sign is allowed per street frontage. So, there are six here. This is really part of the next application which is the sign variation, but just a little heads up as it relates to the architecture. Keep that in the back of your mind, we'll talk about that with the next one.

Rooftop screening, this one includes full height parapet walls to fully screen all the mechanical equipment. So, that's always ideal. No concerns there.

Trash screening, similar to the other building, they have done a nice job designing the freestanding trash enclosure with the same materials as the building, which we always encourage and look for. So, no concerns there.

Aside from the back portion of those walls, Staff is recommending approval as submitted.

CHAIRPERSON KINGSLEY: Thank you.

Does the Petitioner want to come up?

MS. KIVLAND: Thank you. My name is Liz Kivland, I'm with Chipman Design Architecture. I'm one of the Architects working on this building.

Pretty straight-forward. It's an upgrade with the all brick from their standard prototype. We realize that that looks best in this market and they want to appease their customers visually and with good coffee. So, yes, it's pretty straight-forward.

Materials we think work well and blend nicely and we're open to suggestions. To break up the brick, we want to do a soldier course around the building. That is something that's easily changed and done. The false windows get a little difficult for us. There is a double wall there, so keeping them ventilated so we don't have issues with the windows later can be an issue. So, it's not a favored suggestion, but yes, we're open to any comments.

CHAIRPERSON KINGSLEY: Thank you. I do have a quick question. The wood that's on here, that's for the soffit?

MS. KIVLAND: It's the underside of the canopy at the walk-up window.

CHAIRPERSON KINGSLEY: But just at the walk-up?

MS. KIVLAND: Yes.

CHAIRPERSON KINGSLEY: Okay.

MS. KIVLAND: The other canopies are all prefabricated material.

CHAIRPERSON KINGSLEY: Okay, thank you, and then the soldier course you're talking about is the one at the base?

MS. KIVLAND: There is a soldier course that caps the base, but then we also have them above the windows.

CHAIRPERSON KINGSLEY: Oh, correct, I see that.
MS. KIVLAND: So, we can continue that line of the one above the windows.
CHAIRPERSON KINGSLEY: On the drive-through elevation?
MS. KIVLAND: Yes, but around the rest of the building.
CHAIRPERSON KINGSLEY: Okay, yes, all right. Thank you.
MR. HAUTZINGER: And this is a photo of the same design completed elsewhere --
MS. KIVLAND: Yes, correct.
MR. HAUTZINGER: -- for reference. Full scale mockup of the entire building, in case you haven't --
CHAIRPERSON KINGSLEY: Right, it's just, is that the right orientation?
MR. HAUTZINGER: It is.
CHAIRPERSON KINGSLEY: It is, okay. All right, so this would be the right side. Okay, all right. Thank you very much.
Commissioner Kubow?
COMMISSIONER KUBOW: Yes, I don't know if I'm easier going tonight, but I think just the simple design, I'm fine with it. I think it's a smaller building so you don't have too much, although I do agree with Staff's recommendation on having the lights because it will bring a little consistency to some of the surrounding buildings.
But I guess I want to get to signage because I think this is part of the whole encompassing approval.
MR. HAUTZINGER: Sure.
COMMISSIONER KUBOW: I think your recommendation, Staff's recommendation for signage is what specifically? Two signs versus the six?
MR. HAUTZINGER: We were recommending four maximum.
COMMISSIONER KUBOW: Right, and can you walk me through that, what you're recommending?
MR. HAUTZINGER: You know, we actually did not specify and we will get into this in the next review. But we compiled, you know, data, like permit history data of other signage for similar drive-through restaurants, and originally kind of seeing is there a way to justify all these signs or maybe five of the six. It really just was adding up to be somewhat excessive as compared to other businesses in terms of the quantity as well as the total square footage of signage.
So, we do always like to keep that in check in terms of a level playing field being, you know, and not giving unfair advantages to certain businesses. With that in mind, we just couldn't really justify recommending more than four wall signs. At the same time, I'm not sure which two to pull out, so we kind of wanted to leave that up to the Petitioner and Design Commission to maybe kick around and make that decision.
COMMISSIONER KUBOW: Okay, thank you. We'll get the sign plan I guess in the next review, but --
MR. HAUTZINGER: Yes.
COMMISSIONER KUBOW: -- overall, I approve the design. I would

likely require just take two gooseneck lights. We have two blank walls on the, one on the right elevation, the other on the left elevation, I think those would be good opportunities to have a little bit of decoration on.

CHAIRPERSON KINGSLEY: Okay, thank you.

Commissioner Bondarowicz?

COMMISSIONER BONDAROWICZ: So, I'm going to go back to the signs because I think it's hard to understand what the building looks like knowing how many signs we have or don't have, because if we get rid of a sign in one place, it's going to make it look more blank. So, we have a little bit of a chicken and the egg problem, right, of how many.

From the architect's perspective or the Applicant's perspective, which signs are the critical signs for signage and visibility from the street so we're not negatively impacting the business?

MS. KIVLAND: Sure. I would say on the blue tower, the front, the smaller elevation, keeping that window is quite important to the brand. That image is part of the brand identity for sure, and on the blue tower which is also a piece of their brand identity is important to them. So, on that one, I would say we would lose the Dutch Bros signage across the larger window. Then at the back elevation, the other small elevation there, we would keep that one as well. That way we're seeing the windmill from either side of how we're approaching from Rand Road. So, that is important for the brand.

So, we'd lose the window on the larger side of the blue tower, but keep the Dutch Bros there. Then, yes, it's interior to the site, but we would keep the Dutch Bros as well on the larger all brick elevation.

COMMISSIONER BONDAROWICZ: Because that's the, where you're walking up if you're doing a pickup, right, or ordering at the window?

MS. KIVLAND: Yes.

MR. HAUTZINGER: Or approaching in your car from Palatine Road.

MS. KIVLAND: Yes.

COMMISSIONER BONDAROWICZ: So, you need to see it.

MS. KIVLAND: Yes. So, that would be the choices that the brand would support.

COMMISSIONER BONDAROWICZ: Can you point out which ones you're getting rid of again?

MR. HAUTZINGER: I can review it.

COMMISSIONER BONDAROWICZ: Yes.

MR. HAUTZINGER: This windmill would be eliminated --

MS. KIVLAND: Yes.

MR. HAUTZINGER: -- and this Dutch Bros sign would be eliminated --

MS. KIVLAND: Yes.

MR. HAUTZINGER: -- and the other four would remain.

COMMISSIONER BONDAROWICZ: Okay, if we were going to suggest adding the soldier course and the rowlocks; where would it work best in your opinion?

MS. KIVLAND: I think if we kept it going from the top of the windows

all the way around the building, so we're just taking an element that's already there and working it in to the entire building. So, it would provide a little bit of visual relief from all of the brick. It's still brick but, you know, it's a slightly different geometry to just give it some interest, simple. I don't think it adds any cost; the mason is still laying up brick.

COMMISSIONER BONDAROWICZ: And then, Commissioner Kubow commented about adding some decorative lighting. Where would you see some decorative lighting?

MS. KIVLAND: We could probably do it on the two panels that kind of align that is in the center, not necessarily the center, but off center of the two larger elevations is actually a six-inch bump-out. So, it comes along, so there is a little bit of plane change along this elevation, so I would say we would add it to that bump-out piece. Now, maybe two on the larger one and we can shrink the bump-out and do one each elevation.

They do have lights on the, they're hard to see, but there are lights on each of the piers of the walk-up. So, we would ask to just repeat that light. It's an up and down --

CHAIRPERSON KINGSLEY: That's similar to the photograph that was submitted?

MS. KIVLAND: Yes. Yes.

COMMISSIONER BONDAROWICZ: So, the top of the windows, there's really just that. The walk-up, there's a consistent line for top of windows.

MS. KIVLAND: There is.

COMMISSIONER BONDAROWICZ: Where you can carry that soldier around.

MS. KIVLAND: Yes.

COMMISSIONER BONDAROWICZ: Now, the other white elements are these boards, right, the menu boards?

MS. KIVLAND: Yes, they are snap frames to allow, when they're near the order windows, there are menu boards. There's a couple of smaller ones, so we can do advertising, seasonal drinks, that type of thing to, you know, they change them out depending on what the menu changes are.

COMMISSIONER BONDAROWICZ: Okay.

MR. HAUTZINGER: I can sort of jump ahead on that topic just in terms of what Staff's comments are that we'll get to with the next item on the agenda, but all the snap frames on this north elevation Staff is not in support of. It really just, they seem to be just supplemental menu advertising, probably promotional of certain things. Just considering that this is facing Rand Road, there's also a menu board here at the pickup window that I guess maybe we don't understand how that's utilized, but it seems unnecessary and just kind of adding clutter to this north elevation.

That's going to be Staff's position, and again we can look at that a little closer when we get to it. But as far as your comment about thinking about how the building looks with or without signage; I just wanted to mention that's going to be Staff's recommendation. We're in support of the snap frames and the menu board at the walk-up window because obviously a customer is walking up

there to order. They don't have the benefit of seeing the drive-through signage from their car in advance of the pickup.

COMMISSIONER BONDAROWICZ: Can someone, are you able to explain why all those boards are necessary?

MS. KIVLAND: I'm sorry, what's that?

COMMISSIONER BONDAROWICZ: So, to answer the question about all the boards on this side, you know, you've got three of them, are they all necessary for the business operation?

MS. KIVLAND: On the drive-through side, there are other municipalities that have had an issue with them, so the brand is okay getting rid of the snap frames along the drive-through. It's not their favorite but, you know, they understand that there is a concern there from municipalities. But definitely along the walk-up window side, those are utilized by customers.

MR. HAUTZINGER: What about the wall-mounted, illuminated menu board next to the pickup window? What's the logic there?

MS. KIVLAND: Excuse me. They don't, their menu boards aren't -- let me back up here.

So, all of their ordering is with runners similar to what we see around here. Portillo's or Chipotle's have them as well. So, there is no audio at the menu boards, it's all runners. So, you're not necessarily consecutively in line.

So, the runners can get you at any point, so it may be that you could get to the drive-through window; if for some reason, you know, you got up there first, you could straight order from that menu board at the drive-through window. So, there are other menu boards along the way, but it's intended to move that line really quickly because they do quite a volume of business. So, without the, you know, kind of standard order, wait a minute, and then drive up to pick up your drink, they have runners doing orders on iPads, running into the building, running out your drink. If you go to the site plan, there's like a peel-off lane as part of the drive-through. So, they move cars out very quickly with that system.

So, it seems a little odd to have it so close to where you think you're done with your interaction, but it could very well be that someone gets up there and, you know, then it's their turn to order and they just happen to have to do it at the drive-through window.

CHAIRPERSON KINGSLEY: So, how many are there? There's the one at the drive-through, and then where's the other one? At the walk-up?

MS. KIVLAND: Yes, and --

CHAIRPERSON KINGSLEY: Okay.

MS. KIVLAND: -- then there's ones along the drive-through lanes as well.

CHAIRPERSON KINGSLEY: Right, that's the one that we're talking.

MS. KIVLAND: Yes.

CHAIRPERSON KINGSLEY: Okay.

COMMISSIONER BONDAROWICZ: Because there's three there, right, on the drive-through side?

MS. KIVLAND: So, those two that are farther back are more advertisement. So, there is drive-through, or there's menu boards at the drive-

through lanes, typical like you would see to order at different drive-through windows. Again, no audio. So, the one up at the drive-through window is actually usually a menu and the other ones tend to be advertisements. So, they're willing to lose the others one farther back because they have the menu boards in the drive-through lanes, but the one up at the window they'd like to keep though.

MR. BARAD: If I could expand on that real quick? Dutch Bros, they are really aware of the traffic management situation we get further along in the process and approval process. They came up with a traffic management plan and they've done studies and the way they've operated throughout the country. Every menu board where they place it is there for a specific reason and it helps just with operations flow and so there's not a huge stack of cars at the drive-through that it efficiently operates in. Every place where the true menu boards are is essential to their operations.

CHAIRPERSON KINGSLEY: Thank you.

Okay, I think we're back to Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Okay, I actually, as to the building, I like it. In fact, I like all four sides. I may have some comments about signage.

The area that is to the south, like near where the generator is or the transformer is in that, is that going to be a landscaped area or what is that area? So, it's kind of southwest of the building. It says that there's a transformer I think in there and it looks like it's where --

MS. KIVLAND: It will be a landscaped area.

COMMISSIONER FITZGERALD: Okay, so that's really your only greenery?

MS. KIVLAND: Correct, and a little bit along the parkway --

COMMISSIONER FITZGERALD: Okay, and then the Rand Road side, because you have a relief on the, I'm going to call it the left side or the southeast side, that wall, I think that's actually okay, for me. So, I'm okay with the building as presented.

CHAIRPERSON KINGSLEY: Okay, thank you. I agree with what everyone has said. I think it's a nicely designed building. I like some of the detailing, I like the wood soffit and things like that.

I agree with the lighting, having like maybe two in the base that you were talking, you know, keeping the bump-out where it is and adding the two lights, especially if they match. I think that'd be great.

Then, I would say the soldier course, I'm not so sure it needs it, but I think it would, for me, would be a recommendation unless you all think it would be a requirement. Then I guess we'll talk about the signage at the next motion.

Anybody else have comments or do we have a motion?

COMMISSIONER ECKHARDT: I'll make a motion. I think the motion is we are, I would move we accept the petition as submitted with a requirement to add some decorative lights, and then I need some help on which elevations we think that is. There's a couple of them, but I'm not sure.

CHAIRPERSON KINGSLEY: I think probably in the north and south, the long elevations.

COMMISSIONER ECKHARDT: North and south, a couple of decorative lights. The installation of a soldier course higher up would be at the option of the Petitioner, but this brick work on the very bottom is very attractive and I believe that's part of the submittal. That's it.

Motion to <u>approve</u> DC #26-007, the proposed architectural design for Dutch Bros Coffee to be located at 411 East Rand Road. This approval is subject to compliance with the plans received 1/15/26, compliance with all applicable Federal, State, and Village codes, regulations and policies, the issuance of all required permits, and the following:

1. **Some decorative light fixtures shall be added along the north and south elevations.**
2. **A recommendation to enhance the wall areas with soldier coursing above the windows around the building at the option of the Petitioner.**
3. **This approval deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.**
4. **All signage must meet code, Chapter 30.**

CHAIRPERSON KINGSLEY: Okay, there's a motion.
Is there a second?
COMMISSIONER KUBOW: Second.
CHAIRPERSON KINGSLEY: There's a motion and a second.
Any discussion?
(No response.)
CHAIRPERSON KINGSLEY: There is no discussion. So, I guess we can go for a roll call vote.
MR. HAUTZINGER: Commissioner Fitzgerald.
COMMISSIONER FITZGERALD: Yes.
MR. HAUTZINGER: Commissioner Eckhardt.
COMMISSIONER ECKHARDT: Yes.
MR. HAUTZINGER: Commissioner Kubow.
COMMISSIONER KUBOW: Yes.
MR. HAUTZINGER: Commissioner Bondarowicz.
COMMISSIONER BONDAROWICZ: Yes.
MR. HAUTZINGER: And Chair Kingsley.
CHAIRPERSON KINGSLEY: Yes.

All right, so that has passed, with just a couple of extra lights.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 8:18 p.m.)

DESIGN
COMMISSION

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

RE: 375-425 EAST RAND ROAD - DC #26-029
SIGN VARIATION

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Design Commission taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 3rd Floor, Community Room, Arlington Heights, Illinois on the 19th day of May, 2026 at the hour of 8:18 p.m.

MEMBERS PRESENT:

KIRSTEN KINGSLEY, Chairperson
JOHN FITZGERALD
TED ECKHARDT
JONATHAN KUBOW
RICH BONDAROWICZ

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

CHAIRPERSON KINGSLEY: Then, last, we have the sign variation,

DC #26-029, for 375-425 East Rand Road.

MR. HAUTZINGER: Which basically covers the whole site, right.

CHAIRPERSON KINGSLEY: Okay.

MR. HAUTZINGER: Okay, I'm just going to pull up the site plan here for reference and just give a general summary of the variations that are being requested. They really have three categories: ground signs, wall signs, and drive-through signs.

So, the ground signs are, they are proposing two 116 square-foot ground signs where 66 square-foot is the maximum allowed. Those ground signs are located inside the red circles here on the site, one next to the driveway off of Rand Road and one in the southeast corner adjacent to the driveway entrance from Palatine. So, we've got these two monument signs, and this is an image of that sign.

So, I'll get into the Petitioner's hardship and then Staff's comments for each one of these, but first, I'll just kind of finish an overview. But they are proposing that these signs will be the only two ground signs. So, Dutch Bros won't have their own separate freestanding sign. The future other drive-through restaurant won't have a separate ground sign. They're going to have all their tenants just on these two signs. For the Pep Boys building as well, all the tenants in the site will be accommodated on these two signs.

In regards to wall signs, really I think we already kind of covered an introduction of that. The wall sign variations are associated with the Dutch Bros building and it's to allow the six wall signs proposed where only one wall sign is allowed per code. You get one wall sign per street frontage, there's just the one street frontage on Rand Road, so technically per code, there would only be one sign allowed.

That being said, and I will get into more detail, but it is not uncommon, in fact almost all of the drive-through restaurants in Arlington Heights have received some amount of variation for additional wall signage. In fact, we're in the process of amending code to allow two by right, and that's a separate issue, but just a little background there.

Then, finally is the drive-through signs. Let me zoom in on their site plan to explain that. So, if you can look past all the red arrows, here's the two drive-through lanes. At each drive-through lane, there are two freestanding menu board signs. There's one here and here for the inner drive-through lane, there's one here and here for the outer drive-through lane.

Per code, you're allowed to have a pre-sell menu board and a menu board at each drive-through lane. So, these first two menu boards are allowed by right. The second two menu boards are also allowed per code. So, where they're going over is now to have two additional wall-mounted menus for a total of six.

The variation that we have says for four menu boards where two are allowed by code. That's because we're putting these pre-sell into a separate category, even though they're really the same thing. So, if that gets confusing, feel free to ask questions, but essentially, they're going to end up with a total of six menu boards, four of them are freestanding in the drive-through lane,

one of them will be at the pickup window on the building, and the other one is wall-mounted at the walk-up window on the building, for a total of six.

Per code, drive-through menu boards are not supposed to face the street. The idea is they should be on the side or behind the building. Because the configuration of this building really kind of turned sideways, that the drive-through lane is parallel to the road, you end up with one of those menu boards facing the street. So, there's a separate variation for that alone.

Then, finally, the supplemental snap frame advertising signs that we were talking about, there is a total of eight of those proposed on the building, four on the north elevation and four at the pickup window on the south elevation. So, that's the total ask in terms of sign variations.

Let me skip ahead here. The Petitioner submitted a letter, part of requesting a sign variation, they need to clarify, you know, respond to the criteria for a sign variation including hardship, unique circumstance. You know, for the ground sign, the Petitioner feels that the additional size is needed to effectively serve all seven of the different businesses that they anticipate having in this site across the development. Again, because they're not going to have separate ground signs, they're asking for larger ground signs to accommodate all the businesses.

The wall signs for Dutch Bros, the Petitioner feels the six signs are necessary to be consistent with their national brand prototype, and that enhanced visibility is critical, particularly for southbound traffic to the primary point of access to the site. So, in general, they are asking for those signs to maintain brand consistency and ensure adequate visibility.

For the drive-through signs, they report that the proposed drive-through menu signs are a Dutch Bros standard prototype menu signage. Again, I guess that just speaks to the operation.

So, Staff's comments, starting first with the ground sign, you know, in general, this is a nicely designed sign. We've put in a rendering of the building that we just got done discussing in detail, and they are using the same, you know, stone materials and metal materials which is, you know, always encouraged. So, that's a nice design approach for the sign. However, we did review, again, like comparing to other businesses, specifically this Table 5 that was in the Staff report, this is a comparison of the subject property, the size of the property, the total square footage of the businesses on the property, and the size of the site area, and then how many signs and how large, as compared to the surrounding larger retail centers that we talked about earlier in the evening.

Town and Country, Arlington Plaza, NorthPoint, Arlington Heights Promenade, they all have code-compliant size ground signs and they're much larger retail centers with more businesses. So, I mean, Staff really has a hard time justifying, I mean, you guys will be welcome to, after I finish the review, you know, explain your point of view on it. But looking at the numbers, it just doesn't seem justifiable to support the oversized ground signs for this relatively small retail development as compared to these much larger ones that have code-compliant size signs.

By the way, the size of the ground signs is determined by code

on two factors, it's the width of the road and the speed limit on the road. So, in some cases, 66 square feet is the maximum allowed, in other cases 80 square-foot is the maximum allowed, and that just depends whether it's Arlington Heights Road and/or Palatine. They have slightly different factors that apply, you know, in most cases, and to be honest, I had to convince myself, I looked back and pulled some old permits on Town and Country. Are those really 66 square feet? I did find each of their tenant panels were about seven square feet each. There was seven or so, or six, seven or eight of them stacked. If there was eight of them, that's 56 square feet. They have the name of the retail center Town and Country above that. So, they were right there.

There's always additional square footage for the structure of the sign, kind of the decorative components of the sign. So, we really just measured the area of the sign based on the signage itself. There's a limit on how much additional structure could be added, but like for the base of your wall sign, we're not including that in the total area. It's just the size of the sign panels themselves, which by the way, I mean, so Staff's position on that sign is that we really do feel like it should just be redesigned to comply with code.

Really in a way, it's kind of an inefficient sign. I mean, it's a nice-looking sign, but it's just getting too large as compared to what code allows and what everyone else has. All this like 10 inches of space between each of the panels, it really just adds up. Then this overall rectangle here just gets kind of huge as compared to the other businesses. Really if you cut this about in half and stacked those tenants vertically, that's a more common approach that we're seeing in the other retail centers. Staff does feel you would be able, you should be able to accommodate all your businesses on a sign of that size.

Again, looking around at the surrounding, other large retail centers with their multi-tenant signs for examples, we'd encourage this should just be redesigned. So, unfortunately, Staff can't support that variation request.

For the wall signs, we already talked about. For Dutch Bros, you know, again, we in our Staff report provided a summary of wall signs at other drive-through restaurants. So, you can see the total number of wall signs at all these different drive-through restaurants. These are all in Arlington Heights, you know, ranging from two, two and three is the most common. There's one McDonald's that has four wall signs, and then the total square footage of those signs, again looking at the six proposed for the total 152 square feet, it's just way beyond.

This 212 for Raising Cane's is a little bit misleading because their giant No. 1, which is really part of the wall, that was considered to be a sign and it was approved by a variation. So, it seems like they have a huge amount of signage, but actually that was kind of a sign/architectural feature, so it's kind of a ginormous sign. So, based on this though, you know, like we said, Staff would recommend four and it sounds like hopefully that will be agreeable to the Petitioner and we'll see what the Design Commission thinks.

Drive-through signs, no objection to the wall-mounted menu board and the four snap frames that are adjacent to the walk-up window. Again, that's internal to the site. This is really speaking to people that are, or customers

that are already on the site, you're not really going to see it from the street. So, that's this elevation here.

This is the wall-mounted menu board that's illuminated, and that looks like this here, okay, in detail. Then, these other ones, these are two large and two small snap frames where they put in their, I guess rotating advertisements. So, these are just really like poster frames that are mounted to the wall. We just took to the internet, this is a completely for reference only image from the internet that shows, you know, how they've used these at some other locations so you get an idea of how those snap frames will work.

Again, so this will look really similar to what's being proposed at this site with one menu board and some snap frames. Staff is in support of that. No harm done. It looks nice. In fact, it's a whole lot nicer to have this than to slap a bunch of things up after the fact which you sometimes see at different drive-through restaurants, hanging off of the drive-through menu board or the building wall. This is really nice and neatly done, so Staff is in support of that.

However, we already talked about on the north face of the building where it's facing Rand Road, I guess our feeling was that the wall-mounted menu board, the small snap frames with the larger snap frames is just a little bit, it's nothing that we've seen at any other drive-through restaurants. So, we don't see the hardship or the unique circumstance that justifies it here. So, we're not in support of those including the wall-mounted menu board, although it sounds like there may be some good rationale for that, you can hear more from the Petitioner.

I think that's the summary of our comments. So, as submitted, the one, two, three, four, five variations, Staff is recommending denial, and this is at the end of the report, but instead we're recommending approval of sign variation No. 2. So, No. 1, we're just recommending denial and that's off the list. No. 2, we recommend approval, but for a total of four wall signs instead of six. Sign variation No. 3, we're in support of three of the four menu boards, but not this one. Then, for variation No. 5, we're in support of four of the snap frames at the walk-up window, but not the four snap frames at the drive-through lane. Hopefully that made sense.

CHAIRPERSON KINGSLEY: Thank you.

Petitioner, would you like to come up and speak on that?

MR. BARAD: So, for the monument sign, generally when we have three buildings there'd be three separate ground signs. We'll do our best to kind of shrink it up to kind of get it close enough to complying with the code. Especially on the multi-tenant buildings, they rely on these signs. They don't have visibility on the street, and that's the only visibility. They don't have any frontage, so it's essential to the operations and, but otherwise, they wouldn't have any visibility on Rand and Palatine.

With the Dutch Bros and the future user on the other pad, they only have frontage on Rand Road. They rely on these ground signs on Palatine, that's the only visibility on Palatine, and there is access of course to the site through Palatine to get there. This is their only visibility, so they rely on all of that traffic. That's how they have their visibility.

There is, I guess we could shrink it up and get it as close as possible to code compliant, but we do need to have space for all of these tenant

signs. That's really important to their visibility and to help drive customers.

CHAIRPERSON KINGSLEY: I have a quick question. So, as presented tonight, I know that this sign is 116 square feet. Approximately how many square feet are each one of those tenants, the six tenants?

MR. MIKULSKI: Well, like, are you talking about the square footage of the panels that are shown here?

MR. BARAD: Like the panels themselves?

CHAIRPERSON KINGSLEY: The tenants, yes. So, the --

MR. MIKULSKI: The actual tenant panels?

CHAIRPERSON KINGSLEY: Yes.

MR. MIKULSKI: On here. Yes, so they're at four-foot by two-foot, so approximately eight square feet.

CHAIRPERSON KINGSLEY: Okay, and what did you say the other ones were, Steve?

MR. HAUTZINGER: At Town and County, seven square-foot.

CHAIRPERSON KINGSLEY: So, they were seven, okay. So, these are just slightly bigger, each one of these tenants except for the bottom where it says Old National. That one is larger, and who is going to be in that one? Is that going to be --

MR. BARAD: The Old National Bank.

CHAIRPERSON KINGSLEY: Oh, okay.

MR. BARAD: Yes.

CHAIRPERSON KINGSLEY: Yes, right, but that one is twice as big?

MR. BARAD: Yes.

CHAIRPERSON KINGSLEY: Okay, got it. Thank you. It was probably a silly question, but thank you.

MS. KIVLAND: We kind of went through the Dutch Bros signage. So, the menu boards, we have to go back to Dutch Bros to see which ones are more efficacious for them. So, I'm thinking it's keeping the ones at the drive-through because that is the bulk of their business. They do a lot of mobile ordering through their app but, you know, keeping those ones at the drive-through lanes I think would be, so I'd request that we have four and that chances are we're going to keep them at the lanes. Then I'd have to ask about the others at the building.

Personally, I would request five. I know that's two more than what Staff is recommending, but the way they keep their operations moving and to keep that traffic flowing and not backing up is, you know, having those menu boards available.

CHAIRPERSON KINGSLEY: And when you say five, you mean the two --

MS. KIVLAND: Four at the drive-through lanes and then the one at the walk-up.

CHAIRPERSON KINGSLEY: Okay, and is that not what Staff was saying?

MR. HAUTZINGER: Yes, it is a little confusing. In order to kind of make these variations under code, because code will allow, like the four that are out here would all be allowed by code --

MS. KIVLAND: Okay.

MR. HAUTZINGER: -- because the first two are considered pre-sell menu boards.

MS. KIVLAND: Oh, okay, so you're saying get rid of one at the --

MR. HAUTZINGER: The only one that we were objecting to is the one at the pick-up window. That seemed unnecessary and it's facing the road which is not allowed and adding kind of just a visual clutter.

MS. KIVLAND: Yes.

MR. HAUTZINGER: So, yes. Otherwise, Staff was in support of the four that are in the drive-through lane.

MS. KIVLAND: Okay, sorry I mis-understood.

MR. HAUTZINGER: Plus the fifth that would be at the walk-up window.

MS. KIVLAND: Yes. So, I think that would be acceptable for Dutch Bros.

CHAIRPERSON KINGSLEY: Okay, and what about Staff's recommendation then to eliminate everything on the drive-through side because Staff has recommended to get rid of the menu board on that wall and then all the snap frames on that wall?

MS. KIVLAND: Yes. We'd like to keep something there. I think the menu board is probably the more important, the snap frames are less important to Dutch Bros because they do have a large online presence. They have a bit of a cult following, not around here yet, but very much so. So, I think those snap frames on the drive-through side we'd be willing to take away if we could keep the menu board on the drive-through side.

CHAIRPERSON KINGSLEY: Okay.

MR. HAUTZINGER: Can I also clarify one thing? Is it correct that customers can also mobile order?

MS. KIVLAND: They do.

MR. HAUTZINGER: And then this really just becomes a pickup lane?

MS. KIVLAND: Yes.

MR. HAUTZINGER: In which case they don't need a menu board at all, just saying.

CHAIRPERSON KINGSLEY: Also, in the image that Staff had provided on the snap frames and what was in the Dutch Bros' snap frame, one of them looked as if it was a menu.

MS. KIVLAND: Yes.

CHAIRPERSON KINGSLEY: Now, I know that's not the same as the menu board.

MS. KIVLAND: Right.

MR. HAUTZINGER: This here, yes.

CHAIRPERSON KINGSLEY: So, one is static and one is not.

MR. HAUTZINGER: It actually looks like the identical display. So, they're using one of those snap frames as an additional menu board which personally, I mean, Staff wasn't interpreting these as being, you know, mandating

exactly what's going to go in there. It's all menu board. If they want to have the same thing --

MS. KIVLAND: Yes. So, if we lose the illuminated menu board at the drive-through and have one of the larger snap frames, then that would satisfy. Because there is no dictating what they'd put in there at any given moment. They'll change it out and we have no --

CHAIRPERSON KINGSLEY: All right, thank you.

Is there anyone else in the audience or the public that would like to speak on this, or Petitioner? Yes? If you could just state your name.

MR. KATSIAMBIS: Yes, my name is Ioannis Katsiambis, I'm the Manager of Gatsby's Pizza Pub from up to seven years. We're there for a long time, we're trying to survive. It's very tough.

The building next to us, those two buildings, they lasted two and a half years. They're like a cancer to us, destroying the business because of the fence, and because of the garbage and the rats and the broken doors and the young kids go in there and jump the fence, they do rave parties. A lot of people that are homeless sleep there. The police is not enough. We did make complaints to the Health Department and the Police, they're still there.

I feel if it was Downtown Arlington Heights close to Alfresco, you guys would do something different. You'll tear the building down or clean something, but it's like a cancer to us. Nobody cares, like we're outside from Alfresco, nobody cares about our business or anything else.

So, I would appreciate if you help these people just develop this place. They're the second business that are trying to develop this place. The first one has run away because there's an issue with IDOT, you cannot make a left turn and you know that on Rand Road. I hope they succeed.

So, that's it. I'm begging you guys to try to help these people to clean this place up. That's my only concern; otherwise, if you can take those buildings down, it's unbearable to us. That's all. I appreciate it as a taxpayer and working for 20 years in the city, I would appreciate that. That's all.

CHAIRPERSON KINGSLEY: So, you're for everything.

MR. KATSIAMBIS: I appreciate it. Thank you.

COMMISSIONER ECKHARDT: Thank you for coming in.

MR. KATSIAMBIS: Thank you.

CHAIRPERSON KINGSLEY: Would you mind, did you sign in? Did you put your name in? That would be great.

MR. KATSIAMBIS: Yes, okay.

CHAIRPERSON KINGSLEY: Okay, thank you.

MR. KATSIAMBIS: Sorry.

CHAIRPERSON KINGSLEY: No, that's okay, thank you.

MR. HAUTZINGER: Thank you.

CHAIRPERSON KINGSLEY: While he's signing in, is there anyone else, anyone in the audience that wants to speak on this?

(No response.)

CHAIRPERSON KINGSLEY: No. Okay, then we'll go to Commissioners. Commissioner Bondarowicz?

COMMISSIONER BONDAROWICZ: It might be a little bit confusing what you said on the drive-through side.

COMMISSIONER ECKHARDT: He knows it's complicated.

COMMISSIONER BONDAROWICZ: Yes. Well, so could you bring up the drive-through side? You have two snap and one menu on the drive, attached to the building, right? I believe you just said that you don't need the menu one, but you want to keep the snap?

MS. KIVLAND: Yes, one larger frame, whether it's illuminated menu or the snap frame, I think it would be helpful to the customers and to their operation.

COMMISSIONER BONDAROWICZ: Okay, because, so how would they use it? When they come through the drive-through, they get to, you know, two cars before the window, historically have they ever placed an order?

MS. KIVLAND: Most likely, but not necessarily. If the line is moving very quickly, sorry, I'll stand. If the line is moving very quickly and the runners are very efficient and maybe they're getting to the back of the line first, you might get to that drive-through before your order is placed.

COMMISSIONER BONDAROWICZ: So, whether it's snap or digital, in either case there's no voice?

MS. KIVLAND: Correct.

COMMISSIONER BONDAROWICZ: So, you're looking at it, remembering what you're going to order?

MS. KIVLAND: Yes.

COMMISSIONER BONDAROWICZ: And hopefully you're such a cult follower that you remember your --

MS. KIVLAND: Yes, absolutely.

COMMISSIONER BONDAROWICZ: And then you get to the window and you ordering at the window?

MS. KIVLAND: Not necessarily. A runner could come to you at any moment or you can order from the window.

COMMISSIONER BONDAROWICZ: So, what if the, as Staff mentioned, the one that appears to be past the window seems odd to us.

MS. KIVLAND: Okay.

COMMISSIONER BONDAROWICZ: Right? I think that's what you said, Steve, right, is that --

MR. HAUTZINGER: Yes.

COMMISSIONER BONDAROWICZ: You're kind of like past the window, why would you need that one there? That's probably breaking up the blue facade.

MR. BARAD: Could I touch on that quickly?

COMMISSIONER BONDAROWICZ: Yes. Yes, yes.

MR. BARAD: So, that window, it's not always, you're not always picking every drink from the window. They a lot of times have runners, as Liz mentioned, to grab the drink from the window and bring it out to your car. So, you can order from any part of the line. You can pick up your drink from any part of the line. There's a bypass lane. This is part of their operations to have them move very quickly. So, sometimes you're getting up there and you're ordering there

because that's how quickly they operate and shuffling cars in and out through the drive-through. So, that pickup window, yes, sometimes you'll just go there like at a different drive-through and you pick up from there, but a lot of times there's a runner who will find your car in line wherever you are and bring it to you.

COMMISSIONER BONDAROWICZ: But if you bring up the site plan, if you ordered there, so where, you know, point out where that is. It's all the way at the end, you're leaving.

MR. BARAD: So, there's a bypass lane; it's just to the right.

COMMISSIONER BONDAROWICZ: Yes, but by the time you got to that window and you looked at that menu, you're the first in the queue, right? If you ordered from that, you would either be sitting there or you'd pull out.

MS. KIVLAND: No, you could sit there, they might tell you to like pull out, but like if it's not ready, but you could sit there and everyone else can bypass around you.

COMMISSIONER BONDAROWICZ: But you'll have already been at car No. 4 at some point because you've not been able, here's where I'm going with this. I'm trying to figure out where is the best spot to give you a digital board --

MS. KIVLAND: Sure, yes.

COMMISSIONER BONDAROWICZ: -- because if you could pick one, where would be the ideal spot?

MS. KIVLAND: If I could pick one spot, I think I would agree with you and have it be farther back --

COMMISSIONER BONDAROWICZ: Yes, so that you can look at it, right?

MS. KIVLAND: Yes.

MR. HAUTZINGER: There is one issue with that, it's that because of the setback of the building wall, is a menu with a small print mounted on the wall here readable from somewhere in the car? I mean, normally you're driving right up next to that menu.

MS. KIVLAND: Yes, absolutely not, but not this gal anyway.

MR. HAUTZINGER: You know what I'm saying?

MS. KIVLAND: Yes.

MR. HAUTZINGER: It might be okay for one of those folks like those poster advertisements which that doesn't support, but for a menu, that might be a little difficult.

COMMISSIONER BONDAROWICZ: So, can we go back to the elevation? So, does Dutch Bros do a digital sign that's on a pedestal that could be closer to the vehicle?

MS. KIVLAND: That is like the runners' way, so they do not want to impede, there is a door coming outside of that blue tower. So, with that in mind, I would say that the last place is the winner for having the illuminated sign. It is out of the way and it is readable by --

COMMISSIONER BONDAROWICZ: Because how many were there prior to getting to this point?

MS. KIVLAND: Say that again?

COMMISSIONER BONDAROWICZ: How many numbers were there

before you got to that last four-car queue?

MR. HAUTZINGER: In each drive-through lane, you would pass two of these. So, there's four of these here out in the drive-through, there's two in each lane. We're considering one of these a pre-sell. Usually, the pre-sell is smaller than the main menu. In this case, they're the same size and they're both relatively small.

By the way, each of these has a snap frame on each side as well. So, there's already four of these, each has two snap frames, that's eight snap frame advertisements in the drive-through lane which is part of again Staff's concern.

COMMISSIONER BONDAROWICZ: They really want you to memorize it.

MR. HAUTZINGER: They really want to get them out there, the images out there.

COMMISSIONER BONDAROWICZ: Is it a digital board that's just past there?

MR. HAUTZINGER: None of these are digital, by the way, sorry to interrupt.

MS. KIVLAND: No, they're just illuminated. They're not digital.

COMMISSIONER BONDAROWICZ: Oh, it's not. So, these are all, so it's not being used to tell a runner car No. 4, he's got three drinks?

MS. KIVLAND: Yes, I don't know their operation communications piece, but they're all iPad drive and, you know --

MR. BARAD: There's no speaker boxes on any of the menus.

MS. KIVLAND: Yes.

MR. HAUTZINGER: Yes, and they're not digital, changeable drive-through menu boards. These are just illuminated, printed cabinets basically with the printed menu inside and it's lit up.

COMMISSIONER BONDAROWICZ: The one at the end seemed odd if that's the case. You're there and you're not --

MR. HAUTZINGER: And that's this one here, and that's illuminated as well.

COMMISSIONER BONDAROWICZ: Yes, unless of course you get to that window and you're ordering at that window --

MR. HAUTZINGER: Right.

COMMISSIONER BONDAROWICZ: -- and you don't know what you're getting.

MR. HAUTZINGER: If they're as busy as you say, I don't know if anybody is going to be first in line, right?

MR. BARAD: Some of those could be first.

MS. KIVLAND: Yes. Yes. They have people lining up at 4:30 in the morning.

MR. HAUTZINGER: Yes, they waited a while to get there.

COMMISSIONER BONDAROWICZ: We don't want the business to fail because someone can't order obviously.

MS. KIVLAND: Yes. Yes.

COMMISSIONER BONDAROWICZ: We just need to find that middle ground on not having so many of these.

MS. KIVLAND: Yes. I would say that the four in the drive-through lane are of primary importance to ushering the cars through. This last one, it's important, but it's not nearly as important as the first four.

CHAIRPERSON KINGSLEY: Okay, anything else?

MS. KIVLAND: No.

CHAIRPERSON KINGSLEY: Commissioner Fitzgerald?

COMMISSIONER FITZGERALD: All right, I'm going to need help with this. Okay, so the first --

MR. HAUTZINGER: Just say sounds good.

COMMISSIONER FITZGERALD: The first ground sign one, I am going kind of lenient on anything within this whole corner because I think these angles are difficult. So, I would be open to increasing the signs a little bit, but not as big as you have. If you're coming on Rand Road and you're heading southeast, I mean, you will not even see the front of these buildings. You will not even know these buildings or businesses exist.

MR. BARAD: Yes.

COMMISSIONER FITZGERALD: So, I think there needs to be some give from us for that. The six wall signs on the building, can we go to that? To me, you have to have one on two sides of the tower, so you've got two on the tower, the windmill I think. This is Rand Road?

MR. HAUTZINGER: Yes.

COMMISSIONER FITZGERALD: I'm still thinking about that. Can we go to the one that's around the corner? To me, that is one that I would be more against than the one --

CHAIRPERSON KINGSLEY: On the Dutch Bros?

COMMISSIONER FITZGERALD: Yes, thank you. Thank you, the Dutch Bros I'd be against. By the way, are the windmills illuminated?

MS. KIVLAND: Yes.

COMMISSIONER FITZGERALD: Interior?

MS. KIVLAND: Yes.

COMMISSIONER FITZGERALD: White I assume?

MS. KIVLAND: Yes.

COMMISSIONER FITZGERALD: Okay, thank you. Then, all right, so this is the side. I think, okay, so the Dutch Bros written out would be harder for me to approve than the walk-up sign. So, the walk-up sign, is this the one that you would see from Palatine?

MS. KIVLAND: Yes.

COMMISSIONER FITZGERALD: Okay, so I almost think you have to have that one. Is that what you're hoping for?

MS. KIVLAND: I hope so.

COMMISSIONER FITZGERALD: I think you do, too, because otherwise you have no idea. Then the other sign which would be the southeast side, hmm, I'm drawn on that one. I mean, it looks cool and yet, I think it looks good on the tower as well. I'd like to hear what the other Commissioners say about

that.

Okay, for the menu board signs, I'm okay with the four within the drive. I would actually want to see a snap frame, I'm okay where you have it next to the window because if you're parked at the window and the window is here and the board is right there, I think you can read it and I think the lighting would be good enough from the building and the structure that you have. But the other, I don't want any, I would prefer not to see any illuminated signs along Rand Road because we haven't allowed that yet and I think that just gets busy.

I'm not in favor of the snap frames on the front. If they're on the sides and the back, I'm okay with that.

Did I get everything?

CHAIRPERSON KINGSLEY: Yes.

COMMISSIONER FITZGERALD: I think I did.

MR. HAUTZINGER: Yes.

COMMISSIONER FITZGERALD: I think the logo is great. I think it's going to say a lot, especially if this business takes off. Everybody is going to know just looking at the logo, they're not going to have to have the name, but I think you need the name on the Rand side. You need something to see from Palatine, and I don't want to see any illuminated signs on Rand. I just would be open to one snap to the right of --

MS. KIVLAND: So, if we kept both windows on each side of the tower, and then move the Dutch Bros sign to where this back window is, would that be acceptable?

COMMISSIONER FITZGERALD: Yes. I think this is a difficult site.

MS. KIVLAND: Yes.

COMMISSIONER FITZGERALD: I don't think we see sites like this very often.

MS. KIVLAND: So, two Dutch Bros and then the two windmills.

COMMISSIONER FITZGERALD: So, I am going a little further I guess than what Staff is. I think that's all I have --

CHAIRPERSON KINGSLEY: Okay.

COMMISSIONER FITZGERALD: -- and I may need a nap.

CHAIRPERSON KINGSLEY: Thank you.

Commissioner Eckhardt?

COMMISSIONER ECKHARDT: Thank you.

I concur with my colleague, Commissioner Fitzgerald. I think he logically went through each of the elements and, you know, it's a unique little building. The windmill is really a cool logo and if you had to add your name, I mean, it's kind of buried. So, again reiterating the ground signs, two are okay, but they've got to be scaled down to get closer to the 66 square feet each.

The wall signs, I know the code allows one, but you're showing four. Four is where we landed I believe. The snaps, I think we need to limit those. I can't remember what John said a minute ago, and that's where I am.

CHAIRPERSON KINGSLEY: Okay, Commissioner Kubow?

COMMISSIONER KUBOW: So, generally speaking, I'm in agreement with Staff's recommendations. I agree with Commissioner Fitzgerald on

finding a happy medium on the monument signs. I did notice in your comparison that we had 80 square feet for certain, whether it's speed determinations, I think that could be a potential goal if you want to try and find a metric that you want to go for. But I do think that we need to look beyond the 66 square feet because of the unique and challenging nature of this site. But overall, I'm in agreement with Staff's recommendations, just I think we should be a little bit more lenient with the ground signage square footage.

CHAIRPERSON KINGSLEY: Okay, thank you.

I just have a quick question for you, for Commissioner Fitzgerald. What did you say about, did you think he was specific about the monument sign? Because I didn't hear him --

COMMISSIONER FITZGERALD: I did not give a number.

CHAIRPERSON KINGSLEY: Yes.

COMMISSIONER KUBOW: No, there wasn't a specific number, but I think we should consider an increase potentially to Staff's discretion potentially on something beyond 66, the code-required 66 square feet.

CHAIRPERSON KINGSLEY: Okay, excellent. I concur with most everything. I like the signs, as Commissioner Fitzgerald had talked about, with two windmills, two Dutch Bros, and the Dutch Bros on the other one that goes on the back as we had talked about before. I'm in agreement with all menu signs except not the illuminated one on Rand.

But as you guys had indicated, they have done a lot of research on traffic, and if they need a menu sign at that last window, they need a menu sign there. Just give it to them and it's not illuminated, and then get rid of all the advertisement if we can. In my mind, better to have no snap frames anywhere, but that's just me. Like including on the four menu signs, but no one has talked about that, but I think it's just, I mean, we've got eight on the drive aisles and four on the walk-up aisles. So, we've got 12 advertisement snap panels. So, that would be my only issue with that.

Then, for the monument sign, I agree with everybody that we need to give them some leniency. I'm just a little perplexed about how we get to 116 square feet. Could you just tell me how this sign, if each tenant, I mean, I might just be going cuckoo, but if each tenant is approximately eight square feet and we've got six tenants that are eight and one at 16, that isn't 116, or are we doing both sides?

MR. HAUTZINGER: Excuse me. Basically, the area of the sign is calculated nine-foot three-inch wide by 12-foot six-inch tall. So, we're not, we don't normally make it down to the, I know I said signage area only and then there's additional structure. The additional structure is kind of this back bend in the stone base in this case, but otherwise, it's based on this whole rectangle here.

CHAIRPERSON KINGSLEY: Okay, so it's not my math. Okay, great, great. Then I'm totally in agreement with that. I think like closer to 80 is something that we could go towards, especially keeping the seven to eight square feet per sign. I think that is doable.

So, that's where I'm with this. The only thing that we didn't, that I brought up that no one else talked about was the snap signs and I don't know

how you guys feel about that.

MR. HAUTZINGER: One thing that I can say about the snap frames that are on the drive-through menu, we included this entire area as part of the menu board area, and whether they want, although I see what you're saying. These are more like posters of large-scale images most likely, instead of traditional menu.

CHAIRPERSON KINGSLEY: But is the size --

MR. HAUTZINGER: It's not, and that's why I was kind of making a case to not penalize them for these snap frames. It's more just like a different, changeable version, a non-illuminated portion of their drive-through menu board that they're allowed to have.

Do you know what I'm saying?

MR. BARAD: If I could kind of clarify and expand? Those portions are for, they have seasonal specials or seasonal drinks, so those are kind of part of the menu board, like you won't know about them unless they're there somewhere. So, that's just kind of part of the menu board when they order.

MR. HAUTZINGER: So, they keep the center portion probably the same?

MR. BARAD: Yes, and then depending on the specials, their seasonal drinks, those go under the snap frames.

MR. HAUTZINGER: And the side portions allow them to change those out a little more frequently.

MR. BARAD: Yes, it's not really advertising, it's part of the menu board for like their specials.

CHAIRPERSON KINGSLEY: And that doesn't push them over a size?

MR. HAUTZINGER: It does not, no.

CHAIRPERSON KINGSLEY: Okay.

MR. HAUTZINGER: The menu boards including those, those were all considered. The whole thing is considered a menu board, yes.

CHAIRPERSON KINGSLEY: Okay. All right, then I'll just go back on what I said and then I'll be fine with these. I'm probably the only one who doesn't want them on the building, but --

MR. HAUTZINGER: At the walk-up board?

CHAIRPERSON KINGSLEY: At the walk-up, but if that's what they do, I'd rather, as Staff said, I'd rather see them in frames, nicely put in there than kind of sporadically throughout.

MR. HAUTZINGER: Yes. If I could jump in and actually the comment about the 80 square-foot for the ground sign, I think that's a good idea. I mean, I know there's a lot of, we're figuring this out as we go here, and you said we can try to get it down, something closer to 66. You kind of echoed that, but what does that mean?

I think there is some logic to the 80 square-foot. In the code, depending on the size of the road and the speed limit of the road, you're either going to have a max 40, 60, 66 or 80. So, allowing them to go to 80 seems like a nice, there's a little logic behind that, basically giving them a little more signable area to work with based on the unique challenge, because the whole logic behind

the way the code is set up, size of the road, speed limit of the road is, you know, depending on how big and fast it is, you need a bigger sign. Smaller road, slower, you don't need such a big sign. In this case, we can give them a little more signable area just because it's a challenging site is what I'm hearing.

So, I think there's some logic to that. To exceed 80 might start becoming a bit arbitrary and a little harder to justify bigger than it's allowed anywhere.

COMMISSIONER BONDAROWICZ: So, we could add that into a motion.

MR. HAUTZINGER: Correct.

COMMISSIONER BONDAROWICZ: Okay, yes.

CHAIRPERSON KINGSLEY: Does the Petitioner want to say anything? Otherwise, I think we're going to be going to a vote.

(No response.)

CHAIRPERSON KINGSLEY: All right, any other discussion or can we go for a vote?

COMMISSIONER FITZGERALD: We have to have a motion.

CHAIRPERSON KINGSLEY: Or a motion?

COMMISSIONER FITZGERALD: Can I just say a few things and not say it's a motion?

CHAIRPERSON KINGSLEY: And then later say it's a motion?

COMMISSIONER FITZGERALD: And then later make a motion with these things said?

CHAIRPERSON KINGSLEY: Sure.

COMMISSIONER FITZGERALD: All right, so I would be, I personally would be open to 80 square feet for the monument signs, and that's 80 square feet each, right?

MR. HAUTZINGER: Correct.

COMMISSIONER FITZGERALD: Okay, I would be open to the three windmills that are presented, and then the two that say Dutch brand, one on the Rand sign and then one on the opposite side which to me would be the Palatine side.

CHAIRPERSON KINGSLEY: Can we just pause there for a sec?

COMMISSIONER FITZGERALD: Yes.

CHAIRPERSON KINGSLEY: Steve is just going to show what it is.

MR. HAUTZINGER: I'm looking for the sheet.

CHAIRPERSON KINGSLEY: So, in other words, you're eliminating just the one?

COMMISSIONER FITZGERALD: Yes, just the one on the bottom right corner that says Dutch Bros. That's what I'm again suggesting.

MR. HAUTZINGER: And sorry to interrupt, but like there was, somebody mentioned swapping out this windmill for the Dutch Bros name. Did you just say that?

COMMISSIONER FITZGERALD: I did not say that. I like the, I love the symbol on the blue corner and you have to have two. Then, I think you have to have something for the people going northwest on Rand and that gives us the other

Dutch, the other windmill.

CHAIRPERSON KINGSLEY: Okay.

COMMISSIONER FITZGERALD: I'm going to keep going.

MR. HAUTZINGER: Keep in mind that the Dutch Bros sign is larger than the windmill, so in terms of trying to balance quantity and total square footage.

COMMISSIONER FITZGERALD: Okay.

CHAIRPERSON KINGSLEY: Okay.

COMMISSIONER FITZGERALD: The four menu boards within the drive-through I'm okay with.

CHAIRPERSON KINGSLEY: Okay, got it.

COMMISSIONER FITZGERALD: Okay, the wall signs, I would like to take, get rid of all of the wall menu boards and allow one snap board next to, or to the right of the drive-through window. And then --

CHAIRPERSON KINGSLEY: Wait, wait. So, you're getting rid of the --

COMMISSIONER ECKHARDT: Wait, wait, wait. I didn't understand that, John.

CHAIRPERSON KINGSLEY: The illuminated one at the walk-up?

COMMISSIONER FITZGERALD: Oh, no, I'm okay with all of those. Okay, walk-up.

COMMISSIONER ECKHARDT: Can you clarify that last one? I didn't, you said I want to eliminate all of the --

CHAIRPERSON KINGSLEY: I think he just wants to eliminate --

COMMISSIONER FITZGERALD: On Rand Road, yes, I want to get rid of everything down there except for one snap board, to me it can be a menu that would be to the right of that. I think, is that, I think that's it. Do you think that's it, Steve, or at least what --

MR. HAUTZINGER: Yes, that's everything.

CHAIRPERSON KINGSLEY: So, how about if we have a discussion before it's a motion?

COMMISSIONER ECKHARDT: Why don't you just make a motion and then we can have a discussion?

CHAIRPERSON KINGSLEY: Because then we'd have to amend it, because he didn't make one yet and I have a question.

COMMISSIONER ECKHARDT: Okay, you're the boss.

CHAIRPERSON KINGSLEY: I'm the boss. So, I think that the snap frame on Rand Road, we should indicate that as a menu, just a non-illuminated menu. I would rather see a menu there than an advertisement.

COMMISSIONER FITZGERALD: That was my intention so I will say that. So, okay.

CHAIRPERSON KINGSLEY: Yes, so that's my only thing.

COMMISSIONER FITZGERALD: Okay, anybody else?

COMMISSIONER KUBOW: So, after that, I would just ask the Petitioner if that, what is the preferred location of the one snap frame menu on that side?

MS. KIVLAND: Yes, on the Rand Road side, I would say to the right

of the drive-through, because if it is going to be a menu, then I am not --

COMMISSIONER KUBOW: Okay, yes.

MS. KIVLAND: -- back on the wall. So, I think to help all the people with challenged vision, let's keep it really, really close.

COMMISSIONER KUBOW: That's consistent with John's.

CHAIRPERSON KINGSLEY: And it's also consistent with what they were saying --

MS. KIVLAND: Yes. Yes.

CHAIRPERSON KINGSLEY: -- your presentation. Okay, thank you.

Anybody else?

(No response.)

CHAIRPERSON KINGSLEY: Okay.

COMMISSIONER FITZGERALD: Okay, I would like to make a motion on DC #26-029, Sign Variation. I would like to allow a variation for the two ground signs that would be 80 square feet each. I would like to allow the wall signs on the Dutch Bros Coffee building. I would like the three windmills that were presented in the locations that were in the packet. I would like the two that's written out Dutch on the Rand Road side and the back of the building that would be towards Palatine. I would be okay with all the signage presented to the walk-up. I would be okay for one snap sign on Rand Road, it would be for menu only and that would be to the right of the window.

COMMISSIONER ECKHARDT: The message boards for the drive-through.

CHAIRPERSON KINGSLEY: The menu boards.

COMMISSIONER FITZGERALD: The four menu boards, I'm okay with those.

COMMISSIONER ECKHARDT: Okay, as presented?

COMMISSIONER FITZGERALD: As presented, right.

CHAIRPERSON KINGSLEY: So, there's a motion.

COMMISSIONER ECKHARDT: Second.

CHAIRPERSON KINGSLEY: There's a second.

Any discussion, questions?

(No response.)

CHAIRPERSON KINGSLEY: Steve, did you get that?

MR. HAUTZINGER: I did, but for the record, I want to make one clarification. When you said you're okay with the four menu boards, you're talking about the four freestanding menu boards in the drive-through lanes?

COMMISSIONER FITZGERALD: Correct.

MR. HAUTZINGER: And then one menu board at the walk-up window, that one under the umbrella of you're okay with all of those, right?

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Okay, yes, I have it. We'll have to kind of reword the variations as we package this up to go to the Village Board, but otherwise, I have that.

CHAIRPERSON KINGSLEY: But you did do a good job.

MR. HAUTZINGER: You did.

COMMISSIONER FITZGERALD: Thanks.

Motion to recommend <u>approval</u> to the Village Board of DC #26-029, sign variations for 375-425 East Rand:

1. **A variation from Chapter 30, Section 30-303(c), *Dimensions*, to allow two 80 sf ground signs, where 66 sf is the maximum allowed size.**
2. **A variation from Chapter 30, Section 30-402(a), *Number*, to allow five wall signs for Dutch Bros Coffee, where only one wall sign is allowed.**
3. **A variation from Chapter 30, Section 30-208(b) to allow four menu board signs for Dutch Bros Coffee, where only two menu board signs are allowed.**
4. **A variation from Chapter 30, Section 30-208(a)(4)(c) to allow one wall-mounted menu board to face Rand Road for Dutch Bros Coffee, where menu boards are required to be located in the side or rear yards, away from the primary street frontage.**
5. **A variation from Chapter 30, Section 30-208(a)(3) to allow four supplemental "snap frame" menu advertisement signs totaling 19.26 sf for Dutch Bros Coffee, where additional advertising signage is not allowed.**

This recommendation is based on the plans received 4/27/26, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. **Omit the "Dutch Bros" wall sign on the west wall.**
2. **The wall-mounted menu board located next to the drive-through pick-up window shall be a non-illuminated "snap-frame".**
3. **Omit the four "snap frames" on the north wall.**
4. **This recommendation deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/ builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.**

CHAIRPERSON KINGSLEY: All right, there's a motion and there's a second. No more discussion.

Let's vote, roll call.

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Yes.
MR. HAUTZINGER: Commissioner Kubow.
COMMISSIONER KUBOW: Yes.
MR. HAUTZINGER: Commissioner Bondarowicz.
COMMISSIONER BONDAROWICZ: Yes.
MR. HAUTZINGER: And Chair Kingsley.
CHAIRPERSON KINGSLEY: Yes.
It's passed.
MS. KIVLAND: Thank you.
CHAIRPERSON KINGSLEY: Thanks, it's been a long night.
MR. BARAD: Thank you.
MR. HAUTZINGER: And as I said earlier, and I'll just mention here, this will need to go to the Village Board. So, I'll be in touch with you guys, although this one we're going to be pulling all of this information until you complete your Plan Commission review, and then everything will go to the Village Board at the time for their final consideration.
MR. BARAD: Awesome. Thank you so much.
CHAIRPERSON KINGSLEY: Do you guys want to take this?
MR. BARAD: Yes.
MR. KATSIAMBIS: I have one question. So, there will be a Plan Commission before it goes to Village Board?
MR. HAUTZINGER: Yes.
MR. KATSIAMBIS: Okay, thank you.
MR. HAUTZINGER: Yes.
CHAIRPERSON KINGSLEY: And if you spoke, just make sure that you signed in tonight. Thank you.
All right, the only other item on our agenda is other business and public comment.
Do we have any public comment? Of course.
MR. MOENS: Why not? Keith Moens, Arlington Heights. Chair Kingsley, I just want to thank you for following procedure on that one. You really did great. So, now I know why they called this a special meeting tonight, so you made it all worthwhile now.
No, I think it was simple. It was very straightforward. It was a complicated subject, that letter B, and I know nothing about it. I knew nothing about what was going on, but I could follow exactly what you were doing, so when it got done, it was very clear to me. So, everybody understands. So, I think following that helps protect the Design Commission, knowing that in the end, everybody knows what's happening and there is no confusion on that.
So, I would encourage you to keep that up, move on to the next level on this stuff, but anyway. So, anyway, that's my comment. So, thank you for the opportunity.
CHAIRPERSON KINGSLEY: Thank you, okay.
There's no one else in the audience that want to be heard?
(No response.)
CHAIRPERSON KINGSLEY: Is there a motion to adjourn?

COMMISSIONER KUBOW: I'd like to make a motion to adjourn to the next Design Commission meeting.

CHAIRPERSON KINGSLEY: Is there a second?

COMMISSIONER BONDAROWICZ: Second.

CHAIRPERSON KINGSLEY: And there's a second.

All those in favor say aye?

(Chorus of ayes.)

CHAIRPERSON KINGSLEY: No roll call needed for that one, okay.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 9:10 p.m.)

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RONALD LeGRAND, JR., depose and say that I am a digital court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

_____
RONALD LeGRAND, JR.

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF

_____, A.D. 2026.

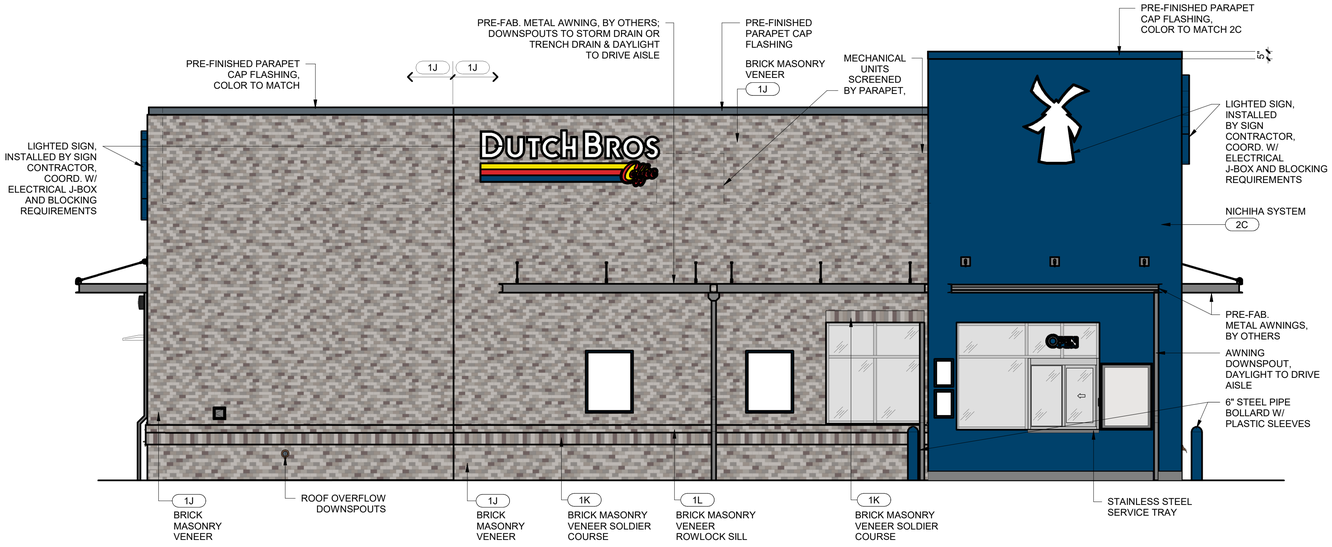
_____
NOTARY PUBLIC

"The name DUTCH BROS, and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patents, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws."

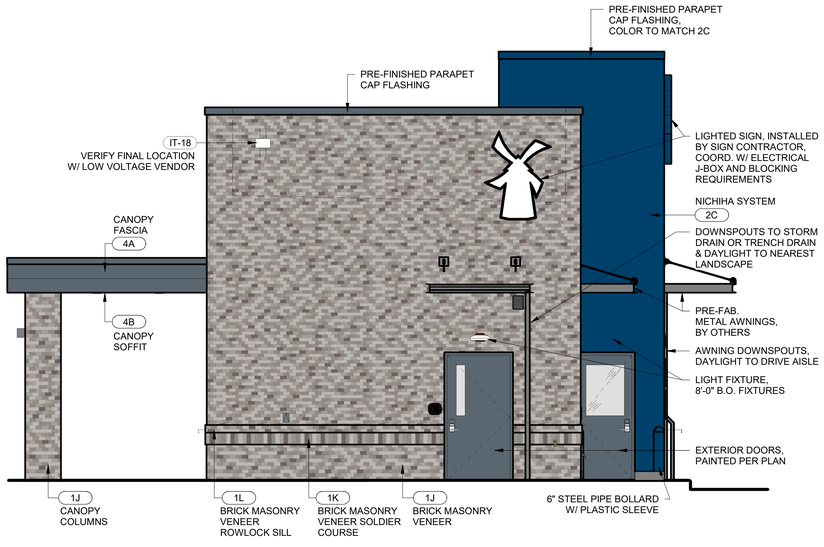
EXTERIOR FINISH SCHEDULE - PROTOTYPICAL w/ CANOPY

NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATION; COLOR: BLDG DB DARK GRAY

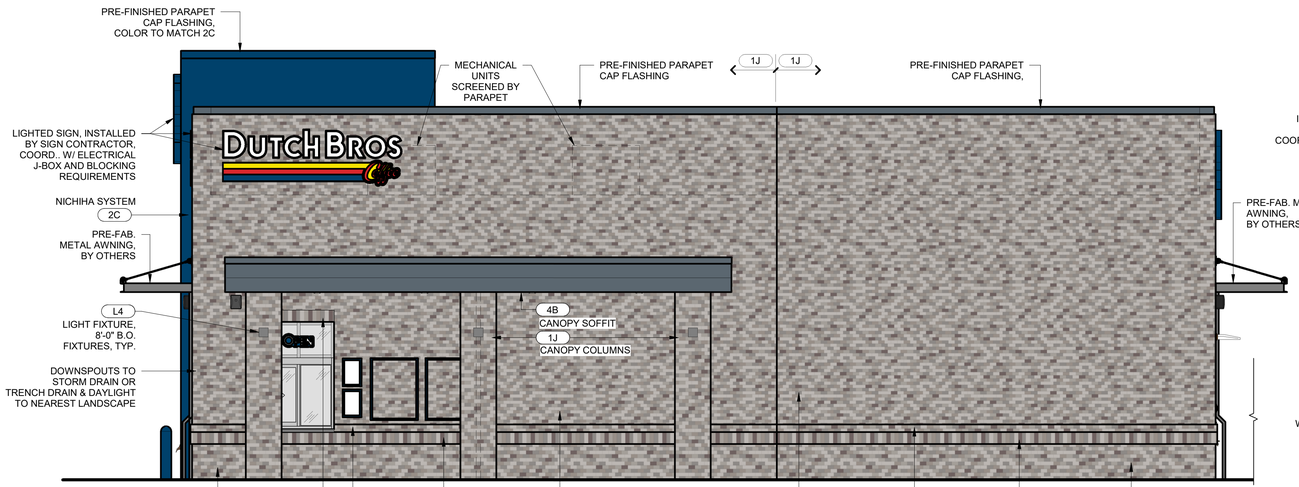
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS	Material: Exterior Finish Zone
ZONE 1 (BODY)					
1J	BRICK VENEER	GENERAL SHALE BRICK	FULL BED FACE BRICK SIZE: MODULAR (2-1/4" H X 3-5/8"W X 7-5/8"L)	COLOR: NIAGRA MIST INSTALL: RUNNING BOND PATTERN	ZONE 1 (BODY)
1K	BRICK VENEER	GENERAL SHALE BRICK	FULL BED FACE BRICK SIZE: MODULAR (2-1/4" H X 3-5/8"W X 7-5/8"L)	COLOR: NIAGRA MIST INSTALL: SOLDIER COURSE	ZONE 1 (BODY)
1L	BRICK VENEER	GENERAL SHALE BRICK	FULL BED FACE BRICK SIZE: MODULAR (2-1/4" H X 3-5/8"W X 7-5/8"L)	COLOR: NIAGRA MIST INSTALL: ROWLOCK SILL	ZONE 1 (BODY)
ZONE 2 (TOWER)					
2C	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 W/ FACTORY PANEL CORNERS	COLOR: BLDG DB BLUE	ZONE 2 (TOWER)
ZONE 4 (FRAMED CANOPY)					
4A	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY	ZONE 4 (FRAMED CANOPY)
4B	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL, SEALED	ZONE 4 (FRAMED CANOPY)



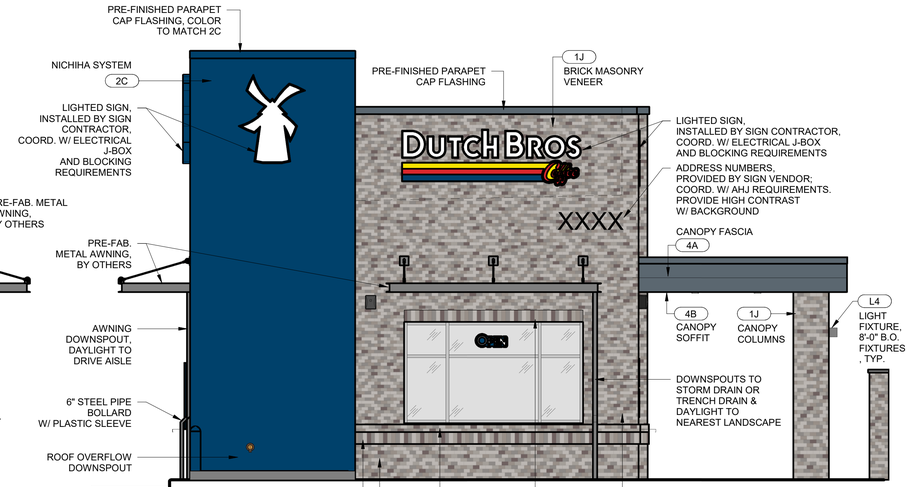
4 LEFT ELEVATION - DRIVE-THRU WINDOW
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION - WALK-UP WINDOW
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

DUTCH BROS

CHIPMAN DESIGN ARCHITECTURE INC
1350 E TOUHY AVE
FIRST FLOOR EAST
DES PLAINES, IL 60018
TEL:847.298.6900

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY TO APPLICABLE LAWS, RULES, REGULATIONS, AND ORDINANCES OF ARLINGTON HEIGHTS, IL RELATING TO STRUCTURES AND BUILDINGS.

Project No: IL0402
Dutch Bros Coffee - New Freestanding Store
411 E. Rand Rd. Arlington Heights, IL 60004

For: Dutch Bros Coffee
1930 W. Rio Salado Parkway
Tempe, AZ 85281

DB2550-A1

A1 PROTOTYPE 6/27/25

ISSUED FOR REVIEW

10.01.2025

REV:	DATE:	DESCRIPTION:

SHEET NAME:
BUILDING ELEVATIONS - COLOR

DRAWN BY: CB	CHECKED BY: EK

SHEET NUMBER:
A6.1

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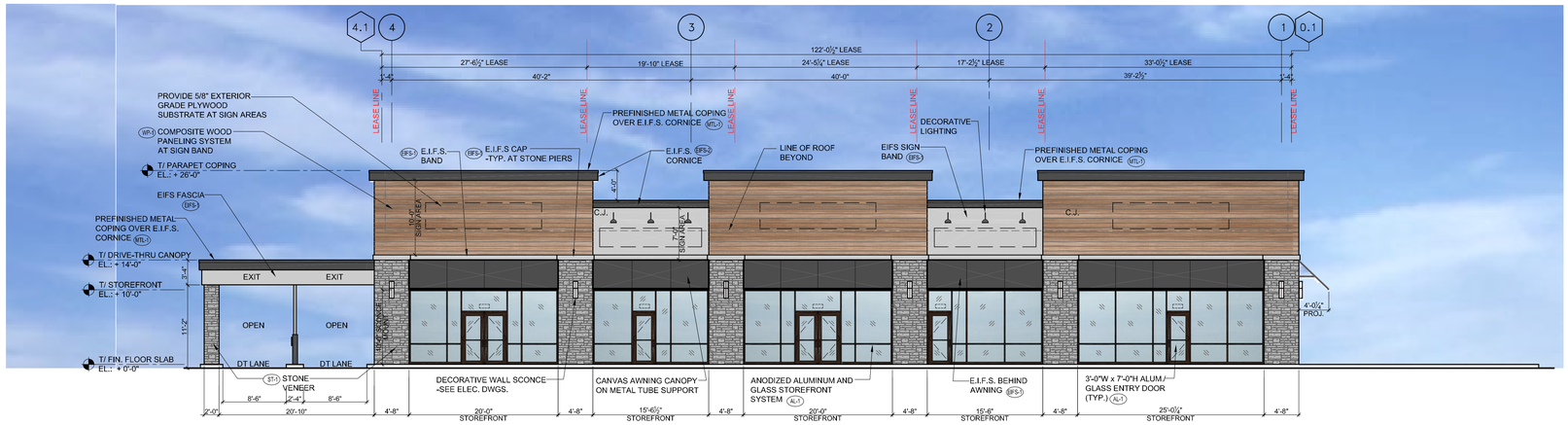
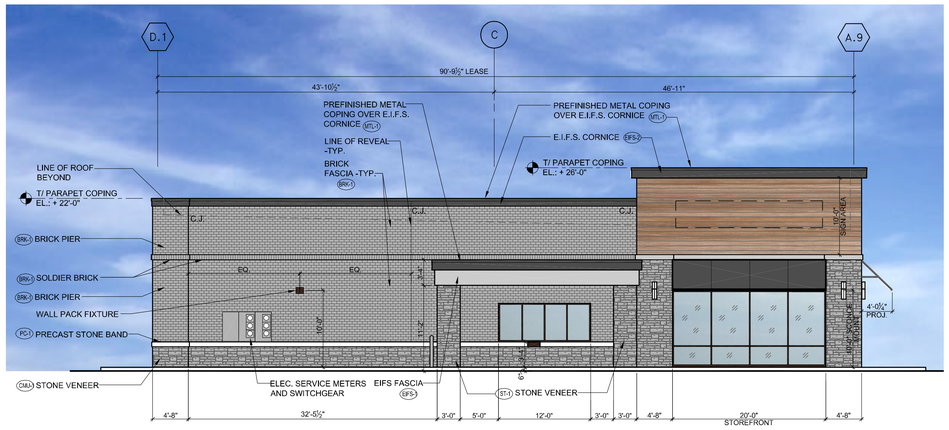


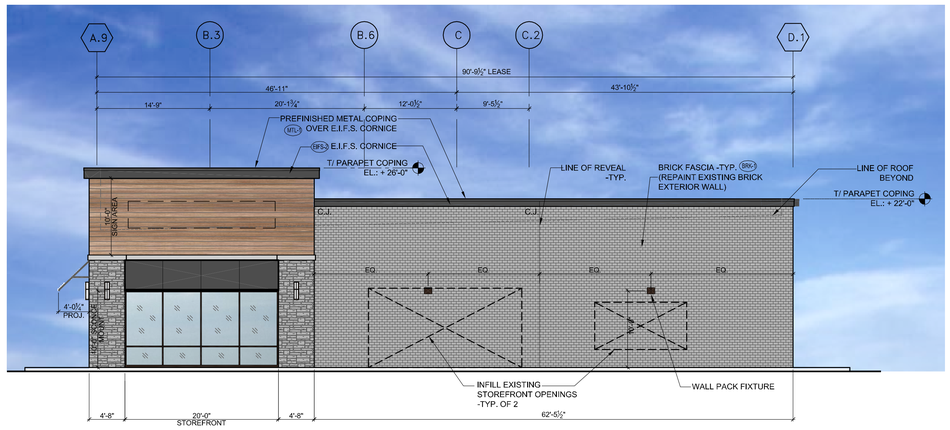
1 EL-1 **FRONT ELEVATION (EAST)**

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



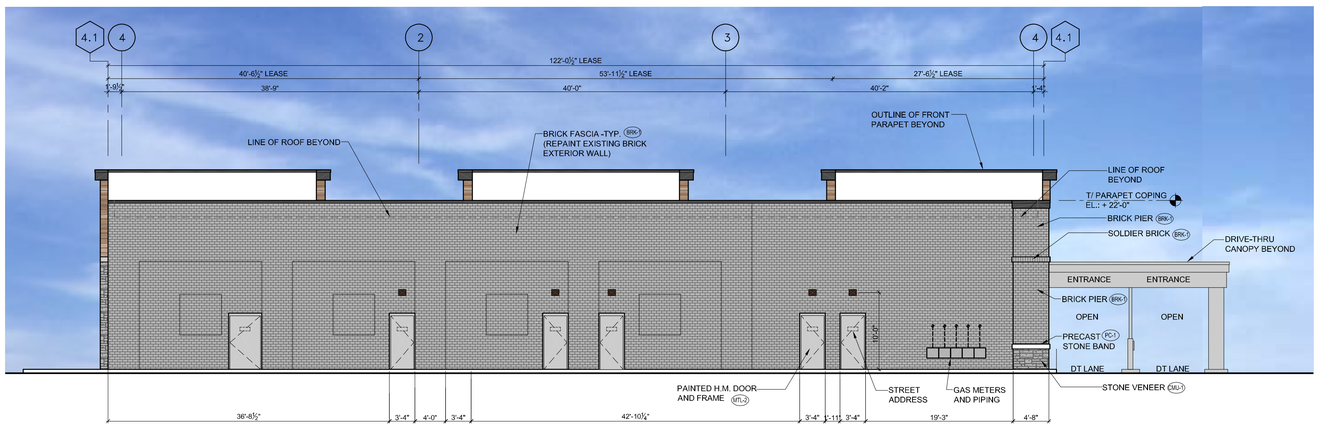
2 EL-1 **SIDE ELEVATION (SOUTH)**

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



3 EL-1 **SIDE ELEVATION (NORTH)**

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



4 EL-1 **REAR ELEVATION (WEST)**

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

MATERIAL LEGEND

DESIGNATION	MATERIAL/COLOR/TEXTURE	MANUFACTURER
EIFS-1	EXTERIOR INSULATION AND FINISH SYSTEM COLOR : 7648 "FIRST STAR" NOTE : FIELD COLOR	DRYVIT OR APPROVED EQUAL
EIFS-2	EXTERIOR INSULATION AND FINISH SYSTEM COLOR : 7069 "IRON ORE" NOTE : FIELD COLOR	DRYVIT OR APPROVED EQUAL
BRK-1	UTILITY SIZE FACE BRICK NOTE: THIN BRICK TO BE USED ABOVE ALL STOREFRONT LOCATIONS COLOR : ALPINE RIDGE (SMOOTH FINISH) - PROVIDE INTEGRAL WATER REPELLENT	ENDICOTT CLAY PRODUCTS OR APPROVED EQUAL
ST-1	STRIP STONE VENEER (LIGHT GRAY VARIATION) COLOR: BLACK FOREST - PROVIDE INTEGRAL WATER REPELLENT IN BLOCK AND MORTAR ("DRY-BLOCK")	CORONADO STONE PRODUCTS OR APPROVED EQUAL
MTL-1	PREFINISHED METAL COPING COLOR: CHARCOAL GREY	BERRIDGE ALUM CORP OR APPROVED EQUAL
MTL-2	INSULATED HOLLOW METAL DOOR AND FRAME - COLOR : PRIMED AND PAINTED TO MATCH ADJACENT MATERIAL COLOR	BENJAMIN MOORE OR APPROVED EQUAL
S-1	STEEL CANOPY SYSTEM COLOR: "DARK GRAY" TEXTURE: POWDERCOAT	BENJAMIN MOORE OR APPROVED EQUAL
WP-1	ARCHITECTURAL WALL PANELING SYSTEM COLOR: WILDWOOD TEXTURE: BAMBOO	FIBERON COMPOSITE CLADDING OR APPROVED EQUAL
AL-1	"DARK BRONZE" ANODIZED ALUMINUM STOREFRONT SYSTEM WITH LOW E DOUBLE INSULATED CLEAR GLASS (NON-TINTED) - WIDE STILE, TEMPERED AS REQUIRED NOTE: NO TEMPORARY HARDWARE	KAWNEER COMPANY, INC. OR APPROVED EQUAL

GENERAL NOTE:

GENERAL CONTRACTOR TO VERIFY W/ OWNER FOR ALL FINISHES. COLORS & MANUFACTURERS TO BE SUBMITTED FOR FINAL APPROVAL PRIOR TO ORDERING PRODUCT & WORK COMMENCING.

PFDA ARCHITECTS, INC.

2803 BUTTERFIELD RD.
SUITE 340
OAK BROOK, IL 60523
TEL: (312) 795-1245
FAX: (312) 795-6123

PROJECT:

CORE ACQUISITIONS

CORE ACQUISITIONS
200 S. WACKER DR.
SUITE 1325
OAK BROOK, IL 60606

PROJECT:

PROPOSED
BUILDING REMODEL

375-425 EAST RAND ROAD
ARLINGTON HEIGHTS, IL 60004

SHEET TITLE:

EXTERIOR ELEVATIONS

NO.	DATE	DESCRIPTION
	11.26.25	DESIGN REVIEW
	10.28.25	PLAN / ELEVATION UPDATE
	10.08.25	FOR REVIEW

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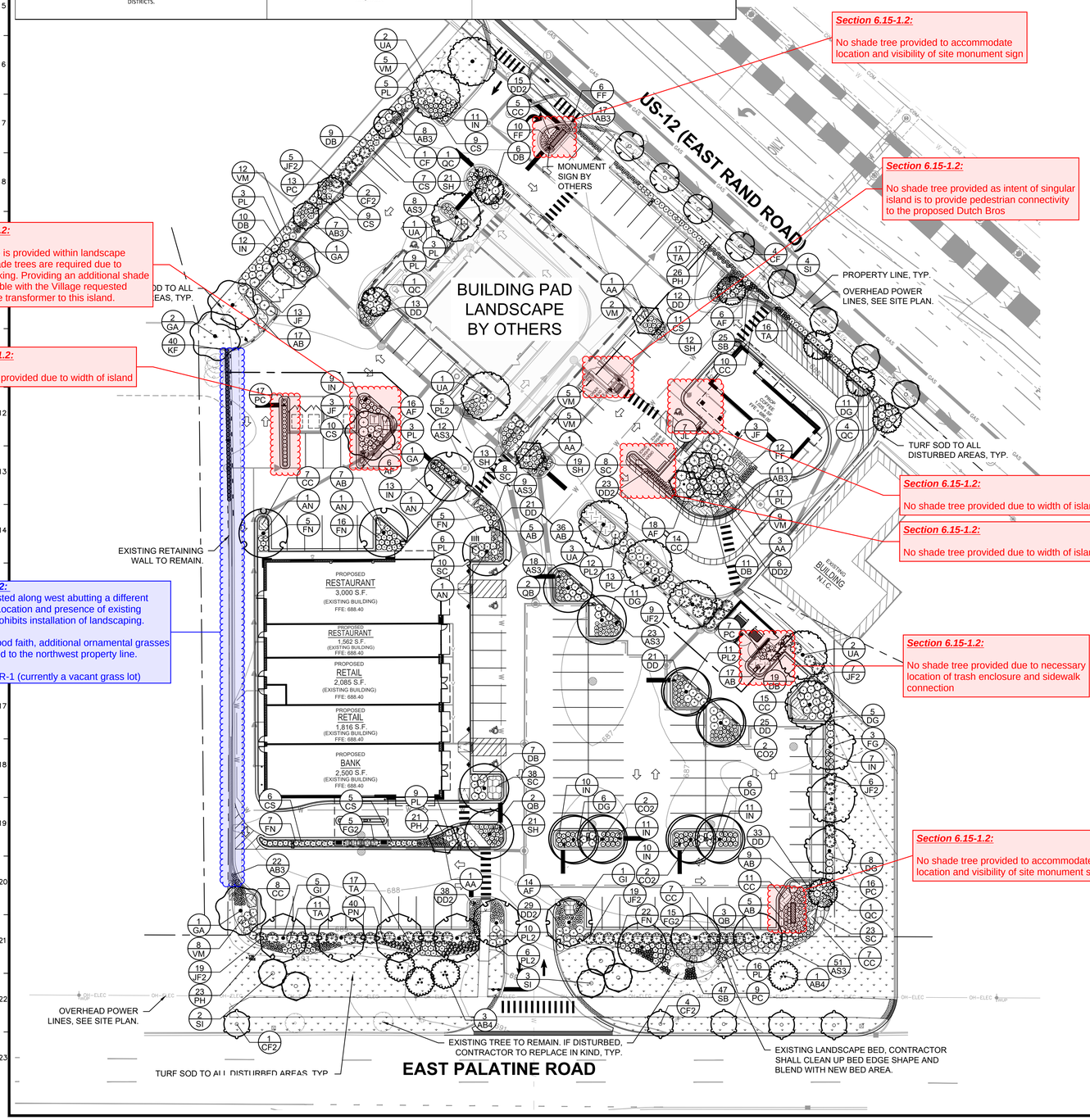
DRAWN BY: | CHECKED BY:

SHEET:

EL-1

JOB NO. xxxxx

ARLINGTON HEIGHTS, IL LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	**REQUIRED**	**PROVIDED**
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT		
THERE SHALL BE AN ABUNDANCE OF LANDSCAPING ALONG RAND ROAD AND PALATINE ROAD WITH A GENEROUS AMOUNT OF GREEN SPACE.	AN ABUNDANCE OF LANDSCAPE ALONG RAND ROAD AND PALATINE ROAD IS REQUIRED.	AN ABUNDANCE OF LANDSCAPE AND GREENSPACE ALONG RAND ROAD AND PALATIINE ROAD, INCLUDING PARKING LOT SCREENING, CANOPY TREES, AND ORNAMENTAL TREES PROVIDED.
PROVIDE LANDSCAPING ADJACENT TO THE TRASH ENCLOSURE FOR A LAYERED SCREEN/BUFFER.	LANDSCAPE SCREENING ADJACENT TO THE TRASH ENCLOSURE IS REQUIRED.	EVERGREEN SCREENING AND LAYERED PLANTINGS PROVIDED ADJACENT TO TRASH ENCLOSURES.
ALL MECHANICAL UNITS MUST BE SCREENED.	ALL MECHANICAL UNITS ARE REQUIRED TO BE SCREENED.	ALL MECHANICAL UNITS WITHOUT CONFLICTS ARE SCREENED.
SECTION 20-6.11 - TREE PLANTING		
TREES SHALL BE PLANTED IN THE PARKWAY AREA AND SHALL BE SPACED NOT LESS THAN 40 FEET NOR MORE THAN 60 FEET APART.	E PALATINE ROAD: 286.4 LINEAR FT 286.4 / 40 = 7.2 = **7 PARKWAY TREES REQUIRED ALONG E PALATINE ROAD** E RAND ROAD: 283.1 LINEAR FT 283.1 / 40 = **7 PARKWAY TREES REQUIRED ALONG E RAND ROAD**	**7 PARKWAY TREES PROVIDED ALONG E PALATINE ROAD** **8 PARKWAY TREES PROVIDED ALONG E RAND ROAD**
SECTION 28-6.15-1.2 - LANDSCAPING REQUIREMENTS		
LANDSCAPED ISLANDS EQUAL IN AREA TO AT LEAST ONE PARKING SPACE AND CONTAIN AT LEAST ONE LIVE SHADE TREE AT A MINIMUM OF 4 INCHES IN DIAMETER SHALL BE LOCATED AT THE END OF EVERY 20 PARKING SPACES OR BENEATH EVERY LIGHT POLE.	**ONE SHADE TREE REQUIRED IN EVERY PARKING ISLAND.**	ONE SHADE TREE PROVIDED IN EVERY PARKING ISLAND WHEN FEASIBLE
SECTION 6.15-2.2 - LANDSCAPE REQUIREMENTS BETWEEN ZONING DISTRICTS		
SCREENING CONSISTING OF A MASONRY WALL, SOLID WOOD FENCE, OFFSET DOUBLE ROW OF DENSLEY PLANTED LANDSCAPE MATERIAL, OR A LANDSCAPE BERM IS REQUIRED BETWEEN ZONING DISTRICTS.	**SCREENING ALONG WEST SIDE OF PROPERTY BETWEEN ZONING DISTRICTS REQUIRED.**	NOT PROVIDED, SEE PLAN.



Section 6.15-1.2:

No shade tree provided to accommodate location and visibility of site monument sign

Section 6.15-1.2:

No shade tree provided as intent of singular island is to provide pedestrian connectivity to the proposed Dutch Bros

Section 6.15-1.2:

One shade tree is provided within landscape island. Two shade trees are required due to double row parking. Providing an additional shade tree is not feasible with the Village requested relocation of the transformer to this island.

Section 6.15-1.2:

No shade tree provided due to width of island

Section 6.15-1.2:

No shade tree provided due to width of island

Section 6.15-1.2:

No shade tree provided due to necessary location of trash enclosure and sidewalk connection

Section 6.15-1.2:

No shade tree provided due to width of island

Section 6.15-1.2:

No shade tree provided to accommodate location and visibility of site monument sign

Section 6.15-2.2:

Variance requested along west abutting a different zoning district. Location and presence of existing retaining wall prohibits installation of landscaping.

In an effort of good faith, additional ornamental grasses have been added to the northwest property line.

B-2 adjacent to R-1 (currently a vacant grass lot)

NOTE: SITE FURNISHING PACKAGE IDENTIFYING DECORATIVE LIGHTING, RAISED PLANTERS, TRASH CANS AND SEATING BY OTHERS.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES						
	AN	4	ACER X FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE	B & B	4" CAL. MIN.	
	AA	6	ACER X FREEMANII 'ARMSTRONG' / ARMSTRONG FREEMAN MAPLE	B & B	4" CAL. MIN.	
	CO2	6	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	4" CAL. MIN.	
	FG	3	FAGUS GRANDIFOLIA / AMERICAN BEECH	B & B	4" CAL. MIN.	
	GA	5	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE MALE ONLY	B & B	4" CAL. MIN.	
	GI	6	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST	B & B	4" CAL. MIN.	
	QB	7	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	4" CAL. MIN.	
	QC	7	QUERCUS ROBUR X ALBA 'CRIMSCHMIDT' / CRIMSON SPIRE™ OAK	B & B	4" CAL. MIN.	
	UA	9	ULMUS X `MORTON` / ACCOLADE™ ELM	B & B	4" CAL. MIN.	
ORNAMENTAL TREES						
	AB4	4	AMELANCHIER CANADENSIS `AUTUMN BRILLIANCE` / CANADIAN SERVICEBERRY MULTI-STEM	B & B		6` HT. MIN.
	CF2	7	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD SINGLE STEM	B & B	2.5" CAL. MIN.	
	CF	5	CORNUS FLORIDA / FLOWERING DOGWOOD SINGLE STEM	B & B	2.5" CAL. MIN.	
	SI	9	SYRINGA RETICULATA `IVORY SILK` / IVORY SILK JAPANESE TREE LILAC SINGLE STEM	B & B	2.5" CAL. MIN.	
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
SHRUBS						
	AS3	121	ARONIA MELANOCARPA `UCONNAM165` / LOW SCAPE MOUND CHOKEBERRY	-	SEE PLAN	6" HT. MIN.
	CS	57	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES' / SIXTEEN CANDLES SUMMERSWEET	-	SEE PLAN	24" HT. MIN.
	DD2	111	DEUTZIA X `NCDX1` / YUKI SNOWFLAKE® DEUTZIA	-	SEE PLAN	6" HT. MIN.
	DD	125	DEUTZIA X `NCDX2` / YUKI CHERRY BLOSSOM® DEUTZIA	-	SEE PLAN	6" HT. MIN.
	DB	62	DIERVILLA SESSILIFOLIA 'BUTTERFLY' / BUTTERFLY BUSH-HONEYSUCKLE	-	SEE PLAN	24" HT MIN
	DG	47	DIERVILLA X `G2X885411` / KODIAK RED BUSH HONEYSUCKLE	-	SEE PLAN	24" HT. MIN.
	FN	55	FORSYTHIA X INTERMEDIA `NIMBUS` / SHOW OFF® SUGAR BABY® DWARF FORSYTHIA	-	SEE PLAN	6" HT. MIN.
	FG2	20	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	-	SEE PLAN	24" HT. MIN.
	IN	94	ITEA VIRGINICA `SMNIVDFC` / SCENTLANDIA® SWEETSPIRE	-	SEE PLAN	6" HT. MIN.
	PL	84	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM / DWARF NINEBARK	-	SEE PLAN	24" HT MIN
	PL2	44	POTENTILLA FRUTICOSA `LUNDY` / HAPPY FACE® YELLOW BUSH CINQUEFOIL	-	SEE PLAN	24" HT. MIN.
	SH	86	SPIRAEA JAPONICA 'WALBUMA' / MAGIC CARPET SPIRAEA	-	SEE PLAN	6" HT. MIN.
	VM	46	VIBURNUM CARLESII `SMVCB` / SPICE BABY™ KOREANSPICE VIBURNUM	-	SEE PLAN	24" HT MIN
EVERGREEN SHRUBS						
	JF	19	JUNIPERUS CHINENSIS `FAIRVIEW` / FAIRVIEW JUNIPER	B & B	SEE PLAN	6` HT. MIN.
	JL	7	JUNIPERUS CHINENSIS 'GOLD LACE' / GOLD LACE JUNIPER	B & B	SEE PLAN	24" HT. MIN.
	JF2	65	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	B & B	SEE PLAN	36" HT. MIN.
	TA	61	THUJA OCCIDENTALIS 'HOLMSTRUP' / HOLMSTRUP EASTERN ARBORVITAE	B & B	SEE PLAN	36" HT. MIN.
ORNAMENTAL GRASSES						
	AB3	65	ANDROPOGON GERARDII `BLACKHAWKS` / BLACKHAWKS BIG BLUESTEM	2 GAL.	SEE PLAN	
	KF	40	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	2 GAL.	SEE PLAN	
	FF	28	FESTUCA X `COOL AS ICE` / COOL AS ICE BLUE FESCUE	2 GAL.	SEE PLAN	
	PH	70	PANICUM VIRGATUM `HEAVY METAL` / HEAVY METAL SWITCH GRASS	2 GAL.	SEE PLAN	
	PC	62	PANICUM VIRGATUM 'CAPE BREEZE' / CAPE BREEZE SWITCH GRASS	2 GAL.	SEE PLAN	
	PN	40	PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS	2 GAL.	SEE PLAN	
	SB	72	SCHIZACHYRIUM SCOPARIUM `BLAZE` / BLAZE LITTLE BLUESTEM	2 GAL.	SEE PLAN	
PERENNIALS						
	AF	60	AGASTACHE X `BLUE FORTUNE` / BLUE FORTUNE ANISE HYSSOP	1 GAL.	24" OC	
	AB	96	AMSONIA TABERNAEMONTANA `BLUE ICE` / BLUE ICE EASTERN BLUESTAR	1 GAL.	24" OC	
	CC	84	COREOPSIS X `CREME BRULEE` / CREME BRULEE TICKSEED	1 GAL.	24" OC	
	SC	87	SEDUM X `CARL` / CARL SEDUM	1 GAL.	24" OC	
SYMBOL			**BOTANICAL / COMMON NAME**			
GROUND COVERS						
			TURF SOD			

NOTES:
1. SEE SHEET L3.0 FOR LANDSCAPE NOTES & DETAILS
2. SEE SHEET L3.1 FOR LANDSCAPE SPECIFICATIONS

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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JULIE
1-800-892-0123

No.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
2	ISSUED FOR PERMIT – LOT 3	05/26/26	JTA
3	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
4	REVISED PER VILLAGE COMMENTS	03/13/26	INS
5	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
6	ISSUED FOR PERMIT – LOT 3	01/28/26	INS
7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

Kimley»Horn

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570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-520-7804
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

LANDSCAPE PLAN

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER L2.0

Drawing name: K:\CHI_LDEV\268959000_Cw Acquisitions Arlington Heights_A\L2 Design\Cad\PlanSheet\L1.0 LANDSCAPE PLAN.dwg Jan 12, 2026 - 2:01pm - jake.finley
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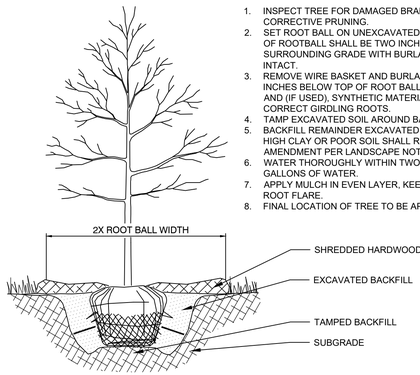
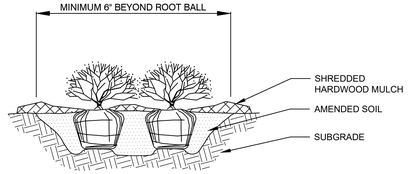


NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING

NTS

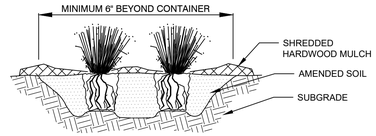


NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

3 SHRUB PLANTING

NTS



NOTES:

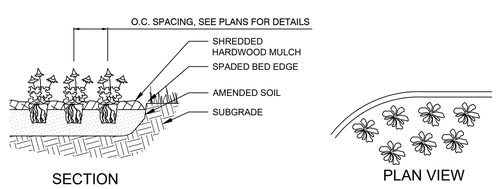
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF CONTAINER SHALL BE ONE INCH ABOVE SURROUNDING GRADE.
3. SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN GRASSES, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR GRASS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 ORNAMENTAL GRASS PLANTING

NTS

NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



SECTION

PLAN VIEW

4 PERENNIAL PLANTING

NTS

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.

Drawing name: K:\DFW_LDD\V268959000_Core Acquisitions-Arlington Heights_ALL\2 Design\Cad\PlanSheets\L3.0 LANDSCAPE NOTES AND DETAILS.dwg Jun 12, 2026 - 2:01pm by JakeAnkey
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No.	REVISIONS	DATE	BY
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1	ISSUED FOR PERMIT – LOT 3	05/26/26	JTA
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570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-520-7804
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

LANDSCAPE NOTES AND DETAILS

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
L3.0

MAINTENANCE REQUIREMENTS

MAINTENANCE PROGRAMS SHALL BE SITE SPECIFIC AND COORDINATED WITH THE LANDSCAPE CONTRACTOR AND COUNTY FOR ADEQUATE MAINTENANCE PROCEDURES. A THREE YEAR STEWARDSHIP PROGRAM IS NECESSARY TO ENSURE PROPER ESTABLISHMENT AND HEALTH OF GROUND COVER, TO CONTROL INVASIVE SPECIES, AND TO PREVENT OVERGROWTH AND SHADING OF EQUIPMENT. AFTER THE THIRD GROWING SEASON, PROGRAM MAY BE REDUCED TO TWO VISITS PER YEAR AS NEEDED, DEPENDENT UPON SITE CONDITIONS AND REQUIRED STRATEGIES TO MAINTAIN GOOD HEALTH OF THE SITE SUCH AS DETHACHING, ADDITIONAL MOWING, OR HERBICIDE TREATMENTS.

FIRST YEAR

SPRING:
-EARLIEST POSSIBLE INSTALLATION MAY OCCUR IN THE SPRING OF THE FIRST YEAR. NO ACTIONS ARE REQUIRED TO BE PERFORMED DURING THE FIRST SEASON OF INSTALL. IF SEED APPLICATION TAKES PLACE IN SUMMER OR FALL OF THE FIRST YEAR, MAINTENANCE AND MONITORING SHOULD START THE FOLLOWING SEASON.

SUMMER:
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE SUMMER, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE SUMMER IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES AND DOMINATED BY DESIRABLE SPECIES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. NEWLY SEEDED AREAS SHOULD BE CUT BACK TO 10 INCHES IN HEIGHT.

FALL:
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE FALL, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE FALL IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES AND DOMINATED BY DESIRABLE SPECIES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. NEWLY SEEDED AREAS SHOULD BE CUT BACK TO 10 INCHES IN HEIGHT.

SECOND YEAR

SPRING:
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE SPRING, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-DURING FIRST VISIT, MOWING SHOULD OCCUR TO CUT BACK ANY VEGETATION TO A HEIGHT OF 10 INCHES AND REMOVE DEAD STALKS AND SEED HEADS FROM THE PREVIOUS GROWING SEASON.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE SPRING IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES AND DOMINATED BY DESIRABLE SPECIES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.
-PLANT SUPPLEMENTAL SEED AS NEEDED TO ADDRESS AREAS OF POOR COVERAGE AND TO INCREASE COMPETITION AND BIO-DIVERSITY.

SUMMER:
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE SUMMER, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE SUMMER IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES AND DOMINATED BY DESIRABLE SPECIES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.

FALL:
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE FALL, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE FALL IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES AND DOMINATED BY DESIRABLE SPECIES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.

THIRD YEAR

SPRING:
-SITE VISIT IS TO BE PERFORMED ONE TIME DURING THE EARLY SPRING, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING.
-MOWING SHOULD OCCUR TO CUT BACK ANY VEGETATION TO A HEIGHT OF 10 INCHES AND REMOVE DEAD STALKS AND SEED HEADS FROM THE PREVIOUS GROWING SEASON.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

SUMMER:
-SITE VISIT IS TO BE PERFORMED ONE TIME DURING THE SUMMER, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING.
-MOWING SHOULD OCCUR IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

FALL:
-SITE VISIT IS TO BE PERFORMED ONE TIME DURING THE FALL, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING.
-MOWING SHOULD OCCUR IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 24 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 24 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.
FOLLOWING THE THIRD YEAR

-SITE VISITS ARE TO BE PERFORMED TWICE A YEAR, DURING THE EARLY SPRING AND LATE SUMMER, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-DURING THE SPRING, MOWING SHOULD OCCUR TO CUT BACK ANY VEGETATION TO A HEIGHT OF 10 INCHES AND REMOVE DEAD STALKS AND SEED HEADS FROM THE PREVIOUS GROWING SEASON.
-DURING THE FALL, MOWING SHOULD OCCUR IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 24 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 24 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

*ALL HERBICIDES ARE TO BE ANIMAL FRIENDLY AND APPLIED BY A TRAINED PERSONNEL.

PERFORMANCE STANDARDS

SATISFACTORY LANDSCAPE DEVELOPMENT ASSOCIATED WITH NATURALIZED VEGETATION WILL BE BASED ON THE FOLLOWING ITEMS.

FIRST YEAR:

WITHIN THREE MONTHS OF SEED INSTALLATION (OR THREE MONTHS AFTER THE START OF THE GROWING SEASON FOLLOWING DORMANT SEEDING), APPROXIMATELY 90 PERCENT OF THE SEEDED AREA, AS MEASURED BY AERIAL COVER, WILL BE VEGETATED OR OTHERWISE STABILIZED AGAINST EROSION. THE COVER CROP MAY BE INCLUDED IN THIS MEASUREMENT. IF MINIMUM IS NOT MET, ADDITIONAL SEEDING IS REQUIRED IN AREAS WITH POOR COVER.

SECOND YEAR:

BY THE END OF THE SECOND GROWING SEASON, THE PLANTED AREAS ARE DESIGNED TO HAVE A MINIMUM OF 50 PERCENT GROUND COVER BY SPECIES IN FINAL SEED MIX (NOT TO INCLUDE TEMPORARY COVER CROP OR UNDESIRABLE / INVASIVE SPECIES).

THIRD YEAR:

BY THE END OF THE THIRD GROWING SEASON, THE PLANTED AREAS ARE DESIGNED TO HAVE A MINIMUM OF 75 PERCENT GROUND COVER BY SPECIES IN FINAL SEED MIX (NOT TO INCLUDE TEMPORARY COVER CROP OR UNDESIRABLE / INVASIVE SPECIES).

ESTABLISHMENT NOTES AND STANDARDS

TREE / SHRUB ESTABLISHMENT

PREPARATION

HOLES DUG FOR TREES AND SHRUBS SHALL BE NO DEEPER THAN THE ROOTBALL OR CONTAINER, MEASURED TO THE TRUNK FLARE. DIAMETER OF HOLES SHALL BE TWICE THE DIAMETER OF THE ROOT BALL FOR TREES, AND AT MINIMUM 6 INCHES BEYOND THE DIAMETER OF CONTAINERS FOR SHRUBS.

INSTALLATION

INSTALL TREES AND SHRUBS SO THAT THE TRUNK FLARE IS AT A MAXIMUM 2 INCHES ABOVE GRADE, AND AT MINIMUM, AT GRADE. REMOVE CONTAINER AND REMOVE ANY BURLAP 6 INCHES FROM THE HEIGHT OF THE ROOT BALL, THEN BACKFILL TO FINISHED GRADE USING EXCAVATED SOIL FROM THE DUG HOLE.

SEED AREA ESTABLISHMENT

PREPARATION

SOIL PH IS TO BE TESTED PRIOR TO AMENDMENT AND FINAL GRADING. LIME OR SULFUR IS TO BE ADDED IN APPROPRIATE QUANTITY TO BRING PH TO ACCEPTABLE LEVELS FOR SEED APPLICATION AS NEEDED, IN AREAS OF SOIL AMENDMENT OR EXISTING AGRICULTURAL LAND, SOIL IS RECOMMENDED TO BE DISKED, CULTIVATED, AND PLANED / ROLLED AS NEEDED. SOILS SHALL BE UNIFORM, WITHOUT EXCESSIVE FURROWS, RUTS, OR RIDGES, AND LOW AREAS WHERE WATER MAY COLLECT. SOIL PREPARATION SHALL OCCUR WHEN WEATHER PERMITS AND TIMING ALLOWS FOR AT LEAST A FOLLOWING 48 HOURS WHERE SEEDING AND STABILIZATION METHODS MAY TAKE PLACE.

TIMING

IN ORDER TO MINIMIZE INITIAL USES OF BROAD APPLICATION HERBICIDE TREATMENT, AND PROMOTE EARLY AND STRONG ESTABLISHMENT OF SPECIFIED SEED MIXES WITH MINIMAL UNDESIRABLE WEED COMPETITION, DORMANT SEEDING SHOULD BE UTILIZED AS SITE CONDITIONS AND CONSTRUCTION TIMELINE PERMITS. IF ACTIVE SEASON SEEDING SHOULD BE REQUIRED, IT IS RECOMMENDED TO DO SO BETWEEN APRIL 1ST AND MAY 30TH, AFTER RISK OF MAJOR FREEZING CONDITIONS IS MINIMIZED. COVER CROPS MAY BE SEEDED AT ANY TIME IN THE EVENT THAT STABILIZATION IS REQUIRED OUTSIDE OF RECOMMENDED PLANTING TIMES. COVER CROPS MAY BE REQUIRED TO BE IRRIGATED IF APPLIED DURING WARM SEASONS AND IF ADEQUATE SOIL MOISTURE IS NOT PRESENT.

APPLICATION

SEED MIXTURES SHALL BE MECHANICALLY DRILLED, BROADCAST, OR HYDROSEEDED WITH STRAW MULCH PER SUPPLIER'S RECOMMENDATION (IF APPLICABLE). NO STRAW MULCH IS REQUIRED IF DRILL APPLIED, UNLESS NEEDED FOR STEEP SLOPES, SOIL STABILIZATION, OR OTHER AREAS THAT ARE IDENTIFIED FOR EROSION PREVENTION. SEED SHALL BE APPLIED AT INDICATED RATES WITH COVER CROP OATS, JAPANESE MILLET, WINTER PEA, OR ANNUAL RYE DEPENDENT ON SEASON AND SOIL CONDITIONS. SEED SPECIES SHALL BE LOCALLY SOURCED WHEN FEASIBLE. FINAL SEED MIX MAY VARY DEPENDENT UPON SPECIFIC SPECIES AVAILABILITY AND TIME OF INSTALLATION. FINAL SEED MIX SHALL BE APPROVED BY OWNER, OWNER'S REPRESENTATIVE, OR LANDSCAPE ARCHITECT. IF SEEDING IS PERFORMED PRIOR TO FINAL SITE INSTALLATION, ADDITIONAL SEED MAY BE APPLIED BY A LOW SPREADER IN AREAS THAT WERE DISTURBED. SITE SHOULD BE MONITORED FOLLOWING INSTALLATION FOR AREAS IDENTIFIED FOR ADDITIONAL RESEEDING UNTIL SEED MIX IS SUFFICIENTLY ESTABLISHED.

INVASIVE WEED CONTROL, MONITORING, & MANAGEMENT

A WORK PLAN SHOULD BE DEVELOPED TO AVOID THE SPREAD OF INVASIVE PLANTS FROM THESE AREAS. IF SUBSTANTIAL AREAS OF INVASIVE HERBACEOUS SPECIES ARE FOUND PRIOR TO OR AFTER PROJECT DEVELOPMENT, FOLIAR OR BROADCAST HERBICIDE APPLICATIONS MAY BE REQUIRED. FOR INVASIVE TREES, SHRUBS, AND VINES, MANAGEMENT MAY REQUIRE CUT-STEM HERBICIDE TREATMENTS.
ALL INVASIVE SPECIES MANAGEMENT SHOULD BE CONDUCTED DURING THE SUMMER MONTHS WHILE THE TARGET PLANTS ARE ACTIVELY GROWING.
TREATMENTS SHOULD BE CONDUCTED BETWEEN JULY AND AUGUST OF EACH YEAR AND SHOULD BE SEPARATED BY AT LEAST TWO WEEKS. APPROXIMATELY TWO HERBICIDE TREATMENTS SHOULD BE SCHEDULED PER SEASON FOR AT LEAST TWO YEARS FOLLOWING INITIATION OF PROJECT WORK. HERBICIDE USE REPORTING WILL ADHERE TO ALL APPLICATOR LICENSING REQUIREMENTS.

LANDSCAPE SPECIFICATIONS

Part 1.00 General

1.01 SCOPE OF WORK
A. This section covers furnishing and installing all landscape plants and non-plant materials covered by the drawings and these specifications. The work shall include materials, labor, equipment and services as described herein and indicated on the drawings. Also, the work shall include the maintenance of all plants and planting areas until acceptance by the Owner, and the fulfillment of all guarantee provisions as herein specified.

1.02 PLANTING LAYOUT
A. Before beginning work, the Contractor shall investigate and verify, in the field, the existence and location of all underground utilities and irrigation piping, and take precautions to prevent their disturbance. It shall be the responsibility of the Contractor to obtain all such information as it is made available. Plans and specifications of related work may be obtained from the Owner.
B. The Contractor shall locate all general reference points, take precautions to prevent their disturbance, perform the layout work, be responsible for all lines, elevations and measurements of work executed under the contract, exercise proper precaution to verify figures on drawings before laying out work and be responsible for any error resulting from failure to exercise such precaution. The Contractor shall make field measurements for their own work and be responsible for its accuracy.
C. Discrepancies between conditions existing on the site and conditions indicated on the drawings shall be called to the attention of the Owner before or at the time plant locations are staked out.
D. Quantities shown on plant list and schedules are for the convenience of the Owner and jurisdictional review agencies. The Contractor is responsible for verifying all quantities as drawn.

1.03 HORTICULTURAL STANDARDS
A. Unless otherwise noted, plant material, including collected materials, shall be grade No. 1 or better as outlined under Grades and Standards for Nursery Plants, and shall also conform to American Standard for Nursery Stock, ANSI (American National Standards Institute, Inc.) Z60.1-2014 (or most current version).
B. The Owner, Owner's representative, or Landscape Architect shall have the right, at any stage of the operations, to reject any and all work and materials which, in their opinion, do not meet with the requirements of these specifications. Such rejected material shall be removed from the site and acceptable material substituted in its place.

1.04 CERTIFICATES OF INSPECTION
A. All plant material shall be inspected by the Department of Agriculture, as required by state law. Plants of a grade less than that specified in the article titled HORTICULTURE STANDARDS will not be accepted.

Part 2.00 Non-Plant Materials

2.01 SOIL BACKFILL
A. Soil for backfilling planting areas and plant pits shall be the existing surface soil, free from subsoil, objectionable weeds, litter, sods, stiff clay, stones, stumps, roots, trash, toxic substances, mortar, cement or any other material which may be harmful to plant growth or hinder planting operations. Poorly drained soil shall not be used.
B. The Contractor shall obtain current agronomic soils report and include soil amendment recommendations on these plans.
C. Soil amendments shall be added to the soil in the amount and manner prescribed by soil analysis to obtain a pH of 5.5 to 6.5. Results from soil analysis and a list of the prescribed amendments shall be presented to the Owner and verified by the Landscape Architect prior to being incorporated into the soil.
D. If additional soil is required, it shall be furnished by the Contractor and shall be a natural, friable soil representative of productive, well-drained soils in the vicinity. It shall be obtained from well drained areas which have never been stripped before and shall be free of admixture of subsoil and foreign matter, stones, toxic substances and any material or substance that may be harmful to plant growth .
E. The Contractor shall provide the following information on imported topsoil:
1. Specific location from which topsoil will be (or was) stripped.
2. Present Owner of that property.
3. Approximate amount of topsoil available.
4. Test results showing topsoil composition and analysis.
F. Soil test shall be performed by a qualified soils laboratory, in accordance with "Methods of Soils Analysis - Agronomy '9' as published by the American Society of Agronomy and shall be performed at the Contractor's expenses.
G. Planting soil backfill for raised architectural planters, if applicable, shall consist of 40% potting soil, 40% coarse washed builders sand and 20% horticultural perlite.
H. Areas designated to be planted with flowering annuals, if applicable, shall be excavated to a depth of 18" and backfilled with a mixture consisting of 40% peat, 40% D.O.T. (coarse) sand, 10% pine bark (decomposed) and 10% cypress chips.
I. Planting soil backfill for tree wells, if applicable, shall be approved topsoil.
J. Planting area topsoil, if applicable, shall be 25% sphagnum peatmoss, 5% humus, and 70% pulverized soil for all non-turf seed mix areas, shrub, ornamental grass, perennial, and annual beds.

2.02 FERTILIZER
A. Commercial fertilizer shall be 14-14-14 formulation of Osmocote brand, 3-4 month release of which 60% of the nitrogen is in urea-formaldehyde form and shall conform to the applicable state fertilizer laws. Fertilizer shall be uniform in composition, dry and free flowing.

2.03 PRE-EMERGENCE WEED CONTROL
A. Weed control shall be Ronstar 2G as manufactured by Rhodia, Inc., Monmouth Junction, New Jersey 08852 or Princap (Simazine) as manufactured by Gelgy Agricultural Chemicals, Ardsley, New York 10502, or an approved equal.

2.04 ANTIDESICCANT
A. Antidesiccant shall be an emulsion type; film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants, such as Dowax by Dow Chemical Co., or Wilt-Pruf by Nursery Specialty Products, Inc., or an acceptable equal. The antidesiccant shall be delivered in the manufacturer's fully identified containers and shall be mixed in accordance with manufacturer's instructions.

2.05 BORICIDE
A. Boricide shall be Lindane as manufactured by Platt, or an approved equal.

2.06 MULCH
A. Wood Mulch shall be shredded hardwood mulch at 3" in. depth. Furnish and install mulch to all trees, shrubs, perennial, and groundcover areas. Trees placed in area covered by turf shall receive a 4' wide tree ring with 3" depth shredded hardwood mulch. If requested, Contractor must submit a mulch sample to Owner, Owner's representative, and Landscape Architect for review and approval.

Part 3.00 Plant Material

3.01 QUALITY OF PLANT MATERIAL
A. During inspection, as set forth hereinafter, all plant material will be judged, and rejections shall be based upon these standards. All plants shall comply with federal and state law requiring inspection for plant diseases and infestations. Inspection certificates required by law shall be made available to the Owner or Owner's representative at their request.
B. In determining the quality of plant material, the following elements will be valued:
1. Root condition.
2. Plant size (above ground).
3. Insect and disease free condition.
4. General appearance (color, shape, pruning).
A deficiency in one or more of these areas will be sufficient reason to reject selectively or by lot.
C. The Landscape Architect shall have the right, at any stage of the operations, to reject any and all work and materials which, in their opinion, do not meet with the requirements of these specifications. Such rejected material shall be removed from the site and acceptable material substituted in its place.

3.02 SIZE AND MEASUREMENTS
A. Plants shall be measured when branches are in their normal position. Heights and spread dimensions specified refer to the main body of the plant and not to extreme branch tip to tip. The measurements specified are the minimum size acceptable and where pruning is required, these are measurements after pruning. When sizes are indicated as a range, the plant shall have the proper proportion as outlined in Department of Agriculture, Grades and Standards for Nursery Plants Part 1 and 11. Caliper of trees shall be taken 6 inches above the ground level and shall be the default method of measuring sizes of trees unless otherwise noted on plans. Diameter at breast height (DBH) shall be taken 4.5' above the ground level.
B. Plants, which have been headed back to conform to the size specified, will not be acceptable. Plants larger than specified may be used if approved by the Owner, Owner's representative, or Landscape Architect; however, the use of such plants shall not increase the contract price.

3.03 LABEL
A. Plant materials shall have durable, legible labels stating, in weather resistant ink, the correct botanical and common names and size as indicated in the Plant List. Each plant, or sufficient representative samples of each delivered shipment, shall have labels securely attached in a fashion that will not interfere with normal plant growth. Plant materials which have (or will have) a seasonal bloom shall be tagged with labels indicating the specific variety of that species' botanical and common name.

3.04 COLLECTED PLANTS
A. All plant material shall be nursery grown. Collected plants shall have been grown under climatic conditions similar to those in the locality of the project. All collected plants shall meet the requirements as specified and shall meet all specified grades and standards, unless otherwise qualified in the Plant List or these specifications. Root balls shall be increased in size one third greater than nursery grown plants.

3.05 CONTAINERIZED PLANTS
A. All container grown plants shall be well rooted and established in the container in which they are delivered to the site. The plants shall have been in that container sufficiently long for the fibrous roots to hold the soil together when the plant is removed from the container. Container grown plants found to be root-bound during planting will not be acceptable. Containerized trees have a tendency to dry out quickly. The Contractor shall be responsible for hand watering the trees at time of delivery through the time of final acceptance at a rate consistent with the nursery watering schedule to assure that the tree does not go into shock.

3.06 SPECIMEN PLANTS
A. After receiving the Notice to Proceed, the Contractor shall locate all plants specified as specimen. The Contractor shall notify the Owner or Owner's representative so they may agree on a time to mutually inspect the selected plants. The Owner or Owner's representative will inspect and tag those plants, which are acceptable for use. Expenses incurred by the Owner for any subsequent inspection of specimen plants, at any time, in addition to the mutually agreed time shall be the responsibility of the Contractor.

3.07 SUBSTITUTIONS
A. The use of materials differing in kind, quality or size from those specified will be allowed only after the Owner is convinced that all means of purchasing the specified materials have been exhausted.
B. Where it is indicated that the Contractor may furnish or use a substitute that is equal to the material or equipment specified and if the Contractor is to furnish or use a proposed substitute, they shall, after the award of the contract, make written application to the Owner or Owner's representative for acceptance of such a substitute. The substituted product or method shall be equal or superior in all respects to the specified product or method, shall perform adequately the duties imposed by the general design, shall be compatible with all other elements of the job, and shall be sufficient to complete the job. The substitution shall not add cost to the contract. Should it be necessary to accept a substitute of a quality less than specified, the unit price shall be used to adjust the contract price downward accordingly. No substitution shall be ordered or installed without the written permission of the Owner and governing municipality.

Part 4.00 Delivery, Storage and Handling

4.01 PLANT MATERIAL
A. The Contractor shall exercise care in handling, loading and unloading, storage and transporting all plant material and allied materials to prevent damage. The Contractor shall assume full responsibility for protection and safekeeping of products stored on the job.
B. The Contractor shall dig and prepare plant material for shipment in a manner that will not damage roots, branches, shape and future development after planting.
C. Trees indicated on the plans where size, soil conditions and distance of transport to the site would warrant, shall be wireballed. Bottom wired baskets manufactured specifically for use in tree handling may be used.
D. The Contractor shall handle all plants so that roots and branches are protected at all times from drying out, heating and from other injury. All plants shall be handled by the ball or container.
E. Before moving plants from the nursery or storage area to the site; they shall be thoroughly sprayed with a solution of antidesiccant. Antidesiccant shall be applied to all collected pines and oaks. Two weeks after planting or as specified by the product manufacturer; the material shall be sprayed again with the antidesiccant. The antidesiccant shall be applied using power spray to provide an adequate film over trunks, branches, stems, twigs and foliage.
F. When transporting plants to and at the site, the Contractor shall make provisions to protect plants from wind damage by avoiding high-speed highways, transporting in enclosed or partially enclosed vehicles, or covering the plants with burlap or other suitable material. Plants severely damaged by wind will be rejected.
G. Any plant with signs of insects, their eggs or larvae or disease will be rejected and shall be removed from the project site.
H. Only the nursery stock intended for planting on a particular day shall be delivered and stored on the site during the day unless otherwise acceptable to the Owner. All plants shall be stored in one location as designated by the Owner, protected from wind and kept moist. The roots of all plants that cannot be planted immediately in soil shall be covered with mulch and other suitable material. No plants shall be taken from the temporary storage area for planting on the project until after the tree pits or holes for the plants in the section to be planted have been properly excavated and prepared ready to receive the trees and shrubs.
I. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or other bark slippage by means of burlap, wood battens or other acceptable method.

4.02 NON-PLANT MATERIAL

A. Fertilizer shall be delivered to the site in original, unopened containers bearing manufacturer's guaranteed chemical analysis, name, trade name, trademark and conformance to state law. In lieu of containers and provided that it is to be applied at the time of delivery, fertilizer may be furnished in bulk and a certificate indicating the above information shall accompany each delivery.
B. Pesticide and herbicide materials shall be delivered to the site in the original, unopened containers. Containers that do not have a legible label that identifies the Environmental Protection Agency registration number and the manufacturer's registered uses will be rejected.
C. Storage of materials shall be in the area designated for use by the Owner. All materials shall be kept in dry storage and away from contaminants.

Part 5.00 Installation

5.01 PREPARATION BEFORE PLANTING
A. The Contractor shall verify that all final grades have been established prior to beginning planting operations. All unsatisfactory grading shall be reported to the Owner or Owner's representative, and the Contractor shall not proceed with this work until the unsatisfactory conditions have been corrected. When conditions detrimental to plant growth are encountered, such as rubble, fill or adverse drainage conditions, the Contractor shall notify the Owner for directions.
B. Should undesirable existing vegetation be present on the site at the time of installation, the Contractor shall prepare the site for planting by use of chemicals, when used as recommended by the manufacturer, and/or mechanical means acceptable to the Owner. Care shall be exercised to avoid any misuse of chemicals, which would create detrimental residual conditions. Care must also be used not to alter final grades, which have been established or cause damage to previously established turf areas.

5.02 SITE PREPARATION
A. If so called for by the Owner, all plant locations and the areas of all planting beds shall be staked out on the ground, for acceptance by the Owner or Owner's representative, before planting operations begin. The Contractor shall stake the location of the center of each tree and paint the outline of each shrub and groundcover bed. The stakes shall be oriented in a vertical manner so that they can be viewed and read from one direction. The Contractor shall give the Owner notice 24 hours prior to the completion staking described herein.
B. The Contractor shall verify the location of underground utilities, and irrigation heads and valves, and provide markers or other suitable protection, where necessary, to prevent damage.

5.03 EXCAVATION OF PLANTING AREAS
A. No tree or shrub pit shall be dug or prepared until their location is acceptable to the owner. Reasonable care shall be exercised to have pits dug and soil prepared prior to moving plants to respective locations for planting to ensure that they will not be unnecessarily exposed to drying elements or to physical damage.
B. Circular pits with vertical sides shall be excavated for all plants. The depth of all plant pits shall be enough to accommodate the ball or roots and the prepared soil in the bottom of the pit. Diameter of pits for trees shall be at least 1 foot greater than the diameter of the ball.
C. Plant beds and pits shall be tested for proper drainage by filling with water twice succession. Conditions permitting the retention of more than 6 inches of water in 1 hour shall be brought to the attention of the Owner. A written proposal and cost estimate for correction of such conditions shall be submitted to the Owner for acceptance, before proceeding with the work.
D. All tree pits curbed planting islands, tree wells, or in areas, in which the soil has been compacted to an undesirable density, shall be excavated to a depth at least two feet greater than the measured depth and diameter of the ball. The minimum depth and diameter of excavation shall be four feet.
E. In shrub and groundcover beds where soils have been compacted to a density, which is detrimental to plant growth, the contractor shall loosen soils to a depth of 18" minimum to allow root penetration beyond the planting pit.
F. If acceptable for use, existing topsoil in shrub and groundcover beds shall be treated with the specified soil amendments, at rates determined by soil tests. Amendments shall be incorporated into the soil to a depth of 12 inches. Where soil is not acceptable as determined by soil tests, the soil in the entire area shall be removed to a depth of a min. 12 inches and replaced with the specified planting soil.

5.04 PLANTING
A. All plants, except as otherwise specified, shall be centered in their pits, faced for best effect and set plumb for backfilling.
B. All synthetic strings, straps, and wire cages shall be removed from the top of third of the root ball. Synthetic burlap shall be removed completely.
C. Plants shall be removed from cans by cutting two sides of a container with an acceptable can cutter. Sides shall not be cut with a spade. Sides of knockout cans shall not be cut. Plastic containers with slanted sides shall not require cutting. Plants shall be removed from the container carefully, without injury or damage to the plant and root system.
D. The Contractor shall hand water-containerized trees from the time of delivery until the time of the final acceptance at a rate consistent with the nursery conditions from which the trees were obtained. Trees, which go into shock due to insufficient water, may be rejected.
E. Plants shall be set in the center of the pits and shall be plumb and straight and at such a level that after settlement the root crown will be level with the surrounding grade.
F. Plant holes shall be backfilled with the specified planting mixture placed in layers around the roots or ball. Each layer shall be carefully tamped in place in manner to avoid injury to the roots or ball or disturbing the position of the plant. When approximately two thirds of the plant hole has been backfilled, the hole shall be filled with water and the soil allowed to settle around the roots. Balled and burlapped plants shall have the burlap cut away or folded back from the top of the ball before applying water. After the water has been absorbed, the plant hole shall be filled and tamped lightly to grade. Any subsequent settlement shall be brought to grade.
G. Immediately after each tree pit is backfilled, a shallow basin slightly larger than the pit shall be formed with a ridge of topsoil to facilitate watering. This soil saucer shall be formed in a circle and tamped around each tree so that the saucer will retain water. Where curbing occurs around plant pits, the saucer shall be omitted.

5.05 FERTILIZING
A. Each tree and shrub shall be fertilized by placing the manufacturer's recommended amount around the base of the ball before backfilling.

5.06 MULCHING
A. Immediately after planting operations are completed, all tree and shrub saucers, and shrub and groundcover beds shall be covered with a 3 inch layer of shredded hardwood mulch. 3 Inch depth shall be provided throughout all landscape beds as shown annotated in the drawings.

5.07 PRUNING
A. Each tree and shrub shall be pruned in accordance with standard horticultural practice to preserve the natural character of the plant and in the manner fitting its use in the landscape design. Pruning shall be done with clean, sharp tools and as indicated on the drawings.
B. Approximately one third of the growth of large deciduous trees (those with 2 inch caliper or larger) shall be pruned by removal of superfluous branches. Main leaders of trees shall not be cut back. Branches shall be thinned out and not merely cut back. Long side branches may be shortened. Shrubbery with extremely heavy tops shall have one fourth to one third of the weaker growth removed by thinning.

5.08 CLEANUP
A. During the course of planting, excess and waste materials shall be continuously and promptly removed daily, lawns kept clear, and all reasonable precautions taken to avoid damage to existing structures, plants and grass. After completion of the work, the entire site shall be cleared of excess soils, waste material, debris and all objects that may hinder maintenance and affect the visual appearance of the site. The Contractor shall clean all roads and walks of dirt film and soil clods. The Contractor shall also pressure clean and broom sweep all asphalt pavement prior to the final lift of asphalt to be laid.

5.09 DISTURBED AREAS
A. All areas outside of the limits of work that are disturbed by the Contractor's construction activities shall be repaired and replanted to its original condition.

Part 6.00 Guarantees

6.01 GUARANTEED PROVING PERIOD
A. There shall be a guarantee period of 1 year for trees and specimen material and 1 year for shrubs. This guarantee period shall start at the final acceptance date. Contractor shall replace any and all plant material, which die during this guarantee proving period. Replacement of plants necessary during the guarantee period shall be the responsibility of the Contractor, except for possible replacements of plants resulting from removal, vandalism, acts of neglect on the part of others, or natural disaster. All replacement material shall have the same guarantee time (1 year from installation of replacement for trees and specimen material and 1 year for shrubs).
B. Planting maintenance shall include all necessary watering, cultivation, weeding, pruning and spraying, wrapping and mulching, straightening of plants which lean or sag and which develop more than a normal amount of settlement such adjustments to include excavating around and leveling or raising the ball when so directed and all other incidental work necessary for proper maintenance as directed by the Owner until substantial completion and written release.
C. Transplanted material (if applicable) shall not be guaranteed, however, good horticultural practices should be used before, during and after the material is transplanted. Good horticultural practices should include but not be limited to, all necessary watering, pruning and spraying, wrapping and mulching, fertilizing, moving, maintaining the same orientation and grade level from the original location, and all other incidental work necessary for proper transplanting.

6.02 FINAL INSPECTION AND ACCEPTANCE
A. The Contractor shall notify the Owner in writing when the work has been completed in accordance with this Contract and request an inspection. The Owner or Owner's representative will make the inspection of the work and report findings as to acceptability and completeness. Any work remaining to be done shall be subject to reinspection before final acceptance. The Contractor will be notified in writing by the Owner of the final acceptance of the work.

6.03 CONTRACTOR'S RESPONSIBILITY AFTER ACCEPTANCE
A. The Owner may elect to assume maintenance of all work, at the time of acceptance, or may elect to contract for maintenance by others for a specified period. Should maintenance after final ac

PLAN COMMISSION REVIEW
ENGINEERING DIVISION

Village of Arlington Heights
Interoffice Memorandum

To:	**Planning Staff Liaison**
From:	**Nanci Julius, P.E., Assistant Village Engineer**
Department:	**Public Works & Engineering Department**
File Number:	**PCA00022-2025**
Project:	**CW Arlington Holdings, 375-425 E Rand Rd**
Review Round:	**Round 6**
Date:	**June 19, 2026**

Round 6 FINAL COMMENTS

1. **Updated Drainage Report.** The following comments shall be addressed at permit:
   a. **Infiltration testing.** Provide **site-specific infiltration testing** at the proposed vault depth to confirm that the design infiltration rate of **0.04 in/hr** is accurate. Testing should be conducted in accordance with accepted geotechnical or stormwater standards.
   b. **Exfiltration joints of the Contech System.** Provide a written construction plan including the following specific components to ensure that the exfiltration joints will function as designed:
      i. Step-by-step procedures for aligning and securing the pipe sections and joints.
      ii. Lift-by-Lift compaction specifications for the surround stone envelope. Demonstrate how uniform soil density will be achieved under and around the system to prevent uneven shifting.
      iii. Clear specifications for the wrap, overlap, and protection of the geotechnical filter fabric. Outline field inspection procedures to verify the fabric remains entirely tear-free during stone placement to ensure fine particles cannot migrant into the exfiltration joints.
   c. **Maintenance and Monitoring Plan (Sheet C8.0).**
      i. Provide an inspection frequency for the internal baffle sumps aligned with the catch basin maintenance schedule.
      ii. Identify specific protocols for monitoring the exfiltration joins and internal underdrains.
      iii. Review inspection procedures that account for the permanent 9” pool.

Illinois Department of Transportation
Office of Highways Project Implementation / Region 1 / District 1
201 West Center Court / Schaumburg, Illinois 60196-1096

PERMITS
Location: 375 & 425 East Arlington Heights Road
Municipality: Village of Arlington Heights, Cook County
Re: Redevelopment of Lot for Wendy's Restaurant, Guzman Y Gomez Restaurant, multi-tenant building, Immediate Care Medical Building, and Fast Casual Restaurant
Reference No: 016-123798

April 10, 2026

Mr. Ian Spence, P.E.
Kimley Horn
570 Lake Cook Road, Suite 200
Deerfield, IL 60015

Dear Mr. Spence:

IDOT has completed its review of your engineering plans for the subject location. Our comments are detailed below:

Programming – Geometrics comments:

1. Please submit a completed ADA Project Alert Form (D1 PD0038) with the next submittal and include eschall@se3.us on the distribution.
2. Please provide AutoTURN exhibits for the design vehicle(s) expected to use the site, including delivery truck movements. The current submittal only includes a fire truck; revise to demonstrate all applicable ingress and egress movements in accordance with BDE and IDOT Access to State Highways requirements.
3. Please indicate on the plans that depressed curb ramps will be used at all access drives and at the median, as applicable.

Programming – Hydraulics comments:

1. No further comments
2. Hydraulic will issue a Conditional Approval letter once items are received, those items will be outline when the Items Required Letter is sent

Please revise your plans in accordance with the above comments with a written disposition to comments and resubmit via **one of the following methods** to continue the review process:

- Hard copies of two (2) revised 11x17 size copies of engineering plans, one (1) USB drive(s) containing electronic copies, or
- Electronically via email or through the SharePoint, OneDrive, or other file-sharing website.

If you have any questions regarding this matter, please contact Arif Shaikh at (847) 705-4541.

Very truly yours,

Jose Rios, P.E.
Region One Engineer

By:
Jonathan E. Karabowicz, P.E.
Traffic Permits Engineer

Cc: Village of Arlington Heights

Traffic Management Plan

IL0402
411 E Rand Road
Arlington Heights, IL 60004

Operator
TBD

Business Coach
TBD

Regional Activation Coach:
TBD

Kyle Dallas
Site & Traffic Plan Administrator
Dutch Bros. HQ | Tempe, AZ
C: 602.525.8737
E: Kyle.Dallas @DutchBros.com

Who We Are

Dutch Bros Inc. (NYSE: BROS) is a high-growth operator and franchisor of drive-thru shops that focus on serving high QUALITY, hand-crafted beverages with unparalleled SPEED and superior SERVICE.

Founded in 1992 by brothers Dane and Travis Boersma, Dutch Bros began with a double-head espresso machine and a pushcart in Grants Pass, Oregon. While espresso-based beverages are still at the core of what we do, Dutch Bros now offers a wide variety of unique, customizable cold and hot beverages that delight a broad array of customers.

We believe Dutch Bros is more than just the products we serve—we are dedicated to making a massive difference in the lives of our employees, customers and communities. This combination of hand-crafted and high-quality beverages, our unique drive-thru experience and our community-driven, people-first culture has allowed us to successfully open new shops and continue to share the “Dutch Luv” at 1,043 locations across 19 states as of June 30, 2025.

Traffic Management Plan Overview

1

The Site & Traffic Plan Administrator creates a custom traffic management plan that is tailored to each unique site.

Each plan identifies paths of travel for customers, points of ingress/egress, crew parking, directional sign placement, and suggested staffing placement.

City ordinances, CC&Rs, easements agreements, etc., are reviewed when a traffic management plan is created to ensure compliance.

2

Once the plan is completed, it is then shared with the field leadership team for the subject shop and market area (i.e. Regional Operator, Business Coach, and Regional Activation Coach).

Field leadership provides feedback on the traffic management plan and can request revisions, if needed.

Once the plan is approved, directional a-frame/cone topper signs are ordered to be sent to the shop.

3

Field leadership and crew setup the traffic management plan by placing temporary signs, cones, and readying staff for placement.

All cones and temporary signs are removed at the end of each business day.

If third party traffic control is needed, the field leadership team will identify dates, times, and number of controllers needed approximately one (1) to two (2) weeks prior to the grand opening date.

All traffic management plans are subject to change depending on operational need and external factors as determined by Dutch Bros. HQ and the regional field leadership team.

Spence, Ian

From: Kyle Dallas <kyle.dallas@dutchbros.com>
Sent: Tuesday, March 10, 2026 11:43 AM
To: Adam Bell
Cc: Ryan DePasquale; Luay Aboona; Spence, Ian; Adam Firsel; Brad Joseph; Ben Barad
Subject: Re: Traffic Impact - Arlington Heights
Attachments: New Traffic Management Plan_IL0402.pdf; IL0301 Average Guests Per Hour.xlsx; MO0501 Average Guests Per Hour.xlsx

Categories: External

You don't often get email from kyle.dallas@dutchbros.com. Learn why this is important

Hey Team!

I have attached the Traffic Management Plan for IL0402 and provided the below notes to be included with the plan.

Please let me know if you have any questions!

- The Traffic Management Plan provided would be used for Grand Opening and any promo days that are expected to drive higher than usual volumes of customers.
- Day-to-Day operations, once the protected queue is at capacity, customers will be instructed to park and utilize the walk-up window to order.
- Customers will be directed via a-frame signs to begin overflow queueing near the trash enclosure/southwest side of the protected queue.
- Overflow queue would be a single lane to still allow traffic flow.
- TC1 will manage the entrance of the overflow queue and will cut off the line and direct customers to park and utilize the walk-up window once both the protected and overflow queues reach capacity.
- TC2 will manage the area where the overflow queue ends and the protected queue begins.
- TC2 will direct cars to exit the overflow queue and enter the protected queue once space in the protected queue becomes available.
- TC2 will direct customers where to enter the overflow queue if customers attempt to enter the protected queue prematurely (cut the line).
- DBTC1 will help customers egress out of the protected queue by alternating between exiting straight or left depending on the traffic flow within the development.

Cheers!
KYLE

Traffic Management Positions

Line Buster

Dutch Bros. Crew Member

This position primarily obtains drink orders from customers that are lined up in the queue behind the ordering window. They are equipped with iPad's, card readers, and some with cash bags for cash transactions. Their objective is to quickly and accurately obtain customer orders down the line to expedite time spent at the window. In some cases, a Line Buster may also run drinks out to cars as orders are completed.

Drink Runner

Dutch Bros. Crew Member

More commonly staffed during the grand opening period; this position's responsibility is to run completed drink orders out to cars in the queue. They may also help customers coordinate exiting the line using the escape lane and allowing customers to pull forward and shorten the queue.

DB Traffic Controller

Dutch Bros. Crew Member

Dutch Bros. crew members may also direct on-site traffic to ensure traffic flow remains unhindered at key points within drive aisles. Traffic Controllers are briefed on the traffic plan to ensure properly coordinated execution. They also will setup and take down cones and a-frame signs as needed.

Third Party Traffic Controller

Third Party Contracted

Described on page 5

Third Party Traffic Control

Hired by Third Party Broker

Dutch Bros. works with a national broker that recruits off-duty police officers from city, county, and state jurisdictions.

Off-Site Traffic Management

Third party traffic controllers work primarily off-site to manage overflow traffic. They provide direction to customers and keep public roadways and primary drive aisles clear.

Order Time-frame

Dutch Bros. HQ and the regional field leadership team determine the need for third party traffic control (dates, times, and number of officers). An order is submitted to our broker one to two weeks prior to the grand opening date. Traffic controllers orders are usually submitted in one to two week blocks.

Alternative

If there are not any available off-duty officers to fill the traffic control roles, our broker then reaches out to national security companies (i.e. Securitas, GardaWorld) to obtain security guards to fill the vacant positions.

Consistent Coverage Evaluation

The regional field leadership team evaluates toward the end of each order period if the need for third party traffic control is still existent or if it can be adjusted or eliminated. Queue times, number of customer visits, and additional data are gathered regularly to determine coverage needs.

Special Occasions

From time-to-time, Dutch Bros. has community giveback days (i.e. Dutch Luv, Drink one for Dane) or other marketing campaigns that cause an influx of customers to visit their local shop. Regional leadership teams plan ahead for these days and can request third party traffic control as needed based on historical, shop specific trends.

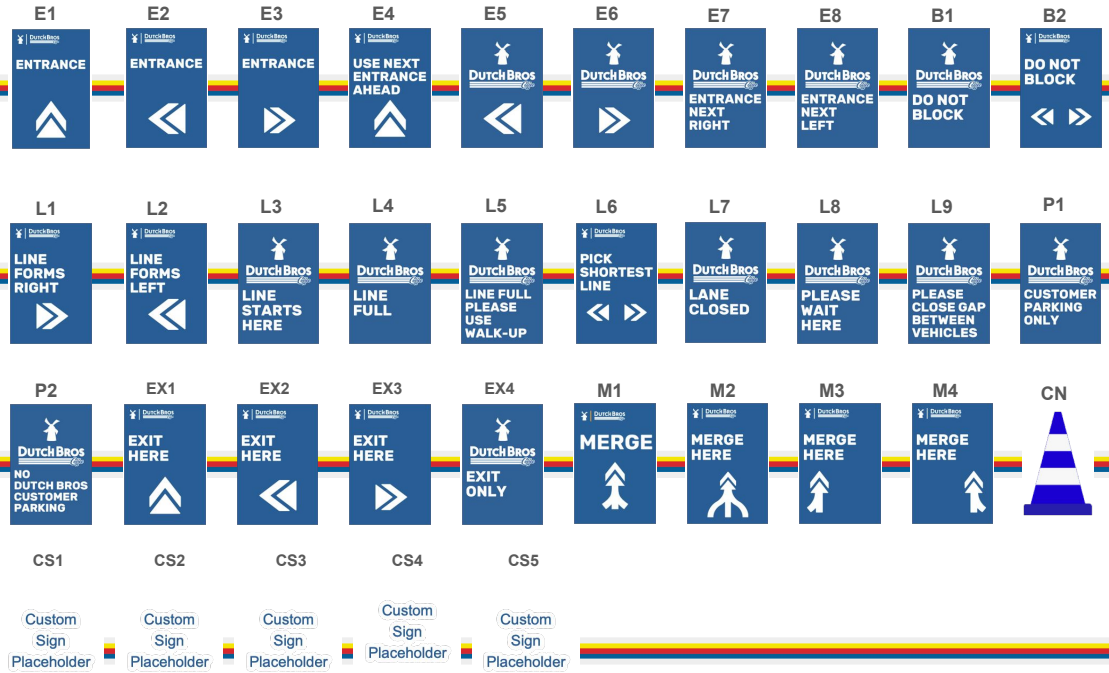
A-Frame Directional Sign Example

A-Frame Dimensions:
"Sandwich Board"
24 Inches Wide
36 Inches Tall

Signs shown are only examples. Custom a-frames and cone-toppers can be made upon request.

Traffic Management Plan

Sign Key



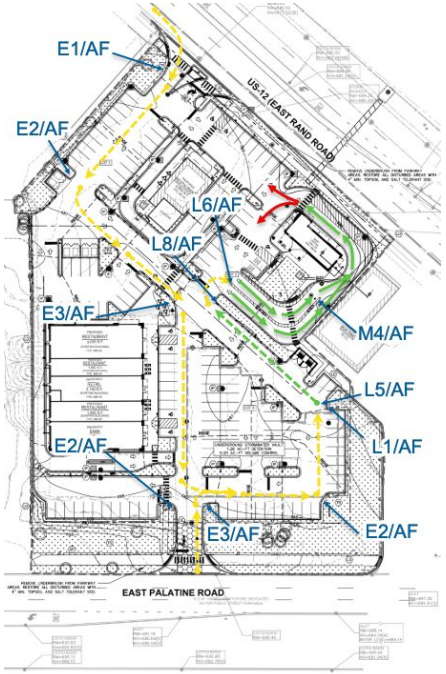
Examples as Portrayed on Plan

E2/AF

1. ***Letter(s)/Number*** identifies specific sign placed (i.e. ***E2*** would be an entrance sign with a left arrow.
2. ***AF*** stands for ***A-Frame***.
3. ***CT*** stands for ***Cone-Topper***.
4. ***Custom Signs*** will be marked as ***CS*** (i.e. ***CS1/AF***) and will have specific verbiage notated directly on the plan.

Traffic Management Plan

Sign Placement



Map Key

- Ingress/Queue *Stopped Cars*
- Egress
- Overflow Queue *Stopped Cars*
- Path of Travel *No Stopped Cars*

Traffic Management Plan

Staffing Placement

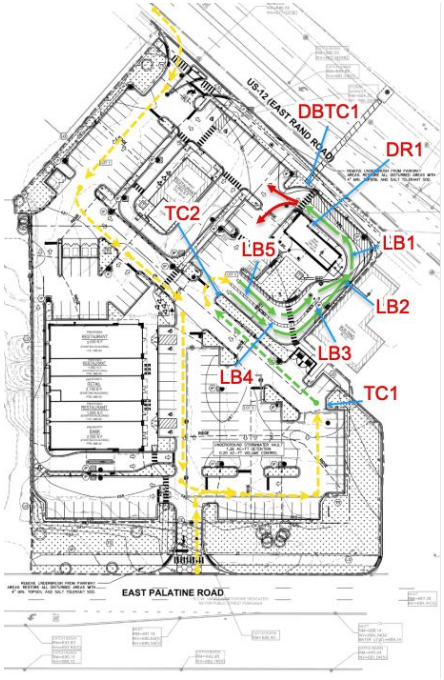
Staffing Key

LB
Line Buster

DR
Drink Runner

DBTC
Dutch Bros. Traffic Controller

TC
Third Party Traffic Controller
(Off-Duty Officer/Security Guard)



Map Key

- Ingress/Queue *Stopped Cars*
- Egress
- Overflow Queue *Stopped Cars*
- Path of Travel *No Stopped Cars*

CW Arlington Holdings, LLC - Parking Summary

Lot 1	
Wendy's / QSR	
(1 parking stall for every 45 SF dining area)	
Building SF	2500
Building SF attributed to dining area (~35%)	875
Parking Required	**20**
	20

Lot 2	
Dutch Brothers	
(1 parking stall for every 300 SF)	
Building SF	1025
Parking Required	**4**
	4

Lot 3	
A-1: Bank - Old National	
(1 parking stall for every 300 SF gross floor area)	
Building SF	2500
Parking Required	**9**
A-2: Restaurant / Retail / Commercial - Placeholder*	
*The more conservative *Restaurant, Sit Down* parking requirement has been assumed. This middle suite, however, is noted as "Retail" on plans	
(1 parking stall for every 45 SF dining area)	
Building SF	1816
Building SF attributed to dining area (~35%)	635.6
Parking Required	**15**
A-3: Restaurant / Retail / Commercial - Placeholder*	
*The more conservative *Restaurant, Sit Down* parking requirement has been assumed. This middle suite, however, is noted as "Retail" on plans	
(1 parking stall for every 45 SF dining area)	
Building SF	2085
Building SF attributed to dining area (~35%)	729.75
Parking Required	**17**
A-4: Restaurant - Menchie's	
(1 parking stall for every 45 SF dining area)	
Building SF	1562
Building SF attributed to dining area (~20%)	312
Parking Required	**7**
A-5: Restaurant - Paris Baguette	
(1 parking stall for every 45 SF dining area)	
Building SF	3000
Building SF attributed to dining area (~35%)	1050
Parking Required	**24**
	72

Lot 3	
Total Parking Spaces Required (Lot 1, 2, 3)	***96***
Total Parking Spaces Required + 10% outdoor seating	***106***

FINAL PLAT
CORE-ARLINGTON RAND SUBDIVISION

BEING A SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 42 NORTH,
RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

Tax PINs:
03-17-303-007
03-17-303-008
03-17-303-017
03-17-303-020
03-17-303-019

SITE ADDRESS:

375 & 425 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

SURVEY NOTES:

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
2. COMPARE THIS MAP, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THIS MAP IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN
4. BOUNDARY LINES HAVE BEEN SHOWN HEREON BASED ON A BOUNDARY SURVEY PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. COMPLETED SEPTEMBER 29TH, 2025.
5. THERE IS A BLANKET INGRESS-EGRESS AND CROSS ACCESS EASEMENT OVER ALL OF LOTS 1, 2 AND 3. HEREBY GRANTED

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- ADJOINING LOT LINE / RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTER LINE
- SECTION LINE
- FOUND BOUNDARY MONUMENT
- SET CONCRETE MONUMENT
- EXISTING EASEMENT
- 7 FEET PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOC. 95068512 HEREBY VACATED (AREA 3,410 SQ. FT., 0.078 AC.)
- 10 FEET SANITARY EASEMENT PER DOC. 95068512 HEREBY VACATED (AREA 2,771 SQ. FT. , 0.064 AC.)
- 10 FEET UTILITY EASEMENT PER DOC. 95068512 HEREBY VACATED (AREA 400 SQ. FT. , 0.009 AC.)
- INGRESS & EGRESS EASEMENT PER DOC. 95068512 HEREBY VACATED (AREA 6,259 SQ. FT. , 0.144 AC.)

POC - POINT OF COMMENCING
POB - POINT OF BEGINNING

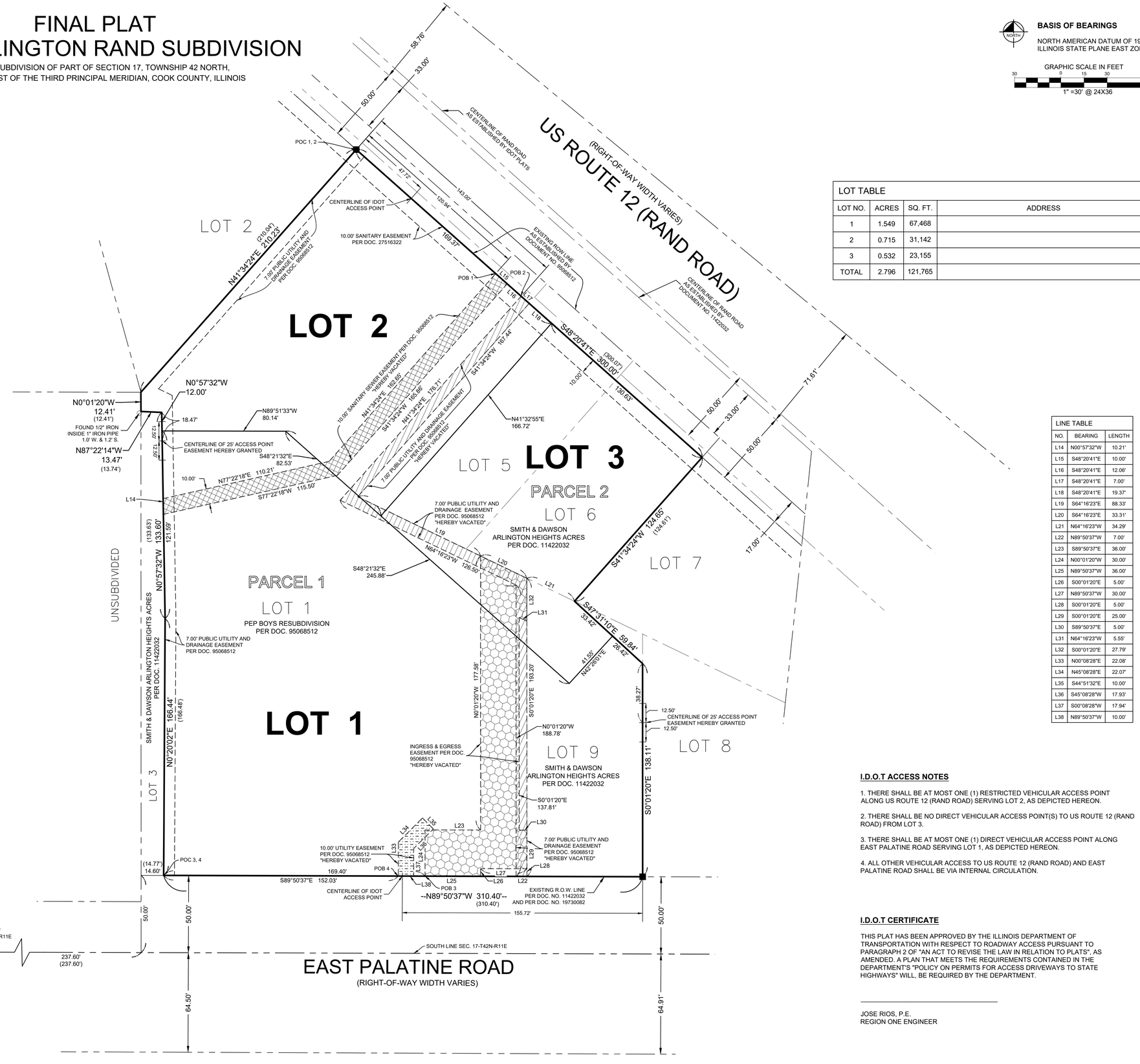
MAP PREPARED FOR:

CW ARLINGTON HOLDINGS, LLC
10 PARKWAY NORTH, SUITE 120
DEERFIELD, IL 60015

SEND TAX BILL TO

NAME: CW ARLINGTON HOLDINGS, LLC

ADDRESS: 10 PARKWAY NORTH, SUITE 120
DEERFIELD, IL, 60015



BASIS OF BEARINGS

NORTH AMERICAN DATUM OF 1983 (2011)
ILLINOIS STATE PLANE EAST ZONE (1201)

GRAPHIC SCALE IN FEET
30 0 15 30 60
1" =30' @ 24X36

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	ADDRESS
1	1.549	67,468	
2	0.715	31,142	
3	0.532	23,155	
TOTAL	2.796	121,765	

LINE TABLE		
NO.	BEARING	LENGTH
L14	N00°57'32"W	10.21'
L15	S48°20'41"E	10.00'
L16	S48°20'41"E	12.06'
L17	S48°20'41"E	7.00'
L18	S48°20'41"E	19.37'
L19	S64°16'23"E	88.33'
L20	S64°16'23"E	33.31'
L21	N64°16'23"W	34.29'
L22	N89°50'37"W	7.00'
L23	S89°50'37"E	36.00'
L24	N00°01'20"W	30.00'
L25	N89°50'37"W	36.00'
L26	S00°01'20"E	5.00'
L27	N89°50'37"W	30.00'
L28	S00°01'20"E	5.00'
L29	S00°01'20"E	25.00'
L30	S89°50'37"E	5.00'
L31	N64°16'23"W	5.55'
L32	S00°01'20"E	27.79'
L33	N00°08'28"E	22.08'
L34	N45°08'28"E	22.07'
L35	S44°51'32"E	10.00'
L36	S45°08'28"W	17.93'
L37	S00°08'28"W	17.94'
L38	N89°50'37"W	10.00'

I.D.O.T ACCESS NOTES

1. THERE SHALL BE AT MOST ONE (1) RESTRICTED VEHICULAR ACCESS POINT ALONG US ROUTE 12 (RAND ROAD) SERVING LOT 2, AS DEPICTED HEREON.
2. THERE SHALL BE NO DIRECT VEHICULAR ACCESS POINT(S) TO US ROUTE 12 (RAND ROAD) FROM LOT 3.
3. THERE SHALL BE AT MOST ONE (1) DIRECT VEHICULAR ACCESS POINT ALONG EAST PALATINE ROAD SERVING LOT 1, AS DEPICTED HEREON.
4. ALL OTHER VEHICULAR ACCESS TO US ROUTE 12 (RAND ROAD) AND EAST PALATINE ROAD SHALL BE VIA INTERNAL CIRCULATION.

I.D.O.T CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS", AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL, BE REQUIRED BY THE DEPARTMENT.

JOSE RIOS, P.E.
REGION ONE ENGINEER

No.	DATE	BY
6	05/05/26	AJ
5	04/28/26	AJ
4	03/09/26	AJ
3	01/26/26	AJ
2	12/17/25	BAS
1	10/25/25	AJ
	REVISIONS	

VILLAGE COMMENTS
VILLAGE COMMENTS
VILLAGE COMMENTS
VILLAGE COMMENTS
REVISED EASEMENTS
VILLAGE COMMENTS

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-9500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: IS
DRAWN BY: BAS
CHECKED BY: BAS

FINAL PLAT

CORE ARLINGTON-RAND SUBDIVISION

ORIGINAL ISSUE: 10/03/2025
KHA PROJECT NO. 268959000
SHEET NUMBER
1 OF 4

Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\References\Alt. Survey\Survey Design\268959000 Final Plat.dwg 01 May 13, 2026 3:47pm by: Brad.Strohl
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

FINAL PLAT
CORE-ARLINGTON RAND SUBDIVISION

BEING A SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 42 NORTH,
RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

Tax PINs:
03-17-303-007
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03-17-303-017
03-17-303-020
03-17-303-019

SITE ADDRESS:
375 & 425 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

BASIS OF BEARINGS
NORTH AMERICAN DATUM OF 1983 (2011)
ILLINOIS STATE PLANE EAST ZONE (1201)

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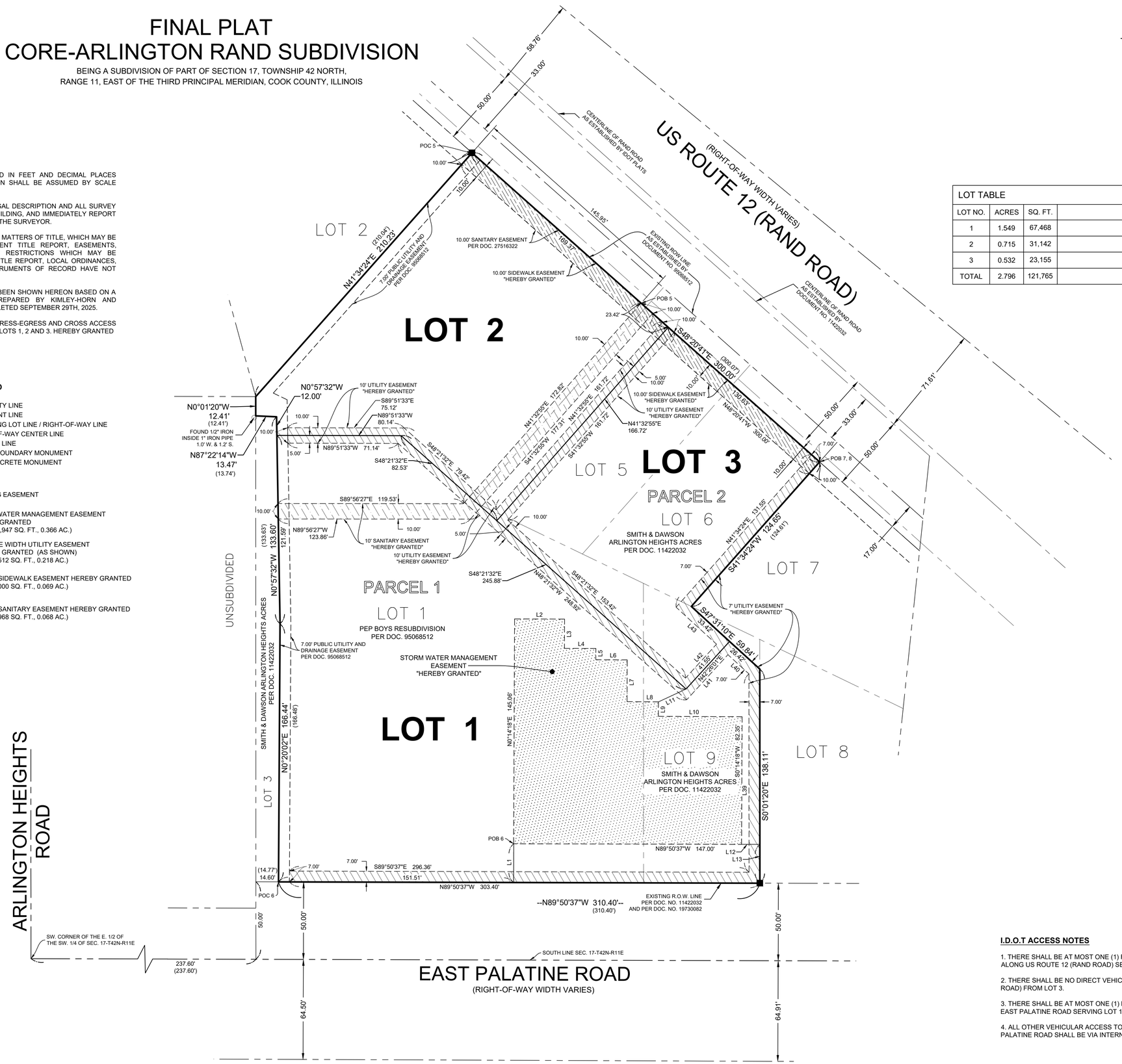
2. COMPARE THIS MAP, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THIS MAP IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN
4. BOUNDARY LINES HAVE BEEN SHOWN HEREON BASED ON A BOUNDARY SURVEY PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. COMPLETED SEPTEMBER 29TH, 2025.
5. THERE IS A BLANKET INGRESS-EGRESS AND CROSS ACCESS EASEMENT OVER ALL OF LOTS 1, 2 AND 3. HEREBY GRANTED

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- ADJOINING LOT LINE / RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTER LINE
- SECTION LINE
- FOUND BOUNDARY MONUMENT
- SET CONCRETE MONUMENT
- EXISTING EASEMENT
- STORM WATER MANAGEMENT EASEMENT HEREBY GRANTED (AREA 15,947 SQ. FT., 0.366 AC.)
- VARIABLE WIDTH UTILITY EASEMENT HEREBY GRANTED (AS SHOWN) (AREA 9,512 SQ. FT., 0.218 AC.)
- 10 FEET SIDEWALK EASEMENT HEREBY GRANTED (AREA 3,000 SQ. FT., 0.069 AC.)
- 10 FEET SANITARY EASEMENT HEREBY GRANTED (AREA 2,968 SQ. FT., 0.068 AC.)

POC - POINT OF COMMENCING
POB - POINT OF BEGINNING



LOT TABLE			
LOT NO.	ACRES	SQ. FT.	ADDRESS
1	1.549	67,468	
2	0.715	31,142	
3	0.532	23,155	
TOTAL	2.796	121,765	

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°14'18"E	25.00'
L2	S89°45'42"E	32.25'
L3	S00°14'18"W	18.87'
L4	S89°45'42"E	20.25'
L5	S00°14'18"W	7.25'
L6	S89°45'42"E	20.25'
L7	S00°14'18"W	27.00'
L8	S89°45'42"E	20.25'
L9	S00°14'18"W	9.38'
L10	S89°45'42"E	54.00'
L11	N65°02'59"E	19.66'
L12	N89°58'40"E	11.77'
L13	S00°01'20"E	25.04'
L39	N00°01'20"W	128.01'
L40	N47°31'10"W	18.33'
L41	S42°26'01"W	39.48'
L42	N42°26'01"E	29.63'
L43	N47°31'10"W	35.31'

MAP PREPARED FOR:
CW ARLINGTON HOLDINGS, LLC
10 PARKWAY NORTH, SUITE 120
DEERFIELD, IL 60015

SEND TAX BILL TO

NAME: CW ARLINGTON HOLDINGS, LLC

ADDRESS: 10 PARKWAY NORTH, SUITE 120
DEERFIELD, IL, 60015

I.D.O.T ACCESS NOTES

1. THERE SHALL BE AT MOST ONE (1) RESTRICTED VEHICULAR ACCESS POINT ALONG US ROUTE 12 (RAND ROAD) SERVING LOT 2, AS DEPICTED HEREON.
2. THERE SHALL BE NO DIRECT VEHICULAR ACCESS POINT(S) TO US ROUTE 12 (RAND ROAD) FROM LOT 3.
3. THERE SHALL BE AT MOST ONE (1) DIRECT VEHICULAR ACCESS POINT ALONG EAST PALATINE ROAD SERVING LOT 1, AS DEPICTED HEREON.
4. ALL OTHER VEHICULAR ACCESS TO US ROUTE 12 (RAND ROAD) AND EAST PALATINE ROAD SHALL BE VIA INTERNAL CIRCULATION.

No.	REVISIONS	DATE	BY
6	VILLAGE COMMENTS	05/05/26	AJ
5	VILLAGE COMMENTS	04/28/26	AJ
4	VILLAGE COMMENTS	03/09/26	AJ
3	VILLAGE COMMENTS	01/26/26	AJ
2	REVISED EASEMENTS	12/17/25	BAS
1	VILLAGE COMMENTS	10/25/25	AJ

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-9900
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: IS
DRAWN BY: BAS
CHECKED BY: BAS

FINAL PLAT

CORE ARLINGTON-RAND SUBDIVISION

ORIGINAL ISSUE: 10/03/2025
KHA PROJECT NO. 268959000
SHEET NUMBER
2 OF 4

Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\References\Kh Survey\Survey Design\268959000 Final Plat.dwg 02 May 13, 2026 3:47pm byf. Brad.Strohl
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FINAL PLAT
CORE-ARLINGTON RAND SUBDIVISION

BEING A SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

Tax PINs:
03-17-303-007
03-17-303-008
03-17-303-017
03-17-303-020
03-17-303-019

MAP PREPARED FOR:
CW ARLINGTON HOLDINGS, LLC
10 PARKWAY NORTH, SUITE 120
DEERFIELD, IL 60015

SITE ADDRESS:
375 & 425 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

LEGAL DESCRIPTION PREPARED BY THIS SURVEY

10 FEET WIDE SANITARY EASEMENT HEREBY VACATED

BEING A SANITARY EASEMENT IN THAT PART OF LOT 1 IN THE PEP BOYS RESUBDIVISION, BEING A RESUBDIVISION OF PART SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1995 AS DOCUMENT NUMBER 95068512 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING (POC 1) AT THE MOST NORTHERLY CORNER OF LOT 1 OF SAID PEP BOYS RESUBDIVISION; THENCE SOUTH 48 DEGREES 20 MINUTES 41 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID LOT 1 FOR A DISTANCE OF 120.94 FEET TO THE NORTH LINE OF SAID SANITARY EASEMENT, FOR THE POINT OF BEGINNING (POB 1);

THENCE CONTINUING SOUTH 48 DEGREES 20 MINUTES 41 SECONDS EAST ALONG SAID NORTHEAST LINE 10.00 FEET TO THE SOUTH LINE OF SAID SANITARY EASEMENT;THENCE SOUTH 41 DEGREES 34 MINUTES 24 SECONDS WEST 165.86 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 77 DEGREES 22 MINUTES 18 SECONDS WEST ALONG SAID SOUTH LINE 115.50 FEET TO WEST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 57 MINUTES 32 SECONDS WEST ALONG SAID WEST LINE 10.21 FEET TO THE NORTH LINE OF SAID SANITARY EASEMENT; THENCE NORTH 77 DEGREES 22 MINUTES 18 SECONDS EAST ALONG SAID NORTH LINE 110.21 FEET; THENCE NORTH 41 DEGREES 34 MINUTES 24 SECONDS EAST ALONG SAID NORTH LINE 162.65 FEET TO SAID POINT OF BEGINNING (POB 1).

CONTAINING 2,771 SQUARE FEET OR 0.064 ACRES MORE OR LESS.

7 FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY VACATED

BEING A PUBLIC UTILITY AND DRAINAGE EASEMENT IN THAT PART OF LOT 1 IN THE PEP BOYS RESUBDIVISION, BEING A RESUBDIVISION OF PART SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1995 AS DOCUMENT NUMBER 95068512 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING (POC 2) AT THE MOST NORTHERLY CORNER OF LOT 1 OF SAID PEP BOYS RESUBDIVISION THENCE SOUTH 48 DEGREES 20 MINUTES 41 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID LOT 1 FOR A DISTANCE OF 143.00 FEET TO NORTH LINE OF SAID PUBLIC UTILITY AND DRAINAGE EASEMENT FOR THE POINT OF BEGINNING (POB 2);

THENCE CONTINUING SOUTH 48 DEGREES 20 MINUTES 41 SECONDS EAST ALONG SAID NORTHEAST LINE 7.00 FEET TO THE EASTERLY LINE OF AFORESAID LOT 1; THENCE ALONG SAID EASTERLY LINE FOR THE NEXT THREE (3) COURSES;

1) THENCE SOUTH 41 DEGREES 34 MINUTES 24 SECONDS WEST 167.44 FEET;
2) THENCE SOUTH 64 DEGREES 16 MINUTES 23 SECONDS EAST 121.64;
3) THENCE SOUTH 00 DEGREES 01 MINUTES 20 SECONDS EAST 193.20 FEET TO THE SOUTH LINE OF SAID LOT 1;

THENCE NORTH 89 DEGREES 50 MINUTES 37 SECONDS WEST ALONG SAID SOUTH LINE 7.00 FEET TO THE WEST LINE OF SAID PUBLIC UTILITY AND DRAINAGE EASEMENT; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID WEST LINE;

1) THENCE NORTH 00 DEGREES 01 MINUTES 20 SECONDS WEST 188.78 FEET;
2) THENCE NORTH 64 DEGREES 16 MINUTES 23 SECONDS WEST 126.50 FEET;
3) THENCE NORTH 41 DEGREES 34 MINUTES 24 SECONDS EAST 176.71 TO SAID POINT OF BEGINNING (POB 2).

CONTAINING 3,410 SQUARE FEET OR 0.078 ACRES MORE OR LESS

INGRESS & EGRESS EASEMENT HEREBY VACATED

BEING AN INGRESS & EGRESS EASEMENT IN THAT PART OF LOT 1 IN THE PEP BOYS RESUBDIVISION, BEING A RESUBDIVISION OF PART SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1995 AS DOCUMENT NUMBER 95068512 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING (POC 3) AT THE SOUTHWEST CORNER OF LOT 1 OF SAID PEP BOYS RESUBDIVISION; THENCE SOUTH 89 DEGREES 50 MINUTES 37 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 169.40 FEET TO THE WEST LINE OF SAID INGRESS & EGRESS EASEMENT FOR THE POINT OF BEGINNING (POB 3);

THENCE FOLLOWING TWELVE (12) COURSES ALONG THE PERIMETER OF SAID INGRESS & EGRESS EASEMENT;

1) THENCE NORTH 00 DEGREES 01 MINUTES 20 SECONDS WEST 30.00 FEET;
2) THENCE SOUTH 89 DEGREES 50 MINUTES 37 SECONDS EAST 36.00 FEET;
3) THENCE NORTH 00 DEGREES 01 MINUTES 20 SECONDS WEST 177.58 FEET TO THE NORTH LINE OF SAID LOT 1;
4) THENCE SOUTH 64 DEGREES 16 MINUTES 23 SECONDS EAST ALONG SAID NORTH LINE 33.31 FEET TO THE EAST LINE OF LOT 1;
5) THENCE SOUTH 00 DEGREES 01 MINUTES 20 SECONDS EAST ALONG SAID EAST LINE 27.79 FEET;
6) THENCE NORTH 64 DEGREES 16 MINUTES 23 SECONDS WEST 5.55 FEET;
7) THENCE SOUTH 00 DEGREES 01 MINUTES 20 SECONDS EAST 137.81 FEET;
8) THENCE SOUTH 89 DEGREES 50 MINUTES 37 SECONDS EAST 5.00 FEET TO THE EAST LINE OF SAID LOT 1;
9) THENCE SOUTH 00 DEGREES 01 MINUTES 20 SECONDS EAST 25.00 FEET;
10) THENCE NORTH 89 DEGREES 50 MINUTES 37 SECONDS WEST 30.00 FEET;
11) THENCE SOUTH 00 DEGREES 01 MINUTES 20 SECONDS EAST 5.00 FEET TO SOUTH LINE OF SAID LOT 1;
12) THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 89 DEGREES 50 MINUTES 37 SECONDS WEST 36.00 FEET TO THE SAID POINT OF BEGINNING (POB 3).

CONTAINING 6,259 SQUARE FEET OR 0.144 ACRES MORE OR LESS.

10 FEET UTILITY EASEMENT HEREBY VACATED

BEING AN UTILITY EASEMENT IN THAT PART OF LOT 1 IN THE PEP BOYS RESUBDIVISION, BEING A RESUBDIVISION OF PART SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1995 AS DOCUMENT NUMBER 95068512 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING (POC 4) AT THE SOUTHWEST CORNER OF LOT 1 OF SAID PEP BOYS RESUBDIVISION; THENCE SOUTH 89 DEGREES 50 MINUTES 37 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 152.03 FEET TO THE SOUTHWEST CORNER OF SAID UTILITY EASEMENT, FOR THE POINT OF BEGINNING (POB 4);

THENCE, NORTH 00 DEGREES 08 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 22.08 FEET; THENCE, NORTH 45 DEGREES 08 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 22.07 FEET; THENCE, SOUTH 44 DEGREES 51 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 10.00 FEET; THENCE, SOUTH 45 DEGREES 08 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 17.93 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 28 SECONDS WEST A DISTANCE OF 17.94 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE CONTINUING NORTH 89 DEGREES 50 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 10.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING (POB 4).

CONTAINING 400 SQUARE FEET OR 0.009 ACRES MORE OR LESS.

10 FEET WIDE SANITARY EASEMENT HEREBY GRANTED

BEING A SANITARY EASEMENT IN THAT PART OF LOT 1 AND LOT 2 IN FINAL PLAT CORE-ARLINGTON RAND SUBDIVISION BEING A SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING (POC 5) AT THE MOST NORTHERLY CORNER OF SAID LOT 2; THENCE SOUTH 48 DEGREES 20 MINUTES 41 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 2 FOR A DISTANCE OF 145.95 FEET TO THE POINT OF BEGINNING (POB 5);

THENCE CONTINUING SOUTH 48 DEGREES 20 MINUTES 41 SECONDS EAST ALONG SAID NORTH LINE 10.00 FEET; THENCE SOUTH 41 DEGREES 32 MINUTES 55 SECONDS WEST 177.31 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 27 SECONDS WEST 123.86 FEET TO WEST LINE OF AFORESAID LOT 1; THENCE NORTH 00 DEGREES 57 MINUTES 32 SECONDS WEST 10.00 FEET ALONG THE SAID WEST LINE; THENCE SOUTH 89 DEGREES 56 MINUTES 27 SECONDS EAST 119.53 FEET; THENCE NORTH 41 DEGREES 32 MINUTES 55 SECONDS EAST 172.82 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2 ALSO BEING THE POINT OF BEGINNING (POB 5).

CONTAINING 2,968 SQUARE FEET OR 0.068 ACRES MORE OR LESS.

STORM WATER MANAGEMENT EASEMENT HEREBY GRANTED

BEING A STORM WATER MANAGEMENT EASEMENT IN LOT 1 IN FINAL PLAT CORE-ARLINGTON RAND SUBDIVISION BEING A SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING (POC 6) AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 89 DEGREES 50 MINUTES 37 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 151.51 FEET; THENCE NORTH 00 DEGREES 14 MINUTES 18 SECONDS EAST 25.00 FEET TO THE POINT OF BEGINNING (POB 6);

THENCE NORTH 00 DEGREES 14 MINUTES 18 SECONDS EAST 145.06 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 42 SECONDS EAST 32.25 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 18 SECONDS WEST 18.87 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 42 SECONDS EAST 20.25 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 18 SECONDS WEST 7.25 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 42 SECONDS EAST 20.25 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 18 SECONDS WEST 27.00 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 42 SECONDS EAST 20.25 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 18 SECONDS WEST 9.38 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 42 SECONDS EAST 54.00 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 18 SECONDS WEST 82.35 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 37 SECONDS WEST 147.00 FEET TO SAID POINT OF BEGINNING (POB 6).

CONTAINING 15,947 SQUARE FEET OR 0.366 ACRES MORE OR LESS.

10 FEET UTILITY EASEMENT HEREBY GRANTED

BEING AN EASEMENT IN LOT 1, LOT 2 AND LOT 3 IN FINAL PLAT CORE-ARLINGTON RAND SUBDIVISION BEING A SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING (POB 7) AT THE MOST EASTERLY CORNER OF SAID LOT 3; THENCE SOUTH 41 DEGREES 34 MINUTES 24 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 124.65 FEET; THENCE SOUTH 47 DEGREES 31 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3 AND THE EAST LINE OF SAID LOT 1, 59.84 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 20 SECONDS EAST ALONG SAID EAST LINE 138.11 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 50 MINUTES 37 SECONDS WEST ALONG SAID SOUTH LINE 303.40 FEET TO THE EAST LINE OF A 7.00 FEET PUBLIC UTILITY AND DRAINAGE EASEMENT GRANTED PER DOCUMENT NUMBER 95068512; THENCE NORTH 00 DEGREES 20 MINUTES 02 SECONDS EAST 7.00 FEET ALONG SAID EAST LINE TO A LINE 7.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT, AS MEASURED PERPENDICULARLY; THENCE SOUTH 89 DEGREES 50 MINUTES 37 SECONDS EAST ALONG SAID PARALLEL LINE 296.36 FEET TO A LINE 7.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT, AS MEASURED PERPENDICULARLY; THENCE NORTH 00 DEGREES 01 MINUTES 20 SECONDS WEST ALONG SAID PARALLEL LINE 128.01 FEET TO A LINE 7.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT, AS MEASURED PERPENDICULARLY; THENCE NORTH 47 DEGREES 31 MINUTES 10 SECONDS WEST ALONG SAID PARALLEL LINE 18.33 FEET TO A LINE 5.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 3, AS MEASURED PERPENDICULARLY; THENCE SOUTH 42 DEGREES 26 MINUTES 01 SECONDS WEST ALONG SAID PARALLEL LINE 39.48 FEET TO A LINE 5.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT, AS MEASURED PERPENDICULARLY; THENCE NORTH 48 DEGREES 21 MINUTES 32 SECONDS WEST ALONG SAID PARALLEL LINE 248.92 FEET TO A LINE 5.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT, AS MEASURED PERPENDICULARLY; THENCE NORTH 89 DEGREES 51 MINUTES 33 SECONDS WEST ALONG SAID PARALLEL LINE 71.14 FEET TO EAST LINE OF A 7.00 FEET PUBLIC UTILITY AND DRAINAGE EASEMENT GRANTED PER DOCUMENT NUMBER 95068512; THENCE NORTH 00 DEGREES 57 MINUTES 32 SECONDS WEST 10.00 FEET ALONG SAID EAST LINE TO A LINE 5.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 2 AS MEASURED PERPENDICULARLY; THENCE SOUTH 89 DEGREES 51 MINUTES 33 SECONDS EAST ALONG SAID PARALLEL LINE 75.12 FEET TO A LINE 5.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 2 AS MEASURED PERPENDICULARLY; THENCE SOUTH 48 DEGREES 21 MINUTES 32 SECONDS EAST ALONG SAID PARALLEL LINE 79.42 FEET TO A LINE 5.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 2 AS MEASURED PERPENDICULARLY; THENCE NORTH 41 DEGREES 32 MINUTES 55 SECONDS EAST ALONG SAID PARALLEL LINE 161.72 FEET TO NORTH LINE OF SAID LOT 2; THENCE CONTINUING SOUTH 48 DEGREES 20 MINUTES 41 SECONDS EAST ALONG SAID NORTH LINE AND THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 10.00 FEET TO A LINE 5.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 3 AS MEASURED PERPENDICULARLY; THENCE SOUTH 41 DEGREES 32 MINUTES 55 SECONDS WEST ALONG SAID PARALLEL LINE 161.72 FEET TO A LINE 5.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 3 AS MEASURED PERPENDICULARLY; THENCE SOUTH 48 DEGREES 21 MINUTES 32 SECONDS EAST ALONG SAID PARALLEL LINE 153.42 FEET TO A LINE 5.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 3 AS MEASURED PERPENDICULARLY; THENCE NORTH 42 DEGREES 26 MINUTES 01 SECONDS EAST ALONG SAID PARALLEL LINE 29.63 FEET TO A LINE 7.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 3 AS MEASURED PERPENDICULARLY; THENCE NORTH 47 DEGREES 31 MINUTES 10 SECONDS WEST ALONG SAID PARALLEL LINE 35.31 FEET TO A LINE 7.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 3 AS MEASURED PERPENDICULARLY; THENCE NORTH 41 DEGREES 34 MINUTES 24 SECONDS EAST ALONG SAID PARALLEL LINE 131.55 FEET TO NORTH LINE OF SAID LOT 3; THENCE ALONG SAID NORTH LINE SOUTH 48 DEGREES 20 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 7.00 FEET TO SAID POINT OF BEGINNING (POB 7).

CONTAINING 9,512 SQUARE FEET OR 0.218 ACRES MORE OR LESS.

10 FEET SIDEWALK EASEMENT HEREBY GRANTED

BEING A SIDEWALK EASEMENT IN LOT 2, LOT 3 IN FINAL PLAT CORE-ARLINGTON RAND SUBDIVISION BEING A SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING (POB 8) AT THE MOST EASTERLY CORNER OF SAID LOT 3, THENCE SOUTH 41 DEGREES 34 MINUTES 24 SECONDS WEST 10.00 FEET ALONG SOUTH LINE OF LOT 3; THENCE NORTH 48 DEGREES 20 MINUTES 41 SECONDS WEST 300.00 FEET ALONG A LINE 10.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF AFORESAID LOT 2 AND LOT 3; THENCE NORTH 41 DEGREES 34 MINUTES 24 SECONDS EAST, 10.00 FEET ALONG WEST LINE OF SAID LOT 2; THENCE SOUTH 48 DEGREES 20 MINUTES 41 SECONDS EAST ALONG US ROUTE 12 BEING ALSO NORTH LINE OF LOT 3 AND LOT 2, FOR A DISTANCE OF 300.00 FEET TO SAID POINT OF BEGINNING (POB 8).

CONTAINING 3,000 SQUARE FEET OR 0.069 ACRES MORE OR LESS.

No.	DATE	REVISIONS
6	05/05/26	VILLAGE COMMENTS
5	04/28/26	VILLAGE COMMENTS
4	03/09/26	VILLAGE COMMENTS
3	01/26/26	VILLAGE COMMENTS
2	12/17/25	REVISED EASEMENTS
1	10/25/25	VILLAGE COMMENTS

BY: AJ, AJ, AJ, AJ, BAS, AJ

SCALE: AS NOTED
DESIGNED BY: IS
DRAWN BY: BAS
CHECKED BY: BAS

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-6500
WWW.KIMLEY-HORN.COM

FINAL PLAT

CORE ARLINGTON-RAND SUBDIVISION

ORIGINAL ISSUE: 10/03/2025
KHA PROJECT NO. 268959000
SHEET NUMBER
3 OF 4

Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\References\Xtl Survey\Survey Design\268959000 Final Plat.dwg 03 May 13, 2026 3:47pm by: Brad.Strohl
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Drawing name: K:\DEN_LDE\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\References\KH Survey\Survey Design\268959000 Final Plat.dwg 04 May 13, 2026 3:47pm by: Brad.Strohl
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FINAL PLAT
CORE-ARLINGTON RAND SUBDIVISION

BEING A SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

Tax PINs:
03-17-303-007
03-17-303-008
03-17-303-017
03-17-303-020
03-17-303-019

MAP PREPARED FOR:
CW ARLINGTON HOLDINGS, LLC
10 PARKWAY NORTH, SUITE 120
DEERFIELD, IL 60015

SITE ADDRESS:
375 & 425 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

WE, THE UNDERSIGNED, CW ARLINGTON HOLDINGS, LLC, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS CORE-ARLINGTON RAND SUBDIVISION, AN ADDITION TO THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY. ALL STREETS AND ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND, 7 AND 10 FEET IN WIDTH, AS SHOWN ON THIS PLAT AND MARKED "EASEMENT" RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON THESE STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

THE FOREGOING COVENANTS (OR RESTRICTIONS), ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2050, AT WHICH TIME SAID COVENANTS (OR RESTRICTIONS) SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS INDICATED OTHERWISE BY NEGATIVE VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS (OR RESTRICTIONS), IN WHOLE OR IN PART, WHICH SAID VOTE WILL BE EVIDENCED BY A PETITION IN WRITING SIGNED BY THE OWNERS AND DULY RECORDED. INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS (OR RESTRICTIONS) BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER VARIOUS COVENANTS (OR RESTRICTIONS), WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED OR MAINTAINED IN VIOLATION, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

ADDITIONALLY, WE HEREBY CERTIFY THAT THE PROPERTY HEREON DESCRIBED IS LOCATED WITHIN THE BOUNDARIES OF THE FOLLOWING SCHOOL DISTRICTS:

LOT NUMBER(S)	SCHOOL DISTRICT	
ALL	GRADE SCHOOL DISTRICT NO.	25 (ARLINGTON HEIGHTS)
	HIGH SCHOOL DISTRICT NO.	214 (ARLINGTON HEIGHTS TWP.)
	JUNIOR COLLEGE DISTRICT NO.	CO512 (HARPER COLLEGE)

DATED THIS ____ DAY OF _____ , 20___ .

CW ARLINGTON HOLDINGS, LLC

_____

PRINT NAME:_____

ITS:_____

_____
VILLAGE COLLECTOR

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

I, _____ , A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____ , 20___ .

_____
NOTARY PUBLIC

CLERK/RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF
COOK COUNTY AFORESAID ON THE ____ DAY OF _____ , A.D., 20___ , AT ___ O'CLOCK __.M., AND RECORDED AS INSTRUMENT NUMBER _____ .

_____
COOK COUNTY CLERK/RECORDER

VILLAGE OFFICIALS' CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

"UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11-12 AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD _____

_____
CHAIRMAN

_____
SECRETARY

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD _____

_____
PRESIDENT

_____
VILLAGE CLERK

APPROVED BY THE VILLAGE ENGINEER

_____

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, _____ , VILLAGE COLLECTOR OF THE VILLAGE OF ARLINGTON HEIGHTS, DO HEREBY CERTIFY THAT 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 THE PLAT HEREON. DATED AT ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS

THIS ____ DAY OF _____ , 20___ .

_____
APPROVED BY THE VILLAGE COLLECTOR

_____
VILLAGE COLLECTOR

DRAINAGE OVERLAY CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OF ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

ADDRESS: 375 & 425 E. RAND ROAD, ARLINGTON HEIGHTS, IL 60004

DATED THIS ____ DAY OF _____ , 20___ .

_____
ENGINEER

_____
OWNER OR ATTORNEY

SIDEWALK EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO VILLAGE OF ARLINGTON HEIGHTS, ITS HEIRS, SUCCESSORS AND ASSIGNS OVER ALL AREAS HEREON PLATTED AND DESIGNATED "SIDEWALK EASEMENT" FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, REPLACE AND MAINTAIN A PATHWAY WITHIN THE SUBJECT EASEMENT AREA, TOGETHER WITH THE RIGHT OF ACCESS FOR THE NECESSARY PERSONS AND OR EQUIPMENT TO COMPLETE ANY OF THE ABOVE WORK, TOGETHER WITH THE RIGHT OF TRANSFER FOR PEDESTRIAN AND NON-MOTORIZED VEHICULAR TRAFFIC ALONG THE EASEMENT. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES OR SHRUBS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE PUBLIC PATHWAYS NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR DRIVEWAYS CROSSING THE EASEMENT AREA, LAWNS AND LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

STORM WATER MANAGEMENT EASEMENT PROVISIONS

AN EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE PROPERTY OWNERS' ASSOCIATION AS MAY BE FURTHER DEFINED IN THE PROPERTY OWNERS' ASSOCIATION BYLAWS AND DECLARATIONS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREAS SO DESIGNATED ON THE PLAT AND MARKED STORM WATER MANAGEMENT EASEMENT (SWME) OVER THOSE AREAS WHERE THE SUBDIVISION IS TRAVERSED BY A WATER COURSE, DRAINAGE WAY, OVERLAND FLOW PATH, CHANNEL OR STREAM. THE DRAINAGE EASEMENT CONFORMS SUBSTANTIALLY TO THE LINES OF SUCH WATER COURSE AND INCLUDES FURTHER WIDTH AS WILL BE NECESSARY FOR THE PURPOSE OF ADEQUATELY MAINTAINING OR IMPROVING THE WATER COURSE. TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, AND TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. NO PERMANENT BUILDINGS, STRUCTURES OR FENCES SHALL BE CONSTRUCTED OR MAINTAINED ON, ACROSS OVER OR THROUGH SAID EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE AND THE VILLAGE OF ARLINGTON HEIGHTS.SAID EASEMENTS SHALL NOT BE USED FOR ANY OTHER PURPOSES EXCEPT THAT UTILITIES MAY CROSS THIS EASEMENT, PROVIDED THAT THE CROSSING DOES NOT ALTER THE INTENDED USE OF THE EASEMENT. THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER WITH PERSONNEL AND EQUIPMENT UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE DRAINAGE WAYS, CHANNELS AND STREAMS LOCATED WITHIN SAID EASEMENT. IF THE OWNER FAILS TO MAINTAIN SAID FACILITIES AND, AFTER RECEIPT OF NOTICE FROM THE VILLAGE OF SAID FAILURE, THE OWNER FAILS TO MAKE REQUIRED REPAIRS IN A REASONABLE PERIOD OF TIME, THE VILLAGE MAY MAKE THE REQUIRED REPAIRS AND SEEK REIMBURSEMENT FROM THE OWNER FOR THE COSTS INCURRED BY THE VILLAGE TO MAKE THE REPAIR AND/OR FILE A LIEN ON THE PROPERTY.

COMMONWEALTH EDISON COMPANY

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE:_____, 20_____

TITLE: _____

AT&T ILLINOIS

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE:_____, 20_____

TITLE: _____

NICOR GAS

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE:_____, 20_____

TITLE: _____

COMCAST CABLE

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE:_____, 20_____

TITLE: _____

ASTOUND

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE:_____, 20_____

TITLE: _____

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY, AT&T ILLINOIS, NICOR GAS, COMCAST CABLE, ASTOUND, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, NATURAL GAS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, BRADLEY A. STROHL, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-003686 AND EMPLOYED BY KIMLEY-HORN AND ASSOCIATES, INC., AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
LOT 1 IN PEP BOYS RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 3, 4, 10, AND 11 IN SMITH AND DAWSON ARLINGTON HEIGHTS ACRES, IN SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1995 AS DOCUMENT NUMBER 95068512, ALL IN COOK COUNTY, ILLINOIS

TOGETHER WITH:

PARCEL 2:
LOTS 5, 6, AND 9 IN SMITH AND DAWSON ARLINGTON HEIGHTS ACRES, IN SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 02, 1934 AS DOCUMENT NUMBER 11422032, ALL IN COOK COUNTY, ILLINOIS

CONTAINING 121,765 SQUARE FEET OR 2.796 ACRES MORE OF LESS.

I FURTHER HEREBY CERTIFY THAT THE FOREGOING PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS, WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE. IN ACCORDANCE WITH S.B. 908-P.A. 85- 267,

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. AS SHOWN ON FIRM COMMUNITY PANEL NO. 17031C0201J, DATED AUGUST 19, 2008.

I FURTHER HEREBY CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET AND I HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205/). THE EXTERIOR MONUMENTS HAVE BEEN SET AND THE INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT AS PROVIDED BY STATE STATUTE.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____ , A.D., 20___ .

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3686
LICENSE EXPIRES: NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184002012-0006
EXPIRES APRIL 30, 2027

BRADLEY A. STROHL 3686 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WARRENVILLE, ILLINOIS

No.	REVISIONS	DATE	BY
6	VILLAGE COMMENTS	05/05/26	AJ
5	VILLAGE COMMENTS	04/28/26	AJ
4	VILLAGE COMMENTS	03/09/26	AJ
3	VILLAGE COMMENTS	01/26/26	AJ
2	REVISED EASEMENTS	12/17/25	BAS
1	VILLAGE COMMENTS	10/25/25	AJ

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-562-5000
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: IS
DRAWN BY: BAS
CHECKED BY: BAS

FINAL PLAT

CORE ARLINGTON-RAND SUBDIVISION

ORIGINAL ISSUE: 10/03/2025
KHA PROJECT NO. 268959000
SHEET NUMBER
4 OF 4

FINAL ENGINEERING PLANS

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS

375 - 425 E. RAND RD

ARLINGTON HEIGHTS, IL 60004

Call Before You Dig
JULIE
1-800-892-0123

UTILITY AND GOVERNING AGENCY CONTACTS

PLANNING AND ZONING
VILLAGE OF ARLINGTON HEIGHTS
DEPARTMENT OF PLANNNG AND
COMMUNITY DEVELOPMENT
ARLINGTON HEIGHTS, IL 60004
TEL: (847) 368–5223
CONTACT: RACHEL HITZEMANN, AICP

WATER SERVICE
VILLAGE OF ARLINGTON HEIGHTS
PUBLIC WORKS & ENGINEERING
DEPARTMENT
ARLINGTON HEIGHTS, IL 60004
TEL: (847) 368–5225
CONTACT: NANCI C. JULIUS, PE

SANITARY MWRD
METROPOLITAN WATER RECLAMATION
DISTRICT OF GREATER CHICAGO
100 E. ERIE ST.
CHICAGO, IL 60611
TEL: (312) 751–4449

STORM SEWER SERVICE
VILLAGE OF ARLINGTON HEIGHTS
PUBLIC WORKS & ENGINEERING
DEPARTMENT
ARLINGTON HEIGHTS, IL 60004
TEL: (847) 368–5225
CONTACT: NANCI C. JULIUS, PE

FIRE DEPARTMENT
ARLINGTON HEIGHTS FIRE DEPARTMENT
1150 N. ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL 60004
TEL: (847) 368–5450
CONTACT: DAVID ROBERTS, DIVISION CHIEF

ROADWAY AUTHORITY
IL DEPARTMENT OF TRANSPORTATION
201 WEST CENTER COURT
SCHAUMBURG, IL 60196–1096
TEL: (847) 715–8428
CONTACT: JONATHAN KARABOWICZ, PE

POWER COMPANY
COMED – EAST CENTRAL NEW BUSINESS
MT. PROSPECT HEADQUARTERS
TEL: (779) 231–2782
CONTACT: CHRIS TOPETE
CONTACT: CHRIS.TOPETE@COMED.COM

NATURAL GAS COMPANY
NICOR GAS COMPANY
TEL: (630) 878–0768

TELEPHONE
AT&T
1000 COMMERCE DR, FLR 2
OAK BROOK, IL 60523
TEL: (847) 243–3335
CONTACT: HUGO HARO
CONTACT: HH972B@ATT.COM

PROJECT TEAM

DEVELOPER
CW ARLINGTON HOLDINGS, LLC
10 PARKWAY NORTH, SUITE 120
DEERFIELD, IL 60015
TEL: (224) 470–2212
CONTACT: ADAM FIRSEL
CONTACT: AFIRSEL@COREAQ.COM

GEOTECH
ENVIRONMENTAL PROTECTION INDUSTRIES
16650 S CANAL STREET
SOUTH HOLLAND, IL 60473
TEL: (708) 225–1115
CONTACT: GINA RANGEL
CONTACT: GRANGEL@ENVIRONMENT–EPI.COM

TRAFFIC ENGINEER
KENIG, LINDGREN, O'HARA, ABOONA, INC.
9575 WEST HIGGINS RD, SUITE 400
ROSEMONT, IL 60018
TEL: (847) 518–9990
CONTACT: LUAY ABOONA, PE, PTOE

CIVIL ENGINEER
KIMLEY–HORN AND ASSOCIATES, INC.
570 LAKE COOK RD, SUITE 200
DEERFIELD, IL 60015
TEL: (630) 447–4255
EMAIL: IAN.SPENCE@KIMLEY–HORN.COM
CONTACT: IAN SPENCE, PE

LANDSCAPE ARCHITECT
KIMLEY–HORN AND ASSOCIATES, INC.
570 LAKE COOK RD, SUITE 200
DEERFIELD, IL 60015
TEL: (331) 218–3272
EMAIL: CHRISTINA.MARELLI@KIMLEY–HORN.COM
CONTACT: CHRISTINA MARELLI, PLA

SURVEYOR
UNITED SURVEY SERVICE
7710 CENTRAL AVENUE
RIVER FOREST, IL 60305
TEL: (847) 299–1010
EMAIL: USURVEY@USANDCS.COM

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

LIST OF HIGHWAY STANDARDS	
424001-11	424006-05
424011-04	424016-05
606001-08	701701-10
701801-06	701901-08
606301-04	780001-04
606306-04	

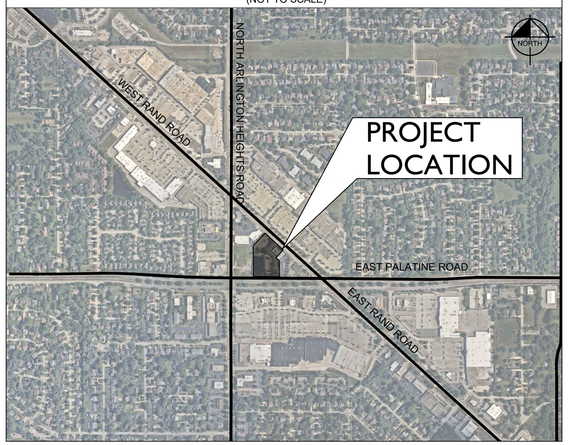
IDOT DISTRICT 1 DETAILS	
TC-11	TC-13

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
V0.0	ALTA SURVEY (BY OTHERS)
V0.1	ALTA SURVEY (BY OTHERS)
V0.2	TOPOGRAPHIC SURVEY (BY OTHERS)
C0.1	GENERAL NOTES
C0.2	MWRD GENERAL NOTES
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C2.0	SITE PLAN
C2.1	SITE PLAN - ACCESS BLOWUPS
C2.2	FIRE TRUCK TURN
C3.0	GRADING & DRAINAGE PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL PLAN DETAILS
C5.0	UTILITY PLAN
C5.1	WATERMAIN EXTENSION PROFILE
C6.0	CONSTRUCTION DETAILS - PAVEMENT, STRIPING, CURB
C6.1	CONSTRUCTION DETAILS - UTILITIES
C6.2	CONSTRUCTION DETAILS - MISCELLANEOUS
C6.3	CONSTRUCTION DETAILS - IDOT
C6.4	CONSTRUCTION DETAILS - IDOT
C6.5	CONSTRUCTION DETAILS - IDOT
C6.6	CONSTRUCTION DETAILS - IDOT
C7.0	IDOT ADA DETAIL - PALATINE RD
C7.1	IDOT ADA DETAIL - RAND RD
C8.0	MAINTENANCE AND MONITORING PLAN
UG1.0	UNDERGROUND VAULT DETAILS
UG1.1	UNDERGROUND VAULT DETAILS
L1.0	TREE PRESERVATION PLAN
L1.1	TREE PRESERVATION TABLE
L2.0	LANDSCAPE PLAN
L3.0	LANDSCAPE NOTES AND DETAILS
L3.1	LANDSCAPE SPECIFICATIONS

PROJECTED COORDINATE SYSTEM:
NAD 1983 – ILLINOIS STATE PLANE – EAST ZONE 1201

LOCATION MAP

(NOT TO SCALE)



NOTES

1. JOB SITE SAFETY, SUPERVISION, AND MEANS & METHODS OF CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. ANY REVISIONS TO THE STAMPED APPROVED FINAL ENGINEERING PLANS MUST BE REVIEWED AND APPROVED BEFORE ANY WORK IS COMPLETED REGARDING THE REVISED ITEMS.
3. ALL REVISED ITEMS MUST BE ACCOUNTED FOR IN RECORD DRAWINGS.
4. NOTIFICATION OF PUBLIC WORKS A MINIMUM OF 48 HOURS PRIOR TO START OR RESUMING OF CONSTRUCTION ACTIVITIES IS REQUIRED.

PERMITS

VILLAGE OF ARLINGTON HEIGHTS:	TBD (TBD)
IDOT – ACCESS PERMIT, HYDRAULICS, UTILITY:	016–123798 (TBD)
MWRD – WATERSHED MANAGEMENT:	TBD (TBD)
IL EPA – WATERMAIN CONSTRUCTION PERMIT:	TBD (TBD)
IL EPA – SANITARY CONSTRUCTION PERMIT:	TBD (TBD)
IL EPA – NOI:	TBD (TBD)
IL STATE HISTORIC PRESERVATION OFFICE (SHPO):	011102423 (12/24/2025)
IL DEPARTMENT OF NATURAL RESOURCES (DNR):	2608036 (12/01/2025)

BENCHMARKS & LEGAL DESCRIPTION

REFER TO V0.0, V0.1, AND V0.2 FOR BENCHMARKS LISTED BY LICENSED LAND SURVEYOR

DRAINAGE CERTIFICATION

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS DEVELOPMENT OR ANY PART THEREOF, OR THAT IF SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA OR DRAINS WHICH THE DEVELOPMENT HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATER WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE DEVELOPMENT.

DATED THIS 12TH DAY OF JUNE, A.D., 2026.

Ian Spence
IL LICENSED PROFESSIONAL ENGINEER 062–076630
MY LICENSE EXPIRES ON NOVEMBER 30TH, 2027
DESIGN FIRM REGISTRATION NUMBER: 184002012–0006

LICENSED PROFESSIONAL ENGINEER IAN N. SPENCE 062-076630 OF ILLINOIS

OWNER (ADAM BELL – CORE AQUISITIONS, LLC)

06/12/2026
DATE

PROFESSIONAL ENGINEER'S CERTIFICATION

I, IAN SPENCE, A LICENSED PROFESSIONAL ENGINEER OF IN, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF CW ARLINGTON HOLDINGS BY KIMLEY–HORN AND ASSOCIATES, INC. 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 12TH DAY OF JUNE, A.D., 2026.

Ian Spence
IL LICENSED PROFESSIONAL ENGINEER 062–076630
MY LICENSE EXPIRES ON NOVEMBER 30TH, 2027
DESIGN FIRM REGISTRATION NUMBER: 184002012–0006

LICENSED PROFESSIONAL ENGINEER IAN N. SPENCE 062-076630 OF ILLINOIS

NO.	REVISIONS	DATE	BY
6	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
5	ISSUED FOR PERMIT – LOT 3	05/26/26	JTA
4	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
3	REVISED PER VILLAGE COMMENTS	03/13/26	INS
2	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
1	ISSUED FOR PERMIT – LOT 3	01/28/26	INS
0	REVISED PER VILLAGE COMMENTS	12/17/25	INS

Kimley»Horn
© 2025 KIMLEY–HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-498-4004
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

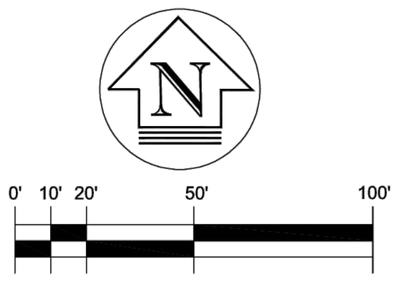
CORE ACQUISITIONS

COVER SHEET

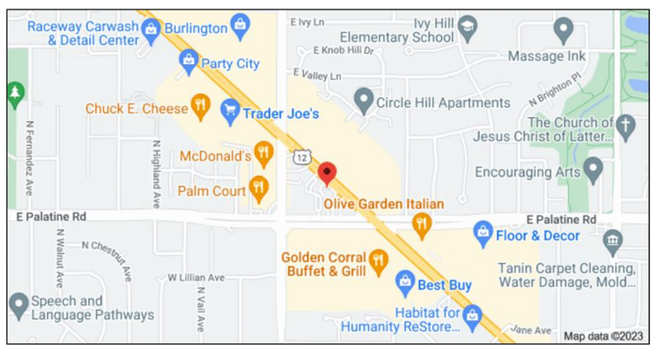
CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER C0.0

Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C0.0 COVER SHEET.dwg Jun 12, 2026 6:13pm by Jake.Antony
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley–Horn and Associates, Inc. shall be without liability to Kimley–Horn and Associates, Inc.



LOCATION MAP



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY

OF

LOT 1 IN PEP BOYS RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 3, 4, 10 AND 11 IN SMITH AND DAWSON ARLINGTON HEIGHTS ACRES, IN SECTION 17 RANGE 42 NORTH, TOWNSHIP 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512, IN THE COUNTY OF COOK, STATE OF ILLINOIS.

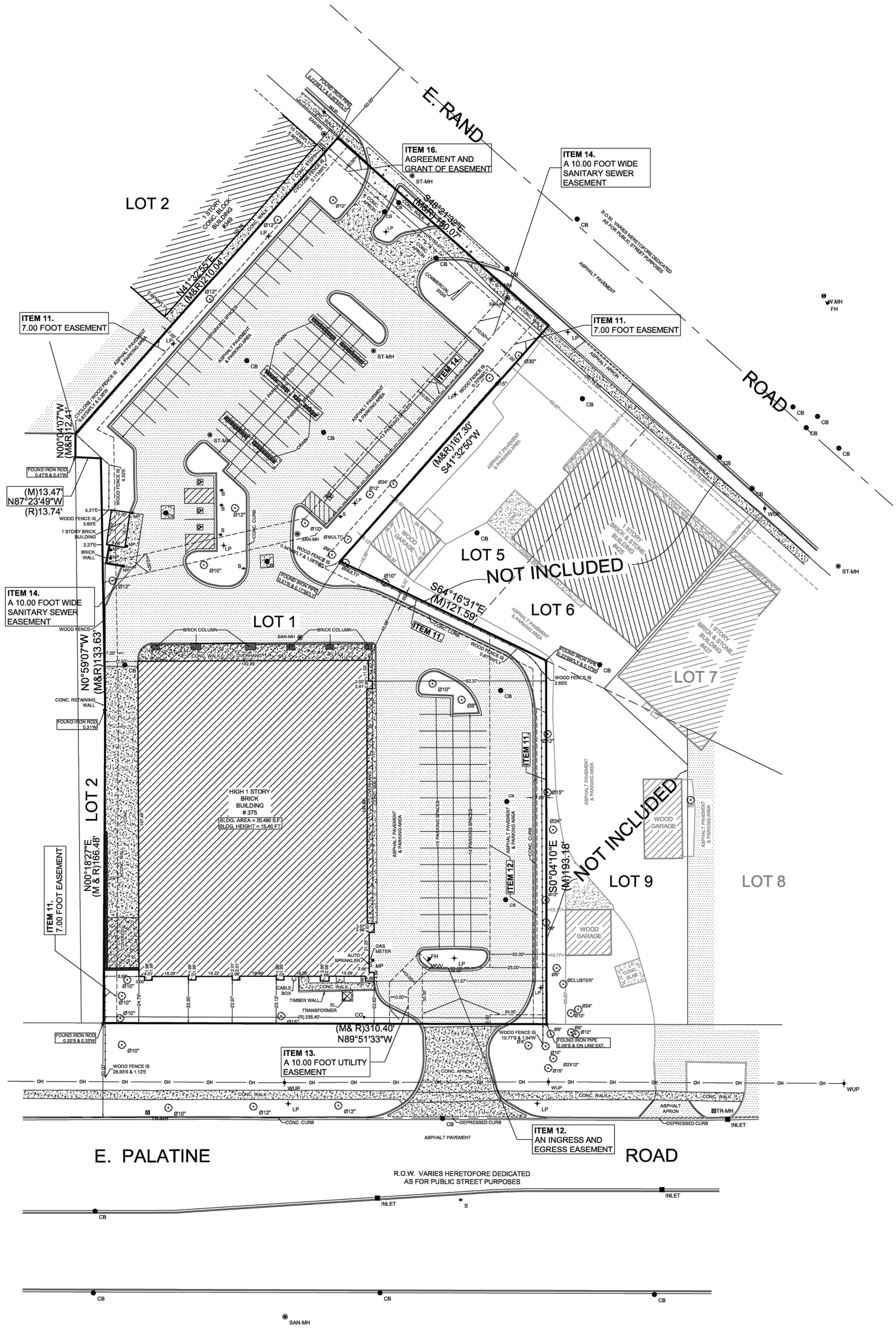
KNOWN AS: **375 E. RAND ROAD, ARLINGTON HEIGHTS, ILLINOIS**

PERMANENT INDEX NUMBER: 03 - 17 - 303 - 017 - 0000

AREA = 87,118 SQ.FT. OR 1.999 ACRES

NOTE:
THIS LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	82
HANDICAP	4
TOTAL	86



NOTES:

-THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREETS KNOWNS AS **E. RAND ROAD** AND **E. PALATINE ROAD.**

-THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;

-THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;

-THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;

- ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.

- THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.

- ITEM # 8 FROM TABLE A
ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.

- ITEM # 9 FROM TABLE A
THERE ARE 86 STRIPED PARKING SPACES ON THE PROPERTY.

- ITEM # 10 FROM TABLE A
THERE ARE NO PARTY WALLS (ALL WALLS ARE INDEPENDENT).

- ITEM # 11 FROM TABLE A
ALL VISIBLE UTILITIES ARE PLOTTED.

- ITEM # 16 FROM TABLE A
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.

- ITEM # 17 FROM TABLE A
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

- ITEM # 18 FROM TABLE A
NO OFFSITE BENEFICIAL EASEMENTS WERE REFLECTED IN TITLE.

- ITEM # 19 FROM TABLE A
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

FIRST AMERICAN TITLE INSURANCE COMPANY

COMMITMENT NO.: **NCS-1158325-PHX1**
EFFECTIVE DATE: **NOVEMBER 25, 2022**

ITEMS CORRESPONDING TO SCHEDULE B, PART II :

ITEMS 1 - 8
NOT SURVEY RELATED.

ITEM 9.
RIGHT OF FIRST OFFER AS CONTAINED IN MEMORANDUM OF LEASE RECORDED APRIL 9, 2008 AS DOCUMENT 0810015032, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

ITEM 10.
PLAT OF EASEMENT RECORDED APRIL 18, 1985 AS DOCUMENT 27516322, AND THE TERMS, PROVISIONS, LIMITATIONS AND CONDITIONS CONTAINED THEREIN.

ITEM 11.
A 7.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512.
(PLOTTED ON THE DRAWING)

ITEM 12.
AN INGRESS AND EGRESS EASEMENT RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512.
(PLOTTED ON THE DRAWING)

ITEM 13.
A 10.00 FOOT UTILITY EASEMENT RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512.
(PLOTTED ON THE DRAWING)

ITEM 14.
A 10.00 FOOT WIDE SANITARY SEWER EASEMENT RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512.
(PLOTTED ON THE DRAWING)

ITEM 15.
ONSITE UTILITY MAINTENANCE AGREEMENT BY AND BETWEEN THE PEP BOYS, MANNY MOE AND JACK OF CALIFORNIA, A CALIFORNIA CORPORATION, DATED DECEMBER 5, 1994 AND RECORDED DECEMBER 30, 1994 AS DOCUMENT 04084481, AND THE TERMS, PROVISIONS, LIMITATIONS AND CONDITIONS CONTAINED THEREIN.

ITEM 16.
AGREEMENT AND GRANT OF EASEMENT FOR PUBLIC IMPROVEMENT BY AND BETWEEN AMERICAN NATIONAL BANK OF ARLINGTON HEIGHTS, ET. AL., DATED MARCH 6, 1985 AND RECORDED APRIL 18, 1985 AS DOCUMENT 27516322, AND THE TERMS, PROVISIONS, LIMITATIONS AND CONDITIONS CONTAINED THEREIN.
(PLOTTED ON THE DRAWING)

ITEM 17.
ORDINANCE PRORATING THE COST OF THE CONSTRUCTION OF THE IVY HILL RELIEF SANITARY SEWER, DATED NOVEMBER 5, 1979 AND RECORDED DECEMBER 13, 1979 AS DOCUMENT 25281453, AND THE TERMS, PROVISIONS, LIMITATIONS AND CONDITIONS CONTAINED THEREIN.

ITEM 18.
RESOLUTION ACCEPTING A GRANT OF EASEMENT FOR A PUBLIC SIDEWALK IN FAVOR OF ARLINGTON HEIGHTS, ILLINOIS, DATED APRIL 18, 1994 AND RECORDED MAY 19, 1994 AS DOCUMENT 94449083, AND THE TERMS, PROVISIONS, LIMITATIONS AND CONDITIONS CONTAINED THEREIN.

ITEMS 19 - 20
NOT SURVEY RELATED.

LEGEND	ABBREVIATIONS
SAN-MH	SANITARY MANHOLE
ST-MH	STORM MANHOLE
CB	CATCH BASIN
INLET	INLET
WV	WATER VALVE VAULT
FH	FIRE HYDRANT
LP	LIGHT POLE
WUP	WOOD UTILITY POLE
TR	TREE
TR-S-MH	TRAFFIC SIGNAL MANHOLE
MH	MANHOLE
SIGN	SIGN
MP	METAL GUARD POST
	HANDICAPPED PARKING SPACE
(R)	RECORD DATA
(M)	MEASURED DATA

VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD ARLINGTON HEIGHTS, IL 60005
T 1.847.368.5000

ZONING CLASSIFICATION:

B-2 = GENERAL BUSINESS DISTRICT

SURVEY NOTES

ALTA SURVEY PROVIDED UNDER THIS COVER CONTRACTED BY CLIENT AND PREPARED BY OTHERS DATED 11/27/2023. KIMLEY–HORN AND ASSOCIATES, INC IS NOT LIABLE FOR DISCREPENCIES IN TOPOGRAPHY. CONTRACTOR TO FIELD VERIFY SITE CONDITIONS AND CONTACT THE ENGINEER IMMEDIATELY OF DISCREPANCIES.

ORDERED BY:		
G.W. PROPERTIES		
SCALE : 1" = 30'		
DATE :JANUARY 31, 2023		
FILE No.:		
2023 - 30742-1	DATE	REVISION

FLOOD STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION **"X" -** AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP **17031 C 0201 J,** WITH A DATE OF IDENTIFICATION OF **AUGUST 19, 2008**, FOR COMMUNITY NUMBER **170056 0201 J** , IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ROY G. LAWNICZAK
35–002290
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
CHICAGO, IL

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, **ROY G. LAWNICZAK**, A REGISTERED LAND SURVEYOR, **LICENSE NO. 35-2290**, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

- SPIRIT MASTER FUNDING VII, LLC, A DELAWARE LIMITED LIABILITY COMPANY

- .....

- FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH **2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS**, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1),7(c), 8, 9, 10(a), 11(a), 16, 17, 18 AND 19 OF TABLE A THEREOF.

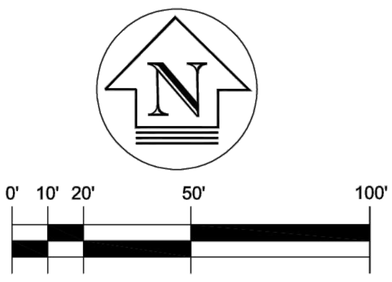
THE FIELD WORK WAS COMPLETED ON JANUARY 31, 2023.

DATE OF PLAT: FEBRUARY 8, 2023.

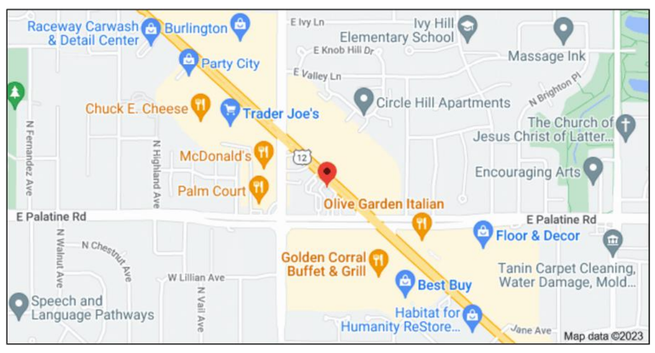
BY:_____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025

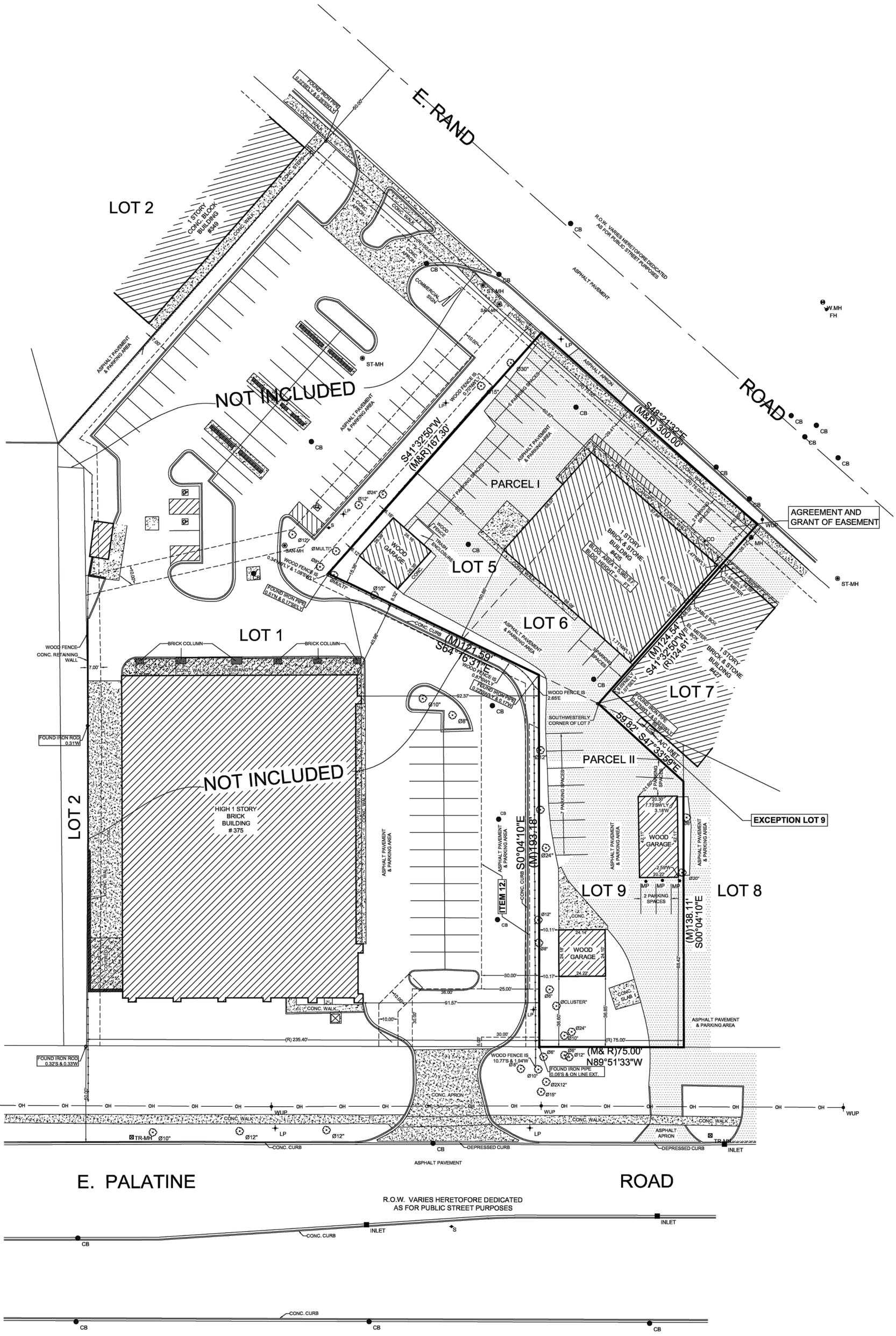
ALTA SURVEY (BY OTHERS)

V0.0



LOCATION MAP





UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY

OF

PARCEL I:
LOTS 5 AND 6 (EXCEPT THEREFROM THAT PART THEREOF TAKEN FOR HIGHWAY PER DOCUMENT RECORDED DECEMBER 10, 1940 AS DOCUMENT NO. 12592035), IN SMITH AND DAWSON"S ARLINGTON HEIGHTS ACRES, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF RAND ROAD, IN COOK COUNTY, ILLINOIS.

PARCEL II:
LOT 9, IN SMITH AND DAWSON?S ARLINGTON HEIGHTS ACRES, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF RAND ROAD, EXCEPTING THEREFROM THAT PART OF LOT 9 DESCRIBED AS LYING NORTHEASTERLY OF A LINE DRAWN FROM THE SOUTHWESTERLY CORNER OF LOT 7, IN SAID SUBDIVISION AND BEING PERPENDICULAR TO THE NORTHWESTERLY LINE OF SAID LOT 7 AND EXTENDED SOUTHEASTERLY TO THE EAST LINE OF SAID LOT 9, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **425 E. RAND ROAD, ARLINGTON HEIGHTS, ILLINOIS**

PERMANENT INDEX NUMBERS:
03 - 17 - 303 - 007 - 0000;
03 - 17 - 303 - 008 - 0000;
03 - 17 - 303 - 020 - 0000;

AREA = 34,616 SQ.FT. OR 0.794 ACRE

NOTE:
THIS LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	26
HANDICAP	0
TOTAL	26

NOTES:

-THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREETS KNOWNS AS **E. RAND ROAD** AND **E. PALATINE ROAD.**

-THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;

-THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;

-THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;

- ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.

- THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.

- **ITEM # 8 FROM TABLE A**
ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.

- **ITEM # 9 FROM TABLE A**
THERE ARE 26 STRIPED PARKING SPACES ON THE PROPERTY.

- **ITEM # 10 FROM TABLE A**
THERE ARE NO PARTY WALLS (ALL WALLS ARE INDEPENDENT).

- **ITEM # 11 FROM TABLE A**
ALL VISIBLE UTILITIES ARE PLOTTED.

- **ITEM # 16 FROM TABLE A**
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.

- **ITEM # 17 FROM TABLE A**
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

- **ITEM # 18 FROM TABLE A**
NO OFFSITE BENEFICIAL EASEMENTS WERE REFLECTED IN TITLE.

- **ITEM # 19 FROM TABLE A**
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO.: **CH23008799**
EFFECTIVE DATE: **MAY 5, 2023**

ITEMS CORRESPONDING TO SCHEDULE B:

ITEMS 1 - 7
NOT SURVEY RELATED.

LEGEND	ABBREVIATIONS
SAN-MH	SANITARY MANHOLE
ST-MH	STORM MANHOLE
CB	CATCH BASIN
INLET	INLET
W-MH	WATER MANHOLE
FH	FIRE HYDRANT
LP	LIGHT POLE
WUP	WOOD UTILITY POLE
TR	TREE
TR-S-MH	TRAFFIC SIGNAL MANHOLE
MH	MANHOLE
SIGN	SIGN
MP	METAL GUARD POST
(R)	RECORD DATA
(M)	MEASURED DATA

VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD ARLINGTON HEIGHTS, IL 60005
T 1.847.368.5000

ZONING CLASSIFICATION:

R-1 = ONE FAMILY DWELLING DISTRICT

SURVEY NOTES

ALTA SURVEY PROVIDED UNDER THIS COVER CONTRACTED BY CLIENT AND PREPARED BY OTHERS DATED 11/27/2023. KIMLEY-HORN AND ASSOCIATES, INC IS NOT LIABLE FOR DISCREPENCIES IN TOPOGRAPHY. CONTRACTOR TO FIELD VERIFY SITE CONDITIONS AND CONTACT THE ENGINEER IMMEDIATELY OF DISCREPANCIES.

ORDERED BY:		
G.W. PROPERTIES		
SCALE : 1" = 30'		
DATE :JANUARY 31, 2023		
FILE No.:		
2023 - 30742-2	DATE	REVISION

FLOOD STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION **"X" -** AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP **17031 C 0201 J,** WITH A DATE OF IDENTIFICATION OF **AUGUST 19, 2008**, FOR COMMUNITY NUMBER **170056 0201 J** , IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ROY G. LAWNICZAK
35-002290
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
CHICAGO, IL

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, **ROY G. LAWNICZAK**, A REGISTERED LAND SURVEYOR, **LICENSE NO. 35-2290**, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

- **RONALD H. MUELLER AND MARCINETTE MUELLER, HIS WIFE AS JOINT TENANTS**

- **GW PROPERTY GROUP LLC**

- **FIDELITY NATIONAL TITLE INSURANCE COMPANY**

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH **2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS**, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1),7(c), 8, 9, 10(a), 11(a), 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 31, 2023.

DATE OF PLAT: JYLY 18, 2023.

BY:_____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025

ALTA SURVEY (BY OTHERS)

V0.1

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

BOUNDARY AND TOPOGRAPHIC SURVEY

OF

PARCEL 1:
LOT 1 IN PEP BOYS RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 3, 4, 10 AND 11 IN SMITH AND DAWSON ARLINGTON HEIGHTS ACRES, IN SECTION 17 RANGE 42 NORTH, TOWNSHIP 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512, IN THE COUNTY OF COOK, STATE OF ILLINOIS.

PARCEL 2:
LOTS 5, 6 AND 9 IN SMITH AND DAWSON ARLINGTON HEIGHTS ACRES, IN SECTION 17 RANGE 42 NORTH, TOWNSHIP 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512, IN THE COUNTY OF COOK, STATE OF ILLINOIS.

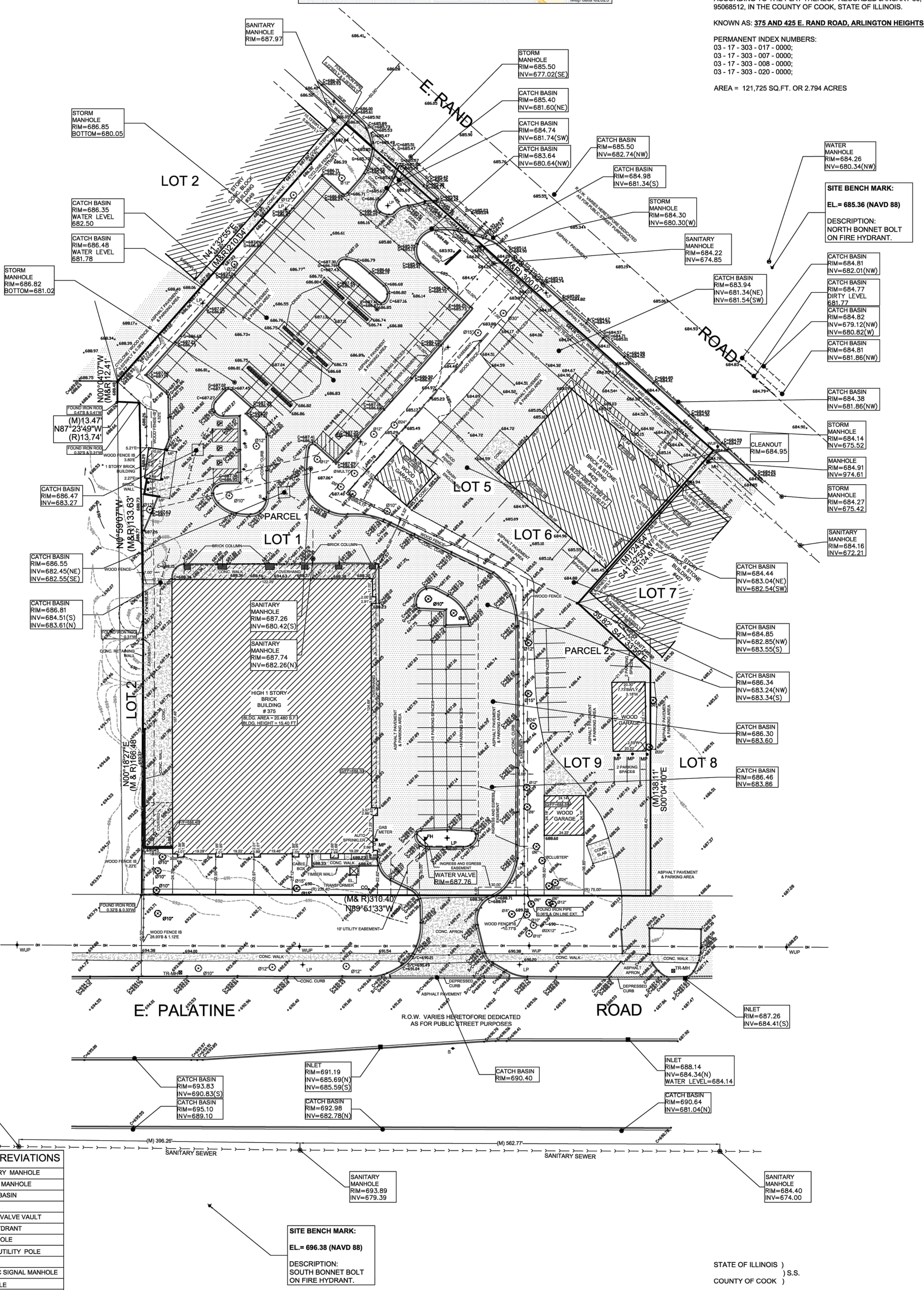
KNOWN AS: **375 AND 425 E. RAND ROAD, ARLINGTON HEIGHTS, ILLINOIS**

PERMANENT INDEX NUMBERS:
03 - 17 - 303 - 017 - 0000;
03 - 17 - 303 - 007 - 0000;
03 - 17 - 303 - 008 - 0000;
03 - 17 - 303 - 020 - 0000;

AREA = 121,725 SQ.FT. OR 2.794 ACRES

0' 10' 20' 50' 100'

LOCATION MAP



LEGEND	ABBREVIATIONS
SAN-MH	SANITARY MANHOLE
ST-MH	STORM MANHOLE
CB	CATCH BASIN
INLET	INLET
WVV	WATER VALVE VAULT
FH	FIRE HYDRANT
LP	LIGHT POLE
WUP	WOOD UTILITY POLE
TR	TREE
TR-S-MH	TRAFFIC SIGNAL MANHOLE
MH	MANHOLE
SIGN	SIGN
MP	METAL GUARD POST
	HANDICAPPED PARKING SPACE
(R)	RECORD DATA
(M)	MEASURED DATA
T/F=TOP OF FOUNDATION	
F/F=FINISH FLOOR	
C=TOP OF CURB	
G=GUTTER	

ORDERED BY: G.W. PROPERTIES	
SCALE : 1" = 30'	
DATE :JANUARY 31, 2023	
FILE No.: 2023 - 30742-3	05-23-23 REVISED
	DATE REVISION

NOTE:
ELEVATION DETERMINED BY GPS METHOD

PROJECTED COORDINATE SYSTEM:
NAD 1983 - ILLINOIS STATE PLANE -EAST ZONE 1201

CALL JULIE TOLL FREE 1-800-892-0123

PUBLIC UTILITY NOTE:
LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY COMPANIES (GAS, ELECTRIC, TELEPHONE, SEWER AND WATER, ETC.) PRIOR TO COMMENCING ANY CONSTRUCTION.

THESE COMPANIES WILL LOCATE ON THE GROUND THE LOCATION OF ALL CONDUIT, DUCTS, UNDERGROUND PIPING, ETC., ADJOINING AND CROSSING PROPOSED CONSTRUCTION.

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, MAY 23, A.D. 2023.

BY: Roy G. Lawniczak

ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025

TOPOGRAPHIC SURVEY (BY OTHERS)

GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   UNITED SURVEY SERVICE, LLC
   7710 CENTRAL AVENUE
   RIVER FOREST, IL 60305
   TEL: (847) 299-1010

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS DEEMED NECESSARY BY THE CONTRACTOR 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.

3. THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

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

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

   B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   C. "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   D. REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE MUNICIPALITY, UNLESS OTHERWISE NOTED ON THE PLANS.

   E. THE NATIONAL ELECTRIC CODE.

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

5. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE CONTRACTOR'S WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED IN THE CONTRACT, BUT SHOWN ON THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.

7. 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. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, DETAILS, THE ENGINEER SHALL REQUIRE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THE CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

8. 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 KIMLEY-HORN AND ASSOCIATES, INC, THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER 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.

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

10. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.

11. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

12. OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS.

13. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.

14. NOTIFICATION OF COMMENCING CONSTRUCTION:

   14.A. THE CONTRACTOR SHALL NOTIFY AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY, AS NECESSARY, ALL TESTING AGENCIES, THE MUNICIPALITY, AND THE OWNER 48-HOURS IN ADVANCE OF CONSTRUCTION.

   14.B. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.

15. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE MUNICIPALITY.

16. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE, AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

17. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND SHALL BE PROTECTED PER IDOT SECTION 201.05. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

18. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

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

20. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.

21. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.

22. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS REQUIRED FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

23. NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY.

24. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL J.U.L.I.E. (1-800-892-0123) AND THE MUNICIPALITY FOR UTILITY LOCATIONS.

26. 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 GENERAL CONTRACTOR AGREEMENT WITH THE OWNER. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

27. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

28. ANY FIELD TILES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TILE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

29. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT.

30. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM, IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR DURING OR USING THE HYDRANT AT THE CONTRACTOR'S OWN EXPENSE. LEAKS IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

31. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.

32. IF SOFT, SPONGY, OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, CRUSHED LIMESTONE BEDDING MATERIAL. IF ROCK IS ENCOUNTERED, IT SHALL BE REMOVED TO A DEPTH SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER THICKNESS OF BEDDING. ANY UNDERCUTS OF TWO (2) FEET OR LESS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. DEPTHS GREATER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING.

33. THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO ANY WORK IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER.

34. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE PROPER INLET PROTECTION EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE INLET PROTECTION WILL BE TO MINIMIZE THE AMOUNT OF SILTATION THAT NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.

35. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH IEPA REGULATIONS AND IDOT STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.

37. THE CONTRACTOR SHALL CONFORM TO ALL EROSION CONTROL REQUIREMENTS AS SET FORTH BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY THROUGH THE NPDES PHASE II PERMIT PROGRAM REQUIREMENTS AND GOVERNING MUNICIPALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL DRAWINGS AND SPECIFICATIONS AS WELL AS THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP AT A MINIMUM, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SWPPP DOCUMENTATION CURRENT AND READILY AVAILABLE ON THE PROJECT SITE AT ALL TIMES FOR REVIEW BY THE OWNER, ENGINEER, AND REGULATORY AGENCIES. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACTIONS OR FAILURE TO ACT OF THE CONTRACTOR, SUBCONTRACTORS OR SUPPLIERS, WHICH CONTRIBUTE TO DEFICIENCIES IN THE SWPPP OR ANY VIOLATIONS RESULTING FROM INADEQUATE EROSION CONTROL PROTECTION AND/OR DOCUMENTATION.

38. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY TO SWEEP THE PAVEMENT ON-SITE AT ALL TIMES.

39. ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEEDING, AND MULCH AS PER IDOT STANDARDS.

40. ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.

41. ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. IF REQUESTED BY THE MUNICIPALITY OR ENGINEER, COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.

42. 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.

43. WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN RECORD DRAWINGS CAN BE PREPARED. RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER.

44. BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE MUNICIPALITY, AS NECESSARY.

EARTHWORK NOTES

1. GENERAL

   1.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.

   1.2. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS.

   1.3. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.

   1.4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.

   1.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING BEGINS.

   1.6. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

   1.7. EXISTING SUBSURFACE CONDITIONS WERE OBTAINED FROM A GEOTECHNICAL PREPARED BY:

   ENVIRONMENTAL PROTECTION INDUSTRIES
   16650 S CANAL STREET
   SOUTH HOLLAND, IL 60473
   TEL: (708) 225-1115

2. TOPSOIL EXCAVATION INCLUDES:

   2.1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL, IF TALL AND DENSE.

   2.2. PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

   2.3. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

   2.4. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.

   2.5. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

   3.1. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL BE WITHIN 0.1 FEET OF THE SUBGRADE ELEVATIONS.

   3.2. PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

   3.3. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL AND RISING/MODIFIED, THIS MATERIAL SHALL NOT BE PLACED WITHIN TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

   3.4. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

4. UNSUITABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL AND FILL WITHIN THE SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS. THE CONTRACTOR SHALL:

   5.1. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

   5.2. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

   5.3. ADD WATER TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

   5.4. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

6. TESTING AND FINAL ACCEPTANCE

   6.1. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE TESTING ENGINEER AND THE OWNER. (SEE PAVING SPECIFICATION.)

   6.2. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER.

PAVING NOTES

1. GENERAL

   1.1. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

   1.2. COMPACTION REQUIREMENTS [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] FOR SUBGRADE, SUBBASE, AGGREGATE BASE COURSE, AND BITUMINOUS COURSES SHALL MEET ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) HIGHWAY STANDARDS.

   1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND LOCATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE MUNICIPALITY CODE.

2. SUBGRADE PREPARATION

   2.1. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL CONFIRM THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD THAT THE CONTRACTOR HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR

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 ARLINGTON HEIGHTS 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 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).

2. THE VILLAGE OF ARLINGTON HEIGHTS 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 _____ 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		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	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.

11. 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.

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

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

14. 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.

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

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

17. 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.

18. 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.

19. 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.

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

21. 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.

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

23. 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.

TECHNICAL GUIDANCE MANUAL

MWRD GENERAL NOTES

10/13/2022

STD. DWG. NO.18

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NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
2	ISSUED FOR PERMIT – LOT 3	05/26/26	JTA
3	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
4	REVISED PER VILLAGE COMMENTS	03/13/26	INS
5	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
6	ISSUED FOR PERMIT – LOT 3	01/28/26	INS
7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

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DESIGNED BY: JTA
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CHECKED BY: INS

CORE ACQUISITIONS

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

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KHA PROJECT NO. 268959000
SHEET NUMBER

Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C0.1 GENERAL NOTES.dwg Jun 12, 2026 6:13pm by: JakeAntony
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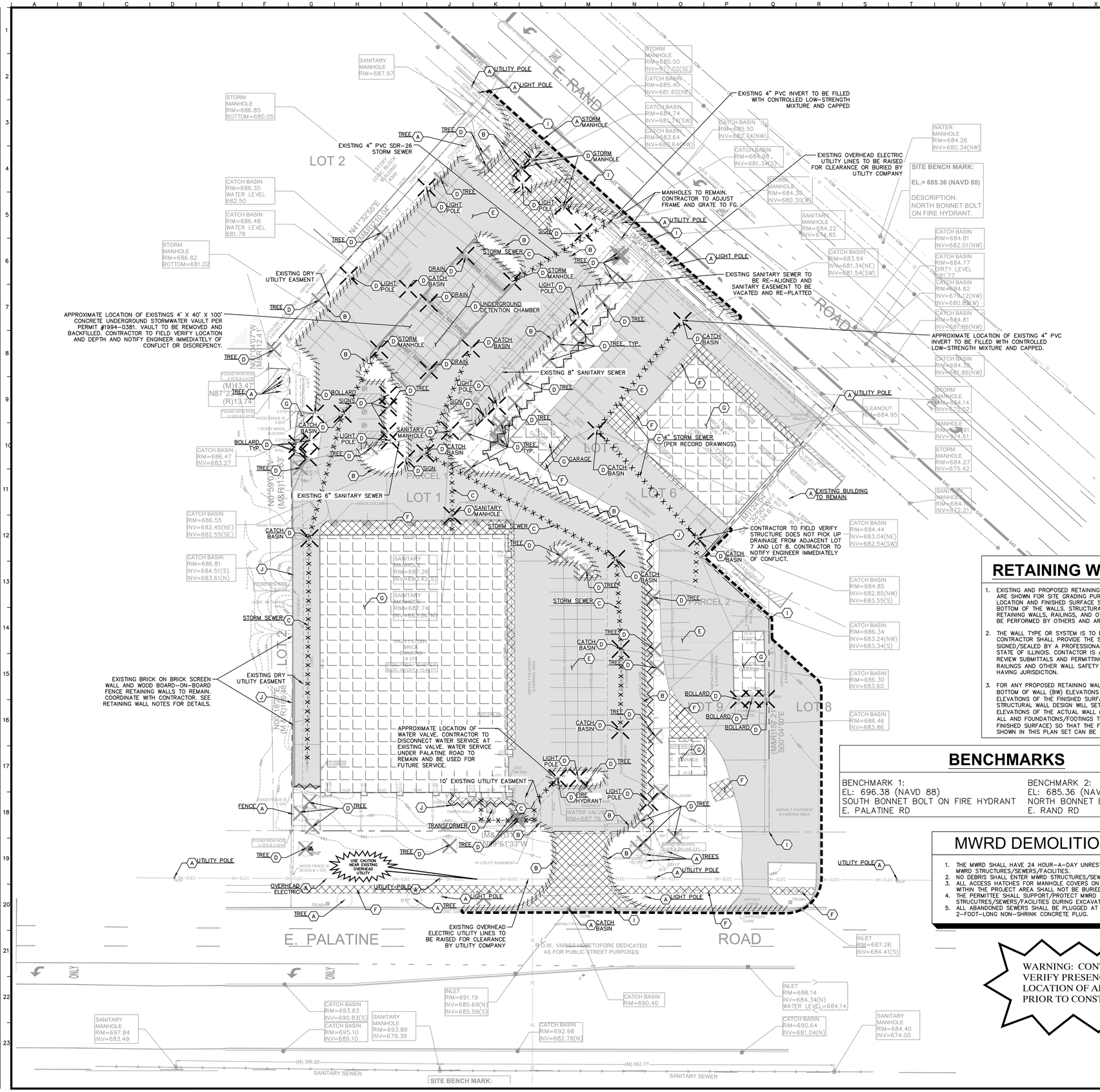

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Call Before You Dig
JULIE
1-800-892-0123

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL 'JULIE' (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.
16. BUILDING SITES AND HARDSCAPE (SIDEWALKS, CURBS, LOADING DOCK, ETC.) TO BE RESTORED WITH A MINIMUM OF 6" TOPSOIL AND SEED OR SOD.
17. THE FULL DEPTH OF THE EXISTING PAVEMENT SECTION IS TO BE REMOVED INCLUDING ANY GRANULAR BASE MATERIALS AND/OR STABILIZED SUBGRADE.

RETAINING WALL NOTES

1. EXISTING AND PROPOSED RETAINING WALLS SHOWN IN THIS PLAN SET ARE SHOWN FOR SITE GRADING PURPOSES ONLY AND INCLUDE ONLY LOCATION AND FINISHED SURFACE SPOT ELEVATIONS AT THE TOP AND BOTTOM OF THE WALLS. STRUCTURAL DESIGN AND PERMITTING OF RETAINING WALLS, RAILINGS, AND OTHER WALL SAFETY DEVICES SHALL BE PERFORMED BY OTHERS AND ARE NOT A PART OF THIS PLAN SET.
2. THE WALL TYPE OR SYSTEM IS TO BE SELECTED BY OWNER, AND THEN CONTRACTOR SHALL PROVIDE THE STRUCTURAL WALL DESIGN SIGNED/SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF ILLINOIS. CONTACTOR IS ALSO RESPONSIBLE FOR ALL PLAN REVIEW SUBMITTALS AND PERMITTING OF THE WALL DESIGN (INCLUDING RAILINGS AND OTHER WALL SAFETY DEVICES) THROUGH THE AGENCIES HAVING JURISDICTION.
3. FOR ANY PROPOSED RETAINING WALL, THE TOP OF WALL (TW) AND BOTTOM OF WALL (BW) ELEVATIONS SHOWN IN THIS PLAN SET ARE ELEVATIONS OF THE FINISHED SURFACE (NOT THE WALL ITSELF). THE STRUCTURAL WALL DESIGN WILL SET THE TOP AND BOTTOM ELEVATIONS OF THE ACTUAL WALL (INCLUDING THE PORTIONS OF THE ALL AND FOUNDATIONS/FOOTINGS THAT WILL BE BURIED BENEATH THE FINISHED SURFACE) SO THAT THE FINISHED SURFACE ELEVATIONS SHOWN IN THIS PLAN SET CAN BE ACHIEVED.

BENCHMARKS

BENCHMARK 1:
EL: 696.38 (NAVD 88)
SOUTH BONNET BOLT ON FIRE HYDRANT
E. PALATINE RD

BENCHMARK 2:
EL: 685.36 (NAVD 88)
NORTH BONNET BOLT ON FIRE HYDRANT
E. RAND RD

MWRD DEMOLITION NOTES

1. THE MWRD SHALL HAVE 24 HOUR-A-DAY UNRESTRICTETED ACCESS TO ALL MWRD STRUCTURES/SEWERS/FACILITIES.
2. NO DEBRIS SHALL ENTER MWRD STRUCTURES/SEWERS/FACILITIES/WATERWAYS.
3. ALL ACCESS HATCHES FOR MANHOLE COVERS ON MWRD STRUCTURES/MANHOLES WITHIN THE PROJECT AREA SHALL NOT BE BURIED/COVERED.
4. THE PERMITTEE SHALL SUPPORT/PROTECT MWRD STRUCTURES/SEWERS/FACILITIES DURING EXCAVATIONS AND AT CROSSINGS.
5. ALL ABANDONED SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM 2-FOOT-LONG NON-SHRINK CONCRETE PLUG.

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) //// CURB REMOVAL
- (C) X-X UTILITY REMOVAL
- (D) ITEM TO BE REMOVED
- (E) FULL-DEPTH ASPHALT PAVEMENT REMOVAL
- (F) CONCRETE REMOVAL
- (G) BUILDING REMOVAL
- (H) 2' PAVEMENT PATCH (MATCH EXISTING ROADWAY SECTION)
- (I) SAWCUT LINE
- (J) FENCE REMOVAL

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
2	ISSUED FOR PERMIT - LOT 3	05/26/26	JTA
3	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
4	REVISED PER VILLAGE COMMENTS	03/13/26	INS
5	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
6	ISSUED FOR PERMIT - LOT 3	01/28/26	INS
7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

Kimley»Horn
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570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-520-9774
WWW.KIMLEY-HORN.COM

CORE ACQUISITIONS

EXISTING CONDITIONS & DEMOLITION PLAN

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
C1.0

Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C1.0 EXISTING CONDITIONS & DEMOLITION PLAN.dwg C1.0 Jun 12, 2026 6:14pm by: JdeAntony
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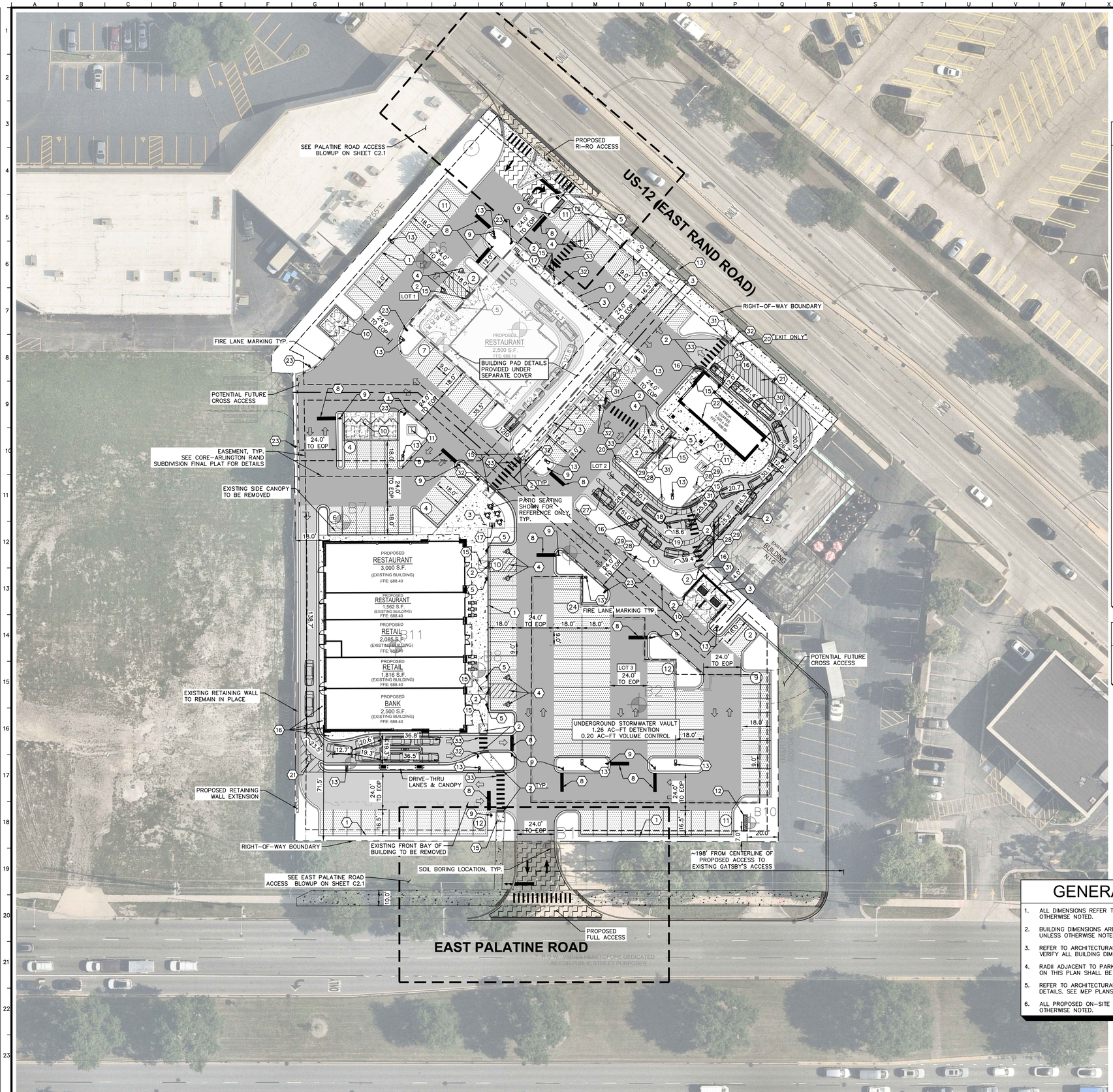

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Call Before You Dig
JULIE
1-800-892-0123

KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
6. 4" WIDE PAINTED SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
9. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
10. TRASH ENCLOSURE, 24'X8' MIN. OR AS REQUIRED BY LOCAL JURISDICTION, W/LOCKING GATES, AND TRASH LOADING ZONE WITH CONCRETE APRON, COORDINATE APPROACH AND ORIENTATION OF TRASH ENCLOSURE W/LOCAL REFUSE SERVICE PROVIDER
11. TRANSFORMER PAD (FOR REFERENCE ONLY)
12. MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
13. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS)
14. 5-FT DEPRESSED CURB OPENING (SEE GRADING PLAN & DETAILS)
15. ACCESSIBLE RAMP (SEE DETAILS)
16. 6" BOLLARD W/DB BOLLARD COVERS (SEE DETAILS)
17. BIKE RACK (SEE DETAILS)
18. "RUNNERS" WALKWAY, MIN. 2' WIDE ON DRIVER'S SIDE OF DRIVE AISLE
19. STRIPED MEDIAN, MIN 2' WIDE
20. POLE MOUNTED DIRECTIONAL SIGNAGE, BY OTHERS
21. EXIT LANE W/STRIPING, STRIPES 4" WIDE, 24" O.C.C, SAFETY WHITE
22. WALK-UP SERVICE WINDOW
23. NO PARKING FIRE LANE SIGNAGE (12" X 18" WITH RED LETTERS ON WHITE REFLECTIVE BACKGROUND)
24. DO NOT ENTER SIGN (MUTCD R5-1)
25. RIGHT-TURN ONLY SIGN (MUTCD R3-5R)
26. NO LEFT TURN SIGN (MUTCD R3-2)
27. PROVIDE 2" CONDIUIT W/PULL STRING TO CHRISTY BOX FOR FUTURE DRIVE-THRU SENSORS
28. POLE MOUNTED STATIC BACKLIT LED MENU BOARD, BY OTHERS, PROVIDE POWER AND DATA IN WEATHERPROOF J-BOX
29. PROVIDE 2" CONDUIT W/PULL STRING TO CHRISTY BOX, FOR FUTURE DIGITAL MENU BOARD UPGRADE
30. CONCRETE PAD AT DRIVE-THRU WINDOW; DRIVE-THRU CONC. PAD
31. ADA ACCESSIBLE WARNING STRIP (SEE DETAILS)
32. PEDESTRIAN CROSSING SIGNAGE (MUTCD W-11)
33. CROSSWALK STRIPING, 12" WIDE, 3' C-C, THERMOPLASTIC PAVEMENT MARKING FOR HMA & MODIFIED URETHANE PAVEMENT MARKING FOR PCC
34. SIGN FOR AWNING CLEARANCE HEIGHT AT DRIVE-THRU WINDOW

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 17031C0201J, THE SITE OR A PORTION OF THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT – FIRE LANE — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE APRON – IDOT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

SITE DATA

TOTAL SITE AREA:	= 2.79 AC
LOT 1 AREA:	= 0.71 AC
LOT 2 AREA:	= 0.53 AC
LOT 3 AREA:	= 1.55 AC
PARKING SPACES REQUIRED	
LOT 1	= 20 SPACES
LOT 2	= 4 SPACES
LOT 3	= 72 SPACES
TOTAL	= 96 SPACES
TOTAL PLUS OUTDOOR SEATING	= 106 SPACES
ACCESSIBLE PARKING SPACES REQUIRED *PER ILLINOIS ACCESSIBILITY CODE	= 5 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	= 7 SPACES
TOTAL PARKING SPACES PROVIDED	= 136 SPACES
BIKE PARKING SPACES	
BIKE PARKING PROVIDED	= 15 SPACES
BIKE PARKING REQUIREMENTS	= 6 SPACES
*ONE BP SPACE FOR EACH 6,000 SF OF FLOOR SPACE	

SEE CW ARLINGTON HOLDINGS, LCC – PARKING SUMMARY FOR COMPLETE BREAKDOWN OF PARKING COUNTS AND ASSUMPTIONS.

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570 LAKE COOK ROAD, SUITE 200
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PHONE: 847-572-5050
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

CORE ACQUISITIONS

SITE PLAN

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER C2.0

Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C2.0 SITE PLAN.dwg C2.0 Jun 12, 2026 6:34pm by: Ian.Spence
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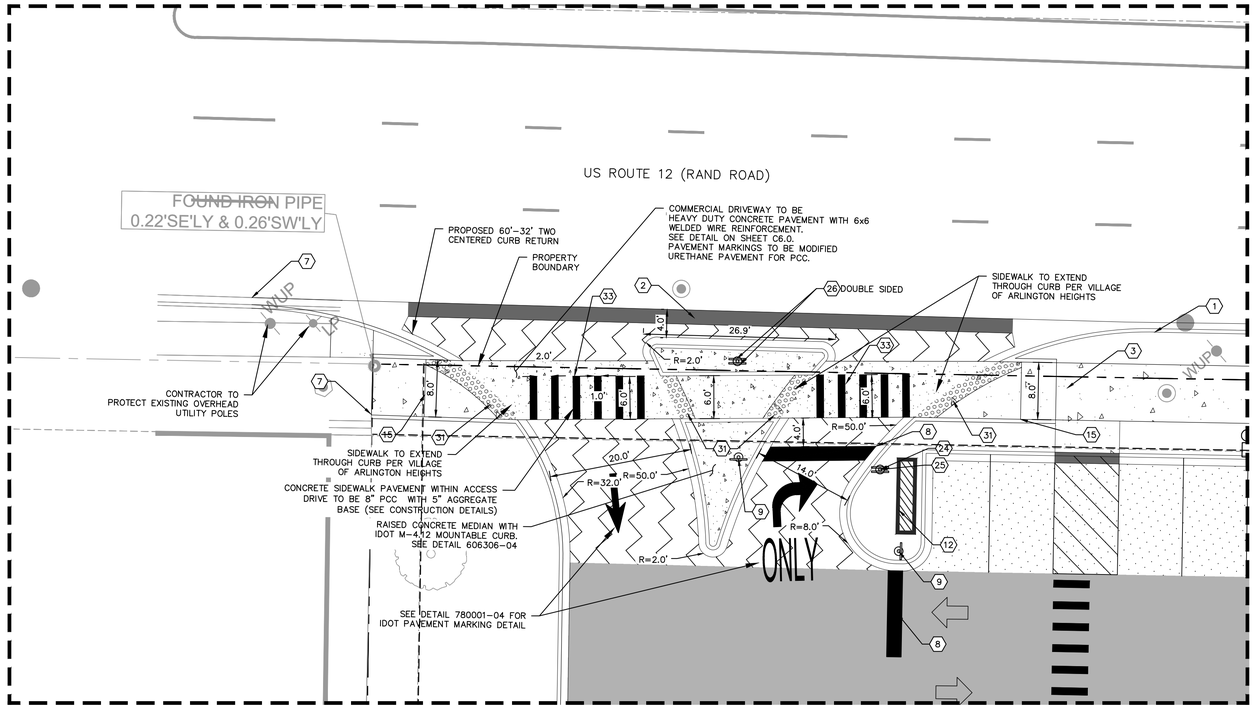
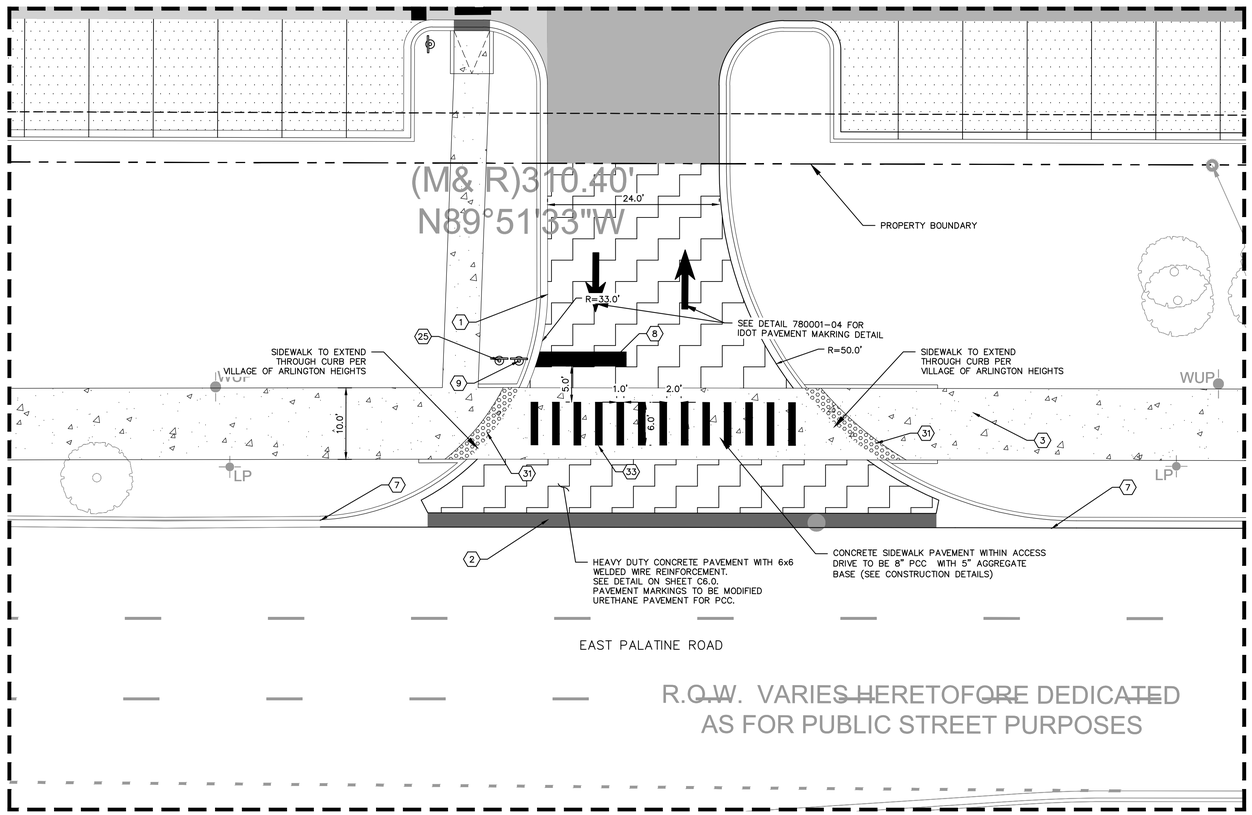


E. RAND ROAD ACCESS BLOWUP
1" = 10'



E. PALATINE ROAD ACCESS BLOWUP
1" = 10'

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

Call Before You Dig
JULIE
1-800-892-0123

GRAPHIC SCALE IN FEET
0 5 10 20

KEY NOTES

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17. BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
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19. STRIPED MEDIAN, MIN 2' WIDE
20. POLE MOUNTED DIRECTIONAL SIGNAGE, BY OTHERS
21. EXIT LANE W/STRIPING, STRIPES 4" WIDE, 24" O.CC, SAFETY WHITE
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28. POLE MOUNTED STATIC BACKLIT LED MENU BOARD, BY OTHERS, PROVIDE POWER AND DATA IN WEATHERPROOF J-BOX
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33. CROSSWALK STRIPING, 12" WIDE, 3' C-C, THERMOPLASTIC PAVEMENT MARKING FOR HMA & MODIFIED URETHANE PAVEMENT MARKING FOR PCC

IDOT ACCESS NOTES

DEPRESSED CURB RAMPS SHALL BE INSTALLED AT RAND ROAD AND PALATINE ROAD ACCESS DRIVES AS WELL AS THE MEDIAN PER IDOT AND VILLAGE STANDARDS. SEE DETAILS ON THIS SHEET C2.1, C7.0, AND C7.1 FOR DETAILS.

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT – FIRE LANE — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
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- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

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570 LAKE COOK ROAD, SUITE 200
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PHONE: 847-405-4004
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

CORE ACQUISITIONS

SITE PLAN - ACCESS BLOWUPS

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
C2.1

Drawing name: K:\CHI_LIDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C2.0 SITE PLAN.dwg C2.1 Jun 12, 2026 6:34pm by: Ian.Spence
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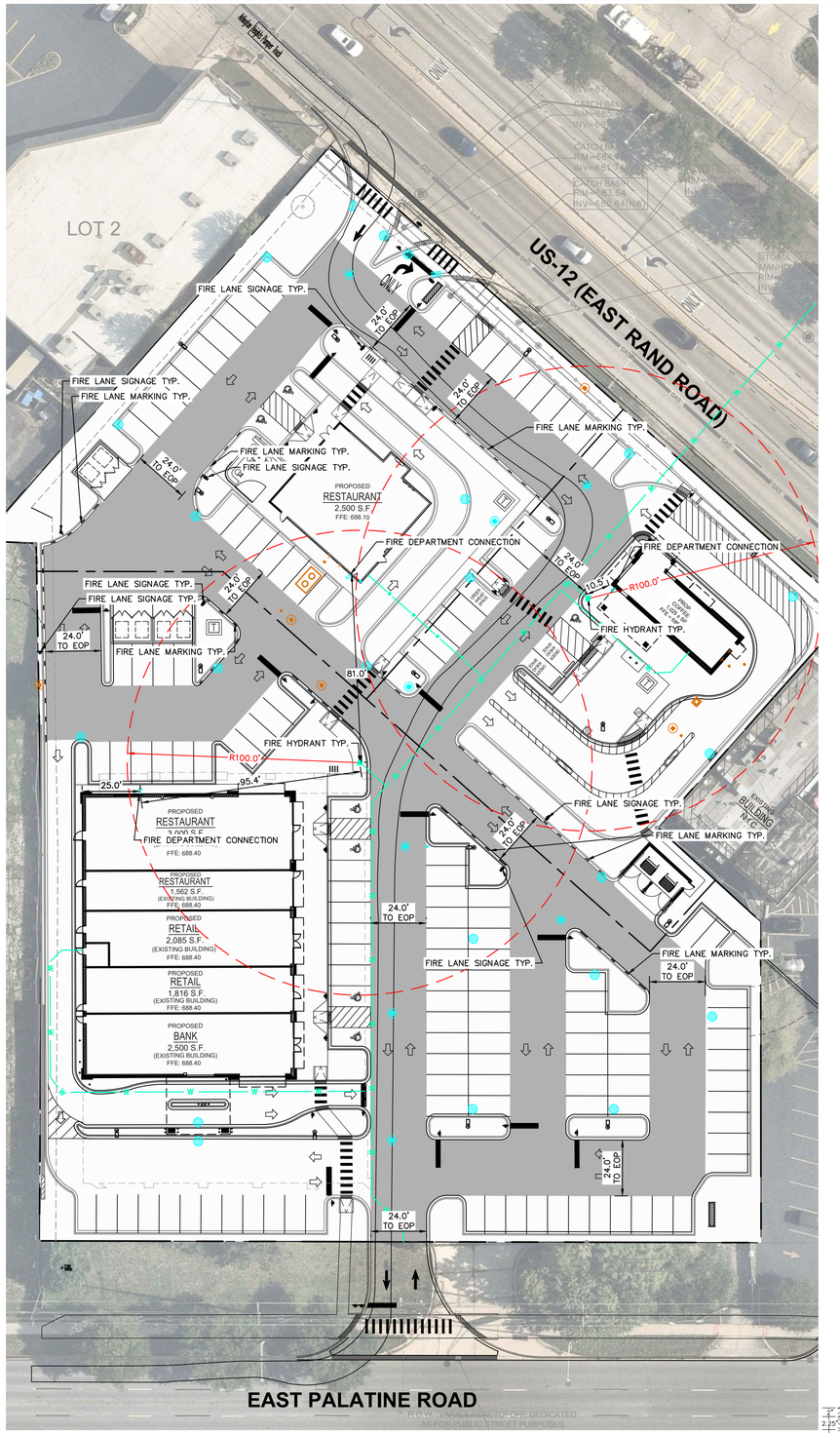
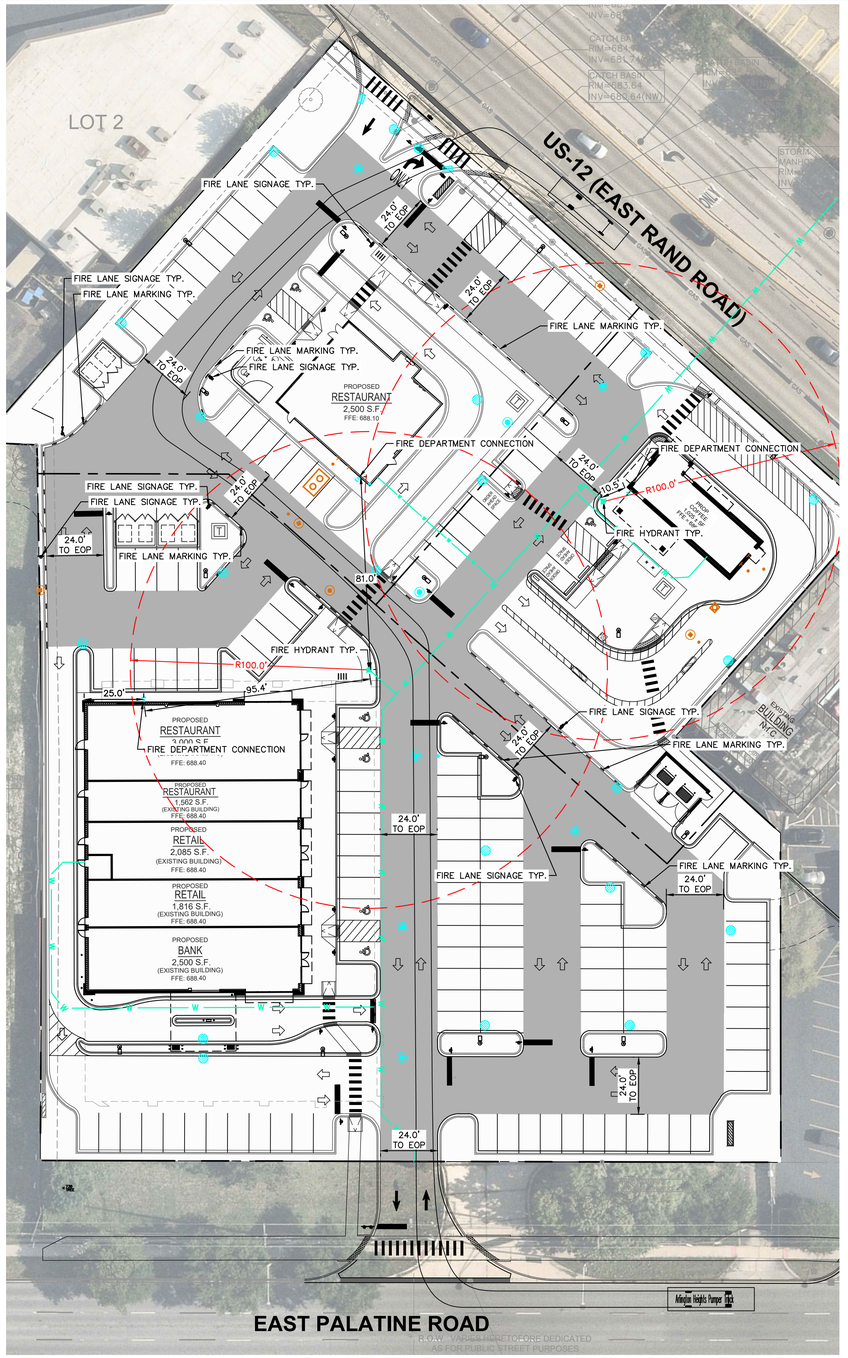
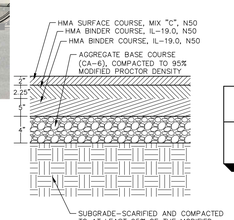


RAND ENTRANCE & PALATINE EXIT
1" = 30'



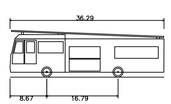
PALATINE ENTRANCE & RAND EXIT
1" = 30'



VILLAGE OF ARLINGTON HEIGHTS FIRE LANE
N.T.S.

PAVING LEGEND

HEAVY DUTY ASPHALT PAVEMENT – FIRE LANE
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION



Arlington Heights Pumper Truck	
Overall Length	36,290ft
Overall Width	9,776ft
Overall Body Height	11,000ft
Min Body Ground Clearance	1,130ft
Track Width	6,830ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

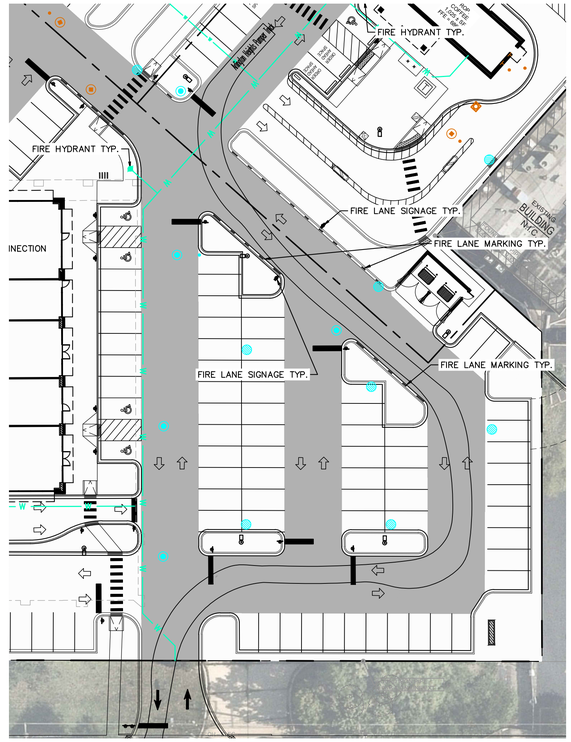
NO PARKING FIRE LANE

GRAPHIC SCALE IN FEET
0 15 30 60

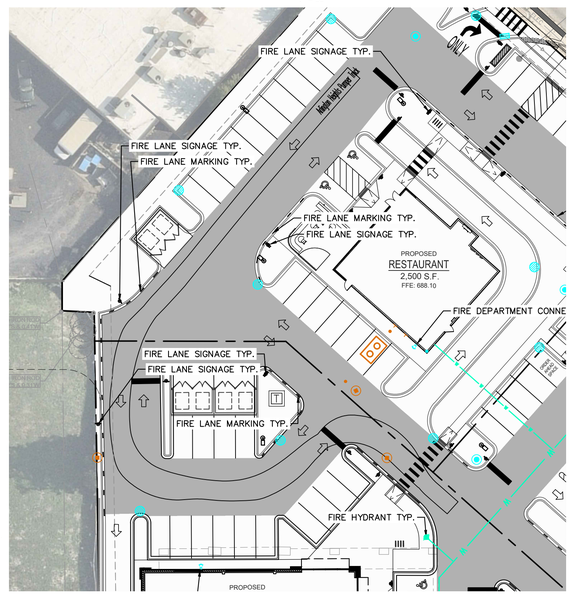
NORTH

Call Before You Dig
JULIE 1-800-892-0123

NO PARKING FIRE LANE SIGNAGE
(12" X 18" WITH RED LETTERS ON WHITE REFLECTIVE BACKGROUND)



EAST CORNER AROUND PARKING LOT
1" = 30'



WEST CORNER AROUND DUMPSTER ENCLOSURE
1" = 30'

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4	REVISED PER VILLAGE COMMENTS	03/13/26	INS
5	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
6	ISSUED FOR PERMIT – LOT 3	01/28/26	INS
7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

Kimley»Horn
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570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-405-4004
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

CORE ACQUISITIONS

FIRE TRUCK TURN

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
C2.2

Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_JL\2 Design\CAD\Exhibits\268959000-Fire Truck Turn.dwg C2.2 Jun 12, 2026 6:34pm by: Ian.Spence
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GRADING NOTES

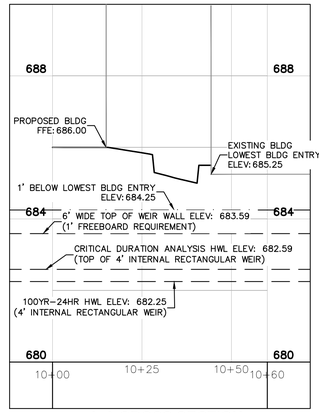
1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. CONTRACTOR TO MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS, UNLESS OTHERWISE NOTED AS GRADING LIMITS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO GRADING.
9. ALL DISTURBED AREAS SHALL BE RESTORED WITH MINIMUM 6-INCHES OF TOPSOIL AND SEEDED, UNLESS OTHERWISE NOTED.
10. DO NOT INTERRUPT DRAINAGE FROM OFF-SITE DURING CONSTRUCTION OPERATIONS. PROVIDE TEMPORARY DRAINAGE DITCHES WHERE REQUIRED.
11. GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO GRADING.

GRADING LEGEND

FL	=	FLOW LINE
TC	=	TOP OF CURB
FFE	=	FINISHED FLOOR ELEVATION
ME	=	MATCH ELEVATION
R	=	RIM ELEVATION
TW	=	TOP OF WALL
FG	=	FINISHED GRADE

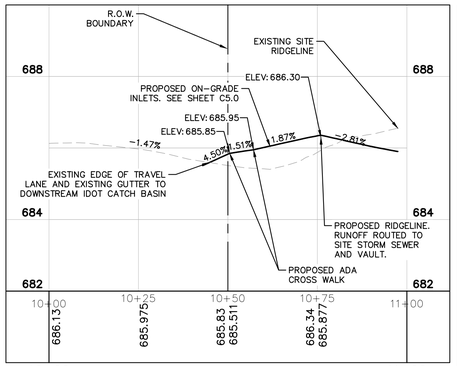
- XXX — PROPOSED CONTOUR
- XXX — EXISTING CONTOUR
- RIDGE — RIDGE LINE
- X.XX% — SLOPE AND FLOW DIRECTION
- PROPOSED SWALE
- 100-YEAR OVERLAND OVERFLOW ROUTE (IN PIPE)
- DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
- EMERGENCY OVERLAND OVERFLOW ROUTE WHEN EVENT EXCEEDS 100-YEAR STORM OR DURING BLOCKAGE CONDITIONS
- LIMITS OF GRADING
- EASEMENT LINE
- BUILDING SETBACK LINE
- GRADING BLOWUP DETAIL

PROPOSED 100-YR STORM SEWER TO SERVE AS OVERLAND FLOOD ROUTE AND CONVEY RUNOFF TO UNDERGROUND VAULT. SEE EXHIBIT 7 WITHIN DRAINAGE REPORT PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. FOR DETAILS ON EMERGENCY OVERLAND FLOOD ROUTES.



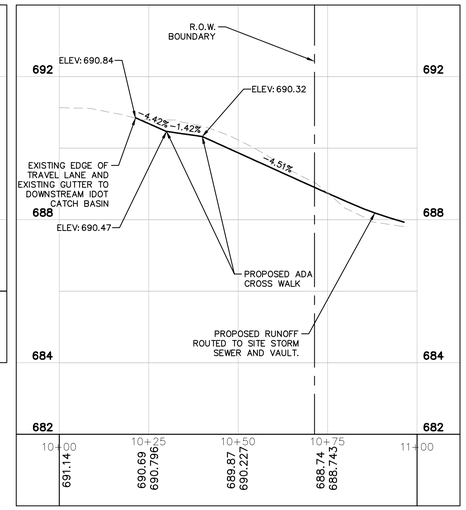
A-A CROSS SECTION

HORIZONTAL SCALE: 1" = 20' | VERTICAL SCALE: 1" = 2'



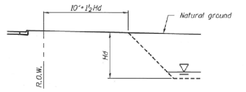
RAND ROAD ACCESS PROFILE

HORIZONTAL SCALE: 1" = 20' | VERTICAL SCALE: 1" = 2'



PALATINE ROAD ACCESS PROFILE

HORIZONTAL SCALE: 1" = 20' | VERTICAL SCALE: 1" = 2'



CASE II

PUBLIC ACT 86-616 SETBACK REQUIRED = 15.48"
100YR-24HR: (10 + 1.5H$_d$); 10 + 1.5(682.25' - 678.50') = 15.63'
CRITICAL DURATION ANALYSIS: (10 + 1.5H$_d$); 10 + 1.5(682.59' - 678.50') = 16.14'
PUBLIC ACT 86-616 SETBACK PROVIDED = 25.00'

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1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
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CHECKED BY: INS

CORE ACQUISITIONS

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

GRADING & DRAINAGE PLAN

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER C3.0

Drawing name: K:\CHN_LIDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C3.0 GRADING & DRAINAGE PLAN.dwg Jun 12, 2026 6:15pm by Jake.Antony
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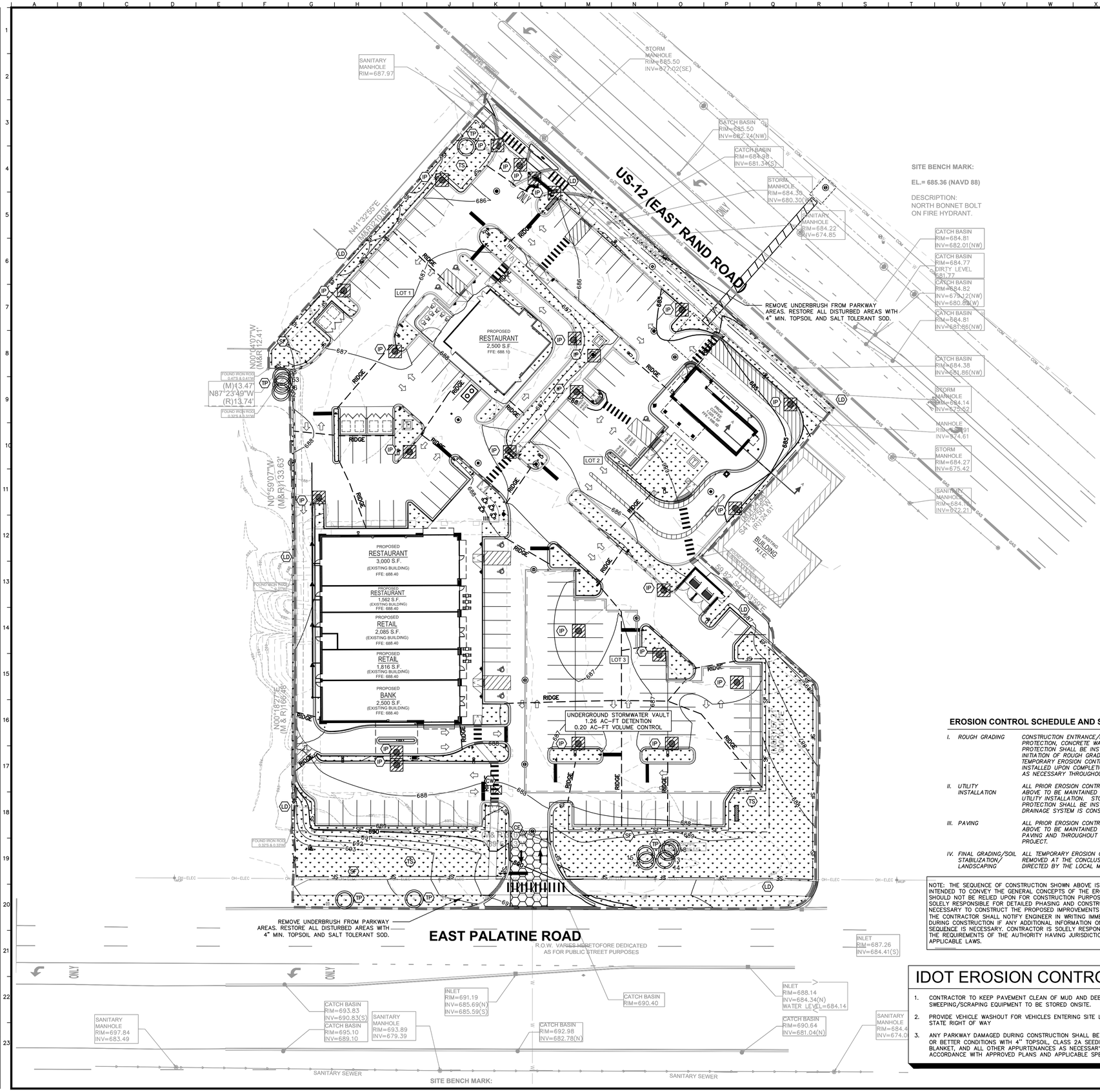

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EROSION CONTROL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
16. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
18. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED.TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
    - 20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

EROSION CONTROL SCHEDULE AND SEQUENCING:

I.	*ROUGH GRADING*	*CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED. TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.*
II.	*UTILITY INSTALLATION*	*ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.*
III.	*PAVING*	*ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.*
IV.	*FINAL GRADING/SOIL STABILIZATION/ LANDSCAPING*	*ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY.*

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

IDOT EROSION CONTROL NOTES

1. CONTRACTOR TO KEEP PAVEMENT CLEAN OF MUD AND DEBRIS USING SWEEPING/SCRAPING EQUIPMENT TO BE STORED ONSITE.
2. PROVIDE VEHICLE WASHOUT FOR VEHICLES ENTERING SITE LOCATED OUTSIDE OF STATE RIGHT OF WAY
3. ANY PARKWAY DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING OR BETTER CONDITIONS WITH 4" TOPSOIL, CLASS 2A SEEDING, EROSION CONTROL BLANKET, AND ALL OTHER APPURTENANCES AS NECESSARY TO COMPLETE WORK IN ACCORDANCE WITH APPROVED PLANS AND APPLICABLE SPECIFICATIONS.

EROSION CONTROL LEGEND

- 6" TOPSOIL AND SEED (SEE EROSION CONTROL DETAILS) — (TS)
- CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS) — (CE)
- SILT FENCE (SEE EROSION CONTROL DETAILS) — (SF)
- INLET PROTECTION (SEE EROSION CONTROL DETAILS) — (IP)
- LIMITS OF DISTURBANCE — (LD)
- TREE PROTECTION (SEE EROSION CONTROL DETAILS) — (TP)

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
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SCALE: AS NOTED
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CORE ACQUISITIONS

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

EROSION CONTROL PLAN

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER C4.0

Drawing name: K:\CHI_LIDEV\268959000_Core Acquisitions_Arlington Heights_JLV Design\CAD\PlanSheets\C4.0 EROSION CONTROL PLAN.dwg C4.0 Jun 12, 2026 6:15pm by: Jake.Antony
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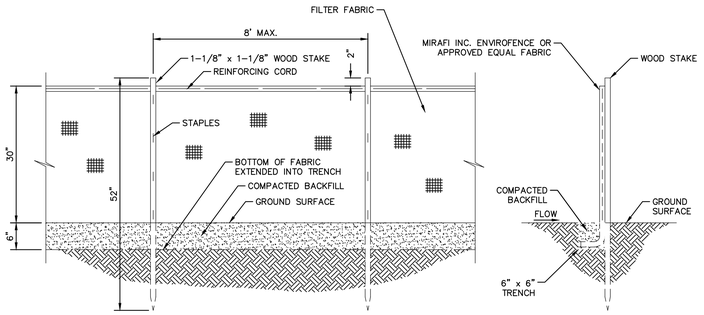

FRONT VIEW SIDE VIEW

SEDIMENTATION/SILT FENCE (SF)

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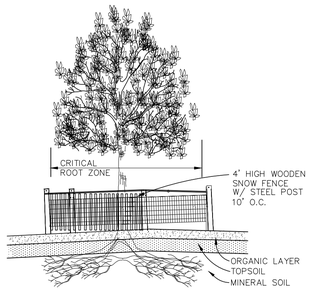
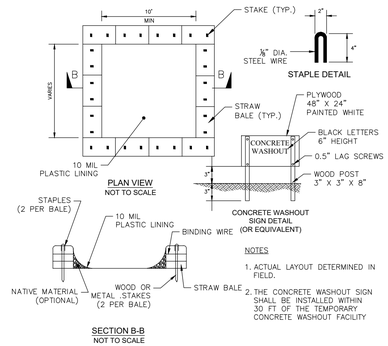


PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE. FENCE SHALL BE PLACED IN A CIRCLE WITH A RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND FOR INDIVIDUAL TREES OR STANDS OF TREES.

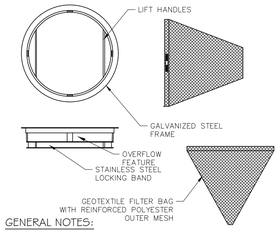
TREE PROTECTION

N.T.S.



CONCRETE WASHOUT (CW)

N.T.S.



GENERAL NOTES:

ALL PRODUCTS MANUFACTURED BY INLET AND PIPE PROTECTION, INC OR APPROVED EQUAL.

NOTE: INLET FILTERS ARE SLIGHTLY SMALLER THAN THE INLET GRATE SIZES. WHEN IDENTIFYING OR SPECIFYING FILTERS/CASTINGS PLEASE REFER TO THE DIAMETER "D" OR WIDTH "W" AND HEIGHT "H" OF FILTER FRAMES OR CASTING GRATES. YOU MAY ALSO REFER TO OUR CASTING CROSS REFERENCE GUIDE FOR IDOT STANDARDS

IDOT TYPE 1 ROUND INLET FILTER DEPICTED

NOTE: ROUND AND SQUARE INLET FILTERS AVAILABLE FOR MOST NEENAH AND EAST JORDAN BEEHIVE, ROLL CURB AND CURB BOX FRAME TYPES

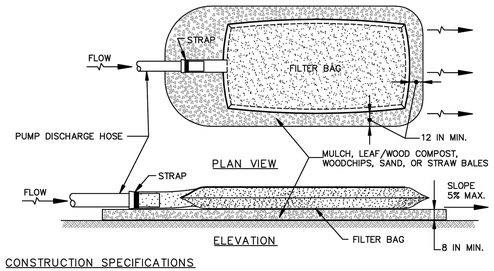
ALL IPP INLET FILTERS TO CONFORM TO IDOT SPECIFICATIONS AS OUTLINED IN ARTICLE 1081.15 OF IDOT'S STANDARD SPECIFICATIONS GUIDE.

INLET PROTECTION (IP)

N.T.S.

DETAIL F-4 FILTER BAG

STANDARD SYMBOL: ☒FB



CONSTRUCTION SPECIFICATIONS

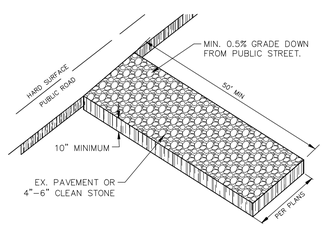
1. TIGHTLY SEAL SLEEVE AROUND THE PUMP DISCHARGE HOSE WITH A STRAP OR SIMILAR DEVICE.
2. PLACE FILTER BAG ON SUITABLE BASE (E.G., MULCH, LEAF/WOOD COMPOST, WOODCHIPS, SAND, OR STRAW BALES) LOCATED ON A LEVEL OR 5% MAXIMUM SLOPING SURFACE. DISCHARGE TO A STABILIZED AREA. EXTEND BASE A MINIMUM OF 12 INCHES FROM EDGES OF BAG.
3. CONTROL PUMPING RATE TO PREVENT EXCESSIVE PRESSURE WITHIN THE FILTER BAG IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS. AS THE BAG FILLS WITH SEDIMENT, REDUCE PUMPING RATE.
4. REMOVE AND PROPERLY DISPOSE OF FILTER BAG UPON COMPLETION OF PUMPING OPERATIONS OR AFTER BAG HAS REACHED CAPACITY, WHICHEVER OCCURS FIRST. SPREAD THE DEWATERED SEDIMENT FROM THE BAG IN AN APPROVED UPLAND AREA AND STABILIZE WITH SEED AND MULCH BY THE END OF THE WORK DAY. RESTORE THE SURFACE AREA BENEATH THE BAG TO ORIGINAL CONDITION UPON REMOVAL OF THE DEVICE.
5. USE NONWOVEN GEOTEXTILE WITH DOUBLE STITCHED SEAMS USING HIGH STRENGTH THREAD. SIZE SLEEVE TO ACCOMMODATE A MAXIMUM 4 INCH DIAMETER PUMP DISCHARGE HOSE. THE BAG MUST BE MANUFACTURED FROM A NONWOVEN GEOTEXTILE THAT MEETS OR EXCEEDS MINIMUM AVERAGE ROLL VALUES (MARV) FOR THE FOLLOWING:

GRAB TENSILE	250 LB	ASTM D-4632
PUNCTURE	150 LB	ASTM D-4833
FLOW RATE	70 GAL/MIN/FT²	ASTM D-4491
PERMITTIVITY (SEC^{-1})	1.2 SEC^{-1}	ASTM D-4491
UV RESISTANCE	70% STRENGTH @ 500 HOURS	ASTM D-4355
APPARENT OPENING SIZE (AOS)	0.15-0.18 MM	ASTM D-4751
SEAM STRENGTH	90%	ASTM D-4632

6. REPLACE FILTER BAG IF BAG CLOGS OR HAS RIPS, TEARS, OR PUNCTURES. DURING OPERATION KEEP CONNECTION BETWEEN PUMP HOSE AND FILTER BAG WATER TIGHT. REPLACE BEDDING IF IT BECOMES DISPLACED.

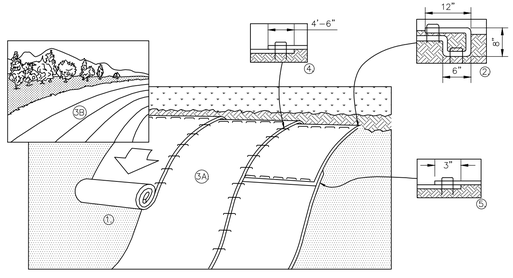
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



CONSTRUCTION ENTRANCE (CE)

N.T.S.



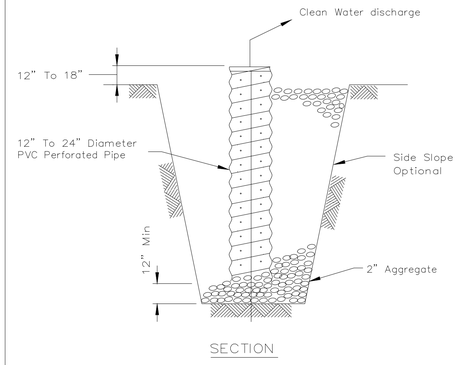
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH AS SHOWN IN DETAIL 2. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH MINIMUM 6" OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

NOTES:
1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
2. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION.
3. PERVIOUS LAND WITH SLOPES RUNNING GREATER THAN OR EQUAL TO 4:1 SHALL CONTAIN SLOPE STABILIZATION BLANKET

EROSION CONTROL BLANKET (SLOPE INSTALLATION)

N.T.S.

SUMP PIT PLAN



SECTION

NOTES:
1. Pit dimensions are optional.
2. The standpipe will be constructed by perforating a 12"-24" diameter 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.

REFERENCE			STANDARD DWG. NO.
Project			IL-650
Designed	Date	NRCS Natural Resources Conservation Service	SHEET 1 OF 1
Checked	Date		DATE 8-11-94
Approved	Date		

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E **									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE

B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE 150 LBS/ACRE

E SOD

F STRAW MULCH 2 TONS/ACRE

* WATERING NEEDED DURING JUNE AND JULY

** WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

SEEDING CHART

MWRD SESC NOTES

EXISTING CONDITIONS

WETLANDS ARE NOT PRESENT IN THE PROJECT AREA AS THIS SITE AND THE SURROUNDING PROPERTIES ARE FULLY DEVELOPED.

PER THE FEMA MAP, THE PROPERTY IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NPDES PERMIT

THE SITE HAS COVERAGE FOR CONSTRUCTION SITE ACTIVITY STORM WATER GENERAL PERMIT.

EROSION AND SEDIMENT CONTROL PRACTICES

1. SILT FENCE – SILT FENCE IS A SYNTHETIC PERMEABLE MESH FABRIC TYPICALLY INCORPORATING WOODEN SUPPORT STAKES AT INTERVALS SUFFICIENT TO SUPPORT THE FENCE AND WATER AND SEDIMENT RETAINED BY THE FENCE. SILT FENCE IS ALSO AVAILABLE WITH A WIRE MESH BACKING. THE FENCE IS DESIGNED TO RETAIN SEDIMENT-LADEN WATER TO ALLOW SETTLEMENT OF SUSPENDED SOILS BEFORE FILTERING THROUGH THE MESH FABRIC FOR DISCHARGE DOWNSTREAM. SILT FENCE SHALL BE LOCATED TO CAPTURE OVERLAND, LOW-VELOCITY SHEET FLOW. IT SHALL BE INSTALLED AT THE DOWNSTREAM LOCATION OF ALL SITE RUNOFF. SILT FENCE HAS THE CAPACITY TO HANDLE 0.25 ACRE PER 100 FEET OF SILT FENCE LENGTH.
2. CONSTRUCTION ENTRANCE/EXIT – ALL ACCESS POINTS FROM THE PUBLIC STREET INTO THE CONSTRUCTION SITE SHALL INCLUDE A CONSTRUCTION ENTRANCE/EXIT COMPOSED OF COARSE STONE TO THE DIMENSIONS SHOWN ON THE CONSTRUCTION DRAWINGS. THE ROUGH TEXTURE OF THE STONE HELPS TO REMOVE CLUMPS OF SOIL ADHERING TO CONSTRUCTION VEHICLE TIRES THROUGH THE ACTION OF VIBRATION AND JARRING OVER THE ROUGH SURFACE AND THE FRICTION OF THE STONE MATRIX AGAINST SOILS ATTACHED TO VEHICLE TIRES.
3. STORM SEWER INLET PROTECTION – GRATED INLETS ARE PROTECTED FROM THE INTRUSION OF SILT AND SEDIMENT THROUGH A VARIETY OF MEASURES AS SHOWN ON THE CONSTRUCTION DRAWINGS. THE PRIMARY MECHANISM IS TO PLACE CONTROLS IN THE PATH OF FLOW SUFFICIENT TO SLOW SEDIMENT-LADEN WATER TO ALLOW SETTLEMENT OF SUSPENDED SOILS BEFORE DISCHARGING INTO THE STORM SEWER SYSTEM. CONTROLS TYPICALLY PROVIDE A SECONDARY BENEFIT BY MEANS OF FILTRATION. GRATED INLETS TYPICALLY INCLUDE A STURDY FRAME WRAPPED IN SILT FENCE, A PREFABRICATED INLET BASKET OR CRUSHED STONE-LINED PERIMETER TO SLOW THE FLOW OF WATER.
4. CONCRETE WASHOUT AREA – A CONCRETE WASHOUT AREA SHALL BE DESIGNATED TO CONTROL ALL CONCRETE MATERIALS GENERATED, INCLUDING THE WASHWATER. THIS AREA SHALL BE CLEANED PER LOCAL STANDARDS WHEN IT IS 75% FULL.
5. EROSION CONTROL BLANKET – EROSION CONTROL BLANKET IS A TEMPORARY DEGRADABLE ROLLED EROSION CONTROL PRODUCT COMPOSED OF PROCESSED NATURAL OR POLYMER FIBERS MECHANICALLY, STRUCTURALLY OR CHEMICALLY BOUND TOGETHER TO FORM A CONTINUOUS MATRIX TO PROVIDE EROSION CONTROL AND FACILITATE VEGETATION ESTABLISHMENT.

EROSION AND SEDIMENT CONTROL SCHEDULE

1. INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL SE/SC MEASURES
   - 1.1. SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION
   - 1.2. SILT FENCE INSTALLATION
   - 1.3. CONSTRUCTION FENCING AROUND AREAS NOT TO BE DISTURBED
   - 1.4. STABILIZED CONSTRUCTION ENTRANCE
2. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB)
3. CONSTRUCT SEDIMENT TRAPPING DEVICES (SEDIMENT TRAPS, BASINS...)
4. CONSTRUCT DETENTION FACILITIES AND OUTLET CONTROL STRUCTURE WITH RESTRICTOR & TEMPORARY PERFORATED RISER
5. STRIP TOPSOIL, STOCKPILE TOPSOIL AND GRADE SITE
6. TEMPORARILY STABILIZE TOPSOIL STOCKPILES (SEED AND SILT FENCE AROUND TOE OF SLOPE)
7. INSTALL STORM SEWER, SANITARY SEWER, WATER AND ASSOCIATED INLET & OUTLET PROTECTION
8. PERMANENTLY STABILIZE DETENTION BASINS WITH SEED AND EROSION CONTROL BLANKET
9. TEMPORARILY STABILIZE ALL AREAS INCLUDING LOTS THAT HAVE REACHED TEMPORARY GRADE
10. CONSTRUCT TEMPORARY CONCRETE WASHOUT AREAS
11. INSTALL ROADWAYS
12. PERMANENTLY STABILIZE ALL OUTLOT AREAS
13. INSTALL STRUCTURES AND GRADE INDIVIDUAL LOTS
14. PERMANENTLY STABILIZE LOTS
15. REMOVE ALL TEMPORARY SE/SC MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION

Call Before You Dig JULIE 1-800-892-0123

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
2	ISSUED FOR PERMIT - LOT 3	05/26/26	JTA
3	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
4	REVISED PER IDOT AND VILLAGE COMMENT	03/13/26	INS
5	ISSUED FOR PERMIT - LOT 3	02/02/26	INS
6	REVISED PER VILLAGE COMMENTS	01/28/26	INS
7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

Kimley»Horn

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570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-405-2004
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

CORE ACQUISITIONS

EROSION CONTROL PLAN DETAILS

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER C4.1

VILLAGE OF ARLINGTON HEIGHTS

1. ALL ONSITE WATERMAIN SHALL BE INSTALLED WITH A TRACER WIRE FROM THE MAINS TO THE ACCESS BOXES FOR THE INDIVIDUAL BUILDINGS.
2. ALL EXISTING SANITARY SEWER SHALL BE REMOVED AND TERMINATED AT THE MAIN.

MWRD UTILITY NOTES

1. ALL DISHWASHER DISCHARGES SHALL BYPASS GREASE TRAPS.
2. THE MWRD SHALL HAVE A 24 HOUR–A–DAY UNRESTRICTED ACCESS TO ALL MWRD STRUCTURES/SEWERS/FACILITIES.
3. NO DEBRIS SHALL ENTER MWRD STRUCTURES/SEWERS/FACILITIES/WATERWAYS.
4. ALL ACCESS HATCHES/MANHOLE COVERS ON MWRD STRUCTURES/MANHOLES WITHIN THE PROJECT AREA SHALL NOT BE BURIED/COVERED.
5. THE PERMITTEE SHALL SUPPORT/PROTECT MWRD STRUCTURES/SEWERS/FACILITIES DURING EXCAVATIONS AND AT CROSSINGS.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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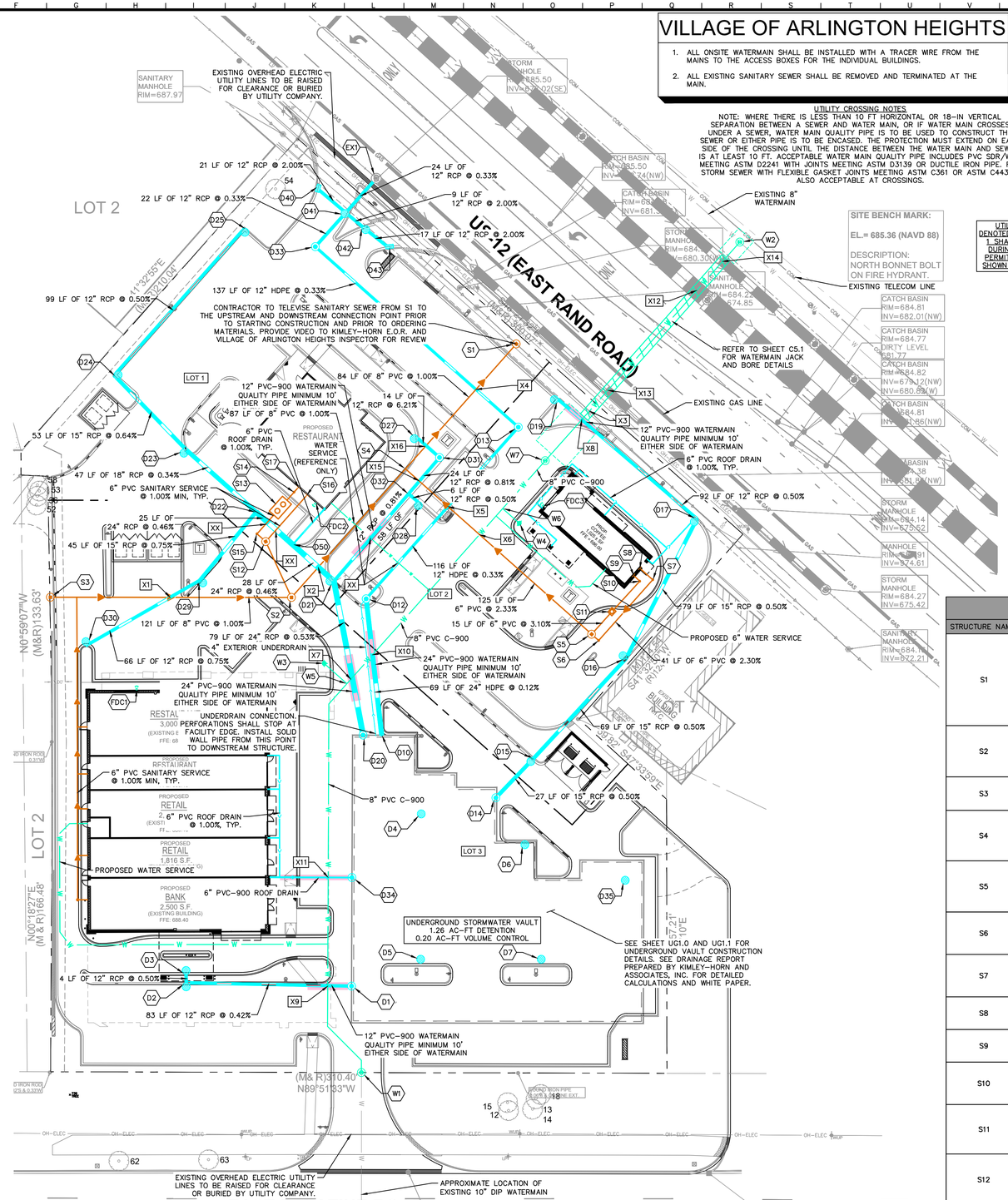
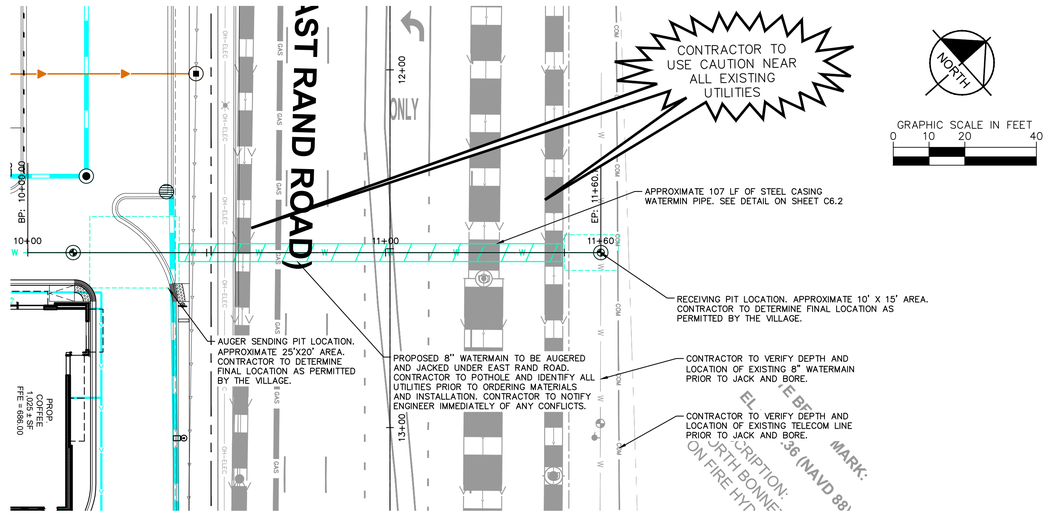
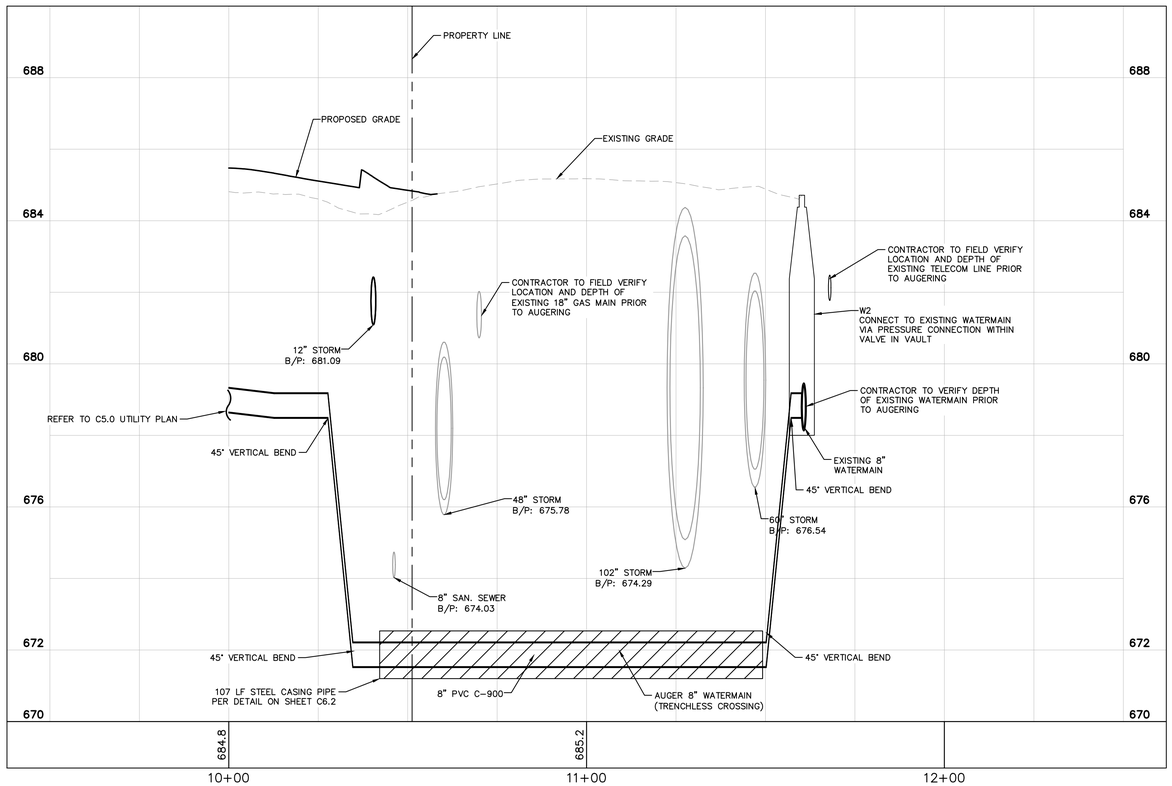
JULIE
1-800-892-0123

STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
D1	CONNECTION TO DETENTION VAULT VIA RISER WITH CLOSED LID RIM: 687.48 INV IN: 683.40 (W, 12")
D2	CATCH BASIN – OPEN LID IN CURB RIM: 687.19 INV IN: 683.75 (N, 12") INV OUT: 683.75 (E, 12")
D3	CURB INLET (24") RIM: 687.32 INV OUT: 683.77 (S, 12")
D4	INLET (24") WITH INTERNAL BAFFLES RIM: 686.67
D5	INLET (24") WITH INTERNAL BAFFLES RIM: 686.65
D6	CURB INLET (24") WITH INTERNAL BAFFLES RIM: 686.61
D7	INLET (24") WITH INTERNAL BAFFLES RIM: 686.64
D10	CONNECTION TO DETENTION VAULT RIM: 687.15 INV OUT: 678.58 (N, 24")
D12	OUTLET CONTROL STRUCTURE WITH (MH – CLOSED LID) INTERNAL WEIR WALLS AND CONNECT EXTERIOR UNDERDRAIN. SEE DETAIL ON SHEET C6.2. RIM: 686.96 INV IN: 678.50 (S, 24") INV IN: 678.50 (SW, 4") INV OUT: 678.50 (NE, 12")
D13	MH – CLOSED LID RIM: 685.03 INV IN: 678.11 (SW, 12") INV OUT: 678.11 (NW, 12")
D14	CONNECTION TO DETENTION VAULT VIA RISER WITH CLOSED LID RIM: 686.79 INV IN: 680.00 (NE, 15")
D15	CATCH BASIN – OPEN LID IN CURB RIM: 685.92 INV IN: 680.14 (NE, 15") INV OUT: 680.14 (SW, 15")
D16	MH – OPEN LID IN CURB RIM: 684.80 INV IN: 680.48 (NE, 15") INV OUT: 680.48 (SW, 15")
D17	MH – OPEN LID IN CURB RIM: 684.50 INV IN: 680.88 (NW, 12") INV OUT: 680.88 (SW, 15")
D19	CURB INLET (24") RIM: 684.64 INV OUT: 681.34 (SE, 12")
D20	CONNECTION TO DETENTION VAULT VIA RISER WITH CLOSED LID RIM: 687.26 INV IN: 680.00 (N, 24")
D21	CATCH BASIN – OPEN LID IN CURB RIM: 686.56 INV IN: 680.42 (NW, 24") INV IN: 680.92 (NE, 12") INV OUT: 680.42 (S, 24")
D22	WYE CONNECTION RIM: 687.34 INV IN: 680.66 (NW, 18") INV IN: 682.67 (SW, 15") INV OUT: 680.66 (SE, 24")
D23	MH – OPEN LID IN CURB RIM: 686.82 INV IN: 680.82 (NW, 15") INV OUT: 680.82 (SE, 18")
D24	MH – OPEN LID IN CURB RIM: 686.13 INV IN: 681.16 (NE, 12") INV OUT: 681.16 (SE, 15")
D25	CURB INLET (24") RIM: 685.76 INV OUT: 681.65 (SW, 12")
D27	MH – OPEN LID IN CURB RIM: 686.98 INV OUT: 683.49 (SE, 12")
D28	CURB INLET (24") RIM: 684.80 INV OUT: 681.42 (NW, 12")
D29	MH – OPEN LID IN CURB RIM: 687.07 INV IN: 683.00 (SW, 12") INV OUT: 683.00 (NE, 15")
D30	CURB INLET (24") RIM: 687.15 INV OUT: 683.50 (NE, 12")
D31	MH – CLOSED LID RIM: 686.10 INV IN: 682.60 (NW, 12") INV OUT: 681.58 (SW, 12")
D32	45° WYE RIM: 685.74 INV IN: 681.38 (NE, 12") INV IN: 681.39 (SE, 12") INV OUT: 681.38 (SW, 12")
D33	MH – CLOSED LID RIM: 686.18 INV IN: 677.66 (SE, 12") INV OUT: 677.66 (NE, 12")
D34	CONNECTION TO DETENTION VAULT VIA RISER WITH CLOSED LID RIM: 687.32 INV OUT: 683.50 (W, 6")
D35	INLET (24") WITH INTERNAL BAFFLES RIM: 686.64
D40	CURB INLET (24") RIM: 686.06 INV OUT: 682.25 (SE, 12")
D41	CATCH BASIN – OPEN LID IN CURB RIM: 686.10 INV IN: 677.58 (SW, 12") INV IN: 681.82 (NW, 12") INV IN: 681.72 (SE, 12") INV OUT: 677.58 (NE, 12")
D42	CATCH BASIN – OPEN LID IN CURB RIM: 686.01 INV IN: 681.90 (SE, 12") INV OUT: 681.90 (NW, 12")
D43	CURB INLET (24") RIM: 685.86 INV OUT: 682.25 (NW, 12")







RAND ROAD WATERMAIN CROSSING DETAIL

VERTICAL: 1" = 2' | HORIZONTAL: 1" = 20'

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Kimley»Horn

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PHONE: 847-405-2304
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

CORE ACQUISITIONS

WATERMAIN EXTENSION PROFILE

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
C5.1

Drawing name: K:\CHI_LIDE\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C5.1 PLAN AND PROFILE.dwg C5.1 Jun 12, 2026 6:15pm by: JakeAntony
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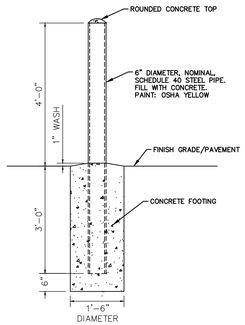

6" BOLLARD DETAIL

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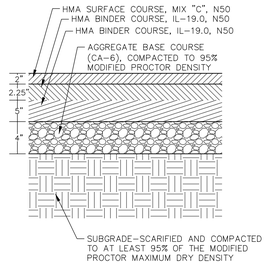

VILLAGE OF ARLINGTON HEIGHTS FIRE LANE

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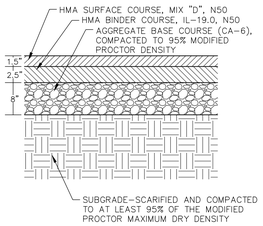
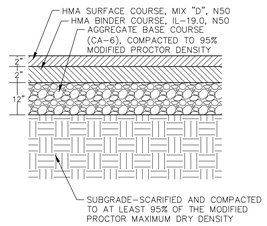


STANDARD DUTY ASPHALT PAVEMENT SECTION

N.T.S. 10/19/20



HEAVY DUTY ASPHALT PAVEMENT SECTION

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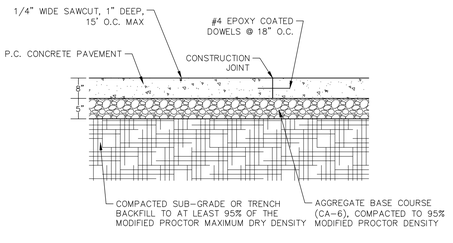

HEAVY DUTY CONCRETE PAVEMENT SECTION

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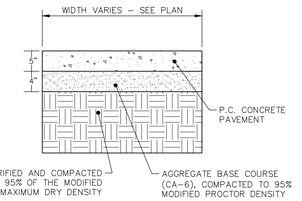
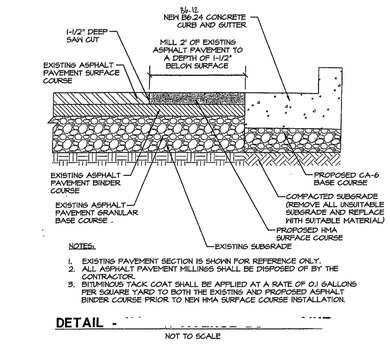


NOTES:

1. PROVIDE 1/2" EXPANSION JOINTS AT 20', MAXIMUM, SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
2. PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
3. WELDED WIRE FABRIC (6X6-6X6) SHALL BE INSTALLED THROUGH DRIVEWAYS AT 2" ABOVE SLAB BOTTOM.
4. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE
5. USE 2-#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
6. AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.

CONCRETE SIDEWALK

N.T.S.

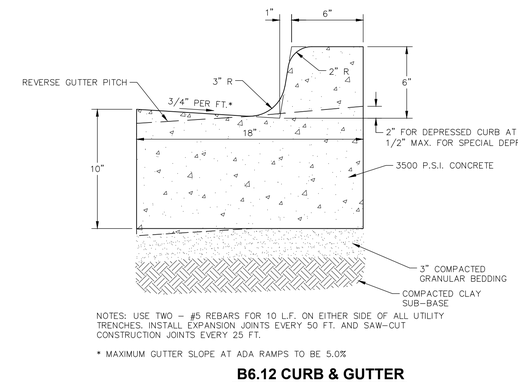


NOTES:

1. EXISTING PAVEMENT SECTION IS SHOWN FOR REFERENCE ONLY.
2. ALL ASPHALT PAVEMENT MILLINGS SHALL BE DISPOSED OF BY THE CONTRACTOR.
3. BITUMINOUS TACK COAT SHALL BE APPLIED AT A RATE OF 0.1 GALLONS PER SQUARE YARD TO BOTH THE EXISTING AND PROPOSED ASPHALT BINDER COURSE PRIOR TO NEW HMA SURFACE COURSE INSTALLATION.

DETAIL -

NOT TO SCALE

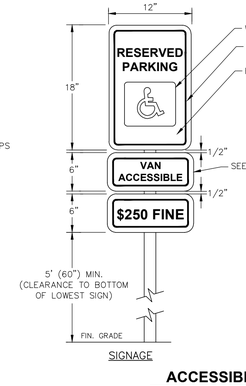


NOTES: USE TWO – #5 REBARS FOR 10 L.F. ON EITHER SIDE OF ALL UTILITY TRENCHES. INSTALL EXPANSION JOINTS EVERY 50 FT. AND SAW-CUT CONSTRUCTION JOINTS EVERY 25 FT.

* MAXIMUM GUTTER SLOPE AT ADA RAMPS TO BE 5.0%

B6.12 CURB & GUTTER

N.T.S.



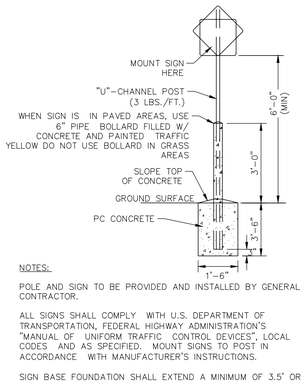
SIGNAGE

NOTES:

1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
2. SIGN SHALL HAVE A REFLECTIVE (ENGINEERING GRADE) WHITE BACKGROUND WITH GREEN REFLECTIVE LEGEND AND BORDER.
3. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTIVE (ENGINEERING GRADE) WHITE BACKGROUND WITH GREEN LEGEND AND BORDER.
4. CONTRACTOR SHALL VERIFY FINE AMOUNT.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-2.3 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL ADA CODE.
7. ALL ACCESSIBLE FEATURES TO BE IN STRICT ACCORDANCE WITH ADA STANDARDS AND LOCAL LAWS.
8. AT LEAST ONE (1) FOR EVERY SIX (6) ACCESSIBLE SPACES MUST BE VAN ACCESSIBLE, WITH A MINIMUM OF ONE (1) VAN ACCESSIBLE SPACE PER SITE.

ACCESSIBLE PARKING SIGNAGE

N.T.S.



NOTES:

POLE AND SIGN TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

SIGN BASE FOUNDATION SHALL EXTEND A MINIMUM OF 3.5' OR TO FROST DEPTH, WHICHEVER IS GREATER.

STANDARD SIGN BASE

N.T.S.

IDOT - PAVEMENT PATCHING AT CURB & GUTTER REMOVAL DETAIL

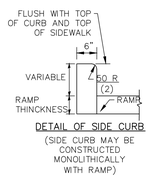
N.T.S.

GENERAL NOTES:

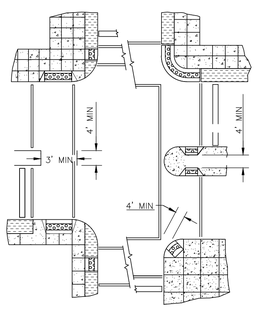
1. THE MAXIMUM SLOPE OF THE SIDE FLARE FOR TYPE B RAMPS SHALL BE 1:10; HOWEVER, IF THE WIDTH OF THE LANDING AREA BETWEEN THE TOP OF THE RAMP AND AN OBSTRUCTION IS LESS THAN (4'-0") THEN THE MAXIMUM SLOPE SHALL BE 1:12.
2. ALL SLOPE RATIOS ARE EXPRESSED AS UNITS OF VERTICAL DISPLACEMENT TO UNITS OF HORIZONTAL DISPLACEMNT (V:H).
3. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SHOWN.
4. RAMP DETAILS TO BE COORDINATED PER VILLAGE REQUIREMENTS.
5. DETECTABLE WARNINGS SHALL CONSIST OF TRUNCATED DOMES WHICH CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
6. CONTRACTOR TO SELECT ADA DETECTABLE WARNING PERMEABLE PAVERS OR CONCRETE WITH ADA DETECTABLE WARNING DOMES FOR RAMPS.

LEGEND

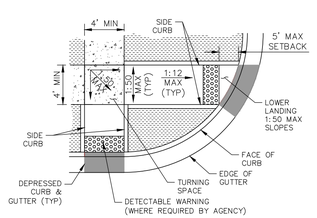
- SIDEWALK
- RAMP
- DETECTABLE WARNINGS
- NON WALKING AREA
- FACE OF BUILDING



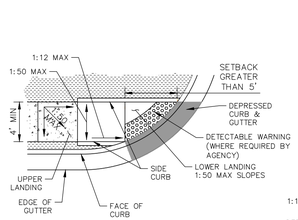
DETAIL OF SIDE CURB (SIDE CURB MAY BE CONSTRUCTED MONOLITHICALLY WITH RAMP)



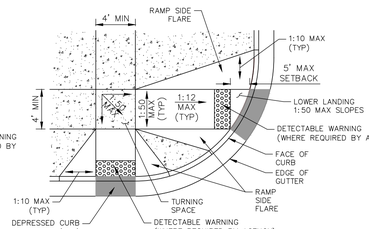
RECOMMENDED LOCATION OF RAMPS



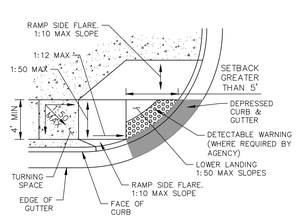
RAMPS IN LANDSCAPED AREA (SETBACK < 5')



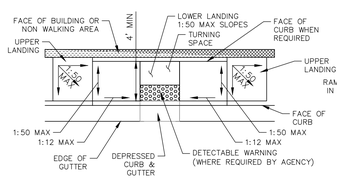
RAMPS IN LANDSCAPED AREA (SETBACK > 5')



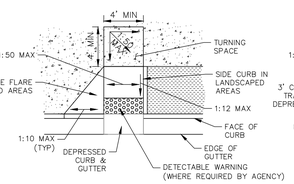
RAMPS IN PAVED AREA (SETBACK < 5')



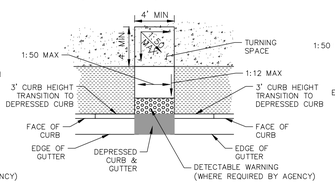
RAMPS IN PAVED AREA (SETBACK > 5')



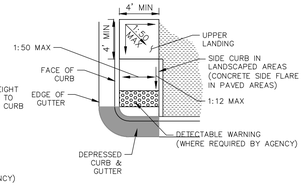
PARALLEL MID-BLOCK CURB RAMP



PERPENDICULAR MID-BLOCK CURB RAMP



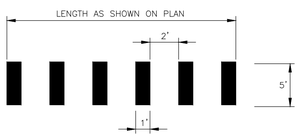
PERPENDICULAR MID-BLOCK CURB RAMP (OPTION 2)



RAMPS ADJACENT TO PAVEMENT

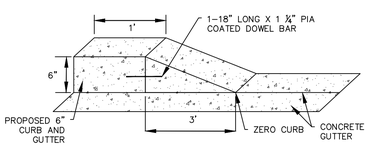
SIDEWALK AND SIDEWALK RAMPS

N.T.S.



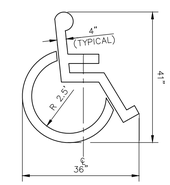
PAINTED CROSS-WALK DETAIL

N.T.S.



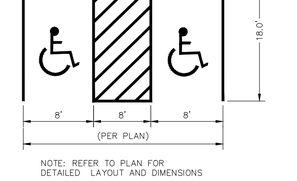
ZERO CURB TRANSITION

N.T.S.



ACCESSIBLE PARKING SYMBOL

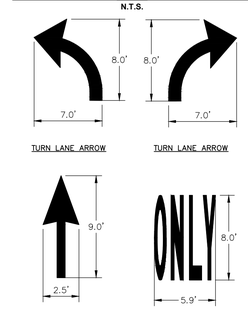
N.T.S.



NOTE: REFER TO PLAN FOR DETAILED LAYOUT AND DIMENSIONS

TYPICAL HANDICAP STRIPING

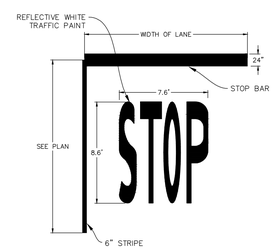
N.T.S.



NOTE: ALL TRAFFIC FLOW ARROWS TO BE PAINTED PER STATE DOT STANDARDS PER DIMENSIONS ABOVE.

TRAFFIC FLOW ARROW

N.T.S.



STOP BAR

N.T.S.

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
2	ISSUED FOR PERMIT - LOT 3	05/26/26	JTA
3	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
4	REVISED PER VILLAGE COMMENTS	03/13/26	INS
5	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
6	ISSUED FOR PERMIT - LOT 3	01/28/26	INS
7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-405-2700
WWW.KIMLEY-HORN.COM

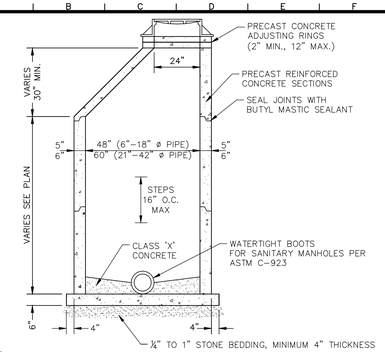
CORE ACQUISITIONS

CONSTRUCTION DETAILS - PAVEMENT, STRIPING, CURB

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

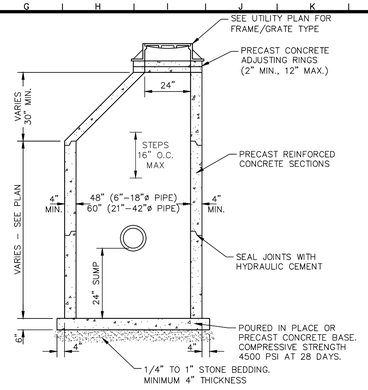
ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
C6.0

Drawing name: K:\CHI_LIDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C6.0 CONSTRUCTION DETAILS.dwg C6.0 Jun 12, 2026 6:16pm by: Jake.Antony
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

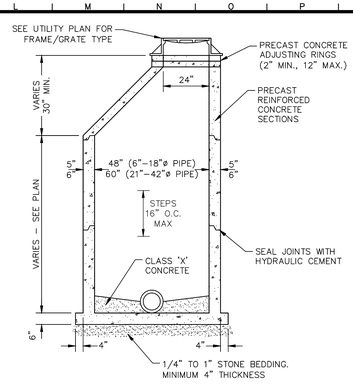


NOTES:
1. UNLESS OTHERWISE NOTED, USE THE FOLLOWING FRAMES & GRATES OR EQUALS:
   1.1. –IN PAVED AREAS: NEENAH R–1713 OR APPROVED EQUAL W/TYPE B COVER (CLOSED)
   1.2. –IN GRASS: NEENAH R–1711 W/TYPE B COVER (CLOSED)
2. EAST JORDAN EQUIVALENTS ALSO MAY BE USED.
3. ALL COVERS SHALL BE SELF SEALING WITH CONCEALED PICK HOLES AND HAVE "SANITARY" CAST ON THE COVER.
4. SANITARY MANHOLES NEED WATER PROOF COATING ON EXTERIOR AND STEPS.
5. MASTIC ROPE REQUIRED BETWEEN ALL PRECAST SECTIONS WITH CHIMNEY SEAL.
6. WATER PROOF WRAP REQUIRED ON ALL JOINTS.
7. HYRDRAULIC CEMENT REQUIRED FOR ANY ANNULAR SPACES AROUND THE PIPES AND BOOTS.

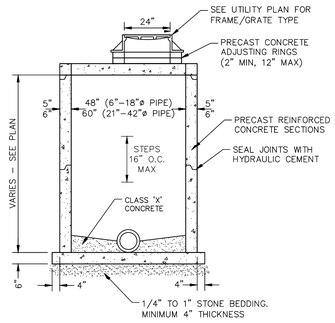
SANITARY MANHOLE
N.T.S.



CATCH BASIN TYPE A
N.T.S.

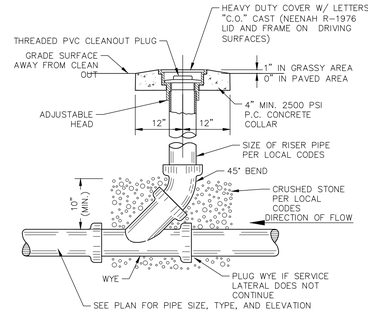


STORM MANHOLE TYPE A
N.T.S.



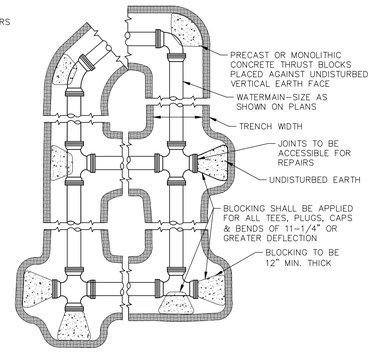
*FLAT TOP MANHOLE TO BE USED WHEN COVER IS LESS THAN 36". IF COVER IS GREATER THAN 36", USE TYPE A MANHOLE.

STORM MANHOLE (FLAT TOP)
N.T.S.

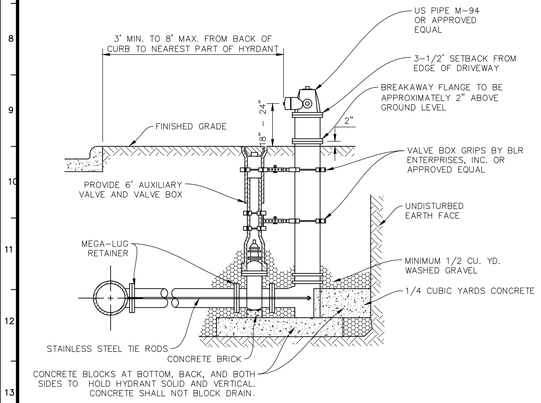


NOTE: SEE APPLICABLE DETAIL FOR BACKFILL AND BEDDING INSTRUCTIONS.

SANITARY/STORM CLEAN-OUT
N.T.S.



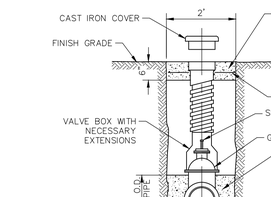
THRUST BLOCKING DETAIL
N.T.S.



GENERAL NOTES:

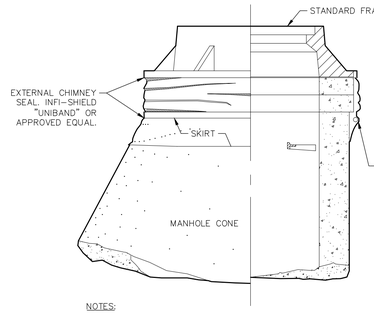
1. MAXIMUM BARREL EXTENSIONS ARE 18 INCHES AND SHALL BE WATEROUS EXTENSION FOR WATEROUS HYDRANTS.
2. ALL HYDRANTS ARE TO BE SUPPLIED WITH A 6" FLANGED AND MECHANICAL JOINT AUXILIARY VALVE THAT CONFORMS TO AWWA 500–80. ALL TRIM BOLTS ARE TO BE STAINLESS STEEL.
3. ALL BELOW GRADE FASTENERS TO BE STAINLESS STEEL:
   A. BOLTS AND THREADED RODS – GRADE #304
   B. NUTS AND WASHERS – GRADE #300
4. MEGA–LUG RETAINERS MUST BE INSTALLED ON ALL MECHANICAL FITTINGS.

FIRE HYDRANT
N.T.S.



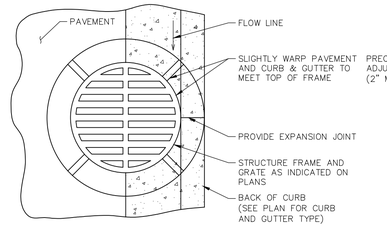
NOTES:
1. 4"–12" R.S. GATE VALVES SHALL BE IN ACCORDANCE WITH AWWA STANDARD C–509.
2. A PERMANENTLY ATTACHED VALVE EXTENSION STEM SHALL BE REQUIRED IF THE OPERATING NUT FOR ANY VALVE IS LOCATED IN EXCESS OF 4' BELOW THE TOP OF THE VALVE BOX. THIS EXTENSION SHALL BE SUFFICIENT LENGTH TO ENSURE THAT THE TOP IS WITHIN 4' OF THE VALVE BOX LID.
3. DUCTILE IRON OR C–900 PVC PIPE SHALL BE USED FOR VALVE STACKS WITH VALVE BOX CASTING.
4. PLACE A BLUE DOT (3") ON NEAREST CURB FACE TO VALVE.
5. FOR GATE VALVES < 16" (FOR GATE VALVES ≥ 16" USE HORIZONTAL GATE VALVE)

TYPICAL VALVE SETTING AND BOX
N.T.S.

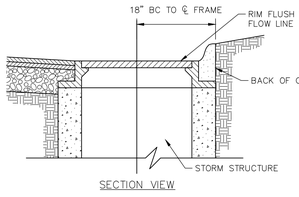


NOTES:
1. CHIMNEY SEALS SHALL BE INSTALLED ON ALL SANITARY SEWERAGE SYSTEM MANHOLES AND GREASE TRAP CATCH BASIN.
2. EXTERNAL CHIMNEY SEAL SHALL BE INFI–SHIELD "UNIBAND" BY SIMA ENVIRONMENTAL OR APPROVED EQUAL.
3. CHIMNEY SEALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

EXTERNAL CHIMNEY SEAL
N.T.S.

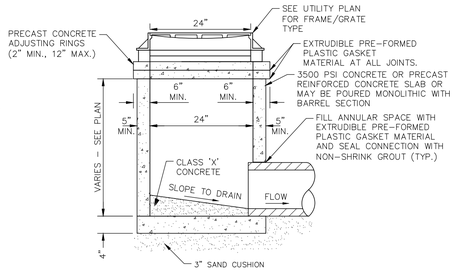


PLAN VIEW

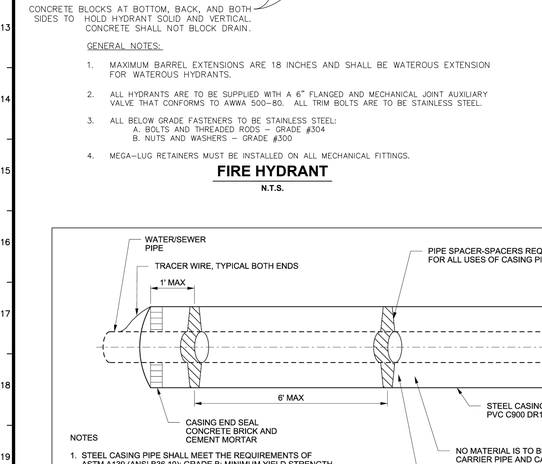


SECTION VIEW

INLET AT CURB FRAME LOCATION
N.T.S.



2' DIAMETER STORM INLET
N.T.S.



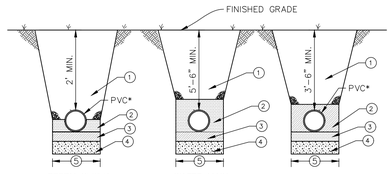
NOTES
1. STEEL CASING PIPE SHALL MEET THE REQUIREMENTS OF ASTM A139 (ANSI B36.10); GRADE B; MINIMUM YIELD STRENGTH OF 35,000 P.S.I.; 0.375" MINIMUM WALL THICKNESS.
2. CASING PIPE SHALL BE WELDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY (AWS) STANDARD D1.1. JOINTS IN STEEL CASING PIPES SHALL BE FULL CIRCUMFERENCE BUTT WELDED WATERTIGHT TO THE PREVIOUSLY INSTALLED LENGTH OF CASING PIPE.
3. CASING END SEALS SHALL BE RUBBER TRANSITIONAL BOOT WITH TWO (2) STAINLESS STEEL BANDS AS MANUFACTURED BY CASCADE WATER WORKS MANUFACTURING CO., OR PIPELINE SEAL AND INSULATOR INC OR CONCRETE BRICK AND CEMENT MORTAR.
4. TRACER WIRE SHALL BE BONDED TO THE CASING BY CALDWELL/THERMALLY BONDED AT BOTH ENDS OF THE CASING. A MINIMUM OF 4 FEET OF ADDITONAL TRACER WIRE SHALL BE PROVIDED AT EACH END OF CASING.
5. CARRIER PIPE MUST BE REMOVABLE FROM CASING IN EITHER DIRECTION. CARRIER PIPE SHALL HAVE RESTRAINED JOINTS AS APPROVED BY LCPW.
6. CASING SPACERS SHALL BE RESTRAINED STAINLESS STEEL AS MANUFACTURED BY CASCADE WATER WORKS MANUFACTURING CO. OR APPROVED EQUAL.
7. ADJUSTABLE CASING SPACERS ARE ALLOWED FOR ADJUSTMENT OF CARRIER PIPE SLOPE.

CARRIER PIPE SIZE	CASING PIPE SIZE
4"	10"
6"	12"
8"	16"
10"	20"
12"	20"
16"	24"

*CASING PIPE SIZES ARE MINIMUMS AND MAYBE INCREASED AS NECESSARY BASED ON FIELD CONDITIONS.

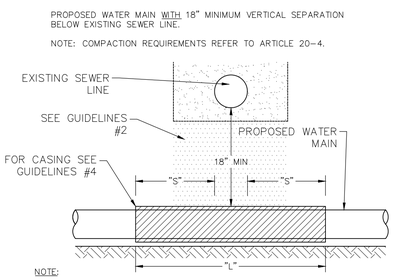
CASING PIPE DETAIL

DATE: 12/14/20 ID: 17
REVISIONS DATE



1. MECHANICALLY COMPACTED CA–6 CRUSHED STONE IN 6 INCH LIFTS UNDER OR WITHIN 2 FEET OF ANY PAVEMENT, CURB, GUTTER, OR SIDEWALK. MACHINE COMPACTION OF EXCAVATED MATERIAL IN OTHER LOCATIONS WHERE SUITABLE.
2. WATERMAIN & FORCEMAIN: CA–11 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF DUCTILE IRON PIPE
   STORM SEWER & SANITARY SEWER: CA–11 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF PIPE *ADDITIONAL 12" OF CA–11 CRUSHED STONE ABOVE TOP OF PVC PIPE.
3. 4" BED MECHANICALLY COMPACTED CA–11 CRUSHED STONE
4. UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED WITH GRANULAR MATERIAL AS DIRECTED BY GEOTECHNICAL ENGINEER.
5. TRENCH WIDTH: OUTSIDE DIAMETER + 18 IN.

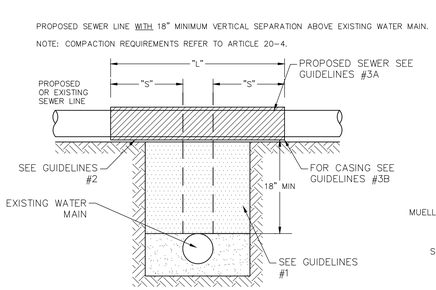
PIPE BEDDING DETAIL
N.T.S.



NOTE:
1. "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING SEWER LINE.

GUIDELINES:
1. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L" FEET.
2. IF SELECT GRANULAR BACKFILL EXISTS: REMOVE WITHIN WIDTH OF EXISTING SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED (CLASS IV) AND COMPACT.
3. PROVIDE ADEQUATE SUPPORT FOR EXISTING SEWER LINE TO PREVENT DAMAGE DUE TO SETTLEMENT.
4. USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED WATER MAIN AND SEAL ENDS OF CASING.

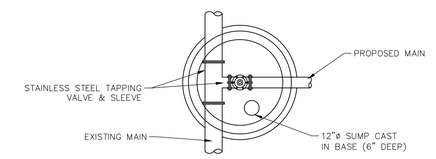
EXISTING SEWER OVER PROPOSED WATER MAIN CROSSING DETAIL
N.T.S.



NOTE:
1. "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING SEWER LINE.

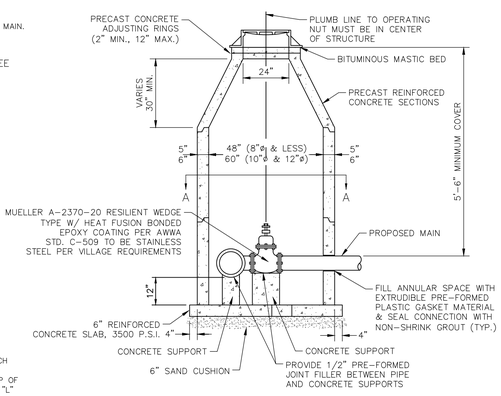
GUIDELINES:
1. IF SELECT GRANULAR BACKFILL EXISTS: REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED (CLASS IV) AND COMPACT.
2. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L" FEET.
3. A) CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR:
   B) USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED SEWER AND SEAL ENDS OF CASING.

PROPOSED SEWER OVER EXISTING WATER MAIN CROSSING DETAIL
N.T.S.



SECTION A–A

NOTES:
1. UNLESS OTHERWISE NOTED, USE THE FOLLOWING FRAMES & GRATES:
   – IN PAVED AREAS: NEENAH R–1712 W/TYPE B COVER (CLOSED)
   – IN GRASS: NEENAH R–1772–A W/TYPE B COVER (CLOSED)
2. EAST JORDAN EQUIVALENTS ALSO MAY BE USED.
3. ALL COVERS SHALL BE SELF–SEALING WITH CONCEALED PICK HOLES AND HAVE "WATER" CAST INTO THE COVER.



VALVE AND VAULT AT PRESSURE CONNECTION
N.T.S.

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
2	ISSUED FOR PERMIT – LOT 3	05/26/26	JTA
3	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
4	REVISED PER VILLAGE COMMENTS	03/13/26	INS
5	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
6	ISSUED FOR PERMIT – LOT 3	01/28/26	INS
7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

Kimley»Horn
© 2025 KIMLEY–HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847.520.5504
WWW.KIMLEY–HORN.COM

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

CORE ACQUISITIONS

CONSTRUCTION DETAILS - UTILITIES

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER C6.1

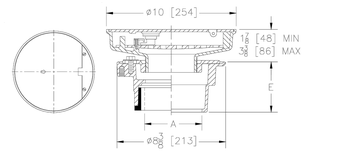
Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C6.0 CONSTRUCTION DETAILS.dwg Jun 12, 2026 6:16pm by: Jake.Antony
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley–Horn and Associates, Inc. shall be without liability to Kimley–Horn and Associates, Inc.

Drawing name: K:\CRN_IDFK\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C6.0 CONSTRUCTION DETAILS.dwg Jun 12, 2026 6:16pm by Jake.Antony
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ZURN **Z315**
VANDAL PROOF ACCESS DRAIN

SPECIFICATION SHEET
TAG _____

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice



A-Pipe Size In [mm]	Approx. Wt. Lbs. [kg]
2 [51]	23 [10]
3 [76]	24 [11]
4 [102]	25 [11]

ENGINEERING SPECIFICATION: ZURN ZN315
10" [254mm] Top vandal proof drain, Dura-Coated cast iron body bottom outlet, invertible membrane clamp, vertically adjustable nickel bronze top with secondary strainer and hinged solid locking cover.

OPTIONS (Check/specify appropriate options)

PIPE SIZE
2,3,4 [51,76,102]
2,3,4 [51,76,102]

PREFIXES
___ ZN D.C.C.I. Body w/Polished Nickel Bronze Top*

SUFFIXES
___ -G Galvanized Cast Iron
___ -HL Hinged Locking Grate
___ -P Trap Primer Connection
___ -TC Neo-Loc Test Cap Gasket (2,3,4 [51,76,102] NL Bottom Outlet Only)

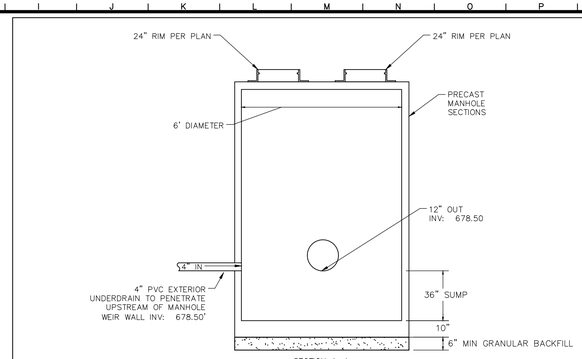
(Specify size/type) **OUTLET**
___ NH No-Hub
___ NL Neo-Loc

'E' BODY HT. DIM.
3-7/8 [98]
3-3/4 [95]

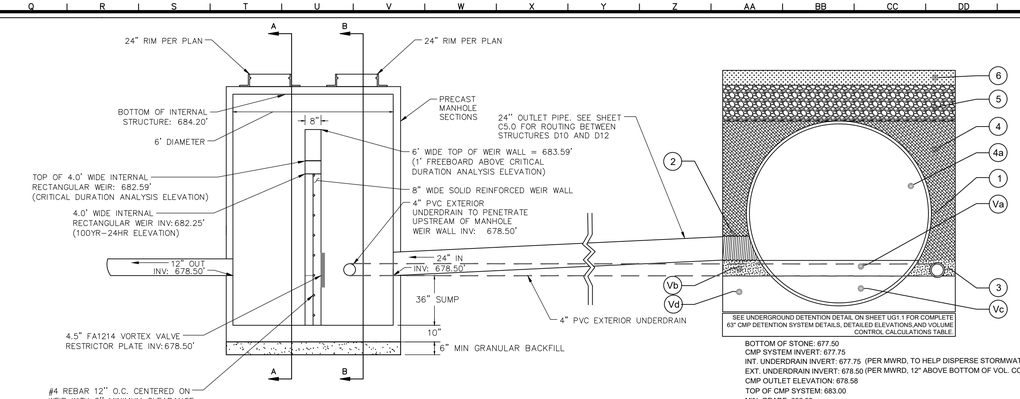
* Regularly furnished unless otherwise specified

Zurn Industries, LLC | Specification Drainage Operation
1801 Pittsburgh Avenue, Erie, PA U.S.A. 16502 · Ph: 800-883-9876, Fax 814-454-7929
In Canada | Zurn Industries Limited
3541 Nashua Drive, Mississauga, Ontario L4V 1L2 · Ph: 905-405-6070, Fax 905-405-1292
www.zurn.com

Rev. E
Date: 09/26/2017
C/N. No. 137826
Prod. | Dwg. No. Z315

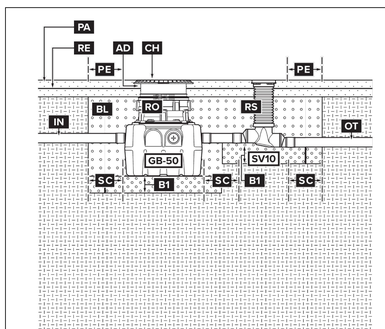


SECTION A–A



BOTTOM OF STONE: 677.50
CMP SYSTEM INVERT: 677.75
INT. UNDERDRAIN INVERT: 677.75 (PER MWRD, TO HELP DISPERSE STORMWATER THROUGHOUT SYSTEM)
EXT. UNDERDRAIN INVERT: 678.50 (PER MWRD, 12" ABOVE BOTTOM OF VOL. CONTROL TO DRAIN SYSTEM)
CMP OUTLET ELEVATION: 678.58
TOP OF CMP SYSTEM: 683.00
MIN. GRADE: 686.59

Quote: BIFB922C



DETAIL Dutch Bros - Arlington Heights, IL (IL0402) — Outdoors, Below Grade

AD Cover adapter with vertical adjustability

B1 6" minimum compacted base - clean, crushed stone approximately 1" in size (AASHTO M43 Size #57 or similar) free of debris and fines.

BL Backfill evenly around the interceptor and risers with clean, crushed stone approximately 1" in size (AASHTO M43 Size #57 or similar) free of debris and fines.

CH Traffic rate cast iron cover

IN 4" diameter inlet pipe

OT 4" diameter outlet pipe

PA Minimum 8" thick concrete pad with rebar required for vehicular traffic. Concrete to be 28 day compressive strength to 4,000 PSI.

PE Pad to extend 18" minimum beyond edge of tank on all sides.

RE No. 4 rebar, grade 60 steel

RO FF24 Fast Pitch® riser(s) to grade

RS FCR10 field cut riser to grade

SC 12" clear all sides

DETAIL Dutch Bros - Arlington Heights, IL (IL0402) — Outdoors, Below Grade

GB-50 GREASE INTERCEPTOR 50 GPM / 75 GPM, 4" PLAIN/FPT CONNECTIONS
SV10 SEWER VIEWER SAMPLING PORT, 4" CONNECTIONS (FIELD MODIFIABLE TO 6"), POLYETHELENE COVER

Disclaimer: this Detail represents manufacturer directed guidance regarding the grease interceptor system. The contents of this document are not a substitute for local jurisdiction requirements and plumbing code standards. Please follow all local ordinances when installing.

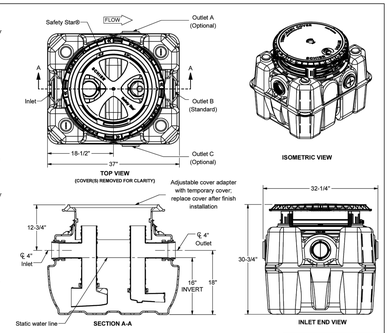
SCHIER
LIFETIME GUARANTEED
GREASE INTERCEPTORS
schierproducts.com

SPECIFICATION NOTES
(1) 4" FPT inlet/outlet with 4" plain end fittings
(2) Unit weight: 78 lbs. For wet weight, add 542 lbs. For traffic-rated cover(s), add 60 lbs per cover. For pedestrian cover(s), add 7 lbs per cover.
(3) Maximum operating temperature: 150° F continuous
(4) Liquid Capacity: 65 gal
Grease Capacity (50 GPM): 439 lbs (60 gal)
Grease Capacity (75 GPM): 287 lbs (43 gal)
Solids Capacity: 13 gal
(5) For gravity drainage applications only
(6) Do not use for pressure applications
(7) Cover placement allows full access to tank for proper maintenance
(8) Vent not required unless per local code
(9) Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping
(10) Integral air relief / Anti-siphon / Gamping access
(11) Cover adapters provide an adjustable height range of 5"
(12) Designed for below-grade, above-grade, indoor or outdoor installations
(13) Safety Stand® (450 lbs load capacity) is an access restrictor built into each cover adapter to prevent accidental entry into tanks

CERTIFIED PERFORMANCE
Great Basin® hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME A112.14.3 and CSA B481.1. Great Basin® interceptors meet the sizing requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

ENGINEER SPECIFICATION GUIDE
Schier Great Basin® grease interceptor model GB-50 shall be lifetime guaranteed and made in USA of seamless, molded polyethylene with welded, flat bottom construction. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter. Safety Stand® access restrictor built into each cover adapter, and three outlet options. This unit is certified for hydromechanical performance to ASME A112.14.3 (Type D) and CSA B481.1. Interceptor flow rate shall be 50 GPM w/ 75 GPM. Interceptor grease capacity shall be 439 lbs.

COVERS SOLD SEPARATELY
This unit is provided with temporary cover(s) intended for the duration of jobsite installation. Purchase one of the following finish covers.
- T24-CI (B045-000-0101) Traffic-rated (AASHTO H-20) cast iron cover shall provide watertight seal and have a minimum of 16,000 lbs load capacity. For outdoor installation.
- P24-CI (B045-000-01) Pedestrian-rated poly cover shall provide watertight seal and have a minimum of 2,000 lbs load capacity. For indoor installation.



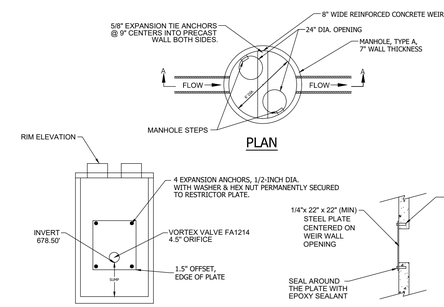
SCHIER
6455 Woodland Dr
Shawnee, KS 66218
tel: 913-951-3300
fax: 913-951-3399
schierproducts.com
Made in the U.S.A.

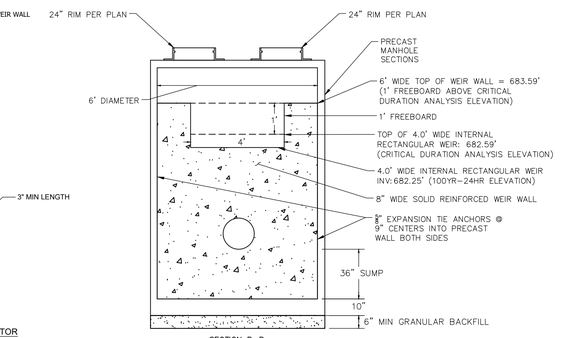
SPECIFICATION SHEET

MODEL NUMBER	GB-50
PART NUMBER	4025-300-01
DESCRIPTION	GB-50 GREASE INTERCEPTOR 50 GPM / 75 GPM, 4" PLAIN/FPT CONNECTIONS
DRAWN BY	C.FINCHAM
DATE	05/20/2025
REV	A
ECO	00108

UPC UPC

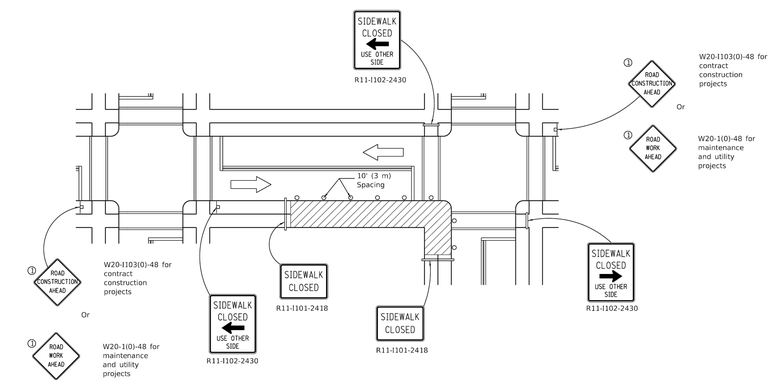
PROPRIETARY AND CONFIDENTIAL. THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SCHIER PRODUCTS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SCHIER PRODUCTS IS PROHIBITED.



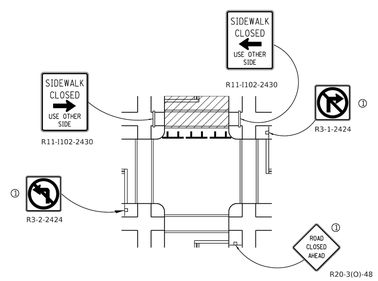


NOTES:
1. STRUCTURES AND WEIR WALL FABRICATED USING REINFORCED PORTLAND CEMENT CONCRETE
2. THE 4" PVC PENETRATION IN THE OUTLET CONTROL STRUCTURE SHALL BE PLACED ON THE UPSTREAM SIDE OF THE WEIR WALL.
3. WEIR WALL PERMANENTLY INSTALLED AS CAST–IN–PLACE OR PRECAST
4. PIPE TO STRUCTURE CONNECTIONS SHALL BE ASTM C923 IN COMBINED SEWER AREAS

OUTLET CONTROL STRUCTURE - D12
N.T.S.



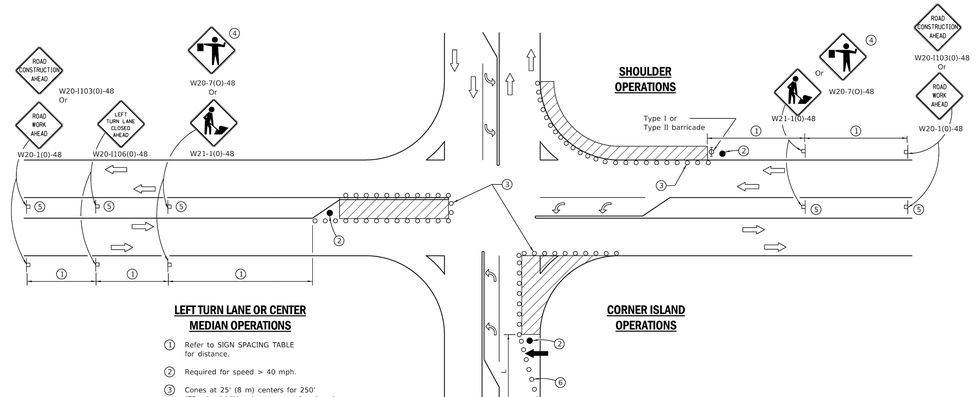
CORNER CLOSURE



CROSSWALK CLOSURE

Illinois Department of Transportation
PASSED April 1, 2016 — ENGINEER OF SAFETY ENGINEERING
APPROVED April 1, 2016 — ENGINEER OF DESIGN AND ENVIRONMENT
BD400 (LRP)

SIDEWALK, CORNER OR CROSSWALK CLOSURE
(Sheet 2 of 2)
STANDARD 701801-06



SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

1. Refer to SIGN SPACING TABLE for distance.
2. Required for speed > 40 mph.
3. Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used, the interval between devices may be doubled.
4. Use flagger sign only when flagger is present.
5. Omit this sign when median is less than 10' (3 m) or for bi-directional turn lanes.
6. Cones, drums or barricades at 20' (6 m) centers in taper.
7. Advanced arrow board required for speeds > 45 mph.
8. Three Type II barricades, drums or vertical barricades at 50' (15 m) centers.

SYMBOLS
- Work area
- Cone, drum or barricade
- Sign on portable or permanent support
- Arrow board
- Barricade or drum with flashing light
- Flagger with traffic control sign

GENERAL NOTES
This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement during shoulder operations or where construction requires lane closures in an urban area.

Calculate L as follows:

SPEED LIMIT	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L=\frac{WS^2}{60}$	$L=\frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

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

DATE	REVISIONS
4-1-16	Corrected sign number for
	LEFT TURN LANE CLOSED
	AHEAD.
1-1-14	Added devices at arrow
	board upstream from taper.
	Rev. workers sign number.

URBAN LANE CLOSURE, MULTILANE INTERSECTION
STANDARD 701701-10

Illinois Department of Transportation
PASSED April 1, 2016 — ENGINEER OF SAFETY ENGINEERING
APPROVED April 1, 2016 — ENGINEER OF DESIGN AND ENVIRONMENT
BD400 (LRP)

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
2	ISSUED FOR PERMIT – LOT 3	05/26/26	JTA
3	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
4	REVISED PER VILLAGE COMMENTS	03/13/26	INS
4a	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
5	ISSUED FOR PERMIT – LOT 3	01/28/26	INS
6	REVISED PER VILLAGE COMMENTS	12/17/25	INS

Kimley»Horn
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570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-572-4700
WWW.KIMLEY-HORN.COM

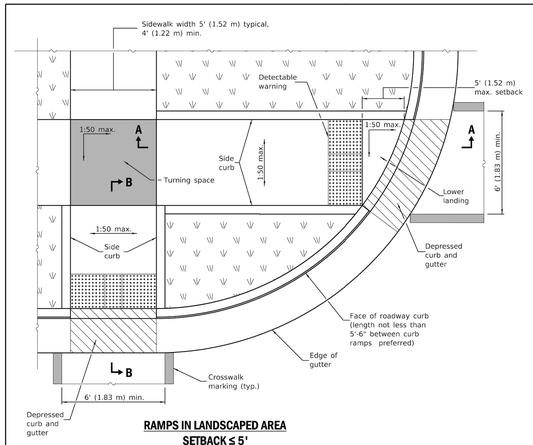
SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

CORE ACQUISITIONS

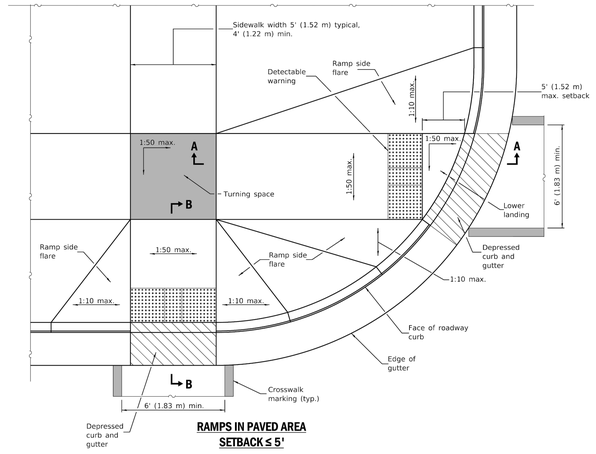
CONSTRUCTION DETAILS - MISCELLANEOUS

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

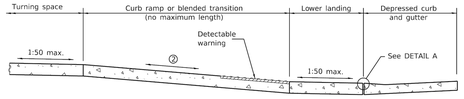
ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
C6.2



RAMPS IN LANDSCAPED AREA
SETBACK ≤ 5'

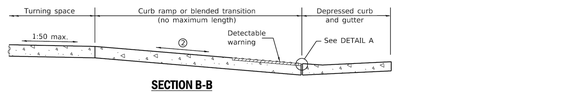


RAMPS IN PAVED AREA
SETBACK ≤ 5'



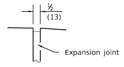
SECTION A-A

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

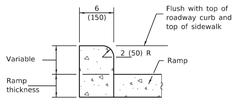


SECTION B-B

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.



DETAIL A



SIDE CURB DETAIL

See Sheet 2 for GENERAL NOTES.

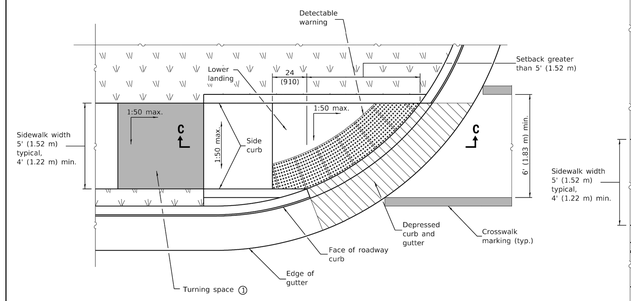
DATE	REVISIONS
1-1-19	Removed "15-foot rule", added
	"Blended transitions" and placement
	tolerances for detectable warnings.
1-1-18	Omitted diagonal slope at
	turning spaces and lower
	landings.

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

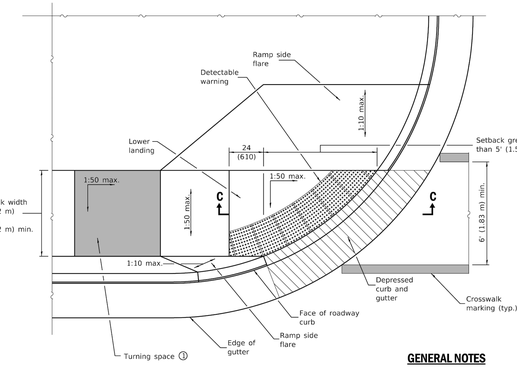
(Sheet 1 of 2)

STANDARD 424001-11

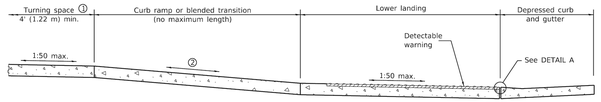
Illinois Department of Transportation
PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BOARD 1-1-97



RAMP IN LANDSCAPED AREA
SETBACK > 5'



RAMP IN PAVED AREA
SETBACK > 5'



SECTION C-C

① This turning space not required for blended transitions.

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1.52 m).

Where 1:50 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

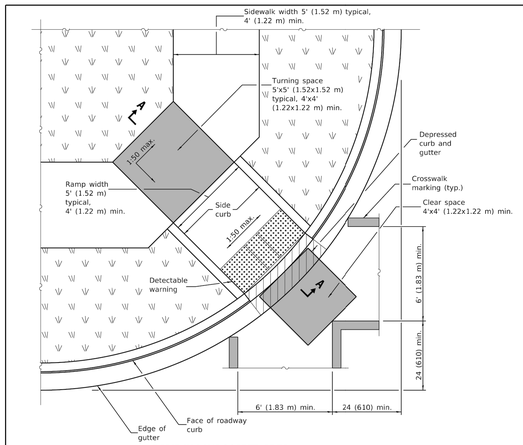
All dimensions are in inches (millimeters) unless otherwise shown.

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

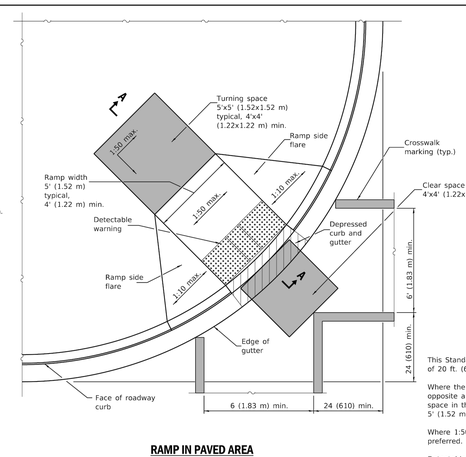
(Sheet 2 of 2)

STANDARD 424001-11

Illinois Department of Transportation
PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BOARD 1-1-97



RAMP IN LANDSCAPED AREA



RAMP IN PAVED AREA

GENERAL NOTES

This Standard shall only be used for curb radii of 20 ft. (6.1 m) or greater.

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1.52 m).

Where 1:50 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

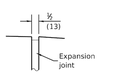
Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

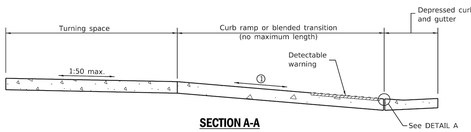
All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

See Standard 606001 for details of depressed curb adjacent to curb ramp.

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

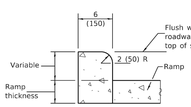


DETAIL A



SECTION A-A

① The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.



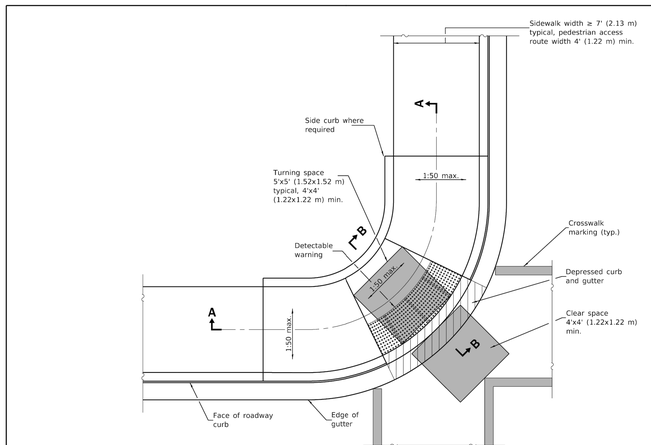
SIDE CURB DETAIL

DATE	REVISIONS
1-1-21	Clarified minimum crosswalk width
	and locations.
1-1-19	Removed "15-foot rule", added
	"blended transitions" and placement
	tolerances for detectable warnings.

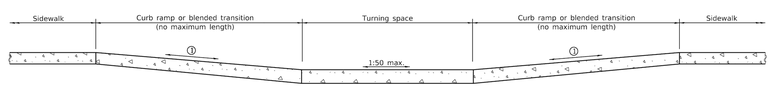
DIAGONAL CURB RAMPS FOR SIDEWALKS

STANDARD 424006-05

Illinois Department of Transportation
PASSED January 1, 2021 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2021 — ENGINEER OF DESIGN AND ENVIRONMENT
BOARD 1-1-17 CURVES

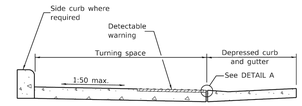


CORNER PARALLEL CURB RAMP



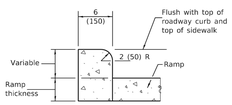
SECTION A-A

① The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.



SECTION B-B

DETAIL A



SIDE CURB DETAIL

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1.52 m).

Where 1:50 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

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

DATE	REVISIONS
1-1-19	Removed upper landing, added
	blended transition and detectable
	warning tolerances.
1-1-17	Revised sidewalk width to
	include 24 (610) buffer
	behind curb.

CORNER PARALLEL CURB RAMPS FOR SIDEWALKS

STANDARD 424011-04

Illinois Department of Transportation
PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BOARD 1-1-97

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
2	ISSUED FOR PERMIT – LOT 3	05/26/26	JTA
3	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
4	REVISED PER VILLAGE COMMENTS	03/13/26	INS
5	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
6	ISSUED FOR PERMIT – LOT 3	01/28/26	INS
7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

Kimley»Horn
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570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-520-9200
WWW.KIMLEY-HORN.COM

CORE ACQUISITIONS

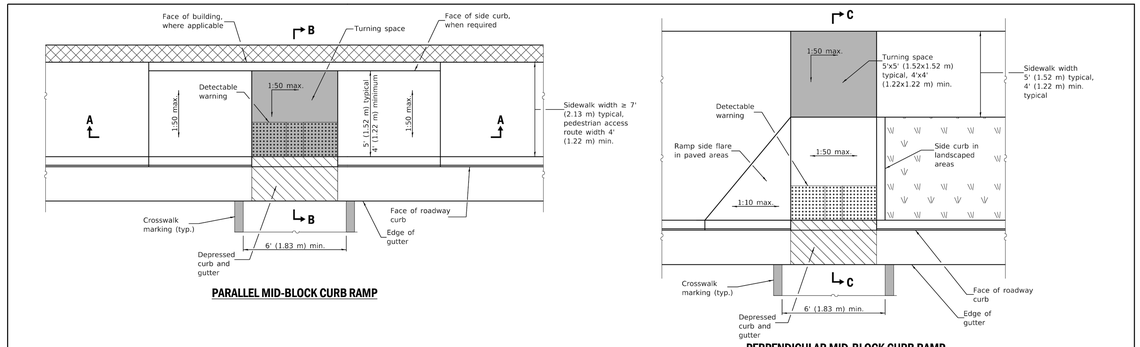
CONSTRUCTION DETAILS - IDOT

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
C6.3

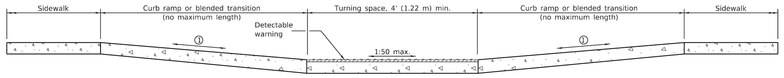
Drawing name: K:\CHN_LIDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C6.0 CONSTRUCTION DETAILS.dwg Jun 12, 2026 6:16pm by: Jake.Antony
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\DHN_LDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C6.0 CONSTRUCTION DETAILS.dwg Jun 12, 2025 6:16pm by Jake.Antony
This document, together with the concepts and designs presented therein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



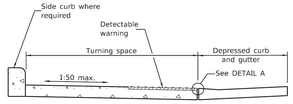
PARALLEL MID-BLOCK CURB RAMP

PERPENDICULAR MID-BLOCK CURB RAMP

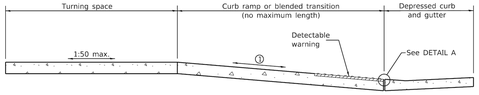


SECTION A-A

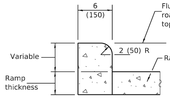
③ The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.



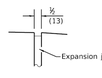
SECTION B-B



SECTION C-C



SIDE CURB DETAIL



DETAIL A

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

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Where 1:50 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

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Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

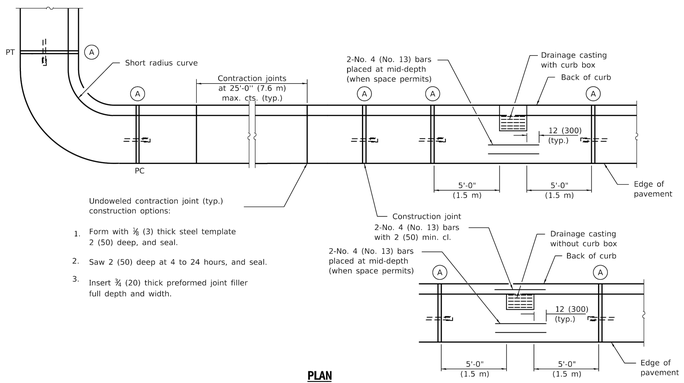
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISSD 11-17

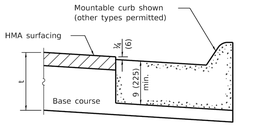
DATE	REVISIONS
1-1-19	Removed upper landing, added
	blended transitions and detectable
	warning tolerances.
1-1-18	Omitted diagonal slope at
	turning spaces and upper
	landings.

MID-BLOCK CURB RAMPS FOR SIDEWALKS

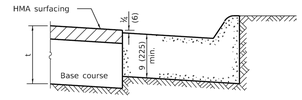
STANDARD 424016-05



PLAN



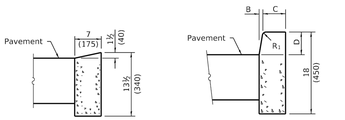
ON DISTURBED SUBGRADE



ON UNDISTURBED SUBGRADE

ADJACENT TO FLEXIBLE PAVEMENT

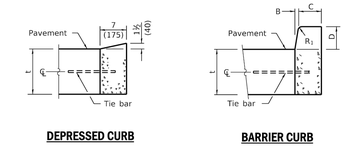
Illinois Department of Transportation
PASSED January 1, 2022 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2022 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISSD 11-17 (SMOOS)



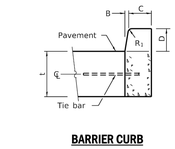
DEPRESSED CURB

BARRIER CURB

ADJACENT TO FLEXIBLE PAVEMENT



DEPRESSED CURB



BARRIER CURB

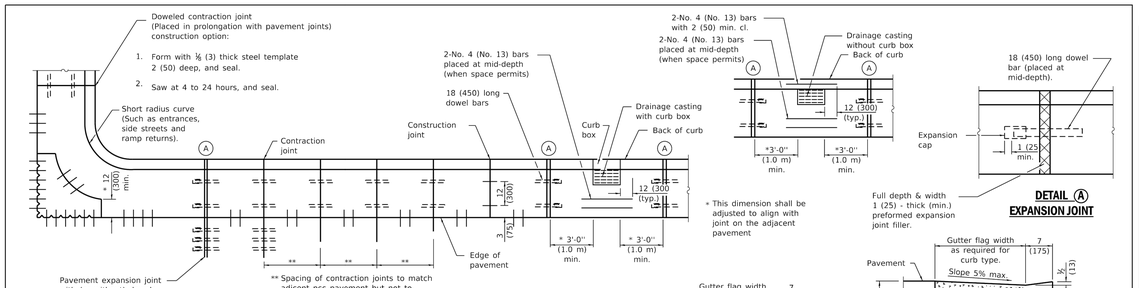
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

CONCRETE CURB TYPE B

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER

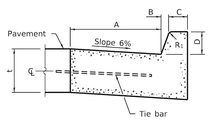
(Sheet 2 of 2)

STANDARD 606001-08



PLAN

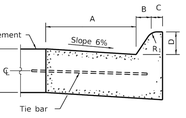
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE



BARRIER CURB

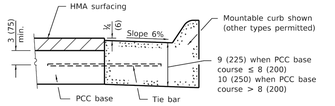
TABLE OF DIMENSIONS BARRIER CURB						
TYPE	A	B	C	D	R_1	
B-6.06 *	6	1	6	6	1	
(B-15.15)	(150)	(25)	(150)	(150)	(25)	
B-6.12	12	1	6	6	1	
(B-15.3)	(300)	(25)	(150)	(150)	(25)	
B-6.18	18	1	6	6	1	
(B-15.45)	(450)	(25)	(150)	(150)	(25)	
B-6.24	24	1	6	6	1	
(B-15.60)	(600)	(25)	(150)	(150)	(25)	
B-9.12	12	2	5	9	1	
(B-22.30)	(300)	(50)	(125)	(225)	(25)	
B-9.18	18	2	5	9	1	
(B-22.45)	(450)	(50)	(125)	(225)	(25)	
B-9.24	24	2	5	9	1	
(B-22.60)	(600)	(50)	(125)	(225)	(25)	

* For corner islands only.

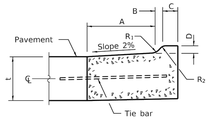


MOUNTABLE CURB

TABLE OF DIMENSIONS MOUNTABLE CURB						
TYPE	A	B	C	D	R_1	R_2
M-2.06	6	2	4	2	3	2
(M-5.15)	(150)	(50)	(100)	(50)	(75)	(50)
M-2.12	12	2	4	2	3	2
(M-5.30)	(300)	(50)	(100)	(50)	(75)	(50)
M-4.06	6	4	3	4	3	NA
(M-10.15)	(150)	(100)	(75)	(100)	(75)	
M-4.12	12	4	3	4	3	NA
(M-10.30)	(300)	(100)	(75)	(100)	(75)	
M-4.18	18	4	3	4	3	NA
(M-10.45)	(450)	(100)	(75)	(100)	(75)	
M-4.24	24	4	3	4	3	NA
(M-10.60)	(600)	(100)	(75)	(100)	(75)	
M-6.06	6	6	2	6	2	NA
(M-15.15)	(150)	(150)	(50)	(150)	(50)	
M-6.12	12	6	2	6	2	NA
(M-15.30)	(300)	(150)	(50)	(150)	(50)	
M-6.18	18	6	2	6	2	NA
(M-15.45)	(450)	(150)	(50)	(150)	(50)	
M-6.24	24	6	2	6	2	NA
(M-15.60)	(600)	(150)	(50)	(150)	(50)	



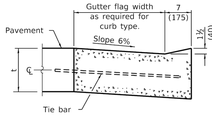
ADJACENT TO PCC BASE COURSE WITH HMA SURFACING



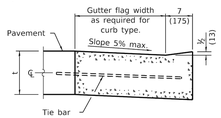
M-2.06 (M-5.15) and M-2.12 (M-5.30)

* This dimension shall be adjusted to align with joint on the adjacent pavement

DETAIL (A) EXPANSION JOINT



DEPRESSED CURB (TYPICAL)



DEPRESSED CURB ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED

GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 6% when subbase is omitted.

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 36 (900) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowel bars shown in contraction joints will only be required for monolithic construction.

See Standard 606301 for details of corner islands.

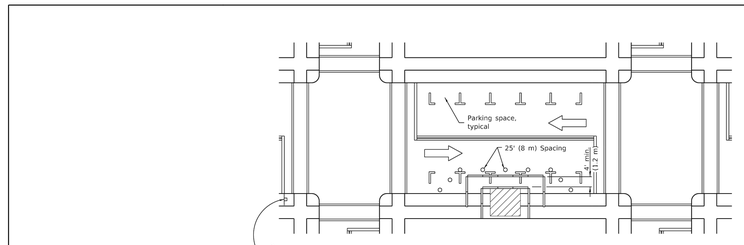
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-22	Revised contraction joint spacing
	adjacent to pcc pavement.
1-1-18	Revised General Note for tie
	bar spacing to 36 (900) cts.

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER

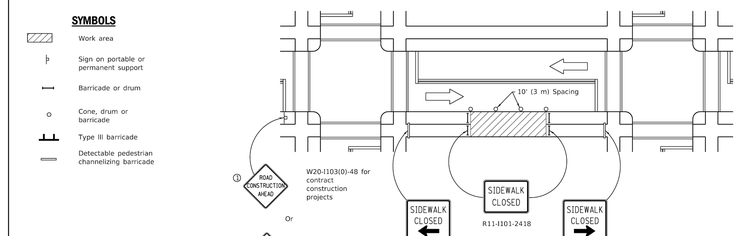
(Sheet 1 of 2)

STANDARD 606001-08



SIDEWALK DIVERSION

① Omit whenever duplicated by road work traffic control.



SIDEWALK CLOSURE

SYMBOLS

- Work area
- Sign on portable or permanent support
- Barricade or drum
- Cone, drum or barricade
- Type III barricade
- Detectable pedestrian channelizing barricade

GENERAL NOTES

This Standard is used where, at any time, pedestrian traffic must be rerouted due to work being performed.

This Standard must be used in conjunction with other Traffic Control & Protection Standards when roadway traffic is affected.

Temporary facilities shall be detectable and accessible.

The temporary pedestrian facilities shall be provided on the same side of the closed facilities whenever possible.

The SIDEWALK CLOSED / USE OTHER SIDE sign shall be placed at the nearest crosswalk or intersection to each end of the closure. Where the closure occurs at a corner, the signs shall be erected on the corners across the street from the closure. The SIDEWALK CLOSED signs shall be used at the ends of the actual closures.

Type III barricades and R11-2-4830 signs shall be positioned as shown in "ROAD CLOSED TO ALL TRAFFIC" detail on Standard 701901.

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

Illinois Department of Transportation
PASSED April 1, 2016 — ENGINEER OF SAFETY ENGINEERING
APPROVED April 1, 2016 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISSD 11-17

DATE	REVISIONS
4-1-16	Omitted orange safety fence
	from standard as this is
	covered in the std. spec.
1-1-12	Added SIDEWALK DIVERSION.
	Modified appearance of
	plan views. Renamed Std.

SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 1 of 2)

STANDARD 701801-06

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
2	ISSUED FOR PERMIT – LOT 3	05/26/26	JTA
3	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
4	REVISED PER VILLAGE COMMENTS	03/13/26	INS
5	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
6	ISSUED FOR PERMIT – LOT 3	01/28/26	INS
7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

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CORE ACQUISITIONS

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

CONSTRUCTION DETAILS - IDOT

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
C6.4

Drawing name: K:\DHN_IDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C6.0 CONSTRUCTION DETAILS.dwg Jun 12, 2025 6:16pm by Jake.Antony
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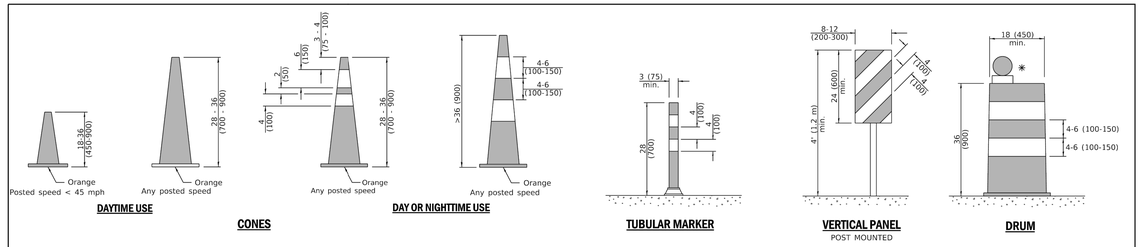
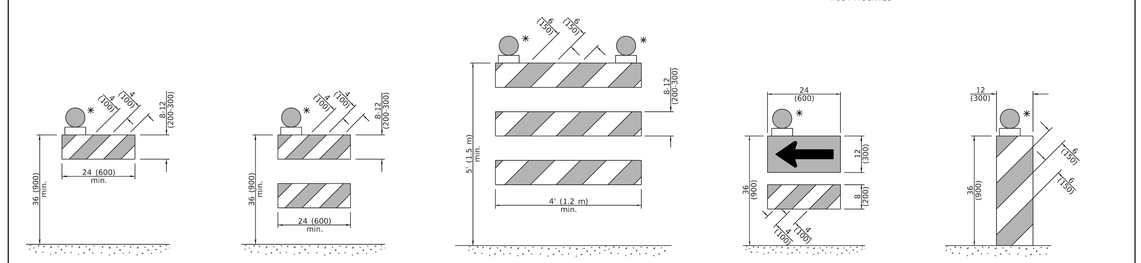
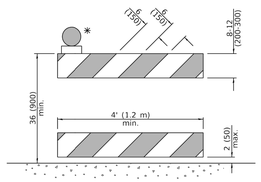


DAYTIME USE | **DAY OR NIGHTTIME USE**

CONES | **TUBULAR MARKER** | **VERTICAL PANEL** POST MOUNTED | **DRUM**



TYPE I BARRICADE | **TYPE II BARRICADE** | **TYPE III BARRICADE** | **DIRECTION INDICATOR BARRICADE** | **VERTICAL BARRICADE**



DETECTABLE PEDESTRIAN CHANNELIZING BARRICADE

✳ Warning lights (if required)

GENERAL NOTES

All heights shown shall be measured above the pavement surface.

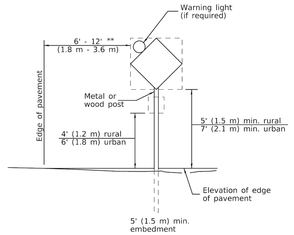
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-19	Revised cone usage and
	added cones >36" (900 m) height.
1-1-18	Revised END WORK ZONE
	SPEED LIMIT sign from
	orange to white background.

Illinois Department of Transportation
APPROVED January 1, 2019 — ENGINEER OF SAFETY PROG. AND ENGINEERING
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BD&TD 1-1-19

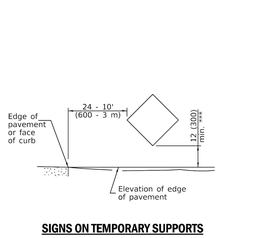
TRAFFIC CONTROL DEVICES (Sheet 1 of 3)

STANDARD 701901-08



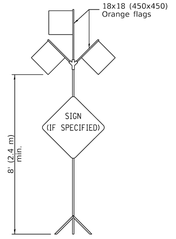
POST MOUNTED SIGNS

** When curb or paved shoulder are present this dimension shall be 24 (600) to the face of curb or 6' (1.8 m) to the outside edge of the paved shoulder.



SIGNS ON TEMPORARY SUPPORTS

*** When work operations exceed four days, this dimension shall be 5' (1.5 m) min. If located behind other devices, the height shall be sufficient to be seen completely above the devices.



HIGH LEVEL WARNING DEVICE

ROAD CONSTRUCTION NEXT X MILES — G20-I104(0)-6036

END CONSTRUCTION — G20-I105(0)-6024

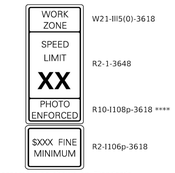
This signing is required for all projects 2 miles (3200 m) or more in length.

ROAD CONSTRUCTION NEXT X MILES sign shall be placed 500' (150 m) in advance of project limits.

END CONSTRUCTION sign shall be erected at the end of the job unless another job is within 2 miles (3200 m).

Dual sign displays shall be utilized on multi-lane highways.

WORK LIMIT SIGNING



W21-III5(0)-3618
R2-1-3648
R10-I108p-3618 ****
R2-I106p-3618

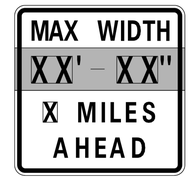
Sign assembly as shown on Standards or as allowed by District Operations.

END WORK ZONE SPEED LIMIT — G20-I103-6036

This sign shall be used when the above sign assembly is used.

HIGHWAY CONSTRUCTION SPEED ZONE SIGNS

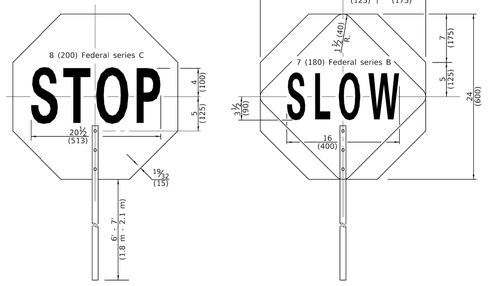
**** R10-I108p shall only be used along roadways under the jurisdiction of the State.



W12-I103-4848

WIDTH RESTRICTION SIGN

XX'-XX" width and X miles are variable.

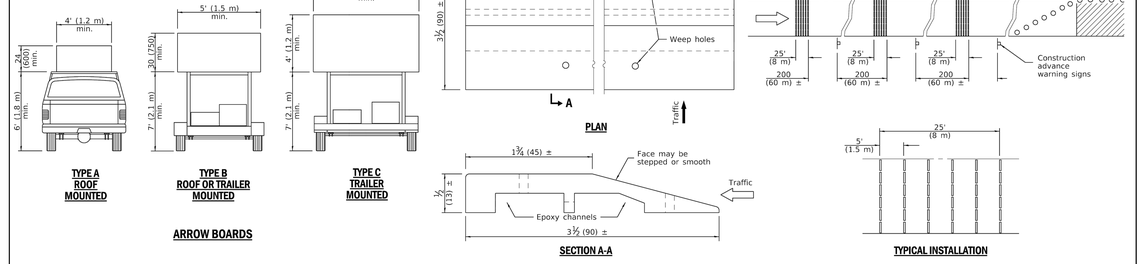


FLAGGER TRAFFIC CONTROL SIGN

Illinois Department of Transportation
APPROVED January 1, 2019 — ENGINEER OF SAFETY PROG. AND ENGINEERING
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BD&TD 1-1-19

TRAFFIC CONTROL DEVICES (Sheet 2 of 3)

STANDARD 701901-08

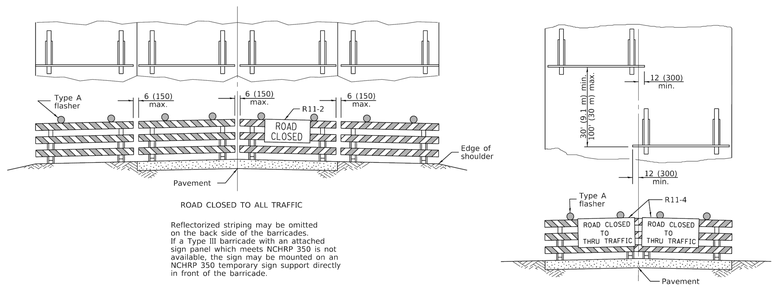


TYPE A ROOF MOUNTED | **TYPE B ROOF OR TRAILER MOUNTED** | **TYPE C TRAILER MOUNTED**

ARROW BOARDS

PLAN | **SECTION A-A** | **TYPICAL INSTALLATION**

TEMPORARY RUMBLE STRIPS

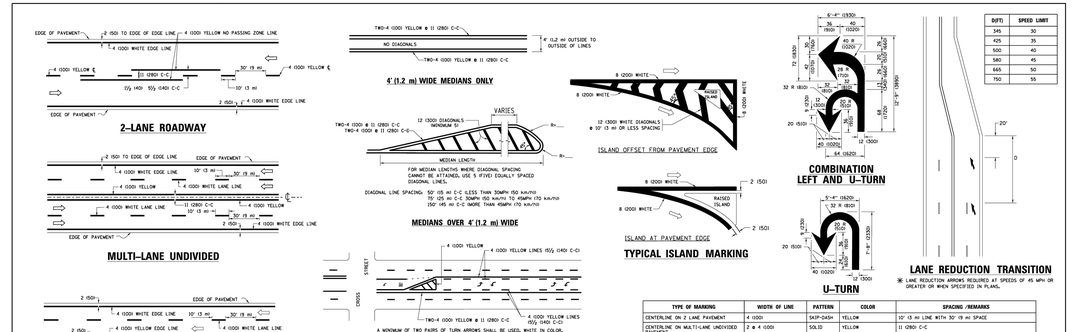


TYPICAL APPLICATIONS OF TYPE III BARRICADES CLOSING A ROAD

Illinois Department of Transportation
APPROVED January 1, 2019 — ENGINEER OF SAFETY PROG. AND ENGINEERING
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BD&TD 1-1-19

TRAFFIC CONTROL DEVICES (Sheet 3 of 3)

STANDARD 701901-08



TYPE OF MARKING	WIDTH OF LINE	PATTERN	COLOR	SPACING /REMARKS
CENTERLINE ON 2 LANE PAVEMENT	4 (100)	SKIP-DASH	YELLOW	10' (3 m) w/ LINE WITH 30' (9 m) SPACE
CENTERLINE ON MULTI-LANE UNDIVIDED PAVEMENT	2 ø 4 (100)	SOLID	YELLOW	11 (280) C-C
NO PASSING ZONE LINES FOR ONE DIRECTION FOR BOTH DIRECTIONS	4 (100) 2 ø 4 (100)	SOLID SOLID	YELLOW YELLOW	1)3 (140) C-C FROM SKIP-DASH CENTERLINE 11 (280) C-C ONLY SKIP-DASH CENTERLINE BETWEEN
LANE LINES	4 (100) 6 (150) ON FREEWAYS	SKIP-DASH SKIP-DASH	WHITE WHITE	10' (3 m) w/ LINE WITH 30' (9 m) SPACE
DOTTED LINES EXTENSION OF CENTER, LANE OR TURN LANE MARKINGS	SAME AS LINE BEING EXTENDED	SKIP-DASH	SAME AS LINE BEING EXTENDED	2' (600) LINE WITH 4' (1.8 m) SPACE
EDGE LINES	4 (100)	SOLID	YELLOW-LEFT WHITE-RIGHT	OUTLINE MEDIANS IN YELLOW
TURN LANE MARKINGS	6 (150) LONG FULL SIZE LETTERS & SYMBOLS OF (2.4m)	SOLID	WHITE	SEE TYPICAL TURN LANE MARKING DETAIL
TWO WAY LEFT TURN MARKING	2 ø 4 (100) EACH DIRECTION 8' (2.4m) LEFT ARROW	SKIP-DASH AND SOLID IN PAIRS	YELLOW WHITE	10' (3 m) w/ LINE WITH 30' (9 m) SPACE FOR SKIP-DASH, 1)3 (140) C-C BETWEEN SOLID LINE AND SKIP-DASH LINE SEE TYPICAL TWO WAY LEFT TURN MARKING DETAIL
CROSSWALK LINES (PEDESTRIAN & DIAGONALS (BIKE & EQUESTRIAN) & LONGITUDINAL BARS (SCHOOL)	2 ø 6 (150) 12 (300) @ 45° 12 (300) @ 90°	SOLID SOLID SOLID	WHITE WHITE WHITE	NOT LESS THAN 6' (1.8 m) APART 2' (600) APART SEE TYPICAL CROSSWALK MARKING DETAILS.
STOP LINES	24 (600)	SOLID	WHITE	PLACE 4' (1.2 m) IN ADVANCE OF AND PARALLEL TO CROSSWALK OR PEDEST. SIGNAL/SIGN. PLACE AT DESIRED STOPPING POINT WHERE NO CROSSWALK IS DESIGNATED OR MARKING. WHERE POSSIBLE.
PAINTED MEDIANS	2 ø 4 (100) WITH 4 (100) DIAGONALS NO DIAGONALS USED FOR 4' (1.2 m) WIDE MEDIANS	SOLID	YELLOW-ONE WAY TRAFFIC WHITE-TWO WAY TRAFFIC	11 (280) C-C FOR THE DOUBLE LINE SEE TYPICAL PAINTED MEDIAN MARKING.
CORE MARKING AND CHANNELIZING LINES	8 (200) WITH 12 (300) DIAGONALS @ 45°	SOLID	WHITE	DIAGONALS: 30 MPH (50 KM/H) OR LESS THAN 30MPH (50 km/h) 30' (9 m) C-C OVER 30MPH (50 km/h) TO 45MPH (70 km/h) 30' (9 m) C-C OVER 45MPH (70 km/h)
RAILROAD CROSSING	24 (600) TRANSVERSE LINES "RR" (5 @ (1.8 m) LETTERS) 16 (400) LINE FOR "X"	SOLID	WHITE	SEE STATE STANDARD 780001 AREA OF ✳ "R"=3.5 SQ. FT. (0.33 m²) EACH "X"=14 SQ. FT. (1.3 m²)
SHOULDER DIAGONALS (REQUIRED FOR SHOULDERS ≥ 8')	12 (300) @ 45°	SOLID	WHITE - RIGHT YELLOW - LEFT	50' (15 m) C-C LESS THAN 30MPH (50 km/h) 75' (25 m) C-C 30MPH (50 km/h) TO 45MPH (70 km/h) 100' (30 m) C-C OVER 45MPH (70 km/h)
U TURN ARROW	SEE DETAIL	SOLID	WHITE	16.3 SF
2 ARROW COMBINATION LEFT AND U TURN	SEE DETAIL	SOLID	WHITE	30.4 SF

FOR FURTHER DETAILS ON PAVEMENT MARKING REFER TO STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND STATE STANDARD 780001.

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

DIST)	SPEED LIMIT
345	30
425	35
500	40
580	45
665	50
750	55

✳ LANE REDUCTION ARROWS REQUIRED AT SPEEDS OF 45 MPH OR GREATER OR WHEN SPECIFIED IN PLANS.

FILE NAME =	USER NAME = Degele	DESIGNED - EVERS	REVISED - C. JUCIUS 09-09-09
M:\standards\22x34\std15.dgn		DRAWN -	REVISED - C. JUCIUS 07-01-13
Default	PLOT SCALE = 50.000 '/ in.	CHECKED -	REVISED - C. JUCIUS 12-21-15
	PLOT DATE = 6/23/2017	DATE - 03-19-90	REVISED - C. JUCIUS 04-12-16

STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION

DISTRICT ONE TYPICAL PAVEMENT MARKINGS

SCALE: NONE | SHEET 1 OF 1 SHEETS | STA. | TO STA.

F.A.P. RTE. | SECTION | COUNTY | TOTAL SHEETS | SHEET NO.

TC-13 | CONTRACT NO.

ILLINOIS FED. AID PROJECT

REVISIONS	BY
1 REVISED PER VILLAGE COMMENTS	JTA
2 ISSUED FOR PERMIT – LOT 3	JTA
3 REVISED PER IDOT & VILLAGE COMMENTS	JTA
4 REVISED PER VILLAGE COMMENTS	INS
5 REVISED PER IDOT AND VILLAGE COMMENT	INS
6 ISSUED FOR PERMIT – LOT 3	INS
7 REVISED PER VILLAGE COMMENTS	INS
NO. REVISIONS	BY

DATE
06/12/26
05/26/26
05/12/26
03/13/26
02/02/26
01/28/26
12/17/25
DATE

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570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
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SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

CORE ACQUISITIONS

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

CONSTRUCTION DETAILS - IDOT

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
C6.5

Drawing name: K:\CHN_LIDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C6.0 CONSTRUCTION DETAILS.dwg C6.6 Jun 12, 2026 6:17pm by Jake.Antony
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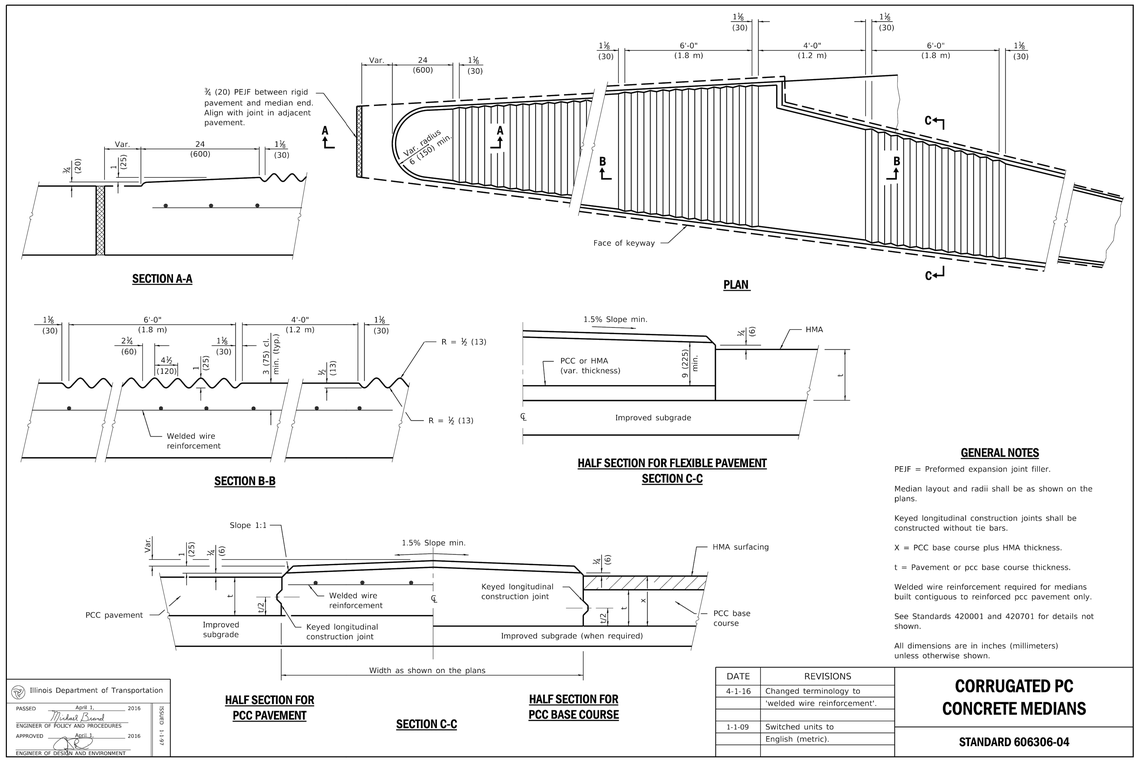


Illinois Department of Transportation
PASSED April 1, 2016 — ENGINEER OF POLICY AND PROCEDURES
APPROVED April 1, 2016 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISSUED 1-1-97

DATE	REVISIONS
4-1-16	Changed terminology to 'welded wire reinforcement'.
1-1-09	Switched units to English (metric).

GENERAL NOTES

PEIF = Preformed expansion joint filler.

Median layout and radii shall be as shown on the plans.

Keyed longitudinal construction joints shall be constructed without tie bars.

X = PCC base course plus HMA thickness.

t = Pavement or pcc base course thickness.

Welded wire reinforcement required for medians built contiguous to reinforced pcc pavement only.

See Standards 420001 and 420701 for details not shown.

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

CORRUGATED PC CONCRETE MEDIANS

STANDARD 606306-04

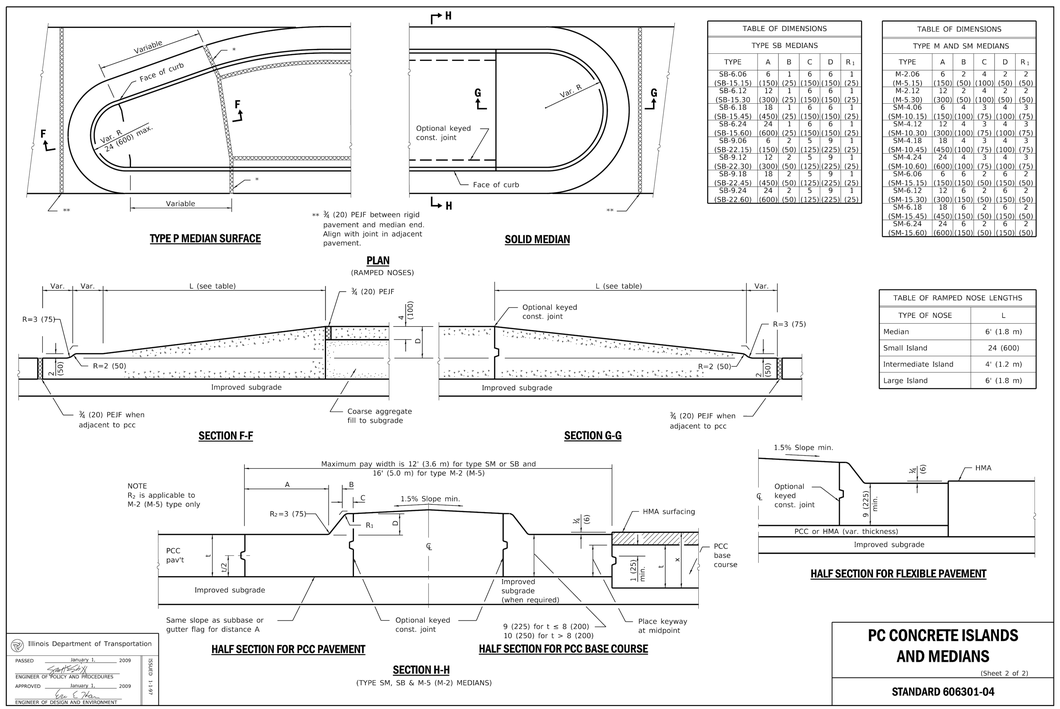


TABLE OF DIMENSIONS — TYPE SB MEDIANS					
TYPE	A	B	C	D	R_1
SB-6.06 (SB-15.15)	6 (150)	1 (25)	6 (150)	6 (150)	1 (25)
SB-6.12 (SB-15.30)	12 (300)	1 (25)	6 (150)	6 (150)	1 (25)
SB-6.18 (SB-15.45)	18 (450)	1 (25)	6 (150)	6 (150)	1 (25)
SB-6.24 (SB-15.60)	24 (600)	1 (25)	6 (150)	6 (150)	1 (25)
SB-9.06 (SB-22.15)	6 (150)	2 (50)	5 (125)	9 (225)	1 (25)
SB-9.12 (SB-22.30)	12 (300)	2 (50)	5 (125)	9 (225)	1 (25)
SB-9.18 (SB-22.45)	18 (450)	2 (50)	5 (125)	9 (225)	1 (25)
SB-9.24 (SB-22.60)	24 (600)	2 (50)	5 (125)	9 (225)	1 (25)

TABLE OF DIMENSIONS — TYPE M AND SM MEDIANS					
TYPE	A	B	C	D	R_1
M-2.06 (M-5.15)	6 (150)	2 (50)	4 (100)	2 (50)	2 (50)
M-2.12 (M-5.30)	12 (300)	2 (50)	4 (100)	2 (50)	2 (50)
SM-4.06 (SM-10.15)	6 (150)	4 (100)	3 (75)	4 (100)	3 (75)
SM-4.12 (SM-10.30)	12 (300)	4 (100)	3 (75)	4 (100)	3 (75)
SM-4.18 (SM-10.45)	18 (450)	4 (100)	3 (75)	4 (100)	3 (75)
SM-4.24 (SM-10.60)	24 (600)	4 (100)	3 (75)	4 (100)	3 (75)
SM-6.06 (SM-15.15)	6 (150)	6 (150)	2 (50)	6 (150)	2 (50)
SM-6.12 (SM-15.30)	12 (300)	6 (150)	2 (50)	6 (150)	2 (50)
SM-6.18 (SM-15.45)	18 (450)	6 (150)	2 (50)	6 (150)	2 (50)
SM-6.24 (SM-15.60)	24 (600)	6 (150)	2 (50)	6 (150)	2 (50)

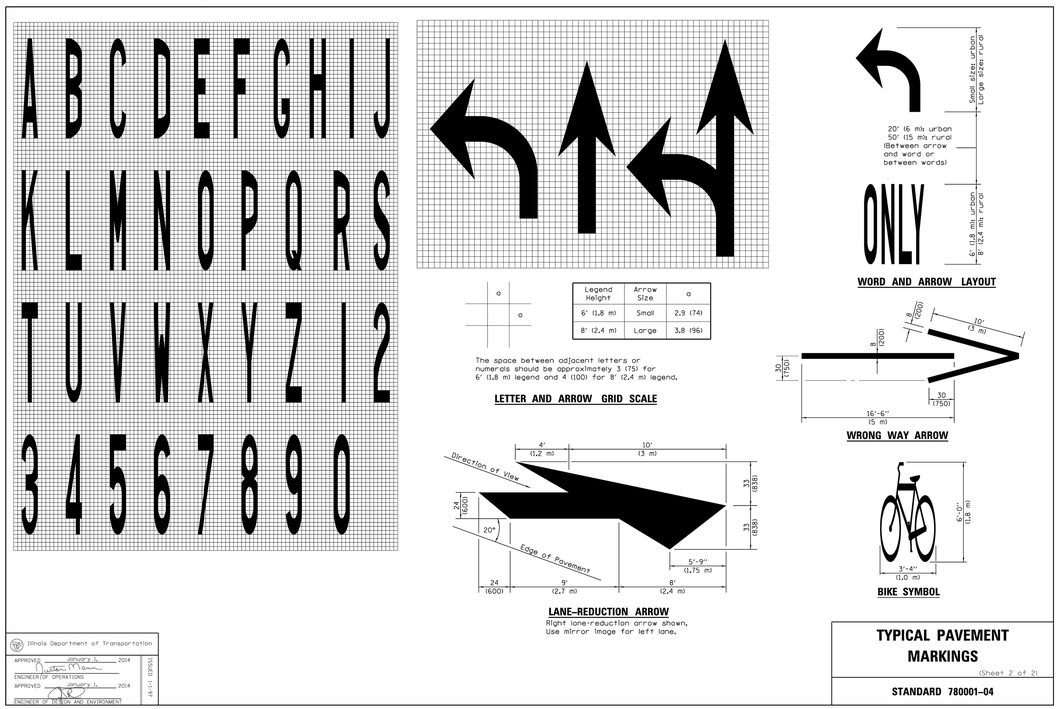
TABLE OF RAMPED NOSE LENGTHS	
TYPE OF NOSE	L
Median	6' (1.8 m)
Small Island	24 (600)
Intermediate Island	4' (1.2 m)
Large Island	6' (1.8 m)

Illinois Department of Transportation
PASSED January 1, 2009 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2009 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISSUED 1-1-97

PC CONCRETE ISLANDS AND MEDIANS

(Sheet 2 of 2)

STANDARD 606301-04



Legend Height	Arrow Size	a
6' (1.8 m)	Small	2.9 (74)
8' (2.4 m)	Large	3.8 (96)

Illinois Department of Transportation
APPROVED January 1, 2014 — ENGINEER OF OPERATIONS
APPROVED January 1, 2014 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISSUED 1-1-97

TYPICAL PAVEMENT MARKINGS

(Sheet 2 of 2)

STANDARD 780001-04

No.	REVISIONS	DATE	BY
6	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
5	ISSUED FOR PERMIT – LOT 3	05/26/26	JTA
4	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
3	REVISED PER VILLAGE COMMENTS	03/13/26	INS
2	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
1	ISSUED FOR PERMIT – LOT 3	01/28/26	INS
0	REVISED PER VILLAGE COMMENTS	12/17/25	INS

Kimley»Horn

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570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-405-9004
WWW.KIMLEY-HORN.COM

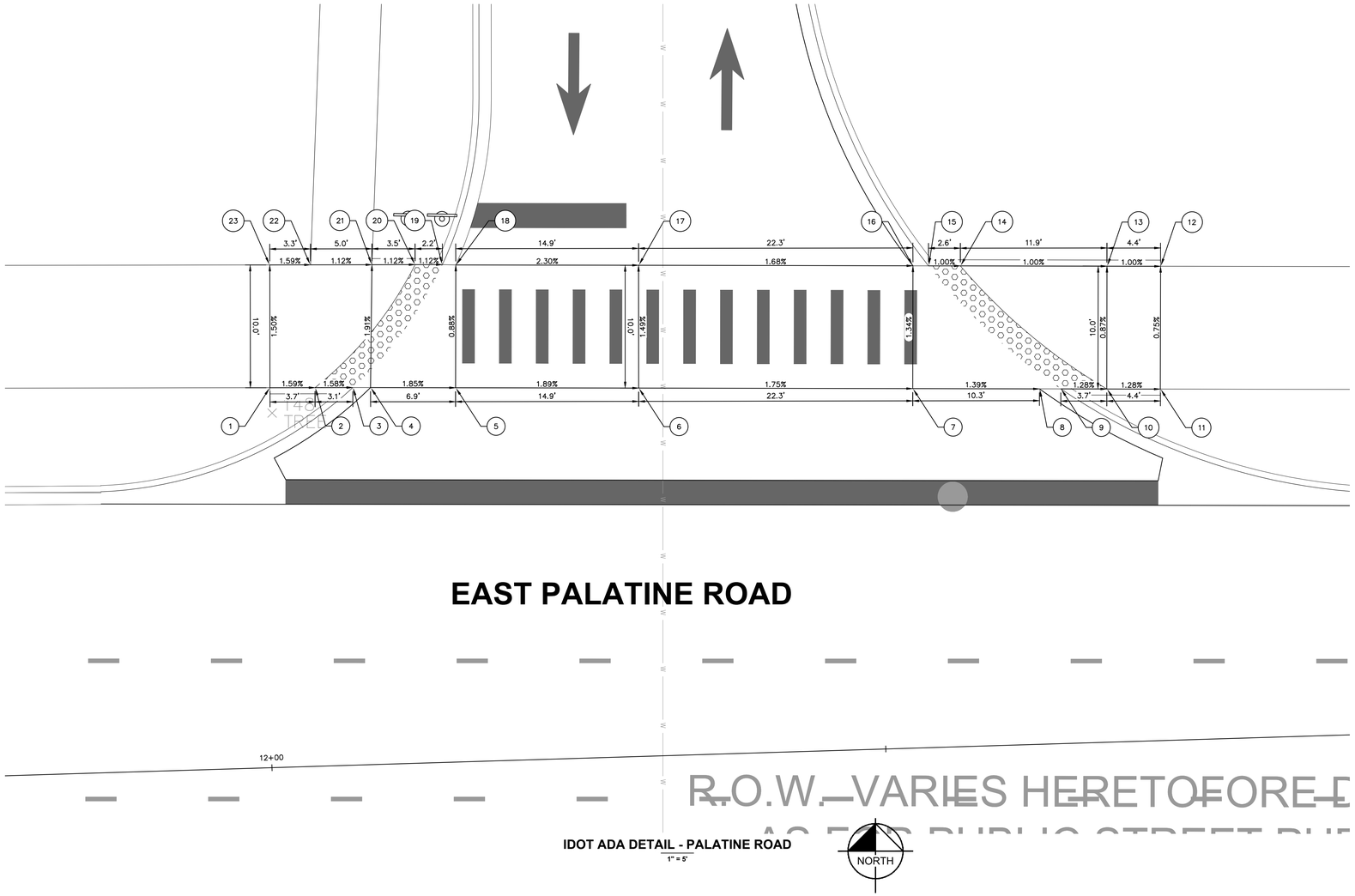
SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

CORE ACQUISITIONS

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

CONSTRUCTION DETAILS - IDOT

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
C6.6



IDOT ADA DETAIL - PALATINE ROAD
1" = 5'

IDOT ADA DETAIL (PALATINE)			
CALLOUT	STATION	OFFSET	ELEVATION
1	11+99.22	30.937 RT	690.96
2	11+95.55	30.831 RT	690.90
3	11+92.48	30.741 RT	690.85
4	11+91.03	30.696 RT	690.89
5	11+84.12	30.473 RT	690.76
6	11+69.22	29.991 RT	690.48
7	11+46.92	29.269 RT	690.09
8	11+36.60	28.936 RT	689.95
9	11+34.86	28.880 RT	689.91
10	11+31.12	28.759 RT	689.86
11	11+26.76	28.618 RT	689.80
12	11+26.44	38.612 RT	689.73
13	11+30.80	38.753 RT	689.77
14	11+42.73	39.139 RT	689.89
15	11+45.32	39.223 RT	689.92
16	11+46.59	39.264 RT	689.96
17	11+68.92	39.986 RT	690.33
18	11+83.79	40.467 RT	690.67
19	11+84.88	40.528 RT	690.63
20	11+87.10	40.592 RT	690.66
21	11+90.61	40.693 RT	690.70
22	11+95.61	40.837 RT	690.76
23	11+98.93	40.933 RT	690.81

Call Before You Dig
JULIE
1-800-892-0123

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
2	ISSUED FOR PERMIT – LOT 3	05/26/26	JTA
3	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
4	REVISED PER VILLAGE COMMENTS	03/13/26	INS
5	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
6	ISSUED FOR PERMIT – LOT 3	01/28/26	INS
7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

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DEERFIELD, IL 60015
PHONE: 847-405-9004
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

CORE ACQUISITIONS

IDOT ADA DETAIL - PALATINE RD

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
C7.0

Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C7.0 IDOT ADA DETAILS.dwg C7.0 Jun 12, 2026 6:17pm by: Jake.Antony
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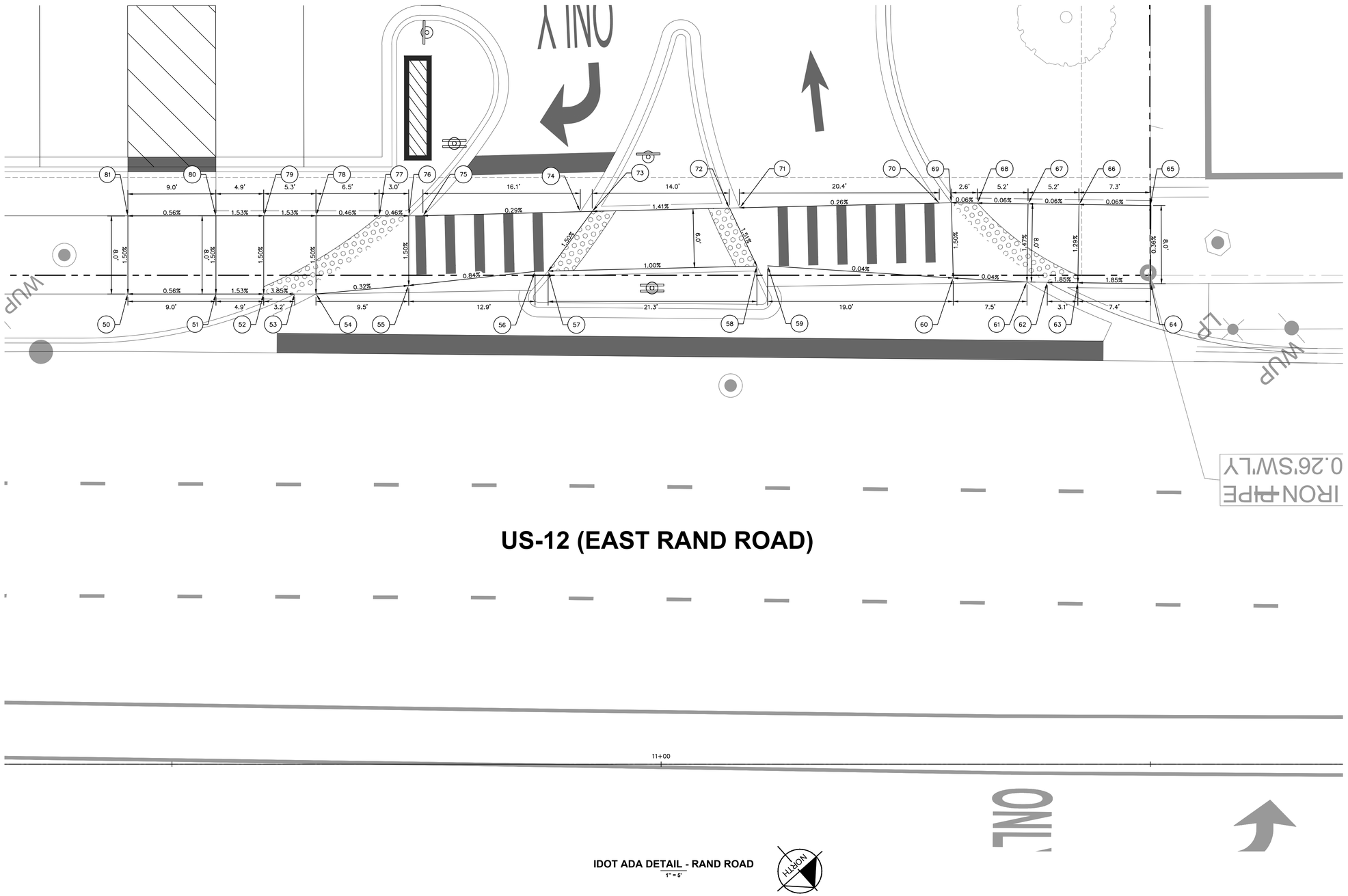

IDOT ADA DETAIL (RAND)			
CALLOUT	STATION	OFFSET	ELEVATION
50	11+54.51	48.081 RT	685.67
51	11+45.51	48.081 RT	685.72
52	11+40.62	48.081 RT	685.65
53	11+37.46	48.081 RT	685.53
54	11+35.28	48.081 RT	685.57
55	11+25.81	48.947 RT	685.54
56	11+12.88	50.390 RT	685.65
57	11+11.55	50.422 RT	685.61
58	10+90.22	50.937 RT	685.82
59	10+89.12	50.963 RT	685.86
60	10+70.14	49.714 RT	685.85
61	10+62.61	49.307 RT	685.86
62	10+60.53	49.278 RT	685.82
63	10+57.40	49.233 RT	685.87
64	10+49.97	49.127 RT	686.01
65	10+50.01	57.128 RT	685.98
66	10+57.29	57.232 RT	685.98
67	10+62.49	57.306 RT	685.97
68	10+67.68	57.380 RT	685.97
69	10+70.33	57.418 RT	685.97
70	10+71.57	57.388 RT	686.01
71	10+91.96	56.896 RT	685.96
72	10+93.04	56.870 RT	685.92
73	11+07.04	56.533 RT	685.72
74	11+08.26	56.503 RT	685.76
75	11+24.35	56.081 RT	685.68
76	11+25.81	56.081 RT	685.64
77	11+28.83	56.081 RT	685.66
78	11+35.28	56.081 RT	685.69
79	11+40.62	56.081 RT	685.77
80	11+45.51	56.081 RT	685.84
81	11+54.51	56.066 RT	685.79

Call Before You Dig
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1-800-892-0123

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
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PHONE: 847.405.2004
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SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

CORE ACQUISITIONS

IDOT ADA DETAIL - RAND RD

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
C7.1

Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_JL\2 Design\CAD\PlanSheets\C7.0 IDOT ADA DETAILS.dwg C7.1 Jun 12, 2026 6:17pm by: Jake.Antony
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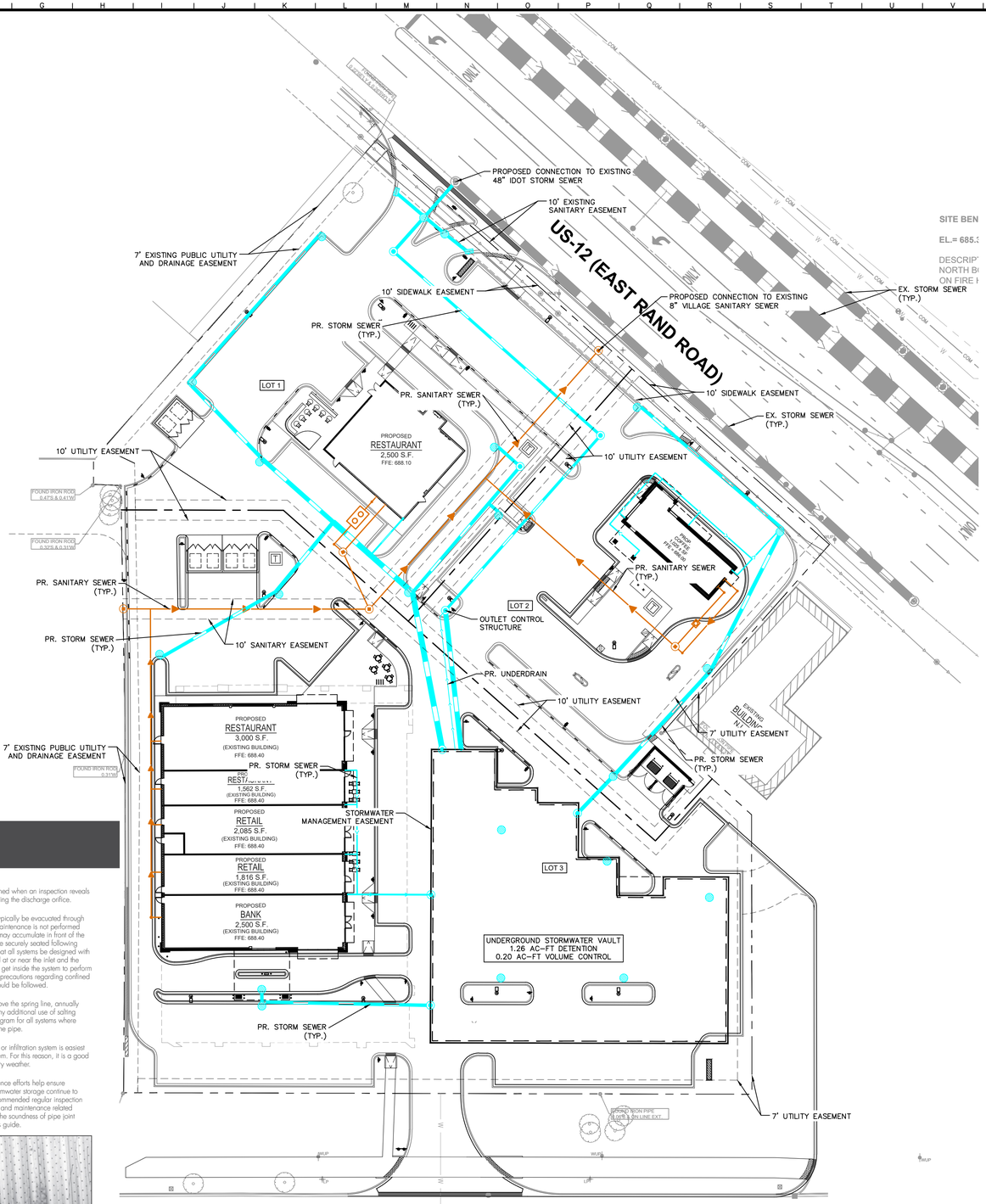

Contech® CMP Detention Inspection and Maintenance Guide

Underground stormwater detention and infiltration systems must be inspected and maintained at regular intervals for purposes of performance and longevity.

Inspection

Inspection is the key to effective maintenance of CMP detention systems and is easily performed. Contech recommends ongoing, quarterly inspections. The rate at which the system collects pollutants will depend more on site specific activities rather than the size or configuration of the system.

Inspections should be performed more often in equipment washdown areas, in climates where sanding and/or salting operations take place, and in other various instances in which one would expect higher accumulations of sediment or abrasive/corrosive conditions. A record of each inspection is to be maintained for the life of the system.

Maintenance

CMP detention systems should be cleaned when an inspection reveals accumulated sediment or trash is clogging the discharge orifice.

Accumulated sediment and trash can typically be evacuated through the manhole over the outlet orifice. If maintenance is not performed as recommended, sediment and trash may accumulate in front of the outlet orifice. Manhole covers should be securely seated following cleaning activities. Contech suggests that all systems be designed with an access/inspection manhole situated at or near the inlet and the outlet orifice. Should it be necessary to get inside the system to perform maintenance activities, all appropriate precautions regarding confined space entry and OSHA regulations should be followed.

Systems are to be rinsed, including above the spring line, annually soon after the spring thaw, and after any additional use of salting agents, as part of the maintenance program for all systems where salting agents may accumulate inside the pipe.

Maintaining an underground detention or infiltration system is easiest when there is no flow entering the system. For this reason, it is a good idea to schedule the cleanout during dry weather.

The foregoing inspection and maintenance efforts help ensure underground pipe systems used for stormwater storage continue to function as intended by identifying recommended regular inspection and maintenance practices. Inspection and maintenance related to the structural integrity of the pipe or the soundness of pipe joint connections is beyond the scope of this guide.

NOTHING IN THIS CATALOG SHOULD BE CONSTRUED AS A WARRANTY. APPLICATIONS SUGGESTED HEREIN ARE DESCRIBED ONLY TO HELP READERS MAKE THEIR OWN EVALUATIONS AND DECISIONS, AND ARE NEITHER GUARANTEES NOR WARRANTIES OF SUITABILITY FOR ANY APPLICATION. CONTECH MAKES NO WARRANTY WHATSOEVER, EXPRESS OR IMPLIED, RELATED TO THE APPLICATIONS, MATERIALS, COATINGS, OR PRODUCTS DISCUSSED HEREIN. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND ALL IMPLIED WARRANTIES OF FITNESS FOR ANY PARTICULAR PURPOSE ARE DISCLAIMED BY CONTECH. SEE CONTECH'S CONDITIONS OF SALE AVAILABLE AT WWW.CONTECHES.COM/COS FOR MORE INFORMATION

CMP MAINTENANCE GUIDE 2/17 PDF

CONTECH CMP DETENTION SYSTEMS

CONTECH ENGINEERED SOLUTIONS

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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Call Before You Dig JULIE 1-800-892-0123

UTILITY LEGEND

- PROPOSED STORM SEWER LINE
- PROPOSED PERFORATED UNDERDRAIN
- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY SEWER LINE

SITE SUMMARY

PROPERTY ADDRESS	375–425 E. RAND ROAD ARLINGTON HEIGHTS IL 60004
PROPERTY INDEX NUMBERS	03–17–303–007–0000 03–17–303–008–0000 03–17–303–017–0000 03–17–303–019–0000 03–17–303–020–0000

1.	TOTAL CONTIGUOUS OWNERSHIP AREA	2.796	ACRES
2.	DETENTION REQUIRED	1.26	AC–FT
3.	DETENTION PROVIDED	1.26	AC–FT
4.	VOLUME CONTROL REQUIRED	0.20	AC–FT
5.	VOLUME CONTROL PROVIDED	0.20	AC–FT

RESPONSIBLE PARTY

DEVELOPER:
CW ARLINGTON HOLDINGS, LLC
10 PARKWAY NORTH, SUITE 120
DEERFIELD, IL 60015
TEL: (224) 470–2212
CONTACT: ADAM FIRSEL

LEGAL DESCRIPTION

PARCEL 1:
LOT 1 IN PEP BOYS RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 3, 4, 10, AND 11 IN SMITH AND DAWSON ARLINGTON HEIGHTS ACRES, IN SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1995 AS DOCUMENT NUMBER 95068512, ALL IN COOK COUNTY, ILLINOIS

TOGETHER WITH:

PARCEL 2:
LOTS 5, 6, AND 9 IN SMITH AND DAWSON ARLINGTON HEIGHTS ACRES, IN SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 02, 1934 AS DOCUMENT NUMBER 11422032, ALL IN COOK COUNTY, ILLINOIS

MAINTENANCE PLAN

GENERAL MAINTENANCE

REGULAR INSPECTIONS AND ROUTINE MAINTENANCE OF GENERAL AREAS SHALL BE PERFORMED ON A MONTHLY OR AS–NEEDED BASIS. SPECIFIC ITEMS OF CONCERN INCLUDE:

1. LITTER AND DEBRIS SHALL BE CONTROLLED.
2. LANDSCAPED AREAS SHALL BE MAINTAINED WITH REGULAR MOWING AND RESTORED WITH APPROPRIATE SEEDING/VEGETATION AS NECESSARY.
3. ACCUMULATED SEDIMENT SHALL BE DISPOSED OF PROPERLY, ALONG WITH ANY WASTES GENERATED DURING MAINTENANCE OPERATIONS.
4. RIPRAP AREAS SHALL BE REPAIRED WITH THE ADDITION OF NEW RIPRAP, AS NECESSARY OF SIMILAR SIZE AND SHAPE.
5. ROADS SHALL BE SWEPT, VACUUMED AND OR WASHED ON A REGULAR BASIS.

STORMWATER COLLECTION SYSTEM

THE OWNER SHALL PERFORM MONTHLY INSPECTION OF ALL COMPONENTS OF THE COLLECTION SYSTEM. THE MONTHLY INSPECTION SHALL OCCUR BETWEEN MARCH AND NOVEMBER AND INCLUDE THE FOLLOWING SPECIFIC AREAS OF CONCERN:

STORM INLETS/MANHOLES

1. REMOVE ACCUMULATED LEAVES AND OTHER DEBRIS FROM GRATES.
2. RESET COVERS/LIDS ON AS–NEEDED BASIS.
3. REMOVE ACCUMULATED SEDIMENT FROM MANHOLE BOTTOM WHEN 50% OF SUMP IS FILLED.

STORM SEWERS/CULVERTS

1. VISUALLY INSPECT PIPES BY REMOVING MANHOLE LIDS, MAKE REPAIRS AS NECESSARY.
2. STORM SEWERS AND CULVERTS SHALL BE CHECKED FOR SILTATION DEPOSITS AT INLETS, OUTLETS, AND WITHIN THE CONDUIT, CLEAN OUT AS NECESSARY.
3. RESTORE RIPRAP AT OUTFALL IF EROSION IS OBSERVED.
4. REPLANT AND RESEED ANY ERODED AREAS.

OVERLAND FLOW ROUTES

1. ANNUAL VISUAL INSPECTION SHALL BE PERFORMED THAT VERIFY THE DESIGN CAPACITY OF THE OVERLAND FLOW ROUTES IS MAINTAINED. THE SLOPE AND CROSS–SECTIONAL AREA OF THE ROUTE SHALL BE VERIFIED DURING THIS INSPECTION.
2. REMOVE ANY OBSTRUCTIONS THAT HAVE BEEN PLACED IN THE DRAINAGE PATH.
3. SEED AND SOD ANY ERODED AREAS.
4. REGRADE TO PROVIDE POSITIVE DRAINAGE AS NECESSARY.
5. PROVIDE REGULAR MOWING TO CONTROL VEGETATION.

STORMWATER MANAGEMENT FACILITIES

ALL COMPONENTS OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE CHECKED MONTHLY BETWEEN MARCH AND NOVEMBER AND MAINTAINED AS NECESSARY TO ENSURE PROPER PERFORMANCE. IT IS CRITICAL THAT ALL INFLOW AND OUTFLOW TO THE DETENTION FACILITY ARE CLEAN AND PERFORMING AS DESIGNED. IN ADDITION, THE DESIGN VOLUME OF THE DETENTION FACILITY SHALL ALSO BE MAINTAINED. INSPECTION FOR THE FOLLOWING SPECIFIC ITEMS SHOULD BE CONDUCTED MONTHLY BETWEEN MARCH AND NOVEMBER:

DETENTION FACILITIES

1. INSPECT STORMWATER DETENTION FACILITIES TO ENSURE THAT THE CONSTRUCTED VOLUME FOR DETENTION IS MAINTAINED.
2. NO SEDIMENT, TOPSOIL, OR OTHER DUMPING INTO THE FACILITY SHALL BE ALLOWED.
3. REVIEW PROVIDED CONTECH DETENTION INSPECTION & MAINTENANCE GUIDE (THIS SHEET)
4. REMOVE ACCUMULATED SEDIMENT FROM BOTTOM OF INTERNAL SUMPS WITHIN CONTECH SYSTEM WHEN 50% OF SUMP IS FILLED.

OUTLET CONTROL STRUCTURE

1. INSPECT RESTRICTOR AND REMOVE DEBRIS IF CLOGGED OR DISCHARGE IS REDUCED.
2. REMOVE ACCUMULATED SEDIMENT AT OUTLET.
3. REPAIR IF NECESSARY ANY ICE DAMAGE TO OUTLET OF PIPE.

VOLUME CONTROL SYSTEM

ALL COMPONENTS OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE CHECKED MONTHLY BETWEEN MARCH AND NOVEMBER AND MAINTAINED AS NECESSARY TO ENSURE PROPER PERFORMANCE. IT IS CRITICAL THAT ALL INFLOW AND OUTFLOW TO THE VOLUME CONTROL FACILITY ARE CLEAN AND PERFORMING AS DESIGNED. IN ADDITION, THE DESIGN VOLUME OF THE VOLUME CONTROL FACILITY SHALL ALSO BE MAINTAINED. INSPECTION FOR THE FOLLOWING SPECIFIC ITEMS SHOULD BE CONDUCTED MONTHLY BETWEEN MARCH AND NOVEMBER:

VOLUME CONTROL

INSPECT ALL STORMWATER VOLUME CONTROL FACILITIES TO ENSURE THAT THE CONSTRUCTED VOLUME IS MAINTAINED. NO SEDIMENT, TOPSOIL, OR OTHER DUMPING INTO THE FACILITY SHALL BE ALLOWED. SPECIFIC LOCATION IN THE STORMWATER MANAGEMENT SYSTEM, DESIGNED TO ACCUMULATE SEDIMENT, SHALL BE DREDGED AS NECESSARY TO PREVENT SEDIMENT FROM REACHING THE INVERT OF ANY GRAVITY OUTLET PIPE.

QUALIFIED SEWER CONSTRUCTION

1. PERFORM MANHOLE INSPECTIONS ONCE EVERY FIVE YEARS, MAKE NECESSARY REPAIRS.
2. PERFORM SEWER INSPECTIONS ONCE EVERY FIVE YEARS, MAKE NECESSARY REPAIRS.
3. PERFORM REGULAR CLEANING SO THAT EACH SEWER SEGMENT IS CLEANED ONCE EVERY 5 YEARS.
4. REMOVE ANY OBSTRUCTIONS PLACED IN MAINTENANCE EASEMENT THAT MAY IMPEDE MAINTENANCE EQUIPMENT ACCESS.

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
2	ISSUED FOR PERMIT – LOT 3	05/26/26	JTA
3	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
4	REVISED PER VILLAGE COMMENTS	03/13/26	INS
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7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

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PHONE: 847-405-2004
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SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

CORE ACQUISITIONS

MAINTENANCE AND MONITORING PLAN

CW ARLINGTON HOLDINGS, LLC – ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER C8.0

Drawing name: K:\CHI_LIDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C8.0 MWRD SCH–R MAINTENANCE PLAN.dwg C8.0 Jun 12, 2026 6:17pm by: JakeAntony
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PROJECT SUMMARY

CALCULATION DETAILS
- LOADING = HS20/HS25
- APPROX. LINEAR FOOTAGE = 2,263 LF

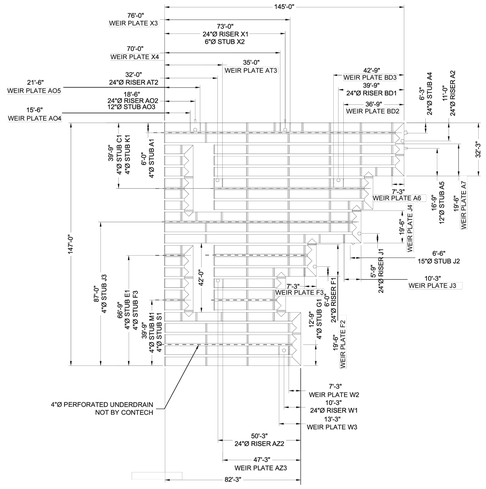
STORAGE SUMMARY
- STORAGE VOLUME REQUIRED = N/A
- PIPE STORAGE VOLUME = 48,992 CF
- BACKFILL STORAGE VOLUME = 13,055 CF
- TOTAL STORAGE PROVIDED = 62,047 CF
- STONE VOID = 36%

PIPE DETAILS
- DIAMETER = 63"
- CORRUGATION = 8x1
- GAGE = 16
- COATING = ALT2
- WALL TYPE = XFILTRATION
- BARREL SPACING = 18"

BACKFILL DETAILS
- WIDTH AT ENDS = 12"
- ABOVE PIPE = 0"
- WIDTH AT SIDES = 12"
- BELOW PIPE = 3"

PROPOSED ELEVATIONS
- BOTTOM OF STONE = 677.50
- BOTTOM OF PIPE = 677.75
- TOP OF PIPE/HWL = 683.00
- MINIMUM GRADE = 686.59

NOTES
- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE $2\frac{2}{3}$" x $\frac{1}{2}$" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE PROJECT SUMMARY IS REFLECTIVE OF THE DYOOS DESIGN, QUANTITIES ARE APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.



ASSEMBLY
SCALE: 1" = 40'

RISER INFORMATION		
PIECE	RISER RIM	SYSTEM INVERT
24"Ø RISER A2	687.11	677.75
24"Ø RISER F1	687.67	677.75
24"Ø RISER J1	686.96	677.75
24"Ø RISER W1	687.67	677.75
24"Ø RISER X1	687.31	677.75
24"Ø RISER AO2	687.50	677.75
24"Ø RISER AT2	686.68	677.75
24"Ø RISER AZ2	686.68	677.75
24"Ø RISER BD1	686.67	677.75

STUB INFORMATION		
PIECE	STUB INVERT	SYSTEM INVERT
4"Ø STUB A1	677.75	677.75
24"Ø STUB A4	680.00	677.75
12"Ø STUB A5	678.70	677.75
4"Ø STUB C1	677.75	677.75
4"Ø STUB E1	677.75	677.75
4"Ø STUB F3	677.75	677.75
4"Ø STUB G1	677.75	677.75
15"Ø STUB J2	680.00	677.75
4"Ø STUB J3	677.75	677.75
12"Ø STUB M1	677.75	677.75
4"Ø STUB S1	677.75	677.75
6"Ø STUB X2	683.50	677.75
12"Ø STUB A03	683.50	677.75

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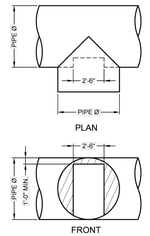
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS
CONTECH DYODS DRAWING

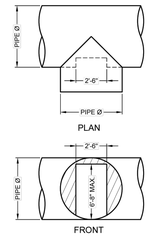
DYO94318 CW Arlington Heights, LLC
63" CMP Detention System
Arlington Heights, IL
DETENTION SYSTEM

PROJECT No.:	SEQ. No.:	DATE:
61377	94318	3/12/2026
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.:	1	



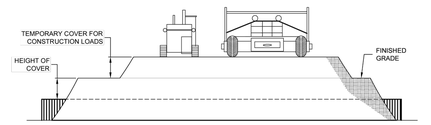
48"Ø to 90"Ø FITTING REINFORCEMENT MAY BE REQUIRED BASED ON HEIGHT OF COVER AND LIVE LOAD CONDITION

TYPICAL MANWAY DETAIL
NOT TO SCALE



96"Ø to 144"Ø FITTING REINFORCEMENT MAY BE REQUIRED BASED ON HEIGHT OF COVER AND LIVE LOAD CONDITION

TYPICAL MANWAY DETAIL
NOT TO SCALE



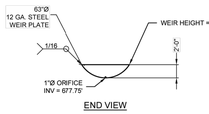
CONSTRUCTION LOADS

FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM
NOT TO SCALE



END VIEW

INTERNAL WEIR PLATE DETAIL
NOT TO SCALE

SPECIFICATION FOR CORRUGATED STEEL PIPE-ALUMINIZED TYPE 2 STEEL

SCOPE

THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE CORRUGATED STEEL PIPE (CSP) DETAILED IN THE PROJECT PLANS.

MATERIAL

THE ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M274 OR ASTM A929.

PIPE

THE CSP SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF AASHTO M36 OR ASTM A760. THE PIPE SIZES, GAGES AND CORRUGATIONS SHALL BE AS SHOWN ON THE PROJECT PLANS.

ALL FABRICATION OF THE PRODUCT SHALL OCCUR WITHIN THE UNITED STATES.

HANDLING AND ASSEMBLY

SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE NATIONAL CORRUGATED STEEL PIPE ASSOCIATION (NCSPA)

INSTALLATION

SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II OR ASTM A798 AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

ANTI-FLOTATION PROVISIONS DUE TO HIGH GROUNDWATER OR OTHER FLOTATION CONCERNS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.

MATERIAL SPECIFICATION
NOT TO SCALE

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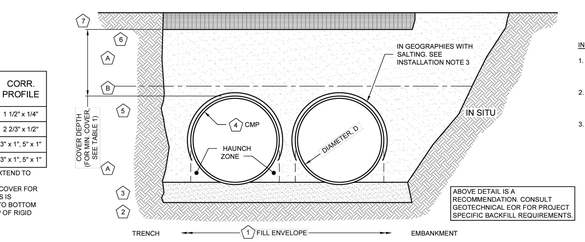
CONTECH CMP DETENTION SYSTEMS
CONTECH DYODS DRAWING

DYO94318 CW Arlington Heights, LLC
63" CMP Detention System
Arlington Heights, IL
DETENTION SYSTEM

PROJECT No.:	SEQ. No.:	DATE:
61377	94318	3/12/2026
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.:	2	



MINIMUM WIDTH DEPENDS ON SITE CONDITIONS AND ENGINEERING JUDGEMENT

TABLE 1:

DIAMETER, D	MIN. COVER	CORR. PROFILE
6"-10"	12"	1 1/2" x 1/4"
12"-48"	12"	2 2/3" x 1/2"
>48"-96"	12"	3" x 1", 5" x 1"
>96"	D/8	3" x 1", 5" x 1"

- STRUCTURAL BACKFILL MUST EXTEND TO LIMITS OF THE TABLE
- TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.

INSTALLATION NOTES

1. WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES.
2. OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.
3. IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED OVER THE UPPER HALF OF THE PIPE. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

TABLE 2:

XFILTRATION® JOINT STANDARD BACKFILL SPECIFICATIONS

	MATERIAL LOCATION	MATERIAL SPECIFICATION	DESCRIPTION	
1	FILL ENVELOPE WIDTH	PER ENGINEER OF RECORD	MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE SUGGESTED MINIMUM TRENCH WIDTH, OR EOR RECOMMENDATION: PIPE ≤ 12": D + 16" PIPE > 12": 1.5D + 12"	MINIMUM EMBANKMENT WIDTH (IN FEET) FOR INITIAL FILL ENVELOPE: PIPE < 24": 3.0D PIPE 24" - 144": D + 4'0" PIPE > 144": D + 10'0"
2	FOUNDATION	**AASHTO 26.5.2** - PER ENGINEER OF RECORD	PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND FOUNDATION BROUGHT BACK TO GRADE WITH A FILL MATERIAL APPROVED BY THE ENGINEER OF RECORD.	
3	BEDDING	**AASHTO M 43: 3, 357, 4, 467, 5, 56, 57**	ENGINEER OF RECORD TO DETERMINE IF BEDDING IS REQUIRED. PIPE MAY BE PLACED ON THE TRENCH BOTTOM OF A RELATIVELY LOOSE, NATIVE SUITABLE WELL GRADED GRANULAR MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, 2" MIN DEPTH. THE BEDDING MATERIAL MAY BE SUITABLE OPEN GRADED GRANULAR BEDDING CONFORMING TO AASHTO SOIL CLASSIFICATIONS A1, A2, OR A3 WITH MAXIMUM PARTICLE SIZE OF 3" PER AASHTO 26.3.8.1	
4	CORRUGATED METAL PIPE			
5	BACKFILL	FREE-DRAINING, ANGULAR, WASHED-STONE PER **AASHTO M 43: 3, 357, 4, 467, 5, 56, 57** OR APPROVED EQUAL *	HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION WITHOUT SOFT SPOTS. BACKFILL SHALL BE PLACED IN 8" +/- LOOSE LIFTS AND COMPACTED TO 90% STANDARD PROCTOR PER AASHTO T 99. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO LIFT (16") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHOULD BE ADVANCED ALONG THE LENGTH OF THE SYSTEM TO AVOID DIFFERENTIAL LOADING. WHERE CONVENTIONAL COMPACTION TESTING IS NOT PRACTICAL, THE MATERIAL SHALL BE MECHANICALLY COMPACTED UNTIL NO FURTHER YIELDING OF MATERIAL IS OBSERVED UNDER THE COMPACTOR. **IN AREAS WITH HIGH WATER TABLE FLUCTUATIONS THAT INTERACT WITH THE PIPE ZONE, CONSIDER INSTALLING A GEOTEXTILE SEPARATION LAYER TO PREVENT SOIL MIGRATION.	
6	COVER MATERIAL	UP TO MIN. COVER - **AASHTO M 145: A-1, A-2, A-3** ABOVE MIN. COVER - PER ENGINEER OF RECORD	COVER MATERIAL MAY INCLUDE NON-BITUMINOUS, GRANULAR ROADBASE MATERIAL WITHIN MIN COVER LIMITS	
7	RIGID OR FLEXIBLE PAVEMENT (IF APPLICABLE)	PER ENGINEER OF RECORD	FLEXIBLE PAVEMENT SHOULD NOT BE COUNTED AS PART OF THE FILL HEIGHT OVER THE CMP. FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD.	
A	SIDE GEOTEXTILE	NONE	GEOTEXTILE LAYER IS RECOMMENDED ON SIDES OF EXCAVATION TO PREVENT SOIL MIGRATION WHEN STONE BEDDING IS USED. IF NO STONE BEDDING IS USED, THEN SIDE GEOTEXTILE IS REQUIRED.	
B	GEOTEXTILE BETWEEN LAYERS	NONE	IF SOIL TYPES DIFFER AT ANY POINT ABOVE PIPE INVERT, A GEOTEXTILE LAYER IS RECOMMENDED TO BE PLACED BETWEEN THE LAYERS TO PREVENT SOIL MIGRATION.	

NOTES:
- FOR MULTIPLE BARREL INSTALLATIONS, THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE THE PIPE DIAMETER /2 BUT NO LESS THAN 12" FOR DIAMETERS <72". FOR 72" AND LARGER DIAMETERS, THE MINIMUM SPACING IS 36". CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING.
- * APPROVED REGIONAL EQUIVALENTS FOR SECTION 5 INCLUDE CA-7, MIDOT 6AA, 6A, OR 5G, PROVIDED THEY MEET THE PARTICLE SIZES INDICATED.

MANUFACTURER RECOMMENDED BACKFILL
NOT TO SCALE

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CONTECH CMP DETENTION SYSTEMS
CONTECH DYODS DRAWING

DYO94318 CW Arlington Heights, LLC
63" CMP Detention System
Arlington Heights, IL
DETENTION SYSTEM

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DESIGNED: DYO	DRAWN: DYO	
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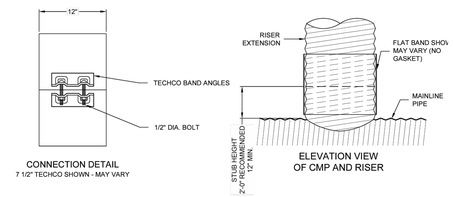
SHEET NO.:	3	



PLAIN END CMP RISER PIPE

GENERAL NOTES:

1. **DELIVERED BAND STYLE AND FASTENER TYPE MAY VARY BY FABRICATION PLANT.**
2. JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
3. BAND MATERIAL AND GAGE TO BE SAME AS RISER MATERIAL.
4. IF RISER HAS A HEIGHT OF COVER OF 10' OR MORE, USE A SLIP JOINT.
5. BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
   - 12" THRU 48" 1-PIECE
   - 54" 2-PIECES
6. ALL RISER JOINT COMPONENTS WILL BE FIELD ASSEMBLED.
7. MANHOLE RISERS IN APPLICATIONS WHERE TRAFFIC LOADS ARE IMPOSED REQUIRE SPECIAL DESIGN CONSIDERATIONS.
8. DIMENSIONS SUBJECT TO MANUFACTURING TOLERANCES.

12" RISER BAND DETAIL
NOT TO SCALE

2 2/3"x1/2" RIVETED PIPE

GENERAL NOTES:

1. JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
2. BAND MATERIALS AND/OR COATING CAN VARY BY LOCATION. CONTACT YOUR CONTECH REPRESENTATIVE FOR AVAILABILITY.
3. BANDS ARE SHAPED TO MATCH THE PIPE-ARCH WHEN APPLICABLE.
4. BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
   - 12" THRU 48" 1-PIECE
   - 54" THRU 96" 2-PIECES
   - 102" THRU 144" 3-PIECES
5. BAND FASTENERS ARE ATTACHED WITH SPOT WELDS, RIVETS OR HAND WELDS.
6. ALL CMP IS REROLLED TO HAVE ANNULAR END CORRUGATIONS OF 2 2/3"x1/2"
7. DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
8. ORDER SHALL DESIGNATE GASKET OPTION, IF REQUIRED (SEE DETAILS ABOVE).

10-C BAND DETAIL
NOT TO SCALE

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CHECKED: DYO	APPROVED: DYO	
SHEET NO.:	4	

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
2	ISSUED FOR PERMIT – LOT 3	05/26/26	JTA
3	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
4	REVISED PER VILLAGE COMMENTS	03/13/26	INS
5	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
6	ISSUED FOR PERMIT – LOT 3	01/28/26	INS
7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

Kimley»Horn
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570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-520-9200
WWW.KIMLEY-HORN.COM

CORE ACQUISITIONS

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

UNDERGROUND VAULT DETAILS

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
UG1.0

Drawing name: K:\CHN_LIDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\UG1.0 UNDERGROUND VAULT DETAILS.dwg UG1.0 Jun 12, 2025 6:17pm by: Jake.Antony
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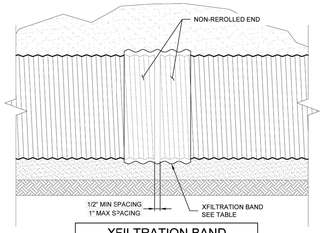
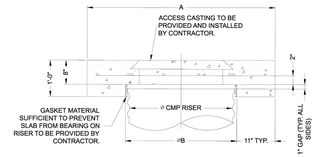


XFILTRATION BAND		
DIAMETER	BAND	FASTENER
UP TO 84"Ø	5-C OR H-12	STD. PLANT FASTENER WITH NO GASKET
84"Ø +	10-C	STD. PLANT FASTENER WITH NO GASKET

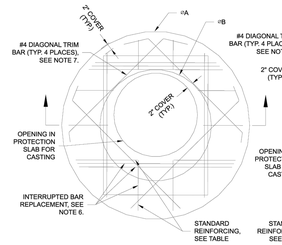
XFILTRATION JOINT DETAIL
NOT TO SCALE



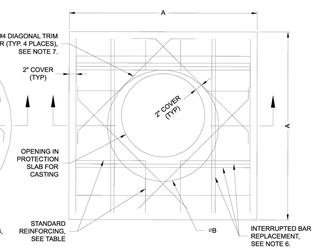
SECTION VIEW

REINFORCING TABLE				
∅ CMP RISER	A	∅ B	REINFORCING	**BEARING PRESSURE (PSF)
24"	∅ 4' 4'X4'	26"	#5 @ 12" OCEW #5 @ 12" OCEW	2,410 1,780
30"	∅ 4'-6" 4'-6" X 4'-6"	32"	#5 @ 12" OCEW #5 @ 12" OCEW	2,120 1,530
36"	∅ 5' 5' X 5'	38"	#5 @ 10" OCEW #5 @ 10" OCEW	1,890 1,350
42"	∅ 5'-6" 5'-6" X 5'-6"	44"	#5 @ 10" OCEW #5 @ 9" OCEW	1,720 1,210
48"	∅ 6' 6' X 6'	50"	#5 @ 9" OCEW #5 @ 8" OCEW	1,600 1,100

** ASSUMED SOIL BEARING CAPACITY



ROUND OPTION PLAN VIEW



SQUARE OPTION PLAN VIEW

NOTES:

1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION.
2. DESIGN LOAD HS25.
3. EARTH COVER = 1' MAX.
4. CONCRETE STRENGTH = 3,500 psi
5. REINFORCING STEEL = ASTM A615, GRADE 60.
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
7. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
8. PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
9. DETAIL DESIGN BY DELTA ENGINEERING, BINGHAMTON, NY.

MANHOLE CAP DETAIL
SCALE: N.T.S.

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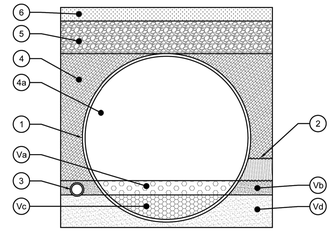

IMPORTANT ELEVATIONS:
BOTTOM OF STONE: 677.50
CMP SYSTEM INVERT: 677.75
INT. UNDERDRAIN INVERT: 677.75
EXT. UNDERDRAIN INVERT: 678.50
CMP OUTLET ELEVATION: 678.58
TOP OF CMP SYSTEM: 683.00
MIN. GRADE: 686.59

1. CMP UNDERGROUND STORAGE
2. PRIMARY OUTLET FROM CMP
3. EXTERNAL UNDERDRAIN - SET 1 FOOT FROM BOTTOM OF VOLUME CONTROL
4. RATE CONTROL - COARSE AGGREGATE ABOVE CMP OUTLET
4a. RATE CONTROL - PIPE STORAGE ABOVE CMP OUTLET
5. COARSE AGGREGATE - 12" FROM CROWN OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT, MINIMUM
6. PAVEMENT SECTION

MEDIA VOLUME DESCRIPTIONS:
Vc - VOLUME OF CMP STORAGE BELOW UNDERDRAIN INVERT.
Vd - VOLUME OF COARSE AGGREGATE BELOW UNDERDRAIN INVERT.
Va - VOLUME OF CMP STORAGE ABOVE UNDERDRAIN INVERT TO CMP OUTLET.
Vb - VOLUME OF COARSE AGGREGATE ABOVE UNDERDRAIN INVERT TO CMP OUTLET.

VOLUMES				
VOLUME TYPE	POROSITY	MEDIA VOLUME	STORAGE VOLUME	VOLUME PROVIDED
CMP STORAGE BELOW UD INV.	1	Vc	1.0 X Vc	4,293.17 CF
COARSE AGGREGATE BELOW UD INV.	0.36	Vd	0.36 X Vd	4,034.82 CF
CMP STORAGE ABOVE UNDERDRAIN INV.	1	Va	0.5 X Va	339.80 CF
COARSE AGGREGATE ABOVE UNDERDRAIN INV.	0.18	Vb	0.18 X Vb	100.89 CF
TOTAL VOLUME CONTROL				8,768.88 CF

MWRD VOLUME CALCULATIONS
N.T.S.

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CHECKED: DYO	APPROVED: DYO	
SHEET NO:	6	

Contech® CMP Detention Inspection and Maintenance Guide

Underground stormwater detention and infiltration systems must be inspected and maintained at regular intervals for purposes of performance and longevity.

Inspection

Inspection is the key to effective maintenance of CMP detention systems and is easily performed. Contech recommends ongoing, quarterly inspections. The rate at which the system collects pollutants will depend more on site specific activities rather than the size or configuration of the system.

Inspections should be performed more often in equipment washdown areas, in climates where sanding and/or salting operations take place, and in other various instances in which one would expect higher accumulations of sediment or abrasive/corrosive conditions. A record of each inspection is to be maintained for the life of the system.

Maintenance

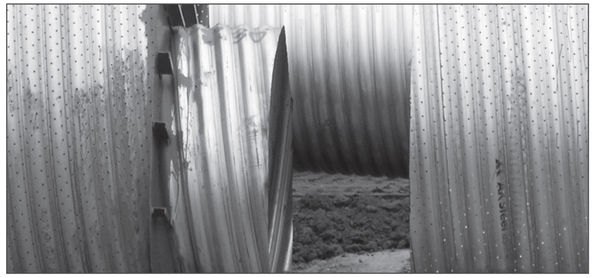
CMP detention systems should be cleaned when an inspection reveals accumulated sediment or trash is clogging the discharge orifice.

Accumulated sediment and trash can typically be evacuated through the manhole over the outlet orifice. If maintenance is not performed as recommended, sediment and trash may accumulate in front of the outlet orifice. Manhole covers should be securely seated following cleaning activities. Contech suggests that all systems be designed with an access/inspection manhole situated at or near the inlet and the outlet orifice. Should it be necessary to get inside the system to perform maintenance activities, all appropriate precautions regarding confined space entry and OSHA regulations should be followed.

Systems are to be rinsed, including above the spring line, annually soon after the spring thaw, and after any additional use of salting agents, as part of the maintenance program for all systems where salting agents may accumulate inside the pipe.

Maintaining an underground detention or infiltration system is easiest when there is no flow entering the system. For this reason, it is a good idea to schedule the cleanout during dry weather.

The foregoing inspection and maintenance efforts help ensure underground pipe systems used for stormwater storage continue to function as intended by identifying recommended regular inspection and maintenance practices. Inspection and maintenance related to the structural integrity of the pipe or the soundness of pipe joint connections is beyond the scope of this guide.



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CMP MAINTENANCE GUIDE 2/17 PDF

CONTECH CMP DETENTION SYSTEMS
CONTECH ENGINEERED SOLUTIONS

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1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
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5	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
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7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

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SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

CORE ACQUISITIONS

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

UNDERGROUND VAULT DETAILS

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
UG1.1

Drawing name: K:\CHN_LIDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\UG1.9 UNDERGROUND VAULT DETAILS.dwg UG1.1 Jun 12, 2026 6:17pm by Jake.Antony
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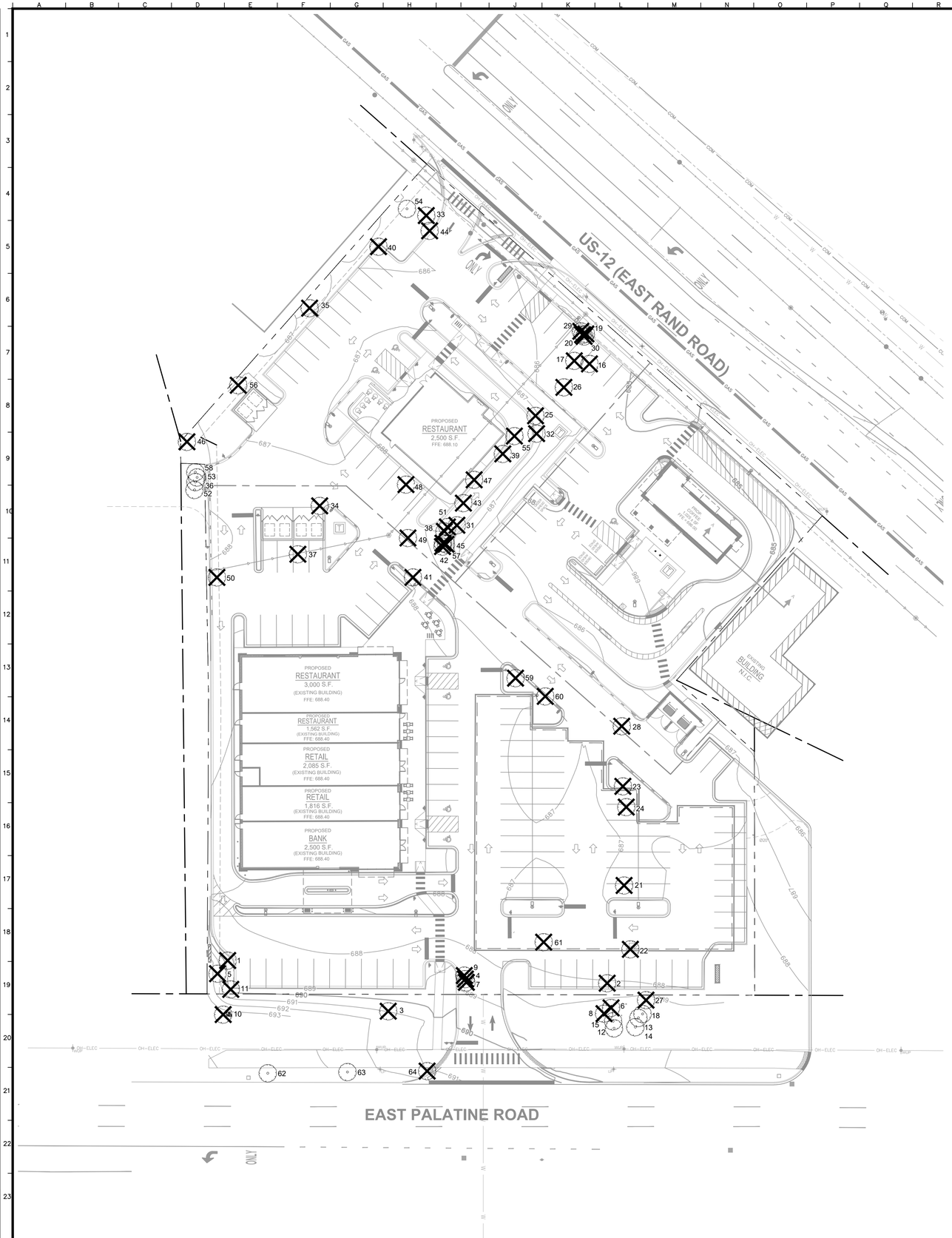

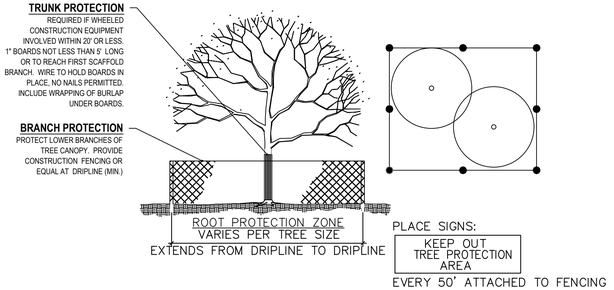

1 TREE PROTECTION

NTS

TREE PROTECTION NOTES

1. ALL TREES TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
2. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE.
3. TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
4. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.
7. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
8. AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE.
9. FENCING MATERIAL SHALL ENCIRCLE ANY TREE OR SHRUB WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
10. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
11. FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
12. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.
13. REFER TO THIS DETAIL FOR TREE PROTECTION FENCE GUIDELINES FOR FENCE LOCATIONS.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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TREE PRESERVATION PLAN

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
L1.0

Drawing name: K:\CHI-LDEV\268959000_Cwa Acquisitions_Arlington Heights_s\L2 Design\CAD\PlanSheets\TP1-0 TREE PRESERVATION PLAN.dwg L1.0 TREE PRESERVATION PLAN Jan 12, 2026 6:18pm by Jake.Antony
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Tree Number	Species (Common Name)	Species (Scientific Name)	Condition	DBH	Status	Exchange Rate*	Tree Value (ISA Standards)	Notes
1	Box elder	Acer negundo	Poor	10	Removed	3		
2	Littleleaf Linden	Tilia cordata	Fair	4	Removed	2		
3	Pine spp.	Pinus ssp.	Fair	16	Removed	4		Public ROW
4	Eastern Red Cedar	Juniperus virginiana	Fair	5	Removed	2		
5	Box elder	Acer negundo	Poor	12	Removed	3		
6	Elm spp.	Ulmus ssp.	Fair	11	Removed	3		Public ROW
7	Eastern Red Cedar	Juniperus virginiana	Fair	8	Removed	3		
8	Littleleaf Linden	Tilia cordata	Fair	10	Removed	3		Public ROW
9	Eastern Red Cedar	Juniperus virginiana	Fair	8	Removed	3		
10	Box elder	Acer negundo	Poor	19	Removed	4		Public ROW
11	Box elder	Acer negundo	Poor	11	Removed	3		
12	Common Hackberry	Celtis occidentalis	Fair	15	Preserved			Public ROW
13	Elm spp.	Ulmus ssp.	Fair	8	Preserved			Public ROW
14	White Mulberry	Morus alba	Poor	7	Preserved			Public ROW
15	Box elder	Acer negundo	Poor	19	Preserved			Public ROW
16	Unknown	Unknown	Dead	23	Removed	5		
17	Littleleaf Linden	Tilia cordata	Good	6	Removed	2		
18	Tree of Heaven	Ailanthus altissima	Fair	15	Preserved			Public ROW
19	White Mulberry	Morus alba	Fair	5	Removed	2		
20	Eastern Red Cedar	Juniperus virginiana	Fair	6	Removed	2		
21	Box elder	Unknown	Poor	15	Removed	4		
22	White Mulberry	Morus alba	Fair	19	Removed	4		
23	White Mulberry	Morus alba	Fair	15	Removed	4		
24	White Mulberry	Morus alba	Poor	26	Removed	6		
25	Callery Pear	Pyrus calleryana	Fair	6	Removed	2		
26	Silver Maple	Acer saccharinum	Fair	13	Removed	4		
27	Tree of Heaven	Ailanthus altissima	Fair	11	Removed	3		Public ROW
28	American Elm	Ulmus americana	Poor	17	Removed	4		
29	Eastern Red Cedar	Juniperus virginiana	Fair	7	Removed	2		
30	Eastern Red Cedar	Juniperus virginiana	Fair	6	Removed	2		
31	Elm spp.	Ulmus ssp.	Fair	10	Removed	3		
32	White Mulberry	Morus alba	Fair	8	Removed	3		
33	Arborvitae	Thuja occidentalis	Fair	8	Removed	3		
34	Honey Locust	Gleditsia triacanthos	Good	14	Removed	4		
35	Red Maple	Acer rubrum	Fair	14	Removed	4		
36	Arborvitae	Thuja occidentalis	Fair	4	Preserved			
37	Honey Locust	Gleditsia triacanthos	Fair	11	Removed	3		
38	Elm spp.	Ulmus ssp.	Fair	6	Removed	2		
39	Callery Pear	Pyrus calleryana	Fair	6	Removed	2		
40	Red Maple	Acer rubrum	Fair	15	Removed	4		
41	Eastern White Pine	Unknown	Fair	6	Removed	2		
42	Elm spp.	Ulmus ssp.	Good	5	Removed	2		
43	Littleleaf Linden	Tilia cordata	Good	13	Removed	4		
44	Red Maple	Acer rubrum	Poor	15	Removed	4		
45	Elm spp.	Ulmus ssp.	Fair	3	Removed	2		
46	Colorado Blue Spruce	Picea pungens	Poor	5	Removed	2		
47	Silver Maple	Acer saccharinum	Fair	24	Removed	5		
48	Honey Locust	Gleditsia triacanthos	Good	14	Removed	4		
49	Eastern White Pine	Unknown	Fair	9	Removed	3		
50	Littleleaf Linden	Tilia cordata	Good	14	Removed	4		
51	Elm spp.	Ulmus ssp.	Fair	10	Removed	3		
52	Arborvitae	Thuja occidentalis	Fair	6	Preserved			
53	Arborvitae	Thuja occidentalis	Fair	6	Preserved			
54	Arborvitae	Thuja occidentalis	Fair	4	Preserved			
55	Callery Pear	Pyrus calleryana	Fair	6	Removed	2		
56	Crabapple spp.	Malus ssp.	Poor	15	Removed	4		
57	Elm spp.	Ulmus ssp.	Good	4	Removed	2		
58	Arborvitae	Thuja occidentalis	Fair	5	Preserved			
59	Honey Locust	Gleditsia triacanthos	Good	11	Removed	3		
60	Honey Locust	Gleditsia triacanthos	Good	9	Removed	3		
61	Littleleaf Linden	Tilia cordata	Fair	3	Removed	2		
62	Honey Locust	Gleditsia triacanthos	Fair	10	Preserved			PUBLIC ROW; Condition based on aerial
63	Honey Locust	Gleditsia triacanthos	Fair	12	Preserved			PUBLIC ROW; Condition based on aerial
64	Honey Locust	Gleditsia triacanthos	Fair	12	Removed	3		PUBLIC ROW; Condition based on aerial

*Only if a tree designated for preservation on the Preservation Plan is destroyed or razed during construction or removed without receiving approval, a permit or in the field adjustments, such trees shall be replaced with new trees in accordance with the above Exchange Rate.

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375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

TREE PRESERVATION TABLE

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
L1.1

Drawing name: K:\CHI_LDEV\268959000_Core Acquisitions_Arlington Heights_ALV\3 Design\CAD\PlanSheets\TP1.0 TREE PRESERVATION PLAN.dwg L1.1 TREE PRESERVATION TABLE Jun 12, 2026 8:18am by JakeAntley
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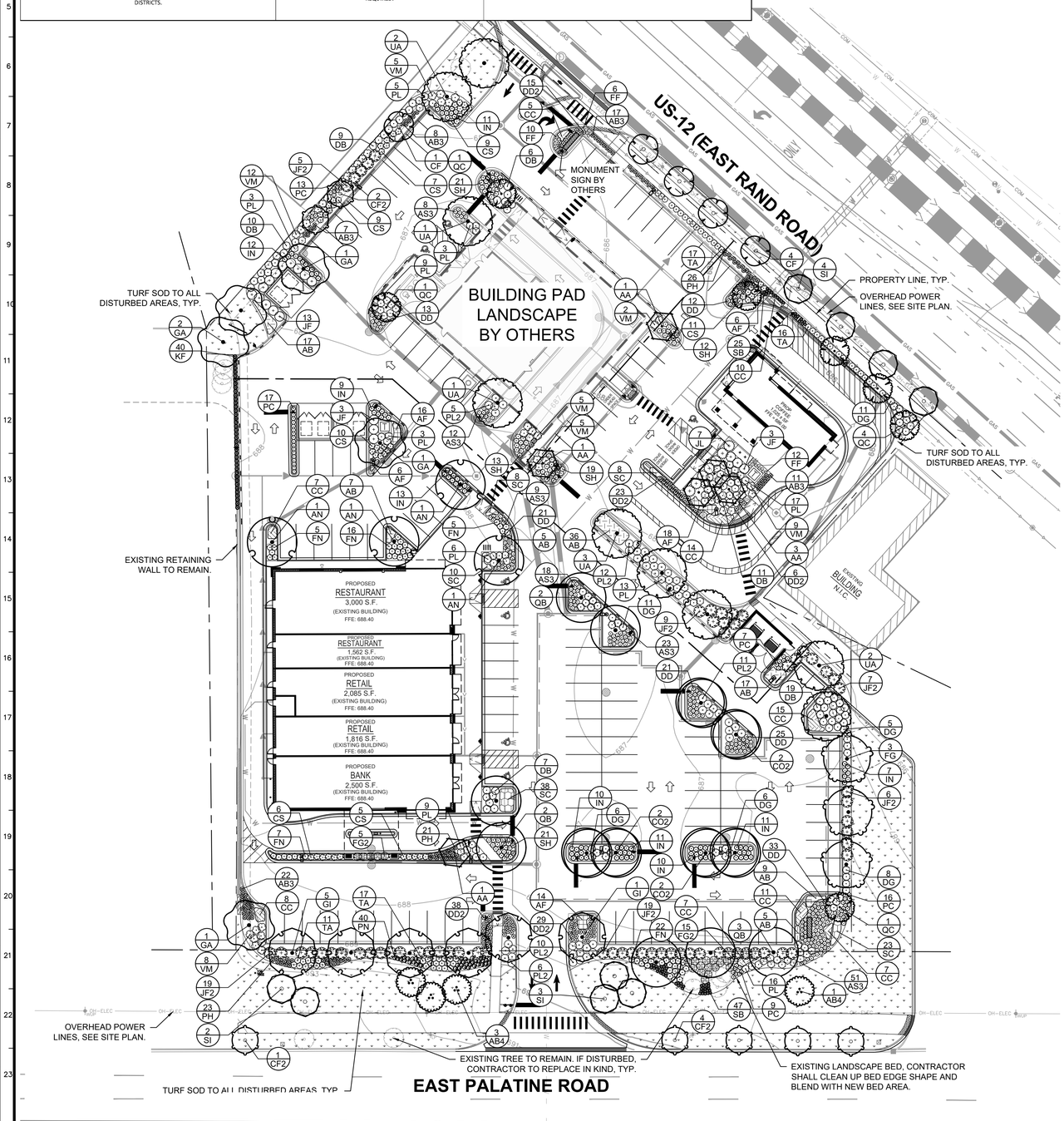
ARLINGTON HEIGHTS, IL LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	**REQUIRED**	**PROVIDED**
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT		
THERE SHALL BE AN ABUNDANCE OF LANDSCAPING ALONG RAND ROAD AND PALATINE ROAD WITH A GENEROUS AMOUNT OF GREEN SPACE.	AN ABUNDANCE OF LANDSCAPE ALONG RAND ROAD AND PALATINE ROAD IS REQUIRED.	AN ABUNDANCE OF LANDSCAPE AND GREENSPACE ALONG RAND ROAD AND PALATIINE ROAD, INCLUDING PARKING LOT SCREENING, CANOPY TREES, AND ORNAMENTAL TREES PROVIDED.
PROVIDE LANDSCAPING ADJACENT TO THE TRASH ENCLOSURE FOR A LAYERED SCREEN/BUFFER.	LANDSCAPE SCREENING ADJACENT TO THE TRASH ENCLOSURE IS REQUIRED.	EVERGREEN SCREENING AND LAYERED PLANTINGS PROVIDED ADJACENT TO TRASH ENCLOSURES.
ALL MECHANICAL UNITS MUST BE SCREENED.	ALL MECHANICAL UNITS ARE REQUIRED TO BE SCREENED.	ALL MECHANICAL UNITS WITHOUT CONFLICTS ARE SCREENED.
SECTION 20-6.11 - TREE PLANTING		
TREES SHALL BE PLANTED IN THE PARKWAY AREA AND SHALL BE SPACED NOT LESS THAN 40 FEET NOR MORE THAN 60 FEET APART.	E PALATINE ROAD: 286.4 LINEAR FT 286.4 / 40 = 7.2 = **7 PARKWAY TREES REQUIRED ALONG E PALATINE ROAD** E RAND ROAD: 283.1 LINEAR FT 283.1 / 40 = **7 PARKWAY TREES REQUIRED ALONG E RAND ROAD**	**7 PARKWAY TREES PROVIDED ALONG E PALATINE ROAD** **8 PARKWAY TREES PROVIDED ALONG E RAND ROAD**
SECTION 28-6.15-1.2 - LANDSCAPING REQUIREMENTS		
LANDSCAPED ISLANDS EQUAL IN AREA TO AT LEAST ONE PARKING SPACE AND CONTAIN AT LEAST ONE LIVE SHADE TREE AT A MINIMUM OF 4 INCHES IN DIAMETER SHALL BE LOCATED AT THE END OF EVERY 20 PARKING SPACES OR BENEATH EVERY LIGHT POLE.	**ONE SHADE TREE REQUIRED IN EVERY PARKING ISLAND.**	ONE SHADE TREE PROVIDED IN EVERY PARKING ISLAND WHEN FEASIBLE
SECTION 6.15-2.2 - LANDSCAPE REQUIREMENTS BETWEEN ZONING DISTRICTS		
SCREENING CONSISTING OF A MASONRY WALL, SOLID WOOD FENCE, OFFSET DOUBLE ROW OF DENSLEY PLANTED LANDSCAPE MATERIAL, OR A LANDSCAPE BERM IS REQUIRED BETWEEN ZONING DISTRICTS.	**SCREENING ALONG WEST SIDE OF PROPERTY BETWEEN ZONING DISTRICTS REQUIRED.**	NOT PROVIDED, SEE PLAN.



NOTE: SITE FURNISHING PACKAGE IDENTIFYING DECORATIVE LIGHTING, RAISED PLANTERS, TRASH CANS AND SEATING BY OTHERS.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES						
	AN	4	ACER X FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE	B & B	4" CAL. MIN.	
	AA	6	ACER X FREEMANII 'ARMSTRONG' / ARMSTRONG FREEMAN MAPLE	B & B	4" CAL. MIN.	
	CO2	6	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	4" CAL. MIN.	
	FG	3	FAGUS GRANDIFOLIA / AMERICAN BEECH	B & B	4" CAL. MIN.	
	GA	5	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE MALE ONLY	B & B	4" CAL. MIN.	
	GI	6	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST	B & B	4" CAL. MIN.	
	QB	7	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	4" CAL. MIN.	
	QC	7	QUERCUS ROBUR X ALBA 'CRIMSCHMIDT' / CRIMSON SPIRE™ OAK	B & B	4" CAL. MIN.	
	UA	9	ULMUS X `MORTON` / ACCOLADE™ ELM	B & B	4" CAL. MIN.	
ORNAMENTAL TREES						
	AB4	4	AMELANCHIER CANADENSIS `AUTUMN BRILLIANCE` / CANADIAN SERVICEBERRY MULTI-STEM	B & B		6` HT. MIN.
	CF2	7	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD SINGLE STEM	B & B	2.5" CAL. MIN.	
	CF	5	CORNUS FLORIDA / FLOWERING DOGWOOD SINGLE STEM	B & B	2.5" CAL. MIN.	
	SI	9	SYRINGA RETICULATA `IVORY SILK` / IVORY SILK JAPANESE TREE LILAC SINGLE STEM	B & B	2.5" CAL. MIN.	
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
SHRUBS						
	AS3	121	ARONIA MELANOCARPA `UCONNAM165` / LOW SCAPE MOUND CHOKEBERRY	-	SEE PLAN	6" HT. MIN.
	CS	57	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES' / SIXTEEN CANDLES SUMMERSWEET	-	SEE PLAN	24" HT. MIN.
	DD2	111	DEUTZIA X `NCDX1` / YUKI SNOWFLAKE® DEUTZIA	-	SEE PLAN	6" HT. MIN.
	DD	125	DEUTZIA X `NCDX2` / YUKI CHERRY BLOSSOM® DEUTZIA	-	SEE PLAN	6" HT. MIN.
	DB	62	DIERVILLA SESSILIFOLIA 'BUTTERFLY' / BUTTERFLY BUSH-HONEYSUCKLE	-	SEE PLAN	24" HT MIN
	DG	47	DIERVILLA X `G2X885411` / KODIAK RED BUSH HONEYSUCKLE	-	SEE PLAN	24" HT. MIN.
	FN	55	FORSYTHIA X INTERMEDIA 'NIMBUS' / SHOW OFF® SUGAR BABY® DWARF FORSYTHIA	-	SEE PLAN	6" HT. MIN.
	FG2	20	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	-	SEE PLAN	24" HT. MIN.
	IN	94	ITEA VIRGINICA `SMNIVDFC` / SCENTLANDIA® SWEETSPIRE	-	SEE PLAN	6" HT. MIN.
	PL	84	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM / DWARF NINEBARK	-	SEE PLAN	24" HT MIN
	PL2	44	POTENTILLA FRUTICOSA `LUNDY` / HAPPY FACE® YELLOW BUSH CINQUEFOIL	-	SEE PLAN	24" HT. MIN.
	SH	86	SPIRAEA JAPONICA 'WALBUMA' / MAGIC CARPET SPIRAEA	-	SEE PLAN	6" HT. MIN.
	VM	46	VIBURNUM CARLESII `SMVCB` / SPICE BABY™ KOREANSPICE VIBURNUM	-	SEE PLAN	24" HT MIN
EVERGREEN SHRUBS						
	JF	19	JUNIPERUS CHINENSIS `FAIRVIEW` / FAIRVIEW JUNIPER	B & B	SEE PLAN	6` HT. MIN.
	JL	7	JUNIPERUS CHINENSIS 'GOLD LACE' / GOLD LACE JUNIPER	B & B	SEE PLAN	24" HT. MIN.
	JF2	65	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	B & B	SEE PLAN	36" HT. MIN.
	TA	61	THUJA OCCIDENTALIS 'HOLMSTRUP' / HOLMSTRUP EASTERN ARBORVITAE	B & B	SEE PLAN	36" HT. MIN.
ORNAMENTAL GRASSES						
	AB3	65	ANDROPOGON GERARDII `BLACKHAWKS` / BLACKHAWKS BIG BLUESTEM	2 GAL.	SEE PLAN	
	KF	40	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	2 GAL.	SEE PLAN	
	FF	28	FESTUCA X `COOL AS ICE` / COOL AS ICE BLUE FESCUE	2 GAL.	SEE PLAN	
	PH	70	PANICUM VIRGATUM `HEAVY METAL` / HEAVY METAL SWITCH GRASS	2 GAL.	SEE PLAN	
	PC	62	PANICUM VIRGATUM 'CAPE BREEZE' / CAPE BREEZE SWITCH GRASS	2 GAL.	SEE PLAN	
	PN	40	PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS	2 GAL.	SEE PLAN	
	SB	72	SCHIZACHYRIUM SCOPARIUM `BLAZE` / BLAZE LITTLE BLUESTEM	2 GAL.	SEE PLAN	
PERENNIALS						
	AF	60	AGASTACHE X `BLUE FORTUNE` / BLUE FORTUNE ANISE HYSSOP	1 GAL.	24" OC	
	AB	96	AMSONIA TABERNAEMONTANA `BLUE ICE` / BLUE ICE EASTERN BLUESTAR	1 GAL.	24" OC	
	CC	84	COREOPSIS X `CREME BRULEE` / CREME BRULEE TICKSEED	1 GAL.	24" OC	
	SC	87	SEDUM X `CARL` / CARL SEDUM	1 GAL.	24" OC	
SYMBOL			**BOTANICAL / COMMON NAME**			
GROUND COVERS						
			TURF SOD			

NOTES:
1. SEE SHEET L3.0 FOR LANDSCAPE NOTES & DETAILS
2. SEE SHEET L3.1 FOR LANDSCAPE SPECIFICATIONS

NORTH

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SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

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LANDSCAPE PLAN

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
L2.0

Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_IL\3 Design\CAD\PlanSheets\L1.0 LANDSCAPE PLAN.dwg L2.0 LANDSCAPE PLAN Jan 12, 2026 6:18pm tyr.vanbatory
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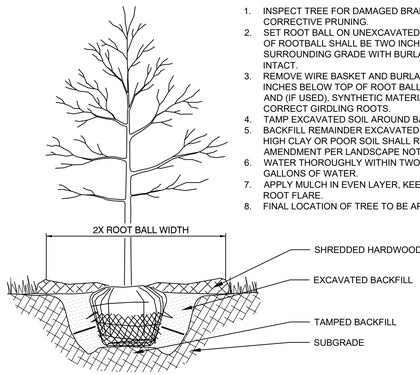
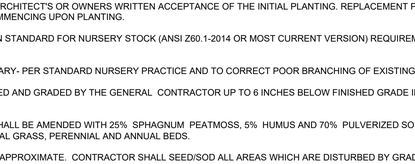


NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING

NTS

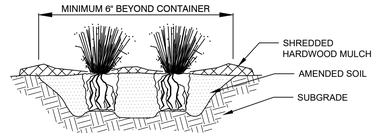


NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

3 SHRUB PLANTING

NTS



NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF CONTAINER SHALL BE ONE INCH ABOVE SURROUNDING GRADE.
3. SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN GRASSES, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR GRASS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 ORNAMENTAL GRASS PLANTING

NTS

NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.

SECTION

PLAN VIEW

4 PERENNIAL PLANTING

NTS

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.

Drawing name: K:\DFW_LDD\V268959000_Core Acquisitions-Arlington Heights_ALL\2 Design\Cad\PlanSheets\L3.0 LANDSCAPE NOTES AND DETAILS.dwg Jun 12, 2026 - 6:18pm by Jake.Ankney
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No.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
2	ISSUED FOR PERMIT – LOT 3	05/26/26	JTA
3	REVSED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
4	REVISED PER VILLAGE COMMENTS	03/13/26	INS
5	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
6	ISSUED FOR PERMIT – LOT 3	01/28/26	INS
7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

SCALE: AS NOTED
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ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
L3.0

LANDSCAPE NOTES AND DETAILS

MAINTENANCE REQUIREMENTS

MAINTENANCE PROGRAMS SHALL BE SITE SPECIFIC AND COORDINATED WITH THE LANDSCAPE CONTRACTOR AND COUNTY FOR ADEQUATE MAINTENANCE PROCEDURES. A THREE YEAR STEWARDSHIP PROGRAM IS NECESSARY TO ENSURE PROPER ESTABLISHMENT AND HEALTH OF GROUND COVER, TO CONTROL INVASIVE SPECIES, AND TO PREVENT OVERGROWTH AND SHADING OF EQUIPMENT. AFTER THE THIRD GROWING SEASON, PROGRAM MAY BE REDUCED TO TWO VISITS PER YEAR AS NEEDED, DEPENDENT UPON SITE CONDITIONS AND REQUIRED STRATEGIES TO MAINTAIN GOOD HEALTH OF THE SITE SUCH AS DETHACHING, ADDITIONAL MOWING, OR HERBICIDE TREATMENTS.

FIRST YEAR

SPRING:
-EARLIEST POSSIBLE INSTALLATION MAY OCCUR IN THE SPRING OF THE FIRST YEAR. NO ACTIONS ARE REQUIRED TO BE PERFORMED DURING THE FIRST SEASON OF INSTALL. IF SEED APPLICATION TAKES PLACE IN SUMMER OR FALL OF THE FIRST YEAR, MAINTENANCE AND MONITORING SHOULD START THE FOLLOWING SEASON.

SUMMER:
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE SUMMER, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE SUMMER IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES AND DOMINATED BY DESIRABLE SPECIES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. NEWLY SEEDED AREAS SHOULD BE CUT BACK TO 10 INCHES IN HEIGHT.

FALL:
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE FALL, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE FALL IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES AND DOMINATED BY DESIRABLE SPECIES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. NEWLY SEEDED AREAS SHOULD BE CUT BACK TO 10 INCHES IN HEIGHT.

SECOND YEAR

SPRING:
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE SPRING, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-DURING FIRST VISIT, MOWING SHOULD OCCUR TO CUT BACK ANY VEGETATION TO A HEIGHT OF 10 INCHES AND REMOVE DEAD STALKS AND SEED HEADS FROM THE PREVIOUS GROWING SEASON.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE SPRING IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES AND DOMINATED BY DESIRABLE SPECIES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.
-PLANT SUPPLEMENTAL SEED AS NEEDED TO ADDRESS AREAS OF POOR COVERAGE AND TO INCREASE COMPETITION AND BIO-DIVERSITY.

SUMMER:
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE SUMMER, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE SUMMER IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES AND DOMINATED BY DESIRABLE SPECIES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.

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-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE FALL, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE FALL IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES AND DOMINATED BY DESIRABLE SPECIES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.

THIRD YEAR

SPRING:
-SITE VISIT IS TO BE PERFORMED ONE TIME DURING THE EARLY SPRING, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING.
-MOWING SHOULD OCCUR TO CUT BACK ANY VEGETATION TO A HEIGHT OF 10 INCHES AND REMOVE DEAD STALKS AND SEED HEADS FROM THE PREVIOUS GROWING SEASON.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

SUMMER:
-SITE VISIT IS TO BE PERFORMED ONE TIME DURING THE SUMMER, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING.
-MOWING SHOULD OCCUR IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

FALL:
-SITE VISIT IS TO BE PERFORMED ONE TIME DURING THE FALL, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING.
-MOWING SHOULD OCCUR IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 24 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 24 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

FOLLOWING THE THIRD YEAR

-SITE VISITS ARE TO BE PERFORMED TWICE A YEAR, DURING THE EARLY SPRING AND LATE SUMMER, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-DURING THE SPRING, MOWING SHOULD OCCUR TO CUT BACK ANY VEGETATION TO A HEIGHT OF 10 INCHES AND REMOVE DEAD STALKS AND SEED HEADS FROM THE PREVIOUS GROWING SEASON.
-DURING THE FALL, MOWING SHOULD OCCUR IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 24 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 24 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

*ALL HERBICIDES ARE TO BE ANIMAL FRIENDLY AND APPLIED BY A TRAINED PERSONNEL.

PERFORMANCE STANDARDS

SATISFACTORY LANDSCAPE DEVELOPMENT ASSOCIATED WITH NATURALIZED VEGETATION WILL BE BASED ON THE FOLLOWING ITEMS.

FIRST YEAR:

WITHIN THREE MONTHS OF SEED INSTALLATION (OR THREE MONTHS AFTER THE START OF THE GROWING SEASON FOLLOWING DORMANT SEEDING), APPROXIMATELY 90 PERCENT OF THE SEEDED AREA, AS MEASURED BY AERIAL COVER, WILL BE VEGETATED OR OTHERWISE STABILIZED AGAINST EROSION. THE COVER CROP MAY BE INCLUDED IN THIS MEASUREMENT. IF MINIMUM IS NOT MET, ADDITIONAL SEEDING IS REQUIRED IN AREAS WITH POOR COVER.

SECOND YEAR:

BY THE END OF THE SECOND GROWING SEASON, THE PLANTED AREAS ARE DESIGNED TO HAVE A MINIMUM OF 50 PERCENT GROUND COVER BY SPECIES IN FINAL SEED MIX (NOT TO INCLUDE TEMPORARY COVER CROP OR UNDESIRABLE / INVASIVE SPECIES).

THIRD YEAR:

BY THE END OF THE THIRD GROWING SEASON, THE PLANTED AREAS ARE DESIGNED TO HAVE A MINIMUM OF 75 PERCENT GROUND COVER BY SPECIES IN FINAL SEED MIX (NOT TO INCLUDE TEMPORARY COVER CROP OR UNDESIRABLE / INVASIVE SPECIES).

ESTABLISHMENT NOTES AND STANDARDS

TREE / SHRUB ESTABLISHMENT

PREPARATION

HOLES DUG FOR TREES AND SHRUBS SHALL BE NO DEEPER THAN THE ROOTBALL OR CONTAINER, MEASURED TO THE TRUNK FLARE. DIAMETER OF HOLES SHALL BE TWICE THE DIAMETER OF THE ROOT BALL FOR TREES, AND AT MINIMUM 6 INCHES BEYOND THE DIAMETER OF CONTAINERS FOR SHRUBS.

INSTALLATION

INSTALL TREES AND SHRUBS SO THAT THE TRUNK FLARE IS AT A MAXIMUM 2 INCHES ABOVE GRADE, AND AT MINIMUM, AT GRADE. REMOVE CONTAINER AND REMOVE ANY BURLAP 6 INCHES FROM THE HEIGHT OF THE ROOT BALL, THEN BACKFILL TO FINISHED GRADE USING EXCAVATED SOIL FROM THE DUG HOLE.

SEED AREA ESTABLISHMENT

PREPARATION

SOIL PH IS TO BE TESTED PRIOR TO AMENDMENT AND FINAL GRADING. LIME OR SULFUR IS TO BE ADDED IN APPROPRIATE QUANTITY TO BRING PH TO ACCEPTABLE LEVELS FOR SEED APPLICATION AS NEEDED, IN AREAS OF SOIL AMENDMENT OR EXISTING AGRICULTURAL LAND, SOIL IS RECOMMENDED TO BE DISKED, CULTIVATED, AND PLANED / ROLLED AS NEEDED. SOILS SHALL BE UNIFORM, WITHOUT EXCESSIVE FURROWS, RUTS, OR RIDGES, AND LOW AREAS WHERE WATER MAY COLLECT. SOIL PREPARATION SHALL OCCUR WHEN WEATHER PERMITS AND TIMING ALLOWS FOR AT LEAST A FOLLOWING 48 HOURS WHERE SEEDING AND STABILIZATION METHODS MAY TAKE PLACE.

TIMING

IN ORDER TO MINIMIZE INITIAL USES OF BROAD APPLICATION HERBICIDE TREATMENT, AND PROMOTE EARLY AND STRONG ESTABLISHMENT OF SPECIFIED SEED MIXES WITH MINIMAL UNDESIRABLE WEED COMPETITION, DORMANT SEEDING SHOULD BE UTILIZED AS SITE CONDITIONS AND CONSTRUCTION TIMELINE PERMITS. IF ACTIVE SEASON SEEDING SHOULD BE REQUIRED, IT IS RECOMMENDED TO DO SO BETWEEN APRIL 1ST AND MAY 30TH, AFTER RISK OF MAJOR FREEZING CONDITIONS IS MINIMIZED. COVER CROPS MAY BE SEEDED AT ANY TIME IN THE EVENT THAT STABILIZATION IS REQUIRED OUTSIDE OF RECOMMENDED PLANTING TIMES. COVER CROPS MAY BE REQUIRED TO BE IRRIGATED IF APPLIED DURING WARM SEASONS AND IF ADEQUATE SOIL MOISTURE IS NOT PRESENT.

APPLICATION

SEED MIXTURES SHALL BE MECHANICALLY DRILLED, BROADCAST, OR HYDROSEEDED WITH STRAW MULCH PER SUPPLIER'S RECOMMENDATION (IF APPLICABLE). NO STRAW MULCH IS REQUIRED IF DRILL APPLIED, UNLESS NEEDED FOR STEEP SLOPES, SOIL STABILIZATION, OR OTHER AREAS THAT ARE IDENTIFIED FOR EROSION PREVENTION. SEED SHALL BE APPLIED AT INDICATED RATES WITH COVER CROP OATS, JAPANESE MILLET, WINTER PEA, OR ANNUAL RYE DEPENDENT ON SEASON AND SOIL CONDITIONS. SEED SPECIES SHALL BE LOCALLY SOURCED WHEN FEASIBLE. FINAL SEED MIX MAY VARY DEPENDENT UPON SPECIFIC SPECIES AVAILABILITY AND TIME OF INSTALLATION. FINAL SEED MIX SHALL BE APPROVED BY OWNER, OWNER'S REPRESENTATIVE, OR LANDSCAPE ARCHITECT. IF SEEDING IS PERFORMED PRIOR TO FINAL SITE INSTALLATION, ADDITIONAL SEED MAY BE APPLIED BY A LOW SPREADER IN AREAS THAT WERE DISTURBED. SITE SHOULD BE MONITORED FOLLOWING INSTALLATION FOR AREAS IDENTIFIED FOR ADDITIONAL RESEEDING UNTIL SEED MIX IS SUFFICIENTLY ESTABLISHED.

INVASIVE WEED CONTROL, MONITORING, & MANAGEMENT

A WORK PLAN SHOULD BE DEVELOPED TO AVOID THE SPREAD OF INVASIVE PLANTS FROM THESE AREAS. IF SUBSTANTIAL AREAS OF INVASIVE HERBACEOUS SPECIES ARE FOUND PRIOR TO OR AFTER PROJECT DEVELOPMENT, FOLIAR OR BROADCAST HERBICIDE APPLICATIONS MAY BE REQUIRED. FOR INVASIVE TREES, SHRUBS, AND VINES, MANAGEMENT MAY REQUIRE CUT-STEM HERBICIDE TREATMENTS.
ALL INVASIVE SPECIES MANAGEMENT SHOULD BE CONDUCTED DURING THE SUMMER MONTHS WHILE THE TARGET PLANTS ARE ACTIVELY GROWING.
TREATMENTS SHOULD BE CONDUCTED BETWEEN JULY AND AUGUST OF EACH YEAR AND SHOULD BE SEPARATED BY AT LEAST TWO WEEKS. APPROXIMATELY TWO HERBICIDE TREATMENTS SHOULD BE SCHEDULED PER SEASON FOR AT LEAST TWO YEARS FOLLOWING INITIATION OF PROJECT WORK. HERBICIDE USE REPORTING WILL ADHERE TO ALL APPLICATOR LICENSING REQUIREMENTS.

LANDSCAPE SPECIFICATIONS

Part 1.00 General

1.01 SCOPE OF WORK
A. This section covers furnishing and installing all landscape plants and non-plant materials covered by the drawings and these specifications. The work shall include materials, labor, equipment and services as described herein and indicated on the drawings. Also, the work shall include the maintenance of all plants and planting areas until acceptance by the Owner, and the fulfillment of all guarantee provisions as herein specified.

1.02 PLANTING LAYOUT
A. Before beginning work, the Contractor shall investigate and verify, in the field, the existence and location of all underground utilities and irrigation piping, and take precautions to prevent their disturbance. It shall be the responsibility of the Contractor to obtain all such information as it is made available. Plans and specifications of related work may be obtained from the Owner.
B. The Contractor shall locate all general reference points, take precautions to prevent their disturbance, perform the layout work, be responsible for all lines, elevations and measurements of work executed under the contract, exercise proper precaution to verify figures on drawings before laying out work and be responsible for any error resulting from failure to exercise such precaution. The Contractor shall make field measurements for their own work and be responsible for its accuracy.
C. Discrepancies between conditions existing on the site and conditions indicated on the drawings shall be called to the attention of the Owner before or at the time plant locations are staked out.
D. Quantities shown on plant list and schedules are for the convenience of the Owner and jurisdictional review agencies. The Contractor is responsible for verifying all quantities as drawn.

1.03 HORTICULTURAL STANDARDS
A. Unless otherwise noted, plant material, including collected materials, shall be grade No. 1 or better as outlined under Grades and Standards for Nursery Plants, and shall also conform to American Standard for Nursery Stock, ANSI (American National Standards Institute, Inc.) Z60.1-2014 (or most current version).
B. The Owner, Owner's representative, or Landscape Architect shall have the right, at any stage of the operations, to reject any and all work and materials which, in their opinion, do not meet with the requirements of these specifications. Such rejected material shall be removed from the site and acceptable material substituted in its place.

1.04 CERTIFICATES OF INSPECTION
A. All plant material shall be inspected by the Department of Agriculture, as required by state law. Plants of a grade less than that specified in the article titled HORTICULTURE STANDARDS will not be accepted.

Part 2.00 Non-Plant Materials

2.01 SOIL BACKFILL
A. Soil for backfilling planting areas and plant pits shall be the existing surface soil, free from subsoil, objectionable weeds, litter, sods, stiff clay, stones, stumps, roots, trash, toxic substances, mortar, cement or any other material which may be harmful to plant growth or hinder planting operations. Poorly drained soil shall not be used.
B. The Contractor shall obtain current agronomic soils report and include soil amendment recommendations on these plans.
C. Soil amendments shall be added to the soil in the amount and manner prescribed by soil analysis to obtain a pH of 5.5 to 6.5. Results from soil analysis and a list of the prescribed amendments shall be presented to the Owner and verified by the Landscape Architect prior to being incorporated into the soil.
D. If additional soil is required, it shall be furnished by the Contractor and shall be a natural, friable soil representative of productive, well-drained soils in the vicinity. It shall be obtained from well drained areas which have never been stripped before and shall be free of admixture of subsoil and foreign matter, stones, toxic substances and any material or substance that may be harmful to plant growth .
E. The Contractor shall provide the following information on imported topsoil:
1. Specific location from which topsoil will be (or was) stripped.
2. Present Owner of that property.
3. Approximate amount of topsoil available.
4. Test results showing topsoil composition and analysis.
F. Soil test shall be performed by a qualified soils laboratory, in accordance with "Methods of Soils Analysis - Agronomy '9' as published by the American Society of Agronomy and shall be performed at the Contractor's expenses.
G. Planting soil backfill for raised architectural planters, if applicable, shall consist of 40% potting soil, 40% coarse washed builders sand and 20% horticultural perlite.
H. Areas designated to be planted with flowering annuals, if applicable, shall be excavated to a depth of 18" and backfilled with a mixture consisting of 40% peat, 40% D.O.T. (coarse) sand, 10% pine bark (decomposed) and 10% cypress chips.
I. Planting soil backfill for tree wells, if applicable, shall be approved topsoil.
J. Planting area topsoil, if applicable, shall be 25% sphagnum peatmoss, 5% humus, and 70% pulverized soil for all non-turf seed mix areas, shrub, ornamental grass, perennial, and annual beds.

2.02 FERTILIZER
A. Commercial fertilizer shall be 14-14-14 formulation of Osmocote brand, 3-4 month release of which 60% of the nitrogen is in urea-formaldehyde form and shall conform to the applicable state fertilizer laws. Fertilizer shall be uniform in composition, dry and free flowing.

2.03 PRE-EMERGENCE WEED CONTROL
A. Weed control shall be Ronstar 2G as manufactured by Rhodia, Inc., Monmouth Junction, New Jersey 08852 or Princap (Simazine) as manufactured by Gelgy Agricultural Chemicals, Ardsley, New York 10502, or an approved equal.

2.04 ANTIDESICCANT
A. Antidesiccant shall be an emulsion type; film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants, such as Dowax by Dow Chemical Co., or Wilt-Pruf by Nursery Specialty Products, Inc., or an acceptable equal. The antidesiccant shall be delivered in the manufacturer's fully identified containers and shall be mixed in accordance with manufacturer's instructions.

2.05 BORICIDE
A. Boricide shall be Lindane as manufactured by Platt, or an approved equal.

2.06 MULCH
A. Wood Mulch shall be shredded hardwood mulch at 3" in. depth. Furnish and install mulch to all trees, shrubs, perennial, and groundcover areas. Trees placed in area covered by turf shall receive a 4' wide tree ring with 3" depth shredded hardwood mulch. If requested, Contractor must submit a mulch sample to Owner, Owner's representative, and Landscape Architect for review and approval.

Part 3.00 Plant Material

3.01 QUALITY OF PLANT MATERIAL
A. During inspection, as set forth hereinafter, all plant material will be judged, and rejections shall be based upon these standards. All plants shall comply with federal and state law requiring inspection for plant diseases and infestations. Inspection certificates required by law shall be made available to the Owner or Owner's representative at their request.
B. In determining the quality of plant material, the following elements will be valued:
1. Root condition.
2. Plant size (above ground).
3. Insect and disease free condition.
4. General appearance (color, shape, pruning).
A deficiency in one or more of these areas will be sufficient reason to reject selectively or by lot.
C. The Landscape Architect shall have the right, at any stage of the operations, to reject any and all work and materials which, in their opinion, do not meet with the requirements of these specifications. Such rejected material shall be removed from the site and acceptable material substituted in its place.

3.02 SIZE AND MEASUREMENTS
A. Plants shall be measured when branches are in their normal position. Heights and spread dimensions specified refer to the main body of the plant and not to extreme branch tip to tip. The measurements specified are the minimum size acceptable and where pruning is required, these are measurements after pruning. When sizes are indicated as a range, the plant shall have the proper proportion as outlined in Department of Agriculture, Grades and Standards for Nursery Plants Part 1 and 11. Caliper of trees shall be taken 6 inches above the ground level and shall be the default method of measuring sizes of trees unless otherwise noted on plans. Diameter at breast height (DBH) shall be taken 4.5' above the ground level.
B. Plants, which have been headed back to conform to the size specified, will not be acceptable. Plants larger than specified may be used if approved by the Owner, Owner's representative, or Landscape Architect; however, the use of such plants shall not increase the contract price.

3.03 LABEL
A. Plant materials shall have durable, legible labels stating, in weather resistant ink, the correct botanical and common names and size as indicated in the Plant List. Each plant, or sufficient representative samples of each delivered shipment, shall have labels securely attached in a fashion that will not interfere with normal plant growth. Plant materials which have (or will have) a seasonal bloom shall be tagged with labels indicating the specific variety of that species' botanical and common name.

3.04 COLLECTED PLANTS
A. All plant material shall be nursery grown. Collected plants shall have been grown under climatic conditions similar to those in the locality of the project. All collected plants shall meet the requirements as specified and shall meet all specified grades and standards, unless otherwise qualified in the Plant List or these specifications. Root balls shall be increased in size one third greater than nursery grown plants.

3.05 CONTAINERIZED PLANTS
A. All container grown plants shall be well rooted and established in the container in which they are delivered to the site. The plants shall have been in that container sufficiently long for the fibrous roots to hold the soil together when the plant is removed from the container. Container grown plants found to be root-bound during planting will not be acceptable. Containerized trees have a tendency to dry out quickly. The Contractor shall be responsible for hand watering the trees at time of delivery through the time of final acceptance at a rate consistent with the nursery watering schedule to assure that the tree does not go into shock.

3.06 SPECIMEN PLANTS
A. After receiving the Notice to Proceed, the Contractor shall locate all plants specified as specimen. The Contractor shall notify the Owner or Owner's representative so they may agree on a time to mutually inspect the selected plants. The Owner or Owner's representative will inspect and tag those plants, which are acceptable for use. Expenses incurred by the Owner for any subsequent inspection of specimen plants, at any time, in addition to the mutually agreed time shall be the responsibility of the Contractor.

3.07 SUBSTITUTIONS
A. The use of materials differing in kind, quality or size from those specified will be allowed only after the Owner is convinced that all means of purchasing the specified materials have been exhausted.
B. Where it is indicated that the Contractor may furnish or use a substitute that is equal to the material or equipment specified and if the Contractor is to furnish or use a proposed substitute, they shall, after the award of the contract, make written application to the Owner or Owner's representative for acceptance of such a substitute. The substituted product or method shall be equal or superior in all respects to the specified product or method, shall perform adequately the duties imposed by the general design, shall be compatible with all other elements of the job, and shall be sufficient to complete the job. The substitution shall not add cost to the contract. Should it be necessary to accept a substitute of a quality less than specified, the unit price shall be used to adjust the contract price downward accordingly. No substitution shall be ordered or installed without the written permission of the Owner and governing municipality.

Part 4.00 Delivery, Storage and Handling

4.01 PLANT MATERIAL
A. The Contractor shall exercise care in handling, loading and unloading, storage and transporting all plant material and allied materials to prevent damage. The Contractor shall assume full responsibility for protection and safekeeping of products stored on the job.
B. The Contractor shall dig and prepare plant material for shipment in a manner that will not damage roots, branches, shape and future development after planting.
C. Trees indicated on the plans where size, soil conditions and distance of transport to the site would warrant, shall be wireballed. Bottom wired baskets manufactured specifically for use in tree handling may be used.
D. The Contractor shall handle all plants so that roots and branches are protected at all times from drying out, heating and from other injury. All plants shall be handled by the ball or container.
E. Before moving plants from the nursery or storage area to the site; they shall be thoroughly sprayed with a solution of antidesiccant. Antidesiccant shall be applied to all collected pines and oaks. Two weeks after planting or as specified by the product manufacturer; the material shall be sprayed again with the antidesiccant. The antidesiccant shall be applied using power spray to provide an adequate film over trunks, branches, stems, twigs and foliage.
F. When transporting plants to and at the site, the Contractor shall make provisions to protect plants from wind damage by avoiding high-speed highways, transporting in enclosed or partially enclosed vehicles, or covering the plants with burlap or other suitable material. Plants severely damaged by wind will be rejected.
G. Any plant with signs of insects, their eggs or larvae or disease will be rejected and shall be removed from the project site.
H. Only the nursery stock intended for planting on a particular day shall be delivered and stored on the site during the day unless otherwise acceptable to the Owner. All plants shall be stored in one location as designated by the Owner, protected from wind and kept moist. The roots of all plants that cannot be planted immediately in soil shall be covered with mulch and other suitable material. No plants shall be taken from the temporary storage area for planting on the project until after the tree pits or holes for the plants in the section to be planted have been properly excavated and prepared ready to receive the trees and shrubs.
I. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or other bark slippage by means of burlap, wood battens or other acceptable method.

4.02 NON-PLANT MATERIAL

A. Fertilizer shall be delivered to the site in original, unopened containers bearing manufacturer's guaranteed chemical analysis, name, trade name, trademark and conformance to state law. In lieu of containers and provided that it is to be applied at the time of delivery, fertilizer may be furnished in bulk and a certificate indicating the above information shall accompany each delivery.
B. Pesticide and herbicide materials shall be delivered to the site in the original, unopened containers. Containers that do not have a legible label that identifies the Environmental Protection Agency registration number and the manufacturer's registered uses will be rejected.
C. Storage of materials shall be in the area designated for use by the Owner. All materials shall be kept in dry storage and away from contaminants.

Part 5.00 Installation

5.01 PREPARATION BEFORE PLANTING
A. The Contractor shall verify that all final grades have been established prior to beginning planting operations. All unsatisfactory grading shall be reported to the Owner or Owner's representative, and the Contractor shall not proceed with this work until the unsatisfactory conditions have been corrected. When conditions detrimental to plant growth are encountered, such as rubble, fill or adverse drainage conditions, the Contractor shall notify the Owner for directions.
B. Should undesirable existing vegetation be present on the site at the time of installation, the Contractor shall prepare the site for planting by use of chemicals, when used as recommended by the manufacturer, and/or mechanical means acceptable to the Owner. Care shall be exercised to avoid any misuse of chemicals, which would create detrimental residual conditions. Care must also be used not to alter final grades, which have been established or cause damage to previously established turf areas.

5.02 SITE PREPARATION
A. If so called for by the Owner, all plant locations and the areas of all planting beds shall be staked out on the ground, for acceptance by the Owner or Owner's representative, before planting operations begin. The Contractor shall stake the location of the center of each tree and paint the outline of each shrub and groundcover bed. The stakes shall be oriented in a vertical manner so that they can be viewed and read from one direction. The Contractor shall give the Owner notice 24 hours prior to the completion staking described herein.
B. The Contractor shall verify the location of underground utilities, and irrigation heads and valves, and provide markers or other suitable protection, where necessary, to prevent damage.

5.03 EXCAVATION OF PLANTING AREAS
A. No tree or shrub pit shall be dug or prepared until their location is acceptable to the owner. Reasonable care shall be exercised to have pits dug and soil prepared prior to moving plants to respective locations for planting to ensure that they will not be unnecessarily exposed to drying elements or to physical damage.
B. Circular pits with vertical sides shall be excavated for all plants. The depth of all plant pits shall be enough to accommodate the ball or roots and the prepared soil in the bottom of the pit. Diameter of pits for trees shall be at least 1 foot greater than the diameter of the ball.
C. Plant beds and pits shall be tested for proper drainage by filling with water twice succession. Conditions permitting the retention of more than 6 inches of water in 1 hour shall be brought to the attention of the Owner. A written proposal and cost estimate for correction of such conditions shall be submitted to the Owner for acceptance, before proceeding with the work.
D. All tree pits curbed planting islands, tree wells, or in areas, in which the soil has been compacted to an undesirable density, shall be excavated to a depth at least two feet greater than the measured depth and diameter of the ball. The minimum depth and diameter of excavation shall be four feet.
E. In shrub and groundcover beds where soils have been compacted to a density, which is detrimental to plant growth, the contractor shall loosen soils to a depth of 18" minimum to allow root penetration beyond the planting pit.
F. If acceptable for use, existing topsoil in shrub and groundcover beds shall be treated with the specified soil amendments, at rates determined by soil tests. Amendments shall be incorporated into the soil to a depth of 12 inches. Where soil is not acceptable as determined by soil tests, the soil in the entire area shall be removed to a depth of a min. 12 inches and replaced with the specified planting soil.

5.04 PLANTING
A. All plants, except as otherwise specified, shall be centered in their pits, faced for best effect and set plumb for backfilling.
B. All synthetic strings, straps, and wire cages shall be removed from the top of third of the root ball. Synthetic burlap shall be removed completely.
C. Plants shall be removed from cans by cutting two sides of a container with an acceptable can cutter. Sides shall not be cut with a spade. Sides of knockout cans shall not be cut. Plastic containers with slanted sides shall not require cutting. Plants shall be removed from the container carefully, without injury or damage to the plant and root system.
D. The Contractor shall hand water-containerized trees from the time of delivery until the time of the final acceptance at a rate consistent with the nursery conditions from which the trees were obtained. Trees, which go into shock due to insufficient water, may be rejected.
E. Plants shall be set in the center of the pits and shall be plumb and straight and at such a level that after settlement the root crown will be level with the surrounding grade.
F. Plant holes shall be backfilled with the specified planting mixture placed in layers around the roots or ball. Each layer shall be carefully tamped in place in manner to avoid injury to the roots or ball or disturbing the position of the plant. When approximately two thirds of the plant hole has been backfilled, the hole shall be filled with water and the soil allowed to settle around the roots. Balled and burlapped plants shall have the burlap cut away or folded back from the top of the ball before applying water. After the water has been absorbed, the plant hole shall be filled and tamped lightly to grade. Any subsequent settlement shall be brought to grade.
G. Immediately after each tree pit is backfilled, a shallow basin slightly larger than the pit shall be formed with a ridge of topsoil to facilitate watering. This soil saucer shall be formed in a circle and tamped around each tree so that the saucer will retain water. Where curbing occurs around plant pits, the saucer shall be omitted.

5.05 FERTILIZING
A. Each tree and shrub shall be fertilized by placing the manufacturer's recommended amount around the base of the ball before backfilling.

5.06 MULCHING
A. Immediately after planting operations are completed, all tree and shrub saucers, and shrub and groundcover beds shall be covered with a 3 inch layer of shredded hardwood mulch. 3 Inch depth shall be provided throughout all landscape beds as shown annotated in the drawings.

5.07 PRUNING
A. Each tree and shrub shall be pruned in accordance with standard horticultural practice to preserve the natural character of the plant and in the manner fitting its use in the landscape design. Pruning shall be done with clean, sharp tools and as indicated on the drawings.
B. Approximately one third of the growth of large deciduous trees (those with 2 inch caliper or larger) shall be pruned by removal of superfluous branches. Main leaders of trees shall not be cut back. Branches shall be thinned out and not merely cut back. Long side branches may be shortened. Shrubbery with extremely heavy tops shall have one fourth to one third of the weaker growth removed by thinning.

5.08 CLEANUP
A. During the course of planting, excess and waste materials shall be continuously and promptly removed daily, lawns kept clear, and all reasonable precautions taken to avoid damage to existing structures, plants and grass. After completion of the work, the entire site shall be cleared of excess soils, waste material, debris and all objects that may hinder maintenance and affect the visual appearance of the site. The Contractor shall clean all roads and walks of dirt film and soil clods. The Contractor shall also pressure clean and broom sweep all asphalt pavement prior to the final lift of asphalt to be laid.

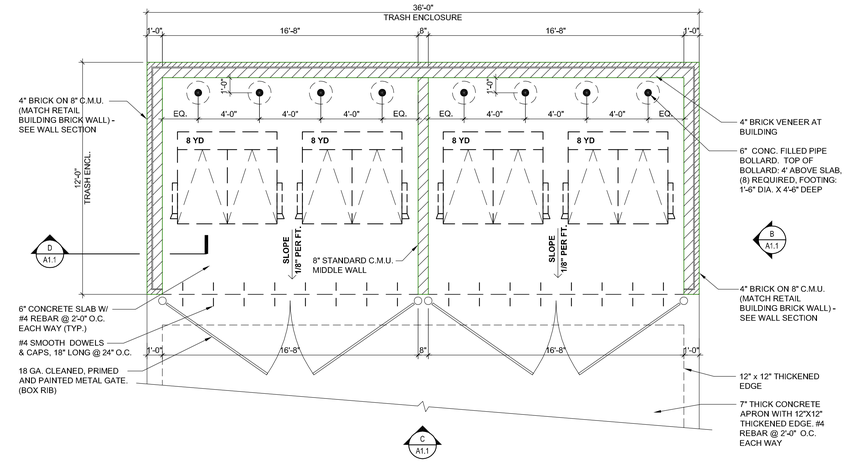
5.09 DISTURBED AREAS
A. All areas outside of the limits of work that are disturbed by the Contractor's construction activities shall be repaired and replanted to its original condition.

Part 6.00 Guarantees

6.01 GUARANTEED PROVING PERIOD
A. There shall be a guarantee period of 1 year for trees and specimen material and 1 year for shrubs. This guarantee period shall start at the final acceptance date. Contractor shall replace any and all plant material, which die during this guarantee proving period. Replacement of plants necessary during the guarantee period shall be the responsibility of the Contractor, except for possible replacements of plants resulting from removal, vandalism, acts of neglect on the part of others, or natural disaster. All replacement material shall have the same guarantee time (1 year from installation of replacement for trees and specimen material and 1 year for shrubs).
B. Planting maintenance shall include all necessary watering, cultivation, weeding, pruning and spraying, wrapping and mulching, straightening of plants which lean or sag and which develop more than a normal amount of settlement such adjustments to include excavating around and leveling or raising the ball when so directed and all other incidental work necessary for proper maintenance as directed by the Owner until substantial completion and written release.
C. Transplanted material (if applicable) shall not be guaranteed, however, good horticultural practices should be used before, during and after the material is transplanted. Good horticultural practices should include but not be limited to, all necessary watering, pruning and spraying, wrapping and mulching, fertilizing, moving, maintaining the same orientation and grade level from the original location, and all other incidental work necessary for proper transplanting.

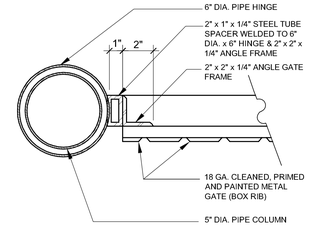
6.02 FINAL INSPECTION AND ACCEPTANCE
A. The Contractor shall notify the Owner in writing when the work has been completed in accordance with this Contract and request an inspection. The Owner or Owner's representative will make the inspection of the work and report findings as to acceptability and completeness. Any work remaining to be done shall be subject to reinspection before final acceptance. The Contractor will be notified in writing by the Owner of the final acceptance of the work.

6.03 CONTRACTOR'S RESPONSIBILITY AFTER ACCEPTANCE
A. The Owner may elect to assume maintenance of all work, at the time of acceptance, or may elect to contract for maintenance by others for a specified period. Should maintenance after final ac



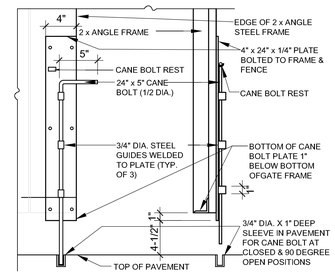
A A1.1 ENLARGED TRASH ENCLOSURE PLAN

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



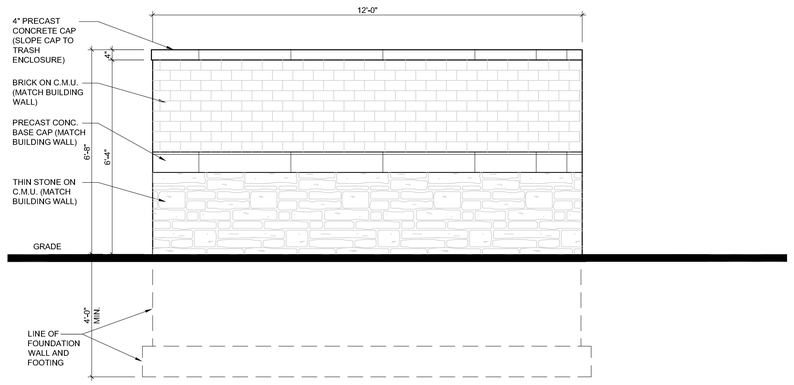
E A1.1 GATE HINGE DETAIL

SCALE: N.T.S.



F A1.1 CANE BOLT DETAIL

SCALE: N.T.S.

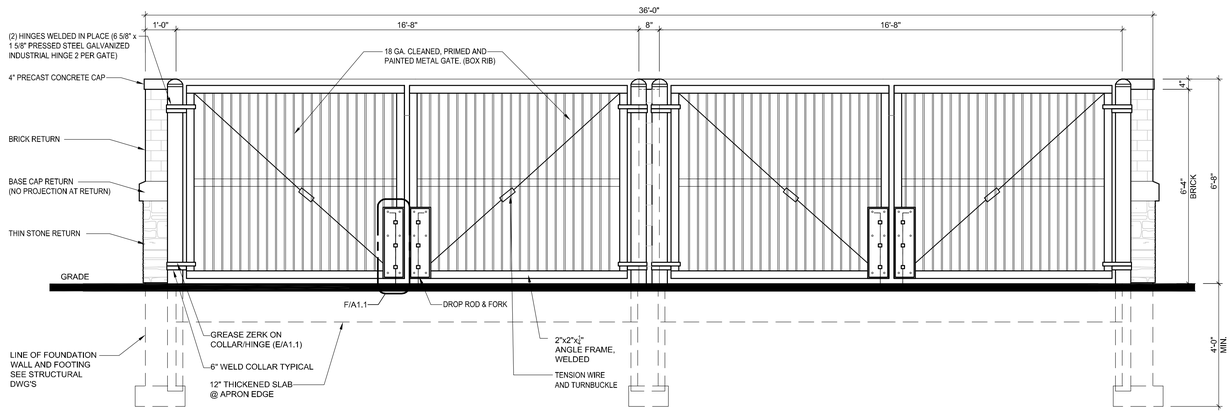


B A1.1 TRASH ENCLOSURE SIDE ELEVATION

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

D A1.1 TRASH ENCLOSURE SECTION

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



C A1.1 TRASH ENCLOSURE FRONT ELEVATION

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

PFDA ARCHITECTS, INC.
2803 BUTTERFIELD RD.
SUITE 340
OAK BROOK, IL 60523
TEL: (312) 795-1245
FAX: (312) 795-6123

PROJECT:

CORE ACQUISITIONS

CORE ACQUISITIONS
200 S. WACKER DR.
SUITE 1325
OAK BROOK, IL 60606

PROJECT:

PROPOSED
BUILDING REMODEL

375-425 EAST RAND ROAD
ARLINGTON HEIGHTS, IL 60004

SHEET TITLE:
SITE DETAILS

NO.	DATE	DESCRIPTION
	11.26.25	DESIGN REVIEW
	10.28.25	PLAN / ELEVATION UPDATE
	10.08.25	FOR REVIEW

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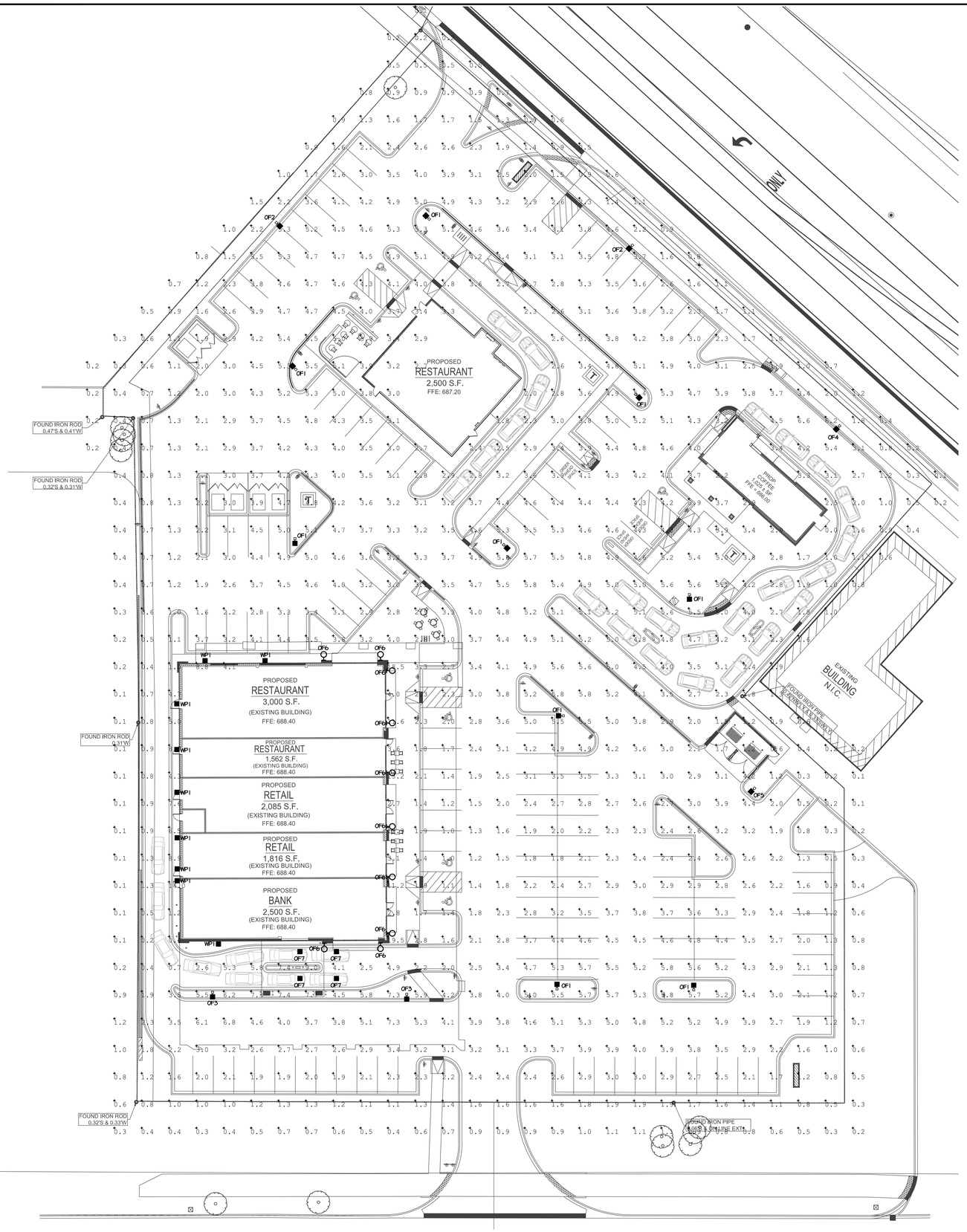
DRAWN BY: | CHECKED BY:

SHEET:

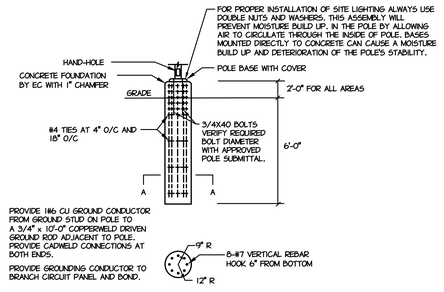
A1.1

JOB NO. xxxxx



SITE PLAN - PHOTOMETRICS

SCALE 1" = 20'-0"



SECTION A-A

LIGHTING CONCRETE POLE BASE

NOTES

1. POLE LIGHTING SHALL BE PROVIDED WITH INTEGRAL OCCUPANCY SENSORS AND DIMMING. LUMINARIE MOUNTING HEIGHT SHALL BE 20'. HEADS ARE TO BE MOUNTED ON A 18' POLE.
2. POLES SHALL BE BONDED TO AN EQUIPMENT GROUNDING CONDUCTOR ORIGINATING FROM THE SERVICE PANEL GROUNDING SYSTEM. 2017 NEC, SECTION 410.30(B)(3).

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	2.95	18.8	0.0	N.A.	N.A.

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	[MANUFAC]	Mounting Height
▭■	9	RSX3 LED P3 40K R5	Single	OF1	0.900	36282	266.82	2401.38	Lithonia Lighting	20
▭■	2	RSX2_LED_P1_40K_R3__EGS	Single	OF2	0.900	9452	72.0642	144.128	Lithonia Lighting	20
▭■	2	RSX2_LED_P2_40K_R4	Single	OF3	0.900	17427	114.07	228.14	Lithonia Lighting	20
▭■	1	RSX2_LED_P2_40K_R3__EGS	Single	OF4	0.900	14792	114.071	114.071	Lithonia Lighting	20
▭■	1	RSX3 LED P1 40K R3	Single	OF5	0.900	27281	194.71	194.71	Lithonia Lighting	20
⊢○	10	OLWX1 LED 20W 40K DDB	Single	OF6	1.500	1261	20	200	Lithonia Lighting	8
■	4	RCNY LED SYMC ALO1 Setting 1	Single	OF7	0.900	1980	14.132	56.528	Lithonia Lighting	10
■	9	WDGE2_LED_P2_40K_80CRI_VW	Single	WP1	0.910	2076	14.53	130.77	Lithonia Lighting	8

NOTES:

1. FINAL SELECTIONS FOR WALL MOUNTED AND CANOPY FIXTURES SHALL BE BY LANDLORD.

811211.0 06/11/26

CARTLAND ◆ KRAUS ENGINEERING, LTD.
760 Telser Road Lake Zurich, IL 60047
T (847) 719-1708 F (847) 719-1738
Plumbing ◆ Mechanical ◆ Electrical
Design Firm Number 184.004007
Expires: 04/30/2027

PFDA ARCHITECTS, INC.
2803 BUTTERFIELD RD.
SUITE 340
OAK BROOK, IL 60523
TEL: (312) 795-1245
FAX: (312) 795-6123

PROJECT:

CORE ACQUISITIONS

CORE ACQUISITIONS
200 S WACKER DR.
SUITE 1325
OAK BROOK, IL 60606

PROJECT:

PROPOSED
SITE REWORK

EAST RAND ROAD
ARLINGTON HEIGHTS, IL 60004

SHEET TITLE:

SITE PLAN - PHOTOMETRICS

NO.	DATE	DESCRIPTION
	06.10.25	PHOTOMETRICS UPDATE
	01.30.25	PHOTOMETRICS UPDATE
	10.09.25	FOR REVIEW

KENNETH L. KRAUS 062.049638 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
Date 10-09-2025
Expires NOV 30, 25

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E1.0

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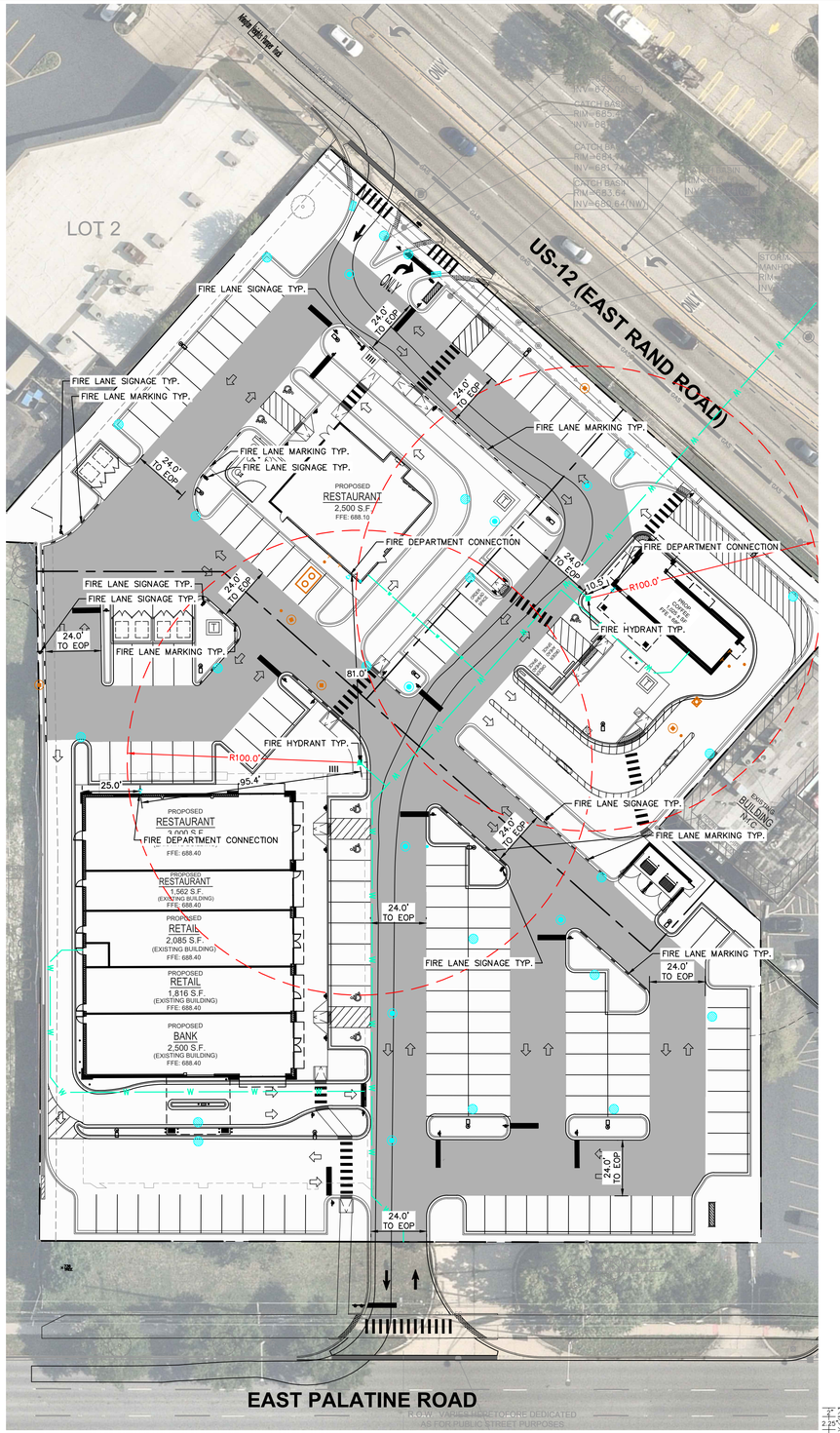
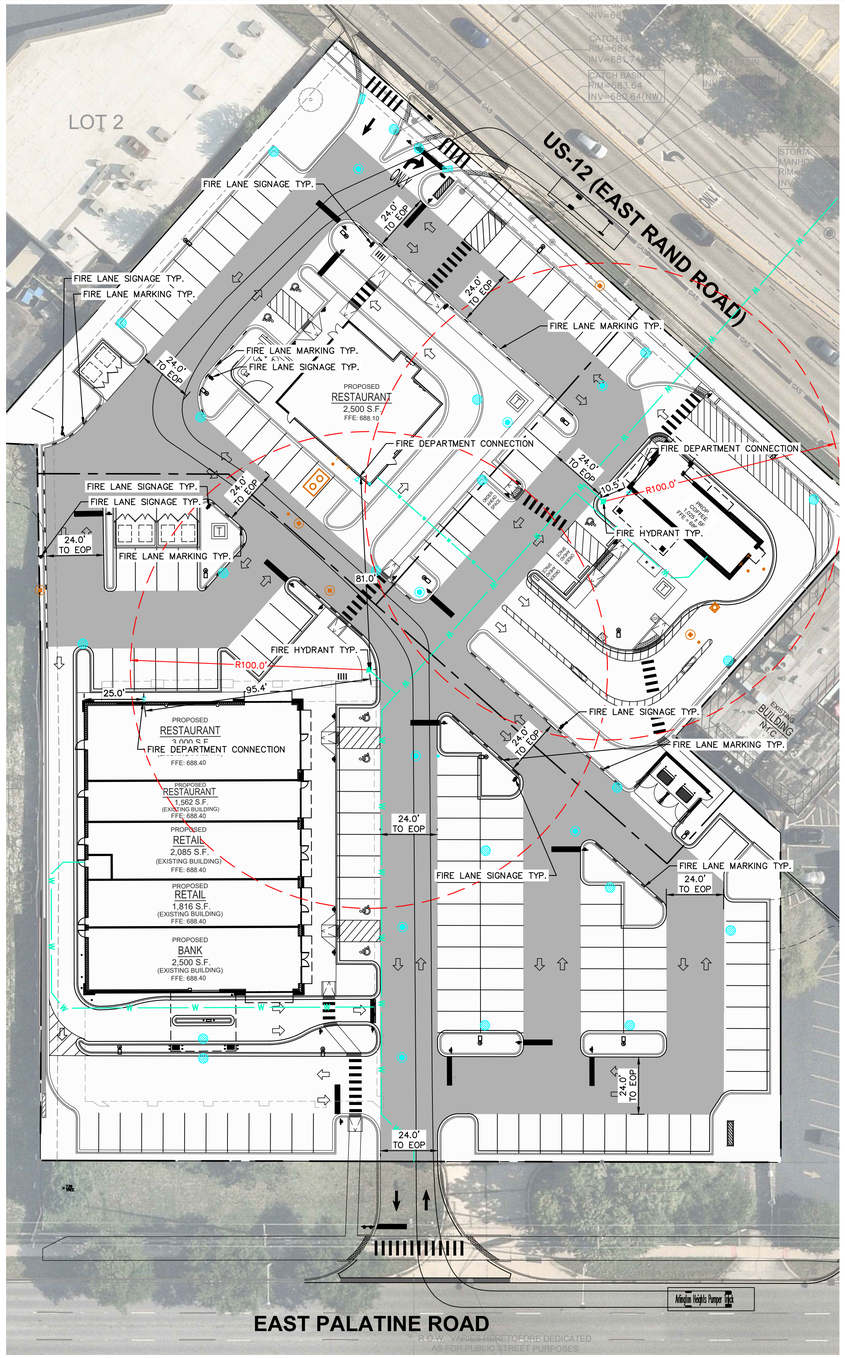


EAST PALATINE ROAD

R.O.W. VARIES HERETOFORE DEDICATED AS FOR PUBLIC STREET PURPOSES

RAND ENTRANCE & PALATINE EXIT

1" = 30'

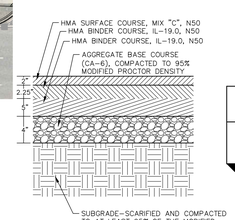


EAST PALATINE ROAD

R.O.W. VARIES HERETOFORE DEDICATED AS FOR PUBLIC STREET PURPOSES

PALATINE ENTRANCE & RAND EXIT

1" = 30'

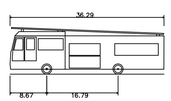


VILLAGE OF ARLINGTON HEIGHTS FIRE LANE

N.T.S.

PAVING LEGEND

HEAVY DUTY ASPHALT PAVEMENT – FIRE LANE
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION



Arlington Heights Pumper Truck	
Overall Length	36,290ft
Overall Width	9,776ft
Overall Body Height	11,000ft
Min Body Ground Clearance	1,130ft
Track Width	6,830ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

NO PARKING FIRE LANE

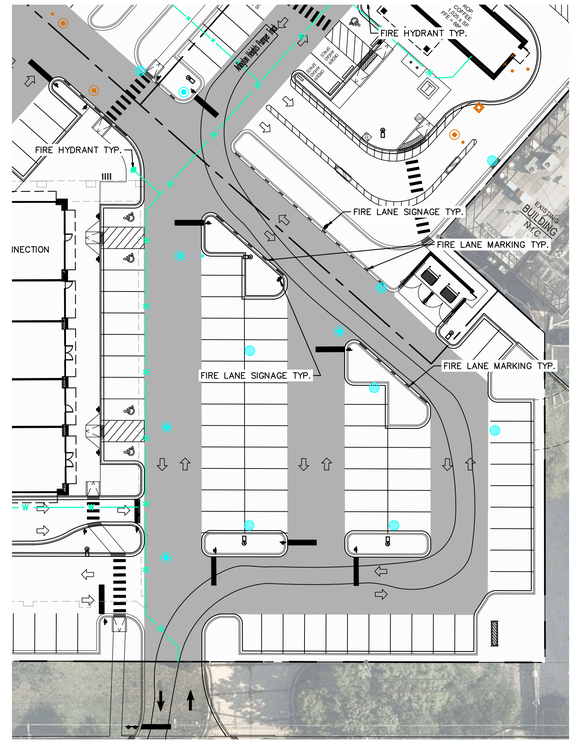
NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Call Before You Dig
JULIE
1-800-892-0123

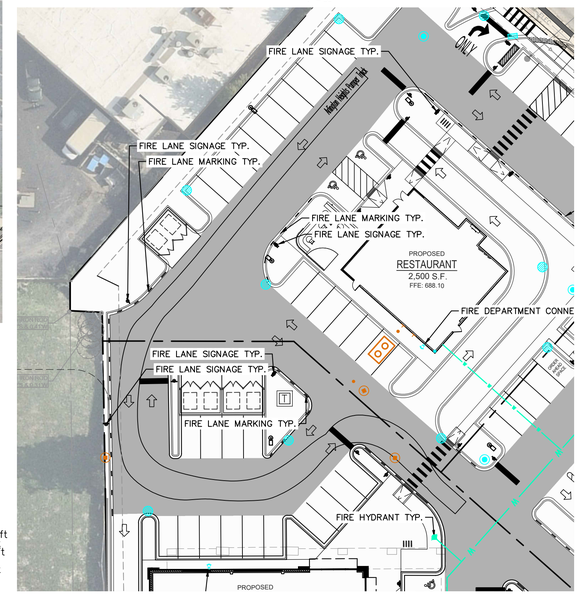
NO PARKING FIRE LANE SIGNAGE

(12" X 18" WITH RED LETTERS ON WHITE REFLECTIVE BACKGROUND)



EAST CORNER AROUND PARKING LOT

1" = 30'



WEST CORNER AROUND DUMPSTER ENCLOSURE

1" = 30'

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
2	ISSUED FOR PERMIT – LOT 3	05/26/26	JTA
3	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
4	REVISED PER VILLAGE COMMENTS	03/13/26	INS
5	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
6	ISSUED FOR PERMIT – LOT 3	01/28/26	INS
7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

Kimley»Horn

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570 LAKE COOK ROAD, SUITE 200
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PHONE: 847-405-4050
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

CORE ACQUISITIONS

FIRE TRUCK TURN

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
C2.2

Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_JL\2 Design\CAD\Exhibits\268959000-Fire Truck Turn.dwg C2.2 Jun 12, 2026 6:34pm by: Ian.Spence
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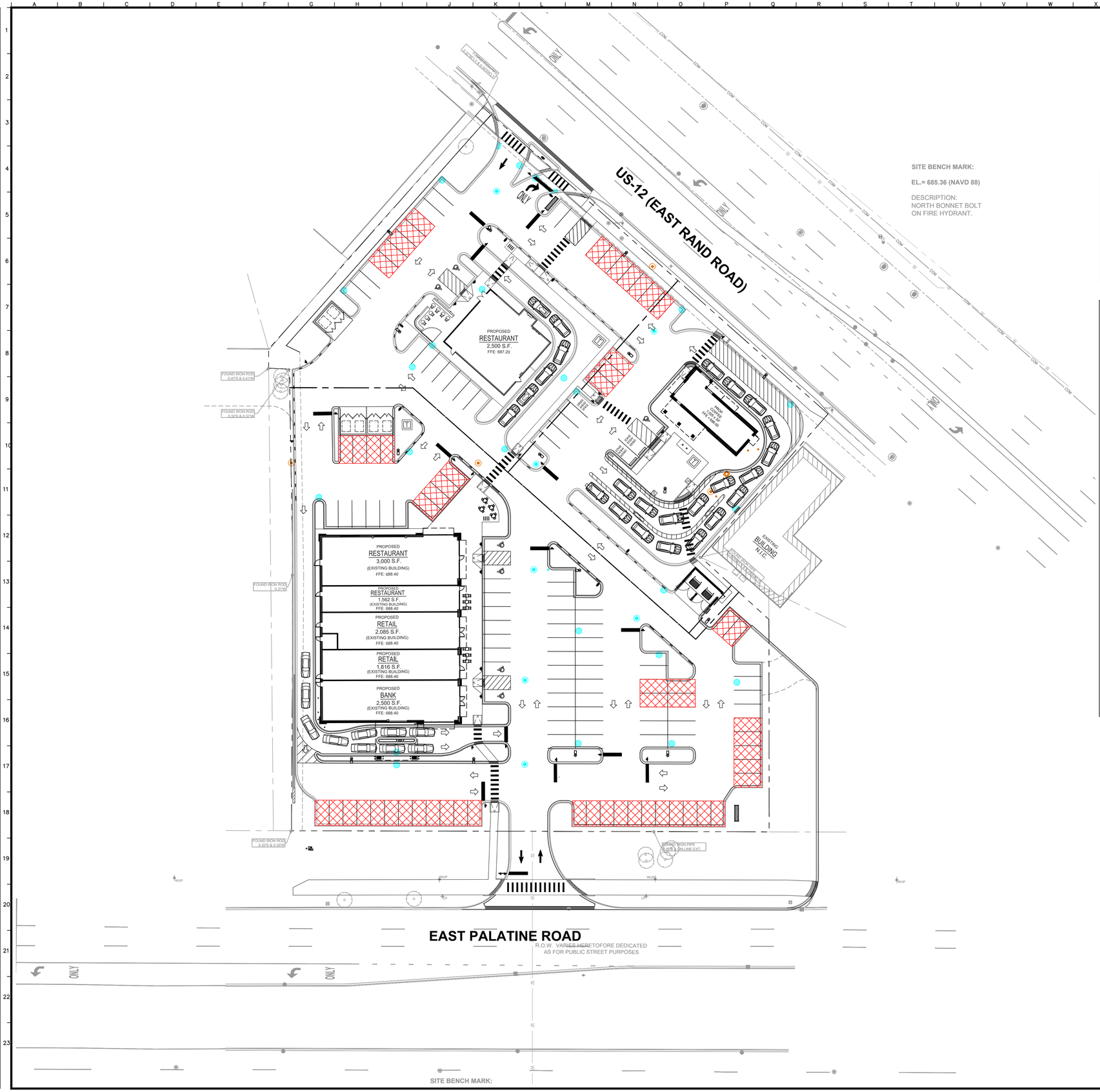

SITE BENCH MARK:

EL.= 685.36 (NAVD 88)

DESCRIPTION:
NORTH BONNET BOLT
ON FIRE HYDRANT.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Call Before You Dig
JULIE
1-800-892-0123

LEGEND

OPERATIONAL SNOW REDISTRIBUTION AREAS

1. SNOW REMOVAL OPERATIONS SHALL BE PERFORMED BY THE PROPERTY OWNER OR THEIR DESIGNATED SNOW REMOVAL CONTRACTOR.
2. SNOW WILL BE PLOWED AND TEMPORARILY STOCKPILED WITHIN LANDSCAPED ISLANDS, PERIMETER LANDSCAPE AREAS, AND PAVEMENT EDGES AS SHOWN. SNOW STORAGE AREAS ARE OPERATIONAL IN NATURE AND DO NOT PERMANENTLY REMOVE OR REDUCE REQUIRED PARKING SPACES.
3. ALL REQUIRED PARKING SPACES ARE PROVIDED AND MAINTAINED IN ACCORDANCE WITH VILLAGE ZONING REQUIREMENTS. PARKING STALLS MAY BE TEMPORARILY OBSTRUCTED DURING SNOW EVENTS BUT WILL BE RETURNED TO SERVICE FOLLOWING SNOW REDISTRIBUTION AND MELT.
4. SNOW SHALL NOT BE PLACED WITHIN PUBLIC RIGHT OF WAY, PUBLIC SIDEWALKS, FIRE LANES, OR REQUIRED ACCESS DRIVES.
5. ADA ACCESSIBLE ROUTES, BUILDING ENTRANCES, FIRE LANES, AND EMERGENCY ACCESS ROUTES SHALL BE MAINTAINED CLEAR DURING SNOW EVENTS.
6. CATCH BASINS WITHIN PARKING AREAS SHALL REMAIN CLEAR OF SNOW STOCKPILE TO MINIMIZE ICING AND REFREEZING.
7. SNOW REMOVAL OPERATIONS AND RESPONSIBILITIES SHALL BE CARRIED OUT IN ACCORDANCE WITH THE SITE OPERATIONS AND MAINTENANCE RESPONSIBILITIES.

NO.	REVISIONS	DATE	BY
1	ISSUED FOR PERMIT – LOT 3	05/26/26	JTA
2	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
3	REVISED PER VILLAGE COMMENTS	03/13/26	INS
4	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
1	ISSUED FOR PERMIT – LOT 3	01/28/26	INS
2	REVISED PER VILLAGE COMMENTS	12/17/25	INS
3	REVISED PER VILLAGE COMMENTS	10/7/25	INS

Kimley»Horn
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DEERFIELD, IL 60015
PHONE: 847-405-2004
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

CORE ACQUISITIONS

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

SNOW REMOVAL PLAN

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
EXH

Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\Exhibits\268959000-Snow Removal Plan.dwg C2.0 Jun 09, 2026 4:54pm by: Ian.Spence
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