AGENDA

Village Board
Tuesday, February 10, 2026
7:00 PM
Temporary Village Hall
1000 E. Woodfield Rd.
Schaumburg, IL 60193

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

A G E N D A

Informational

Watch Live Webcast Here:

https://youtube.com/live/AATIjA5tCNk?feature=share

Thank you for your interest in Schaumburg Village Board meetings! Regular meetings of the Village Board are held at 7 pm on the second and fourth Tuesday of each month at the Schaumburg Village Hall in the Board Room at 1000 Woodfield Road. Members of the public are welcome to attend.

The Village Board uses a consent agenda for its meetings. The consent agenda is comprised of recommendations that have been advanced by 7 standing committees. These standing committee meetings are open to the public and held at regularly scheduled dates and times. Standing committees review items in detail and allow the members to discuss items, reach consensus, and make non-binding recommendations to the full Village Board. Because the items advanced by standing committees have been fully discussed at the committee level, recommendations are generally not subject to further deliberation at Village Board meetings. Items on the consent agenda may also be recommended by the Zoning Board of Appeals, Plan Commission, or the Village Manager. An elected official, staff member, or member of the general public may request that an item be removed from the consent agenda for further discussion. If there is such a request, the item can be removed from the consent agenda and discussed under committee reports.

PLEASE SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES.

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Approval of Minutes

A. January 27, 2026

V. Approval of Expenditures

A. $3,704,987.69

VI. Liquor License Requests

VII. Consent Agenda

The Consent Agenda will be read in its entirety and voted on as one motion to approve. If you wish to discuss an item further, please indicate that when the item is read by the Village Clerk so that it can be removed from the Consent Agenda and discussed further under Committee Reports. Otherwise, all items will be approved as presented on the Consent Agenda.

VIII. Liquor License Requests - One (1) Day Liquor License Requests

A. Recommendation to Approve the Request from St. Gregory of Nyssa Parish for One (1) Class D One Day Liquor License for Bingo event and to Waive the Fee
- [motion] to recommend the Village Board approve the request from Mr. William Solomon of St. Gregory of Nyssa Parish for One (1) Class D One Day Liquor License for Bingo event on Sunday, February 15, 2026 from 3:30-5:30 p.m. at 1451 W. Bode Road (Waived Fee).

IX. Correspondence

A. Recommendation to Approve the Request from the Schaumburg Business Association to Hold a Raffle
- [motion] to recommend the Village Board approve the request from Schaumburg Business Association to hold a raffle on February 19, 2026 at 1501 E. Woodfield Road, Suite 115N, and to waive the fidelity bond requirement.

X. Proclamations

A. National Public Works Week - May 17-23, 2026

XI. Plan Commission

A. Recommendation to Approve a Special Use to Raise Fowl for Hussain Residence / 501 Plymouth Lane
- [motion] to recommend the Village Board Approve a Special Use to Raise Fowl for Hussain Residence (501 Plymouth Lane - P2510-01)

B. Recommendation to Deny a Special Use to Raise Fowl for Elibal Residence / 816 Apple Drive
- [motion] to recommend the Village Board Deny a Special Use to Raise Fowl for Elibal Residence (816 Apple Drive - P2510-02).

XII. Zoning Board of Appeals

A. Recommendation to Approve a Special Use for a Laboratory and Testing Facility for The Beverage Incubators / 935 National Parkway, Suite 30
- [motion] to recommend the Village Board Approve a Special Use for a Laboratory and Testing Facility for The Beverage Incubators (935 National Parkway, Suite 30 - Z2601-03).

B. Recommendation to Approve a Special Use for an Assisted Living and Memory Care Facility, Development Framework Plan Review, Site Plan Approval, Street Wall Gap Variation and Parking Variation for HarborChase of Schaumburg / 2400 Progress Parkway
- [motion] to recommend the Village Board Approve a Special Use for an Assisted Living and Memory Care Facility, Development Framework Plan Review, Site Plan Approval, Street Wall Gap Variation and Parking Variation for HarborChase of Schaumburg (2400 Progress Parkway – Z2510-02).

XIII. Traffic Agreements

A. Recommendation to Approve a Traffic Agreement with DST Veridian, LLC for the property located at 2021-2191 Veridian Boulevard and 1361-1369;1375 Landmark Drive
- [motion] to recommend the Village Board authorize the Village Manager to execute the Traffic Agreement by and between the Village of Schaumburg and DST Veridian, LLC located at 2021-2191 Veridian Boulevard and 1361–1369 Landmark Drive; and 1375 Landmark Drive.

B. Recommendation to Approve a Traffic Agreement with DST Retail, LLC for the property located at 2300 Meacham Road
- [motion] to recommend the Village Board authorize the Village Manager to execute the Traffic Agreement by and between the Village of Schaumburg and DST Retail, LLC located at 2300 Meacham Road.

C. Recommendation to Approve a Traffic Agreement with HSG Schaumburg, LLC for the property located at 1297 E. Higgins Road
- [motion] to recommend the Village Board authorize the Village Manager to execute the Traffic Agreement by and between the Village of Schaumburg and HSG Schaumburg, LLC located at 1297 E. Higgins Road.

XIV. Ordinances (Next Ord. 26-014)

A. Ordinance No. 26-____An Ordinance Granting a Special Use for a Laboratory and Testing Facility for The Beverage Incubators (935 National Parkway, Suite 30 – Z2601-03) [first reading – motion to waive first reading].

B. Ordinance No. 26-____An Ordinance Granting a Special Use for an Assisted Living and Memory Care Facility, Development Framework Plan Review, Site Plan Approval and Street Wall Gap Variation for HarborChase of Schaumburg (2400 Progress Parkway – Z2510-02) [first reading – motion to waive first reading].

C. Ordinance No. 26-_____An Ordinance Granting a Special Use to Raise Fowl for Hussain Residence (501 Plymouth Lane – P2510-01) [first reading - motion to waive first reading].

D. Ordinance No. 26-_____An Ordinance Disconnecting Certain Property Located within the Village of Schaumburg and Owned by the Leonard C. Kramer Living Trust Pursuant

to the Provisions of 65 ILCS 7-3-4 (460 W. Irving Park Road, Schaumburg, Illinois 60172) [first reading, motion to waive first reading].

E. Ordinance No. 26-_____An Ordinance Amending Title 11, Chapter 113, Section 113.03(A) of the Schaumburg Village Code Relative to Amusement Licenses [first reading, motion to waive first reading].

F. Ordinance No. 26-_____An Ordinance Disconnecting Certain Property Located within the Village of Schaumburg and Owned by Kastoria, LLC Pursuant to the Provisions of 65 ILCS 7-3-4 (440 W. Irving Park Road, Schaumburg, Illinois 60172) [first reading, motion to waive first reading].

XV. Committee Reports

XVI. Comments from the Public

XVII. Counsel Report

XVIII. President's Report

XIX. Manager's Report

XX. Trustee Comments

XXI. Adjournment

In compliance with the Americans with Disabilities Act and other applicable Federal and State laws, the meeting will be accessible to individuals with disabilities. Persons requiring auxiliary aids and/or services should contact the Village Manager's Office at 847.923.4705, preferably no later than five days before the meeting.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

January 27, 2026
02/10/26
Village Board

Presenter:
Lead Department: General Government

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 2026-01-27.docx

VILLAGE OF SCHAUMBURG **"UNAPPROVED"**
VILLAGE BOARD MINUTES
TUESDAY, JANUARY 27, 2026
PARKER HALL

M I N U T E S

I. **CALL TO ORDER:** 7:00 PM

II. **Roll Call** – Trustee Patel, Clar, Sullivan, Madej, Bieschke
Trustee LaRosa absent
President Dailly

STAFF PRESENT: B. Townsend – Village Manager
P. Hewson – Deputy Village Manager
D. Bourgault – Village Attorney
H. Jablecki – Village Attorney
F. Puccini – Fire Chief
J. Dugan – Deputy Police Chief
L. Petersen – Director/Finance
J. Fitzgerald – Director/Community Development
M. Frank – Director/Economic Development
S. Kenyon – Director/Transportation
B. McQueen – Division Manager/Engineering & Public Works
P. Schaak – Director/Information Technology
J. Carey – Director/Human Resources
T. Weiler – Director/Cultural Services
K. Schref – Director/Communications and Outreach

OTHERS PRESENT: H. Raimondi – Chairman/Zoning Board of Appeals

President Dailly asked for a motion for Trustee LaRosa to attend the Village Board meeting remotely via Microsoft Teams in accordance with the Section 7 of the Open Meetings Act. Trustee Madej made the motion and Trustee Sullivan seconded the motion. Voice vote – 5-0. Motion carried unanimously.

Trustee LaRosa joined the meeting at 7:01 PM.

III. **PLEDGE OF ALLEGIANCE:**

The pledge of allegiance was led by Trustee Madej.

IV. **APPROVAL OF MINUTES:**

A. Trustee Bieschke made a motion to approve the January 13, 2026, Village Board Minutes and Trustee seconded the motion. Voice vote – 6-0. Motion carried unanimously.

B. Trustee Madej made the motion to approve the January 13, 2026, Public Hearing Minutes and Trustee LaRosa seconded the motion. Voice vote – 6-0. Motion carried unanimously.

V. APPROVAL OF EXPENDITURES:

$6,335,977.47 - Trustee Clar made a motion to approve the expenditures as presented and Trustee Sullivan seconded the motion. Roll Call – Trustee Patel, Clar, Sullivan, Madej, Bieschke, LaRosa. No Trustee voted nay. Motion carried unanimously.

VI. PRESENTATIONS

A. Presentation of Service Plaque/Forty Years of Service to Edward Piepenbrink, Maintenance II.

President Dailly thanked Edward Piepenbrink for his 40 years' service to the Village and presented him with his award.

B. Presentation of Twenty-Year Service Award to Kristen Bytnar, Administrative Assistant.

President Dailly thanked Kristen Bytnar for her 20 years' service to the Village and presented her with her award

VII. LIQUOR LICENSE REQUESTS:

There were no Liquor License Requests**.**

VIII. CONSENT AGENDA:

President Dailly stated the consent Agenda will be read in its entirety and voted on as one motion to approve. If you wish to discuss an item further, please indicate that when the item is read by the Village Clerk so it can be removed from the Consent Agenda and discussed further under Committee Reports. Otherwise, all items will be approved as presented on the Consent Agenda.

Jane Lentino, Village Clerk, read the Consent Agenda.

VIII. Correspondence

A. Recommendation to Approve the Request from Friends of Schaumburg to Hold a Raffle

- [motion] to recommend the Village Board approve the request from Friends of Schaumburg to hold a raffle on February 6, 2026, at Chandler's Chophouse, 401 N. Roselle Road, and to waive the fidelity bond requirement.

Trustee Bieschke abstained from voting on this item.

B. Recommendation to Approve the Request from Schaumburg AM Rotary Club Foundation to Hold Raffles
- [motion] to recommend the Village Board approve the request from Schaumburg AM Rotary Club Foundation to hold raffles on February 26, 2026, at Chicago Marriot Schaumburg located at 50 Martingale Road, and to waive the fidelity bond requirement.

Trustee Bieschke abstained from voting on this item.

IX. Proclamations

A. Proclamation - Arbor Day 2026

IX. Finance, Legal, and General Government Committee

A. Recommendation to Approve the Finance Department Monthly Report for November 2025
- [motion] to recommend the Village Board approve the Finance Department Monthly Report for November 2025.

B. Recommendation to Approve the Finance Department Monthly Report for December 2025
- [motion] to recommend the Village Board approve the Finance Department Monthly Report for December 2025.

C. Recommendation to Approve Contribution to the Chicago Metropolitan Agency for Planning
- [motion] to recommend to the Village Board to approve membership in the Chicago Metropolitan Agency for Planning, and the contribution amount of $3,321.83 be paid.

D. Recommendation to Approve the 2026 Business Plan for the Renaissance Schaumburg Convention Center Hotel
- [motion] to recommend the Village Board approve the 2026 Business Plan for the Renaissance Schaumburg Hotel and Convention Center.

E. Recommendation to Accept Municipal Compliance Reports for the Police and Firefighters' Pension Funds
- [motion] to recommend the Village Board accepts the FY24/25 Municipal Compliance Reports for the Schaumburg Police and Firefighters' Pension Funds.

F. Recommendation to Adopt an Ordinance Abating the Tax Levy (Debt Service on Bonds)
- [motion] to recommend the Village Board adopt an Ordinance abating taxes levied for the year 2025 heretofore levied to pay principal and interest on General Obligation Bonds Series 2012A, Series 2013A, Series 2016, Series 2017, Series 2020A, Series 2020B, Series 2022, and Series 2023 of the Village of Schaumburg.

G. Recommendation to Adopt a Schaumburg Legislative Action Program for 2026
- [motion] to recommend to the Village Board the adoption of a legislative action program that addresses the priorities of the Village of Schaumburg during 2026.

H. Recommendation to Approve a Cook County Class 7B Request for IndusPAD-BRAVEHEART III
- [motion] to recommend the Village Board authorizing a Class 7B tax incentive for IndusPAD-BRAVEHEART III, located at 953 and 955 American Lane, and approve the required Resolution.

I. Recommendation to Approve a Cook County Class 7A Request for TM Real Estate Holdings LLC
- [motion] to recommend the Village Board authorize a Class 7A tax incentive for TM Real Estate Holdings LLC located at 1901 McConnor Parkway, and approve the required Resolution.

J. Recommendation to Approve Additional Expenditures for the 90 North Parking Garage - Construction with W.A. Randolph, Inc.
- [motion] to recommend the Village Board approve additional expenditures for the 90 North Parking Garage – Construction with W. A. Randolph, Inc. of Gurnee, IL in the amount of $147,965.50.

XI. Committee of the Whole

A. Recommendation to Accept the Schematic Design of the New Police Station and Direct the Village Manager to Authorize Williams Architects to Proceed with Design Development
- [motion] to recommend the Village Board accept the Schematic Design of the New Police Station and Direct the Village Manager to Authorize Williams Architects of Itasca, IL to Proceed with Design Development.

B. Recommendation to Approve an Amendment to Chapters 112 and 113 of the Schaumburg Municipal Code to Modify the Establishments that are Eligible to Serve Alcohol in Food Courts
- [motion] to recommend the Village Board approve an Amendment to Chapters 112 and 113 of the Schaumburg Municipal Code to modify the establishments that are eligible to serve alcohol in Food Courts.

XII. Public Safety Committee

A. Recommendation to Adopt an Ordinance Regarding the Regulation of Electronic Vehicle Charging Stations and Lithium-Ion Batteries.
- [motion] to recommend the Village Board adopt Ordinance Title 15, Chapter 3, Section 157 with Regard to the Regulation of Electronic Vehicle Charging Stations and Lithium-Ion Batteries.

XIII. Planning, Building, and Development Committee

A. Recommendation to Amend the Municipal Code Pertaining to Olde Schaumburg Centre Signs
- [motion] to recommend the Village Board approve an amendment to Municipal Code pertaining to light colors for Olde Schaumburg Centre signs, and refer the sign code amendment to the Zoning Board of Appeals for public hearing.

B. Recommendation to Amend the Municipal Code Pertaining to Administrative Approvals, Amusement Licenses and Fee Schedule
- [motion] to recommend the Village Board approve an amendment to Municipal Code pertaining to Administrative Approvals, Amusement Licenses and Fee Schedule, and refer the sections pertaining to the zoning code to the Zoning Board of Appeals for public hearing.

C. Recommendation to Amend Municipal Code Title 9 Relative to Fences on Residential Properties
- [motion] to recommend the Village Board approve an amendment to Title 9, Chapter 102, Section 102.10 (D) of the Municipal Code pertaining to Fences on residential properties.

XIV. Traffic Agreements

A. Recommendation to Approve a Traffic Agreement with Pulte Home Company, LLC for the property located at 300 W. Wise Road
- [motion] to recommend the Village Board authorize the Village Manager to execute the Traffic Agreement by and between the Village of Schaumburg and Pulte Home Company, LLC located at 300 W. Wise Road.

B. Recommendation to Approve a Traffic Agreement with IAI America for the property located at 110 E. State Parkway
- [motion] to recommend the Village Board authorize the Village Manager to execute the Traffic Agreement by and between the Village of Schaumburg and IAI America located at 110 E. State Parkway.

C. Recommendation to Approve a Traffic Agreement with GSC RE SCHAUMBURG LLC (H-Mart) for the property located at 420 E. Golf Road
- [motion] to recommend the Village Board authorize the Village Manager to execute the Traffic Agreement by and between the Village of Schaumburg and GSC RE SCHAUMBURG LLC (H-Mart) located at 420 E. Golf Road.

XV. Resolutions (Next Res. R-26-010)

A. Resolution No. R-26-010 A Resolution Designating an Area in the Village of Schaumburg, Cook County, Illinois, Consisting of Property Index Numbers 07-14-200-085-1006, 07-14-200-085-1007, 07-14-200-085-1001, 07-14-200-085-1002, 07-14-200-085-1003, and 07-14-200-085-1004 as a Blighted Area.

B. Resolution No. R-26-011 A Resolution Approving and Authorizing a 7B Classification for 953 and 955 American Lane, Schaumburg, IL (IndusPAD-BRAVEHEART III).

C. Resolution No. R-26-012 A Resolution Approving and Authorizing a 7A Classification for 1901 McConnor Parkway, Schaumburg, IL (TM Real Estate Holding LLC).

D. Resolution No. R-26-013 A Resolution Authorizing Settlement of the Proceeding Motorola Solutions, Inc. V. Village of Schaumburg (Case No. 22 CH 12135).

E. Resolution No. R-26-014 A Resolution Authorizing Settlement of the Proceeding Danielle Parr V. Village of Schaumburg (Case No. 23 L 8837).

F. Resolution No. R-26-015 A Resolution Approving and Authorizing the Sale of the Schaumburg Boomers Franchise from Salvi Sports Enterprises, LLC to REV Equity Ventures, LLC, and the Assignment of the Amended and Restated License, Permit and Operating Agreement Dated January 28, 2020 from Salvi Sports Enterprises, LLC to REV Equity Ventures, LLC.

XVI. Ordinances (Next Ord. 26-008)

A. Ordinance No. 26-008 An Ordinance Establishing the Schaumburg Special Service Area 17 (The District at Veridian) in the Village of Schaumburg, Cook and DuPage Counties, Illinois [first reading – motion to waive first reading].

B. Ordinance No. 26-009 An Ordinance Abating Taxes Levied for the Year 2025 Heretofore Levied to Pay Principal and Interest on General Obligation Bonds, Series 2012A; Series 2013A; Series 2016; Series 2017; Series 2020A; Series 2020B; Series 2022, and Series 2023 of the Village of Schaumburg [first reading - motion to waive first reading].

C. Ordinance No. 26-010 An Ordinance Authorizing a First Amendment to the Redevelopment Agreement between Motorola Solutions, Inc. and the Village of Schaumburg Comprising a Part of the North Schaumburg TIF District of the Village of Schaumburg, Illinois [first reading - motion to waive first reading].

D. Ordinance No. 26-011 An Ordinance Amending Title 15, Chapter 3, Section 157 with Regard to the Regulations of Electric Vehicle Charging Stations and Lithium-ion Batteries [first reading - motion to waive first reading].

E. Ordinance No. 26-012 An Ordinance Amending Title 11, Chapter 112, Section 112.14 and Title 11, Chapter 113, Section 113.41 of the Schaumburg Village Code Relative to the Location of and Service of Alcoholic Liquor at Food Courts [first reading - motion to waive first reading].

F. Ordinance No. 26-013 An Ordinance Amending Title 9, Chapter 102, Section 102.10 (D) of the Schaumburg Village Code Relative to Fences on Residential Properties [first reading – motion to waive first reading].

Trustee Sullivan made a motion to approve the Consent Agenda with the following exceptions

Trustee Bieschke abstained from voting on Item A under Correspondence

Trustee Bieschke abstained from voting on Item B under Correspondence

and Trustee Madej seconded the motion. Roll Call – Trustee Patel, Clar, Sullivan, Madej, Bieschke, LaRosa voted aye. No Trustee voted nay. Motion carried unanimously.

XVIII. COMMITTEE REPORTS:

No Committee Reports.

XIX. COMMENTS FROM THE AUDIENCE:

Frank Mucci came forward to request he be allowed to present evidence as to why he feels the Schaumburg Medical Reserve Corp was wrongfully disbanded. President Dailly referred him to Trustee Clar who is chair of the Public Safety Committee.

XX. COUNSEL REPORT:

No Counsel Report.

XXI. PRESIDENT'S REPORT:

A. President Dailly referred to a letter from a long-time residents, Bruce and Sandy Gilmore, thanking Public Works for a great job plowing the snow.

B. President Dailly congratulated Trustee LaRosa on his 1-year anniversary as Trustee.

XXII. MANAGER'S REPORT:

No Manager's Report.

XXIII. TRUSTEE COMMENTS/MENTIONS:

Trustee Madej said he concurred with the letter from Mr. and Mrs. Gilmore and is proud of Engineering & Public Works and how they handle the roads in the Village.

XXIV. ADJOURNMENT:

Trustee Clar made a motion to adjourn the Village Board meeting at 7:26 PM and Trustee Sullivan seconded the motion. Voice vote – 6-0. Motion carried unanimously.

_____ _____

Jane Lentino
Village Clerk

Date Approved

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

$3,704,987.69
02/10/26
Village Board

Presenter:
Lead Department: Finance

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 2026-02-10 Bills List Approval.pdf

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

MEMORANDUM

DATE: February 6, 2026

TO: President, Village Board, Village Clerk

FROM: Director of Finance

SUBJECT: Approval of Disbursements

Attached is a summary of bills to be presented for approval at the February 10, 2026 meeting of the Village Board of Trustees. The total amount of the bills list for approval is $1,316,603.38. This bills list is dated January 24, 2026 through February 6, 2026.

Also for approval is the payroll dated February 6, 2026 for a total amount of $2,388,384.31.

The total amount of disbursements for approval is $3,704,987.69.

Lisa Petersen
Director of Finance

Village of Schaumburg
Check Runs: 1/24/2026 - 2/6/2026

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Aaron Lopez	February 2026	$30.00	CDL Reimbursement
		$30.00	
Accurate Translation Bureau	February 2026	$163.90	Language Services
		$163.90	
Air One Equipment Inc	February 2026	$430.00	Articulating Streamlight
	February 2026	$670.00	Cascade Cylinder Hydrotest
	February 2026	$1,120.66	Preventive Maintenance Service
	February 2026	$519.00	Pump Can
	February 2026	$463.00	Rechargeable Lantern
		$3,202.66	
Alissa Brunet	February 2026	$1,921.62	Travel Reimbursement
		$1,921.62	
Alliance Contractors, Inc	February 2026	$156,255.49	Meacham and Remington Pedestrian Signal
		$156,255.49	
Alliance Risk Control Services LLC	February 2026	$9,354.53	Onsite Safety Consulting
		$9,354.53	
Alvarez and Associates	February 2026	$4,000.00	Professional Lobbying Services
		$4,000.00	
American Demolition Corporation	February 2026	$10,000.00	2222 Hammond Dr Demolition
		$10,000.00	
Animal Trackers Wildlife Co	February 2026	$195.00	Skunk Removal
	February 2026	$450.00	Skunk Removal
		$645.00	
Anita Miller	February 2026	$350.00	Artwork Juror For Prairie Arts Festival
		$350.00	
ARCO Mechanical Equipment Sales	February 2026	$2,500.00	Gas Detection Calibration
		$2,500.00	
Arthur J Gallagher Risk Management	February 2026	$23,769.00	Airport Liability
	February 2026	$100.00	Bond for MWRD
		$23,869.00	
AT&T	February 2026	$25.85	Telephone Service
	February 2026	$53.88	Telephone Service
	February 2026	$58.18	Telephone Service
	February 2026	$419.62	Telephone Service
		$557.53	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
B & H Photo Video	February 2026	$356.03	Equipment Upgrades To Lecture Hall
	February 2026	$4,431.17	Equipment Upgrades To Lecture Hall
	February 2026	$15,788.34	Equipment Upgrades To Lecture Hall
		$20,575.54	
Baxter & Woodman Inc	February 2026	$1,862.50	MS4 Engineering Consulting
	February 2026	$5,975.00	SCADA Maintenance & Support
		$7,837.50	
Belmonte Printing Company	February 2026	$276.00	CDD Door Hanger
	February 2026	$1,006.00	CDD Stickers
		$1,282.00	
Best Technology Systems Inc	February 2026	$1,725.00	Repair and Maintenance of PBS Range
		$1,725.00	
BLA Inc	February 2026	$5,451.77	Rodenburg Road Reconstruction Project
		$5,451.77	
CDWG LLC	February 2026	$4,533.33	PCA Video Booth Computer
		$4,533.33	
Central Square Technologies LLC	February 2026	$5,627.85	Alarm Billing Outsource Services
		$5,627.85	
Chastain & Associates LLC	February 2026	$392.00	IDOT Street Banner Permit Application
		$392.00	
Christopher B Burke Engineering Ltd	February 2026	$1,980.00	Professional Services
	February 2026	$19,471.25	Professional Services
		$21,451.25	
Cintas Corporation No 2	February 2026	$1,062.63	Replacement and Maintenance of Floor Mats
		$1,062.63	
Comcast Cable Communications	February 2026	$36.42	Cable for EOC
	February 2026	$24.55	Cable for PSB
		$60.97	
Commonwealth Edison	February 2026	$158.11	Utility Service
	February 2026	$312.13	Utility Service
	February 2026	$728.69	Utility Service
	February 2026	$9,702.82	Utility Service
		$10,901.75	
Compass Minerals America Inc	February 2026	$1,602.69	Bulk Salt Purchase
	February 2026	$18,150.56	Bulk Salt Purchase
	February 2026	$49,647.15	Bulk Salt Purchase
		$69,400.40	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Compassion Funeral Services Inc	February 2026	$408.00	Transport of Deceased
		$408.00	
Concept Plumbing	February 2026	$10,907.03	Emergency Water Main Break Repairs
		$10,907.03	
Constellation Energy Services - Natural Gas LLC	February 2026	$17,666.14	Utility Service
		$17,666.14	
Cook County Clerk	February 2026	$88.00	Recording Fees
	February 2026	$88.00	Recording Fees
	February 2026	$221.00	Recording Fees
	February 2026	$221.00	Recording Fees
	February 2026	$530.00	Recording Fees
	February 2026	$440.00	Recording of Traffic Agreements
	February 2026	$616.00	Recording of Traffic Agreements
		$2,204.00	
DACRA Adjudication Systems LLC	February 2026	$3,729.00	Monthly Service Fee
		$3,729.00	
Daniel Schulze	February 2026	$449.00	UCC Update
		$449.00	
Deluca Visual Solutions Inc	February 2026	$170.00	Public Hearing Sign
		$170.00	
Divine Signs Inc	February 2026	$1,705.00	70th Anniversary Vehicle Stickers
		$1,705.00	
DJ's Scuba Locker Inc	February 2026	$600.00	Surface Ice Dive Classes
		$600.00	
Dominic Gomes	February 2026	$350.00	Hired Musician For Presto Holiday Concert
		$350.00	
E J Equipment Inc	February 2026	$3,059.00	Repair Lamp II
	February 2026	$2,832.37	Repair OZ Camera
	February 2026	$812.53	Repair Pipe Ranger
		$6,703.90	
Elizabeth DeChant	February 2026	$19.87	Mileage Reimbursement
		$19.87	
EMS Management & Consultants, Inc.	February 2026	$8,085.15	Ambulance Billing Fees
		$8,085.15	
ENGIE North America Inc	February 2026	$833.69	Utility Service
	February 2026	$942.04	Utility Service

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
ENGIE North America Inc		**$1,775.73**	
Exterior Restoration Services LLC	February 2026	$1,075.00	Animal Trapping
	February 2026	$1,075.00	Animal Trapping
		$2,150.00	
Ferguson US Holdings, Inc	February 2026	$1,445.56	Potable Water Meters
		$1,445.56	
Finer Line Inc	February 2026	$90.63	Employee Service Awards
		$90.63	
Gary Gand Music Inc	February 2026	$355.00	Backline For Doo Wop Project
		$355.00	
Haiges Machinery Inc	February 2026	$567.41	Fire Soap and Sanitizer
		$567.41	
Hayes Commercial LLC	February 2026	$412.59	HVAC Repair & Maintenance of Buildings
	February 2026	$412.59	HVAC Repair & Maintenance of Buildings
	February 2026	$794.04	HVAC Repair & Maintenance of Buildings
	February 2026	$1,007.00	HVAC Repair & Maintenance of Buildings
	February 2026	$1,564.45	HVAC Repair & Maintenance of Buildings
	February 2026	$2,939.40	HVAC Repair & Maintenance of Buildings
	February 2026	$4,473.16	HVAC Repair & Maintenance of Buildings
	February 2026	$8,096.71	HVAC Repair & Maintenance of Buildings
		$19,699.94	
Hey and Associates Inc	February 2026	$18,231.25	Municipal Campus Landscape Plan
		$18,231.25	
HR Green Inc	February 2026	$5,105.12	Eng Svcs Bode Rd Improvements
		$5,105.12	
Huuso, PLLC	February 2026	$95.00	Biohazard Cleaning
		$95.00	
IL Department of Innovation &Technology	February 2026	$72.79	Communication Charges
		$72.79	
Illinois Environmental Health Associatio	February 2026	$55.00	Membership Renewal
	February 2026	$55.00	Membership Renewal
		$110.00	
Illinois State Police	February 2026	$3,000.00	Fingerprint Cost Center Funds
		$3,000.00	
Integrity Environmental Services, Inc.	February 2026	$625.00	UST Project
		$625.00	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
International Institute of Municipal Cle	February 2026	$135.00	Membership Renewal
		$135.00	
James Drive Safety Lane, LLC	February 2026	$491.00	Safety Lane Inspections
		$491.00	
Jessica K. Crowley	February 2026	$2,400.00	Public Safety Wellness Coordinator
		$2,400.00	
Johnny's Coffee Mart LLC	February 2026	$700.00	Custodial Services Metra Station
		$700.00	
Joseana Goncalves Quaresma Ripari	February 2026	$90.00	Zumba at The Barn - January
		$90.00	
K & M Printing Company Inc	February 2026	$790.00	EDD Brochure
		$790.00	
Kimley-Horn & Associates Inc	February 2026	$24,178.35	Springinsguth Rd Design Eng Svcs
		$24,178.35	
Klein Thorpe & Jenkins Ltd	February 2026	$16,000.00	008 Legal Services
	February 2026	$68.00	009 Legal Services
	February 2026	$211.50	009.009 Legal Services
	February 2026	$305.50	009.011 Legal Services
	February 2026	$3,267.00	009.014 Legal Services
	February 2026	$1,902.20	010 Legal Services
	February 2026	$188.00	010.016 Legal Services
	February 2026	$188.00	010.021 Legal Services
	February 2026	$1,111.35	013 Legal Services
	February 2026	$188.00	013.012 Legal Services
	February 2026	$311.10	013.018 Legal Services
	February 2026	$232.00	013.026 Legal Services
	February 2026	$885.00	013.044 Legal Services
	February 2026	$394.50	013.046 Legal Services
	February 2026	$292.50	013.051 Legal Services
	February 2026	$1,115.50	013.057 Legal Services
	February 2026	$1,175.50	013.060 Legal Services
	February 2026	$1,020.00	013.061 Legal Services
	February 2026	$1,304.56	013.068 Legal Services
	February 2026	$384.00	013.075 Legal Services
	February 2026	$1,906.50	013.079 Legal Services
	February 2026	$34.00	013.080 Legal Services

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Klein Thorpe & Jenkins Ltd	February 2026	$1,793.17	013.081 Legal Services
	February 2026	$4,820.13	013.084 Legal Services
	February 2026	$576.00	013.085 Legal Services
	February 2026	$277.00	013.086 Legal Services
	February 2026	$524.50	013.087 Legal Services
	February 2026	$1,589.32	015 Legal Services
	February 2026	$5,921.30	016.002 Legal Services
	February 2026	$772.36	019 Legal Services
	February 2026	$613.00	019.013 Legal Services
	February 2026	$1,403.39	019.015 Legal Services
	February 2026	$1,362.21	019.016 Legal Services
	February 2026	$2,566.02	020 Legal Services
	February 2026	$1,282.50	021 Legal Services
	February 2026	$1,131.47	025 Legal Services
	February 2026	$2,033.50	027 Legal Services
	February 2026	$21,081.72	028 Legal Services
	February 2026	$7,652.40	030 Legal Services
	February 2026	$916.50	031 Legal Services
	February 2026	$13,167.74	033 Legal Services
	February 2026	$668.44	034 Legal Services
	February 2026	$10,543.38	035 Legal Services
	February 2026	$930.63	036 Legal Services
	February 2026	$1,546.25	037 Legal Services
	February 2026	$3,730.48	038 Legal Services
		$119,388.12	
Landscape Concepts Management Inc	February 2026	$17,413.93	Irrigation System Maintenance and Repairs
	February 2026	$18,932.00	Irrigation System Maintenance and Repairs
	February 2026	$18,932.00	Irrigation System Maintenance and Repairs
		$55,277.93	
Laura Trujillo	February 2026	$90.00	Yoga at The Barn - January
		$90.00	
Law Office of Elizabeth Hantzos Finn, P.C.	February 2026	$2,000.00	Prosecution Services
		$2,000.00	
LiftOff LLC	February 2026	$10,613.40	O365 Government Cloud Licenses Subscription
		$10,613.40	
Lionheart Critical Power Specialists	February 2026	$1,717.00	Repair & Maintenance of Generators & UPS Systems
	February 2026	$2,025.00	Repair & Maintenance of Generators & UPS Systems

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Lionheart Critical Power		**$3,742.00**	
Little City Foundation	February 2026	$1,600.00	Public Service Assistance
		$1,600.00	
LRS Holdings LLC	February 2026	$41,602.14	Village Street Sweeping
		$41,602.14	
M.J. Taylor Law, LLC	February 2026	$2,000.00	Prosecution Services
		$2,000.00	
MacQueen Equipment LLC	February 2026	$437.95	Purchase of Pierce Fire Apparatus Parts
	February 2026	$888.75	Purchase of Pierce Fire Apparatus Parts
	February 2026	$1,031.88	Purchase of Pierce Fire Apparatus Parts
		$2,358.58	
Matthew Wilson	February 2026	$20.08	Mileage Reimbursement
		$20.08	
Mckinstry Essention, LLC	February 2026	$10,000.00	Facility Condition Assessment - Village Wide
		$10,000.00	
Michael Gascon	February 2026	$30.00	CDL Reimbursement
		$30.00	
Midway Building Services	February 2026	$315.00	Custodial Services
		$315.00	
Midwest Veterinary Company LLC	February 2026	$817.67	Vet Visit for Onyx
		$817.67	
Motorola Solutions Inc	February 2026	$73.04	Antenna
	February 2026	$13,116.34	Radios
		$13,189.38	
National Testing Network Inc	February 2026	$4,550.00	Firefighter Candidate Background
	February 2026	$4,355.00	Police Candidate Background
		$8,905.00	
North West Housing Partnership	February 2026	$1,657.03	Residential Rehab Program
	February 2026	$2,368.59	Residential Rehab Program
	February 2026	$15,011.00	Residential Rehab Program
		$19,036.62	
Northern Illinois Gas Company	February 2026	$483.62	Utility Service
	February 2026	$621.45	Utility Service
		$1,105.07	
Northwest Central Dispatch System	February 2026	$89.35	Portable Radio Repair
		$89.35	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Northwest Police Academy	February 2026	$50.00	Seminar
		$50.00	
Pace Suburban Bus Division of RTA	February 2026	$33,442.88	Route 905 - Trolley Service
		$33,442.88	
Patson Inc	February 2026	$12,393.16	Purchase of Freightliner and Cummins Parts
	February 2026	$12,399.89	Purchase of Freightliner and Cummins Parts
		$24,793.05	
Pentegra Systems LLC	February 2026	$1,190.00	Computer Lab Camera Repair
	February 2026	$30,943.00	Genetec Licenses
		$32,133.00	
Petroleum Traders Corporation	February 2026	$21,686.02	Diesel Fuel
	February 2026	$18,813.70	Unleaded Fuel
		$40,499.72	
Plote Construction Inc	February 2026	$197,732.62	Street Improvement Program
		$197,732.62	
Prairie Center Arts Foundation	February 2026	$6,050.00	Reimbursement Of PCAF Fees
		$6,050.00	
Proven Business Systems	February 2026	$127.59	Copier Usage Costs
	February 2026	$1,492.80	Copier Usage Costs
		$1,620.39	
Pulse Technology of Illinois Inc	February 2026	$999.99	Printer Maintenance Service
		$999.99	
R Grossman and Associates Inc	February 2026	$2,700.00	Genetec Hardware Replacement Consulting Svcs
		$2,700.00	
R H Donnelley	February 2026	$58.10	Advertising Charges
		$58.10	
Ray O'Herron Company Inc	February 2026	$3,520.00	Ballistic Plates
	February 2026	$249.93	ID Tags and Placards
	February 2026	$521.23	ID Tags and Placards
	February 2026	$1,009.74	ID Tags and Placards
		$5,300.90	
Ring Central Inc	February 2026	$30,380.12	Phone Subscription
		$30,380.12	
Sebis Direct Inc	February 2026	$3,105.48	Water Bill Print
		$3,105.48	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Siemens Industry Inc	February 2026	$605.00	Life Safety Maintenance
	February 2026	$695.00	Life Safety Maintenance
	February 2026	$1,413.87	Life Safety Maintenance
		$2,713.87	
Sierra Systems Inc	February 2026	$2,240.00	IT Technical Staffing Services
	February 2026	$2,800.00	IT Technical Staffing Services
	February 2026	$3,840.00	IT Technical Staffing Services
	February 2026	$4,500.00	IT Technical Staffing Services
	February 2026	$950.00	Website Coordinator
		$14,330.00	
Site Design Group Ltd	February 2026	$9,765.00	Public Improvements
		$9,765.00	
Snow Systems Inc.	February 2026	$684.00	Snow Removal Village Lots
	February 2026	$684.00	Snow Removal Village Lots
	February 2026	$10,768.25	Snow Removal Village Lots
	February 2026	$12,853.50	Snow Removal Village Lots
		$24,989.75	
SRC Electric LLC	February 2026	$4,999.00	Installation of Charger at VMF Bay 5
		$4,999.00	
Stryker Sales Corporation	February 2026	$1,686.81	AED Pads
		$1,686.81	
Terrace Supply Company	February 2026	$147.98	Oxygen for Ambulances
		$147.98	
The Cubala Group Psychological Services PC	February 2026	$3,000.00	Public Safety Psychologist Services
		$3,000.00	
Thomas Engineering Group LLC	February 2026	$1,754.60	Hammond Algonquin Improvement Design
		$1,754.60	
T-Mobile USA, Inc.	February 2026	$674.05	Cell Phone Services
	February 2026	$1,982.40	Mobile Broadband Services
		$2,656.45	
Town Square Owners Association	February 2026	$1,737.55	Town Square Association Dues
		$1,737.55	
Traffic & Parking Control Inc	February 2026	$15,195.00	LED Street Signs
		$15,195.00	
Trisha Kern	February 2026	$1,560.00	Tuition Reimbursement
		$1,560.00	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Ultra Strobe Communications Inc	February 2026	$575.00	Upfit Labor
		$575.00	
United Door and Dock LLC	February 2026	$463.00	Annual Overhead Doors Maintenance and Repairs
	February 2026	$746.50	Annual Overhead Doors Maintenance and Repairs
	February 2026	$791.74	Annual Overhead Doors Maintenance and Repairs
	February 2026	$1,128.00	Annual Overhead Doors Maintenance and Repairs
	February 2026	$2,457.92	Annual Overhead Doors Maintenance and Repairs
	February 2026	$6,327.48	Annual Overhead Doors Maintenance and Repairs
		$11,914.64	
US Postal Service	February 2026	$3,000.00	VOS Postage
	February 2026	$8,000.00	VOS Postage
		$11,000.00	
Utility Transport Service	February 2026	$3,892.78	Gravel Delivery & Debris Hauling
		$3,892.78	
Verizon Wireless	February 2026	$6,155.98	Cell Phone Services
	February 2026	$17,786.70	Mobile Broadband Services
	February 2026	$540.15	Water Meter Data Collection
		$24,482.83	
Village of Romeoville	February 2026	$4,500.00	Fire Investigation Class
		$4,500.00	
Warehouse Direct, Inc.	February 2026	$78.24	Janitorial Supplies
	February 2026	$156.75	Janitorial Supplies
	February 2026	$4,042.99	Janitorial Supplies
		$4,277.98	
Wi Zhi Lin Performing Art	February 2026	$500.00	Refund For Building Rental Deposit
		$500.00	
Woodfield Lake Office Campus Association	February 2026	$766.00	Monthly Assessment
		$766.00	
WWC Enterprise LLC	February 2026	$854.96	Precautionary Boil Order Door Flyers
		$854.96	
	GRAND TOTAL	**$1,316,603.38**	

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Request from St. Gregory of Nyssa Parish for One (1) Class D One Day Liquor License for Bingo event and to Waive the Fee
02/10/26
Village Board

Presenter:

Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:

- St Gregory February 15.pdf

ST GREGORY of NYSSA PARISH

1451 W BODE RD
SCHAUMBURG, IL 60194
847-882-7580
www.saintgregoryofnyssaparish.org

January 27, 2026

VBM 02/10/26

Village of Schaumburg
Villag President's Office
101 Schaumburg Court
Schaumburg, IL 60193

1 Day Liquor License

To Whom it May Concern

Liquor License Class D Waiver Request

This letter is to formally apply for a Class D Liquor License for St Gregory of Nyssa Parish.

The event will be on Sunday, February 15, 2026, from 3:30 to 5:30 PM at our parish campus located at 1451 W. Bode Rd, Schaumburg, IL 60193

The event is Bingo.

In addition to this letter, the following documents are included in the application:

1. Certificate of Insurance
2. Driver's License for William L Solomon, III
3. State of Illinois Tax Exempt Certificate
4. St Gregory of Nyssa – Fed ID – IRS Letter

- Items "3" and "4" are included for the purpose of requesting that the $40 fee be waived since St Gregory of Nyssa Parish is a tax-exempt not for profit organization.

Your help in this matter is greatly appreciated. Feel free to contact me if there are any questions.

Best regards,

William Solomon

William Solomon
Director of Operations
St Gregory of Nyssa Parish
913-481-9182 – Cell
wsolomon@archchicago.org

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Request from the Schaumburg Business Association to Hold a Raffle
02/10/26
Village Board

Presenter: Lisa Petersen
Lead Department: Finance

Executive Summary:

Request from Schaumburg Business Association to hold a raffle on February 19, 2026 at 1501 E. Woodfield Rd., Suite 115N, Schaumburg, IL 60173. Tickets will sell for 1 for $5, 5 for $10, or 20 for $20. The total dollar amount of prizes awarded is $2,500. Their board voted unanimously to waive the fidelity bond requirement and requests the same from the Village Board.

Recommended Action:

The Village Manager recommends the Village Board approve the request from the Schaumburg Business Association to hold a raffle on February 19, 2026 at 1501 E. Woodfield Rd., Suite 115N, Schaumburg, IL 60173 and to waive the fidelity bond requirement.

ATTACHMENTS:

- VOS Raffle application
- NFP
- VOS Fidelity Waiver

Raffle License Application

Village of Schaumburg / 101 Schaumburg Court / Schaumburg, IL 610193
Phone (847) 923-4537 Dmcarlson@schaumburg.com
Please Print or Type

******Please note applications must be received at least 30 days in advance of the event or a $50 fee will be charged.******

Date of Application: 1/29/2026

Organization Name: Schaumburg Business Association

Type of Organization: Nonprofit
(i.e. - Charitable, Educational, Fraternal, Nonprofit, Religious, Veterans)

Applicant Name: Kayleigh Burnitz

Organization Address: 1501 E. Woodfield, Ste 115N

Business Phone: 847-413-1010 Business Fax: _____

E-mail Address: Kburnitz@schaumburgbusiness.com

Purpose of raffle: Raise money for the SBA

How many days will the chances be issued or sold? 1 Days

If the number of days is over 90, a variation to Chapter 117.31 of the Village of Schaumburg Municipal Code is required. Is the organization requesting a variance? Yes _____ No X

Please specify the time or determination of winning chances and the location or locations at which winning chances will be determined:
Dates (Start—End): 2/19/2026 Raffle Event Date: 2/19/2026

Location(s): Schaumburg Corporate Cen

Will the organization rent premises on which to determine the winning chance or chances in a raffle? Yes _____ No X

Please specify the area or areas within the Village in which raffle chances will be sold or issued:
1501 E. Woodfield Rd., 115N, Schaumburg, IL 60173

What is the price charged for each raffle chance issued or sold? $$1

Is the price charged for each raffle chance issued or sold different based on the amount sold? Yes X No _____
If yes, please describe (i.e. - 1 for $5.00, 3 for $10.00):
1 for $5, 5 for $10 or 20 for $20

If the price is over $5.00, a variation to Chapter 117.31 of the Village of Schaumburg Municipal Code is required. Is the organization requesting a variance? Yes _____ No X

What are the retail value(s) of each prize awarded by a licensee in a single raffle? Please list out each prize with the associated retail value: (i.e. – Cash Prize | 50/50 Raffle | Television $500)

Gift baskets and gift cards. Total value at $2,500

What is the total raffle award price(s) or retail value of merchandise? $2,500

If the retail value is over $1,000 for any one prize, a variation to Chapter 117.31 of the Village of Schaumburg Municipal Code is required. Is the organization requesting a variance? Yes _____ No X

If the total awarded prices or retail value exceeds $25,000, a variation to Chapter 117.31 of the Village of Schaumburg Municipal Code is required. Is the organization requesting a variance? Yes _____ No X

The following are ineligible for any raffle license:

(1) Any person who has been convicted of a felony;

(2) Any person who is or has been a professional gambler or gambling promoter;

(3) Any person who is not of good moral character

(4) Any firm or corporation in which a person defined in division (1), (2) or (3) above has a proprietary, equitable or credit interest, or in which such a person is active or employed;

(5) Any organization in which a person defined in division (1) (2) or (3) above, is an officer, director, or employee, whether compensated or not;

(6) Any organization in which a person defined in division (1), (2) or (3) above is to participate in the management or operation of a raffle as defined in this subchapter.

Does any of the above ineligible cases for a raffle license apply to the organization? Yes _____ No X
If yes, please briefly describe:

Has the organization been in existence for a period of five years immediately before the application date?
Yes X No _____

Does the organization have the proper paperwork on file with the State of Illinois to be considered not-for-profit?
(i.e. - Charitable, Educational, Fraternal, Nonprofit, Religious, Veterans) Yes X No _____

Has the organization filed the required annual statements with the State of Illinois as a not-for-profit? Yes X No _____

Does the organization have any outstanding amounts owed the State? Yes _____ No X

Are the entire net proceeds of the raffle exclusively devoted to the lawful purposes of the organization permitted to conduct that game? Yes X No _____

Is any person receiving any remuneration or profit for participating in the management or operation of the raffle? Yes ___ No x

What bona fide member of the sponsoring organization will participate in the management or operation of the raffle:

Name: Kayleigh Burnitz Title: Vice President of Events

Each organization licensed to conduct raffles and chances shall keep records of its gross receipts, expenses and net proceeds for each single gathering or occasion at which winning chances are determined. All deductions from gross receipts for each single gathering or occasion shall be documented with receipts or other records indicating the amount, a description of the purchased item or service or other reason for the deduction, and the recipient. The distribution of net proceeds shall be itemized as to payee, purpose, amount and date of payment.

Does the organization keep such records? Yes X No _____

Gross receipts from the operation of raffles programs shall be segregated from other revenues of the organization, including bingo gross receipts, if bingo games are also conducted by the same nonprofit organization pursuant to license therefor issued by the Department of Revenue of the State of Illinois, and placed in a separate account. Each organization shall have separate records of its raffles. The person who accounts for gross receipts, expenses and net proceeds from the operation of raffles shall not be the same person who accounts for other revenues of the organization.

Does the organization have appropriate controls in place to segregate raffle revenues from other revenues generated from the organizations operations? Yes X No _____

Are raffle proceeds placed in a separate account? Yes X No _____

Is there appropriate segregation of duties that allows a different individual from the organization to account for raffle proceeds versus the individual that accounts for all other revenues of the organization? Yes X No _____

Each organization licensed to conduct raffles shall report promptly after the conclusion of each raffle to its membership, and to the Village Board, its gross receipts, expenses and net proceeds from raffles, and the distribution of net proceeds itemized.

At what date will the organization have the raffle report prepared and mailed to the Village Board?

Date: 3/22/2026

The manager of the organization shall give a fidelity bond in the sum of an amount determined by the licensing authority in favor of the organization conditioned upon his honesty in the performance of his duties. Terms of the bond shall provide that notice shall be given in writing to the licensing authority not less than 30 days prior to its cancellation. The Village Board may waive this bond requirement by including a waiver provision in the license issued to an organization, provided that a license containing such waiver provision shall be granted only by unanimous vote of the members of the licensed organization.

Does the organization have a fidelity bond(s) on individual management members? Yes _____ No X
If not, is the organization requesting the Village Board to waive the bond requirement? Yes X No _____
Please include letter voting for the fidelity bond waiver.

(230 ILCS 15/5) (from Ch. 85, par. 2305)

Sec. 5. Raffles - manager - bond. All operation of and the conduct of raffles shall be under the supervision of a single raffles manager designated by the organization. The manager shall give a fidelity bond in an amount determined by the licensing authority in favor of the organization conditioned upon his honesty in the performance of his duties. Terms of the bond shall provide that notice shall be given in writing to the licensing authority not less than 30 days prior to its cancellation. The governing body of a local unit of government may waive this bond requirement by including a waiver provision in the license issued to an organization under this Act, provided that a license containing such waiver provision shall be granted only by unanimous vote of the members of the licensed organization.

I/We understand the issuance of a raffle license is conditional upon compliance with all Village Ordinances and State Law. I/We hereby authorize the Village of Schaumburg to make inquiries into our character, background, and any other inquiries as necessary based on the information contained in the application, in order to approve or deny this raffle license application. I have read this application and answered all questions fully, the information I/We have submitted in this application is complete and truthful to the best of my/our knowledge. In addition, I/We attest to the not-for-profit character of the prospective license organization.

Presiding officer name: Kayleigh Burnitz Date: 2/19/2026

Secretary name: _____ Date: _____

FOR OFFICE USE ONLY

( ) Approved ( ) Not Approved

Signature: _____

Title: _____

Date: _____

Business Entity Search

Entity Information

Entity Name	SCHAUMBURG BUSINESS ASSOCIATION		
File Number	61624066	**Status**	ACTIVE
Entity Type	CORPORATION	**Type of Corp**	NOT-FOR-PROFIT
Incorporation Date (Domestic)	05-15-2001	**State**	ILLINOIS
Duration Date	PERPETUAL		
Annual Report Filing Date	04-16-2024	**Annual Report Year**	2024
Agent Information	RAYMOND J. HORN III 1515 E WOODFIELD RD STE 250 SCHAUMBURG ,IL 60173-5431	**Agent Change Date**	12-07-2018

Services and More Information

Choose a tab below to view services available to this business and more information about this business.

SCHAUMBURG BUSINESS ASSOCIATION

February 19, 2026

Village of Schaumburg
101 Schaumburg Ct.
Schaumburg, IL 60193-1899

Dear Village of Schaumburg,

The Schaumburg Business Association board voted unanimously on Wednesday, January 15, 2026 to waive the fidelity bond requirement for the 2025 Savour raffle application.

The meeting took place at the first Board meeting of the year taking place at 1501 E. Woodfield Rd, Schaumburg, IL.

Should you need any additional information, don't hesitate in reaching out.

Sincerely,

Kayleigh
Vice President of Events
Schaumburg Business Association

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

National Public Works Week - May 17-23, 2026
02/10/26
Village Board

Presenter:
Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:
- National Public Works Week 2026.pdf

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

PROCLAMATION

WHEREAS, public works services provided in our community are in integral part of our citizens' everyday lives; and

WHEREAS, the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as water, sewers, streets and highways, public buildings and snow removal; and

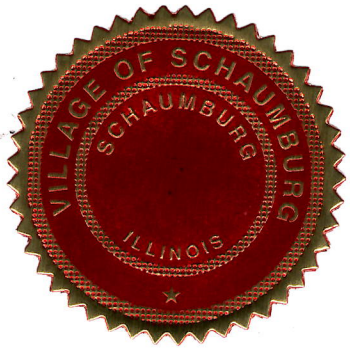
WHEREAS, the health, safety, and comfort of this community greatly depends on these facilities and services; and

WHEREAS, the efficiency of qualified and dedicated personnel who staff public works departments is materially influenced by the people's attitude and understanding of the importance of the work they perform.

NOW, THEREFORE, BE IT RESOLVED, that I, Tom Dailly, Village President of the Village of Schaumburg, do hereby proclaim the week of May 17-23, 2026, as:

NATIONAL PUBLIC WORKS WEEK

in the Village of Schaumburg and call upon all citizens and civic organizations to acquaint themselves with the issues involved in providing our public works and to recognize the contributions which public works officials make every day to our health, safety, comfort and quality of life.



IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Village of Schaumburg to be affixed this 10th day of February, 2026.

Tom Dailly

Tom Dailly
Village President

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Special Use to Raise Fowl for Hussain Residence / 501 Plymouth Lane
02/10/26
Village Board

Presenter:

Lead Department: Community Development

Executive Summary:

Case Title
P2510-01/ Hussain Residence / 501 Plymouth Lane/ Special Use to Raise Fowl

Hearing Date
January 21, 2026

Summary
The petitioner requests Special Use approval to raise up to 6 chickens at his home located at 501 Plymouth Lane.

Recommended Action:

Staff Recommendation
Recommending Approval

Vote
7-0 with two absent.

If the Village Board concurs with the Plan Commission recommendation, they should approve the request as presented.

ATTACHMENTS:
- Staff Report
- 501 Plymouth Lane Location Map
- Special Use Narrative and Plat of Survey
- P2510-01 501 Plymouth Application.pdf
- P2510-01 Hussain Residence Minutes.pdf

PROJECT REVIEW GROUP REPORT

TO: PLAN COMMISSION

PREPARED BY: Ian Salzman
Associate Planner

HEARING DATE: January 21, 2026
DATE PREPARED: January 14, 2026

CASE NUMBER: P2510-01

TITLE: 501 Plymouth Lane / Hussain Residence / Special Use to Raise Fowl

BACKGROUND INFORMATION

Petitioner: Kazim Syed Hussain

Status of Petitioner: 501 Plymouth Lane

Existing Zoning: R-6 - Single Family Residence District

Location of Parcel: Southeast of Plymouth Lane, Northeast of Falmouth Lane, West of Braintree Drive

Requested Action:

- Special Use to Keep Chickens [Title 15, Chapter 154, Section 154.160(C)(10) of the Village Zoning Ordinance]

ANALYSIS

Summary:
The petitioner requests Special Use approval to raise chickens at their home located at 501 Plymouth Lane. The petitioner requests permission to keep six (6) hens on the property. Chapter 92 of the Village Code regulates animals, and Section 92.30 of the Village Code prohibits the harboring or keeping of "any live horse, cattle, swine, sheep or goat or to raise any chickens, rabbits, fowl anywhere in the village. Exceptions are animals allowed in agricultural zoning districts or as allowed under special use or village license."

Section 154.160(C) of the Village Zoning Ordinance regulates special uses in the R-6 residential district. This section includes a variety of "agricultural uses" as a special use. If a proposed use is not explicitly listed as a special use, Section 154.160(C)(10) grants the director of community development the authority to determine whether the proposed use is "similar and compatible" to one of the allowed special uses. The director has determined that the proposal to raise chickens is similar and compatible with the agricultural use in the R-6 district. Two other special uses have been granted on residential lots for raising chickens.

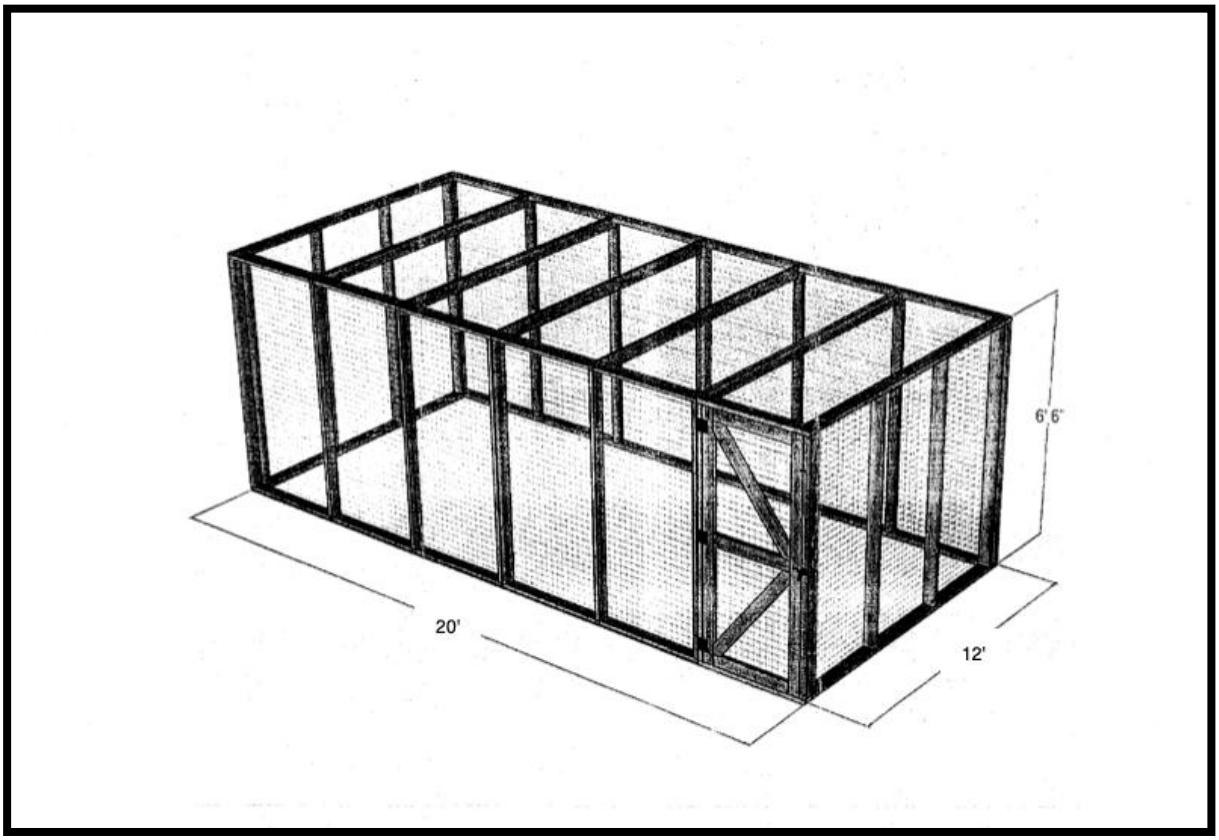
Historically, the Zoning Board of Appeals reviewed special use requests for residential properties. In March 2022, the Village Board approved a code amendment redistributing the duties and

responsibilities of the Zoning Board of Appeals and Plan Commission. As a result of the approved code change, the Plan Commission gained responsibility for reviewing residential special use requests.

The petitioner is requesting permission to keep 6 hens on his property. The chickens will be housed in a chicken coop, which will be in the petitioner's shed. The shed will be used as a typical shed, but a portion of the shed will also be used as an indoor coop for the chickens. The coop will measure approximately 8' wide x 4'6" long x 5' high and will be outfitted with nesting boxes, roosts, and adequate ventilation. Outside, attached to the shed, there will be a 20' wide x 12' length chicken run, bordered by a 6'6" high fence to protect from predators. There is a programmable connecting door on the shed that allows the chickens to go outside. The petitioner states that the coop will be kept clean, odor-free, and well-maintained, and all structures will be secure, visually appealing, and designed to prevent pests or noise issues.

The petitioner wants the chickens so his family can enjoy fresh eggs.





The property is zoned R-6 and surrounded by residential lots. Although the minimum size for an interior lot in the R-6 zoning district is 10,000 square feet, the petitioner's lot is large and measures approximately 16,750 square feet, which is roughly 0.4 acres. There are other single-family homes to the north and south of the subject property. The home to the south is approximately 60 feet from the proposed coop, and the home to the north is approximately 80 feet from the coop. The chicken run will be on the back of the shed, so the view will be obstructed from those two neighbors. There are also mature trees along the northern property line, providing additional screening from that neighbor. The home to the east that borders the petitioner's backyard (where the back of the shed faces) is approximately 140 feet from the coop, which staff believes provides adequate distance to minimize the impact of any noise to that resident. 501 Plymouth Lane also borders three other homes, which are all at least 140 feet from the proposed coop. All these lots are irregularly shaped, which accounts for the larger-than-typical distance between homes.

The petitioner intends to add more screening. In the past year, the petitioner planted 10 fruit trees in the backyard to the east of the coop's proposed location, which will provide screening from the view of the chickens once the trees mature in 1-2 years. The petitioner also intends to plant approximately 50 dogwood and hibiscus shrubs along the fence with the neighbor to the south for additional screening.



East view from the subject property, showing the recently planted fruit trees



North view from the subject property



North view from the subject property



North view from subject property



South view from subject property

The petitioner told staff that he has spoken to the neighbor to the south and the neighbor across Plymouth Lane about the chicken coop and both neighbors expressed their verbal support to him.

The Village has approved two applications in its history for special use to raise chickens. In 1993, the Village Board approved a special use request to allow the property at 235 Wakefield Lane to raise non-domesticated animals (Case No. Z9311-02). At the time of approval, the petitioner had been raising chickens for 18 years. Following approval of the request, the petitioner continued to keep chickens for more than 15 years. The property owner there is no longer raising chickens. The property at 235 Wakefield Lane measures 20,300 square feet and backs up to a park. In this case, the petitioner was granted approval to keep 20 chickens at the property. Staff had recommended denial of the request, and the Zoning Board of Appeals recommended approval of the request with the following conditions:

- The petitioner shall be responsible for maintaining the chicken coop in a clean and sanitary condition and free from odors.
- The maximum number of non-domesticated animals (chickens) shall not exceed 20 at any one time
- The special use shall terminate upon sale or vacation of the subject property by the current owner of record (from the 1993 request).
- A permit shall be obtained for the existing shed being used as a chicken coop.

In 2023, the Village Board approved a special use request to allow the property at 314 Pleasant Drive to raise chickens and a duck (Case No. P2207-02). At the time of approval, the petitioner had been raising chickens for over 20 years. The property at 314 Pleasant Drive measures 26,900 square feet. The property bordered three other properties. The home to the west was vacant, the home to the south was well-screened from the property by trees and landscaping, and the property line of the home to the north was approximately 80 feet from the coop, which minimized impact to them. In this case, the petitioner was granted approval to keep 20 chickens at the property. Staff recommended approval of the request to raise chickens but denial of the request to raise a duck. The Plan Commission recommended approval of both requests, with the following conditions:

- The petitioner shall be responsible for maintaining the chicken coop in a clean and sanitary condition.
- The maximum number of chickens shall not exceed 6 at any one time.
- The maximum number of ducks shall not exceed 1 at any one time.
- Roosters shall be prohibited.
- The special use shall terminate upon sale or vacation of the subject property by the petitioner.
- The property shall be inspected annually by the Health Division.
- Approval to raise fowl does not grant permission for the petitioner to sell chickens or eggs.

Staff has evaluated this request and recommends approval since the proposed use meets the special use standards and requirements under §154.44(D)(3). These requirements include:

1. **The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.** The petitioner desires to raise chickens to have a reliable, inexpensive source of organic eggs for their family.
2. **Such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.** Staff has determined that the proposed use minimizes any noise, odor, or other detriments to the neighborhood, due to the size of the property, the screening for the coop, and the distance from neighboring homes.
3. **The proposed use will comply with the regulations and conditions specified in this chapter for such use and with the stipulations and conditions made a part of the authorization granted by the village board.** This special use includes several conditions to minimize any detrimental impact to their neighborhood.

Staff also recommends additional conditions to minimize impact to the neighbors and prevent a nuisance, which include prohibiting roosters and requiring the petitioner to keep the coop in a clean and sanitary condition. The petitioner has indicated that the eggs are for personal use, but Staff is recommending that a condition be included so that the petitioner does not sell chickens or eggs. The

Health Division will inspect the property annually to verify they meet the conditions of the approval and can confirm whether the property owner is still raising chickens.

Staff also recommends a condition that the special use expires when the petitioner no longer owns the property. In the event that the property owner moves, the special use would expire and not be a valid special use for the next owner.

Conclusion:

Staff has evaluated the request and supports the request for special use. The lot is larger than most residential lots in the Village, especially for the R-6 zoning district. The shed is well screened, and the proposed request will not have a negative impact on neighboring properties if conditions about cleanliness, prohibiting roosters and limiting the number of chickens are met.

RECOMMENDATION

Staff has reviewed the request and is supportive of the special use to raise fowl. As such, Staff recommends **approval** of a Special Use to Keep Chickens for the Hussain Residence, located at 501 Plymouth Lane, Case No P2510-01, subject to the following conditions:

1. The petitioner shall be responsible for maintaining the chicken coop in a clean and sanitary condition.
2. The maximum number of chickens shall not exceed 6 at any one time.
3. Roosters shall be prohibited.
4. The special use shall terminate upon sale or vacation of the subject property by the petitioner.
5. The property shall be inspected annually by the Health Division.
6. Approval to raise fowl does not grant permission for the petitioner to sell chickens or eggs.
7. The following plans/exhibits for the sign shall be adopted as part of the governing ordinance:
   a. Plat of Survey, received by the Community Development Department on September 17, 2025.
   b. Narrative, received by the Community Development Department on August 11, 2025.

pc: Petitioner





Subject Property

P2510-01

HUSSAIN RESIDENCE

Special Use to Raise Chickens

0 30 60
Feet

VILLAGE OF SCHAUMBURG

501 Plymouth Lane

Prepared By:
Village of Schaumburg
Community Development Department

Kazim Hussain
501 Plymouth Ln
Schaumburg, IL 60193
August 11, 2025

To: Village of Schaumburg

Subject: Request to Build Chicken Coop and Run

Dear [Village Official / Zoning Department],

I am requesting permission to build a small chicken coop and outdoor run on my property at the above address to keep 5–6 hens. This project will be designed and maintained in full compliance with all applicable Village ordinances and regulations.

Plan:

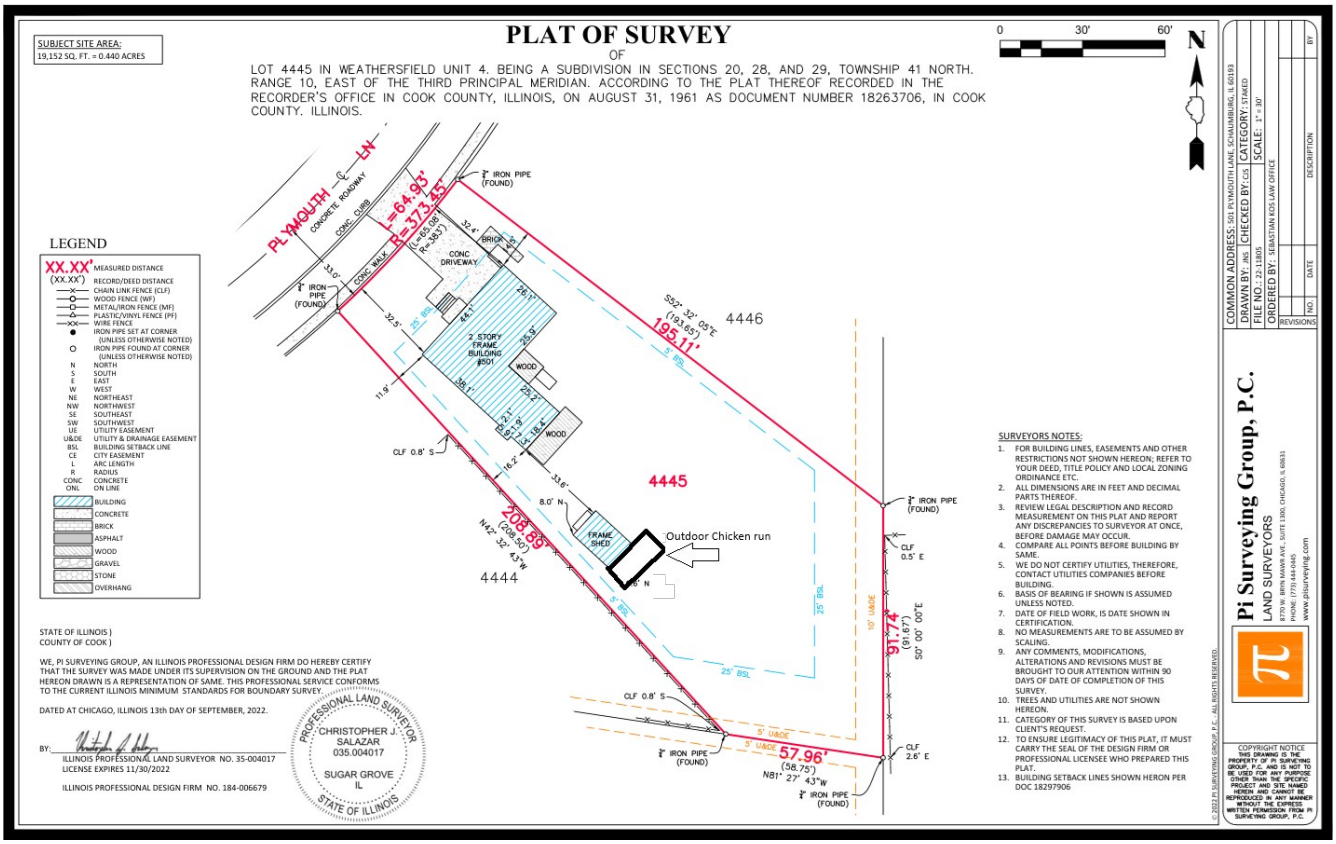
- **Indoor Coop:** 4×5 ft section of my shed, equipped with nesting boxes, roosts, and proper ventilation.
- **Outdoor Run:** ~~4×16~~ 20 x 12 ft predator-proof fenced area attached to the shed.

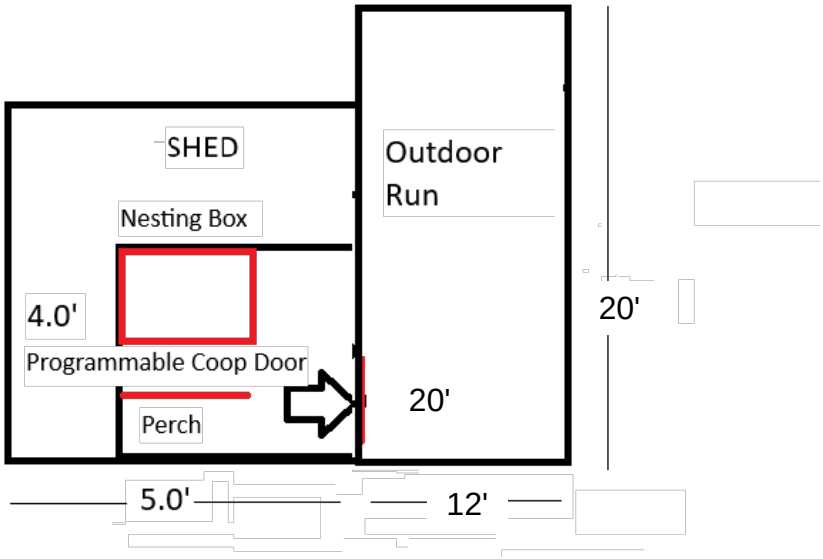
The coop will be kept clean, odor-free, and well-maintained. All structures will be secure, visually appealing, and designed to prevent pests or noise issues.

I have attached a copy of my Plat of Survey along with a layout diagram of the proposed chicken coop for your review. I respectfully request your approval to proceed.

Thank you for your time and consideration.

Sincerely,
Kazim Hussain
952-594-1581
skazimhussain@gmail.com


PLAT OF SURVEY
OF
LOT 4445 IN WEATHERSFIELD UNIT 4. BEING A SUBDIVISION IN SECTIONS 20, 28, AND 29, TOWNSHIP 41 NORTH. RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE IN COOK COUNTY, ILLINOIS, ON AUGUST 31, 1961 AS DOCUMENT NUMBER 18263706, IN COOK COUNTY. ILLINOIS.
SUBJECT SITE AREA:
19,152 SQ. FT. = 0.440 ACRES
LEGEND
4445
4446
4444
Outdoor Chicken run
2 STORY FRAME BUILDING #501
FRAME SHED
CONC DRIVEWAY
PLYMOUTH LN
CONCRETE ROADWAY
195.11'
208.85'
91.74'
57.96'
SURVEYORS NOTES:
Pi Surveying Group, P.C.
LAND SURVEYORS


SHED
Nesting Box
4.0'
Programmable Coop Door
Perch
Outdoor Run
20'
20'
5.0'
12'

Development Review Application

DEVR-25-62

Submitted On: Sep 17, 2025

Applicant

Kazim Hussain
952-594-1581
@ skazimhussain@gmail.com

Primary Location

501 PLYMOUTH LN
Schaumburg, IL 60193

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Ian Salzman

P2510-01 / 501 Plymouth Lane / Hussain Residence / Special Use to Raise Fowl

Applicant Information

Is Applicant the Property Owner?

Yes

Relationship of Applicant to Property

--

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Residential

PIN Number

07-29-213-028-0000

HOA approval needed?

No

Township of Subject Property?

Schaumburg

Residential Subtype

Single Family

Approvals Requested

Setback Variation

--

-

Tear down and Replacement

--

FAR Credit Approval

--

Special Use - Residential

--

Residential Variation

--

-

Site Plan Amendment

--

Plat of Easment

--

Plat of Vacation

--

Plat of Subdivision

--

Plat of Dedication

--

Plat of Consolidation

--

PUD Site Plan Approval

--

PUD Amendment

--

Valet - Regular

--

Valet - Special Event

--

PUD Special Use Amendment

--

PUD Administrative Amendment

--

Fence Variation

--

Variation - Other

--

Brief description of the request

Permission to build chicken coop

Project Staff

Applicants Signature

Please note that the project will not be reviewed until this application has been fully completed and all required plans and other materials have been satisfactorily submitted to the Community Development Department. Incomplete submittals may result in a delay in the zoning approval process. It is strongly suggested that the applicant schedule an appointment with the Community Development Department so that materials can be reviewed for accuracy and completeness prior to submittal. The deadline for submittals is Monday at noon.

In consideration of the information contained in this application as well as all supporting documentation, it is requested that approval be given to the requested actions.

Applicant Signature

true

The hearing was called to order at 7:01 p.m. by Chairperson Rich Gerber.

ROLL CALL

Members Present: Chairperson Rich Gerber, Don Watson, Charles Nordstrom, Dale Litney, Steve Robles, Kenneth Ropiak, and Tanvi Vora

Members Absent: Anil Barot, David Piecuch

Staff Present: Ian Salzman, AICP, Associate Planner

Monica Richart, AICP, Sustainability Planner

A quorum was present.

Sworn in for testimony: Ian Salzman, AICP, Associate Planner

Kazim Hussain

Chairperson Gerber introduced the case being presented P2510-01 / 501 PLYMOUTH LANE / Hussain Residence / Special Use to Raise Fowl.

Chairperson Gerber asked the Recording Secretary if public notice was given regarding the case. Ms. Storm stated that Staff and the petitioner have given proper public hearing notification.

Mr. Hussain stated that the Village of Schaumburg was established as an agricultural community. He shared that he has seen artwork around the Village showcasing agricultural practices, and this has been an opportunity for him to teach his children about the importance of agriculture. Mr. Hussain expressed his gratitude that the case was continued to the hearing on January 21, as he was unable to attend his previously scheduled hearing due to serious family issues. He shared that maintaining a stable and familiar setting for his family during this time of medical uncertainty has been especially meaningful.

Mr. Hussain explained that the proposed coop is a minor accessory structure, non-commercial, and designed to be compatible with the existing residential use of the property. This coop will be well maintained and will be consistent with surrounding properties and applicable Village standards. He has spoken with his immediate neighbors, who expressed support and an interest in establishing their own chicken coops as well. He shared that these chickens will only be used for household food use, personal use, and will come from humanely kept chickens, as opposed to commercially kept chickens. The benefits of having chickens on the property include natural fertilizer for the family vegetable garden and fruit orchard. Mr. Hussain shared that he is very passionate about sustainable and regenerative landscapes. This chicken coop is intended to improve the overall landscape of the backyard.

Mr. Hussain addressed concerns over noise levels and maintenance. He shared that hens are quiet animals, and require routine, manageable care when properly maintained. He shared that 93% of U.S. cities allow backyard chickens, including Chicago. He shared that this shows how these uses can coexist successfully in residential neighborhoods. Approval of this request would allow his family to maintain a modest, accessory use that is compatible with the neighborhood and meaningful to the family.

Mr. Salzman stated that the property at 501 Plymouth Ln. is in the R-6 residential zoning district. The lot size is 16,750 square feet, and the minimum lot size in this zone is 10,000 square feet. The lot is .38 acres in total. Mr. Salzman explained that every few weeks the Community Development Department receives requests for a special use to raise chickens. A majority of these requests are not supported during review due to lot size. It is very rare that these cases make it to Plan Commission. He explained that Mr. Hussain is requesting to keep six hens on the property. There will be two structures to maintain the hens. The first is a chicken coop, which will be located inside the existing shed on the property. Mr. Hussain is also proposing adding a chicken run on the southeast side of the shed, connected to the coop via programmable door. The existing shed received a permit in 1986.

Mr. Salzman explained that there are three standards for special uses to raise chickens. First, is the special use must be necessary or desirable to provide a public service which is in the interest of public convenience and will contribute to the general welfare of the community. As Mr. Hussain explained, this use will be to provide eggs for his family and contribute to gardening tactics on the property. Second, the use cannot be detrimental to the health, safety, morals, or general welfare of others. Based on the proposed location, this use minimizes odor, visual disturbance, and noise. Mr. Salzman explained that staff included a condition upon approval that the petitioner be responsible for maintaining the coop in a sanitary way, and for the Community Development Health Division to conduct annual inspections of the property. The visual disturbance caused by the chicken run is minimized due to screening and the location on the property. The noise disturbance will be reduced by a staff condition that prohibits the petitioner from keeping roosters. The size of the lot will also minimize noise reaching other neighbors. Third, the proposed use will comply with regulations and conditions proposed by the Village Board, as well as staff conditions.

Mr. Salzman shared images of the chicken shed in the backyard in relation to neighbors. From the western view, the view of the chicken run is obstructed by the shed itself. From the northeast view, there is landscaping that blocks the view of the chicken run. From the southeast view, the coop is at a distance from the neighboring house, with fruit trees planted along the property line that will grow and obstruct the view. From S. Braintree Drive, there is a considerable amount of screening that will obstruct the view.

Mr. Salzman explained that the Village has only approved two special uses to raise chickens, the first in 1993 and the other in 2022. In the 1993 case (Z9311-02), the lot size was 20,300 square feet with approval for 20 chickens. In the 2022 case (P2207-02), the lot size was 26,900 square feet with approval to raise six chickens and one duck. Staff recommends approval of this special use due to the adequate size of the coop and chicken run to raise the chickens, size of the lot, and view obstructions and distance from neighbors.

Chairperson Gerber asked if there were any questions or comments from the public.

Mr. Watson asked how many eggs six chickens would produce. Mr. Hussain stated that six chickens would produce four eggs per day in the summer. In the winter, it would be three or four eggs per day. Mr. Watson asked if there is any intention of selling the eggs. Mr. Hussain stated no, the eggs would not be sold, only given as occasional gifts to neighbors. Mr. Watson reaffirmed that the number of chickens allowed on the property be limited to six, with a replacement rate of one.

Mr. Ropiak asked Mr. Salzman the reasons why other requests like this were denied. Mr. Salzman stated that in a majority of cases, requests are denied based on lot size. If the request is in a dense residential area, the existence of chickens may be more disruptive.

Chairperson Gerber asked if there was a motion to close the hearing.

A motion was made by Mr. Watson, seconded by Mr. Nordstrom to close the hearing.

Chairperson Gerber stated they would close the hearing by voice acclamation

MOTION CARRIED: Vote 7-0 with two members absent.

A motion was made by Mr. Watson to recommend approval of a Special Use to Raise Fowl for the property 501 Plymouth Lane, Hussain Residence, case number P2510-01, seconded by Mr. Robles.

MOTION CARRIED: Vote 7-0 with two members absent.

A poll was taken:	Mr. David Piecuch	– Absent
	Mr. Charles Nordstrom	– Yes
	Mr. Dale Litney	– Yes
	Mr. Don Watson	– Yes
	Mr. Steve Robles	– Yes
	Mr. Kenneth Ropiak	– Yes
	Mr. Anil Barot	– Absent
	Ms. Tanvi Vora	– Yes
	Mr. Rich Gerber	– Yes

The hearing was adjourned at 7:18 p.m.

Ian Salzman, AICP, Associate Planner

I have reviewed the minutes, and they accurately represent the actions taken by the Plan Commission

Taylor Storm, Recording Secretary

Plan Commission

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Deny a Special Use to Raise Fowl for Elibal Residence / 816 Apple Drive
02/10/26
Village Board

Presenter: Monica Richart, Sustainability Planner
Lead Department: Community Development

Executive Summary:

Case Title
P2510-02/ Elibal Residence / 816 Apple Drive / Special Use to Raise Fowl

Hearing Date
January 21, 2026

Summary
The petitioner requests Special Use approval to raise fowl at his home located at 816 Apple Drive.

Recommended Action:

Staff Recommendation
Recommending Denial

Vote
7-0 with two absent.

If the Village Board concurs with the Plan Commission recommendation, they should deny the request as presented.

ATTACHMENTS:
- Staff Report
- Location Map
- Project Narrative
- 816_Apple_Dr Plat.pdf
- 807 Support Letter
- 812 Support Letter
- 813 Support Letter
- 820 Support Letter
- Public Comment Letter
- P2510-02 816 Apple Application.pdf
- P2510-02 Elibal Residence Minutes.pdf

PROJECT REVIEW GROUP REPORT

TO: PLAN COMMISSION

PREPARED BY: Monica Richart
Sustainability Planner

HEARING DATE: January 21, 2026

DATE PREPARED: December 2, 2025

CASE NUMBER: P2510-02

TITLE: 816 Apple Drive / Elibal Residence / Special Use to Raise Fowl

BACKGROUND INFORMATION

Petitioner:	Levent Elibal
Address of Petitioner:	816 Apple Dr. Schaumburg, IL 60194
Status of Petitioner:	Owner
Owner of Property:	Levent Elibal
Address of Owner:	816 Apple Dr. Schaumburg, IL 60194
Existing Zoning:	R-6C Residential – Single Family
Existing Land Use:	Single Family Residential
Requested Action:	Special Use to Raise Fowl [Title 15, Chapter 154, Section 154.161(C)(10) of the Village Zoning Ordinance]

ANALYSIS

Staff Discussion

The petitioner requests Special Use approval to raise fowl at his home located at 816 Apple Drive. The petitioner currently has 10 hens and 2 ducks on the property and requests approval to retain the 10 hens. The applicant will re-home the ducks outside of the Village.



Chapter 92 of the Village Code regulates animals, and Section 92.30 of the Village Code prohibits the harboring or keeping of "any live horse, cattle, swine, sheep or goat or to raise any chickens, rabbits, fowl anywhere in the village. Exceptions are animals allowed in agricultural zoning districts or as allowed under special use or village license." Raising chickens is allowed in Schaumburg as a special use in residential disctricts. The Plan Commission is responsible for reviewing special use requests on residential properties.

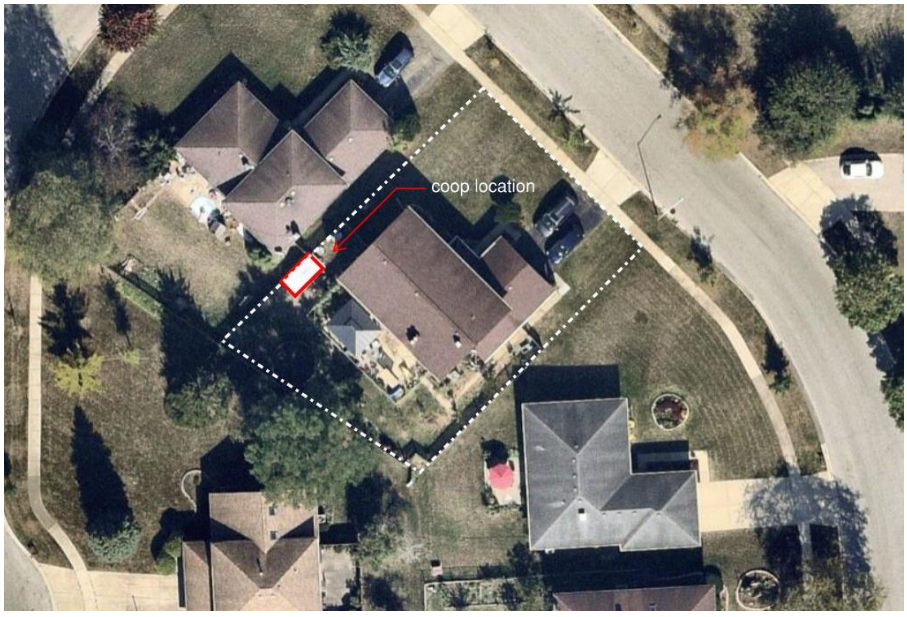
The petitioner is requesting permission to keep 10 hens on his property. The chickens are housed in a coop in the rear yard of the property along the northwest property line which measures 7 x 14 feet in size. The coop consists of nesting boxes enclosed by chain link and covered by a corrugated metal roof.





The petitioner has indicated that he has been raising chickens for two years. The petitioner's narrative states that the hens are pets to his family and children and that due to allergies they are unable to keep traditional indoor pets such as cats or dogs inside the home. Raising chickens outdoors has provided their children with the opportunity to have gentle, social animals that they can care for and interact with safely. The petitioner would like to continue to keep the hens as pets to teach their kids about responsibility, compassion, and respect for nature.

The property is zoned R-6C and surrounded by residential lots. the minimum size for a lot in the R-6C zoning district is 8,750 square feet and the maximum is 10,500 square feet. The petitioner's lot measures approximately 9028 square feet. There are homes on the properties directly adjacent to the north, south and west of the subject property. The front of the house faces the street and is across from Hilltop Park.



The Village has approved two applications to raise fowl in the past. In 1993, the Village Board approved a special use request to

allow the property at 235 Wakefield Lane to raise non-domesticated animals (Case No. Z9311-02). Following approval of the request, the petitioner continued to keep chickens for more than 15 years. The property at 235 Wakefield Lane measures 20,300 square feet and backs up to a park. In this case, the petitioner was granted approval to keep 20 chickens at the property. At the time of approval, the petitioner had been raising chickens for 18 years. Staff had recommended denial of the request, and the Zoning Board of Appeals recommended approval.

In 2022 the Village Board approved a special use request to allow the property at 314 Pleasant Drive to raise fowl (Case No. P2207-02). The property at 314 Pleasant Drive measures 26,900 square feet and is well screened with a significant amount of vegetation and trees. In this case, the petitioner was granted approval to keep 6 chickens and a duck at the property. At the time of approval, the petitioner had been raising chickens for over 20 years. Staff had recommended approval of the request to keep chickens and denial of the request to keep a duck, and the Zoning Board of Appeals recommended approval of all animals.

Although there have not been many formal applications received, Staff receives periodic calls about raising chickens but does not keep a running list of inquiries. The Village also occasionally receives complaints/inquiries documented in the Customer Service Request (CSR) system related to the raising of fowl. A code enforcement officer observed that the petitioner was keeping fowl while responding to a CSR for trash disposal on the property and subsequently documented it through the Village's CSR system. The applicant has since obtained letters of support from his adjacent neighbors for his request to raise chickens. One letter was received by staff in response to public notification letters opposing the request to raise chickens.

For inquiries where residents are interested in keeping chickens or ducks, information on the special use requirements and process is shared with the residents. Staff received a significant increase in inquiries for keeping chickens in early 2025. This increase correlated with a spike in egg prices due to an outbreak of avian flu primarily affecting large commercial egg-laying facilities. Although egg production is one consideration for keeping chickens, reasons for raising chickens are generally for fun or hobby purposes. If residents are interested in applying, Staff evaluates the request to determine whether staff would recommend approval or denial. Each request for information is evaluated differently and analyzes the size of the property, adjacent uses and impact to neighboring properties. Staff received one application requesting a special use to raise chickens in 2025, however this petitioner withdrew their request following discussions with a neighbor. Most residents who inquired about keeping chickens/ducks, opted not to submit a formal application.

Surrounding Zoning and Land Uses:
North: R-6C Residential – Single Family
South: R-6C Residential – Single Family
East: R-6C Residential – Single Family
West: R-6C Residential – Single Family

Conclusion
Staff has evaluated the request and is not supportive of the request to keep chickens. Staff is recommending denial based on the size of the property and screening for the property. The subject property is much smaller than properties which have been approved for a special use to raise fowl in the past. The size of the property does not leave room to provide the same level of screening and vegetative buffer between the coop location and neighboring properties. The coop is not currently located beyond the five-foot required setback for accessory structures as specified in article 154.63(E)(1) of the zoning code.

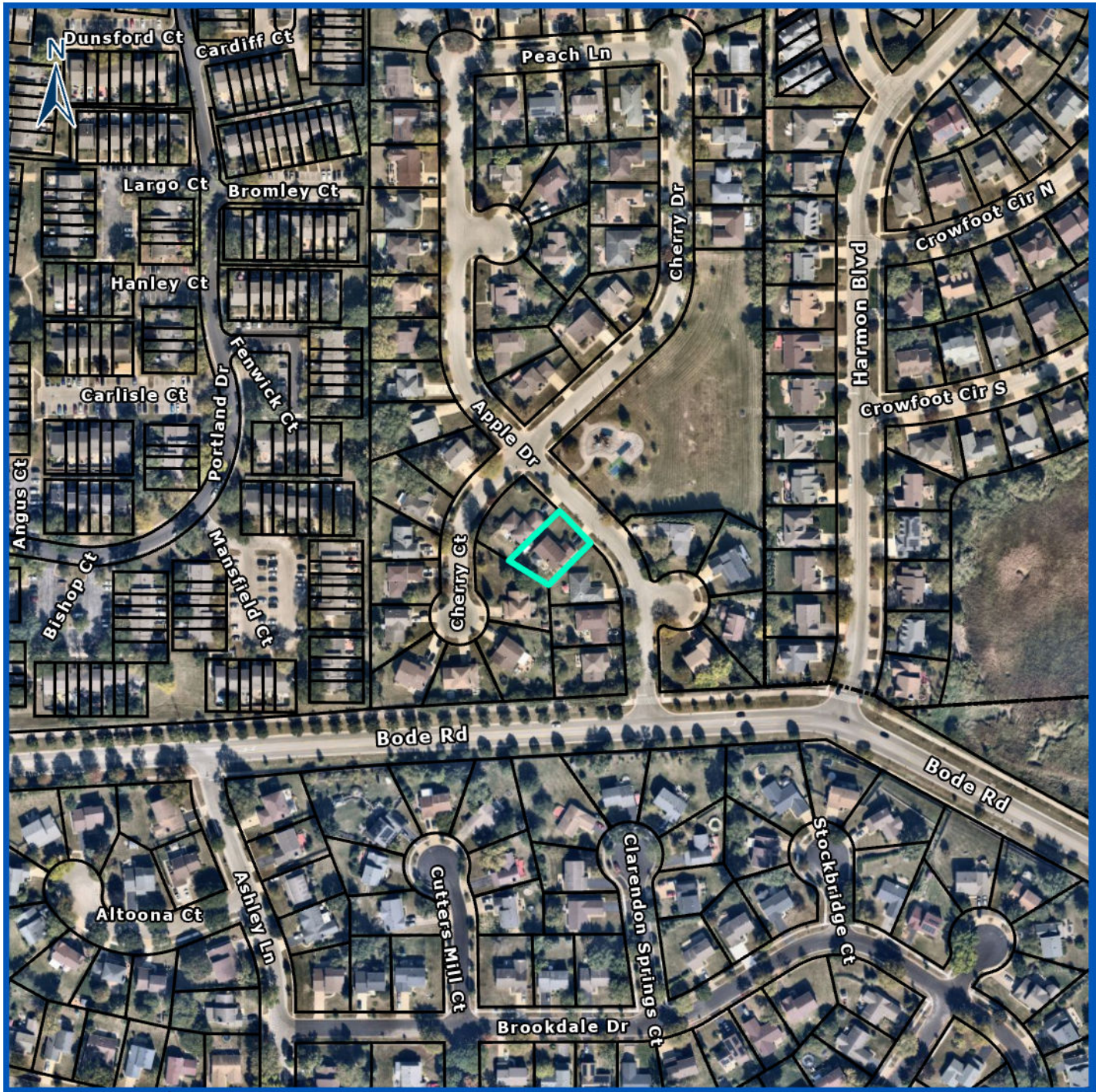
Although the petitioner has received letters of support from the surrounding residents, staff believes that allowing the chickens to remain could have a negative impact on neighbors due to the proximity of the coop and chicken run to the adjacent property. The coop is located in the rear yard of the petitioner but is adjacent to the side yard of the nearest neighbor, placing it in closer proximity to the neighboring house. Additionally, the materials used for the construction of the coop are inconsistent with the principal structure and surrounding architecture. The coop is constructed of chain link and corrugated metal, which is more commonly found in a rural context. Previously approved coops in the village have utilized wood sheds for the chicken house/coop and wood frames enclosed with chicken wire for the chicken yard/run. These materials have an aesthetic which is more consistent with a suburban setting. Staff has informed the petitioner that Staff will recommend denial of the request. The petitioner has indicated that he would like to request approval to maintain chickens on the property.

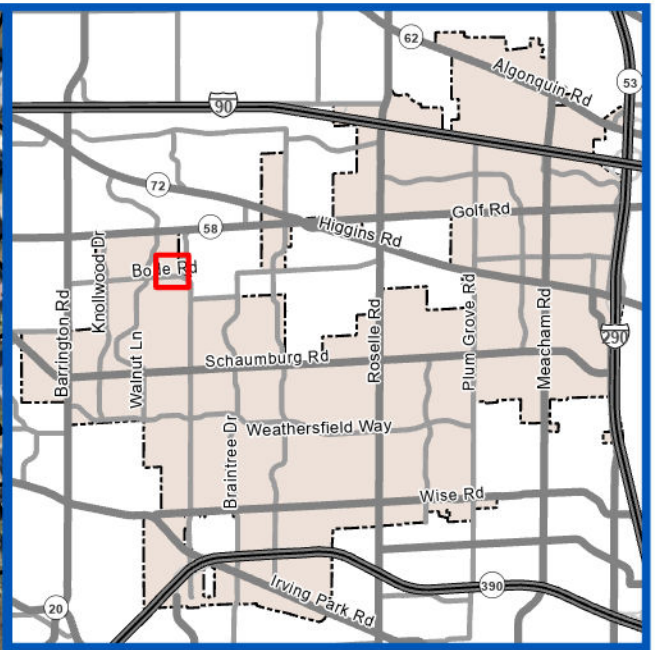
RECOMMENDATION

Staff has reviewed the request and is not supportive of the special use to raise fowl. As such, Staff recommends **denial** of a Special Use to Raise Fowl for the Elibal Residence, located at 816 Apple Drive, Case No P2510-02, subject to the following conditions:

1. The following plans/exhibits are included for review:
    a. Plat of Survey, received by the Community Development Department on September 24, 2025.
    b. Narrative, received by the Community Development Department on October 15, 2025.
    c. Letters of Support, received by the Community Development Department on September 26, 2025.
    d. Public Comment Letter, received by the Community Development Department on December 1, 2025.

pc: Petitioner





Subject Property

P2510-02

Elibal Residence

Special Use to Raise Fowl

0 120 240

Feet

VILLAGE OF SCHAUMBURG

816 Apple Drive

Prepared By:
Village of Schaumburg
Community Development Department

Project Narrative
Proposed Use: Residential Keeping of Backyard Chickens
Location: 816 Apple Drive, Schaumburg, IL

We are requesting a Special Use Permit to allow for the keeping of backyard chickens at our residence located at 816 Apple Drive, Schaumburg, IL. The purpose of this project is to maintain a small flock of chickens for **family enjoyment and educational purposes** for our children.

Due to personal **allergies**, we are unable to keep traditional indoor pets such as cats or dogs inside our home. Raising a small number of chickens outdoors will provide our children with the opportunity to have gentle, social animals that they can care for and interact with safely. The hens will serve as **family pets**, helping teach our kids about responsibility, compassion, and respect for nature. This project is strictly non-commercial and will not involve the sale of any products or animals.

Number of Animals
The proposed project will include up to **10 hens**. No roosters will be kept on the property to prevent noise disturbances.

Facilities

- The chickens will be housed in a **secure, ventilated, and insulated coop** located in the backyard, compliant with all required setbacks from property lines and neighboring residences.
- An attached outdoor run will provide safe, enclosed space for the hens to move around during daylight hours.
- The coop and run will be **designed to exceed the commonly recommended standards** for chicken welfare, which suggest at least 4 square feet per bird in the coop and 10 square feet per bird in the run.
- Both structures will be predator-proof, well-ventilated, and regularly maintained to ensure animal welfare and neighborhood compatibility.

Care & Daily Operations

- The chickens will be cared for daily, with access to the outdoor run during daylight hours and secured in the coop at night.
- During the winter months, the chickens will remain in the insulated coop for their **safety, warmth, and overall health**.
- Chickens will be provided with appropriate food and fresh water daily.
- Waste will be composted or disposed of regularly to prevent odor and maintain sanitary conditions.
- Feed will be stored in sealed containers to avoid attracting pests.
- The flock will be monitored to ensure the health and safety of both the animals and the surrounding neighborhood.

Employees
No employees are required. Care will be provided solely by the residents of the property.

Community Considerations

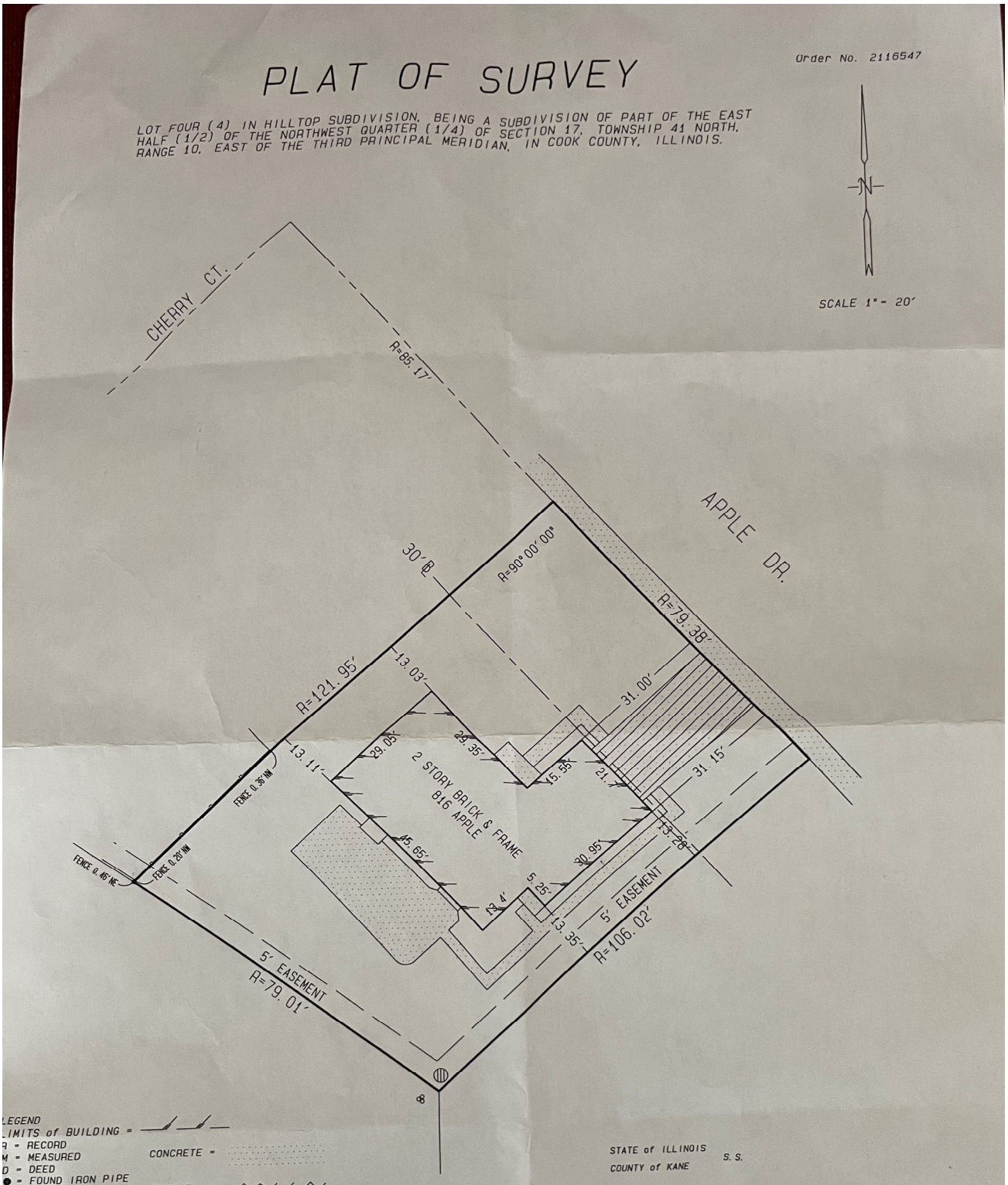
- There will be **no commercial sales or business operations** associated with this project.
- Noise will be minimal as no roosters will be kept.
- Odors and waste will be managed through regular cleaning and proper composting/disposal.
- Deliveries of feed or supplies will be infrequent and handled with minimal impact.
- The project is intended as a **family-friendly, educational experience**, giving our children the opportunity to care for pets safely while maintaining a clean and respectful environment for our neighbors.

Conclusion
The proposed project will allow our family to responsibly raise a small flock of backyard hens that serve as friendly outdoor pets for our children while respecting the character of the neighborhood. By exceeding recommended coop and run space standards, maintaining clean and safe facilities, and following best practices for suburban chicken keeping, this project will be conducted in full compliance with Schaumburg regulations and with consideration for the surrounding community.

PLAT OF SURVEY

Order No. 2116547

LOT FOUR (4) IN HILLTOP SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND

LIMITS of BUILDING =
R = RECORD
M = MEASURED
D = DEED
● = FOUND IRON PIPE
○ = SET IRON PIPE
= HYDRANT
= LIGHT

CONCRETE =
PAVERS =
ASPHALT =

LAND DIVISIONS, Inc.
Professional Surveying Services
P.O. Box 835
West Dundee, Illinois 60118
(847) 841-8305 (847) 551-9171
fax (841) 551-9193
EMAIL LANDDIVISIONS@AOL.COM

COURTNEY W. SHROPSHIRE, JR. 2783 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WEST DUNDEE, IL

STATE of ILLINOIS S.S.
COUNTY of KANE

WE, LAND DIVISIONS INC., CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE REPRESENTS A TESTED OPINION OF THE BOUNDRY OF THE ABOVE CAPTIONED PROPERTY.
DATE OF SURVEY: JANUARY 11, 2022.

LICENSE NO. 2783 EXPIRES ON NOVEMBER 30, 2022.

THIS PLAT CONFORMES WITH THE CURRENT ILLINOIS PROFESSIONAL LAND SURVEYORS ASSOCIATION MINIMUM STANDARDS FOR A BOUNDRY SURVEY. BUILDING LINE RESTRICTIONS AND EASEMENTS SHOWN ARE THOSE IDENTIFIED ON THE RECORD SUBDIVISION PLAT, UNLESS OTHERWISE NOTED. REFER TO TITLE INSURANCE POLICY AND LOCAL ZONING ORDINANCES FOR RESTRICTIONS NOT SHOWN. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT. IMMEDIATELY REPORT ANY DISCREPANCIES FOUND. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PLAT HAS BEEN PREPARED FOR ZHANG AND ELIBAL.

09/24/2025

To Whom It May Concern:

We, the undersigned neighbors of **Levent Elibal**, who resides at **816 Apple Dr Schaumburg IL 60194**, are aware of and supportive of their request to keep a small number of chickens and ducks in their backyard.

We understand that:

- The birds will be kept in a clean, well-maintained coop and run.
- Reasonable steps will be taken to control noise and odor.
- The animals are for personal use (e.g., fresh eggs, companionship) and not for commercial purposes.

We have no objections to this request and believe it will not negatively impact our neighborhood.

Neighbors in Support:

Name	Address	Signature	Date
Mohammed Khaleel	807 Cherry Dr. Schaumburg, IL 60194		09/24/25

If further information is needed, we can be contacted through the information provided.

Sincerely,

Levent Elibal
816 Apple Dr Schaumburg IL 60194
6076216801 / leventelibal@yahoo.com

09/24/2025

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Neighbors in Support:

Name	Address	Signature	Date
Nora Rodriguez	812 Apple Dr.	Nora Rodriguez	9-24-2025
Kristi Papa	812 Apple Dr	[illegible]	9/24/25

If further information is needed, we can be contacted through the information provided.

Sincerely,

Levent Elibal
816 Apple Dr Schaumburg IL 60194
6076216801 / leventelibal@yahoo.com

09/24/2025

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Neighbors in Support:

Name	Address	Signature	Date
Vera Dimidik	813 Cherry Ct	Vera Dimidik	9-24-25

If further information is needed, we can be contacted through the information provided.

Sincerely,

Levent Elibal
816 Apple Dr Schaumburg IL 60194
6076216801 / leventelibal@yahoo.com

09/24/2025

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- Reasonable steps will be taken to control noise and odor.
- The animals are for personal use (e.g., fresh eggs, companionship) and not for commercial purposes.

We have no objections to this request and believe it will not negatively impact our neighborhood.

Neighbors in Support:

Name	Address	Signature	Date
David Wetherholt	820 Apple Dr		9/25/25

If further information is needed, we can be contacted through the information provided.

Sincerely,

Levent Elibal
816 Apple Dr Schaumburg IL 60194
6076216801 / leventelibal@yahoo.com

From: [redacted]
Sent: Monday, December 1, 2025 10:37 AM
To: Monica Richart
Subject: Case No # P2510-02

CAUTION: This email is from outside the organization.
Use caution before opening any links or attachments.

Dear Community Development Department,

I am writing regarding Case No # P2510-02 as I received a letter and I am a neighbor in this area. I think chickens, ducks, and rooster should be removed from this neighborhood as it is very messy. Property isn't large and land or backyard surroundings are not enough big space to have it. As I walk by for a walk, I can smell bad smells from animals in this property. As I spend time outside I can hear animals making noises, it really feels like I live on a farm with all those sounds from animals, and I live in a suburban city. Sometimes chickens are going to surround neighbors property and diggin/ make holes and make a lot of mess, especially in flowers that aren't in their property.
Having these animals in such a beautiful property brings community and house value down. There is not one in many years that had any chickens until these new neighbors moved in from address 816 Apple Dr in Schaumburg.

I understand people with bigger lots that live much further from Chicago but still in Illinois can have chickens and the houses around aren't close to each other and have bigger spaces between.

Thank you for reading,
Anonymous Neighbor from Hilltop Park

Development Review Application

DEVR-25-64

Submitted On: Sep 26, 2025

Applicant

Levent Elibal
607-621-6801
@ leventelibal@yahoo.com

Primary Location

816 APPLE DR
Schaumburg, IL 60194

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Monica Richart

P2510-02 / 816 Apple Drive / Elibal Residence / Special Use to Raise Fowl

Applicant Information

Is Applicant the Property Owner?

Yes

Relationship of Applicant to Property

owner

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Residential

PIN Number

07-18-403-030-0000

HOA approval needed?

No

Township of Subject Property?

Schaumburg

Residential Subtype

Single Family

Approvals Requested

Setback Variation

--

-

Tear down and Replacement

--

FAR Credit Approval

--

Special Use - Residential

true

Residential Variation

--

-

Site Plan Amendment

--

Plat of Easment

--

Plat of Vacation

--

Plat of Subdivision

--

Plat of Dedication

--

Plat of Consolidation

--

PUD Site Plan Approval

--

PUD Amendment

--

Valet - Regular

--

Valet - Special Event

--

PUD Special Use Amendment

--

PUD Administrative Amendment

--

Fence Variation

--

Variation - Other

--

Brief description of the request

special use permit for chickens

Project Staff

Applicants Signature

Please note that the project will not be reviewed until this application has been fully completed and all required plans and other materials have been satisfactorily submitted to the Community Development Department. Incomplete submittals may result in a delay in the zoning approval process. It is strongly suggested that the applicant schedule an appointment with the Community Development Department so that materials can be reviewed for accuracy and completeness prior to submittal. The deadline for submittals is Monday at noon.

In consideration of the information contained in this application as well as all supporting documentation, it is requested that approval be given to the requested actions.

Applicant Signature

true

The hearing was called to order at 7:20 p.m. by Chairperson Rich Gerber.

ROLL CALL

Members Present: Chairperson Rich Gerber, Don Watson, Charles Nordstrom, Dale Litney, Steve Robles, Kenneth Ropiak, and Tanvi Vora

Members Absent: Anil Barot, David Piecuch

Staff Present: Ian Salzman, AICP, Associate Planner

Monica Richart, AICP, Sustainability Planner

A quorum was present.

Sworn in for testimony: Monica Richart, AICP, Sustainability Planner

Levent Elibal, Petitioner, 816 Apple Dr.

Nara Rodriguez, 812 Apple Dr.

Jeff Loftus, 800 Apple Dr.

Emily Wetherholt, 820 Apple Dr.

Parth Joshi, Planning Manager

Chairperson Gerber introduced the case being presented P2510-02 / 816 APPLE DRIVE / Elibal Residence / Special Use to Raise Fowl.

Chairperson Gerber asked the Recording Secretary if public notice was given regarding the case. Ms. Storm stated that Staff and the petitioner have given proper public hearing notification.

Mr. Elibal stated that he was unaware that he needed to apply for a special use permit to raise chickens. Once he was made aware, he submitted the application. He shared that he is allergic to cats and dogs, but wanted to give his children the chance to have pets. The family started with fish and birds, and those did not work out. Mr. Elibal stated that the family decided to adopt baby chicks from the Tractor Supply and research practices on how to raise them, and they are learning everyday. They have had the chickens for three years. He stated that there is a fence around the chickens in the backyard. He asked his neighbors if they were okay with him having chickens. He stated that the family takes care of the chickens as pets, and they keep the inside and the outside of the coop clean. He stated that he would not have gone through the process if it were not for his children. He is open to whatever is necessary to have the chickens.

Ms. Richart stated that the property located at 816 Apple Dr. is zoned as R-6C, a district which has smaller lot sizes than the R-6 district of the previous case (P2510-01). The applicant currently has 10 hens and two ducks. The ducks will be rehomed outside of the Village. This lot is 9,027 square feet, and the coop is located on the northwest edge of the property. Ms. Richart stated that staff review inquiries to keep chicken when they are received. In the year 2025, staff saw an increase in inquiries due to the price of eggs and the avian flu outbreak. One resident applied in 2025, however the application was subsequently withdrawn. Ms. Richart stated that staff primarily review lot size to maintain agricultural uses on larger lots, evaluate the effects on neighboring properties, and considering the character and aesthetics of the area. Staff is recommending denial of this petition, due to the following criteria. The primary issue is the size of the property. The lot is smaller than the previous three cases that were recommended for approval. This lot is nearly half the size of the previous applicant (P2510-01), and three times smaller than the approved use in the 2022 case (P2207-02).

Ms. Richart stated that the coop at this location is located right on the property line, next to the property to the north. For accessory structures, the minimum requirement is for the structure to be at least five feet from the property line. The coop is currently not compliant by Village standards. The coop is located in the rear yard of the primary structure but is located next to the side yard of the adjacent property which places it closer to the neighboring house. Due to the close proximity to the neighboring house, there is not sufficient space to add vegetation as a buffer between the structure and the neighboring house. The materials of the coop are not consistent with the code, which encourage accessory structures to be built of similar materials to the principal structure and surrounding homes. The chicken run is currently built out of corrugated metal and chain link. This current structure has a more rural aesthetic which is inconsistent with the surrounding wood frame homes and suburban context.

Chairperson Gerber asked if there were any questions or comments from the public.

Nara Rodriguez, of 812 Apple Dr., stated that she believes the housing for the chickens is not appropriate, not large enough for the amount of chickens he has. Ms. Rodriguez stated that the chickens get out and fly over the fence and destroy her garden, even once they are fenced in. She also stated that over the summer, there was a foul smell coming from the property. She suggests a more suitable living structure for the chickens, by making the coop larger to accommodate the amount of birds on the property.

Jeff Loftus, of 800 Apple Dr., stated that he has lived in Schaumburg since 1981. He stated that he had noticed a former neighbor keeping chickens without following the proper procedure. Mr. Loftus shared that, while he lives two houses away, he can hear the ducks. He asked what the recommended lot size is for raising chickens, and that he does not believe that there is uniformity in what gets approved versus what does not. He asked if having chickens on the property will bring in more wild animals looking for food. He also stated that he has seen many chickens along Bode Road.

Emily Wetherholt, of 820 Apple Dr., stated that she was approached by the applicant and originally had no issues with the chickens, At the time, the chickens were originally next to the house on the property, but the coop has changed location and they are on her fence. She stated that they are now

a nuisance based on their current location. Ms. Wetherholt stated that the chickens have completely destroyed her garden by digging in the dirt, and now they poke their heads through the fence. She stated that when her children were younger, they were afraid of the chickens because they thought they would get bit by the chickens. She asked if the size of the lot is the only issue with the application. Ms. Richart responded by stating that the lack of buffer, location, and aesthetics of the coop are additional reasons for recommending denial. Ms. Wetherholt stated that where the chickens are currently housed, they are causing problems.

Mr. Nordstrom stated that he finds the location of the coop along the fenceline an issue, as well as the appearance of the coop. He questioned if either of these issues could be remedied.

Mr. Watson stated that he is concerned with the proximity and the building materials, as the materials are already out of code. He referenced that it is not currently in compliance with Village standards. He asked if there could be an instance where, if remedied, this lot could work. Ms. Richart stated that the Village prefers to keep this use on a larger lot site. If it were to remain on a property of this size, it would need to be located in the rear of the house, as far away from other properties as possible, constructed of materials similar to the building, and the number of chickens reduced. There would also need to be a vegetative buffer and to repair the fence and replace the chicken wire. Mr. Watson appreciated the suggestion from public comment to put the requirements for raising chickens more formally in the Village code. He asked the applicant if he would consider reducing the number of chickens in order to get approved. Mr. Elibal, the applicant, stated that he would change anything in order to become compliant and keep the chickens.

Parth Joshi, Village of Schaumburg Planning Manager, stated that staff is primarily looking at lot sizes when approving requests. Evidence of the rigorous selection for approving properties for this special use is proven by the Village only approving two cases in the last 33 years. He stated that there a majority of the Village is R-6 or R-6 PUD zoning code, with lot sizes between 8,000 and 10,000 square feet. Once the commission begins approving chickens in lots of this size, it will create a dangerous precedent for future cases. Regarding the requirements, Mr. Joshi stated that this would stem from policy, which the board would have to look into.

Mr. Robles shared the same concerns regarding the location of the enclosure and the roofing material. If there is an ability or a willingness to make modifications, he would encourage the applicant make revisions to his application and return with a revised plan. Mr. Robles stated that that would minimize impacts of this use on the neighbors.

Chairperson Gerber asked if there was a motion to close the hearing.

A motion was made by Mr. Ropiak, seconded by Mr. Nordstrom to close the hearing.

Chairperson Gerber stated they would close the hearing by voice acclamation

MOTION CARRIED: Vote 7-0 with two members absent.

A motion was made by Mr. Watson to recommend approval of a Special Use to Raise Fowl for the property 816 Apple Drive, Elibal Residence, case number P2510-02, seconded by Mr. Ropiak.

MOTION FAILED: Vote 0-7 with two members absent.

A poll was taken:	Mr. David Piecuch	– Absent
	Mr. Charles Nordstrom	– No
	Mr. Dale Litney	– No
	Mr. Don Watson	– No
	Mr. Steve Robles	– No
	Mr. Kenneth Ropiak	– No
	Mr. Anil Barot	– Absent
	Ms. Tanvi Vora	– No
	Mr. Rich Gerber	– No

The hearing was adjourned at 7:51 p.m.

Monica Richart, AICP, Sustainability Planner

I have reviewed the minutes, and they accurately represent the actions taken by the Plan Commission

Taylor Storm, Recording Secretary

Plan Commission

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Special Use for a Laboratory and Testing Facility for The Beverage Incubators / 935 National Parkway, Suite 30
02/10/26
Village Board

Presenter: Ian Salzman
Lead Department: Community Development

Executive Summary:

Case Title
Z2601-03 / The Beverage Incubators / 935 National Parkway, Suite 30 / Special Use for a Laboratory and Testing Facility

Hearing Date
January 28, 2026

Summary
The petitioner requests approval of a special use for a laboratory and testing facility for The Beverage Incubators, proposed to be located at 935 National Parkway, Suite 30, within Parkway Corporate Place office development.

Recommended Action:

Staff Recommendation
Recommending Approval

Vote
9 – 0 with no member(s) absent

If the Village Board concurs with the Zoning Board of Appeals' recommendation, they should approve the request as presented.

ATTACHMENTS:
- Staff Report
- Beverage Incubators Location Map.pdf
- Z2601-03 The Beverage Incubators Application.pdf
- Project Narrative
- Parkway Corporate Place Plat of Survey
- Floor Plans, Suite 30
- FINAL Z2601-03 Beverage Incubators MTS 1-28-26.docx

STAFF REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Ian Salzman
Associate Planner

HEARING DATE: January 28, 2026

DATE PREPARED: January 18, 2026

CASE NUMBER: Z2601-03

TITLE: Z2601-03 / THE BEVERAGE INCUBATORS / 935 National Parkway, Suite 30 / Special Use for a Laboratory and Testing Facility

BACKGROUND INFORMATION

Petitioner:	Lou Farinella
Address of Petitioner:	891 Busse Rd, Elk Grove Village, IL 60007
Status of Petitioner:	Prospective Tenant
Owner of Property:	PARKWAY WHITE SPE, LLC
Address of Property:	935 National Parkway, Suite 30 Schaumburg, IL 60173
Existing Zoning:	B-3 Planned Office Business District
Existing Land Use:	Office

Requested Action:

- Special Use for a Laboratory and Testing Facility [Title 15, Chapter 154, Section 154.174(B) Appendix A: Summary of Permitted and Special Uses of the Zoning Ordinance]

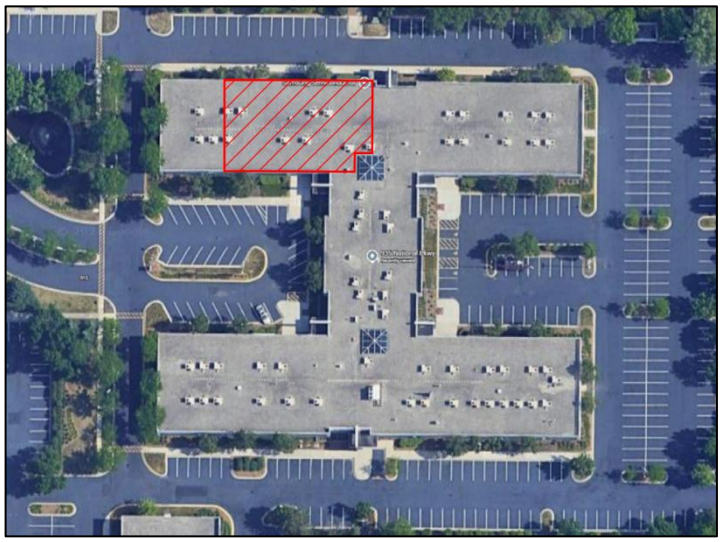
ANALYSIS



Staff Discussion:
The petitioner requests approval of a special use for a laboratory and testing facility for The Beverage Incubators, proposed to be located at 935 National Parkway, Suite 30, within Parkway Corporate Place office development. "Research laboratories and testing facilities" are allowed as a special use in the B-3 zoning district. The proposed use will be located on northwest side of the first floor of the office building.

The petitioner proposes to occupy 8,400 square feet of tenant space, which will include a lab, production plant, warehouse, bathrooms, conference rooms, and offices. As proposed, space will be utilized to conduct comparative tests concerning flavor of beverage products, including but not limited to coffee/tea, protein, energy, hydration, and functional beverages. Testing will be done by mixing tanks to make the liquid flavors. In addition,

the proposed business will use ethyl alcohol to produce flavors. Per the submitted business narrative, ethyl alcohol is a standard base used to dissolve flavor compounds in the flavor industry. Other proposed use of the space includes research and development for beverages, office, warehouse, production and storage.



The subject tenant space will only be used as a research and development facility concerning the flavors the applicant will create for their clients. Once the flavor/beverage formula is created and finalized, the flavors will be tested and sent to "co-manufacturers" who then will use the concentration to create the actual drinks for production.

The proposed business expects a maximum of 2 inbound deliveries and 3 outbound deliveries per week via straight truck with a lift gate. Hence, the petitioner is proposing to install a new double door on the north side of the tenant space. The door would match the appearance of other exterior doors at the office complex. The business will paint an area on the pavement outside the double doors to indicate a drop-off area for deliveries. The fire department has approved this concept, which will be subject to their final building permit review.

The business will have 10 employees on site at the beginning and the petitioner expects to hire an additional 20 employees as the business expands. The proposed hours of operation are Monday to Friday from 8 am to 5 pm.

Staff, including the Building Plans Examiner, Health Supervisor, and Fire Marshal, have reviewed the petitioner's request and are supportive of the special use. Even though the proposed ethyl alcohol is considered a flammable liquid, it will be stored in a flammable liquids storage room. The room, designated the "Fire Cabinet" in the floor plan, is proposed to be in the bottom right corner of the storage room on the submitted floor plan. The room will have fire separation, ventilation, spill control, and secondary containment. The petitioner will take the additional fire safety measure of only allowing trained employees to create the liquids. Lastly, the existing building includes sprinklers.

In September 2025, the Zoning Board and Village Board granted a special use to this petitioner (the Beverage Incubators) to operate a laboratory and testing facility at 955 American Lane (Case No. Z2508-02, Ord. No. 25-087). Their business plan, fire safety measures, square footage, and zoning were substantially similar in that case as compared to this one. One key difference is that the 955 American Lane has a loading dock, which the petitioner would have used for deliveries. In this case, the proposed drop-off zone on the north exterior of the building will serve that purpose. The ordinance for the special use at 955 American Lane included six conditions:

1. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal. The development approvals granted herein, without need for further action by any Village Board, commission or official shall become null and void if no building permit is issued within the one-year requirement.

2. The Special Use shall be substantially in accordance with the project narrative received by the Community Development Department on September 3, 2025.
3. The proposed plans have been accepted as preliminary by the Environmental Health Division. The plans will receive a much more detailed review during the commercial building permit process.
4. An operational permit is required for the storage/use of hazardous materials.
5. Provide complete building and code compliance information, including accessibility, life safety, egress, and site verification details, to demonstrate compliance will all applicable codes and standards, as adopted by the Village of Schaumburg.
6. The following plans/exhibits for the sign shall be adopted as part of the governing ordinance:
    a. Proposed floor plan, prepared by JDJ Architects, dated July 25, 2025 and received by the Community Development Department on August 6, 2025
    b. Project narrative, received by the Community Development Department on September 3, 2025.

Staff recommends the same conditions for this special use approval, in addition to a condition about the delivery drop-off zone, as detailed in the recommendations section below.

Zoning History:

The property is part of Parkway Corporate Place office development. It was approved by the Village Board in 1998 under Ordinance 98-97. Village Board approved a site plan amendment in 2001 (Case No. SP0101-02, Ord. No. 01-12), which permitted the construction of a remote generator enclosure as well as site and landscaping modifications for a tenant at 935 National Parkway.

The village has previously granted approvals for three other laboratory and testing facilities at 935 National Parkway. The first instance was a special use approval for Samsung (Case No. Z0707-02). The second was International Flavors & Fragrances (IFF) in Suite 80 of the same building (Case No. Z1405-05, Ord. No. 14-071). IFF included on-site labs, test kitchen, flavors room, and a sweets room along with offices and a storage room for the creation of comparative tests concerning flavor and seasoning applications used in testing food products. The Beverage Incubators' proposed use will mirror the interior setup of IFF. The third instance was Hochiki America Corporation in Suite 64 of the same building (Case No. Z2411-04, Ord No. 25-016).

Surrounding Zoning and Land Uses:

North: B-3 Planned Office Business District (Marriott Courtyard Hotel, Hyatt House Chicago/Schaumburg)
South: B-3 Planned Office Business District (Woodfield Park Office Development)
East: B-3 Planned Office Business District (Various Restaurants and Personal Services – Fat Rosie's, Panera Bread, Duly Healthcare, Floyd's 99 Barbershop, Elase Medical Spas)
West: B-3 Planned Office Business District (Parkway Corporate Place – 915/955 National Parkway, DoubleTree by Hilton Schaumburg Hotel)

Compatibility with Surrounding Land Uses:

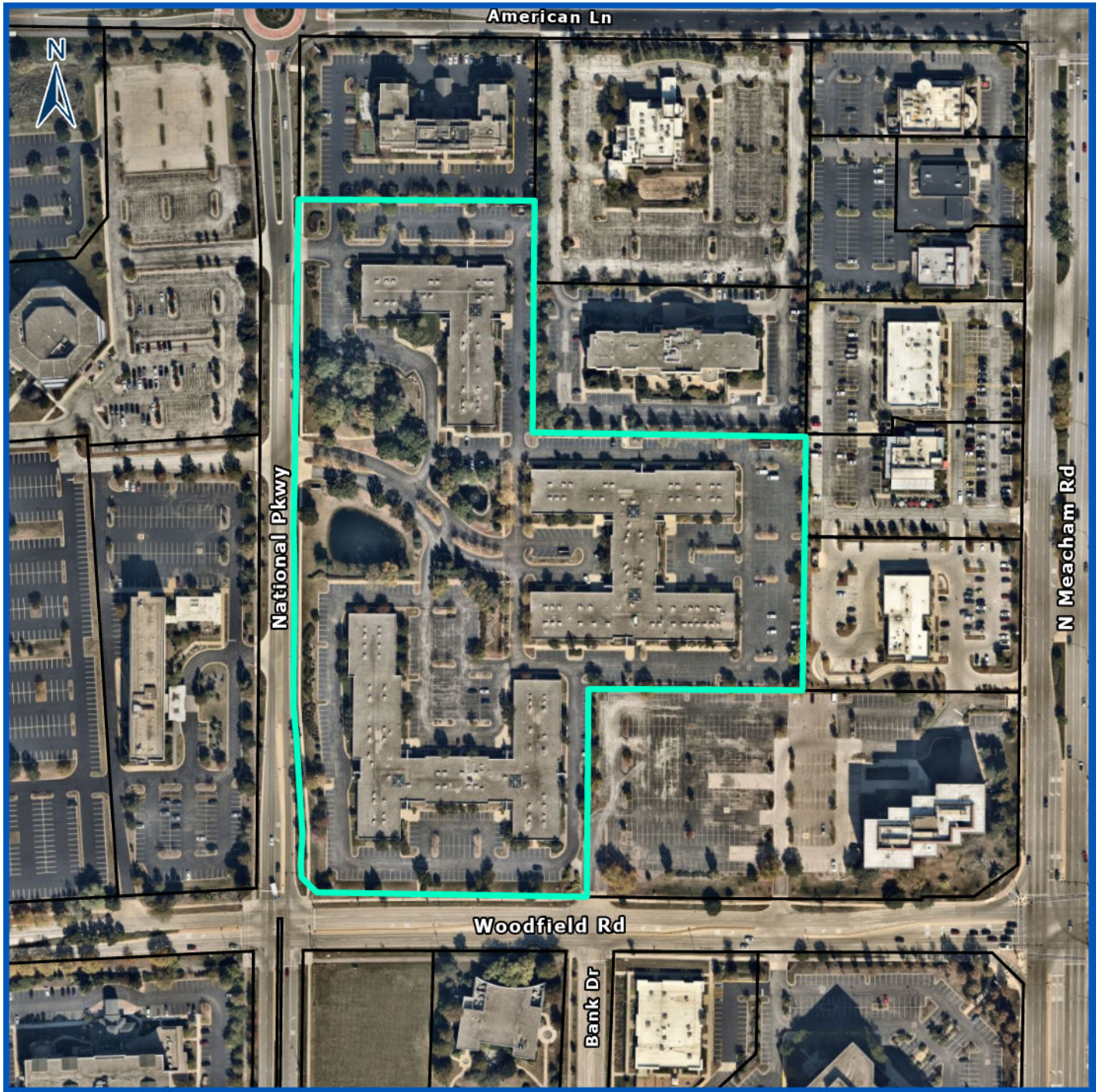
As stated in the Zoning Code, the purpose of the B-3 Planned Business District is to "provide an environment suitable for and limited to large office uses, research and development activities, and ancillary commercial functions." Due to the limited size of the testing facility and the type of product testing, the use will not have negative effects on other uses within Parkway Corporate Place, and it will be compatible with the other research and development uses on the property. The double doors that will be used for deliveries have been designed to blend with the existing building façade.

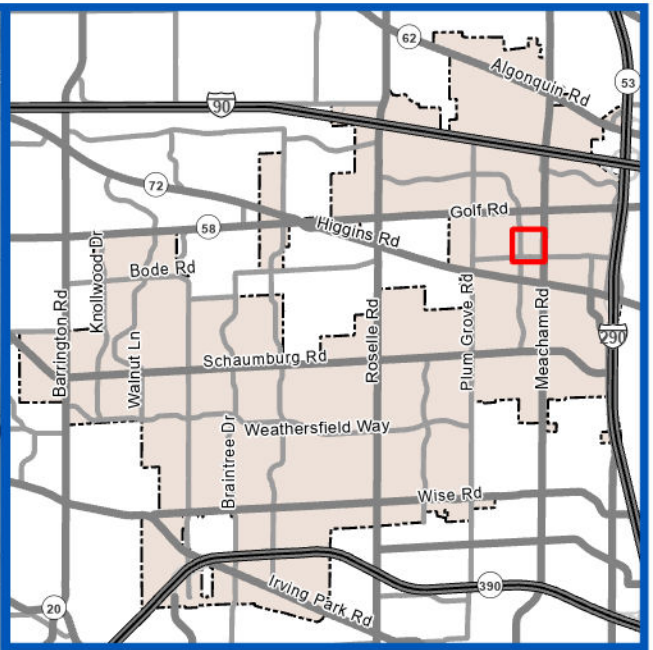
Comprehensive Plan Designation:
The subject property is designated for office and office/service uses according to the Village Comprehensive Plan. The proposed laboratory and testing facility is appropriate for this designation on a case by case basis.

RECOMMENDATION
Staff has reviewed the petitioner's request and is supportive of the project. Therefore, staff recommends **approval** of a Special Use for a Laboratory and Testing Facility for The Beverage Incubators, proposed to be located at 935 National Parkway, Suite 30, Case No. Z2601-03, subject to the following conditions:

1. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal. The development approvals granted herein, without need for further action by any Village Board, commission or official shall become null and void if no building permit is issued within the one-year requirement.
2. The Special Use shall be substantially in accordance with the project narrative received by the Community Development Department on January 5, 2026.
3. The proposed plans have been accepted as preliminary by the Environmental Health Division. The plans will receive a more detailed review during the commercial building permit process.
4. The proposed delivery drop-off zone on the north exterior of the tenant space has been accepted as preliminary by the Fire Department. The plan will receive a more detailed review by the Fire Department before final approval.
5. An operational permit is required for the storage/use of hazardous materials.
6. Provide complete building and code compliance information, including accessibility, life safety, egress, and site verification details, to demonstrate compliance will all applicable codes and standards, as adopted by the Village of Schaumburg.
7. The following plans/exhibits shall be adopted as part of the governing ordinance:
   a. Proposed floor plan, received by the Community Development Department on January 5, 2026.
   b. Project narrative, received by the Community Development Department on January 5, 2026.

pc: Petitioner
Owner





Subject Property

Z2601-03

THE BEVERAGE INCUBATORS

Special Use for a Laboratory and Testing Facility

0 120 240
Feet

VILLAGE OF SCHAUMBURG

935 National Parkway, Suite 30

Prepared By:
Village of Schaumburg
Community Development Department

Record No: DEVR-26-3

Development Review Application

Status: Active

Submitted On: 1/5/2026

Primary Location

935 NATIONAL PKY
Schaumburg, IL 60173

Owner

PARKWAY WHITE SPE, LLC
VON KARMAN AVE 18881
IRVINE, CA 92612

Applicant

Lou Farinella
847-280-0184
lou@thebeverageincubators.com
935 National Parkway
Suite 93560
Schaumburg, IL 60173

Z2601-03 / THE BEVERAGE INCUBATORS / 935 National Parkway / Special Use for a Laboratory and Testing Facility

Internal Types

Comprehensive Plan Amendment

☐

Code Amendment

☐

Minor Amendment

☐

Minor Amendment Director Approval

Director Sign off on Minor Amendment

☐

Pre-Application Contact

Have you spoken to a Village planner about this project*

Yes

Who have you spoken to?*

Ian Salzman

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Tenant

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name*

PARKWAY WHITE SPE, LLC

Property Owner Street Address*

18881 Von Karman

Property Owner City*

Irvine

Property Owner State*

CA

Property Owner Zip Code*

92612

Property Owner Phone Number*

949-705-5028

Property Owner Email

jeremy.newman@sperryequities.com

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?*

Commercial

PIN Number*

07-13-101-013-0000

Township of Subject Property?

Schaumburg

Approvals Requested

Sign Variation

☐

Parking Variation

☐

Landscape Variation

☐

Setback Variation

☐

Shopping Center Signage Plan Approval / Amendment

☐

Site Plan Approval New Building < 20,000 Sq. Ft.

☐

Site Plan Approval New Building > 20,000 Sq. Ft.

☐

Rezoning

☐

Special Use - Commercial

☑

Site Plan Amendment

☐

Plat of Easment

☐

Plat of Vacation

☐

Plat of Subdivision

☐

Plat of Dedication

☐

Plat of Consolidation

☐

PUD Site Plan Approval

☐

PUD Amendment

☐

Valet - Regular

☐

Valet - Special Event

☐

PUD Special Use Amendment

☐

PUD Administrative Amendment

☐

Fence Variation

☐

Variation - Other

☐

Brief description of the request*

The petitioner requests approval of a special use for a laboratory and testing facility for The Beverage Incubators, proposed to be located at 935 National Parkway.

Applicants Signature

Please note that the project will not be reviewed until this application has been fully completed and all required plans and other materials have been satisfactorily submitted to the Community Development Department. Incomplete submittals may result in a delay in the zoning approval process. It is strongly suggested that the applicant schedule an appointment with the Community Development Department so that materials can be reviewed for accuracy and completeness prior to submittal. The deadline for submittals is Monday at noon.

In consideration of the information contained in this application as well as all supporting documentation, it is requested that approval be given to the requested actions.

Applicant Signature

Louis A Farinella
Jan 5, 2026

Internal - Plan or Zoning?

Record/Case Number

Z2601-03

Case Title

Z2601-03 / THE BEVERAGE INCUBATORS / 935 National Parkway / Special Use for a Laboratory and Testing Facility

PRG Meeting Required?

☐

PRG 1 Comment Due Date

–

Plan Commission

☐

Zoning Board

☑

No Petitioner Notification Letter (ZBA)

☐

Third Party Engineering Review

☐

Third Party Landscaping Review

☐

Village Board ONLY

☐

Public Sign(s) Needed?

☑

Newspaper

☑

Letters to Property Owners

☑

Number of Public Hearing Signs

2

Street Name(s) for Public Hearing Sign(s)

Woodfield Road, National Parkway

Olde Schaumburg Architectural Review

☐

Petitioner Letter Information

Public Hearing Time

7:00 PM

Public Hearing Date

01/28/2026

Petitioner Public Notice Due Date (Tuesday)

01/13/2026

Postal Receipts and Property owner list due date (Friday before meeting)

01/23/2026

Location of Meeting

Village Board Room, 1000 Woodfield Road, Schaumburg, Illinois

Parker Hall

☐

Prairie Center

☐

1000 Woodfield

☑

Special Use Count (Fee based on this number)

Fee will not calculate if left as 0

Count of special use commercial

1

Count of special use residential

–

Special Use Residential - Plan Review Assignment

Health Review Needed

☐

Fire Review Needed

☐

Variation Fee Count (Fee will be calculated based on this number)

Fee will not calculate if left as 0

Critical Comments

Critical Comments Needed

☐

General Process Notes

General notes / comments needed?

☐

2nd Plan Review?

IS A 2nd PLAN REVIEW REQUIRED?

☐

-

Final Submittal Comments

Final submittal comments needed?

☑

---------- Please Select what departments need to add final submittal comments.----------

Final Engineering Comments

☐

Final Planning Comments

☐

Final Transportation Comments

☐

Final Fire Comments

☑

Final EPW Comments

☐

Final Landscaping Comments

☐

Final Building Comments

☑

Final Health Comments

☑

Final External Engineering Comments

☐

Final Third Party Landscape Comments

☐

Request Changes - Attachments Management

Revised Architectural Plans (second submittal)

☐

Revised Engineering Plans (second submittal)

☐

Revised Landscape Plans (second submittal)

☐

Supplemental Documents (second submittal)

☐

Response Letter (second submittal)

☐

Revised Architectural Plans (third submittal)

☐

Revised Engineering Plans (third submittal)

☐

Revised Landscape Plans (third submittal)

☐

Supplemental Dcouments (third submittal)

☐

Response Letter (third submittal)

☐

Project: Tenant Buildout at 935 National Parkway, Schaumburg, IL

Tenant Name: Joe Beverage, Inc, dba The Beverage Incubators

Tenant Description: Boutique product development firm focused on development & commercialization of innovative ready-to-drink beverage products, including Coffee, Protein, Energy, Hydration, and Functional beverages. Tenant also produces flavors on site (primarily liquid flavors) to sell to its beverage brand clients.

Proposed Use of Property: General office, warehouse, laboratory, production, storage and ancillary uses related to, including, but not limited to, beverage R&D and production of flavors and storage of non-hazardous goods, such as raw materials, work-in-process and finished goods related to production of flavors for the beverage and related industries.

Number of Employees: Approximately 10 employees on-site to start. Could grow to ~25 employees over the course of the lease.

Business Hours: Normal business hours are 8:00am to 5:00pm; will rarely work outside of those hours.

Inbound/Outbound Shipments: Tenant will have a double-door entry to their warehouse area to send/receive deliveries via straight-truck with lift gate. Tenant typically receives roughly ~1-2 inbound shipments per week and sends roughly ~2-3 outbound shipments per week. Tenant will also receive parcel delivery to their front door (via FedEx or UPS).

Tenant Operations: In addition to typical office activities, tenant will operate mixing tanks to produce their liquid flavors. Tenant will also operate small table-top pilot machinery such as homogenizers and pasteurizers. Tenant will require delivery and storage of ethyl alcohol (190 proof) for the production of some flavors, which is a standard base used to dissolve flavor compounds in the flavor industry.

LEGEND OF SYMBOLS & ABBREVIATIONS

UTILITY POLE	MANHOLE	P.O.C.	POINT OF COMMENCEMENT
LIGHT POLE	SANITARY MANHOLE	P.O.B.	POINT OF BEGINNING
TRANSFORMER	STORM STRUCTURE (CLOSED)	°	DEGREES
UTILITY PEDESTAL	STORM STRUCTURE (OPEN)	'	FEET/MINUTES
TRAFFIC SIGNAL	CURB INLET	"	INCHES/SECONDS
SIGNAL VAULT	VALVE VAULT	S.F.	SQUARE FEET
UTILITY VAULT	CLEAN OUT	(REC)	RECORD BEARING/DISTANCE
GAS VALVE	FLARED END SECTION	TF	TOP OF FOUNDATION
WATER VALVE	WATER LINE	FF	FINISHED FLOOR
ELECTRIC METER	TELEPHONE/CATV LINE	TP	TOP OF PIPE
GAS METER	GAS LINE	B.S.L.	BUILDING SETBACK LINE
FIRE HYDRANT	ELECTRIC LINE	P.U.E.	PUBLIC UTILITY EASEMENT
AUTO SPRINKLER	OVERHEAD WIRES	D.E.	DRAINAGE EASEMENT
MONITORING WELL	STORM SEWER	L	ARC LENGTH
GROUND LIGHT	SANITARY SEWER	R	RADIUS LENGTH
BOLLARD	CHAIN LINK FENCE	C	CHORD LENGTH
B-BOX	STOCKADE FENCE	CB	CHORD BEARING
SIGN	GUARD RAIL	CMP	CORRUGATED METAL PIPE
FLAG POLE	IRON FENCE		CONCRETE SURFACE

SIGNIFICANT OBSERVATIONS

A CONCRETE WALK LIES 2.72' NORTH OF THE SOUTH PROPERTY LINE.

VICINITY MAP - NOT TO SCALE



ZONING INFORMATION

THE SURVEYOR WAS PROVIDED WITH THE FOLLOWING ZONING INFORMATION. NV5 ZONING REPORT #7202402109 DATED DECEMBER 4, 2024.

EXISTING ZONING - B-3, PLANNED OFFICE BUSINESS DISTRICT AND WOODFIELD REGIONAL CENTER OF THE VILLAGE OF SCHAUMBURG.

SETBACKS - FRONT - 30' MINIMUM, PLUS 1 FOOT BACK FOR EVERY 3' INCREASE IN BUILDING HEIGHT OVER 16', OR AN ADDITIONAL 0.5'±.

SIDE - NO REQUIREMENT NOTED; INTERIOR SIDE YARD SETBACKS FOR BUILDINGS, INCLUDING PARKING STRUCTURES, SHALL BE DETERMINED ON AN INDIVIDUAL SITE BASIS.

REAR - NO REQUIREMENT NOTED; REAR YARD SETBACKS FOR BUILDINGS, INCLUDING PARKING STRUCTURES, SHALL BE DETERMINED ON AN INDIVIDUAL SITE BASIS.

MAXIMUM BUILDING HEIGHT - 50 FEET

MINIMUM LOT SIZE - 5 ACRES

MINIMUM LOT WIDTH -300 FEET

MINIMUM LOT DEPTH - NO REQUIREMENT NOTED

MAXIMUM LOT COVERAGE - 50%

MAXIMUM FLOOR AREA RATIO - 80% (0.80)

PARKING FORMULA - OFFICES AND PROFESSIONAL USES (GENERAL, INCLUDING UP TO 2 PERCENT FOR RETAIL/SERVICES): 0-49,999 SQ. FT. OF GFA PER BUILDING – 5/1,000 SQ. FT. OF NFA. 50,000-149,999 SQ. FT. OF GFA PER BUILDING – 4/1,000 SQ. FT. OF NFA – 150,000 OR MORE SQUARE FEET GFA PER BUILDING – 3.3 PER 1,000 SQUARE FEET OF NFA . REQUIRED PARKING - 653 SPACES.

EXISTING PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	680
HANDICAP	18
TOTAL	698

MISCELLANEOUS NOTES

MN1 SURVEY PREPARED BY:
JLH LAND SURVEYING INC.
910 GENEVA STREET
SHOREWOOD, IL 60404
815.729.4000
INFO@JLHSURVEY.COM

MN2 ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.

MN3 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

MN4 ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.

MN5 ASSUMED BEARING: THE EAST RIGHT OF WAY LINE OF NATIONAL PARKWAY TO BE NORTH 00 DEGREES 22 MINUTES 00 SECONDS EAST.

MN6 AT THE TIME OF THIS SURVEY THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUND.

MN7 AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 915, 935 AND 955 NATIONAL PARKWAY.

MN8 THE SUBJECT PROPERTY HAS ACCESS TO AND FROM NATIONAL PARKWAY AND WOODFIELD ROAD WHICH ARE GOVERNED BY THE VILLAGE OF SCHAUMBURG.

MN9 IN REGARDS TO TABLE "A" ITEM 10, AT THE TIME OF THIS SURVEY, THERE WERE NO PARTY WALLS DESIGNATED BY THE CLIENT TO REFERENCE HEREON.

MN10 IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

MN11 IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 17031C0191J, WHICH BEARS AN EFFECTIVE DATE OF 08/19/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 11/07/2024 TO THE NATIONAL FLOOD INSURANCE PROGRAM http://www.fema.gov/ WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ITEMS CORRESPONDING TO SCHEDULE B-II

(8) BUILDING LINE AS SHOWN ON THE PLAT OF ANDERSON'S THIRD RE-SUBDIVISION, AFORESAID, RECORDED AUGUST 30, 1988 AS DOCUMENT NUMBER 88394485 OVER THE WEST AND SOUTH 50 FEET OF THE LAND. ITEM IS PLATTED.

(9) NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION DATED MAY 6, 1976 AND RECORDED JULY 26, 1976 AS DOCUMENT 23573180 MADE BY J. EMIL ANDERSON AND SON, INC., AS BENEFICIARY OF SCHAUMBURG STATE BANK, AS TRUST NUMBER 252, AND OTHERS RELATING TO THE DEVELOPMENT OF THE LAND AND OTHER PROPERTY NOT NOW IN QUESTION, AND THAT A SEWERAGE SYSTEM PERMIT HAS BEEN GRANTED BY THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO WITH RESPECT TO THE AFORESAID LAND AS SHOWN ON THE EXHIBIT 'A' ATTACHED THERETO, FOR THE CONSTRUCTION, ETC., OF SANITARY SERVICE SEWERS THEREON. ITEM IS BLANKET IN NATURE AND NOT PLATTED.

(10) EASEMENT IN FAVOR OF CABLENET OF ILLINOIS, INC., THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY AND THE VILLAGE OF SCHAUMBURG, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 88394485, AFFECTING THE THE WEST, SOUTH AND EAST 15 FEET AND THE SOUTH 15 FEET OF THE EAST 354.00 FEET AND THE NORTH 15 FEET OF THE EAST 452.00 FEET OF THE LAND. ITEM IS PLATTED.

(11) EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE OVER THE EAST 15 FEET, THE SOUTH 15 FEET OF THE EAST 354.00 FEET AND THE NORTH 15 FEET OF THE EAST 452.00 FEET OF THE LAND AS SHOWN ON PLAT OF ANDERSON'S THIRD RE-SUBDIVISION, AFORESAID.ITEM IS PLATTED.

(12) COVENANTS, CONDITIONS AND RESTRICTIONS RELATING TO THE STRIPS OF GROUND AS SHOWN ON THE PLAT OF ANDERSON'S THIRD RESUBDIVISION AFORESAID RECORDED AS DOCUMENT 88394485, AS FOLLOWS:
WHICH STRIPS OF GROUND ARE MARKED EASEMENT RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION AND MAINTENANCE OF WATER AND SEWER MAINS, UNDERGROUND CONDUITS AND CABLES, WITH ALL NECESSARY MANHOLES, PHONE AND ELECTRIC, SEWER, GAS AND WATER SERVICE; THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WITHIN SAID EASEMENT AREA SAID CONDUITS, CABLES, MANHOLES, WATER VALVES, AND OTHER EQUIPMENT; AND FINALLY THE RIGHT IS GRANTED TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE, OR THREATEN TO INTERFERE WITH ANY OF THE SAID PUBLIC UTILITIES EQUIPMENT, ALL INSTALLATION SHALL BE UNDERGROUND OR ON THE SURFACE, BUT NOT OVERHEAD. IT IS FURTHER UNDERSTOOD THE ABOVE EASEMENTS SHALL BE NON-EXCLUSIVE. NO PERMANENT BUILDINGS OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID 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 OWNERS OF OTHER LOTS IN THE SUBDIVISION. NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION. (AFFECTS THE WEST, SOUTH AND EAST 15 FEET AND THE SOUTH 15 FEET OF THE EAST 354.00 FEET AND THE NORTH 15 FEET OF THE EAST 452.00 FEET OF THE LAND). ITEM IS PLATTED.

(13) EASEMENT OVER THE SOUTHERLY 10 FEET OF LOT 11 (MEASURED PERPENDICULARLY FROM THE SOUTHERLY LINE OF LOT 11) EXCEPT THE WESTERLY 17 FEET THEREOF) IN ANDERSON'S WOODFIELD PARK, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10, IN COOK COUNTY, ILLINOIS, AS ACQUIRED IN THE CONDEMNATION PROCEEDINGS HAD IN CASE 77CO1114 IN THE COUNTY COURT OF COOK COUNTY, ILLINOIS, VILLAGE OF SCHAUMBURG, A MUNICIPAL CORPORATION, AGAINST HERMAN W. FREISE AND AS SHOWN ON THE PLAT OF OXFORD CAPITAL PARTNERS RESUBDIVISION RECORDED JULY 23, 1998 AS DOCUMENT 98639897, AND ALL WHOM IT MAY CONCERN. (AFFECTS THE SOUTHERLY 10 FEET OF THE LAND). ITEM IS PLATTED.

AREA: 695,604.97 SF± OR 15.968 ACRES±

ITEMS CORRESPONDING TO SCHEDULE B-II

(14) EASEMENT GRANTED FOR UTILITIES OF THE SOUTHERLY 10 FEET OF LOT 11 (MEASURED PERPENDICULARLY FROM THE SOUTHERLY LINE OF LOT 11) EXCEPT THE WESTERLY 17 FEET THEREOF IN ANDERSON'S WOODFIELD PARK, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS GRANTED AND SHOWN ON THE PLAT OF DEDICATION RECORDED NOVEMBER 16, 1977 AS DOCUMENT 24197568. (AFFECTS THE SOUTHERLY 10 FEET OF THE LAND). ITEM IS PLATTED.

(15) A 15 FOOT PERMANENT NON-EXCLUSIVE EASEMENT IN FAVOR OF ANY ELECTRIC, GAS, TELEPHONE OR TELECOMMUNICATION COMPANY, CABLE T.V. COMPANY AND THE VILLAGE OF SCHAUMBURG, AND ITS,THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED,FILED AS DOCUMENT NO. 98639897. (AFFECTS THE SOUTH, NORTH, WEST AND EAST 15 FEET OF LOT 2) (FOR EXACT LOCATIONS SEE PLAT). ITEM IS PLATTED.

(16) A 15 FOOT PERMANENT NON-EXCLUSIVE DRAINAGE EASEMENT IN FAVOR OF THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 98639897. (AFFECTS THE NORTH AND EAST 15 FEET OF LOT 2). (FOR EXACT LOCATIONS SEE PLAT). ITEM IS PLATTED.

(17) A PERMANENT NON-EXCLUSIVE EASEMENT RESERVED FOR AND GRANTED TO THE VILLAGE OF SCHAUMBURG, AND ITS SUCCESSORS AND ASSIGNS, IN, UPON, ACROSS, OVER, UNDER AND THROUGHT THE AREAS SHOWN AS AND/OR LABELED AS "ROADWAY IMPROVEMENT EASEMENT" WITHIN THE DASHED LINES SHOWN ON THE PLAT OF OXFORD CAPITAL PARTNERS' RESUBDIVISION RECORDED JULY 23, 1998 AS DOCUMENT 98639897, FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, INSPECTION, OPERATING, REPLACING, REPAIRING, CLEANING AND MAINTAINING ROADWAY IMPROVEMENTS, SUCH AS SIDEWALKS, PARKWAY TREES, AND LIGHTING, TOGETHER WITH THE RIGHT OF ACCESS THERETO. NO PERMANENT BUILDINGS OR STRUCTURES OR TREES SHALL BE PLACED IN SAID EASEMENT. (AFFECTS THE WEST 15 FEET OF LOT 2). ITEM IS PLATTED.

(18) THE PLAT OF RE-SUBDIVISION RECORDED JULY 23, 1998 AS DOCUMENT 98639897 HAS THE FOLLOWING STATEMENT: NOTE: NO ACCESS TO NATIONAL PARKWAY MAY OCCUR EXCEPT AS SHOWN ON SAID PLAT. ALSO THE CONSTRUCTION OF ANY FUTURE ACCESS POINTS TO ADJACENT ROADWAYS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF THE VILLAGE OF SCHAUMBURG. ACCESS IS PLATTED.

(19) BUILDING LINE AS SHOWN ON THE PLAT OF RESUBDIVISION AFORESAID, AS FOLLOWS: (AFFECTS THE SOUTH 50 FEET AND THE WEST 50 FEET OF LOT 2). ITEM IS PLATTED.

(20) A NON-EXCLUSIVE EASEMENT AS CREATED BY EASEMENT AGREEMENT DATED APRIL 28, 1998 AND RECORDED MAY 6, 1998 AS DOCUMENT 98373511 FROM FIRST BANK OF SCHAUMBURG, AS TRUSTEE UNDER TRUST NUMBER 252 TO OXFORD SCHAUMBURG COMPANY, LLC AND AS SHOWN ON PLAT OF OXFORD CAPITAL PARTNERS RESUBDIVISION AFORESAID, FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND: THE SOUTH 105 FEET OF THE NORTH 380 FEET AND THE WEST 75 FEET OF LOT 1 IN ANDERSON'S THIRD RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 IN ANDERSON'S SECOND RESUBDIVISION, A RESUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ITEM IS PLATTED.

(21) RIGHT OF WAY AGREEMENT-WATER IRRIGATION DATED OCTOBER 30, 2000 AND RECORDED NOVEMBER 28, 2000 AS DOCUMENT 00931034 BETWEEN PARKWAY CORPORATE PLACE L.L.C. AND VILLAGE OF SCHAUMBURG, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN. ITEM IS BLANKET IN NATURE AND NOT PLATTED.

(22) EASEMENT AGREEMENT DATED MAY 29, 2001 AND RECORDED MAY 30, 2001 AS DOCUMENT 0010457075 BY AND BETWEEN LASALLE BANK N.A. AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 1, 1991 AND KNOWN AS TRUST NO. 1237-CH, AND PARKWAY CORPORATE PLACE, L.L.C., AND THE TERMS, PROVISIONS, COVENANTS AND CONDITIONS CONTAINED THEREIN. (AFFECTS THE LAND AND OTHER PROPERTY). ITEM IS PLATTED.

(23) RECIPROCAL EASEMENT AGREEMENT FOR ACCESS AND PARKING DATED FEBRUARY 18, 2004 AND RECORDED MARCH 29, 2004 AS DOCUMENT 0408918051 BY AND BETWEEN NSA PROPERTIES II, LLC AND PARKWAY CORPORATE PLACE, L.L.C., AND THE TERMS,PROVISIONS, COVENANTS AND CONDITIONS CONTAINED THEREIN. (AFFECTS THE LAND AND OTHER PROPERTY). ITEM IS BLANKET IN NATURE AND NOT PLATTED.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
11/07/2024	FIRST DRAFT		
11/25/2024	REVISED TITLE COMMITMENT		
12/04/2024	ZONING		
FIELD WORK: SM & RC	DRAFTED: JAH	CHECKED BY: SR	FB & PG: N/A

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION.

RECORD DESCRIPTION

PARCEL 1:

LOT 2 IN OXFORD CAPITAL PARTNER'S RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN ANDERSON'S THIRD RESUBDIVISION, A RESUBDIVISION OF PART OF LOT 2 IN ANDERSON'S SECOND RESUBDIVISION, A RESUBDIVISION OF ANDERSON'S RESUBDIVISION OF PART OF LOT 11 IN ANDERSON'S WOODFIELD PARK, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT, 20.00 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF SAID LOT 20.00 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE WEST, ALONG SAID SOUTH LINE, 20.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A PERMANENT, NON-EXCLUSIVE RECIPROCAL EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS AND PARKING AS DESCRIBED IN THE RECIPROCAL EASEMENT AGREEMENT FOR ACCESS AND PARKING RECORDED IN DOCUMENT NO. 0408918051, COOK COUNTY RECORDER OF DEEDS, COOK COUNTY, ILLINOIS.

PARCEL 3:

A PERMANENT, NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO AND FROM EAST WOODFIELD ROAD AS DESCRIBED IN THE EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 0010457075, COOK COUNTY, RECORDER OF DEEDS, COOK COUNTY, ILLINOIS.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. FCHI2400802LI, DATED NOVEMBER 8, 2024.

ALTA/NSPS LAND TITLE SURVEY

for

PARKWAY CORPORATE PLACE UPDATE

NV5 PROJECT NO. 202404271-001
915, 935 AND 955 NATIONAL PARKWAY, SCHAUMBURG, IL

BASED UPON TITLE COMMITMENT NO. FCHI2400802LI
OF FIDELITY NATIONAL TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF NOVEMBER 8, 2024

SURVEYOR'S CERTIFICATION

To: PARKWAY WHITE SPE, LLC, A DELAWARE LIMITED LIABILITY COMPANY; HUNTINGTON NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, ITS SUCCESSORS AND ASSIGNS; FIDELITY NATIONAL TITLE INSURANCE COMPANY AND BOCK & CLARK CORPORATION, AN NV5 COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 5, 2024.

12-04-2024
DATE

JAMES L. HARPOLE, PLS
ILLINOIS REGISTRATION NO. 035-3190
EXPIRES 11-30-2026
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184.007120
NETWORK PROJECT NO. 202404271-001 ICW

PROFESSIONAL LAND SURVEYOR
JAMES L. HARPOLE
035-003190
SHOREWOOD
IL
STATE OF ILLINOIS

SHEET 1 OF 2

Bock & Clark Corporation
an NV5 Company

Transaction Services **1-800-SURVEYS (787-8397)**
4580 Stephen Circle N.W., Suite 300, Canton, Ohio 44718
www.BockandClark.com **maywehelpyou@bockandclark.com** **www.NV5.com**

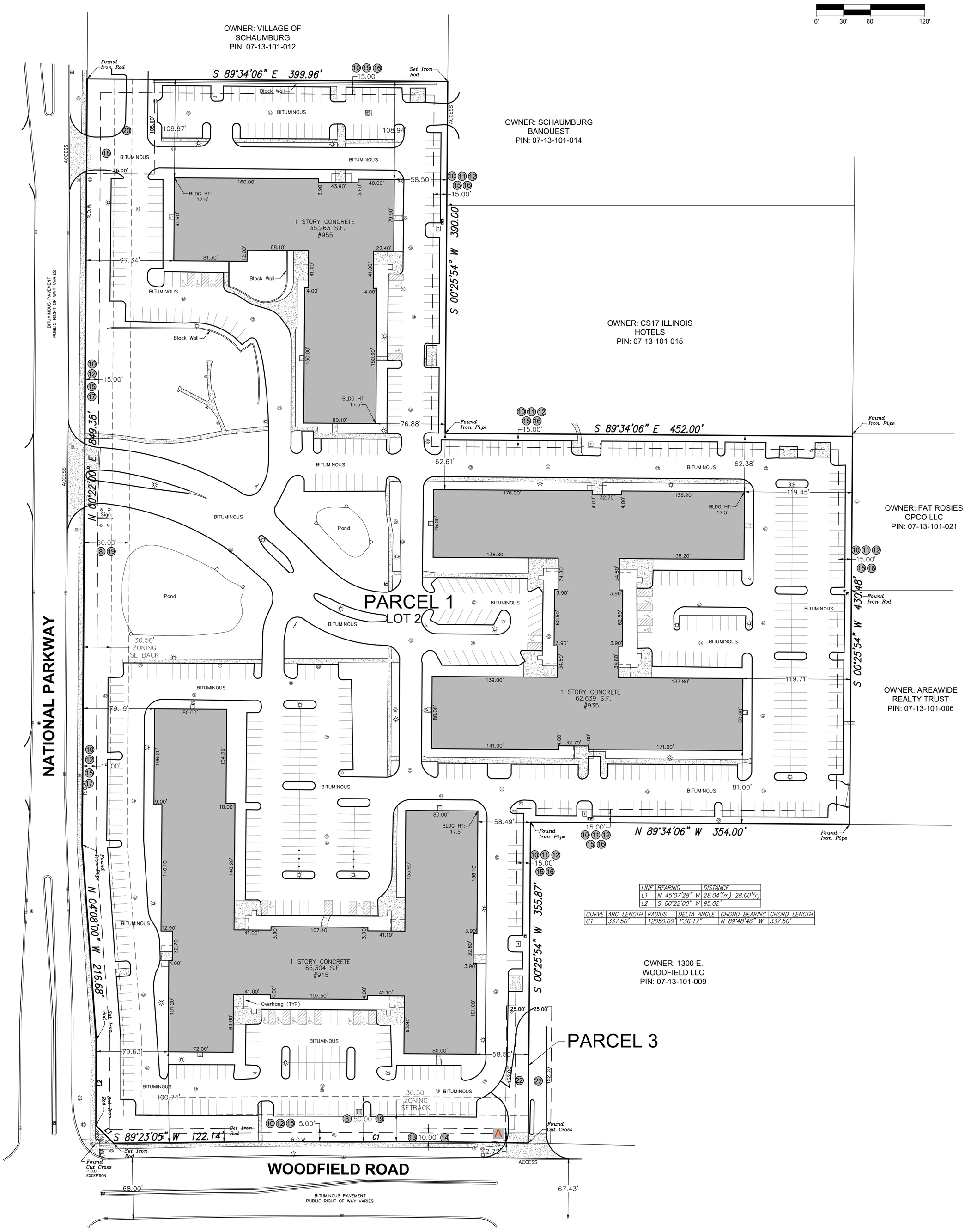
SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

LEGEND OF SYMBOLS & ABBREVIATIONS

	UTILITY POLE		MANHOLE	P.O.C.	POINT OF COMMENCEMENT
	LIGHT POLE		SANITARY MANHOLE	P.O.B.	POINT OF BEGINNING
T	TRANSFORMER		STORM STRUCTURE (CLOSED)	°	DEGREES
	UTILITY PEDESTAL		STORM STRUCTURE (OPEN)	'	FEET/MINUTES
	TRAFFIC SIGNAL		CURB INLET	"	INCHES/SECONDS
SV	SIGNAL VAULT	W	VALVE VAULT	S.F.	SQUARE FEET
UV	UTILITY VAULT	C	CLEAN OUT	(REC)	RECORD BEARING/DISTANCE
	GAS VALVE		FLARED END SECTION	TF	TOP OF FOUNDATION
	WATER VALVE	—W—	WATER LINE	FF	FINISHED FLOOR
	ELECTRIC METER	—T—	TELEPHONE/CATV LINE	TP	TOP OF PIPE
	GAS METER	—G—	GAS LINE	B.S.L.	BUILDING SETBACK LINE
	FIRE HYDRANT	—E—	ELECTRIC LINE	P.U.E.	PUBLIC UTILITY EASEMENT
A	AUTO SPRINKLER	—OHW—	OVERHEAD WIRES	D.E.	DRAINAGE EASEMENT
M	MONITORING WELL	—STM—	STORM SEWER	L	ARC LENGTH
	GROUND LIGHT	—SAN—	SANITARY SEWER	R	RADIUS LENGTH
	BOLLARD	—x—	CHAIN LINK FENCE	C	CHORD LENGTH
	B-BOX	—□—	STOCKADE FENCE	CB	CHORD BEARING
—o—	SIGN		GUARD RAIL	CMP	CORRUGATED METAL PIPE
	FLAG POLE	—●—	IRON FENCE		CONCRETE SURFACE

SCALE : 1" = 60'

0' 30' 60' 120'



LINE	BEARING	DISTANCE
L1	N 45°07'28" W	28.04'(m) 28.00'(r)
L2	S 00°22'00" W	95.02'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	337.50'	12050.00'	1°36'17"	N 89°48'46" W	337.50'

SHEET 2 OF 2

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

PARKWAY CORPORATE PLACE UPDATE

DATE OF FIELD SURVEY: NOVEMBER 5, 2024

NETWORK PROJECT NUMBER. 202404271-001 ICW

1-(800)-SURVEYS (787-8397)

TRANSACTION SERVICES

www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

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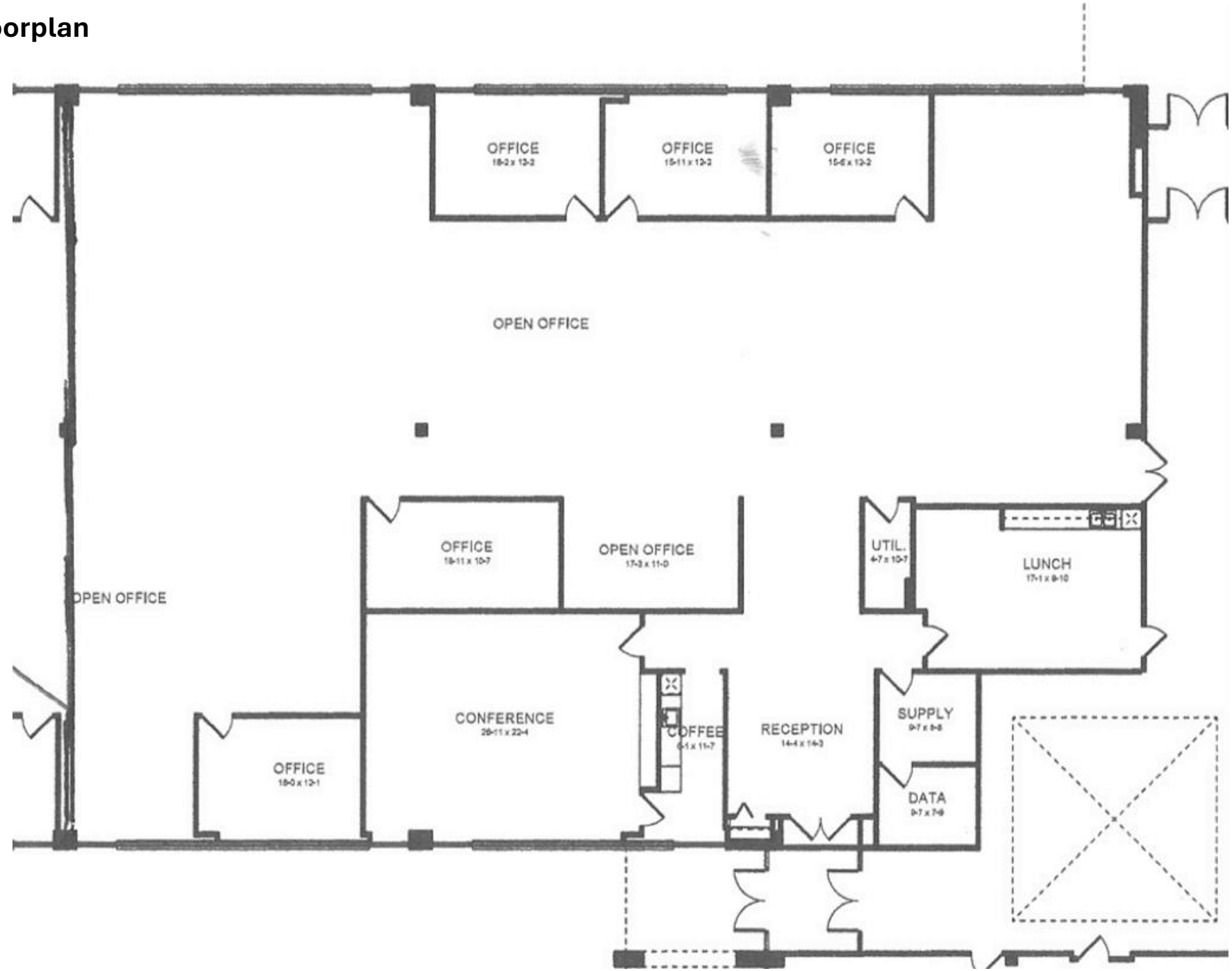
Existing Floorplan



Proposed Floorplan



Notes

- Fire cabinet to be used to store 55-gallon drums of Ethyl Alcohol
- Open ceiling to deck in Storage and Pilot & Flavor Mixing
- Open ceiling in Beverage Lab
- Flooring
  - Offices & Open Office – Carpet
  - Beverage Lab – LVT
  - Pilot & Flavor Mixing -- Epoxy
  - Storage – Epoxy
  - Lunch / Breakroom – LVT

Village of Schaumburg
Zoning Board of Appeals
January 28, 2026

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7:02pm.

ROLL CALL
Members Present: Chairman Harry Raimondi, James Dolbeare, Elizabeth Veatch, Pat Riley, Rob Morreale, Glenn Szurgot, Patty Errera, Jeff Mytych and Dhitu Bhagwakar

Member(s) Absent:

A quorum was present.

Also Present: Todd Wenger
Senior Planner

Sworn in for testimony: Ian Salzman
Associate Planner

Lou Farinella
891 Busse Road
Elk Grove Village, IL

Mr. Lou Farinella, Petitioner, stated that the previously approved location for The Beverage Incubators did not work out so they found a new location a few blocks away at 935 National Parkway. They develop new beverage products for their customers--- e.g., coffee, protein and energy drinks, etc. They do the formulations for beverages for their clients who may come in for tastings. They currently have 10 employees. They will be installing new doors for deliveries coming in and going out.

Mr. Ian Salzman stated that most of the details of this case are very similar to what was approved in September 2025 (Z2508-02 / The Beverage Incubators). The proposed facility is allowed as a special use within the B-3 Zoning District. Their primary use is to create and taste beverage flavors. The Petitioner anticipates 2 in-bound deliveries and 3 out-bound deliveries per week via a straight truck with a lift gate. The one-story, 8,400 square-foot tenant space will include a laboratory, offices, conference rooms, storage, warehouse, restrooms, etc. On the northwest side of the floor plan, the building owner will install new double doors which will match the existing doors. The Fire Department has approved Staff's recommendation of a designated drop-off area outside of the tenant space, which will be subject to their final building permit review. Staff reviewed the fire-safety requirements, which the Petitioner meets in several ways. There will be fire cabinets, a sprinkler system in the building and sufficient training for the employees who will be handling the chemicals. Parking is sufficient since they typically have few visitors. There have been 3 similar approved laboratory and testing facilities in the existing building. Mr. Salzman said that Staff is supportive of the request and recommends approval.

Chairman Raimondi asked the Recording Secretary if all of the proper public notices were completed and she said, yes.

Chairman Raimondi asked if the public had any questions or concerns, and there were none.

Chairman Raimondi asked the Board for their comments.

Mr. Morreale asked if it's correct that the proposed double doors are not a garage door, and Mr. Farinella said, yes.

Mr. Szurgot, Ms. Errera, Mr. Mytych, Mr. Bhagwakar, Mr. Dolbeare, Ms. Veatch and Mr. Riley had no questions or comments.

Chairman Raimondi asked if it's correct that their tastings are not for the general public. Mr. Farinella said that only their clients come to the office at times to do the tastings for their products.

PUBLIC HEARING CLOSED
Mr. Szurgot made a motion, seconded by Mr. Riley, to close the hearing. **MOTION CARRIED**

Mr. Dolbeare made a motion, seconded by Mr. Mytych, to recommend approval of a Special Use for a Laboratory and Testing Facility for The Beverage Incubators located at 935 National Parkway, Case No. Z2601-03 subject to the following conditions:

1. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal. The development approvals granted herein, without need for further action by any Village Board, commission or official shall become null and void if no building permit is issued within the one-year requirement.
2. The Special Use shall be substantially in accordance with the project narrative received by the Community Development Department on January 5, 2026.
3. The proposed plans have been accepted as preliminary by the Environmental Health Division. The plans will receive a more detailed review during the commercial building permit process.
4. The proposed delivery drop-off zone on the north exterior of the tenant space has been accepted as preliminary by the Fire Department. The plan will receive a more detailed review by the Fire Department before final approval.
5. An operational permit is required for the storage/use of hazardous materials.
6. Provide complete building and code compliance information, including accessibility, life safety, egress, and site verification details, to demonstrate compliance will all applicable codes and standards, as adopted by the Village of Schaumburg.
7. The following plans/exhibits shall be adopted as part of the governing ordinance:
    a. Proposed floor plan, received by the Community Development Department on January 5, 2026.
    b. Project narrative, received by the Community Development Department on January 5, 2026.

MOTION CARRIED: vote: 9-0 with no member(s) absent

A poll was taken: Mr. Dhitu Bhagwakar - Yes
Mr. James Dolbeare - Yes
Ms. Patricia Errera - Yes
Mr. Jeff Mytych - Yes
Mr. Rob Morreale - Yes
Mr. Harry Raimondi - Yes
Mr. Pat Riley - Yes
Mr. Glenn Szurgot - Yes
Ms. Elizabeth Veatch - Yes

The Petitioner was advised that this recommendation will be forwarded to the Village Board for consideration at their meeting on Tuesday, 2/10/26.

ADJOURNMENT
The meeting was adjourned at 7:13pm.

_____
Ian Salzman, AICP, Associate Planner
I have reviewed the minutes and they accurately represent the actions taken by the Zoning Board of Appeals

_____
Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Special Use for an Assisted Living and Memory Care Facility, Development Framework Plan Review, Site Plan Approval, Street Wall Gap Variation and Parking Variation for HarborChase of Schaumburg / 2400 Progress Parkway
02/10/26
Village Board

Presenter: Todd Wenger, PLA, ASLA, Senior Planner
Lead Department: Community Development

Executive Summary:

Case Title
Z2510-02 / HarborChase of Schaumburg / 2400 Progress Parkway / Special Use for an Assisted Living and Memory Care Facility, Development Framework Plan Review, Site Plan Approval, Street Wall Gap Variation and Parking Variation

Hearing Date
January 28, 2026

Summary

The petitioner requests Special Use Approval for an Assisted Living and Memory Care Facility, Development Framework Plan Review, Site Plan Approval, and Streetwall Gap Variation for a new 159-unit assisted living facility. A similar proposal for a HarborChase assisted living facility with 110-units was approved by the Village Board in 2019 (Case No. Z1808-04) but was never constructed. The current proposal improves on the prior plan with a taller, denser development which now includes independent living units to serve a broader range of resident needs.

Recommended Action:

Staff Recommendation
Recommending Approval

Vote
9 – 0 with no member(s) absent

If the Village Board concurs with the Zoning Board of Appeals' recommendation, they should approve the request as presented.

ATTACHMENTS:
- Z2510-02 Harbor Chase_Final Report.docx
- ZBA Submittal - Project Narrative - 2025.09.17.pdf
- ZBA Submittal - Location Map - 2026.01.13.pdf
- ZBA Submittal - Architectural Plans - 2025.12.11.pdf

- ZBA Submittal - Autoturn Exhibit - 2026.01.13.pdf
- ZBA Submittal - Landscape Plans - 2025.12.11.pdf
- ZBA Submittal - Revised Parking Memo - 2025.12.15.pdf
- ZBA Submittal - Revised Traffic Study - 2025.12.15.pdf
- Z2510-02 Harbor Chase Application.pdf
- ZBA Submittal - Engineering Plans - 2025.12.11.pdf
- FINAL Z2510-02 HarborChase MTS 1-28-26.pdf

PROJECT REVIEW GROUP REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Todd Wenger, PLA, ASLA
Senior Planner

HEARING DATE: January 28, 2026

DATE PREPARED: January 22, 2026

CASE NUMBER: Z2510-02

TITLE: HARBOR CHASE OF SCHAUMBURG / 2400 Progress Parkway / Special Use for an Assisted Living and Memory Care Facility, Development Framework Plan Review, Site Plan Approval, Street Wall Gap Variation, and Parking Variation

BACKGROUND INFORMATION

Petitioner:	Dan Romnek
Address of Petitioner:	Three Leaf Partners 504 W. Juneau Avenue Milwaukee, WI 53203
Status of Petitioner:	Developer
Owner of Parcel:	HarborChase Schaumburg
Address of Owner:	958 20th Place, Second Floor Vero Beach, FL 32960
Existing Zoning:	North District West - Subdistrict D (Neighborhoods Within Walking Distance of Core)
Existing Land Use:	Vacant

Requested Actions:

- Special Use for an Assisted Living and Memory Care Facility [Title 15, Chapter 154, Section 154.190.8 (C) of the Zoning Ordinance]
- Development Framework Plan Review for Conformance with North District West - Subdistrict D Requirements [Title 15, Chapter 154, Section 154.190.10 of the Zoning Ordinance]
- Site Plan Approval to Construct a 79-Unit Independent Living, 48-Unit Assisted Living, and 32-Unit Memory Care Facility [Title 15, Chapter 154, Section 154.190.11 of the Zoning Ordinance]
- Variation to Increase the Street Wall Gap from 20% to 54% along Progress Parkway [Title 15, Chapter 154, Section 154.190.1(B)(2)) of the Zoning Ordinance]

ANALYSIS

Summary

The petitioner requests Special Use Approval for an Assisted Living and Memory Care Facility, Development Framework Plan Review, Site Plan Approval, and Streetwall Gap Variation for a new

159-unit assisted living facility. A similar proposal for a Harbor Chase assisted living facility with 110-units was approved by the Village Board in 2019 (Case No. Z1808-04) but was never constructed. The current proposal improves on the prior plan with a taller, denser development which now includes independent living units to serve a broader range of resident needs.

The petitioner is proposing to construct 79 independent living units, 48 assisted living units, and 32 memory care units of various sizes. The combined total of assisted living and memory care units constitute the primary use and are proposed on the west side of the building in the three-story section. The memory care units will be on the first floor, and the assisted living units on floors two and three. The independent living facility is comparable but technically a secondary use (by one unit) and is proposed in the five-story east tower section, occupying floors two through five over a first-floor enclosed parking garage. A large two-story amenity space connects the two sections of the building. The facility will be licensed by the Illinois Department of Health as an assisted living facility under the Assisted Living and Shared Housing Act.



The assisted living facility will include 38 one-bedroom units and 10 two-bedroom units. There are no cooking or laundry facilities in the assisted living units, but they will have a refrigerator and sink area. The memory care facility will consist of 32 units with a mix of individual studios and couples' suites. The development will include a wide range of amenities for the residents, such as a variety of dining options, art studios, game room, theater room, library, fitness room, salons, and two landscaped outdoor courtyards.

The building consists of high-quality materials including brick, precast concrete, and fiber cement siding. The base of the eastern three-story section will be brick, whereas the base of the western five-story section will be precast concrete. The concrete will have an alternating pattern of acid-washed finishes to help break up the expanse.



Above these base sections, vertical blocks of alternating reddish-brown brick along with dark grey, sage green, and wood tone fiber cement siding provide interest. The independent living units feature two different types of balcony railings, metal frame with structural glass at the premium northeast corner units and metal frame with wire mesh elsewhere. Rooftop mechanical units will be screened using a combination of extended parapets and louvered screening. Sightline studies were included which show no units will be visible from the adjacent roadways.

A modest monument sign is proposed at the Progress Parkway entrance along with a directional sign near the Algonquin Road entrance. The base of the monument sign will be constructed of brick to match the building with cast stone and a metal sign panel suspended from a tubular frame.

Master Plan Analysis

The Master Plan for the 90 ND West District identifies the subject property as a part of the North Pond Neighborhood. According to the Master Plan, the North Park Pond neighborhood should be designed to bring a variety of high-quality housing options within walking distance of jobs, shops, and parks proposed in the 90 ND West. Multi-family housing is identified as a potential land use for the subject property in the Master Plan. The proposed project includes multi-family housing, in addition to assisted living and memory care units, and will help diversify the housing stock in the district.

Special Use Approval

Per section 154.190.8 (C) assisted living and memory care facilities are allowable only as special uses in Subdistrict D. This requirement of special use approval allows the village to evaluate the proposed use relative to the specific property to ensure the use does not have a negative impact on the surrounding properties or community. In this case, the subject property is relatively isolated from the rest of the district, which makes the assisted living and memory care facility acceptable uses at the subject property; it is unlikely that staff would be supportive of this type of use in any location within the district. Staff has evaluated the proposed uses and believes it is appropriately placed and will contribute to the general welfare of the North Pond Neighborhood, Subdistrict D and the village as a whole.

In addition, the code further states that Subdistrict D's specific purpose is to create walkable blocks which are critical to creating a pedestrian friendly urban environment. Providing pedestrians with a

choice of routes with safe crossings at intersections are integral to the design of this district. The proposed development will include a new multi-use path along Algonquin Road that will connect to the multi-use path along Progress Parkway. Additionally, the block meets the block size requirements specified in 154.190.2 (C). Staff believes that the proposed development meets the intent of the overall NDW and Subdistrict D purpose/objectives.

Development Framework Plan Review

As stated in the NDW Zoning District code, the purpose of the Development Framework Plan is to,

> *"promote orderly development of whole blocks at a time in order to develop well-planned and coordinated blocks that meet the goals of the NDW and its Subdistricts."*

The petitioner is seeking to develop the entire parcel in the Subdistrict D block that is located west of the Progress Parkway and is not leaving any undeveloped portions of their block which need to be addressed via a future framework plan. In this case, the petitioner's proposed assisted living facility represents the entirety of the block to be developed. Staff is supportive of the petitioner's request and recommends approval of the proposed project Site Plan which doubles as their Development Framework Plan for the northern parcel in the Subdistrict D block west of Progress Parkway.

Site Plan Review

The NDW Zoning District code outlines compliance with the following four items when considering developments for approval within the district:

1. The requirements, purposes, and goals of the District
2. The Development Framework Plan
3. The approved Design Guidelines and Standards
4. The standards applicable to any requested exception or variance

The District purposes/goals, Master Plan analysis, Special Use analysis, as well as the Development Framework Plan were discussed in the sections above. In this section staff will discuss the project's compliance/deviations with the NDW District - Design Guidelines and Standards. Parking requirements and variations requested to the NDW District code will be discussed in the final sections of the Staff Report.

3.1 Site Guidelines

This section of the Design Guidelines discusses overall layout of the site, building and parking. The proposed assisted living facility meets all of the proposed site guidelines. An analysis of the compliance with the key site design guidelines is listed below.

- **How to approach site plans** – "*Regardless of location, all site plans should incorporate…planning principles to create vibrant street walls, pedestrian friendly developments and to minimize vehicular conflicts.*" The site has been designed with the building forward and surface parking primarily at the side or rear of the building, which establishes street

walls along Algonquin Road and Progress Parkway. The build-to-line along Progress Parkway is 15-30 feet at the subject property; there is no build-to-line along Algonquin Road. As proposed, the building is located a maximum of 19.35 feet from the property line, which meets the build-to-line requirements for this parcel.

- **How to shape buildings for a good site plan** – "*Avoid prototypical buildings that were designed for a generic site and do not respond to the unique properties of the block.*" The site includes considerable wetlands along the west and south portions of the parcel as well as being positioned at the corner of obliquely angled roadways. The building has been shaped to fit around the adjacent wetlands and designed to match the angles of the adjacent roadways, responding to the unique properties of the block.
- **How to minimize surface parking impacts** – "*Surface parking lots that are intended for long term use shall incorporate Best Management Practices (BMP's), including permeable paving, bioswales, rain gardens, native landscaping or other strategies that reduce the visual and environmental impacts of surface parking.*" The surface parking spaces have been reduced to the greatest extent possible and included inside the five-story building. In addition, all surface parking lot drainage flows into natively vegetated bioretention basins before being released into the adjacent wetland.

3.2 Building Guidelines

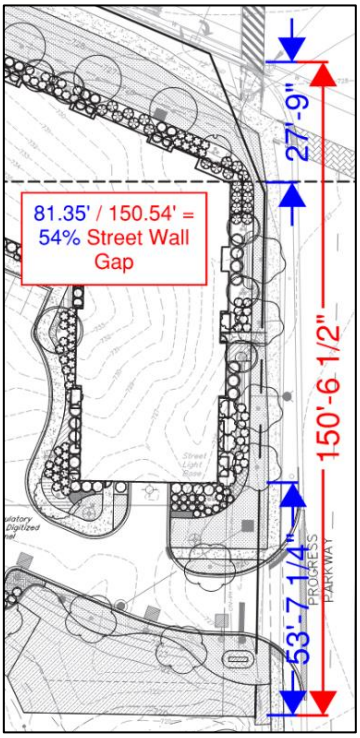
This section of the Design Guidelines discusses building form, height, style, massing, etc. In general, the proposed development follows these guidelines (create memorable buildings, higher density, modulating design, articulated corners and entrances, etc.). An analysis of the compliance with key building design guidelines is listed below.

- **Build Tall –** "*90 ND West has no height limit on any of the development blocks. All developments are strongly encouraged to maximize building height and number of floors…"* The building design style features both five-story and three-story sections along Algonquin Road. However, a small portion of the building is proposed as a two-story amenity space. Staff is supportive of the building design as proposed. The building has been designed to maximize height along the street wall while meeting the unique needs of the residents.
- **Embrace Diverse Contemporary Styles** – "*Contemporary architectural styles that represent the best in 21st century design, sustainability…and advanced construction techniques are encouraged for all buildings."* The proposed development showcases a unique contemporary blend of urban loft style architecture with a selection of modern materials to create an iconic look at this focal entry to the district.
- **Articulate Corners** – *"Buildings on corner sites are great design opportunities to create attractive and inviting street intersections. All buildings on corner sites in 90 ND West are strongly encouraged to showcase creative corner designs..."* The proposed design emphasizes the northwest corner of the building by encircling the corner units with sage green fiber cement panels and accentuating the corner units/balconies with glass porch railings and wood toned fiber cement siding that is distinctly different from the balance of the building.

The proposed development meets the criteria listed in site and building design guidelines and staff is supportive of the proposed site and building design.

Street Wall Gap Variation

The "street wall" is the aggregate of adjacent front facades of buildings along one side of a development block. Gaps in the street wall are limited to a maximum of 20% percent of the length of the development block to promote continuous facades that create vibrant and attractive pedestrian friendly streets. The petitioner is seeking a variation to their street wall gap to increase the maximum allowed gap from 20% percent to 54% percent along Progress Parkway.



Gaps in a development's street wall are typically allowed for vehicular access and to promote pedestrian connectivity. Due to the proximity of the adjacent wetlands, the proposed development's Progress Parkway entrance cannot be pushed all the way to the south lot line, leaving a larger than normal southern gap. Also, due to the unusual angle of the northern lot line, the northern gap has been expanded too. These combined gaps equal approximately 54% of the total distance along the Progress Parkway street wall. Staff is supportive of the street wall gap variation request and believes that the proposed building anchors the corner and promotes an attractive streetscape. Staff believes that the petitioner has met the intent of the street wall gap requirement and that the overall effect of the buildings along the roadways will be dense, uniform and urban in its presentation.

Parking

The proposed assisted living and memory care facility will conform to the new NDW Zoning District requirements for assisted living and memory care facilities. The subject property is one of three properties where surface parking is allowed as the only means of parking in the North District West.

Parking is calculated as follows:

Use / Square Footage	Parking Rate	Required Parking
Proposed Harbor Chase		
Independent Living		
28 units (max. 800 SF)	1.00 spaces/unit	28 spaces
51 units (801-1,500 SF)	1.25 spaces/unit	64 spaces
Guest Parking	1 guest space per 20 units	4 spaces

Assisted Living	.67 spaces/unit	26 spaces
38 units (1-bedroom)	.67 spaces/unit	7 spaces
10 units (2-bedrooms)	1 guest space per 3 units	16 spaces
Guest Parking		
Memory Care	.25 spaces/unit	8 spaces
32 units	1 space per employee @ peak	16 spaces
Employee Parking		
Total Parking Required		**169 spaces**
Total Parking Provided		**160 spaces**
Total Parking Deficit		**9 spaces**

The required parking for the proposed facility having a mix of independent, assisted, and memory care units is 169 spaces. The petitioner is requesting a nine-space parking variation and has provided additional information to support their request.

Harbor Chase operates many locations around the country and typically provides .75 to .80 spaces/per unit with no parking issues. A parking study was completed which provided data from their Orlando (FL), Jacksonville (FL), and Olney (MD) locations. These comparable locations were constructed with parking ratios of .77 to .78 spaces per unit and total parking stalls of 88 to 146 spaces. Each of these sites experienced their greatest parking usage around noon but still averaged over fifty percent of the parking spaces available during these peak times. Given this supporting data, staff believes that the proposed average parking ratio of 1.01 spaces/per unit will be more than sufficient to cover the requested nine-space variation. For these reasons staff is supportive of the requested parking variation.

During the initial review of the project staff anticipated a larger parking variation request. Since the requested variation is less than 10% of the overall parking and a parking study was performed which supports the petitioner's request, staff can approve this variation through the Administrative Amendment process, and it is no longer a required action of this approval.

Zoning History

Following the move of its headquarters to Chicago, Motorola Solutions, Inc. (MSI) subdivided and sold all its land holdings at its Schaumburg campus (Case No. Z1401-03 & Z1510-02). MSI still maintains a presence on the campus in its Tower and Government Services buildings, while much of the remaining campus property is owned by TUF Properties. The village's vision for the redevelopment of the campus is embodied in the 90 North District West Zoning District approved by the Village Board (Case No. Z1801-07). TUF Development was approved to further subdivide their properties (Case No. Z1801-09) for development and provided the village with right-of-way to construct a public road though the campus as well as a future park site. The village approved the Topgolf project (Case No. Z1801-08), as the first site to redevelop on the former campus. Since then, several redevelopment

projects have been approved, including Element Apartments (Case No. Z1805-06); Harbor Chase Assisted Living (Case No. Z1808-04); Boler Development (Case No. Z1902-05); Northgate at Veridian (Case No. Z1908-05), Priya Living (Case No. Z2104-01), The District at Veridian - Framework Plan (Case No. Z2208-08), The District - Plat of Subdivision (P2409-01), The District - Block 1 (SP2411-02), Northgate at Veridian (Z2410-03), and Fresh Market (SP2503-01).

Surrounding Zoning and Land Uses

North: Planned Business Office (B-3), Discovery Office Center
South: Subdistrict D (Neighborhoods), Urban Street Group Offices
East: Subdistrict E (Public Open Space), MWRD Flood Way
West: Subdistrict E (Open Space), North Pond Detention

Compatibility with Surrounding Land Uses

The subject property is located on the northwest side of the ND West District. It is isolated from other parcels in the district since it is surrounded by wetlands on the south and the west and Algonquin Road and Progress Parkway on the north and east respectively. Nevertheless, the proposed independent, assisted living, and memory care facility will be compatible with the surrounding residential, office, business, and open space uses in the area.

Comprehensive Plan Designation

In early 2018, the Village's Comprehensive Plan was updated, and new land use designations were adopted. The designation of "Mixed-Use Transition" was given to a handful of areas throughout the village, including the former Motorola Solutions campus. This designation applies to areas that are suitable for a variety of commercial and residential uses. In April 2018, the village approved its specific vision for the redevelopment of the campus, embodied in the 90 North District West (NDW) plan. The subject parcel was designated as Subdistrict 'D' "Neighborhoods Within Walking Distance to the Core" in the NDW plan. This designation allows for a variety of uses, including assisted living and memory care facilities. In addition, the Comprehensive Plan identifies the need to provide housing options that support 'aging in place". As discussed in this report, the proposed development supports these plan designations.

PLANNING

1. The petitioner shall make a Police and Fire Fund contribution of $250.00 per unit. The total amount due is $39,750.00 (159 units x $250.00/unit = $39,750.00).
2. The petitioner shall make a Cultural Center Fund contribution of $200.00 per unit. The total amount due is $31,800.00 (159 units x $200.00 = $31,800.00).
3. The petitioner shall make a Palatine Park District contribution of $500.00 per unit. The total amount due is $79,500.00 (159 units x $500.00/unit = $79,500.00). The impact fee for parks is stipulated in the Redevelopment Agreement between the Village and TUF Partners dated February 11, 2020.

4. A draft Plat of Easement covering the public water main and storm water management areas shall be provided for review and approval prior to the issuance of a Land Development Permit. The plat shall be recorded prior to the issuance of a Certificate of Occupancy.
5. Podium garage windows facing Algonquin & Progress shall be of the same scale as the rest of the building and have a similar storefront and mullion pattern using spandrel/opaque glass.

ENGINEERING

1. A Land Development Permit is required prior to commencing any site work, and prior to receiving any Building Permits for the site. Project Security in the form of a Letter of Credit or Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Bond must be written for a period of 2 years in the amount of 50 percent of the approved engineer's opinion of probable cost estimate, which includes any landscaping and site lighting.
2. Prior to the issuance of a Land Development Permit, all necessary tree protection fencing and fencing required for the preservation of existing plant materials must be installed and inspected by the Community Development Department.
3. Easements must be provided and delineated for water main, water main stubs and fire hydrants.
4. A storm water management easement must also be provided for all detention areas, compensatory storage areas, and overland flow areas.
5. If any work is to take place within a regulatory floodplain, then the requirements of the Floodplain Ordinance, Village Code Section 150, must be followed. Compensatory storage must be provided wherever a flood plain is to be filled during development. The Cook County WMO may have additional requirements which apply to flood plain management.
6. The property owner, not the Village of Schaumburg, will be responsible for maintaining the site utilities including storm sewers and sanitary sewers.
7. The property owner, not the Village of Schaumburg, will be responsible for maintaining any retaining walls.
8. The property owner, not the Village of Schaumburg, will be responsible for maintaining the detention, volume control, and storm water management facilities located in the development.
9. An MWRD Cook County Watershed Management permit will be required for storm water management, as well as storm and sanitary sewer work. Submit a draft copy with the land development permit submittal.
10. An IEPA Water Supply Permit will be required for the on-site watermain. Submit a draft copy of the application with the land development submittal.
11. An IEPA Water Pollution Control Permit will be required for the on-site sanitary sewer. Submit a draft copy of the application with the land development submittal.
12. An IEPA NPDES permit will be required for the site disturbance over 1 acre. Provide a copy of the Notice of Intent which has been submitted with the land development submittal.
13. An IDOT Highway permit is required for the work in Algonquin Road (IL 62) State Right-of-Way. Provide a copy of the application transmittal. Provide all correspondence to and from IDOT until the IDOT permit is received.

14. A sign-off from the Illinois Historic Preservation Agency will be required.
15. Any soil erosion control measures, in addition to those outlined in the plans and which are deemed necessary by the Engineering Field Inspector, shall be implemented immediately by the Contractor.
16. For the crosswalk at the access road off Progress Parkway, the stop bar must be 4' behind the crosswalk.
17. On the Easement Exhibit, clarify which lines reference the 15' foot perimeter Public Utility Easement. Add Schaumburg's standard easement provision language to the easement exhibit.
18. Clearly label which lines represent the 10' foot ComEd easement along the Algonquin Road frontage.
19. Check the drawing scale on the utility plan and the easement exhibit for accuracy and add a graphic scale to the legend.
20. The sanitary, storm sewer, and water main need to have a minimum 10' foot separation from the building foundation.
21. Call out the storm sewer pipe materials; particularly along Algonquin Road.
22. Label the water connection in Algonquin Road as a cut in Tee (not a pressure connection). Add the Village standard notes for a cut in Tee connection.
23. Add the village's standard detail for the proposed grease trap.

STORMWATER

1. No retention-based volume control practices are being proposed due to existing site constraints (i.e., vertical clearance from normal water level of receiving waterway and fill materials onsite). We will defer to MWRD on whether this is acceptable.
2. The 5.00-inch diameter restrictor is slightly oversized, as it releases 0.01 cfs more than the allowable release rate (1.06 cfs) under the "without tailwater" condition.
3. Updated MWRD permit forms were not provided as part of this submittal. The comments from our 10/23/25 review letter should be addressed prior to submitting to MWRD.

LIGHTING

1. The Drive Lane/Parking average illuminance value of 4.1 significantly exceeds the Village Ordinance 151.10.2 (A) for medium level activities. The average should obtain but not significantly exceed 1.0 footcandles.
2. Both parking lot uniformities exceed the values in the Village Ordinance 151.10.2 (A) for medium level activities. The Avg/Min value should not exceed 3:1 and Max/Min should not exceed 12:1.
3. The property and right-of-way lines are not shown correctly, in addition the south and west property lines are not shown. Show and label all property and right-of way line(s) on the photometric plan to verify that the maximum illumination at the property lines is in accordance with Village Ordinance 151.10.2 (A). A single row of points should be placed along the property/right-of-way lines.
4. Extend the Drive Lane/Parking calculation points to the right-of-way

5. A light loss factor of 1.0 is not possible. Provide a more realistic light loss factor.
6. Light poles adjacent to parking stalls shall be moved to line up with the parking stall lines to minimize potential damage from vehicles.
7. The light pole locations and number of light poles on the engineering and landscape plans on the do not match the locations shown on the photometric and lighting plans. Revise so all match.
8. The PD2 15ft post lights are very close to the building. These fixtures should be shielded to reduce backlight. The PD2 poles that are located right in front of balconies should be moved away from them.
9. On drawings E130 and E200 correct the height of post top pole to be 15' not 15".
10. Verify that light type AL is suitable for this application. The manufacturers cut sheet states that "Lutron drivers not recommended for outdoor environments below 0 degrees Celsius".
11. The site lighting electrical plan and lighting details will be reviewed with the final engineering submittal.

LANDSCAPING

1. Provide a complete planting plan which shows and lists all plantings, including the courtyard areas.
2. Courtyard areas shall contain a mix of trees, shrubs, perennials and groundcovers to provide year-round interest.
3. Provide woody shrubs and perennials around both proposed ground signs. Show plantings on Landscape Plan and in plant list.
4. Provide the root condition on the plant material list.
5. Provide quantity of each type of plug species based on area of coverage.
6. Correct the Site Data Box to eliminate unplantable lot area within detention basin and wetland areas and recalculate the total number of trees and shrubs required. Provide additional plantings to meet requirements if deficient in any category.
7. On sheet L2.4, a proposed tree is located directly behind an overhead light.

FIRE PREVENTION

1. Direct exterior access shall be provided to the fire sprinkler room. Access shall not be provided through the exterior mechanical enclosure.
2. Informational: The installation of any EV charging stations must occur outside of the structure on the grade level parking spaces provided.

TRANSPORTATION

1. The proposed exterior bike rack shall be relocated between the southern employee entrance and the eastern main entrance.
2. Provide a detail or cut sheet of long-term bike parking stalls proposed in the garage.
3. Per code section 151.08(G)(7)(c), wheel stops are not permitted within the village. Omit the wheel stops shown in garage on the first-floor plan of the architectural drawings.

4. As noted on the geometric plan, design curb ramp to bring pedestrians straight through the crosswalk. As designed, pedestrians are being brought to the middle of the roadway. The curb ramp and detectable warning wrapping should also terminate at edge of crosswalk.
5. On the geometric plan, show the detectable warnings for the pedestrian crossing through the western drive aisle at Algonquin Road.
6. Prior to the issuance of a permit, a recorded traffic agreement is required per code section 154.121 (K). Traffic agreements between the Village and the property owner allow the village to enforce parking and traffic regulations on the property, including but not limited to, speed of vehicles, reckless driving, stop signs, fire lanes, loading zones, handicap parking, and the prohibition, restriction, or limitation of the stopping, standing, or parking of vehicles in and upon said property.

BUILDING

1. Sleeping Room Separation: Provide fire partitions separating units/sleeping rooms per IBC 420.2.
2. Complete Life Safety Plans: Please provide Life Safety Plan for upper floors.
3. Refuge Areas: Clarify location of smoke barriers & corresponding refuge areas required by IBC sect. 407.

HEALTH

1. The proposed plans have been accepted as preliminary by the Health Division. The plans will receive a much more detailed review during the commercial building permit process.

ENGINEERING AND PUBLIC WORKS

1. Provide additional information regarding storm inlet shifts and efforts to minimize impacts on existing sanitary lines. Structures shall be sufficiently supported to prevent future sag of sanitary line.
2. Provide evidence of inspection verifying acceptable water main vault condition prior to village acceptance. The contractor shall repair or remediate any issues before acceptance.

RECOMMENDATION

Staff has reviewed the petitioner's request and is supportive of the project. The project is consistent with the site and building design guidelines for the ND West District. Therefore, staff recommends **approval** of a Special Use for an Assisted Living and Memory Care Facility, Development Framework Plan Review, Site Plan Approval, and Street Wall Gap Variation, for Harbor Chase of Schaumburg, located at 2400 Progress Parkway, Case No. Z2510-02, subject to the following conditions:

1. Prior to the issuance of a Building Permit, the petitioner shall make a Village of Schaumburg Police and Fire Fund contribution of $250.00 per unit. The total amount due is $39,750.00 (159 units x $250.00/unit = $39,750.00).

2. Prior to the issuance of a Building Permit, the petitioner shall make a Village of Schaumburg Cultural Center Fund contribution of $200.00 per unit. The total amount due is $31,800.00 (159 units x $200.00 = $31,800.00).
3. Prior to the issuance of a Building Permit, the petitioner shall make a Palatine Park District contribution of $500.00 per unit. The total amount due is $79,500.00 (159 units x $500.00/unit = $79,500.00). The impact fee for parks is stipulated in the Redevelopment Agreement between the Village and TUF Partners dated February 11, 2020.
4. Prior to the issuance of a Land Development Permit, the petitioner shall prepare a draft Plat of Easement covering the public water main and fire hydrants as well as the storm water management areas to the Community Development Department for review and approval.
5. Prior to the issuance of a Certificate of Occupancy, the Plat of Easement covering the public water main and fire hydrants as well as the storm water management areas shall be approved by the Village Board and recorded with Cook County.
6. Prior to the issuance of a Land Development Permit, a recorded Traffic Agreement is required per code section 154.121 (K). Traffic agreements between the Village and the property owner allow the village to enforce parking and traffic regulations on the property, including but not limited to, speed of vehicles, reckless driving, stop signs, fire lanes, loading zones, handicap parking, and the prohibition, restriction, or limitation of the stopping, standing, or parking of vehicles in and upon said property.
7. A Land Development Permit is required prior to commencing any site work, and prior to receiving any building permits for the site. Project Security in the form of a Letter of Credit or Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Bond must be written for a period of 2 years in the amount of 50 percent of the approved construction cost estimate, which includes any landscaping and site lighting.
8. A complete set of as-built record drawings must be submitted to the Village of Schaumburg Community Development Department for review and approval when the project is completed. These final drawings must be received and approved prior to full release of the project security.
9. Prior to the issuance of a Land Development Permit, all necessary tree protection fencing and fencing required for the preservation of existing plant materials must be installed and inspected by the Community Development Department.
10. The property owner, not the Village of Schaumburg, will be responsible for maintaining the site utilities including storm sewers and sanitary sewers.
11. The property owner, not the Village of Schaumburg, will be responsible for maintaining the detention, volume control, and storm water management facilities located in the development.
12. An MWRD Cook County Watershed Management permit will be required for the sanitary and storm sewer work, as well as the storm water management features. Submit a draft copy of the application and preliminary calculations.
13. An IEPA Water Supply Permit will be required for the on-site watermain. Submit a draft copy of the application.
14. An IEPA Water Pollution Control Permit will be required for the on-site sanitary sewer. Submit a draft copy of the application.

15. An IEPA NPDES permit will be required for the site disturbance over 1 acre. Provide a copy of the Notice of Intent which has been submitted.
16. A sign-off from the Illinois Historic Preservation Agency will be required.
17. An IDOT Highway permit is required for the work in Algonquin Road (IL 62) State Right-of-Way. Provide a copy of the application transmittal. Provide all correspondence to and from IDOT until the IDOT permit is received.
18. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Engineering Plans to the Community Development Department for review and approval illustrating the following:
    a. Revise the crosswalk at the access road off Progress Parkway to shift the stop bar four feet behind the crosswalk.
    b. As noted on the geometric plan, design curb ramp to bring pedestrians straight through the crosswalk. As designed, pedestrians are being brought to the middle of the roadway. The curb ramp and detectable warning wrapping should also terminate at edge of crosswalk.
    c. On the geometric plan, show the detectable warnings for the pedestrian crossing through the western drive aisle at Algonquin Road.
    d. The proposed exterior bike rack shall be relocated between the southern employee entrance and the eastern main entrance.
    e. On the Easement Exhibit, clarify which lines reference the 15’ foot perimeter Public Utility Easement. Add Schaumburg’s standard easement provision language to the easement exhibit.
    f. Clearly label which lines represent the 10’ foot ComEd easement along the Algonquin Road frontage.
    g. Check the drawing scale on the utility plan and the easement exhibit for accuracy and add a graphic scale to the legend.
    h. The sanitary, storm sewer, and water main need to have a minimum 10’ foot separation from the building foundation.
    i. Call out the storm sewer pipe materials; particularly along Algonquin Road.
    j. Label the water connection in Algonquin Road as a cut in Tee (not a pressure connection). Add the Village standard notes for a cut in Tee connection.
    k. Add the village’s standard detail for the proposed grease trap.
    l. Provide additional information regarding storm inlet shifts and efforts to minimize impacts on existing sanitary lines. Structures shall be sufficiently supported to prevent future sag of sanitary line.
    m. Provide evidence of inspection verifying acceptable water main vault condition prior to village acceptance. The contractor shall repair or remediate any issues before acceptance
    n. The proposed restrictor may need to be revised unless authorized by MWRD, as the 5.00-inch diameter is slightly oversized, and releases 0.01 cfs more than the allowable release rate (1.06 cfs) under the “without tailwater” condition.
19. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Lighting Plans to the Community Development Department for review and approval illustrating the following:

a. The Drive Lane/Parking average illuminance value of 4.1 significantly exceeds the Village Ordinance 151.10.2 (A) for medium level activities. The average should obtain but not significantly exceed 1.0 footcandles.
b. Both parking lot uniformities exceed the values in the Village Ordinance 151.10.2 (A) for medium level activities. The Avg/Min value should not exceed 3:1 and Max/Min should not exceed 12:1.
c. The property and right-of-way lines are not shown correctly, in addition the south and west property lines are not shown. Show and label all property and right-of way line(s) on the photometric plan to verify that the maximum illumination at the property lines is in accordance with Village Ordinance 151.10.2 (A). A single row of points should be placed along the property/right-of-way lines.
d. Extend the Drive Lane/Parking calculation points to the right-of-way
e. A light loss factor of 1.0 is not possible. Provide a more realistic light loss factor.
f. Light poles adjacent to parking stalls shall be moved to line up with the parking stall lines to minimize potential damage from vehicles.
g. The light pole locations and number of light poles on the engineering and landscape plans on the do not match the locations shown on the photometric and lighting plans. Revise so all match.
h. The PD2 15ft post lights are very close to the building. These fixtures should be shielded to reduce backlight. The PD2 poles that are located right in front of balconies should be moved away from them.
i. On drawings E130 and E200 correct the height of post top pole to be 15’ not 15”.
j. Verify that light type AL is suitable for this application. The manufacturers cut sheet states that “Lutron drivers not recommended for outdoor environments below 0 degrees Celsius”.

20. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Landscape Plans to the Community Development Department for review and approval illustrating the following:
    a. Provide a complete planting plan which shows and lists all plantings, including the courtyard areas.
    b. Courtyard areas shall contain a mix of trees, shrubs, perennials and groundcovers to provide year-round interest.
    c. Provide woody shrubs and perennials around both proposed ground signs. Show plantings on Landscape Plan and in plant list.
    d. Provide the root condition on the plant material list.
    e. Provide quantity of each type of plug species based on area of coverage.
    f. Correct the Site Data Box to eliminate unplantable lot area within detention basin and wetland areas and recalculate the total number of trees and shrubs required. Provide additional plantings to meet requirements if deficient in any category.
    g. On sheet L2.4, a proposed tree is located directly behind an overhead light. Shift the light pole accordingly.

21. Prior to the issuance of Building Permit, the petitioner shall submit a revised copy of the Architectural Plans to the Community Development Department for review and approval illustrating the following:
    a. Sleeping Room Separation: Provide fire partitions separating units/sleeping rooms per IBC 420.2.
    b. Complete Life Safety Plans: Please provide Life Safety Plan for upper floors.
    c. Refuge Areas: Clarify location of smoke barriers & corresponding refuge areas required by IBC sect. 407.
    d. Provide a detail or cut sheet of long-term bike parking stalls proposed in the garage.
    e. Per code section 151.08(G)(7)(c), wheel stops are not permitted within the village. Omit the wheel stops shown in garage on the first-floor plan of the architectural drawings.
22. The following plans/exhibits, as amended in accordance with the above conditions, shall be adopted as part of the governing ordinance:
    a. Architectural and Lighting Plans; Sheets 1-30, prepared by AG Architecture, dated November 21, 2025, received by the Community Development Department on December 11, 2025.
    b. Engineering Plans; Sheets 1-26; prepared by Cemcon Ltd; dated November 21, 2025, received by the Community Development Department on December 11, 2025.
    c. Autoturn Exhibit; Sheets 1-3, prepared by Cemcon Ltd; dated November 21, 2025, received by the Community Development Department on December 11, 2025.
    d. Landscape Plans; Sheets 1-12; prepared by Hitchcock Design Group; dated November 21, 2025, received by the Community Development Department on December 11, 2025.
    e. Revised Parking Memo, 2 pages, prepared by Three Leaf Partners, LLC, dated January 15, 2026, received by the Community Development Department on January 15, 2026.
    f. Revised Traffic Impact Study, 104 pages, prepared by KLOA, dated January 15, 2026, received by the Community Development Department on January 15, 2026.
    g. Project Narrative; prepared by Three Leaf Partners, LLC, dated September 8, 2025, received by the Community Development Department on September 9, 2025.

Pc: Petitioner

September 8th, 2025

Re: Development Review Application – Project Narrative
HarborChase @ Veridan

Three Leaf Partners ("**TLP**") is pleased to submit a Development Review Application for a senior housing development at the northwest corner of the Veridian Schaumburg, a redevelopment of the former Motorola Solutions Corporate Campus. We are proposing a joint-venture with Harbor Retirement Associates ("**HRA**"), who will be the property manager for the project. TLP is planning to develop a 159-unit, continuum of care senior housing community consisting of 79 independent living units, 48 assisted living units, and 32 memory care units.

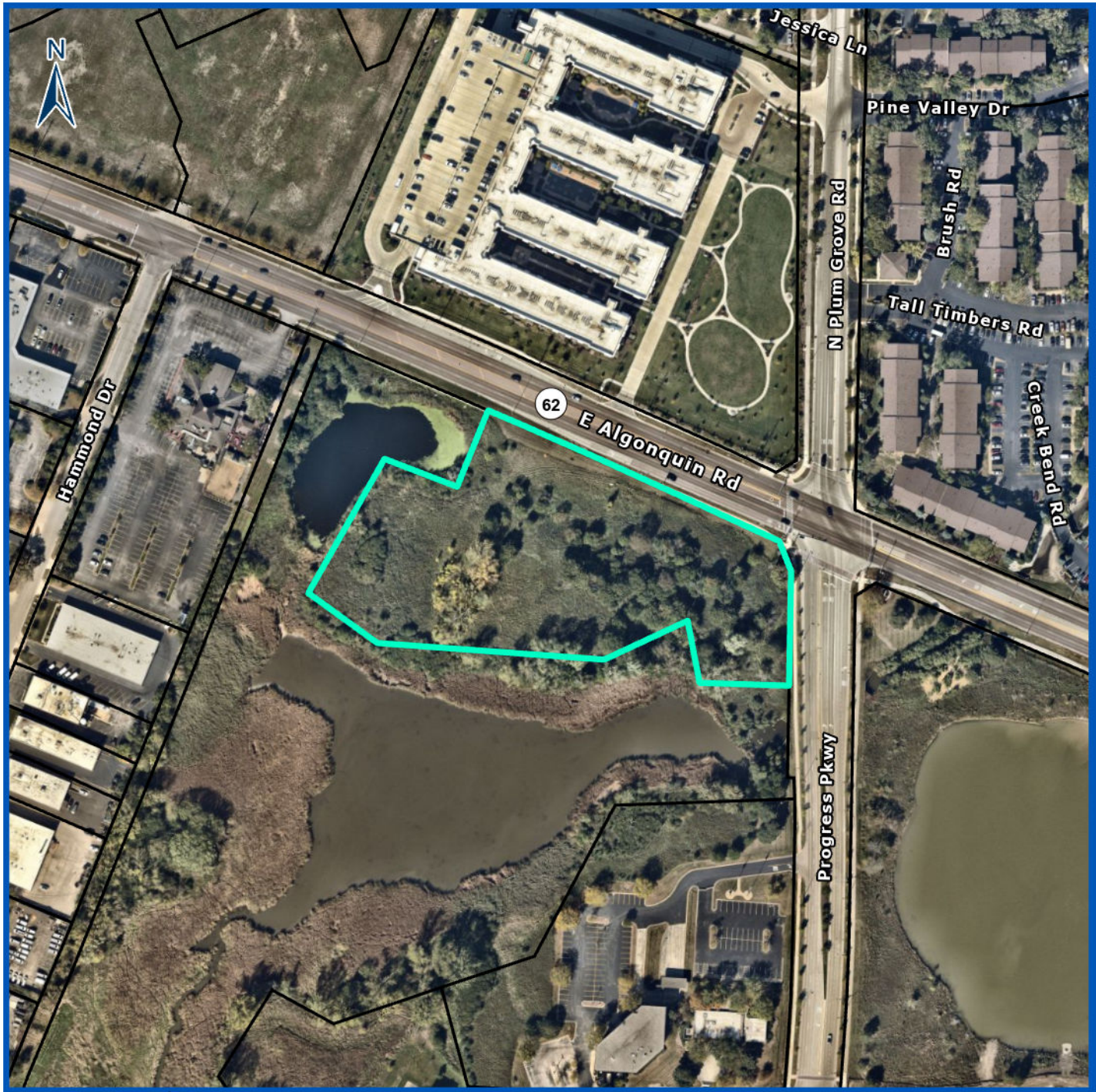
The property will be staffed 24/7 and have approximately 30 staff members working during first shift, with fewer employees on 2nd and 3rd shift, primarily in the care components of the campus. Weekly deliveries will include food and care supplies, with a receiving area in the back-of-house on the south side of the building. There is sufficient parking on-site for all residents, visitors, and employees.

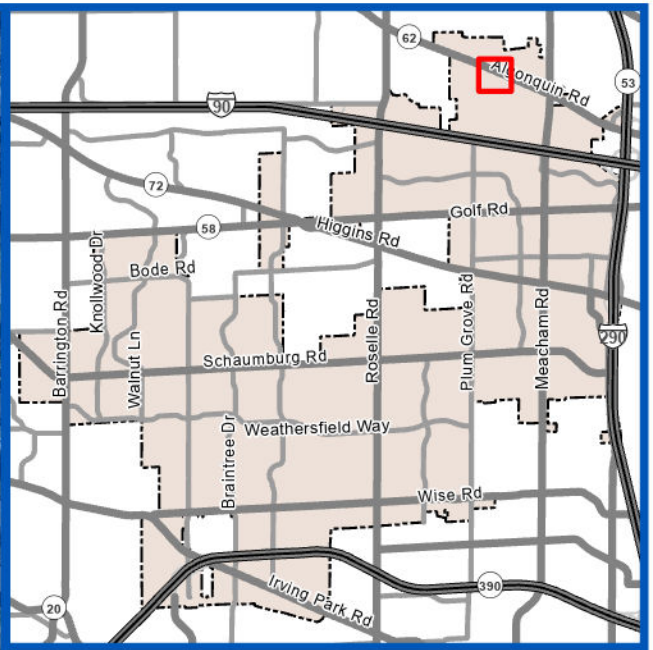
I look forward to working with you on this project and am excited to bring a best-in-class senior development to the Veridian campus.

Regards,

Dan Romnek

Dan Romnek, VP of Development
Three Leaf Partners
dromnek@threeleafdevelopment.com





Subject Property

Z2510-02

HARBOR CHASE OF SCHAUMBURG

Special Use for an Assisted Living and Memory Care Facility, Development Framework Plan Review, Site Plan Approval, Street Wall Gap Variation, and Parking Variation

0 120 240
Feet

VILLAGE OF SCHAUMBURG

2400 Progress Parkway

Prepared By:
Village of Schaumburg
Community Development Department

INDEX - GENERAL	
SHEET NUMBER	SHEET NAME
DS000	COVER SHEET

INDEX - CIVIL	
01	TITLE
02-03	CONSTRUCTION SPECIFICATIONS - GENERAL NOTES
04	MWRD GENERAL NOTES
05	EXISTING CONDITIONS
06	PAVEMENT DESGIN AND DETAILS
07	GEOMETRIC PLAN
08	OVERALL UTILITY PLAN
09	SOIL EROSION AND SEDIMENTATION CONTROL PLAN
10	SOIL EROSION AND SEDIMENTATION CONTROL DETAILS
11	STORMWATER POLLUTION PREVENTION PLAN
12-13	DRAINAGE AND GRADING PLAN
14-15	ADA GRADING
16	SANITARY SEWER AND WATERMAIN PLAN
17	SANITARY SEWER PROFILE
18	SANITARY SEWER AND WATERMAIN DETAILS
19	DRAINAGE STRUCTURE DETAILS
20-23	FLOODPLAIN CROSS SECTION EXHIBIT
24	MWRD DRAINAGE EXHIBIT
25	EASEMENT EXHIBIT

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L1.1	TREE PRESERVATION PLAN
L1.2	TREE PRESERVATION PLAN
L1.3	TREE PRESERVATION PLAN
L1.4	TREE PRESERVATION PLAN
L2.0	OVERALL LANDSCAPE PLAN
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L2.3	LANDSCAPE PLAN
L2.4	LANDSCAPE PLAN
L3.0	LANDSCAPE DETAILS

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DS100B	LIFE SAFETY PLAN
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DS102	1/16" SECOND FLOOR PLAN
DS103	1/16" THIRD FLOOR PLAN
DS104	1/16" FOURTH FLOOR PLAN
DS105	1/16" FIFTH FLOOR PLAN
DS106	1/16" ROOF PLAN
DS500	1/16" EXTERIOR ELEVATIONS
DS501	1/16" EXTERIOR ELEVATIONS
DS502	1/16" EXTERIOR ELEVATIONS
DS503	1/16" AXONOMETRIC
DS504	1/16" AXONOMETRIC
DS700	EXTERIOR PERSPECTIVE
DS701	EXTERIOR PERSPECTIVE
DS702	EXTERIOR PERSPECTIVE
DS703	EXTERIOR PERSPECTIVE
DS704	EXTERIOR PERSPECTIVE
DS705	MATERIAL SAMPLE BOARD
DS800	EXTERIOR DETAILS
DS801	SIGHTLINE STUDIES
FS100	FOOD SERVICE PLANS

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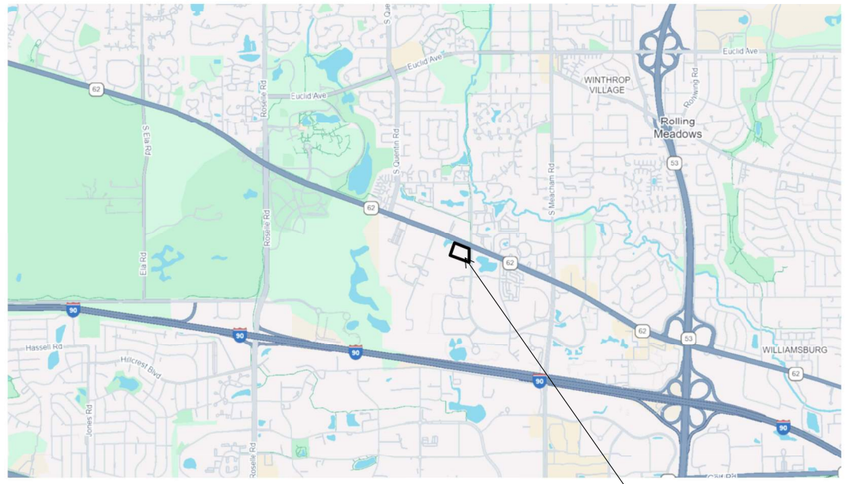
E130	SITE PLAN - PHOTOMETRICS
E200	SITE DETAILS
E300	LIGHT FIXTURE CUT SHEETS
E301	LIGHT FIXTURE CUT SHEETS
E302	LIGHT FIXTURE CUT SHEETS







HarborChase of Schaumburg

2400 PROGRESS PARKWAY, SCHAUMBURG, IL, 60173

20 YEARS HRA

HarborChase
Celebrating Senior Living!

PROJECT TEAM

OWNER - HARBOR RETIREMENT ASSOCIATES SENIOR LIVING
ARCHITECT - AG ARCHITECTURE
STRUCTURAL CONSULTANT - REYN ENGINEERING
CIVIL ENGINEER - CEMCON
LANDSCAPE ARCHITECT - HITCHCOCK DESIGN GROUP
INTERIOR DESIGN - TBD
SITE ELECTRICAL - AG ARCHITECTURE
FOOD SERVICE CONSULTANT - BOELTER
DESIGN BUILD MEP CONSULTANTS - TBD
DEVELOPMENT / PRECONSTRUCTION - THREE LEAF PARTNERS

DEVELOPMENT REVIEW SUBMITTAL

AG PROJECT NUMBER: **251201**
REVISED DATE: **21 NOV 2025**

AG ARCHITECTURE
Bright Vision. Bold Communities.

1414 UNDERWOOD AVE., #301
WAUWATOSA, WI 53213

414.431.3131
agarch.com

STATISTICS

		INDEPENDENT LIVING		PARKING	COMMONS		ASSISTED LIVING		MEMORY SUPPORT	
SPRINKLERS		NFPA 13		NFPA 13	NFPA 13		NFPA 13		NFPA 13	
OCCUPANCY		R-2	ATTACHED EXTERIOR SPACES	S-2	A-3, A-2, B NON-SEP	ATTACHED EXTERIOR SPACES	I-1 CONDITION 2	ATTACHED EXTERIOR SPACES	I-2 CONDITION 1	ATTACHED EXTERIOR SPACES
AREAS	FIRST FLOOR			23,918	15,193	2205			27,487	708
	SECOND FLOOR	24,014	1,213		11,141	501	22,825	676		
	THIRD FLOOR	24,014	1,229				22,773	0		
	FOURTH FLOOR	24,014	1,229							
	FIFTH FLOOR	23,786	0							
	TOTAL AREAS	95,828	3,671	23,918	26,334	2,706	45,598	676	27,487	708

APPLICABLE CODES

INTERNATIONAL BUILDING CODE 2021
VILLAGE OF SCHAUMBURG TITLE 15 CHAPTER 153 AMENDMENTS TO THE BUILDING CODE
2014 ILLINOIS PLUMBING CODE PLUS CHAPTERS 11-14 FROM 2021 INTERNATIONAL PLUMBING CODE
2020 NATIONAL ELECTRICAL CODE, NFPA 70
VILLAGE OF SCHAUMBURG TITLE 15 CHAPTER 152 AMENDMENTS TO THE NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE, WITH ILLINOIS AMENDMENTS
2021 INTERNATIONAL FIRE CODE
VILLAGE OF SCHAUMBURG ORDINANCE, TITLE 15, CHAPTER 157, AMENDMENTS TO THE FIRE CODE
2018 ILLINOIS ACCESSIBILITY CODE
CHAPTER 11 OF 2021 INTERNATIONAL BUILDING CODE (2017 ICC A117.1 ACCESSIBLE AND USABLE BULDING AND FACILITIES)
VILLAGE OF SCHAUMBURG ORDINANCE, TITLE 15, LAND USAGE, CHAPTER 154, ZONING
VILLAGE OF SCHAUMBURG ORDINANCE, TITLE 15, LAND USAGE, CHAPTER 151 SUBDIVISION AND LAND DEVELOPMENT
NFPA 101 LIFE SAFETY CODE (2012)

OCCUPANCY SPECIFIC CODES			NFPA 101 CH 32 construction type V(111)	NFPA 101 CH 32 construction type II(111)	NFPA 101 CH 32 construction type II(111)
CONSTRUCTION TYPE	VA	1A	VA	2A	2A
CORRIDOR FIRE-RESISTANCE RATING	0.5 HOUR	N/A	0 HOUR	1 HOUR	SMOKE PARTITION 0 HOUR
DWELLING/SLEEPING UNIT SEPARATION	1 HOUR	N/A	N/A	1 HOUR	0 HOUR
PRIMARY STRUCTURAL FRAME	1 HOUR	3 HOUR	1 HOUR	1 HOUR	1 HOUR
BEARING WALLS - EXTERIOR	1 HOUR	3 HOUR	1 HOUR	1 HOUR	1 HOUR
BEARING WALLS - INTERIOR	1 HOUR	3 HOUR	1 HOUR	1 HOUR	1 HOUR
NON-BEARING WALLS EXTERIOR (602)	0 HOUR	0 HOUR	0 HOUR	0 HOUR	0 HOUR
NON-BEARING WALLS INTERIOR	0 HOUR	0 HOUR	0 HOUR	0 HOUR	0 HOUR
FLOOR CONSTRUCTION	1 HOUR	3 HOUR	1 HOUR	1 HOUR	2 HOUR OCCUPANCY SEPARATION
ROOF CONSTRUCTION	1 HOUR	1 1/2	1 HOUR	1 HOUR	1 HOUR

FLOOR BETWEEN PARKING AND R-2 SECOND FLOOR IS REQUIRED TO HAVE A MINIMUM 3 HOUR FIRE RESISTIVE RATING PER IBC 510.2 ITEM 1.

MAIN BUILDINGS

TOTAL AREA ALL LEVELS WITHOUT ATTACHED EXTERIOR SPACES	219,165
TOTAL AREA ALL LEVELS WITH ATTACHED EXTERIOR SPACES	226,926
TOTAL AREA OF BUILDING FOOTPRINT	66,000
TOTAL AREA OF BUILDING FOOTPRINT WITH ATTACHED EXTERIOR SPACES	69,511

SQUARE FOOTAGES ARE BASED ON THE FOLLOWING:

1. BUILDING SQUARE FOOTAGES ARE TAKEN TO THE EXTERIOR FACE OF THE EXTERIOR WALL.
2. UNIT SQUARE FOOTAGES ARE TAKEN FROM THE EXTERIOR FACE OF THE EXTERIOR FRAME WALL TO THE CORRIDOR FACE OF THE CORRIDOR WALL, AND FROM UNIT CENTERLINE TO UNIT CENTERLINE.
3. BUILDING FOOTPRINT INCLUDES BALCONIES, PORTE-COCHERES AND SIMILAR EXTERIOR SPACES ATTACHED TO THE BUILDING.
4. STAIR AND ELEVATOR SHAFT SQUARE FOOTAGES ARE INCLUDED IN TOTAL AREAS.

MEMORY SUPPORT UNITS

UNIT TYPE	UNIT SF	UNIT QUANTITY	BED QUANTITY
SOLO STUDIO SUITE	352	1	1
SOLO STUDIO SUITE ACCESSIBLE	350	1	1
STUDIO SUITE	350-381	12	12
STUDIO SUITE ACCESSIBLE	350-381	12	12
DELUXE STUDIO SUITE	427	1	1
DELUXE STUDIO SUITE ACCESSIBLE	427	1	1
COUPLES SUITE	739	2	4
COUPLES SUITE ACCESSIBLE	739	2	4
TOTAL NUMBER MS UNITS & BEDS		**32**	**36**

50 % OF UNITS REQUIRED TO BE ACCESSIBLE PER IBC CHAPTER 11
100 % OF UNITS WILL BE DESIGNED TO BE ACCESSIBLE

ASSISTED LIVING UNITS

UNIT TYPE	UNIT SF	BALCONY SF	UNIT QUANTITY
ONE BED	552		15
ONE BED W/ BALCONY	552	57	7
ONE BED ACCESSIBLE	552		1
ONE BED ACCESSIBLE W/ BALCONY	552	57	1
ONE BED DELUXE	626		5
ONE BED DELUXE ACCESSIBLE	626		1
ONE BED CORNER DELUXE PLUS	678	57	2
ONE BED GRAND DELUXE	680	57	2
TWO BED INFILL	802		1
TWO BED INFILL W/ BALCONY	802	57	4
TWO BED INFILL ACCESSIBLE	802		1
TWO BED CORNER	894	57	7
TWO BED CORNER ACCESSIBLE	894	57	1
TOTAL NUMBER ASSISTED LIVING UNITS			**48**

10% OF UNITS TO BE ACCESSIBLE PER IBC CHAPTER 11
ALL OTHER UNITS TO BE TYPE B

INDEPENDENT LIVING UNITS

UNIT TYPE	UNIT SF	BALCONY SF	UNIT QUANTITY
ONE BED STANDARD	773	57	8
ONE BED LARGE	850	57	3
ONE BED LARGE ADAPTABLE	850	57	3
ONE BED LARGE ADAPTABLE AND TYPE A	850	57	1
ONE BED CORNER	888 / 924	57	12
ONE BED CORNER ADAPTABLE	888 / 924	57	4
ONE BED DELUXE A	988	57	12
TWO BED INFILL	1143	57	24
TWO BED INFILL ADAPTABLE	1143	57	7
TWO BED INFILL ADAPTABLE AND TYPE A	1143	57	1
TWO BED PLUS	1263	145	4
TOTAL NUMBER INDEPENDENT LIVING UNITS			**79**

20% OF UNITS TO BE ADAPTABLE PER ILLINOIS ACCESSIBILITY CODE (14 UNITS)
2% OF UNITS TO BE TYPE A PER IBC CHAPTER 11 AND ICC 117.1 (2 UNITS)
ALL OTHER UNITS TO BE TYPE B
ALL ADAPTABLE UNITS WILL MEET REQUIREMENTS OF BOTH TYPE A AND ADAPTABLE UNITS

PARKING COUNT

PARKING TYPE	REGULAR	ACCESSIBLE	TOTAL
GARAGE	60	3	63
SURFACE	93	4	97
TOTAL NUMBER PARKING	153	7	**160**

BICYCLE PARKING COUNT

PARKING TYPE			
GARAGE - LONG TERM			11
SURFACE - SHORT TERM			5
TOTAL NUMBER BICYCLE PARKING			**16**

Code Matrix per Village adopted version of IBC (2021)

Proposed Occupancy Classifications	Chapter 3	A-2, A-3, B, R-2, S-2, I-1 Condition 2 and I-2 Condition 1 (see table to left).
Existing Occupancy Classification	Chapter 3	N/A
Special Uses and Occupancy	Chapter 4	The project will follow requirements of Section 402, 407 and 420.
Grade Plane	Chapter 2	The grade plane will be at 99-6. The first floor is at 100-0. All floors are above grade plane.
Building Height	Chapter 2 & Chapter 5	Independent living allowed height = 70'-0" Independent Living actual height = 59'-0" Commons allowed height = 70'-0" Commons actual height = 33'-0" Memory Care/Assisted Living allowed height = 85'-0" Memory Care/Assisted Living actual height = 38'-4"
Number of Stories above Grade Plane	Chapter 2 & Chapter 5	The IL Building is 4 stories of Type VA construction over 1 story of Type 1A construction per IBC 510.2 special provision; The Commons is 2 stories; The MC/AL Building is 3 stories.
Mezzanine / Equipment Platform	Chapter 5	N/A
Building Area	Chapter 2 & Chapter 5	See the tables this sheet for Areas and Fire Area calculations.
Area of Basements Excluded from Building...	Ch. 2 & Ch. 5, Section 506.1.3	N/A
Frontage Increase	Chapter 5, Section 506.3	See tables this sheet for Frontage Increases as part of Fire Area calculations.
Mixed Occupancy Strategy	Chapter 5, Section 508	The IL building is single occupancy with accessory occupancies inlcuded without separation. The Commons building has multiple, non-separated occupancies where most strict occupany requirements are followed throughout. The AL building is multiple, separated occupancies (by floor).
Accessory Occupancies	Chapter 5, Section 508.2	The project will follow accessory occupancy requirements.
Incidental Uses	Chapter 5, Section 509	The project will have Laundry Rooms and Waste and Linen Collection Rooms that will require separation per Table 509.1.
Construction Classification	Chapter 6	See the tables this sheet for Construction Classification.
Exterior Wall Openings	Chapter 7, Table 705.8	The project will comply with Table 705.8 for maximum exterior wall openings based on fire separation distance.
Automatic Sprinkler System	Chapter 9, Section 903 with Village of Schaumburg Amendments per Ordinance Chapter 157	The project will be fully sprinklered under NFPA 13.
Alternative Automatic Extinguishing System	Chapter 9, Section 904 with Village of Schaumburg Amendments per Ordinance Chapter 157	N/A
Standpipe System	Chapter 9, Section 905	The project will include standpipe systems as required to comply with Section 905.
Fire Alarm System	Chapter 9, Section 907 with Village of Schaumburg Amendments per Ordinance Chapter 157	The project will include fire alarm system as required to comply with Section 907.
Single- & Multi-Station Smoke Alarms	Chapter 9, Section 907.2.11 with Village of Schaumburg Amendments per Ordinance Chapter 157	The project will include single and multi-station smoke alarms as required to comply with Section 907.2.11.
Smoke Control Systems	Chapter 9, Section 909 with Village of Schaumburg Amendments per Ordinance Chapter 157	The project will include smoke control systems as required to comply with Section 909.
Smoke and Heat Removal	Chapter 9, Section 910 with Village of Schaumburg Amendments per Ordinance Chapter 157	The project will include smoke and heat removal systems as required to comply with Section 910.
Fire Command Center	Chapter 9, Section 911 with Village of Schaumburg Amendments per Ordinance Chapter 157	The project will include a fire command center complying with Section 911.
Fire Department Connection	Chapter 9, Section 912 with Village of Schaumburg Amendments per Ordinance Chapter 157	See Civil Drawing sheet 07 for location of FDC.

CODE NOTES:

1. SEE SHEET DS 101 FOR LOCATIONS OF RESERVED PARKING SIGNS AND LOCATIONS.
2. SEE DEVELOPMENT SUBMISSION DOCUMENTS FOR COPY OF TRAFFIC STUDY.

HarborChase @ Veridian
Schaumburg, IL
Parking Matrix

		Code Requirement			Proposed	
Independent Living	**Units**	**Stalls / Unit**	**Add'l Stalls / Unit**	**Total Stalls**	**Stalls / Unit**	**Total Stalls**
(max. 800 SF)	8	1.00		8	1.25	10
(801-1,500 SF max.)	71	1.25		89	1.25	89
Indendent Living - Total	**79**			**97**		**99**
			+1 stall/20 req. (guest)	**5**		
			Subtotal =	**102**		**99**

		Code Requirement			Proposed	
AL & MC	**Units**	**Stalls / Unit**	**Add'l Stalls / Unit**	**Total Stalls**	**Stalls / Unit**	**Total Stalls**
AL - 1BR	38	0.67		26	0.75	29
AL - 2BR	10	0.67		7	0.75	8
MC - Suite	32	0.25		8	0.75	24
AL & MC - Total	**80**			**41**		**61**
			10 employees max- peak	10		
			+1/per 3-units (guest)	16		
			Subtotal =	**67**		**61**
			Total =	**169**		**160**

FIRE AREA #4 - MEMORY CARE AND ASSISTED LIVING

MIXED-OCCUPANCY THREE STORY

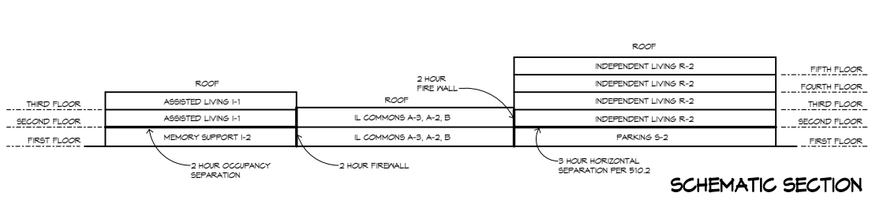
	PRIMARY OCCUPANCIES	I-2	I-1
	SPRINKLERED	NFPA 13	NFPA 13
	NUMBER OF STORIES	3	
	STORIES ABOVE GRADE	3	
	SEPARATED USE	Yes	

ALLOWABLE AREA (SF)		SPRINKLERED TABULAR AREA (TABLE 506.2)	NO SPRINKLER TABULAR AREA (TABLE 506.2)	FRONTAGE INCREASE AREA	AREA AS NOTED
TABLE 506.2	**ALLOWABLE AREA FACTORS (I-2)**	45,000	15,000	6,781	
506.2	**MAXIMUM ALLOWABLE AREA - PER FLOOR (I-2)**			45,000 + 6,781 =	**51,781**
	ACTUAL AREA FIRST FLOOR (I-2)		**28,195 < 51,781: COMPLIES**		**28,195**
	ACTUAL AREA SECOND FLOOR (I-2)		**< 51,781: COMPLIES**		**0**
	ACTUAL AREA THIRD FLOOR (I-2)		**< 51,781: COMPLIES**		**0**
TABLE 506.2	**ALLOWABLE AREA FACTORS (I-1)**	57,000	19,000	6,187	
506.2	**MAXIMUM ALLOWABLE AREA - PER FLOOR (I-1)**			57,000 + 6,187 =	**63,187**
	ACTUAL AREA FIRST FLOOR (I-1)		**< 63,187: COMPLIES**		**0**
	ACTUAL AREA SECOND FLOOR (I-1)		**23,491 < 63,187: COMPLIES**		**23,491**
	ACTUAL AREA THIRD FLOOR (I-1)		**22,773 < 63,187: COMPLIES**		**22,773**
506.3	**FRONTAGE INCREASE (I-2)**	PERIMETER ENTIRE BUILDING			1,101
		PERIMETER WHERE P.W. MINIMUM 20' WIDE			773
		WIDTH OF PUBLIC WAY (P.W.) (20-30')			30
506.3.3.	**AREA FACTOR INCREASE DUE TO FRONTAGE (I-2)**			(773 / 1,101 - 0.25) 30 / 30 =	0.45
	FRONTAGE INCREASE AREA (SF) (I-2)			15,000 x 0.45 =	**6,781**
506.3	**FRONTAGE INCREASE (I-1)**	PERIMETER ENTIRE BUILDING			1,256
		PERIMETER WHERE P.W. MINIMUM 20' WIDE			723
		WIDTH OF PUBLIC WAY (P.W.) (20-30')			30
506.3.3.	**AREA FACTOR INCREASE DUE TO FRONTAGE (I-1)**			(723 / 1,256 - 0.25) 30 / 30 =	0.33
	FRONTAGE INCREASE AREA (SF) (I-1)			19,000 x 0.33 =	**6,187**

SUM OF THE RATIOS

(ACTUAL AREA (A-3) / ALLOWABLE AREA (A-3)) + (ACTUAL AREA (I-1) / ALLOWABLE AREA (I-1)) ≤ 1

FIRST FLOOR	(28,195 / 51,781) + (/ 63,187) = **0.55**	**.55 < / = 1 : COMPLIES**
SECOND FLOOR	(/ 51,781) + (23,491 / 63,187) = **0.38**	**.38 < / = 1 : COMPLIES**
THIRD FLOOR	(/ 51,781) + (22,773 / 63,187) = **0.37**	**.37 < / = 1 : COMPLIES**



SCHEMATIC SECTION

FIRE AREA #1 PARKING GARAGE

SINGLE-OCCUPANCY ONE STORY

	PRIMARY OCCUPANCY	S-2
	SPRINKLERED	NFPA 13
	NUMBER OF STORIES	1
	STORIES ABOVE GRADE	1

ALLOWABLE AREA (SF)		SPRINKLERED TABULAR AREA (TABLE 506.2)			AREA AS NOTED
TABLE 506.2	**ALLOWABLE AREA FACTORS**	UL			
506.2	**MAXIMUM ALLOWABLE AREA - PER FLOOR**				**UL**
	ACTUAL AREA - FIRST FLOOR			**23,918 < UL: COMPLIES**	**23,918**

FIRE AREA #2 - R-2

SINGLE-OCCUPANCY MORE THAN ONE STORY

	PRIMARY OCCUPANCY	R-2
	SPRINKLERED	NFPA 13
	NUMBER OF STORIES	4
	STORIES ABOVE GRADE	5

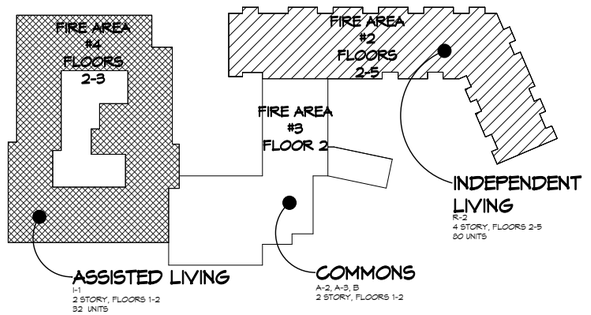
ALLOWABLE AREA (SF)		SPRINKLERED TABULAR AREA (TABLE 506.2)	NO SPRINKLER TABULAR AREA (TABLE 506.2)	FRONTAGE INCREASE AREA	AREA AS NOTED
TABLE 506.2	**ALLOWABLE AREA FACTORS**	36,000	12,000	8,278	
506.2	**MAXIMUM ALLOWABLE AREA - PER FLOOR**			36,000 + 8,278 =	**44,278**
	ACTUAL AREA - LARGEST FLOOR ONLY			**25,243 < 44,278: COMPLIES**	**25,243**
506.2.3	**MAXIMUM ALLOWABLE AREA - TOTAL ALL FLOORS (1)**			44,278 x 3 =	**132,833**
	ACTUAL AREA - TOTAL (ALL FLOORS)			**99,499 < 132,833: COMPLIES**	**99,499**
	(1) MAXIMUM ALLOWABLE AREA PER FLOOR x STORIES ABOVE GRADE (3 STORIES MAXIMUM)				
506.3	**FRONTAGE INCREASE**	PERIMETER ENTIRE BUILDING			897
		PERIMETER WHERE P.W. MINIMUM 20' WIDE			843
		WIDTH OF PUBLIC WAY (P.W.) (20-30')			30
506.3.3.	**AREA FACTOR INCREASE DUE TO FRONTAGE**			(843 / 897 - 0.25) 30 / 30 =	0.69
	FRONTAGE INCREASE AREA (SF)			12,000 x 0.69 =	**8,278**

FIRE AREA #3 - Commons

SINGLE-OCCUPANCY MORE THAN ONE STORY

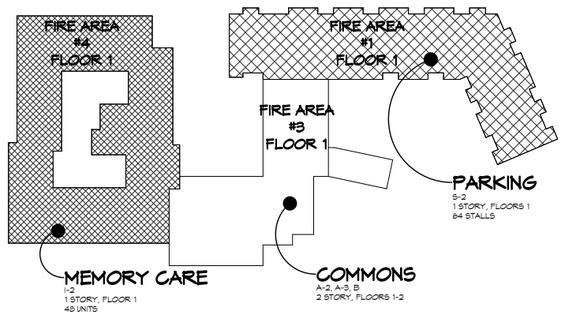
	PRIMARY OCCUPANCY	A-2, A-3
	SPRINKLERED	NFPA 13
	NUMBER OF STORIES	2
	STORIES ABOVE GRADE	2

ALLOWABLE AREA (SF)		SPRINKLERED TABULAR AREA (TABLE 506.2)	NO SPRINKLER TABULAR AREA (TABLE 506.2)	FRONTAGE INCREASE AREA	AREA AS NOTED
TABLE 506.2	**ALLOWABLE AREA FACTORS**	34,500	11,500	6,429	
506.2	**MAXIMUM ALLOWABLE AREA - PER FLOOR**			34,500 + 6,429 =	**40,929**
	ACTUAL AREA - LARGEST FLOOR ONLY			**17,398 < 40,929: COMPLIES**	**17,398**
506.2.3	**MAXIMUM ALLOWABLE AREA - TOTAL ALL FLOORS (1)**			40,929 x 2 =	**81,859**
	ACTUAL AREA - TOTAL (ALL FLOORS)			**29,040 < 81,859: COMPLIES**	**29,040**
	(1) MAXIMUM ALLOWABLE AREA PER FLOOR x STORIES ABOVE GRADE (3 STORIES MAXIMUM)				
506.3	**FRONTAGE INCREASE**	PERIMETER ENTIRE BUILDING			639
		PERIMETER WHERE P.W. MINIMUM 20' WIDE			517
		WIDTH OF PUBLIC WAY (P.W.) (20-30')			30
506.3.3.	**AREA FACTOR INCREASE DUE TO FRONTAGE**			(517 / 639 - 0.25) 30 / 30 =	0.56
	FRONTAGE INCREASE AREA (SF)			11,500 x 0.56 =	**6,429**



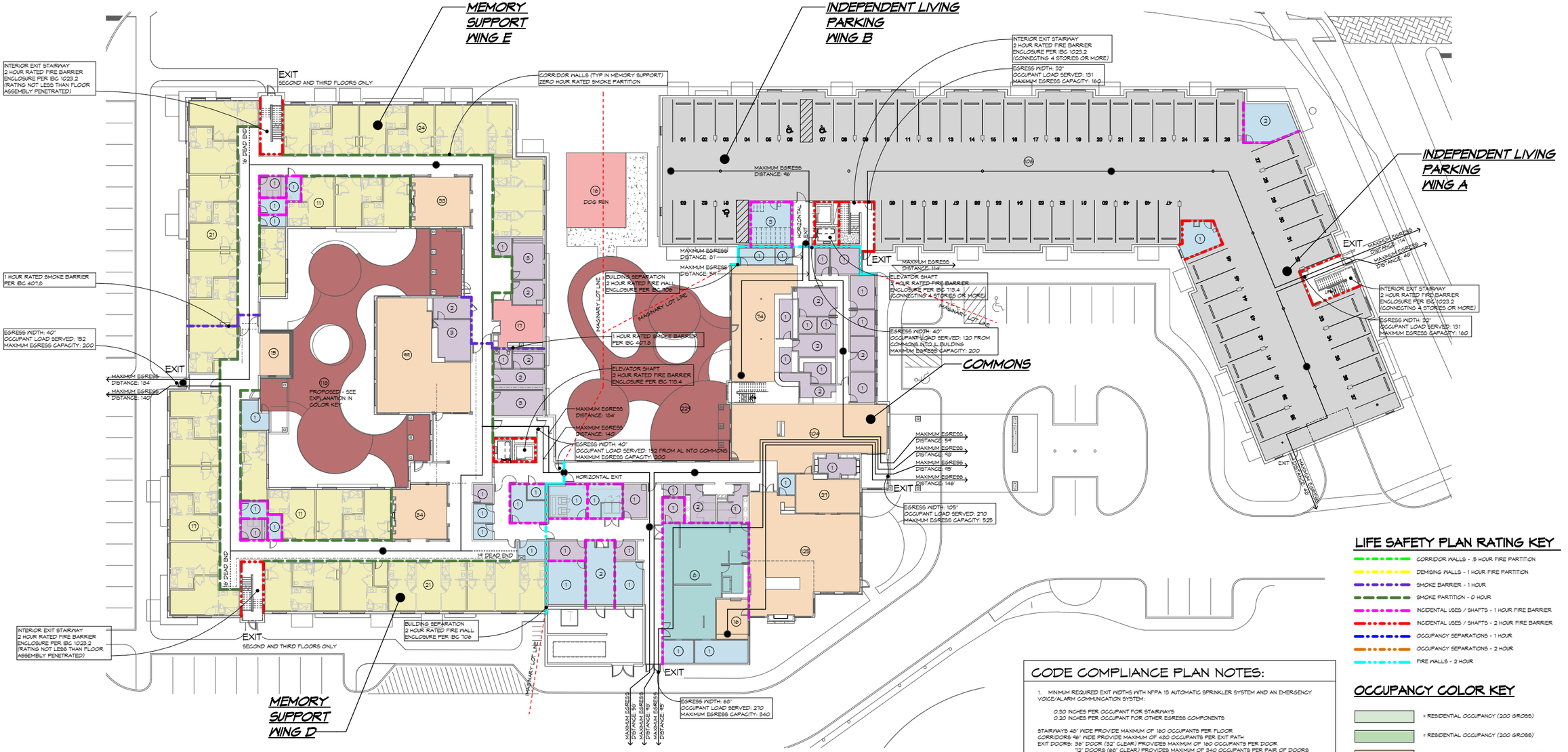
OVERALL FIRE AREA PLAN - 2ND-5TH FLOORS

1" = 60'-0"



OVERALL FIRE AREA PLAN - FIRST FLOOR

1" = 60'-0"



LIFE SAFETY PLAN RATING KEY

- CORRIDOR WALLS - .5 HOUR FIRE PARTITION
- DEMISING WALLS - 1 HOUR FIRE PARTITION
- SMOKE BARRIER - 1 HOUR
- SMOKE PARTITION - 0 HOUR
- INCIDENTAL USES / SHAFTS - 1 HOUR FIRE BARRIER
- INCIDENTAL USES / SHAFTS - 2 HOUR FIRE BARRIER
- OCCUPANCY SEPARATIONS - 1 HOUR
- OCCUPANCY SEPARATIONS - 2 HOUR
- FIRE WALLS - 2 HOUR

OCCUPANCY COLOR KEY

- = RESIDENTIAL OCCUPANCY (200 GROSS)
- = RESIDENTIAL OCCUPANCY (200 GROSS)
- = ASSEMBLY OCCUPANCY (UNCONCENTRATED 15 NET)
- = BUSINESS OCCUPANCY (150 GROSS)
- = ACCESSORY STORAGE/MECHANICAL OCCUPANCY (300 GROSS)
- = INSTITUTIONAL SLEEPING AREA OCCUPANCY (120 GROSS)
- = PARKING GARAGE OCCUPANCY (200 GROSS)
- = COMMERCIAL KITCHEN OCCUPANCY (200 GROSS)
- = EDUCATIONAL CLASSROOM OCCUPANCY (20 NET)
- = EXERCISE OCCUPANCY (50 GROSS)
- = OUTDOOR AREA OCCUPANCY (PER IBC 1004.7 OCCUPANCY TO BE DETERMINED BY BUILDING OFFICIAL BASED ON ANTICIPATED USE)

MEMORY CARE COURTYARD PROPOSED OCCUPANT LOAD:
96 BEDS
12 GUESTS
10 STAFF
118 TOTAL MAXIMUM POSSIBLE OCCUPANTS OF WHICH 72 WILL BE ADDED TO THE TOTAL BUILDING OCCUPANCY FOR EXTERIOR EXITS

COMMONS COURTYARD PROPOSED OCCUPANT LOAD:
15 SF PER PERSON = 229 OCCUPANTS
ASSUME 50% ADD TO TOTAL BUILDING OCCUPANCY

CODE COMPLIANCE PLAN NOTES:

1. MINIMUM REQUIRED EXIT WIDTHS WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM:
   - 0.30 INCHES PER OCCUPANT FOR STAIRWAYS
   - 0.20 INCHES PER OCCUPANT FOR OTHER EGRESS COMPONENTS

   STAIRWAYS 48" WIDE PROVIDE MAXIMUM OF 160 OCCUPANTS PER FLOOR
   CORRIDORS 96" WIDE PROVIDE MAXIMUM OF 480 OCCUPANTS PER EXIT PATH
   EXIT DOORS: 36" DOOR (32" CLEAR) PROVIDES MAXIMUM OF 160 OCCUPANTS PER DOOR
   72" DOORS (68" CLEAR) PROVIDES MAXIMUM OF 340 OCCUPANTS PER PAIR OF DOORS

2. EXTERIOR WALLS WILL BE FIRE RATED IN ACCORDANCE WITH IBC TABLES 601 AND 602. THE REQUIRED FIRE RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF GREATER THAN 10 FEET WILL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE. THE REQUIRED FIRE RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 10 FEET OR LESS WILL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.

(XX) NUMBER OF OCCUPANTS PER ROOM/NUMBER OF OCCUPANTS PER EXIT

EXIT DISTANCE (250' MAXIMUM)

DEAD END CORRIDOR (20' MAXIMUM AT ASSEMBLY OCCUPANCY; 50' MAXIMUM AT RESIDENTIAL AND STORAGE OCCUPANCIES)

OCCUPANT LOAD FIRE AREA #4

AL / MC BUILDING

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	AREA (SF)	OCCUPANT LOAD (SEE PLAN FOR ROOM BREAKDOWN)
ACCESSORY STORAGE / MECH	300 GROSS	543	2
RESIDENTIAL	200 GROSS	10,960	55
THIRD FLOOR	**TOTAL OCCUPANT LOAD**		57
ACCESSORY STORAGE / MECH	300 GROSS	543	2
RESIDENTIAL	200 GROSS	10,960	55
SECOND FLOOR	**TOTAL OCCUPANT LOAD**		57
ACCESSORY STORAGE / MECH	300 GROSS	543	2
RESIDENTIAL	200 GROSS	10,960	55
FIRST FLOOR	**TOTAL OCCUPANT LOAD**		57

OCCUPANT LOAD FIRE AREA #3

COMMONS BUILDING

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	AREA (SF)	OCCUPANT LOAD (SEE PLAN FOR ROOM BREAKDOWN)
ACCESSORY STORAGE / MECH	300 GROSS	871	5
BUSINESS	150 GROSS	1,356	14
CLASSROOM	20 GROSS	917	46
UNCONCENTRATED ASSEMBLY	15 GROSS	2,646	165
FITNESS ROOM	50 GROSS	1,542	31
SECOND FLOOR	**TOTAL OCCUPANT LOAD**		261
ACCESSORY STORAGE / MECH	300 GROSS	1,845	11
BUSINESS	150 GROSS	2,460	27
UNCONCENTRATED ASSEMBLY	15 GROSS	4,875	346
COMMERCIAL KITCHEN	200 GROSS	1,524	8
COURTYARD	PER AHJ	4,224	245;115 ADDED TO BUILDING
FIRST FLOOR	**TOTAL OCCUPANT LOAD**		507

OCCUPANT LOAD FIRE AREA #2

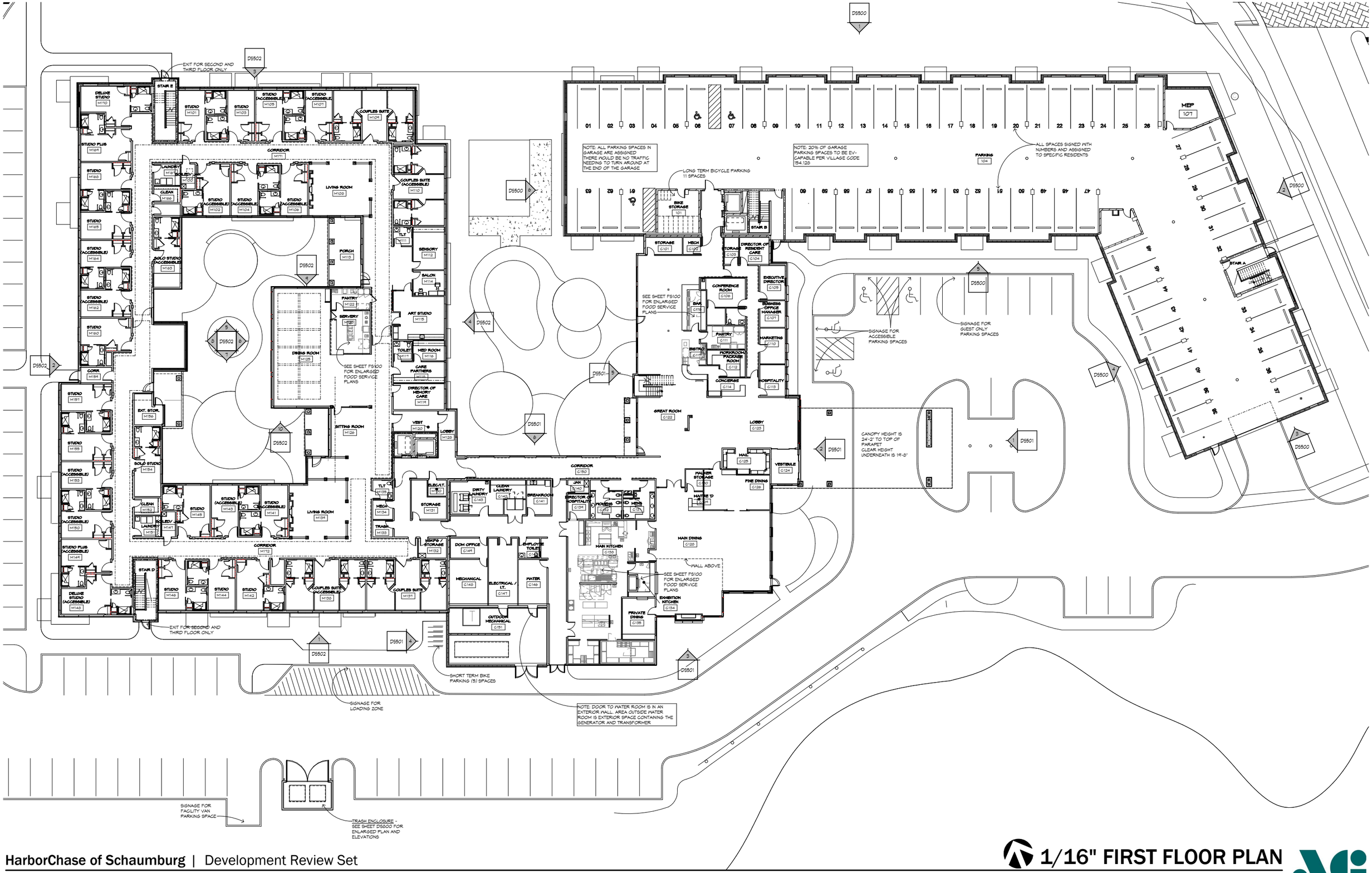
RESIDENTIAL BUILDING

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	AREA (SF)	OCCUPANT LOAD (SEE PLAN FOR ROOM BREAKDOWN)
ACCESSORY STORAGE / MECH	300 GROSS	534	2
RESIDENTIAL	200 GROSS	20,538	103
FIFTH FLOOR	**TOTAL OCCUPANT LOAD**		105
ACCESSORY STORAGE / MECH	300 GROSS	534	2
RESIDENTIAL	200 GROSS	20,538	103
FOURTH FLOOR	**TOTAL OCCUPANT LOAD**		105
ACCESSORY STORAGE / MECH	300 GROSS	534	2
RESIDENTIAL	200 GROSS	20,538	103
THIRD FLOOR	**TOTAL OCCUPANT LOAD**		105
ACCESSORY STORAGE / MECH	300 GROSS	1,273	6
RESIDENTIAL	200 GROSS	19,747	99
SECOND FLOOR	**TOTAL OCCUPANT LOAD**		105

OCCUPANT LOAD FIRE AREA #1

PARKING GARAGE

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	AREA (SF)	OCCUPANT LOAD (SEE PLAN FOR ROOM BREAKDOWN)
ACCESSORY STORAGE / MECH	300 GROSS	1,511	6
PARKING	200 GROSS	21,075	106
FIRST FLOOR	**TOTAL OCCUPANT LOAD**		112



HarborChase of Schaumburg | Development Review Set

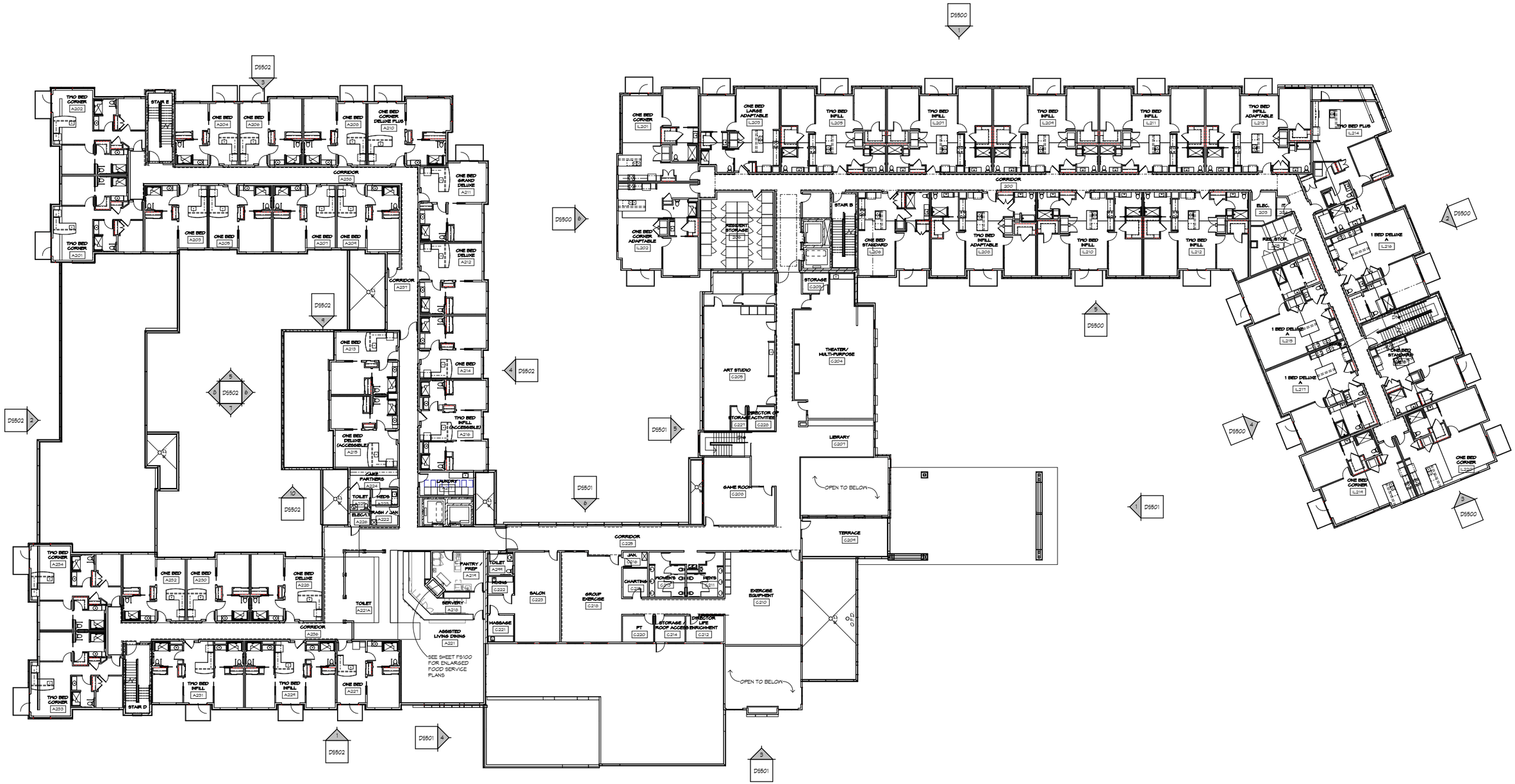
2400 Progress Parkway, Schaumburg, IL

1/16" FIRST FLOOR PLAN

REVISED: 21 NOV 2025

DS101

ARCHITECTURE



HarborChase of Schaumburg | Development Review Set

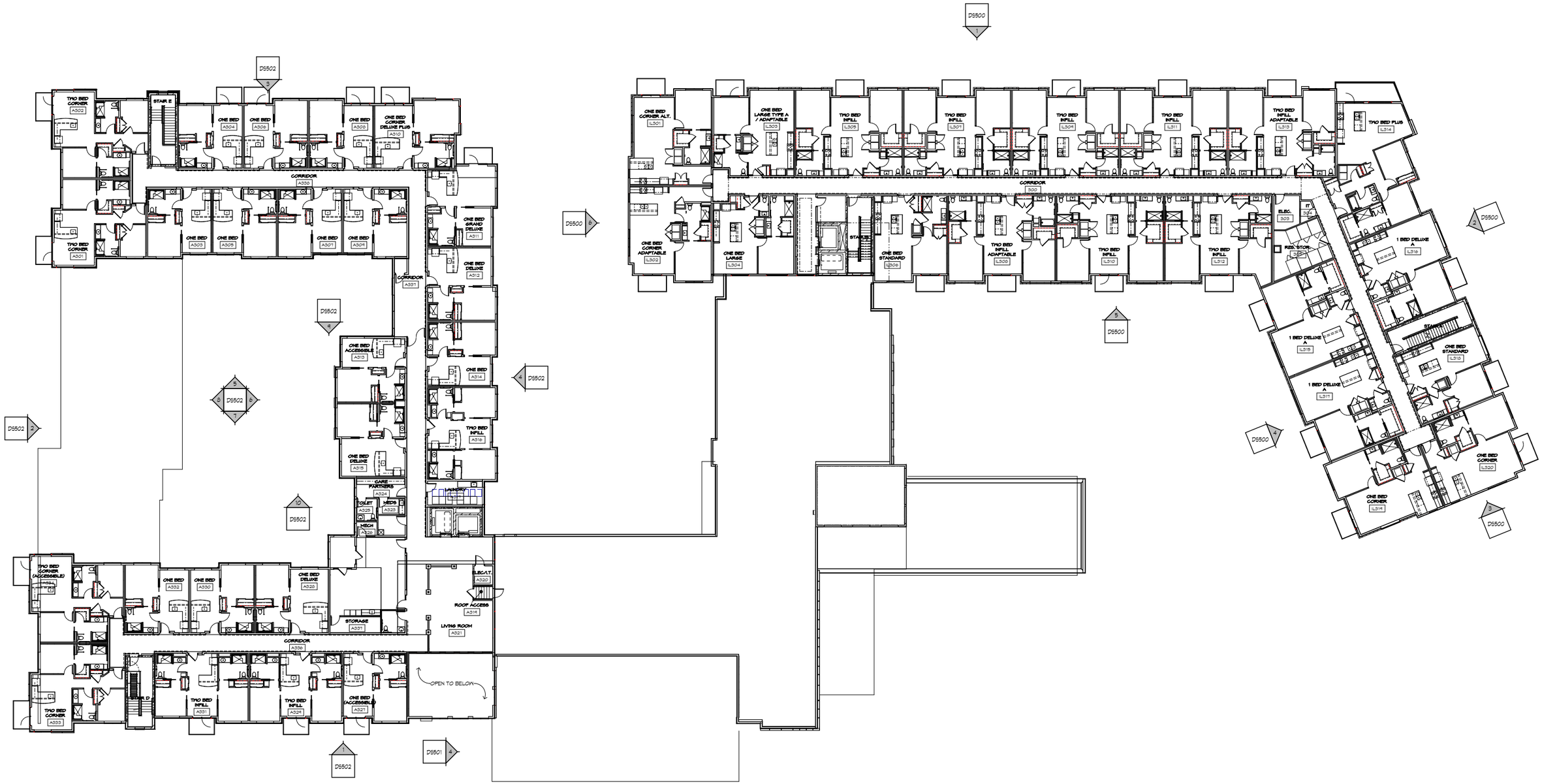
2400 Progress Parkway, Schaumburg, IL

1/16" SECOND FLOOR PLAN

REVISED: 21 NOV 2025

DS102

ARCHITECTURE



HarborChase of Schaumburg | Development Review Set

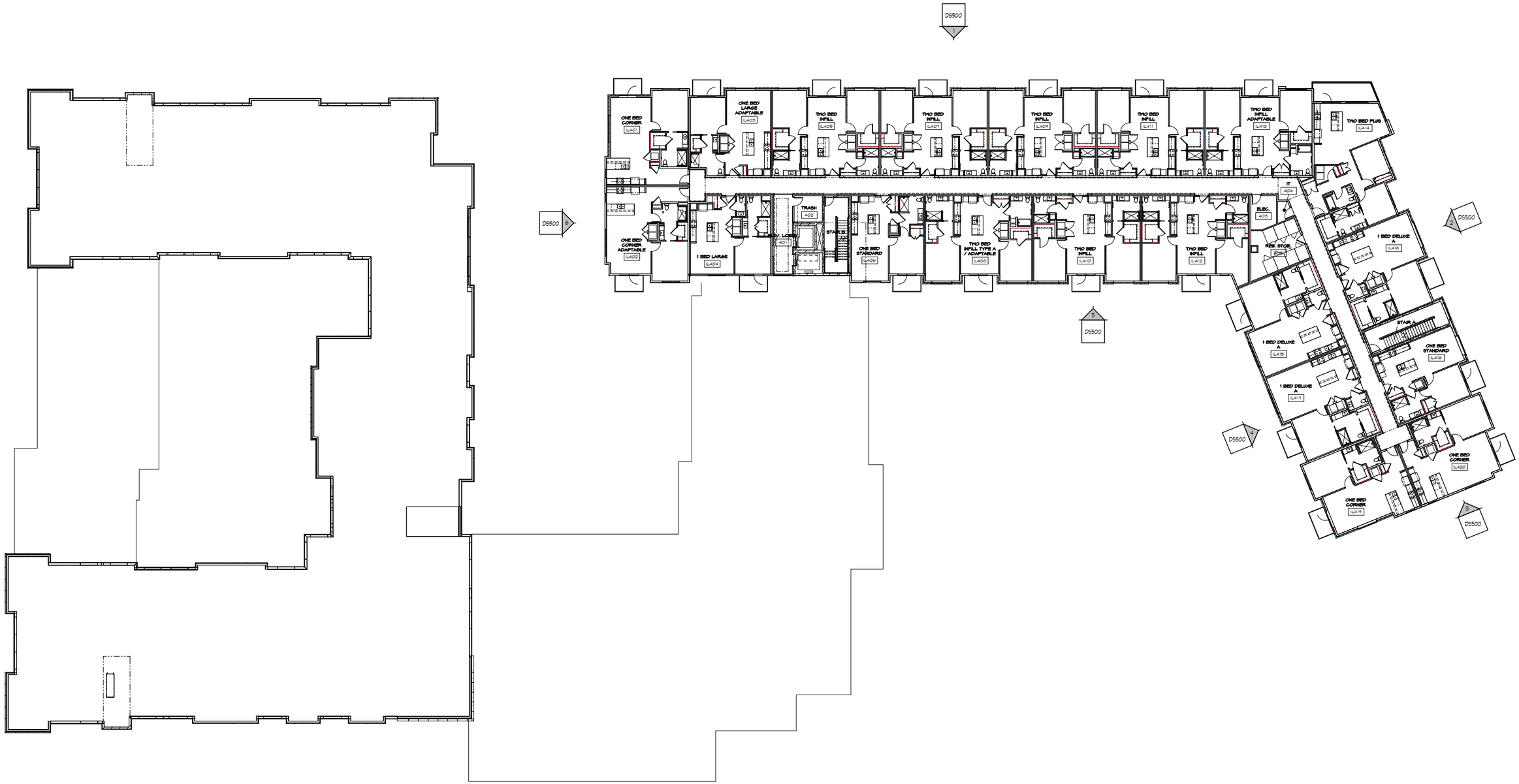
2400 Progress Parkway, Schaumburg, IL

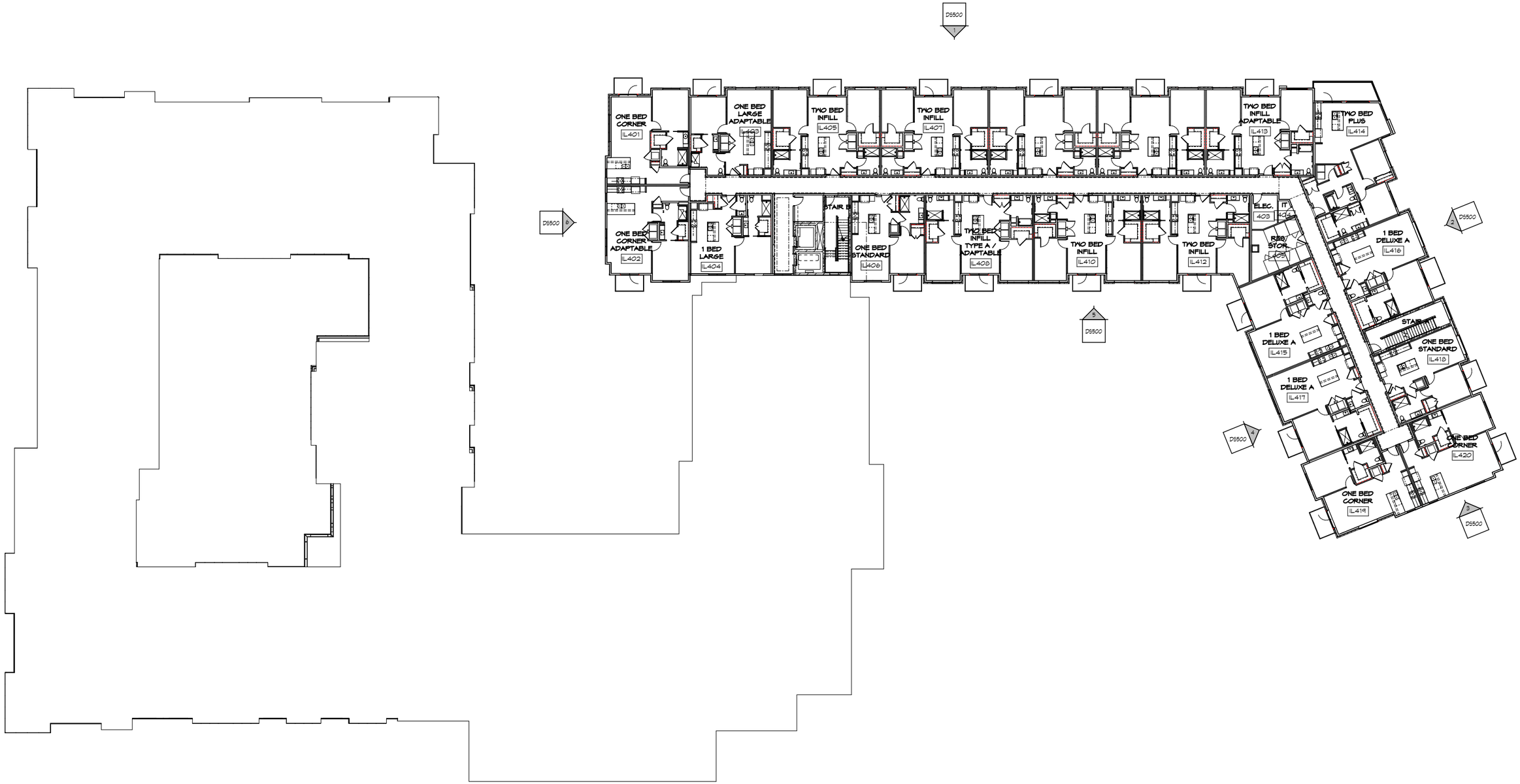
1/16" THIRD FLOOR PLAN

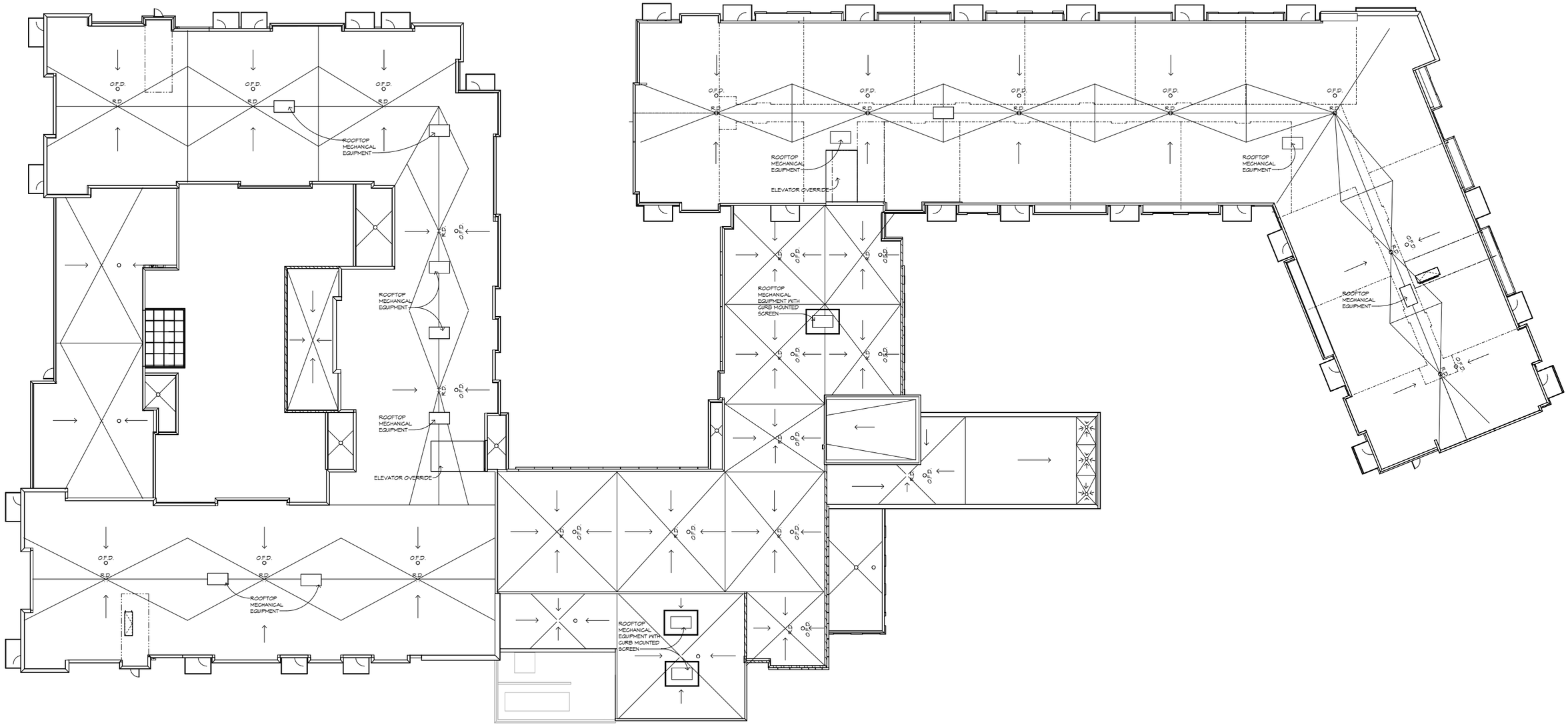
REVISED: 21 NOV 2025

DS103

ARCHITECTURE


D5500
1
ONE BED CORNER
L401
ONE BED LARGE ADAPTABLE
L405
TWO BED INFILL
L405
TWO BED INFILL
L407
TWO BED INFILL
L404
TWO BED INFILL
L411
TWO BED INFILL ADAPTABLE
L415
TWO BED PLUS
L414
IT
404
ELEC.
405
D5500
2
1 BED DELUXE A
L418
STAIR A
ONE BED STANDARD
L416
1 BED DELUXE A
L415
1 BED DELUXE A
L417
ONE BED CORNER
L420
ONE BED CORNER
L419
D5500
3
D5500
4
D5500
5
D5500
6
ONE BED CORNER ADAPTABLE
L402
1 BED LARGE
L404
LAUNDRY
407
TRASH
402
STAIR B
ONE BED STANDARD
L406
TWO BED INFILL TYPE A / ADAPTABLE
L409
TWO BED INFILL
L410
TWO BED INFILL
L412
RESV. STOR.
408


D5500
1
ONE BED CORNER
IL401
ONE BED LARGE ADAPTABLE
IL403
TWO BED INFILL
IL405
TWO BED INFILL
IL407
TWO BED INFILL ADAPTABLE
IL413
TWO BED PLUS
IL414
D5500
6
ONE BED CORNER ADAPTABLE
IL402
1 BED LARGE
IL404
STAIR B
ONE BED STANDARD
IL406
TWO BED INFILL TYPE A / ADAPTABLE
IL408
TWO BED INFILL
IL410
TWO BED INFILL
IL412
ELEC.
403
IT
404
R&B/ STOR.
405
D5500
5
D5500
2
1 BED DELUXE A
IL416
STAIR
1 BED DELUXE A
IL415
ONE BED STANDARD
IL418
1 BED DELUXE A
IL417
D5500
4
ONE BED CORNER
IL420
ONE BED CORNER
IL419
D5500
3


O.F.D.
R.D.
ROOFTOP MECHANICAL EQUIPMENT
ROOFTOP MECHANICAL EQUIPMENT WITH CURB MOUNTED SCREEN
ELEVATOR OVERRIDE

EXTERIOR ELEVATION GENERAL NOTES

1. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.

2. SEE SHEET AT120 FOR WINDOW SCHEDULE.

EXTERIOR ELEVATION KEY NOTES:

B	BRICK - GLEN-GERY - CABERNET BURGUNDY VELOUR
FC1	PRECAST PANEL CUSTOM FINISH - MCI-229-AL GOLD BUFF, MCI-229-SL GOLD BUFF, MCI-229-SM GOLD BUFF, MCI-229-SH GOLD BUFF
FS1	FIBER CEMENT SIDING - HARDIE PLANK SMOOTH NIGHT GRAY
FP1	FIBER CEMENT PANEL - HARDIE PANEL SMOOTH MOUNTAIN SAGE
FP2	FIBER CEMENT PANEL - HARDIE PANEL SMOOTH NIGHT GRAY
WP1	FIBER CEMENT WOOD LOOK PANEL - HARDIE WOODTONE RUSTIC SERIES WINCHESTER BROWN



6 DS500 EXTERIOR ELEVATION



5 DS500 EXTERIOR ELEVATION



4 DS500 EXTERIOR ELEVATION



3 DS500 EXTERIOR ELEVATION



2 DS500 EXTERIOR ELEVATION



1 DS500 EXTERIOR ELEVATION

EXTERIOR ELEVATION GENERAL NOTES

1. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.

2. SEE SHEET AT120 FOR WINDOW SCHEDULE.

EXTERIOR ELEVATION KEY NOTES:

B	BRICK - GLEN-GERY - CABERNET BURGUNDY VELOUR
PC1	PRECAST PANEL CUSTOM FINISH - MCI-229-AL GOLD BUFF, MCI-229-SL GOLD BUFF, MCI-229-SM GOLD BUFF, MCI-229-SH GOLD BUFF
FS1	FIBER CEMENT SIDING - HARDIE PLANK SMOOTH NIGHT GRAY
FP1	FIBER CEMENT PANEL - HARDIE PANEL SMOOTH MOUNTAIN SAGE
FP2	FIBER CEMENT PANEL - HARDIE PANEL SMOOTH NIGHT GRAY
WP1	FIBER CEMENT WOOD LOOK PANEL - HARDIE WOODTONE RUSTIC SERIES WINCHESTER BROWN



6 D5501 BUILDING ELEVATION

5 D5501 BUILDING ELEVATION

4 D5501 BUILDING ELEVATION

3 D5501 BUILDING ELEVATION

2 D5501 BUILDING ELEVATION

1 D5501 BUILDING ELEVATION

EXTERIOR ELEVATION GENERAL NOTES

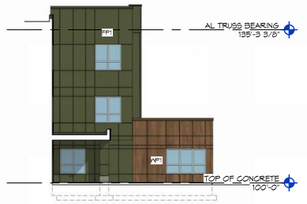
1. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.
2. SEE SHEET AT120 FOR WINDOW SCHEDULE.

EXTERIOR ELEVATION KEY NOTES:

B	BRICK - GLEN-GERY - CABERNET BURGUNDY VELOUR
FC1	PRECAST PANEL CUSTOM FINISH - MCI-224-AL GOLD BUFF, MCI-224-SL GOLD BUFF, MCI-224-SM GOLD BUFF, MCI-224-SH GOLD BUFF
FS1	FIBER CEMENT SIDING - HARDIE PLANK SMOOTH NIGHT GRAY
FP1	FIBER CEMENT PANEL - HARDIE PANEL SMOOTH MOUNTAIN SAGE
FP2	FIBER CEMENT PANEL - HARDIE PANEL SMOOTH NIGHT GRAY
WP1	FIBER CEMENT WOOD LOOK PANEL - HARDIE WOODTONE RUSTIC SERIES WINCHESTER BROWN



10 D5502 COURTYARD ELEVATION
1/16" = 1'-0"



9 D5502 COURTYARD ELEVATION
1/16" = 1'-0"



8 D5502 COURTYARD ELEVATION
1/16" = 1'-0"



7 D5502 COURTYARD ELEVATION
1/16" = 1'-0"



6 D5502 COURTYARD ELEVATION
1/16" = 1'-0"



5 D5502 COURTYARD ELEVATION
1/16" = 1'-0"



4 D5502 EAST ELEVATION
1/16" = 1'-0"



2 D5502 WEST ELEVATION



3 D5502 NORTH ELEVATION
1/16" = 1'-0"



1 D5502 SOUTH ELEVATION

1/16" EXTERIOR ELEVATIONS

REVISED: 21 NOV 2025

DS502

ARCHITECTURE



1/16" AXONOMETRIC

REVISED: 21 NOV 2025

DS503

ARCHITECTURE



1/16" AXONOMETRIC

REVISED: 21 NOV 2025
DS504


HarborChase







HarborChase of Schaumburg | Development Review Set

2400 Progress Parkway, Schaumburg, IL

EXTERIOR PERSPECTIVE - VIEW FROM THE POND

REVISED: 21 NOV 2025

DS703



EXTERIOR PERSPECTIVE - ASSISTED LIVING COURTYARD



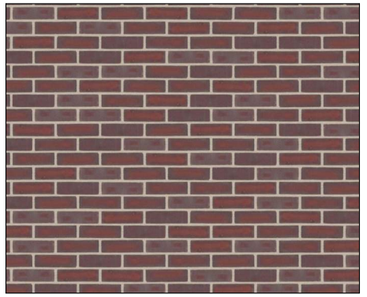
EXTERIOR MATERIAL BOARD



MOUNTAIN SAGE
FIBER CEMENT PANEL (FP1)



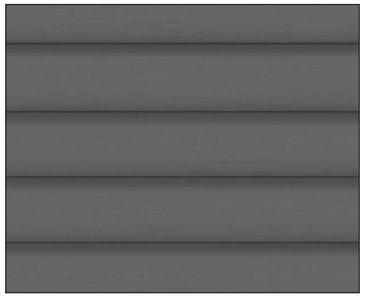
NIGHT GRAY
FIBER CEMENT PANEL(FP1)



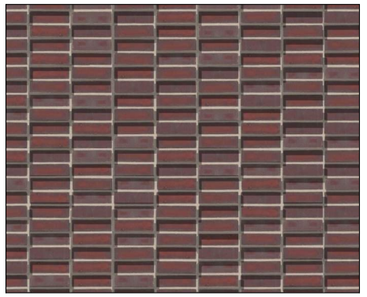
BRICK



PRECAST PANEL
FINISH (PC1)



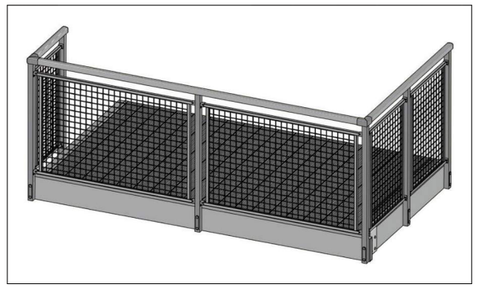
NIGHT GRAY
FIBER CEMENT LAP SIDING(FS1)



BRICK



WOOD LOOK
FIBER CEMENT PANEL(WP1)

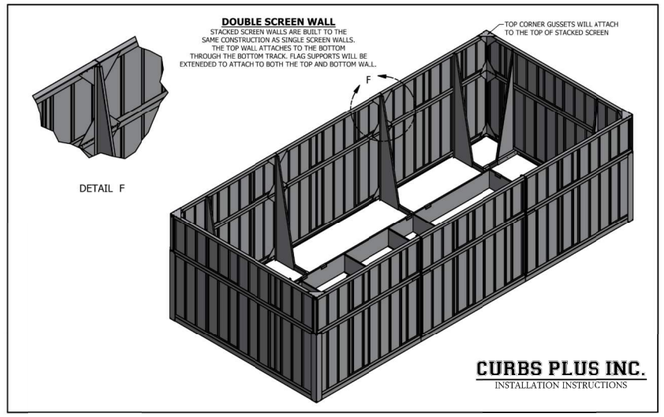


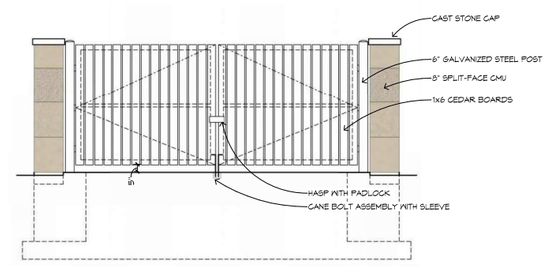
BALCONIES - IRON FINISH



ROOFTOP EQUIPMENT ENCLOSURE AT COMMONS ROOF

NOT TO SCALE





TRASH ENCLOSURE ELEVATION

2 / DS800

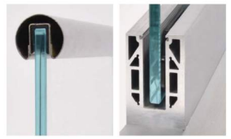
1/4" = 1'-0"

CRL GRS Glass Rail Glazing Systems

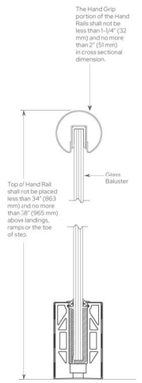
CRL Balustrades, Guard Rails, and Hand Rails

Not all CRL Glass Rail Systems and materials are suitable for each project specification and safety requirement. Since most building codes make clear the difference between Hand Rails and Guard Rails you should consult the local code. Normally Hand Rails are noted as used for guidance and suppor:, while Guard Rails are intended to prevent accidental falls.

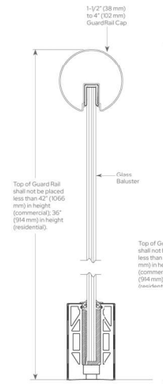
Typically, Hand Rail heights range between 34" (863 mm) and 38" (965 mm), while Guard Rails are typically 42" (1066 mm) in height. It is sometimes noted in the code that the Guard Rail must include a Hand Rail as well. Again, check your local codes before beginning any Hand Rail or Guard Rail project.



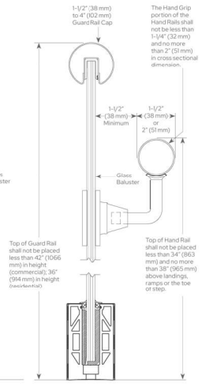
Hand Rail Balustrade
(Residential Stairs)



Guard Rail Balustrade
(Residential and Commercial)



Hand Rail/Guard Rail
(Residential and Commercial)



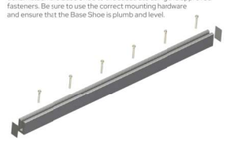
CRL GRS Glass Rail Glazing Systems



Basic Installation Instructions

1. Glass Railing Base Shoe Installation

Lay out the Base Shoe stock lengths or pre-fabricated shoe sections. Attach the Base Shoe to the substrate using the approved fasteners. Be sure to use the correct mounting hadware and ensure thut the Base Shoe is plumb and level.



2. Glass Panel Installation

There are two ways of installing the glass panelsinto the Base Shoe, CRLs Dry Glazed Method and CRLs Wet GlazedMethod. For Dry Glazed applications the TAPER-LOC® Tapers will self center the glass panels. The TLK12 Installation /Removal tool mechanically slides the tapers horizontally in the Base Shoe and compresses them together. During installation for Wet Glazed applications remember to plumb and level the glass panels in the Shoe before pouring the expanding cement.



3. Top Cap and Hand Rail Installation

Position the Top Cap and Hand Rail stock lengths or pre-fabricatec sections. Install the Top Cap with the supplied vinyl insert and structural silicone. This will help align the glass panels during installation. After the Top Cap has been completed, install the optional glass mounted Hand Rail Brackets along with the optional Hand Rail, align and position the Hand Rail as required before mechanically attaching in place.



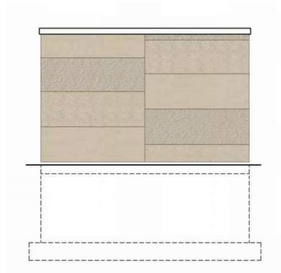
4. Complete

With proper care and maintenance the appearance of your GRS Glass Railing System will last for years. Go to crlaurence.com for Care and Cleaning Instructions.



GLASS RAILING FOR UNITS AT CORNER OF ALGONQUIN AND PROGRESS PARKWAY

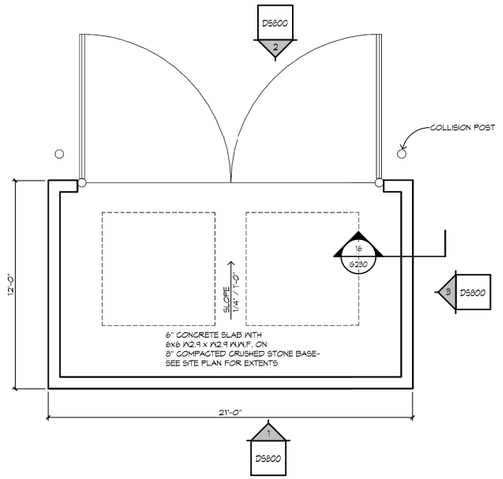
NOT TO SCALE



TRASH ENCLOSURE ELEVATION

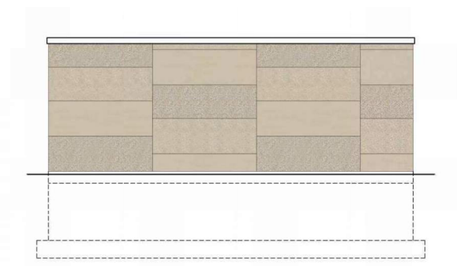
3 / DS800

1/4" = 1'-0"



TRASH ENCLOSURE PLAN

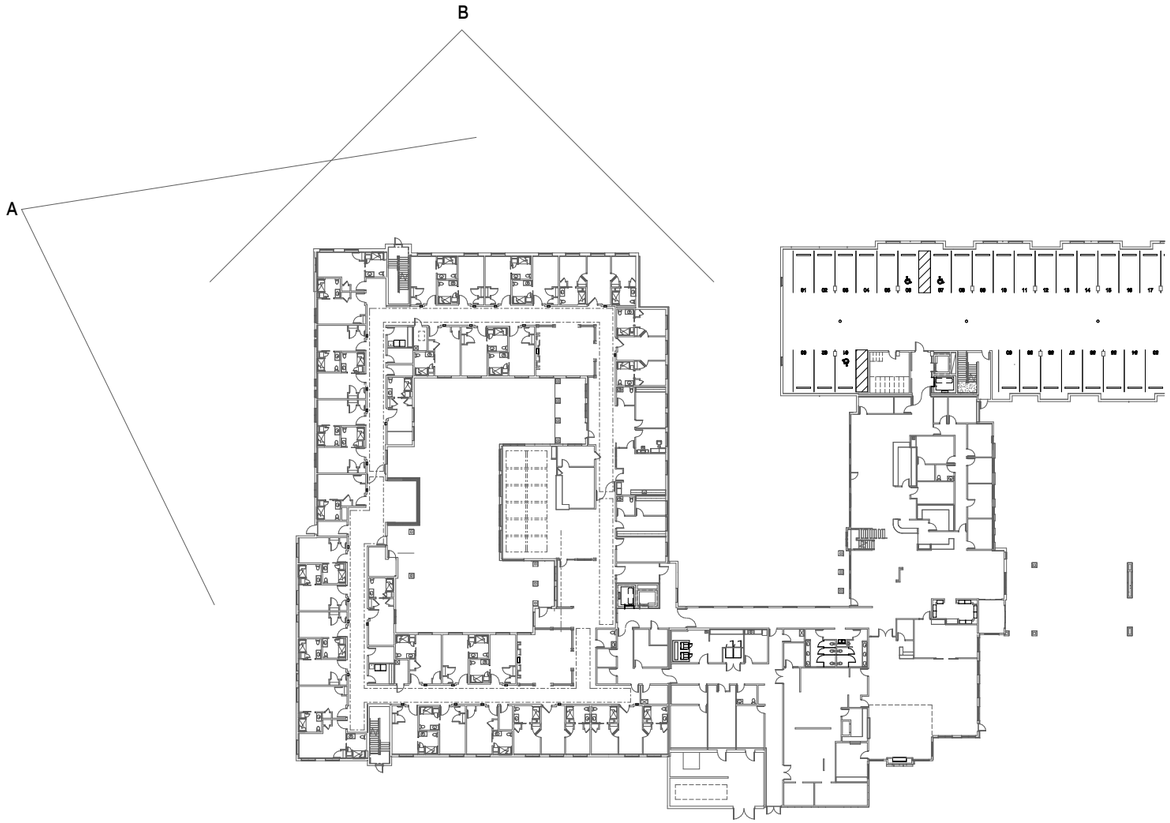
1/4" = 1'-0"



TRASH ENCLOSURE ELEVATION

1 / DS800

1/4" = 1'-0"

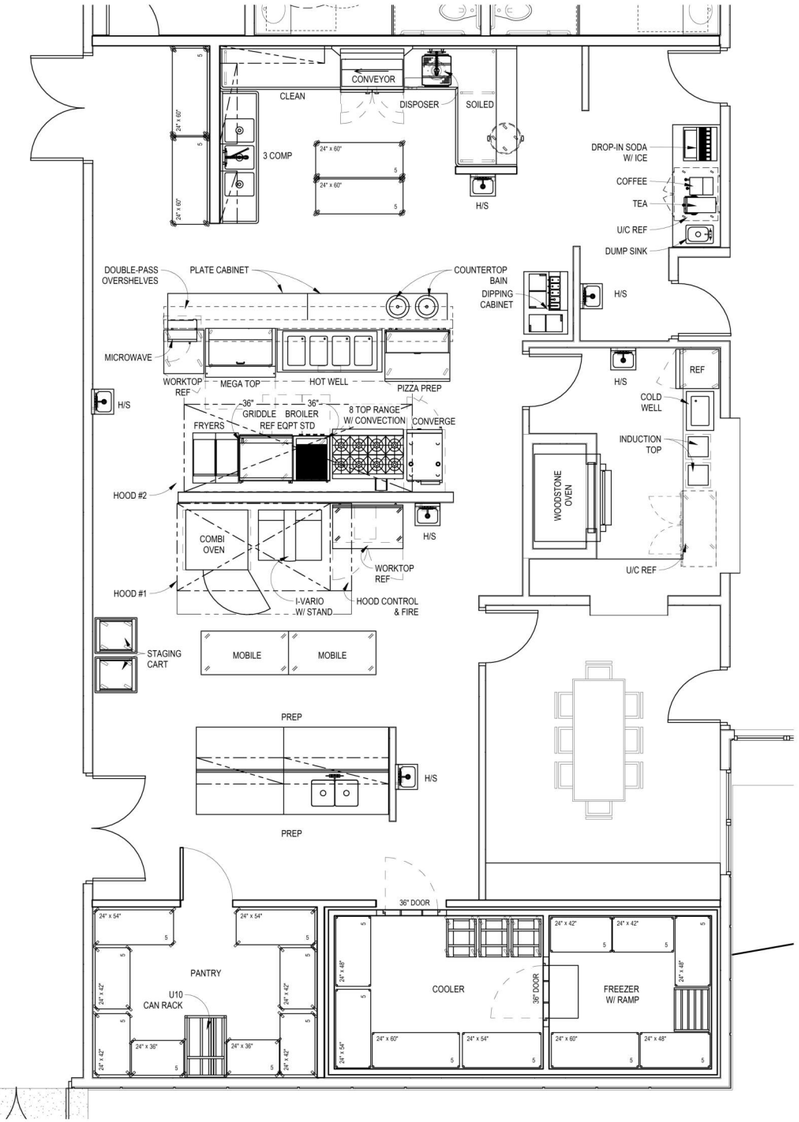




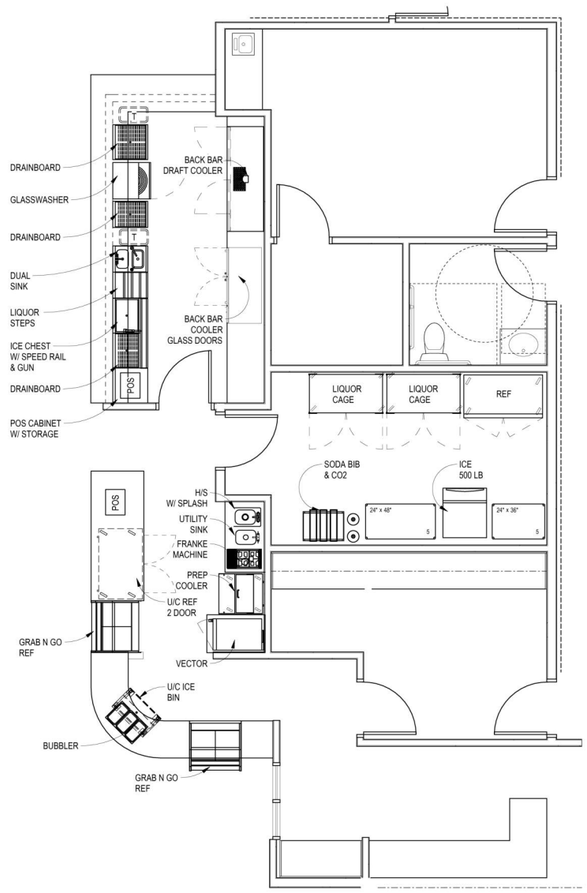
B. EYE LEVEL (5'-0") FRONT VIEW FROM ALGONQUIN



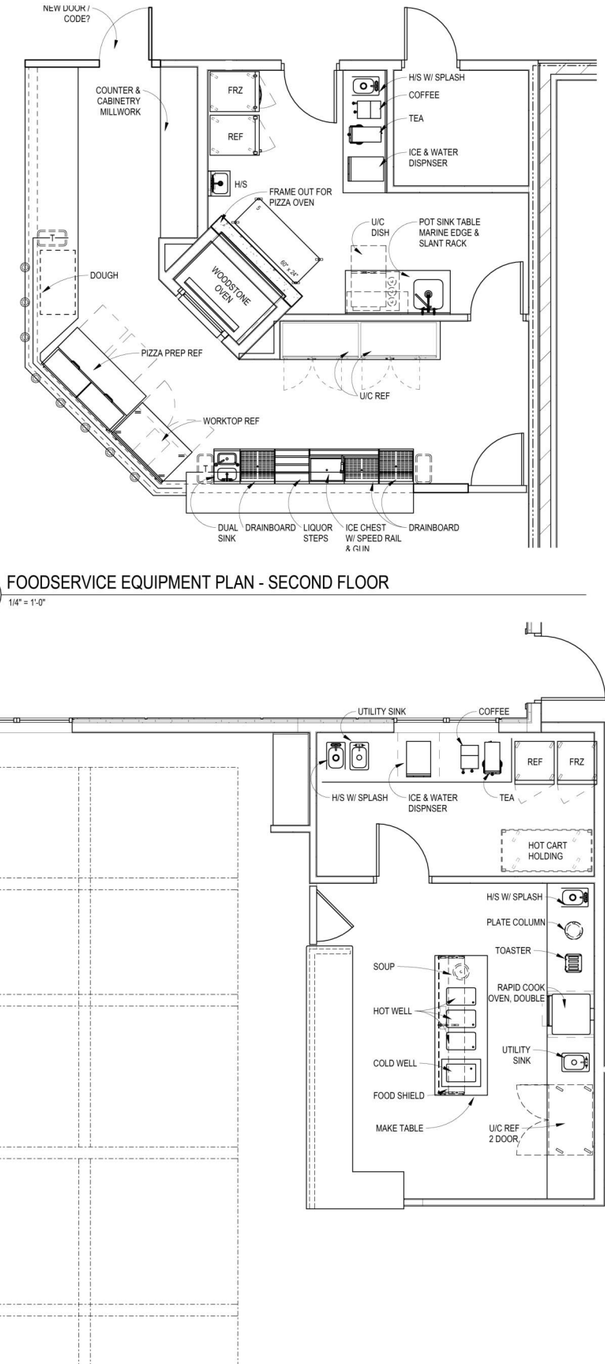
A. EYE LEVEL (5'-0") SIDE VIEW FROM ALGONQUIN



2 FOODSERVICE EQUIPMENT PLAN - FIRST FLOOR KITCHEN
1/4" = 1'-0"

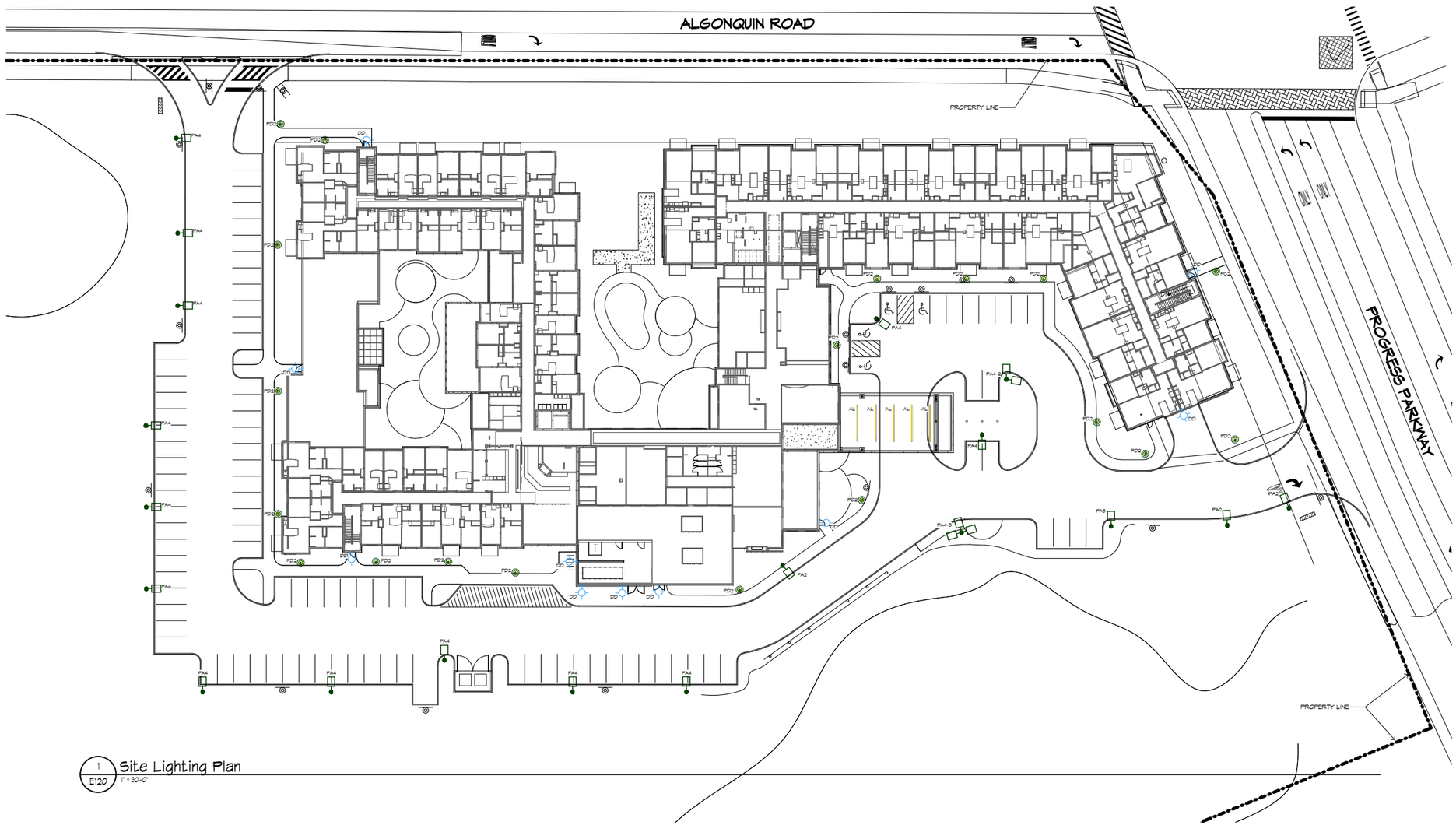


1 FOODSERVICE EQUIPMENT PLAN - FIRST FLOOR KITCHEN BISTRO BAR
1/4" = 1'-0"



4 FOODSERVICE EQUIPMENT PLAN - SECOND FLOOR
1/4" = 1'-0"

3 FOODSERVICE EQUIPMENT PLAN - FIRST FLOOR MEMORY CARE
1/4" = 1'-0"



1 E120 Site Lighting Plan
1" = 30'-0"

NOTES:
- ALL LIGHT POLES SHALL BE LOCATED AT LEAST 3.0 FEET FROM BACK OF CURB

ELECTRICAL SYMBOLS

- RECESSED FIXTURE
- POST TOP FIXTURE
- WALL MOUNTED FIXTURE
- SITE POLE MOUNTED FIXTURE

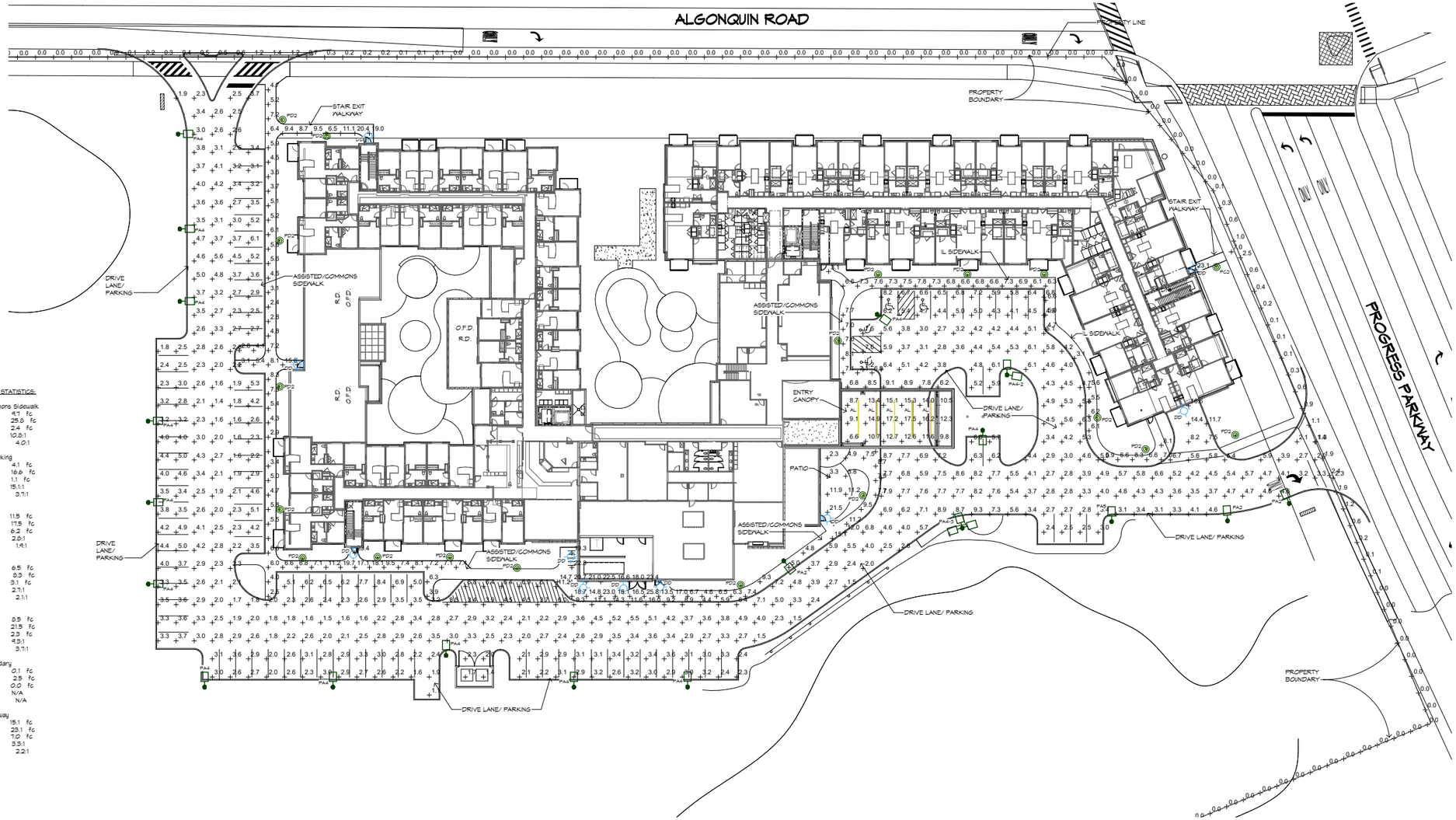
0 15 30 60

SITE - LIGHTING PLAN

REVISED: 21 NOV 2025

E120

ARCHITECTURE



PHOTOMETRIC STATISTICS:

Assisted/Commons Sidewalk		
Average	9.7	fc
Maximum	25.0	fc
Minimum	2.4	fc
Max/Min	10.4:1	
Average/Min	4.0:1	
Drive Lane/Parking		
Average	4.1	fc
Maximum	16.6	fc
Minimum	1.1	fc
Max/Min	15.1:1	
Average/Min	3.7:1	
Entry Canopy		
Average	11.5	fc
Maximum	17.5	fc
Minimum	6.2	fc
Max/Min	2.8:1	
Average/Min	1.4:1	
IL Sidewalk		
Average	6.5	fc
Maximum	8.3	fc
Minimum	5.1	fc
Max/Min	1.7:1	
Average/Min	1.1:1	
Patio		
Average	9.5	fc
Maximum	21.5	fc
Minimum	2.3	fc
Max/Min	9.3:1	
Average/Min	3.7:1	
Property Boundary		
Average	0.1	fc
Maximum	2.5	fc
Minimum	0.0	fc
Max/Min	N/A	
Average/Min	N/A	
Stair Exit Walkway		
Average	15.1	fc
Maximum	23.1	fc
Minimum	7.0	fc
Max/Min	3.3:1	
Average/Min	2.2:1	

1 E130 Site Photometric Plan
1" = 30'-0"

LIGHT FIXTURE SCHEDULE

TYPE MARK	WATTAGE	LUMENS	DESCRIPTION	LIGHT LOSS FACTOR	IES FILE	ARM LENGTH	TILT	LIGHT MOUNTING HEIGHT
AL	95 W	7500 lm	20' LINEAR - CANOPY	1.00	FSM2L-FL-375LF-35K-WH-4FT.ies	0 IN	0	19'-8"
DD	25 W	2072 lm	EXTERIOR WALL PATCK - TYPE IV	1.00	EDGE-4M-E_EDITABLE.ies	0 IN	0	8.5'
PA2	130 W	12258 lm	AREA/ROADWAY LUMINARE PARKING FIXTURE WITH TYPE II DISTRIBUTION 20'H STRAIGHT ALUMINUM POLE WITH 4" CONCRETE BASE STRAIGHT ALUMINUM POLE WITH CORROSION RESISTANT FINISH	1.00	EDGE-2M-E_EDITABLE.ies	9 IN	0	20'-4"
PA4	130 W	12258 lm	AREA/ROADWAY LUMINARE PARKING FIXTURE WITH TYPE IV DISTRIBUTION 20'H STRAIGHT ALUMINUM POLE WITH 4" CONCRETE BASE STRAIGHT ALUMINUM POLE WITH CORROSION RESISTANT FINISH	1.00	EDGE-4M-E_EDITABLE.ies	9 IN	0	20'-4"
PA4-2	260 W	24516 lm	AREA/ROADWAY LUMINARE - DUAL HEAD 98° APART PARKING FIXTURE WITH TYPE IV DISTRIBUTION 20'H STRAIGHT ALUMINUM POLE WITH 4" CONCRETE BASE STRAIGHT ALUMINUM POLE WITH CORROSION RESISTANT FINISH	1.00	EDGE-4M-E_EDITABLE.ies	9 IN	0	20'-4"
PA4-3	390 W	36774 lm	AREA/ROADWAY LUMINARE - THREE HEAD 90° APART PARKING FIXTURE WITH TYPE IV DISTRIBUTION 20'H STRAIGHT ALUMINUM POLE WITH 4" CONCRETE BASE STRAIGHT ALUMINUM POLE WITH CORROSION RESISTANT FINISH	1.00	EDGE-4M-E_EDITABLE.ies	9 IN	0	20'-4"
PA5	130 W	12895 lm	AREA/ROADWAY LUMINARE PARKING FIXTURE WITH TYPE V DISTRIBUTION 20'H STRAIGHT ALUMINUM POLE WITH 4" CONCRETE BASE STRAIGHT ALUMINUM POLE WITH CORROSION RESISTANT FINISH	1.00	EDGE-5M-E_EDITABLE.ies	9 IN	0	20'-4"
PC2	46 W	4143 lm	3.5'H x 9.5" DIA ROUND POST TOP TYPE II OPTICS	1.00	EDGE-2M-E_EDITABLE.ies	0 IN	0	3'-6"
PD2	66 W	5825 lm	15"H x 9.5" DIA ROUND POST TOP TYPE II OPTICS	1.00	EDGE-2M-E_EDITABLE.ies	0 IN	0	15'-1"

NOTES:
- ALL LIGHT POLES SHALL BE LOCATED AT LEAST 3.0 FEET FROM BACK OF CURB
- 0.0 FOOT ILLUMINANCE GRID ELEVATION
- ALL LIGHT POLE FOUNDATIONS TO BE NO HIGHER THAN 4" ABOVE GRADE

0 15 30 60

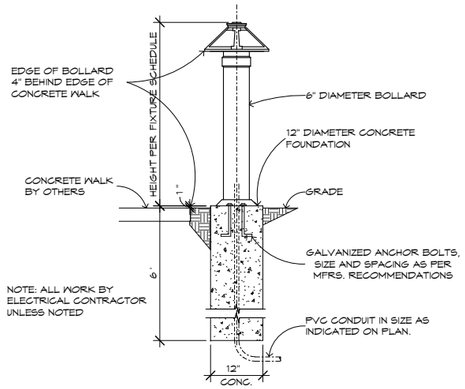
SITE PLAN PHOTOMETRICS

REVISED: 21 NOV 2025
E130

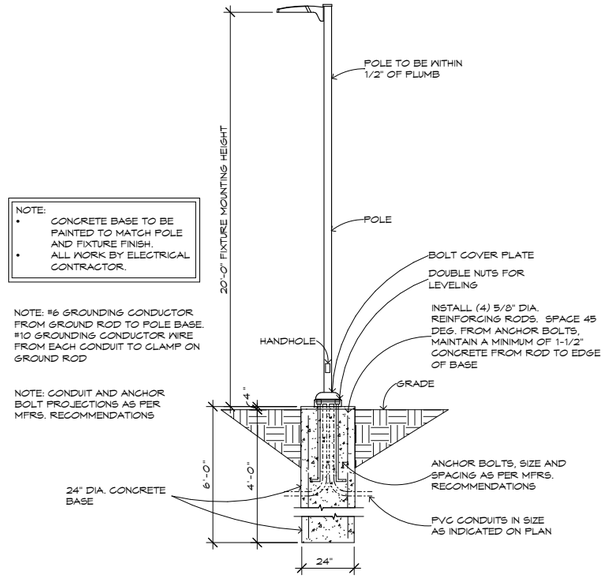
ARCHITECTURE

LIGHT FIXTURE SCHEDULE

TYPE MARK	LAMP QTY	WATTAGE	LUMENS	LAMP TYPE	COLOR TEMP	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LIGHT MOUNTING
AL	ARRAY	95 W	7500 lm	LED	3000 K	20' LINEAR - CANOPY	FOCAL POINT LIGHTING	FSM2LWL-FL-375LF-30K-1C-UNV-LD1-XFN-WH-20FT	120 V	CEILING
DD	ARRAY	25 W	2072 lm	LED	3000 K	EXTERIOR WALL PATCK - TYPE IV	CREE LIGHTING	SEC-EDG-4M-WM-02-E-UL-XX-350-30K	120 V	WALL 8.5' AFG
PA2	ARRAY	130 W	12258 lm	LED	3000 K	AREA/ROADWAY LUMINARE PARKING FIXTURE WITH TYPE II DISTRIBUTION 20'H STRAIGHT ALUMINUM POLE WITH 4" CONCRETE BASE STRAIGHT ALUMINUM POLE WITH CORROSION RESISTANT FINISH	CREE LIGHTING	ARE-EDG-2M-DA-12-E-UL-XX-350-PML2-30K	120 V	20' POLE
PA4	ARRAY	130 W	12258 lm	LED	3000 K	AREA/ROADWAY LUMINARE PARKING FIXTURE WITH TYPE II DISTRIBUTION 20'H STRAIGHT ALUMINUM POLE WITH 4" CONCRETE BASE STRAIGHT ALUMINUM POLE WITH CORROSION RESISTANT FINISH	CREE LIGHTING	ARE-EDG-4M-DA-12-E-UL-XX-350-PML2-30K	120 V	20' POLE
PA4-2	ARRAY	260 W	24516 lm	LED	3000 K	AREA/ROADWAY LUMINARE - DUAL HEAD 98° APART PARKING FIXTURE WITH TYPE IV DISTRIBUTION 20'H STRAIGHT ALUMINUM POLE WITH 4" CONCRETE BASE STRAIGHT ALUMINUM POLE WITH CORROSION RESISTANT FINISH	CREE LIGHTING	(2) ARE-EDG-4M-DA-12-E-UL-XX-350-PML2-30K	120 V	20' POLE
PA4-3	ARRAY	390 W	36774 lm	LED	3000 K	AREA/ROADWAY LUMINARE - THREE HEAD 90° APART PARKING FIXTURE WITH TYPE IV DISTRIBUTION 20'H STRAIGHT ALUMINUM POLE WITH 4" CONCRETE BASE STRAIGHT ALUMINUM POLE WITH CORROSION RESISTANT FINISH	CREE LIGHTING	(3) ARE-EDG-4M-DA-12-E-UL-XX-350-PML2-30K	120 V	20' POLE
PA5	ARRAY	130 W	12895 lm	LED	3000 K	AREA/ROADWAY LUMINARE PARKING FIXTURE WITH TYPE V DISTRIBUTION 20'H STRAIGHT ALUMINUM POLE WITH 4" CONCRETE BASE STRAIGHT ALUMINUM POLE WITH CORROSION RESISTANT FINISH	CREE LIGHTING	ARE-EDG-5M-DA-12-E-UL-XX-350-PML2-30K	120 V	20' POLE
PC2	ARRAY	46 W	4143 lm	LED	3000 K	3.5'H x 9.5" DIA ROUND POST TOP TYPE II OPTICS	CREE LIGHTING	ARE-EDR-2M-R5-04-E-UL-XX-350-30K	120 V	3.5' POLE
PD2	ARRAY	66 W	5825 lm	LED	3000 K	15"H x 9.5" DIA ROUND POST TOP TYPE II OPTICS	CREE LIGHTING	ARE-EDR-2MB-R5-06-E-UL-XX-350-30K	120 V	15' POLE



2 E200 POLE BASE DETAIL



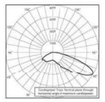
1 E200 POLE LIGHT DETAIL

THE EDGE® LED Area/Flood Luminaire

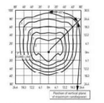
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: http://creelighting.com/products/outdoor/area/cree-edge-series-1

4M



RESTL Test Report #: PL10270-001B
ARE-EDG-4M-**-GL-E-LL-525-40K
Initial Delivered Lumens: 10,483



ARE-EDG-4M-**-UL-E-UL-525-40K
Mounting Height: 25 FT Arm A.F.G.
Initial Delivered Lumens: 17,504
Initial FC at grade

Type IV Medium Distribution

	3000K		4000K		5000K		5700K		TRL	
LED Count (x10)	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
350mA										
02	2,072	B1 U0 G1	2,501	B1 U0 G1	1,902	B1 U0 G1	2,551	B1 U0 G1	816	B0 U0 G0
04	4,143	B1 U0 G1	5,003	B2 U0 G1	3,803	B1 U0 G1	5,102	B2 U0 G1	1,633	B1 U0 G1
06	6,144	B2 U0 G1	7,418	B2 U0 G2	5,640	B2 U0 G1	7,565	B2 U0 G2	2,421	B1 U0 G1
08	8,192	B2 U0 G2	9,891	B2 U0 G2	7,519	B2 U0 G2	10,087	B2 U0 G2	3,228	B1 U0 G1
10	10215	B2 U0 G2	12,334	B3 U0 G2	9,377	B2 U0 G2	12,578	B3 U0 G2	4,025	B1 U0 G1
12	12258	B2 U0 G2	14,801	B3 U0 G3	11,252	B3 U0 G2	15,094	B3 U0 G3	4,830	B1 U0 G1
14	14211	B3 U0 G3	17,158	B3 U0 G3	13,044	B3 U0 G2	17,498	B3 U0 G3	5,599	B2 U0 G2
16	16241	B3 U0 G3	19,609	B3 U0 G3	14,908	B3 U0 G3	19,998	B4 U0 G3	6,399	B2 U0 G2
525mA										
02	2,143	B1 U0 G1	3,550	B1 U0 G1	2,702	B1 U0 G1	3,624	B1 U0 G1		N/A
04	5,886	B2 U0 G1	7,099	B2 U0 G2	5,403	B2 U0 G2	7,248	B2 U0 G2		N/A
06	8,729	B2 U0 G2	10,527	B3 U0 G3	8,012	B2 U0 G2	10,748	B3 U0 G3		N/A
08	11,638	B3 U0 G3	14,037	B3 U0 G3	10,683	B3 U0 G3	14,331	B3 U0 G3		N/A
10	14,513	B3 U0 G3	17,504	B3 U0 G3	13,322	B3 U0 G3	17,870	B3 U0 G3		N/A
12	17,415	B3 U0 G3	21,004	B4 U0 G4	15,986	B3 U0 G3	21,444	B4 U0 G4		N/A
14	20,189	B4 U0 G3	24,350	B4 U0 G4	18,532	B3 U0 G3	24,860	B4 U0 G4		N/A
16	23,074	B4 U0 G3	27,828	B4 U0 G4	21,179	B4 U0 G4	28,411	B4 U0 G4		N/A
700mA										
02	3,072	B1 U0 G1	4,189	B1 U0 G1	3,187	B1 U0 G1	4,275	B1 U0 G1		N/A
04	6,143	B2 U0 G1	8,379	B2 U0 G2	6,373	B2 U0 G1	8,549	B2 U0 G2		N/A
06	10,296	B3 U0 G2	12,425	B3 U0 G3	9,451	B3 U0 G2	12,678	B3 U0 G3		N/A

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf.

CREE LIGHTING

THE EDGE® LED Area/Flood Luminaire

Photometry

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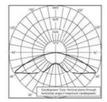
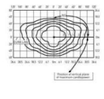
2M



RESTL Test Report #: PL10270-004B
ARE-EDG-2M-**-GL-525-40K
Initial Delivered Lumens: 10,053



ARE-EDG-2M-**-10-E-UL-525-40K
Mounting Height: 25 FT Arm A.F.G.
Initial Delivered Lumens: 17,504
Initial FC at grade

Type II Medium Distribution

	3098K		4000K		5000K		5700K		TRL	
LED Count (x10)	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
350mA										
02	2,072	B1 U0 G1	2,501	B1 U0 G1	1,902	B1 U0 G1	2,551	B1 U0 G1	316	B0 U0 G0
04	4,143	B2 U0 G1	5,003	B2 U0 G2	3,803	B1 U0 G1	5,102	B2 U0 G2	1,633	B1 U0 G1
06	6,144	B2 U0 G2	7,418	B2 U0 G2	5,640	B2 U0 G2	7,565	B2 U0 G2	2,421	B1 U0 G1
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525mA										
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12	17,415	B3 U0 G3	21,004	B4 U0 G4	15,986	B3 U0 G3	21,444	B4 U0 G4		N/A
14	20,189	B4 U0 G3	24,350	B4 U0 G4	18,532	B3 U0 G3	24,860	B4 U0 G4		N/A
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700mA										
02	3,072	B1 U0 G1	4,189	B2 U0 G1	3,187	B1 U0 G1	4,275	B2 U0 G2		N/A
04	6,143	B2 U0 G2	8,379	B2 U0 G2	6,373	B2 U0 G2	8,549	B3 U0 G3		N/A
06	10,296	B3 U0 G3	12,425	B3 U0 G3	9,451	B3 U0 G3	12,678	B3 U0 G3		N/A

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** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf.

Website: creelighting.com
US: (800) 236-4800 **Canada:** (800) 473-1234

CREE LIGHTING

THE EDGE® LED Area/Flood Luminaire

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile, minimizing wind load requirements
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartment and high performance heat sinks
- DA and DL mount utilizes convenient interlocking mounting method. Mounting is rugged die cast aluminum, mounts to 3-6" (76-152mm) square or round pole and secures to pole with 5/16-18 UNC bolts spaced on 2" (51mm) centers
- AA and SA mounts are rugged die cast aluminum and mount to 2" (51mm) IP, 2.375" (60mm) O.D. tenons
- Includes leaf/debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver, and white are available
- **Weight:** See Dimensions and Weight Charts on pages 1 and 22

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- DA and DL mounts designed with integral weathertight electrical box with terminal strips (12Ga-20Ga) for easy power hookup
- Integral 10kV/3kA surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- **Maximum 10V Source Current:** 20 LED (350mA): 10mA; 20 LED (525 & 700mA) and 40-80 LED: 0.15mA; 100-160 LED: 0.30mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without P or R options
- Consult factory for CE Certified products
- ANSI C136.2 10kV/3kA surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- RoHS compliant. Consult factory for additional details
- Assembled in the USA by Cree Lighting from US and imported parts
- Some configurations meet requirements of BAA and/or BABA. Consult factory when needed for a project: www.creelighting.com/BAA-BABA

CA RESIDENTS WARNING: Cancer and Reproductive Harm – www.p65warnings.ca.gov.

Electrical Data*

LED Count (x10)	CCT	System Watts 120-480V	Total Current (A) 120V	208V	240V	277V	347V	480V
350mA								
02	30K/40K/50K/57K	25	0.21	0.13	0.11	0.10	0.08	0.07
	TRL	19	0.16	0.09	0.08	0.07	0.05	0.04
04	30K/40K/50K/57K	46	0.36	0.23	0.21	0.20	0.15	0.12
	TRL	35	0.29	0.17	0.15	0.13	0.10	0.07
06	30K/40K/50K/57K	66	0.52	0.31	0.28	0.26	0.20	0.15
	TRL	50	0.41	0.24	0.21	0.18	0.14	0.10
08	30K/40K/50K/57K	90	0.75	0.44	0.38	0.34	0.26	0.20
	TRL	68	0.57	0.33	0.28	0.25	0.20	0.14
10	30K/40K/50K/57K	110	0.92	0.53	0.47	0.41	0.32	0.24
	TRL	83	0.69	0.40	0.35	0.30	0.24	0.17
12	30K/40K/50K/57K	130	1.10	0.63	0.55	0.48	0.38	0.28
	TRL	99	0.82	0.48	0.41	0.36	0.28	0.21
14	30K/40K/50K/57K	158	1.32	0.77	0.68	0.62	0.47	0.35
	TRL	120	1.00	0.58	0.50	0.43	0.34	0.25
16	30K/40K/50K/57K	179	1.49	0.87	0.77	0.68	0.53	0.39
	TRL	136	1.13	0.65	0.57	0.49	0.39	0.28
525mA								
02	30K/40K/50K/57K	37	0.30	0.19	0.17	0.16	0.12	0.10
04	30K/40K/50K/57K	70	0.58	0.34	0.31	0.28	0.21	0.16
06	30K/40K/50K/57K	101	0.84	0.49	0.43	0.38	0.30	0.22
08	30K/40K/50K/57K	133	1.13	0.66	0.58	0.51	0.39	0.28
10	30K/40K/50K/57K	171	1.43	0.83	0.74	0.66	0.50	0.38
12	30K/40K/50K/57K	202	1.69	0.98	0.86	0.77	0.59	0.44
14	30K/40K/50K/57K	232	1.94	1.12	0.98	0.87	0.68	0.50
16	30K/40K/50K/57K	263	2.21	1.27	1.11	0.97	0.77	0.56
700mA								
02	30K/40K/50K/57K	50	0.41	0.25	0.22	0.20	0.15	0.12
04	30K/40K/50K/57K	93	0.78	0.46	0.40	0.36	0.27	0.20
06	30K/40K/50K/57K	134	1.14	0.65	0.57	0.50	0.39	0.29

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/- 10%.

THE EDGE® Series Ambient Adjusted Lumen Maintenance¹

Ambient	CCT	Initial LMF²	25K hr Reported² LMF	50K hr Reported² LMF	75K hr Reported²/ Extrapolated³ LMF	100K hr Extrapolated³ LMF
5°C (41°F)	30K/40K/50K/57K	1.04	1.03	1.03	1.03⁺	1.03
	TRL	1.04	1.04	1.04	1.04⁺	1.04
10°C (50°F)	30K/40K/50K/57K	1.03	1.02	1.02	1.02⁺	1.02
	TRL	1.04	1.04	1.04	1.04⁺	1.04
15°C (59°F)	30K/40K/50K/57K	1.02	1.01	1.01	1.01⁺	1.01
	TRL	1.03	1.03	1.03	1.03⁺	1.03
20°C (68°F)	30K/40K/50K/57K	1.01	0.99	0.99	0.99⁺	0.99
	TRL	1.01	1.01	1.01	1.01⁺	1.01
25°C (77°F)	30K/40K/50K/57K	1.00	0.98	0.98	0.98⁺	0.98
	TRL	1.00	1.00	1.00	1.00⁺	1.00

¹ Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
² In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to six times the tested duration in the IES LM-80 report for the LED.
³ Estimated values are calculated and represent time durations that exceed the six test duration of the LED.

Website: creelighting.com
US: (800) 236-4800 **Canada:** (800) 473-1234

CREE LIGHTING

THE EDGE® Series

LED Area/Flood Luminaire

PA2, PA4, PA4-2, PA5RR

Rev. Date: V14 06/24/2024

Product Description

THE EDGE® Series has a slim, low profile design, for rugged cast aluminum heating minimizing wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/debris guard.
Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways.

Performance Summary

Patented NanoOptic® Product Technology

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: Up to 33,946 lumens

Input Power: 19 - 263 Watts

CRI: Minimum 70 CRI (4000K & 5700K), 80 CRI (3000K), 90 CRI (5000K)

CCT: Turtle Friendly Amber, 3000K (+/- 300K), 4030K (+/- 300K), 5000K (+/- 500K), 5700K (+/- 500K) standard

Limited Warranty*: 10 years for luminaire/10 years for Colorfast DeltaGuard® finish/5 years for PML sensors[1] year on accessories

* See https://www.creelighting.com/resources/warranties/ for warranty terms

Accessories

Field-Installed

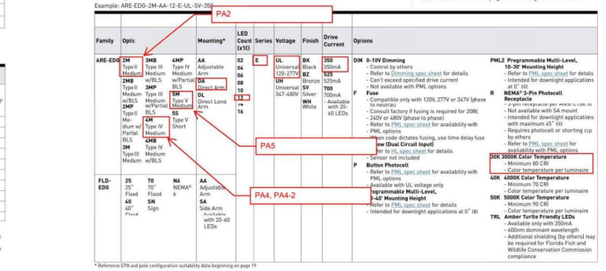
Bird Spikes
AA-BRDSPK
Hand-Held Remote
AA-SENSREM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Backlight Control Shields
AA-2080,S-4
- 2080 or S-4
- Engraved stainless steel

Shorting Cap
SA-XSLSHRT
NEMA® 3-Pin Photocell
C-ACC-4-PCELL-NEMA3-LV
- On/off functionality only
- Available with UL voltage only

Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

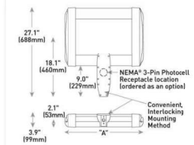


Family	Optic			Mounting*		LED Count (x10)	Series	Voltage	Finish	Drive Current	Options	
ARE-EDG-	2M	Type II Medium	3MB	Type III Medium w/BLS	4MP	Type IV Medium w/Partial BLS	AA	Adjustable Arm	02 04 06 08 10 12 14 16	E	UL Universal 120-277V	BK Black BZ Bronze SV Silver WH White	350 350mA 525 525mA 700 700mA - Available with 20-40 LEDs	DIM 0-10V Dimming - Control by others - Refer to PML spec sheet for details - Can't exceed specified drive current - Not available with PML options
	2MB	Type II Medium w/BLS	3MP	Type III Medium w/Partial BLS	5M	Type V Medium	DA	Direct Arm			UN Universal: 347-480V			F Fuse - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - Refer to PML spec sheet for availability with PML options - When code dictates fusing, use time delay fuse
	3M	Type III Medium	4M	Type IV Medium	5MP	Type V Medium w/Partial BLS	DL	Direct Long Arm						
	3MP	Type III Medium w/Partial BLS	4MB	Type IV Medium w/BLS	5S	Type V Short								
	4M	Type IV Medium	4MP	Type IV Medium w/Partial BLS										
	4MB	Type IV Medium w/BLS												
	2M	Type II Medium w/BLS												
FLD-EDG	25	25° Flood	70	70° Flood	N6	NEMA® 6	AA	Adjustable Arm						P Button Photocell - Refer to PML spec sheet for availability with PML options - Available with UL voltage only
	40	40° Flood	SN	Side Arm			SA	Side Arm Available with 20-40 LEDs						PHL2 Programmable Multi-Level, 10-30' Mounting Height - Refer to Dimming spec sheet for details - Intended for downlight applications with maximum 45° tilt
														R NEMA® 3-Pin Photocell Receptacle - Not available with SA mount - Not available with PML options - Intended for downlight applications with maximum 45° tilt - Requires photocell or shorting cap by others - Refer to PML spec sheet for availability with PML options
														30K 3000K Color Temperature - Minimum 80 CRI - Color temperature per luminaire
														40K 4200K Color Temperature - Minimum 70 CRI - Color temperature per luminaire
														50K 5000K Color Temperature - Minimum 90 CRI - Color temperature per luminaire
														TRL Amber Turtle Friendly LEDs - Available only with 350mA - 600nm dominant wavelength - Additional shielding (by others) may be required for Florida Fish and Wildlife Conservation Commission compliance

* Reference EPA and pole configuration suitability data beginning on page 19

DA Mount





LED Count (x10)	Rim "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

AA/DL/SA Mount - see page 22 for weight & dimensions

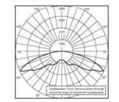
CREE LIGHTING

THE EDGE® LED Area/Flood Luminaire

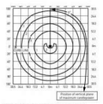
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: http://creelighting.com/products/outdoor/area/cree-edge-series-1

5M



RESTL Test Report #: PL09385-001
ARE-EDG-5M-**-Gs-E-UL-700-40K
Initial Delivered Lumens: 13,136



ARE-EDG-5M-**-10-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 19,413
Initial FC at grade

Type V Medium Distribution

	3000K		4000K		5000K		5700K		TRL	
LED Count (x10)	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
350mA										
02	2,179	B2 U0 G1	2,631	B2 U0 G1	2,000	B1 U0 G1	2,683	B2 U0 G1	859	B1 U0 G1
04	4,358	B3 U0 G1	5,262	B3 U0 G1	4,001	B2 U0 G1	5,367	B3 U0 G1	1,717	B1 U0 G1
06	6,663	B3 U0 G1	7,804	B3 U0 G2	5,932	B3 U0 G1	7,958	B3 U0 G2	2,547	B2 U0 G1
08	8,617	B3 U0 G2	10,405	B4 U0 G2	7,910	B3 U0 G2	10,611	B4 U0 G2	3,395	B2 U0 G1
10	10,744	B4 U0 G2	12,975	B4 U0 G2	9,864	B3 U0 G2	13,232	B4 U0 G2	4,234	B3 U0 G1
12	12,895	B4 U0 G2	15,573	B4 U0 G3	11,836	B4 U0 G2	15,878	B4 U0 G3	5,081	B3 U0 G1
14	14,949	B4 U0 G3	18,060	B4 U0 G3	13,722	B4 U0 G2	18,407	B4 U0 G3	5,890	B3 U0 G1
16	17,085	B4 U0 G3	20,628	B5 U0 G3	15,682	B4 U0 G3	21,037	B5 U0 G3	6,732	B3 U0 G2
525mA										
02	3,096	B2 U0 G1	3,736	B3 U0 G1	2,842	B2 U0 G1	3,812	B3 U0 G1		N/A
04	6,192	B3 U0 G1	7,468	B3 U0 G2	5,684	B3 U0 G1	7,625	B3 U0 G2		N/A
06	9,182	B3 U0 G2	11,076	B4 U0 G2	8,428	B3 U0 G2	11,306	B4 U0 G2		N/A
08	12,243	B4 U0 G2	14,766	B4 U0 G2	11,238	B4 U0 G2	15,075	B4 U0 G3		N/A
10	15,267	B4 U0 G3	18,413	B4 U0 G3	14,014	B4 U0 G2	18,799	B4 U0 G3		N/A
12	18,320	B4 U0 G3	22,095	B5 U0 G3	16,816	B4 U0 G3	22,558	B5 U0 G3		N/A
14	21,238	B5 U0 G3	25,615	B5 U0 G3	19,495	B4 U0 G3	26,151	B5 U0 G3		N/A
16	24,272	B5 U0 G3	29,274	B5 U0 G3	22,280	B5 U0 G3	29,867	B5 U0 G3		N/A
700mA										
02	3,652	B3 U0 G1	4,407	B3 U0 G1	3,352	B2 U0 G1	4,497	B3 U0 G1		N/A
04	7,304	B3 U0 G2	8,814	B3 U0 G2	6,704	B3 U0 G2	8,993	B3 U0 G2		N/A
06	10,831	B4 U0 G2	13,073	B4 U0 G2	9,941	B3 U0 G2	13,336	B4 U0 G2		N/A

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf.

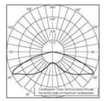
Website: creelighting.com
US: (800) 236-4800 **Canada:** (800) 473-1234

CREE LIGHTING

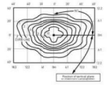
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: https://www.creelighting.com/products/outdoor/wall-mount/the-edge-series-5/

2M



RESTL Test Report #: PL10270-00AB
ARE-EDG-2M-**-06-E-UL-525-40K
Initial Delivered Lumens: 19,053



SEC-EDG-2M-**-06-E-UL-700-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 12,425
Initial FC at grade

Type II Medium Distribution										
	3000K		4000K		5000K		5700K		TRL	
LED Count [x10]	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
350mA										
02	2,072	B1 U0 G1	2,501	B1 U0 G1	1,992	B1 U0 G1	2,051	B1 U0 G1	814	B0 U0 G0
04	4,143	B2 U0 G1	5,003	B2 U0 G2	3,803	B1 U0 G1	5,102	B2 U0 G2	1,433	B1 U0 G1
06	6,144	B2 U0 G2	7,418	B2 U0 G2	5,640	B2 U0 G2	7,565	B2 U0 G2	2,421	B1 U0 G1
08	8,192	B2 U0 G2	9,891	B3 U0 G3	7,519	B2 U0 G2	10,087	B3 U0 G3	3,228	B1 U0 G1
10	10,215	B3 U0 G3	12,334	B3 U0 G3	9,377	B3 U0 G3	12,578	B3 U0 G3	4,025	B2 U0 G1
12	12,258	B3 U0 G3	14,801	B3 U0 G3	11,252	B3 U0 G3	15,094	B3 U0 G3	4,830	B2 U0 G2
525mA										
02	2,943	B1 U0 G1	3,550	B1 U0 G1	2,702	B1 U0 G1	3,624	B1 U0 G1	N/A	
04	5,886	B2 U0 G2	7,099	B2 U0 G2	5,403	B2 U0 G2	7,248	B2 U0 G2	N/A	
06	8,729	B3 U0 G3	10,527	B3 U0 G3	8,012	B2 U0 G2	10,748	B3 U0 G3	N/A	
08	11,638	B3 U0 G3	14,037	B3 U0 G3	10,683	B3 U0 G3	14,331	B3 U0 G3	N/A	
700mA										
02	3,472	B1 U0 G1	4,189	B2 U0 G1	3,187	B1 U0 G1	4,275	B2 U0 G2	N/A	
04	6,943	B2 U0 G2	8,379	B2 U0 G2	6,373	B2 U0 G2	8,549	B3 U0 G3	N/A	
06	10,296	B3 U0 G3	12,425	B3 U0 G3	9,451	B3 U0 G3	12,678	B3 U0 G3	N/A	

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

CREE LIGHTING

Product Specifications

CONSTRUCTION & MATERIALS
- Slim, low profile design
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartment and high performance aluminum heat sinks specifically designed for LED applications
- Housing is rugged aluminum
- Furnished with low copper, light weight mounting box designed for installation over standard and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Allows mounting for uplight or downlight
- Designed and approved for easy through-wiring
- Includes leaf/debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultradurable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and white are available
- **Weight:** See Dimensions and Weight Chart on page 1

ELECTRICAL SYSTEM
- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral weathertight J-Box with leads (wire nuts) for easy power hook up
- Integral 10kV/5kA surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- **Maximum 10V Source Current:** 20 LED (350mA): 10mA; 20LED (525 & 700 mA) and 40-120 LED: 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS
- cULus Listed
- Suitable for wet locations
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Enclosure rated IP66 per IEC 60529 when ordered without P or PML options
- ANSI C136.2 10kV/5kA surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- DLC qualified with select SKUs. Refer to https://qpl.cesinglights.org/solid-state-lighting for most current information
- RoHS compliant. Consult factory for additional details
- Assembled in the USA by Cree Lighting from US and imported parts
- some consycurarions meet requirements or BAA and/or TAA. Consult factory when needed for a project: www.creelighting.com/BAA-BABA
- ⚠ **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*							
LED Count [x10]	CCT	System Watts 120-480V	Total Current (A) 120V	208V	240V	277V	347V	480V
350mA								
02	30K/40K/50K/57K	25	0.21	0.13	0.11	0.10	0.08	0.07
	TRL	19	0.14	0.09	0.08	0.07	0.05	0.04
04	30K/40K/50K/57K	46	0.36	0.23	0.21	0.20	0.15	0.12
	TRL	35	0.29	0.17	0.15	0.13	0.10	0.07
06	30K/40K/50K/57K	66	0.51	0.31	0.28	0.26	0.20	0.15
	TRL	50	0.41	0.24	0.21	0.18	0.14	0.10
08	30K/40K/50K/57K	90	0.75	0.44	0.38	0.34	0.26	0.20
	TRL	68	0.57	0.33	0.28	0.25	0.20	0.14
10	30K/40K/50K/57K	110	0.91	0.53	0.47	0.41	0.32	0.24
	TRL	83	0.69	0.40	0.35	0.30	0.24	0.17
12	30K/40K/50K/57K	130	1.10	0.63	0.55	0.48	0.38	0.28
	TRL	99	0.82	0.48	0.41	0.36	0.28	0.21
525mA								
02	30K/40K/50K/57K	37	0.30	0.19	0.17	0.16	0.12	0.10
04	30K/40K/50K/57K	70	0.58	0.34	0.31	0.28	0.21	0.16
06	30K/40K/50K/57K	101	0.84	0.49	0.43	0.38	0.30	0.22
08	30K/40K/50K/57K	133	1.13	0.66	0.58	0.51	0.39	0.28
700mA								
02	30K/40K/50K/57K	50	0.41	0.25	0.22	0.20	0.15	0.12
04	30K/40K/50K/57K	93	0.78	0.46	0.40	0.36	0.27	0.20
06	30K/40K/50K/57K	134	1.14	0.65	0.57	0.50	0.39	0.29

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 11% when operating between 120-277V or 347-480V +/- 10%

THE EDGE® Series Ambient Adjusted Lumen Maintenance[1]						
Ambient	CCT	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Reported[2] / Estimated[3] LMF	100K hr Estimated[3] LMF
5°C (41°F)	30K/40K/50K/57K	1.04	1.03	1.03	1.03[3]	1.03
	TRL	1.06	1.06	1.06	1.06[3]	1.06
10°C (50°F)	30K/40K/50K/57K	1.03	1.02	1.02	1.02[3]	1.02
	TRL	1.04	1.04	1.04	1.04[3]	1.04
15°C (59°F)	30K/40K/50K/57K	1.02	1.01	1.01	1.01[3]	1.01
	TRL	1.03	1.02	1.03	1.03[3]	1.03
20°C (68°F)	30K/40K/50K/57K	1.01	0.99	0.99	0.99[3]	0.99
	TRL	1.01	1.01	1.01	1.01[3]	1.01
25°C (77°F)	30K/40K/50K/57K	1.00	0.98	0.98	0.98[3]	0.98
	TRL	1.00	1.00	1.00	1.00[3]	1.00

* Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
† In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are ≤6 hr 6x the tested duration (in the IES LM-80 report for the LED).
‡ Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

CREE LIGHTING

THE EDGE® Series

LED Security Wall Pack Luminaire

DD

Rev. Date: YY 16/25/2024

Product Description

THE EDGE® wall mount luminaire has a slim, low profile design. The luminaire end caps are made from rugged die cast aluminum with integral, weathertight LED driver compartment and high performance aluminum heat sinks specifically designed for LED applications. Housing is rugged aluminum. Includes a lightweight mounting box for installation over standard and mud ring single gang J-Boxes. Secures to wall with four 3/16" (5mm) screws (by others). Conduit entry from top, bottom, sides and rear. Allows mounting for uplight or downlight. Designed and approved for easy through-wiring. Includes leaf/debris guard.
Applications: General area and security lighting

Performance Summary

Patented NanoOptic® Product Technology

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: Up to 16,074 lumens

Input Power: 19 - 134 Watts

CRI: Minimum 70 CRI (4000K & 5700K); 88 CRI (3000K); 90 CRI (5000K)

CCT: Turtle Friendly Amber, 3000K (+/- 30K), 4000K (+/- 300K), 5000K (+/- 500K, 5700K (+/- 500K) standard

Limited Warranty*: 10 years for luminaire/10 years for Colorfast DeltaGuard® finish/5 years for PML sensors/1 year for accessories

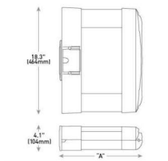
* See https://www.creelighting.com/resources/warranties/ for warranty terms

Accessories

Ordering Information		
Bird Spikes XA-BRDSPK	**Beauty Plate** WM-PLT12** – 12" (305mm) Square WM-PLT14** – 14" (356mm) Square - Covers holes left by incumbent wall packs	**Hand-Held Remote** XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

** Must specify color



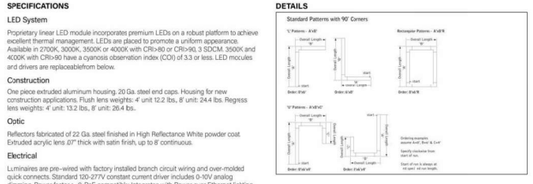


LED Count (x 10)	Unit. "A"	Weight
02	9.9" (251mm)	20 lbs. (9.1kg)
04	11.9" (303mm)	22 lbs. (10.0kg)
06	13.9" (353mm)	25 lbs. (11.3kg)
08	15.9" (404mm)	27 lbs. (12.2kg)
10	17.9" (455mm)	31 lbs. (14.1kg)
12	19.9" (505mm)	32 lbs. (14.5kg)

Ordering Information

Example: SEC-EDG-2M-WM-06-E-UL-SV-700

SEC-EDG		WM		E				
Family	Optic	Mounting	LED Count [x10]	Series	Voltage	Finish	Drive Current	Options
SEC-EDG	**2M** Type II Medium **2MB** Type II Medium w/BLS **2S** Type II Short **2SB** Type II Short w/BLS **3M** Type III Medium **3MB** Type III Medium w/BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS	**WM** Wall Mount	**02** 2 **04** 4 **06** 6 **08** 8 **10** 10 **12** 12	**E**	**UL** Universal 120-277V **UH** Universal 347-480V **34** 347V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA - Available with 20-40 LEDs **700** 700mA - Available with 20-40 LEDs	**DIM 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current - Not available with PML option **F Fuse** - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - Refer to PML spec sheet for availability with PML options - When code dictates fusing, use time delay fuse **P Button Photocell** - Must specify UL or 34 voltage **PML Programmable Multi-Level** - Refer to PML spec sheet for details - Recommended for downlight applications with 0° tilt **30K 3000K Color Temperature** - Minimum 80 CRI - Color temperature per luminaire **40K 4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire **50K 5000K Color Temperature** - Minimum 90 CRI - Color temperature per luminaire **TRL Amber Turtle Friendly LEDs** - Available only with 350mA - 600nm dominant wavelength - Additional shielding (by others) may be required for Florida Fish and Wildlife Conservation Commission compliance



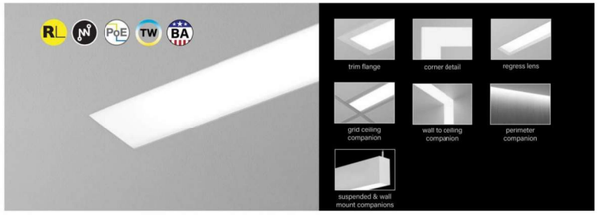


AL

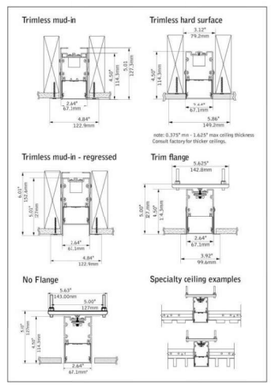
Seem® 2 Drywall/Hard/Specialty Ceiling

LED

FOCAL POINT



DIMENSIONAL DATA



FEATURES

Narrow extruded aluminum 2.5" aperture recessed slot LED.

Integrates with ceiling or wall in a variety of mounting styles for a clean, unobtrusive aesthetic.

Individual units and continuous runs in 1' increments.

Frosted acrylic lens provides uninterrupted illumination, without pixels or shadows.

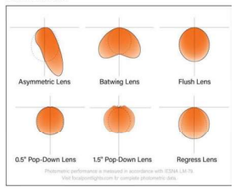
LED position and lens material optimized to provide the perfect blend of high performance and visual comfort.

Tunable White: Supports human activity, well-being, and preferences with a light quality that evolves throughout the day.

Connected Solutions: Integrates with wired and wireless building lighting control systems.

PoE compatible: Integrates with Power over Ethernet lighting systems via standard, low-voltage wires.

DISTRIBUTIONS



A brand of legrand®

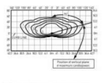
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: https://www.creelighting.com/products/outdoor/area/the-edge-round-series/

2MB



RESTL Test Report #: PL10023-002B
ARE-EDR-2MB-**-10-E-UL-525-40K
Initial Delivered Lumens: 17,784



ARE-EDR-2MB-**-10-E-UL-525-40K
Mounting Height: 25' 7 6in) A.F.G.
Initial Delivered Lumens: 13,185
Initial FC at grade

Type II Medium Distribution w/BLS

LED Count (x100)	3000K		4000K		5000K		5700K		TRL	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
350mA										
04	3,121	B0 U0 G1	3,768	B1 U0 G1	2,865	B0 U0 G1	3,843	B1 U0 G1	1,230	B0 U0 G1
06	4,429	B1 U0 G1	5,188	B1 U0 G1	4,248	B1 U0 G1	5,698	B1 U0 G1	1,824	B0 U0 G1
08	6,173	B1 U0 G1	7,450	B1 U0 G2	5,664	B1 U0 G1	7,598	B1 U0 G2	2,431	B0 U0 G1
10	7,695	B1 U0 G2	9,291	B1 U0 G2	7,063	B1 U0 G2	9,475	B1 U0 G2	3,032	B0 U0 G1
12	9,233	B1 U0 G2	11,149	B1 U0 G2	8,476	B1 U0 G2	11,370	B1 U0 G2	3,638	B1 U0 G1
525mA										
04	4,436	B1 U0 G2	5,348	B1 U0 G1	4,070	B1 U0 G1	5,460	B1 U0 G1		N/A
06	6,575	B1 U0 G2	7,930	B1 U0 G2	6,035	B1 U0 G1	8,096	B1 U0 G2		N/A
08	8,766	B1 U0 G2	10,573	B1 U0 G2	8,047	B1 U0 G2	10,794	B1 U0 G2		N/A
10	10,932	B1 U0 G2	13,185	B1 U0 G2	10,034	B1 U0 G2	13,461	B1 U0 G2		N/A
12	13,118	B1 U0 G2	15,821	B2 U0 G3	12,041	B1 U0 G2	16,153	B2 U0 G3		N/A
700mA										
04	5,233	B1 U0 G1	6,311	B1 U0 G2	4,801	B1 U0 G1	6,440	B1 U0 G2		N/A
06	7,751	B1 U0 G2	9,359	B1 U0 G2	7,119	B1 U0 G2	9,549	B1 U0 G2		N/A

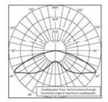
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

THE EDGE® LED Area Luminaire – Round

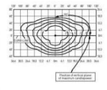
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: https://www.creelighting.com/products/outdoor/area/the-edge-round-series/

2M



RESTL Test Report #: PL10270-006B
ARE-EDG-2M-**-06-E-UL-525-40K
Initial Delivered Lumens: 10,053



ARE-EDR-2M-**-10-E-UL-525-40K
Mounting Height: 25' 7 6in) A.F.G.
Initial Delivered Lumens: 17,504
Initial FC at grade

Type II Medium Distribution

LED Count (x100)	3090K		4000K		5000K		5700K		TRL	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
350mA										
04	4,143	B2 U0 G1	5,003	B2 U0 G2	3,803	B1 U0 G1	5,102	B2 U0 G2	1,633	B1 U0 G1
06	6,144	B2 U0 G2	7,418	B2 U0 G2	5,640	B2 U0 G2	7,565	B2 U0 G2	2,421	B1 U0 G1
08	8,192	B2 U0 G2	9,891	B3 U0 G3	7,519	B2 U0 G2	10,087	B3 U0 G3	3,228	B1 U0 G1
10	10,215	B3 U0 G3	12,334	B3 U0 G3	9,377	B3 U0 G3	12,578	B3 U0 G3	4,025	B2 U0 G1
12	12,258	B3 U0 G3	14,801	B3 U0 G3	11,252	B3 U0 G3	15,094	B3 U0 G3	4,830	B2 U0 G2
525mA										
04	5,886	B2 U0 G2	7,099	B2 U0 G2	5,403	B2 U0 G2	7,248	B2 U0 G2		N/A
06	8,729	B3 U0 G3	10,527	B3 U0 G3	8,012	B2 U0 G2	10,748	B3 U0 G3		N/A
08	11,638	B3 U0 G3	14,037	B3 U0 G3	10,683	B3 U0 G3	14,331	B3 U0 G3		N/A
10	14,513	B3 U0 G3	17,504	B3 U0 G3	13,322	B3 U0 G3	17,870	B3 U0 G3		N/A
12	17,415	B3 U0 G3	21,004	B4 U0 G4	15,986	B3 U0 G3	21,444	B4 U0 G4		N/A
700mA										
04	6,963	B2 U0 G2	8,379	B2 U0 G2	6,373	B2 U0 G2	8,549	B3 U0 G3		N/A
06	10,296	B3 U0 G3	12,425	B3 U0 G3	9,451	B3 U0 G3	12,678	B3 U0 G3		N/A

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

THE EDGE® LED Area Luminaire – Round

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile, minimizing wind load requirements
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartment, spun vented cover, and high performance aluminum heat sinks
- R3 spider mount hub slip-fits over a 2.375" (60mm) to 3" (76mm) O.D. minimum 4" (102mm) H steel or aluminum tenon or pole and secures with eight set screws
- R4 spider mount fits directly inside 4" (102mm) square pole and secures to pole with four set screws
- R5 spider mount fits directly inside of a 5" (127mm) round pole to provide a clean hardware-less outer appearance
- Includes leaf/debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver, and white are available
- **Weight:** See Dimensions and Weight charts on pages 13 and 14

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- **10V Source Current:** 40-80 LEDs: 0.15mA; 100-120 LEDs: 0.30mA
- Integral 10kV/5kA surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Enclosure meets IP66 requirements per IEC 60529 when ordered without P option
- ANSI C136.2 10kV/5kA surge protection, tested in accordance with IEEE/ ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Horto compliant. Consult factory for additional details
- Assembled in the USA by Cree Lighting from US and imported parts
- Some configurations meet requirements of BAA and/or BABA. Consult factory when needed for a project: www.creelighting.com/BAA-BABA
- ⚠ **CA RESIDENTS WARNING:** Cancer and Reproductive Harm - www.p65warnings.ca.gov

Electrical Data*

LED Count (x=10)	CCT	System Watts Y30 480V	Total Current (A)					
			120V	208V	240V	277V	347V	480V
350mA								
04	30K, 40K, 50K, 57K	46	0.36	0.23	0.21	0.20	0.15	0.12
	TRL	35	0.29	0.17	0.15	0.13	0.10	0.07
06	30K, 40K, 50K, 57K	66	0.52	0.31	0.28	0.26	0.20	0.15
	TRL	50	0.41	0.24	0.21	0.18	0.14	0.10
08	30K, 40K, 50K, 57K	90	0.75	0.44	0.38	0.34	0.26	0.20
	TRL	68	0.57	0.33	0.28	0.25	0.20	0.14
10	30K, 40K, 50K, 57K	110	0.92	0.53	0.47	0.41	0.32	0.24
	TRL	83	0.69	0.40	0.35	0.30	0.24	0.17
12	30K, 40K, 50K, 57K	130	1.10	0.63	0.55	0.48	0.38	0.28
	TRL	99	0.82	0.48	0.41	0.36	0.28	0.21
525mA								
04	30K, 40K, 50K, 57K	70	0.58	0.34	0.31	0.28	0.21	0.16
06	30K, 40K, 50K, 57K	101	0.84	0.49	0.43	0.38	0.30	0.22
08	30K, 40K, 50K, 57K	133	1.13	0.66	0.58	0.51	0.39	0.28
10	30K, 40K, 50K, 57K	171	1.43	0.83	0.74	0.66	0.50	0.38
12	30K, 40K, 50K, 57K	202	1.69	0.98	0.86	0.77	0.59	0.44
700mA								
04	30K, 40K, 50K, 57K	93	0.78	0.46	0.40	0.36	0.27	0.20
06	30K, 40K, 50K, 57K	134	1.14	0.65	0.57	0.50	0.39	0.29

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/- 10%

THE EDGE® Series Ambient Adjusted Lumen Maintenance†

Ambient	CCT	Initial LMF	25K hr Reported‡ LMF	50K hr Reported‡ LMF	75K hr Reported‡ / Estimated‡ LMF	100K hr Estimated‡ LMF
5°C (41°F)	30K/40K/50K/57K	1.04	1.03	1.03	1.03‡	1.03
	TRL	1.06	1.06	1.06	1.06‡	1.06
10°C (50°F)	30K/40K/50K/57K	1.03	1.02	1.02	1.02‡	1.02
	TRL	1.04	1.04	1.04	1.04‡	1.04
15°C (59°F)	30K/40K/50K/57K	1.02	1.01	1.01	1.01‡	1.01
	TRL	1.03	1.03	1.03	1.03‡	1.03
20°C (68°F)	30K/40K/50K/57K	1.01	0.99	0.99	0.99‡	0.99
	TRL	1.01	1.01	1.01	1.01‡	1.01
25°C (77°F)	30K/40K/50K/57K	1.00	0.98	0.98	0.98‡	0.98
	TRL	1.00	1.00	1.00	1.00‡	1.00

† Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance projections. Please refer to the Temperature Zone Reference Document for outdoor-average nighttime ambient conditions.
‡ In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to be the tested duration in the IES LM-80 report for the LED.
‡ Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

PC2, PD2

THE EDGE® Series

LED Area Luminaire – Round

REV. DATE: 21 NOV 2024

Product Description

THE EDGE® Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment, spun vented cover, high performance aluminum heat sinks and leaf/debris guard.
Applications: Auto Dealerships, parking lots, campuses, facade lighting and general site lighting applications

Performance Summary

- Patented NanoOptic® Product Technology
- Assembled in the USA by Cree Lighting from US and imported parts
- **Initial Delivered Lumens:** Up to 25,065
- **CRI:** Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K); 90 CRI (5000K)
- **CCT:** Turtle Friendly Amber, 3000K (+/-300K), 4000K (+/-300K), 5000K (+/- 500K, 5700K (+/- 500K) standard
- **Limited Warranty*:** 10 years for luminaire/10 years for Colorfast DeltaGuard® finish / up to 5 years for Synapse® accessories/1 year for accessories

* See Cree/Ledvance/Fluence/Luminii limited warranty terms for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

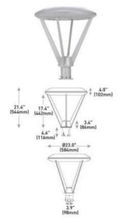
Accessories

Field-Installed

Bird Spikes
XA-BRDSPK
Synapse® SimplySnap 10V Interface
DIM15-220F
- 120-277V
- Requires other Synapse components to complete system
- Refer to DIM15-220F spec sheet for details

BackLight Control Shields
XA-2BBLS-4
- Four-pack
- Unpainted stainless steel
- For use with 5M and 5S optics
- Consult factory for shielding for use with 2M, 3M, and 4M optics

R3 Mount
- Fits over 2-3/8" to 3" O.D. Tenon

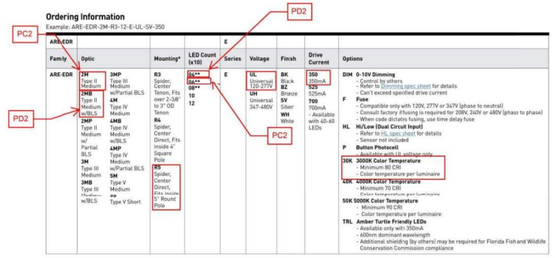


LED Count (x10)	Weight
04	33.8 lbs. [15.3kg]
06	35.2 lbs. [15.9kg]
08	37.0 lbs. [16.8kg]
10	40.7 lbs. [18.5kg]
12	42.4 lbs. [19.3kg]

R2/R5 Mount – see page 14 for weight & dimensions

Ordering Information

Example: ARE-EDR-2M-R3-12-E-UL-SW-350



ARE-EDR									
Family	**Optic**	**Mounting***	**LED Count (x10)**	**Series**	**Voltage**	**Finish**	**Drive Current**	**Options**
ARE-EDR	**2M** Type II Medium **2MB** Type II Medium w/BLS **2MP** Type II Medium w/ Partial BLS **3M** Type III Medium **3MB** Type III Medium w/BLS **3MP** Type III Medium w/Partial BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS **4MP** Type IV Medium w/Partial BLS **5M** Type V Medium or Type V Short	**R3** Spider, Center Tenon, Fits over 2-3/8" OD Tenon **R4** Spider, Center Direct, Fits inside 4" Square Pole **R5** Spider, Center Direct, Fits inside 5" Round Pole	**04**** 4,000lm **06**** 6,000lm **08**** 8,000lm **10** 10,000lm **12** 12,000lm	**E**	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA **700** 700mA Available with 60-80 LEDs	**DIM 0-10V Dimming** - Refer to Synapse spec sheet for details - Can't exceed specified drive current **F Fuse** - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - When code dictates fusing, use time delay fuse **HL Hi/Low (Dual Circuit Input)** - Refer to HL spec sheet for details - Sensor not included **P Button Photocell** - Available with UL voltage only **30K 3000K Color Temperature** - Minimum 80 CRI - Color temperature per luminaire **40K 4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire **50K 5000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire **TRL Amber Turtle Friendly LEDs** - Available only with 350mA - 600nm dominant wavelength - Additional shielding (by others) may be required for Florida Fish and Wildlife Conservation Commission compliance

* Reference EPA and pole configuration suitability data on page 14
** Consists of multiple 20 LED light bars. 40, 60, and 80 LED units use blanks as needed in place of populated lightbars.

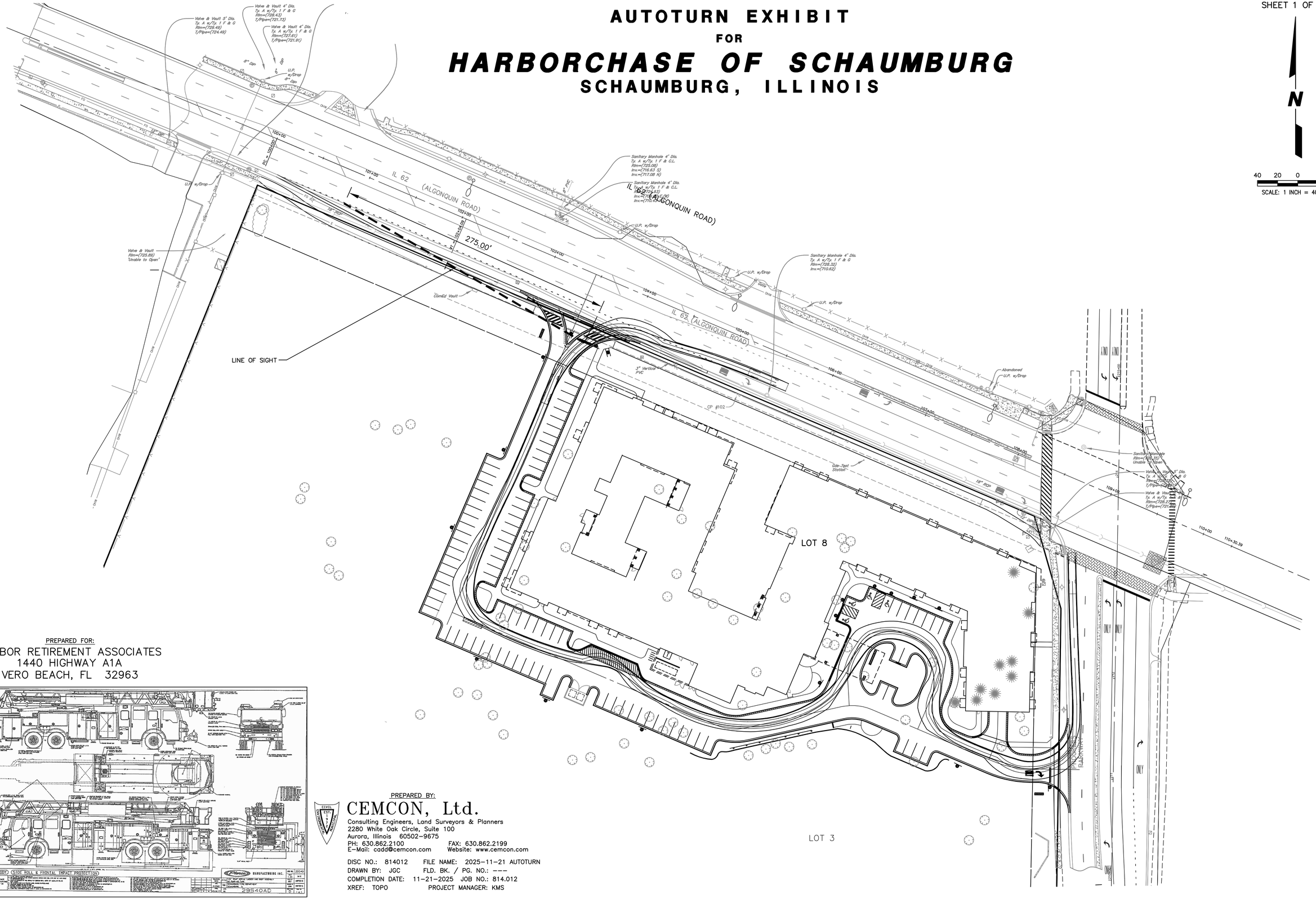
AUTOTURN EXHIBIT
FOR
HARBORCHASE OF SCHAUMBURG
SCHAUMBURG, ILLINOIS

SHEET 1 OF 3

N

40 20 0 40

SCALE: 1 INCH = 40 FEET



PREPARED FOR:

HARBOR RETIREMENT ASSOCIATES
1440 HIGHWAY A1A
VERO BEACH, FL 32963

PREPARED BY:

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Consulting Engineers, Land Surveyors & Planners
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Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 814012 FILE NAME: 2025-11-21 AUTOTURN
DRAWN BY: JGC FLD. BK. / PG. NO.: ---
COMPLETION DATE: 11-21-2025 JOB NO.: 814.012
XREF: TOPO PROJECT MANAGER: KMS

PLOT DATE: 11/24/2025 BY: JEFF EGANEZ FRAME PATH: S:\PROJECTS\CIVIL\TRAINING\COMPLETED\11-21-25 AUTOTURN.MXD

AUTOTURN EXHIBIT
FOR
HARBORCHASE OF SCHAUMBURG
SCHAUMBURG, ILLINOIS

N

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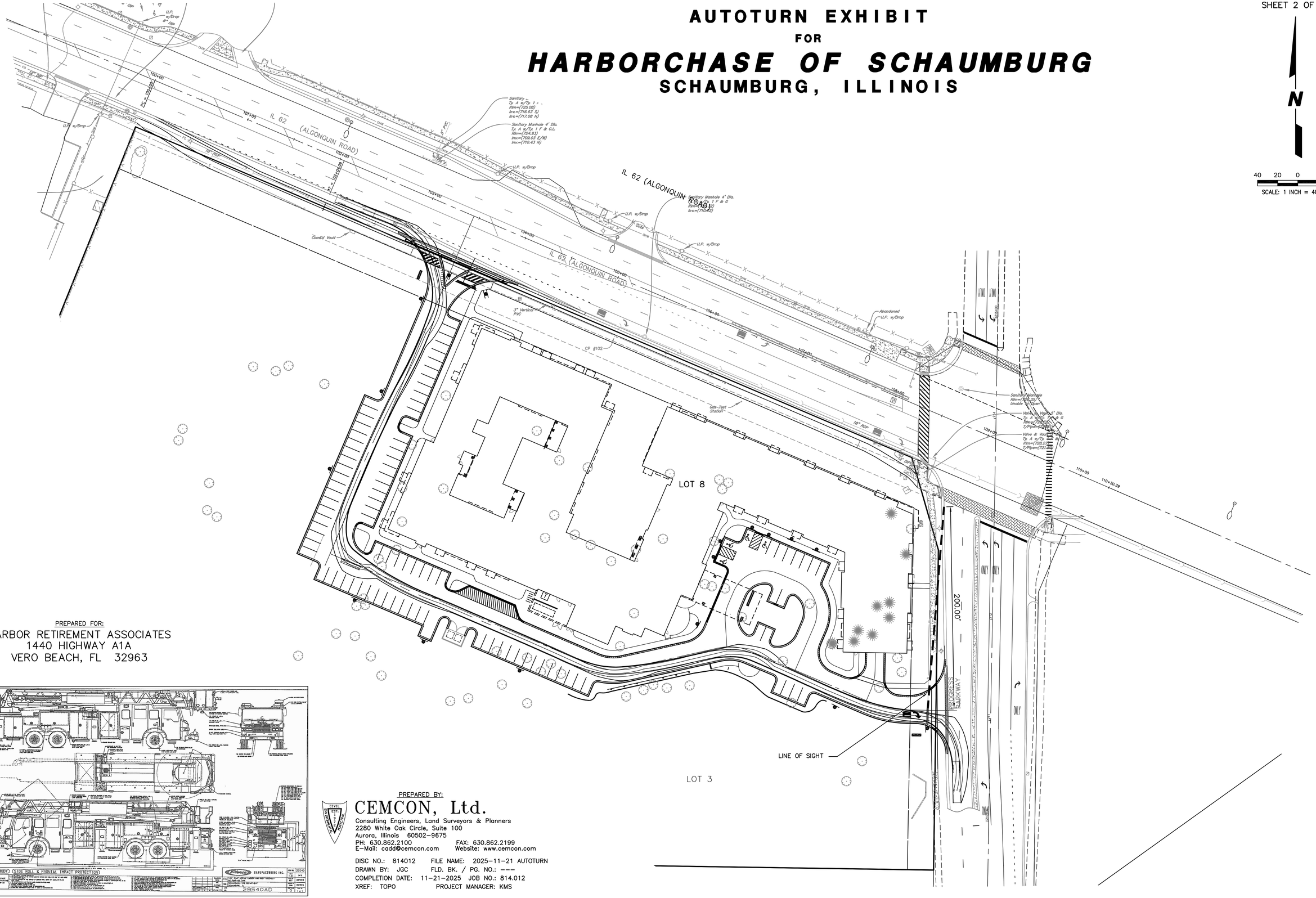
SCALE: 1 INCH = 40 FEET



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DISC NO.: 814012 FILE NAME: 2025-11-21 AUTOTURN
DRAWN BY: JGC FLD. BK. / PG. NO.: ---
COMPLETION DATE: 11-21-2025 JOB NO.: 814.012
XREF: TOPO PROJECT MANAGER: KMS

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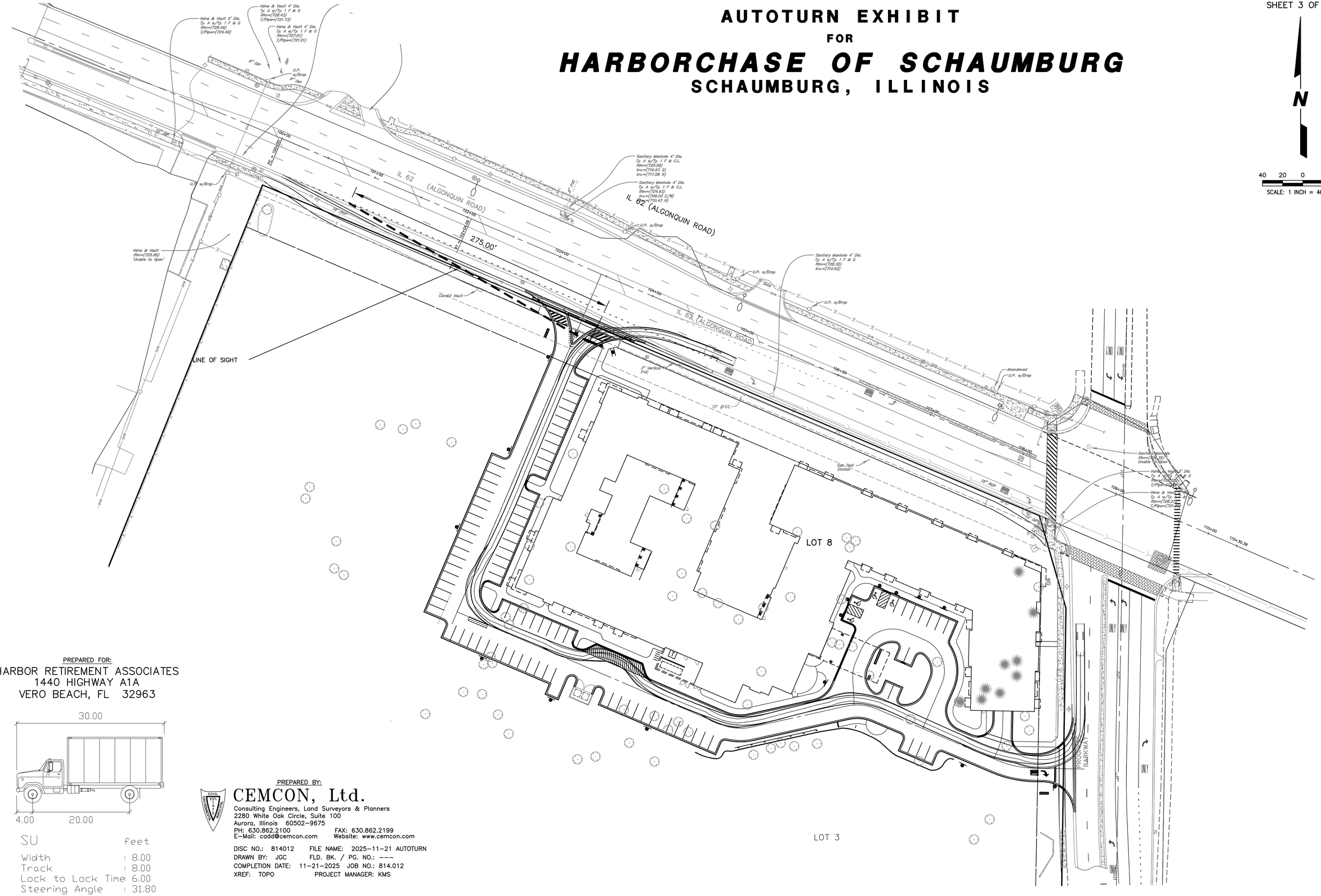
AUTOTURN EXHIBIT
FOR
HARBORCHASE OF SCHAUMBURG
SCHAUMBURG, ILLINOIS

N

40 20 0 40

SCALE: 1 INCH = 40 FEET


Valve & Vault 5" Dia.
Tp. A w/Tp. 1 F & G
Rim=(728.49)
T/Pipe=(724.49)
Valve & Vault 4" Dia.
Tp. A w/Tp. 1 F & G
Rim=(728.43)
T/Pipe=(721.73)
Valve & Vault 4" Dia.
Tp. A w/Tp. 1 F & G
Rim=(727.61)
T/Pipe=(721.91)
8" Dip
U.P. w/Drap
6" Dip
100+00
101+00
102+00
103+00
104+00
105+00
106+00
107+00
108+00
109+00
110+00
110+30.39
IL 62 (ALGONQUIN ROAD)
IL 62 (ALGONQUIN ROAD)
IL 62 (ALGONQUIN ROAD)
R = 100.00'
100.00'
275.00'
Sanitary Manhole 4' Dia.
Tp. A w/Tp. 1 F & C.L.
Rim=(725.08)
Inv=(716.63 S)
Inv=(717.08 N)
Sanitary Manhole 4' Dia.
Tp. A w/Tp. 1 F & C.L.
Rim=(724.83)
Inv=(708.03 E/W)
Inv=(710.43 N)
Sanitary Manhole 4' Dia.
Tp. A w/Tp. 1 F & G
Rim=(726.32)
Inv=(710.62)
Abandoned U.P. w/Drap
4" PVC
Valve & Vault
Rim=(725.69)
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ComEd Vault
3" Vertical PVC
CP #102
Gas-Test Station
Sanitary Manhole
Rim=(724.29)
Unable to Open
Valve & Vault 4" Dia.
Tp. A w/Tp. 1 F & G
Rim=(726.27)
T/Pipe=(721.57)
Valve & Vault 4" Dia.
Tp. A w/Tp. 1 F & G
Rim=(726.27)
T/Pipe=(721.57)
LINE OF SIGHT
LOT 8
LOT 3
PROGRESS PARKWAY
ONLY
ONLY
ONL

INDEX - GENERAL	
SHEET NUMBER	SHEET NAME
DS000	COVER SHEET

INDEX - CIVIL	
01	TITLE
02-03	CONSTRUCTION SPECIFICATIONS - GENERAL NOTES
04	MWRD GENERAL NOTES
05	EXISTING CONDITIONS
06	PAVEMENT DESGIN AND DETAILS
07	GEOMETRIC PLAN
08	OVERALL UTILITY PLAN
09	SOIL EROSION AND SEDIMENTATION CONTROL PLAN
10	SOIL EROSION AND SEDIMENTATION CONTROL DETAILS
11	STORMWATER POLLUTION PREVENTION PLAN
12-13	DRAINAGE AND GRADING PLAN
14-15	ADA GRADING
16	SANITARY SEWER AND WATERMAIN PLAN
17	SANITARY SEWER PROFILE
18	SANITARY SEWER AND WATERMAIN DETAILS
19	DRAINAGE STRUCTURE DETAILS
20-23	FLOODPLAIN CROSS SECTION EXHIBIT
24	MWRD DRAINAGE EXHIBIT
25	EASEMENT EXHIBIT

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DS104	1/16" FOURTH FLOOR PLAN
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DS106	1/16" ROOF PLAN
DS500	1/16" EXTERIOR ELEVATIONS
DS501	1/16" EXTERIOR ELEVATIONS
DS502	1/16" EXTERIOR ELEVATIONS
DS503	1/16" AXONOMETRIC
DS504	1/16" AXONOMETRIC
DS700	EXTERIOR PERSPECTIVE
DS701	EXTERIOR PERSPECTIVE
DS702	EXTERIOR PERSPECTIVE
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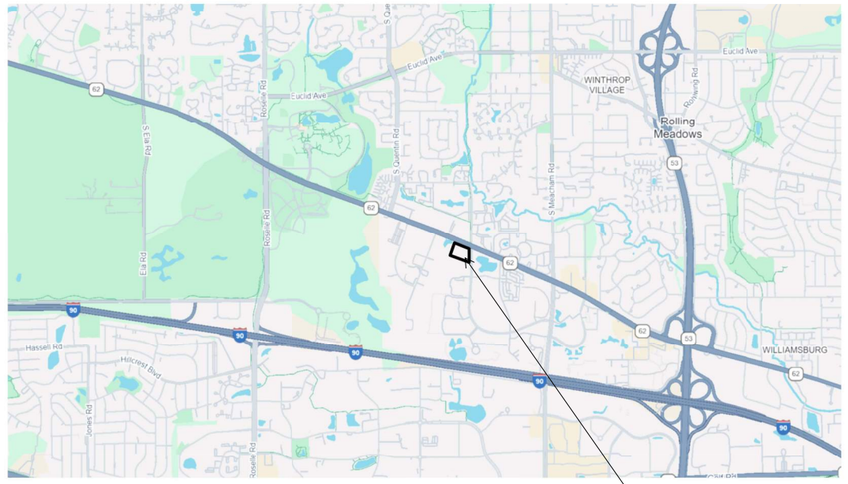
E200	SITE DETAILS
E300	LIGHT FIXTURE CUT SHEETS
E301	LIGHT FIXTURE CUT SHEETS
E302	LIGHT FIXTURE CUT SHEETS







HarborChase of Schaumburg

2400 PROGRESS PARKWAY, SCHAUMBURG, IL, 60173

20 YEARS HRA

HarborChase
Celebrating Senior Living!

PROJECT TEAM

OWNER - HARBOR RETIREMENT ASSOCIATES SENIOR LIVING
ARCHITECT - AG ARCHITECTURE
STRUCTURAL CONSULTANT - REYN ENGINEERING
CIVIL ENGINEER - CEMCON
LANDSCAPE ARCHITECT - HITCHCOCK DESIGN GROUP
INTERIOR DESIGN - TBD
SITE ELECTRICAL - AG ARCHITECTURE
FOOD SERVICE CONSULTANT - BOELTER
DESIGN BUILD MEP CONSULTANTS - TBD
DEVELOPMENT / PRECONSTRUCTION - THREE LEAF PARTNERS

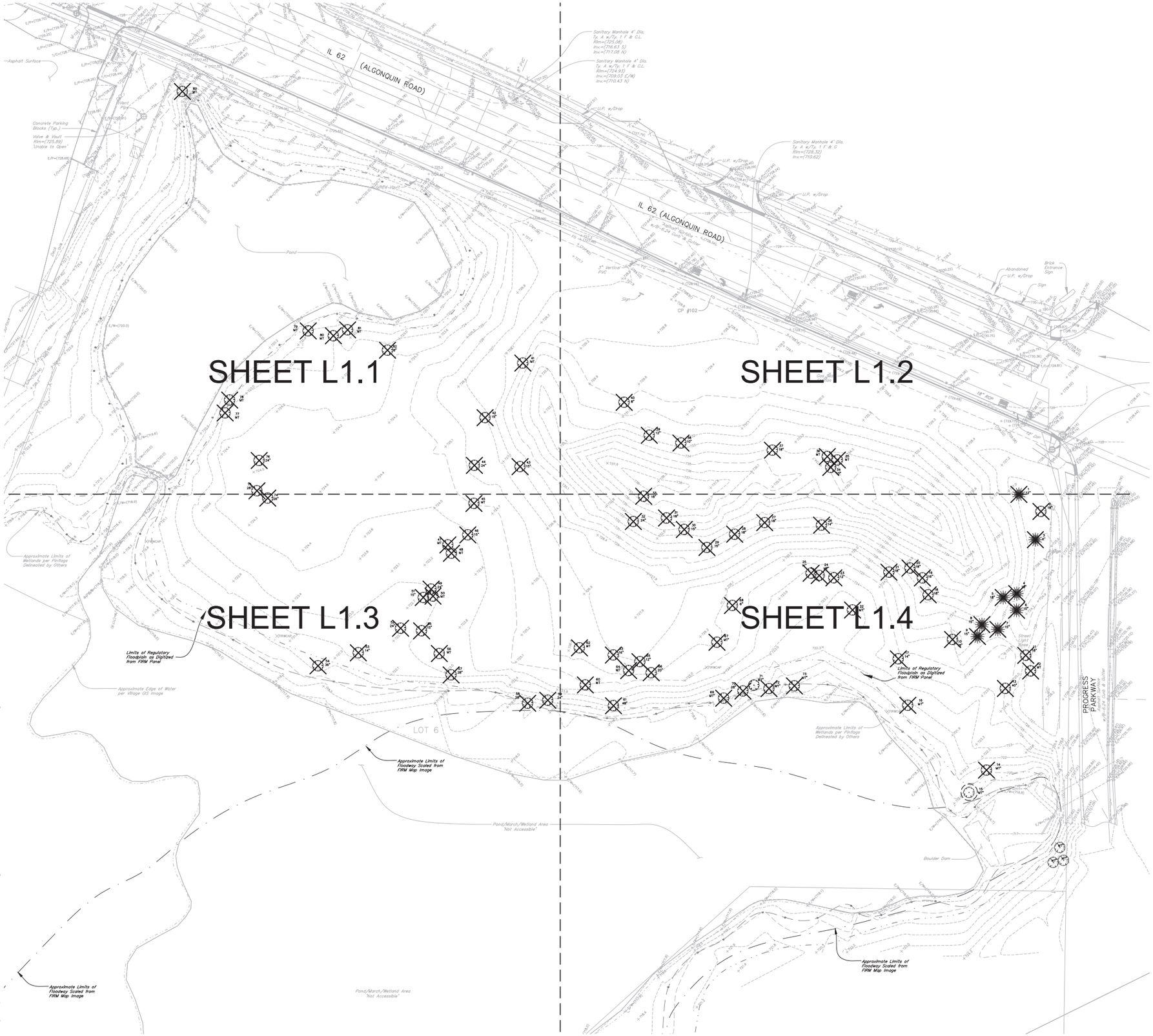
DEVELOPMENT REVIEW SUBMITTAL

AG PROJECT NUMBER: **251201**
REVISED DATE: **21 NOV 2025**

AG ARCHITECTURE
Bright Vision. Bold Communities.

1414 UNDERWOOD AVE., #301
WAUWATOSA, WI 53213

414.431.3131
agarch.com



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3	Picea pungens	6"	good
4	Pinus nigra	18"	fair
5	Pinus nigra	18"	fair
6	Pinus nigra	10"	**dead**
7	Pinus nigra	15"	**dead**
8	Pinus nigra	15"	poor
9	Pinus nigra	15"	poor
10	Acer saccharinum	18"	good
11	Tilia americana	18"	good
12	Crataegus phaenopyrum	MT	poor
13	Salix babylonica	40"	**dead**
14	Alnus incana	MT	good
15	Alnus incana	MT	good
16	Populus deltoides	MT	fair
17	Tilia americana	14"	good
18	Acer platanoides	18"	good
19	Acer platanoides	16"	good
20	Acer saccharum	18"	good
21	Acer platanoides	18"	good
22	Acer negundo	MT	poor
23	Ulmus americana	12"	fair
24	Acer negundo	MT	poor
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66	Robinia pseudoacacia	20"	good
67	Morus	MT	poor
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HITCHCOCK DESIGNGROUP
22 EAST CHICAGO AVENUE
SUITE 200A
NAPERVILLE, IL 60540
T 630.961.1787
HITCHCOCKDESIGNGROUP.COM

PREPARED FOR

Three Leaf Partners

504 W JUNEAU AVE.
MILWAUKEE, WI 53203

CONSULTANTS

LICENSED LANDSCAPE ARCHITECT
NICOLAS ARRIAGA
157.001493
STATE OF ILLINOIS

PROJECT

Harbor Chase of Schaumburg

ISSUED

NOVEMBER 21, 2025

REVISIONS

NO	DATE	ISSUE
1	11.21.25	VILLAGE COMMENTS

CHECKED BY
GBR/NAA

DRAWN BY
SF/MFR/NAA

NORTH

SCALE IN FEET
1" = 40'
0' 20' 40' 80'

SHEET TITLE

OVERALL TREE PRESERVATION PLAN

SHEET NUMBER

L1.0

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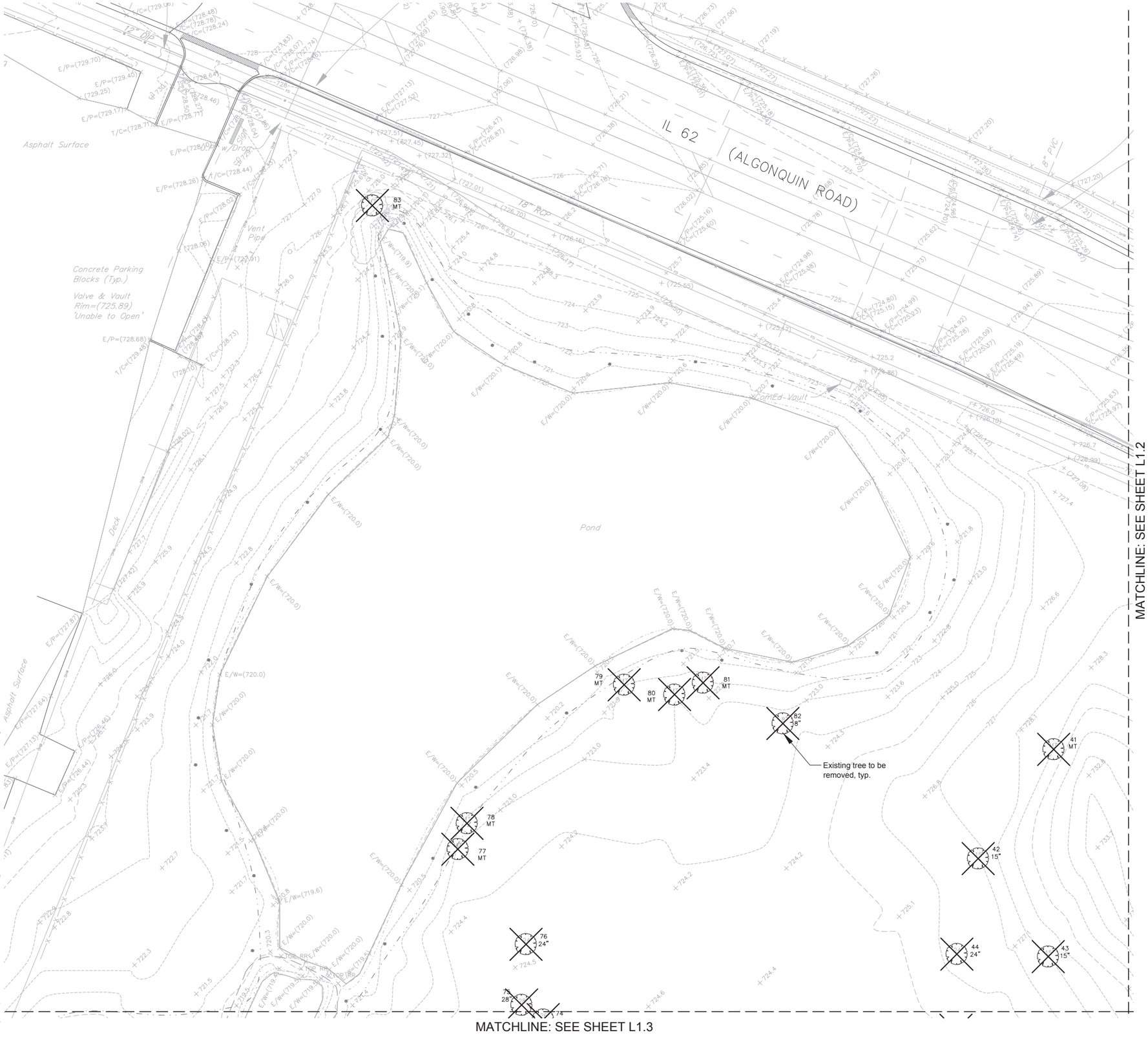

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PROJECT

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SCALE IN FEET
1" = 20'
NORTH 0' 10' 20' 40'

SHEET TITLE

TREE PRESERVATION PLAN

SHEET NUMBER

L1.1

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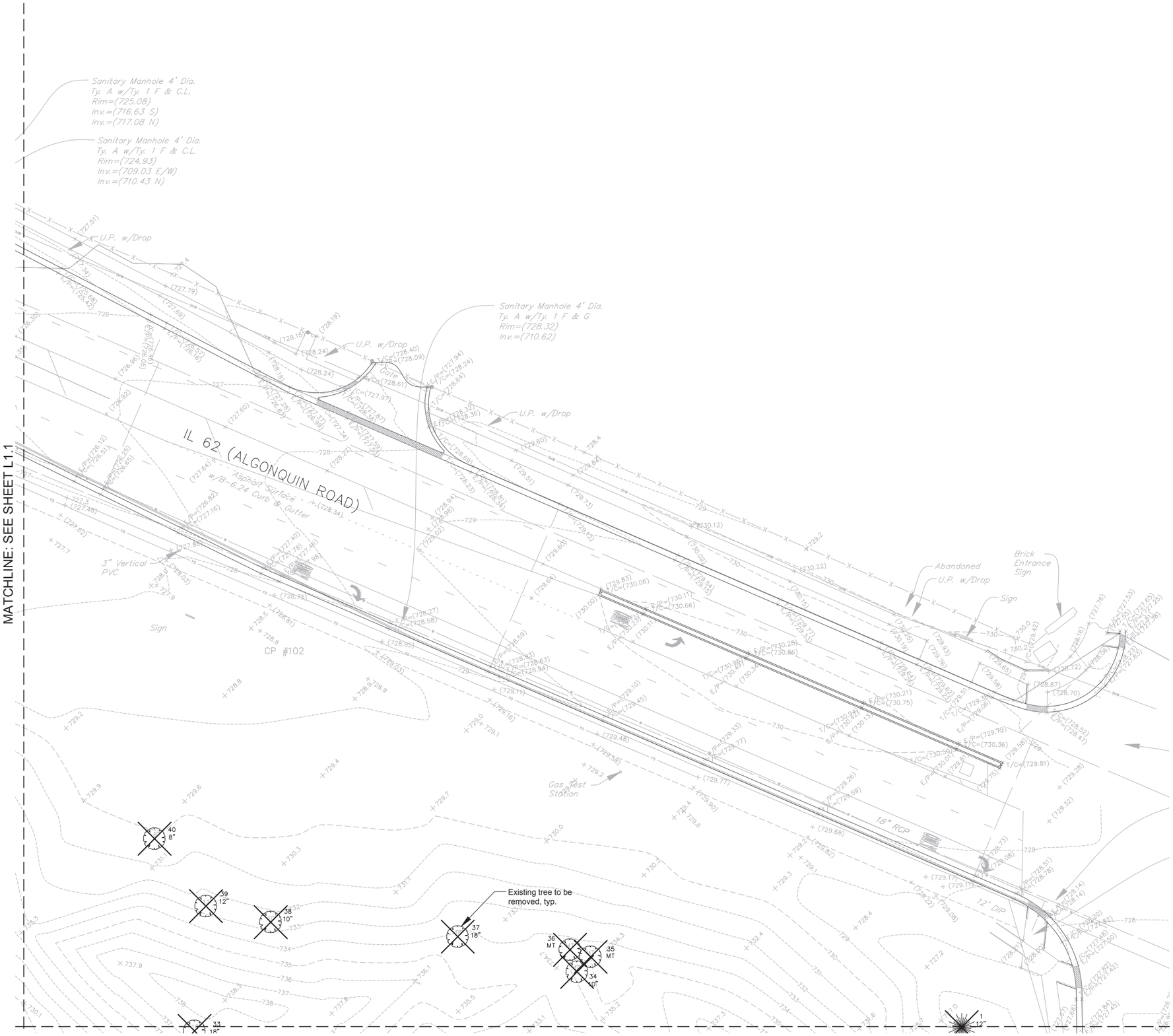

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157.001459
STATE OF ILLINOIS

PROJECT

Harbor Chase of Schaumburg

ISSUED

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REVISIONS

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1	11.21.25	VILLAGE COMMENTS

CHECKED BY
GBR/NAA

DRAWN BY
SF/MFR/NAA

SCALE IN FEET
1" = 20'
NORTH 0' 10' 20' 40'

SHEET TITLE

TREE PRESERVATION PLAN

SHEET NUMBER

L1.2

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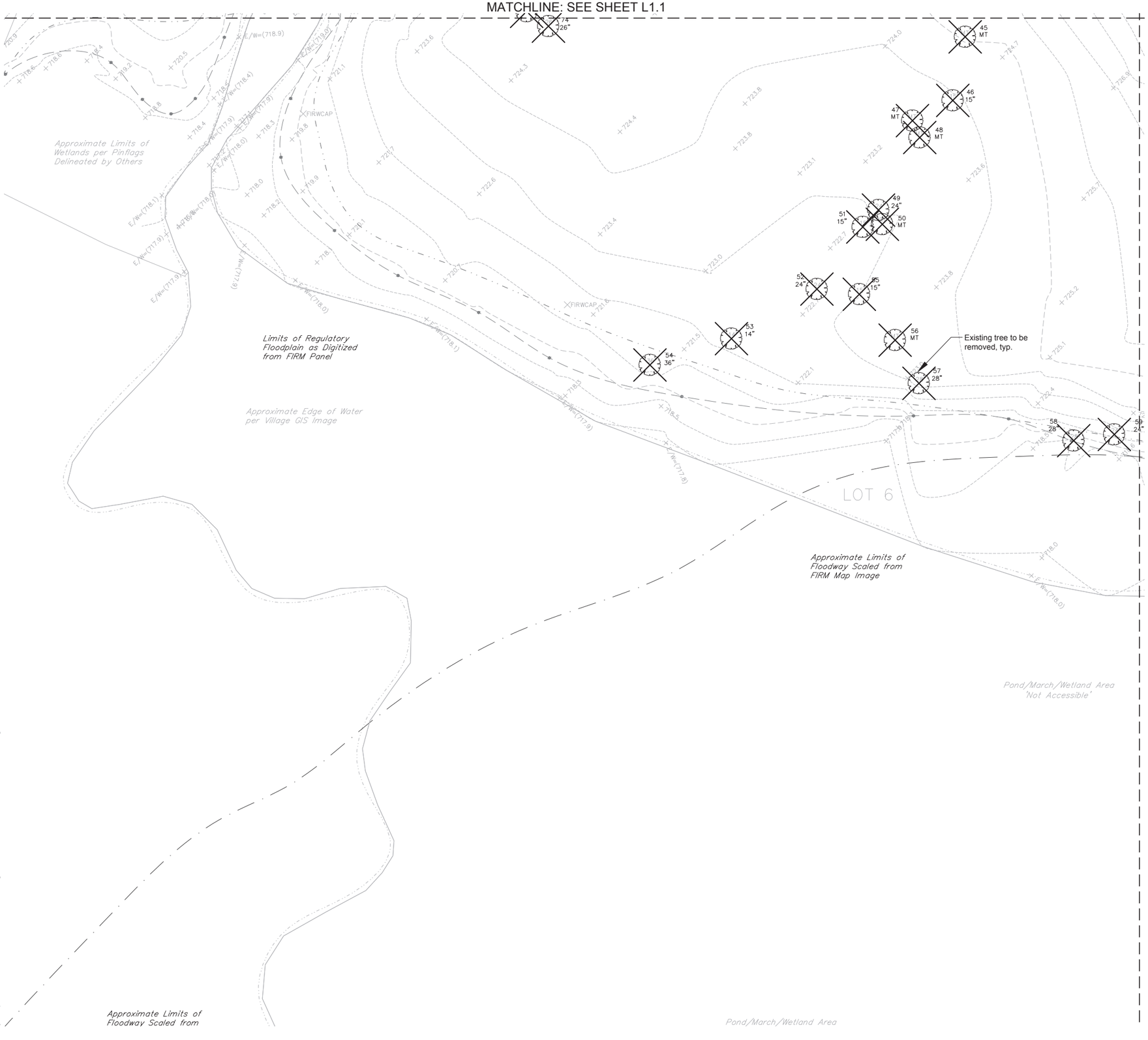

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SCALE IN FEET
1" = 20'
0' 10' 20' 40'

SHEET TITLE
TREE PRESERVATION PLAN

SHEET NUMBER
L1.3

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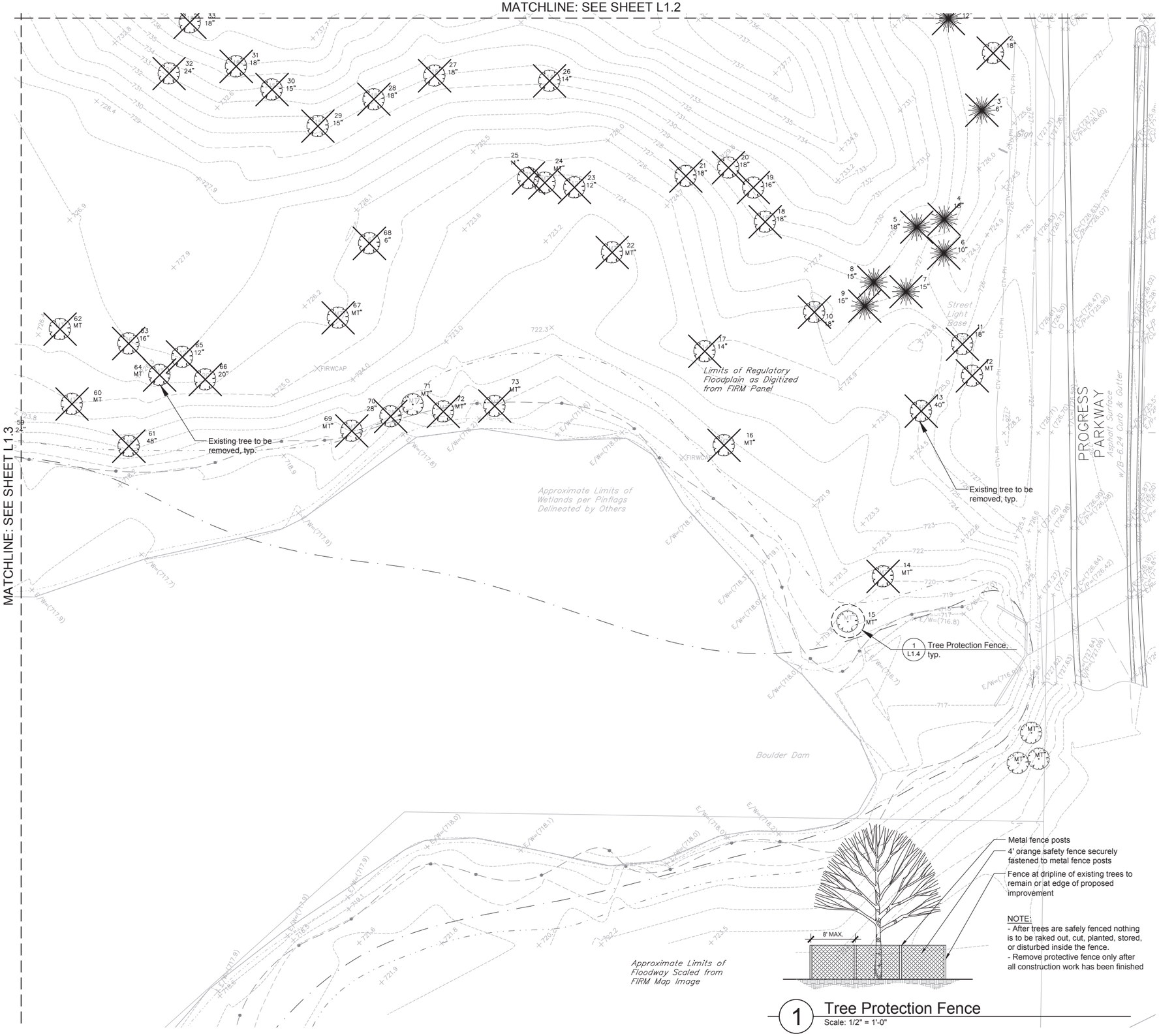

1 Tree Protection Fence
Scale: 1/2" = 1'-0"

SITE PREPARATION AND REMOVALS NOTES

1. CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AT THE LIMITS OF CONSTRUCTION PRIOR TO BEGINNING WORK. MAINTAIN AND ADJUST CONSTRUCTION FENCING AS NEEDED DURING PROGRESS OF CONSTRUCTION.
2. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND ALL OTHER SITE FEATURES NOT DESIGNATED FOR REMOVAL. CONTRACTOR IS RESPONSIBLE FOR REPLACING/REPAIRING ANY EXISTING UTILITIES OR OTHER SITE FEATURES DAMAGED DURING CONSTRUCTION TO THE ORIGINAL CONDITION AT NO COST TO THE OWNER.
3. CONTRACTOR SHALL COORDINATE ALL WORK SO PUBLIC SIDEWALK REMAINS OPEN THROUGHOUT CONSTRUCTION.

TREE SURVEY LIST

Tree #	Species	Size	Condition
1	Pinus sylvestris	12"	**dead**
2	Acer saccharum	18"	good
3	Picea pungens	6"	good
4	Pinus nigra	18"	fair
5	Pinus nigra	18"	fair
6	Pinus nigra	10"	**dead**
7	Pinus nigra	15"	**dead**
8	Pinus nigra	15"	poor
9	Pinus nigra	15"	poor
10	Acer saccharinum	18"	good
11	Tilia americana	18"	good
12	Crataegus phaenopyrum	MT	poor
13	Salix babylonica	40"	**dead**
14	Alnus incana	MT	good
15	Alnus incana	MT	good
16	Populus deltoides	MT	fair
17	Tilia americana	14"	good
18	Acer platanoides	18"	good
19	Acer platanoides	16"	good
20	Acer saccharum	18"	good
21	Acer platanoides	18"	good
22	Acer negundo	MT	poor
23	Ulmus americana	12"	fair
24	Acer negundo	MT	poor
25	Ulmus americana	11"	**dead**
26	Quercus rubra	14"	good
27	Acer platanoides	18"	good
28	Acer platanoides	18"	good
29	Acer platanoides	15"	good
30	Acer platanoides	15"	good
31	Acer platanoides	18"	good
32	Acer platanoides	24"	good
33	Acer platanoides	18"	good
34	Acer ginnala	10"	good
35	Acer ginnala	MT	good
36	Acer ginnala	MT	good
37	Quercus rubra	18"	good
38	Malus	10"	fair
39	Malus	12"	fair
40	Malus	8"	fair
41	Cornus mas	MT	good
42	Acer platanoides	15"	good
43	Acer platanoides	15"	good
44	Populus deltoides	24"	fair
45	Populus deltoides	MT	fair
46	Populus deltoides	15"	fair
47	Populus deltoides	MT	fair
48	Populus deltoides	MT	fair
49	Populus deltoides	24"	fair
50	Populus deltoides	MT	fair
51	Populus deltoides	15"	fair
52	Populus deltoides	24"	fair
53	Fraxinus pennsylvanica	14"	**dead**
54	Populus deltoides	36"	**dead**
55	Populus deltoides	15"	fair
56	Populus deltoides	MT	fair
57	Populus deltoides	28"	fair
58	Populus deltoides	28"	fair
59	Populus deltoides	24"	fair
60	Robinia pseudoacacia	MT	good
61	Populus deltoides	48"	fair
62	Robinia pseudoacacia	MT	good
63	Robinia pseudoacacia	16"	good
64	Robinia pseudoacacia	MT	good
65	Robinia pseudoacacia	12"	good
66	Robinia pseudoacacia	20"	good
67	Morus	MT	poor
68	Morus	6"	poor
69	Acer saccharinum	MT	**dead**
70	Populus deltoides	28"	**dead**
71	Ulmus americana	MT	**dead**
72	Acer saccharinum	MT	**dead**
73	Salix babylonica	MT	poor
74	Populus deltoides	26"	**dead**
75	Populus deltoides	28"	**dead**
76	Populus deltoides	24"	**dead**
77	Betula nigra	MT	fair
78	Betula nigra	MT	fair
79	Malus	MT	good
80	Malus	MT	good
81	Malus	MT	good
82	Fraxinus pennsylvanica	8"	**dead**
83	Morus	MT	poor

HITCHCOCK DESIGNGROUP
22 EAST CHICAGO AVENUE
SUITE 200A
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PREPARED FOR
Three Leaf Partners

504 W JUNEAU AVE.
MILWAUKEE, WI 53203

CONSULTANTS

LICENSED LANDSCAPE ARCHITECT
NICOLAS ARRIAGA
157.001493
STATE OF ILLINOIS

PROJECT
Harbor Chase of Schaumburg

ISSUED
NOVEMBER 21, 2025

REVISIONS

NO	DATE	ISSUE
1	11.21.25	VILLAGE COMMENTS

CHECKED BY GBR/NAA
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SCALE IN FEET
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NORTH 0' 10' 20' 40'

SHEET TITLE
TREE PRESERVATION PLAN

SHEET NUMBER
L1.4

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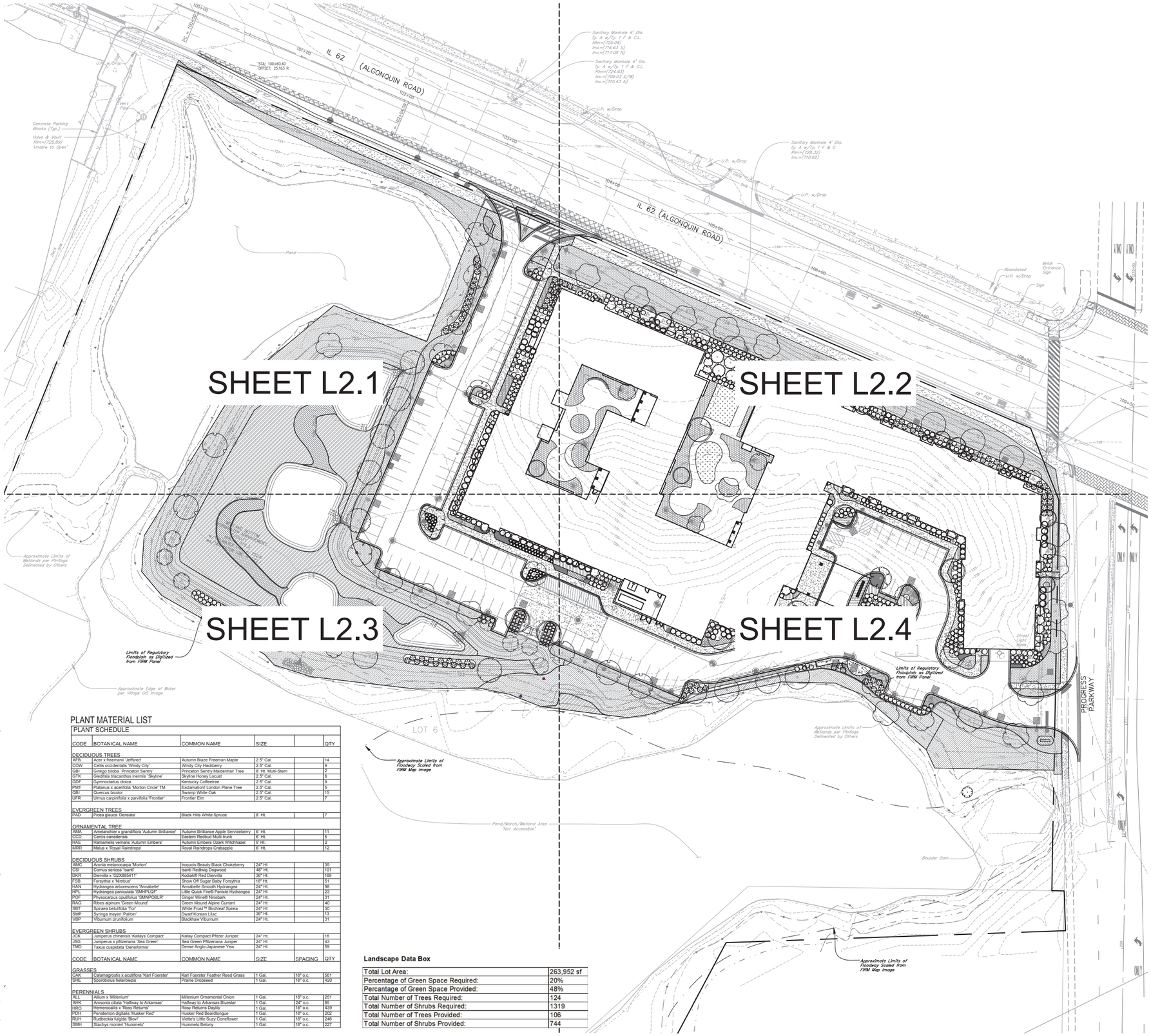

PLANTING NOTES

1. SEED LIMIT LINE IS APPROXIMATE. SEED TO LIMITS OF GRADING AND DISTURBANCE. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ANY UNAUTHORIZED DISRUPTION OUTSIDE OF DESIGNATED CONSTRUCTION AREA.
2. CONTRACTOR RESPONSIBLE FOR EROSION CONTROL IN ALL SEEDED AREAS.
3. TREE MULCH RINGS IN TURF AREAS ARE 5 FOOT DIAMETER, TYPICAL.
4. BEDLINES ARE TO BE SPADE CUT TO A MINIMUM DEPTH OF 3 INCHES UNLESS OTHERWISE SHOWN ON THE PLANS. CURVED BEDLINES ARE TO BE SMOOTH AND NOT SEGMENTED.
5. DO NOT LOCATE PLANTS WITHIN 10' OF UTILITY STRUCTURES, OR WITHIN 5' HORIZONTALLY OF UNDERGROUND UTILITY LINES UNLESS OTHERWISE SHOWN ON THE PLANS.
6. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL AGENCIES ONLY. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN AND SPECIFIED. NO ADDITIONAL PAYMENTS WILL BE MADE FOR MATERIALS REQUIRED TO COMPLETE THE WORK AS DRAWN AND SPECIFIED.
7. EROSION CONTROL BLANKET SHALL BE APPLIED TO SEEDED AREAS. PRODUCT SHALL BE DS75 STRAW SINGLE NET BLANKET AS MANUFACTURED BY NORTH AMERICAN GREEN, OR APPROVED EQUAL

PLANTING LEGEND

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- ORNAMENTAL TREE, TYPICAL. SEE DETAIL FOR INSTALLATION.
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- EMERGENT PLUG MIX (0-6" WATER DEPTH)

PLANT MATERIAL LIST

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE		QTY
DECIDUOUS TREES					
AFB	Acer x freemanii 'Jeffsred'	Autumn Blaze Freeman Maple	2.5" Cal.		14
COW	Celtis occidentalis 'Windy City'	Windy City Hackberry	2.5" Cal.		9
GBI	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	8' Ht. Multi-Stem		2
GTK	Gleditsia triacanthos inermis 'Skyline'	Skyline Honey Locust	2.5" Cal.		8
GDF	Gymnocladus dioica	Kentucky Coffeetree	2.5" Cal.		9
PMT	Platanus x acerifolia 'Morton Circle' TM	Exclamation! London Plane Tree	2.5" Cal.		5
QBI	Quercus bicolor	Swamp White Oak	2.5" Cal.		15
UFR	Ulmus carpinifolia x parvifolia 'Frontier'	Frontier Elm	2.5" Cal.		7
EVERGREEN TREES					
PAD	Picea glauca 'Densata'	Black Hills White Spruce	8' Ht.		7
ORNAMENTAL TREE					
AMA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	6' Ht.		11
CCD	Cercis canadensis	Eastern Redbud Multi-trunk	8' Ht.		6
HAE	Hamamelis vernalis 'Autumn Embers'	Autumn Embers Ozark Witchhazel	5' Ht.		2
MRR	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple	6' Ht.		12
DECIDUOUS SHRUBS					
AMC	Aronia melanocarpa 'Morton'	Iroquois Beauty Black Chokeberry	24" Ht		39
CSI	Cornus sericea 'Isanti'	Isanti Redtwig Dogwood	48" Ht.		101
DKR	Diervilla x 'Cx2X855411'	Kodiak® Red Diervilla	36" Ht.		169
FSB	Forsythia x 'Nimbus'	Show Off Sugar Baby Forsythia	18" Ht.		51
HAN	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	24" Ht.		98
HPL	Hydrangea paniculata 'SMHPLQP'	Little Quick Fire® Panicle Hydrangea	24" Ht		23
POF	Physocarpus opulifolius 'SMNPOBLR'	Ginger Wine® Ninebark	24" Ht.		31
RAG	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	24" Ht		40
SBT	Spiraea betulifolia 'Tor'	White Frost™ Birchleaf Spirea	24" Ht		30
SMP	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	36" Ht.		13
VBP	Viburnum prunifolium	Blackhaw Viburnum	24" Ht.		31
EVERGREEN SHRUBS					
JCK	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	24" Ht.		16
JSG	Juniperus x pfitzeriana 'Sea Green'	Sea Green Pfitzerlana Juniper	24" Ht		43
TMD	Taxus cuspidata 'Densiformis'	Dense Anglo-Japanese Yew	24" Ht		59
CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
GRASSES					
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal.	18" o.c.	561
SHE	Sporobolus heterolepis	Prairie Dropseed	1 Gal.	18" o.c.	420
PERENNIALS					
ALL	Allium x 'Millenium'	Millenium Ornamental Onion	1 Gal.	18" o.c.	251
AHK	Amsonia illiaita 'Halfway to Arkansas'	Halfway to Arkansas Bluestar	1 Gal.	24" o.c.	85
HRO	Hemerocallis x 'Rosy Returns'	Rosy Returns Daylily	1 Gal.	18" o.c.	439
PDH	Penstemon digitalis 'Husker Red'	Husker Red Beardtongue	1 Gal.	18" o.c.	202
RUH	Rudbeckia fulgida 'Blovi'	Viette's Little Suzy Coneflower	1 Gal.	18" o.c.	246
SMH	Stachys monieri 'Hummelo'	Hummelo Betony	1 Gal.	18" o.c.	227

Landscape Data Box

Total Lot Area:	263,952 sf
Percentage of Green Space Required:	20%
Percantage of Green Space Provided:	48%
Total Number of Trees Required:	124
Total Number of Shrubs Required:	1319
Total Number of Trees Provided:	106
Total Number of Shrubs Provided:	744

HITCHCOCK DESIGNGROUP

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NORTH

SCALE IN FEET
1" = 40'
0' 20' 40' 80'

SHEET TITLE

OVERALL LANDSCAPE PLAN

SHEET NUMBER

L2.0

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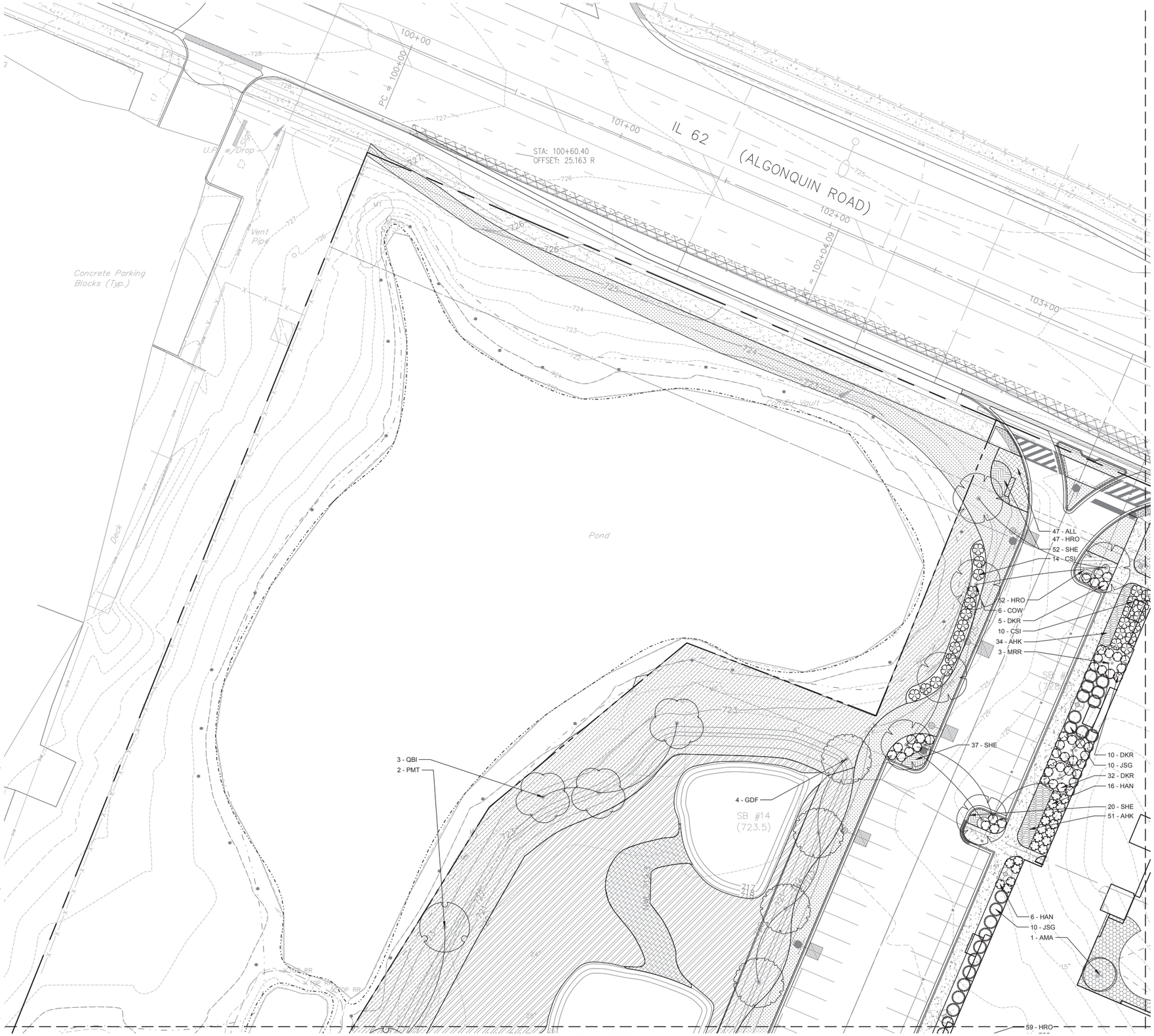

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SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L2.1

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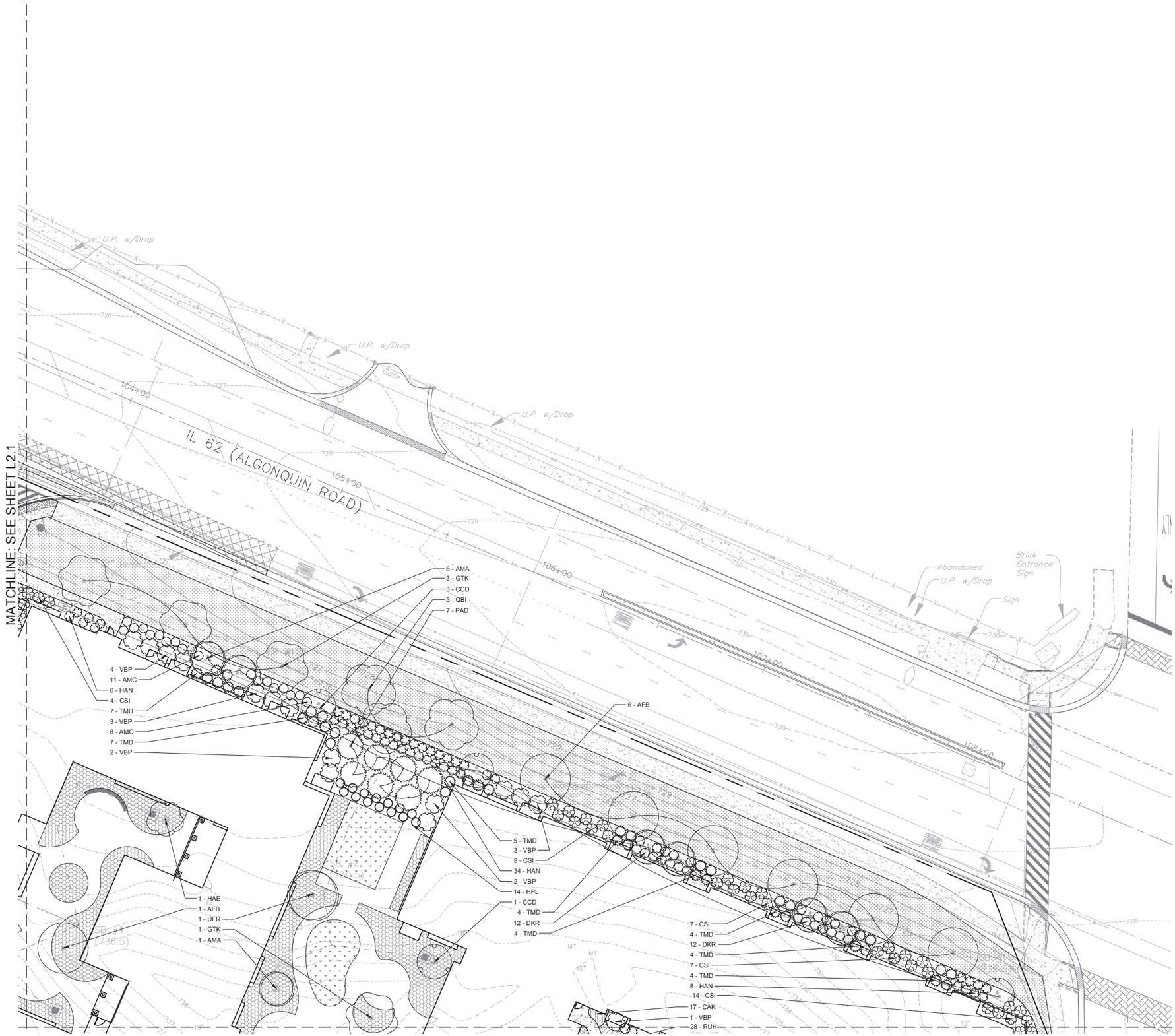

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SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L2.2

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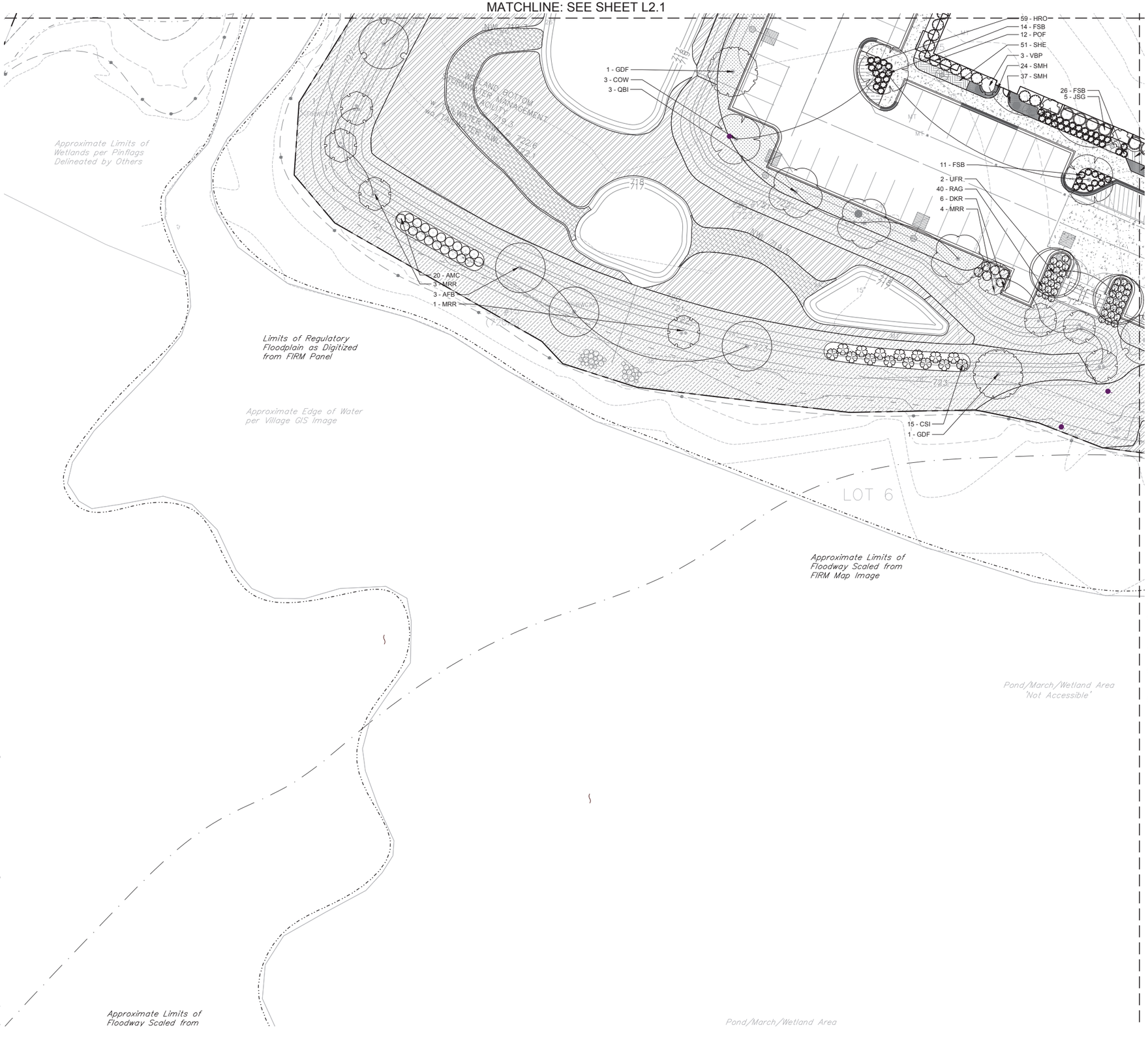
MATCHLINE: SEE SHEET L2.1



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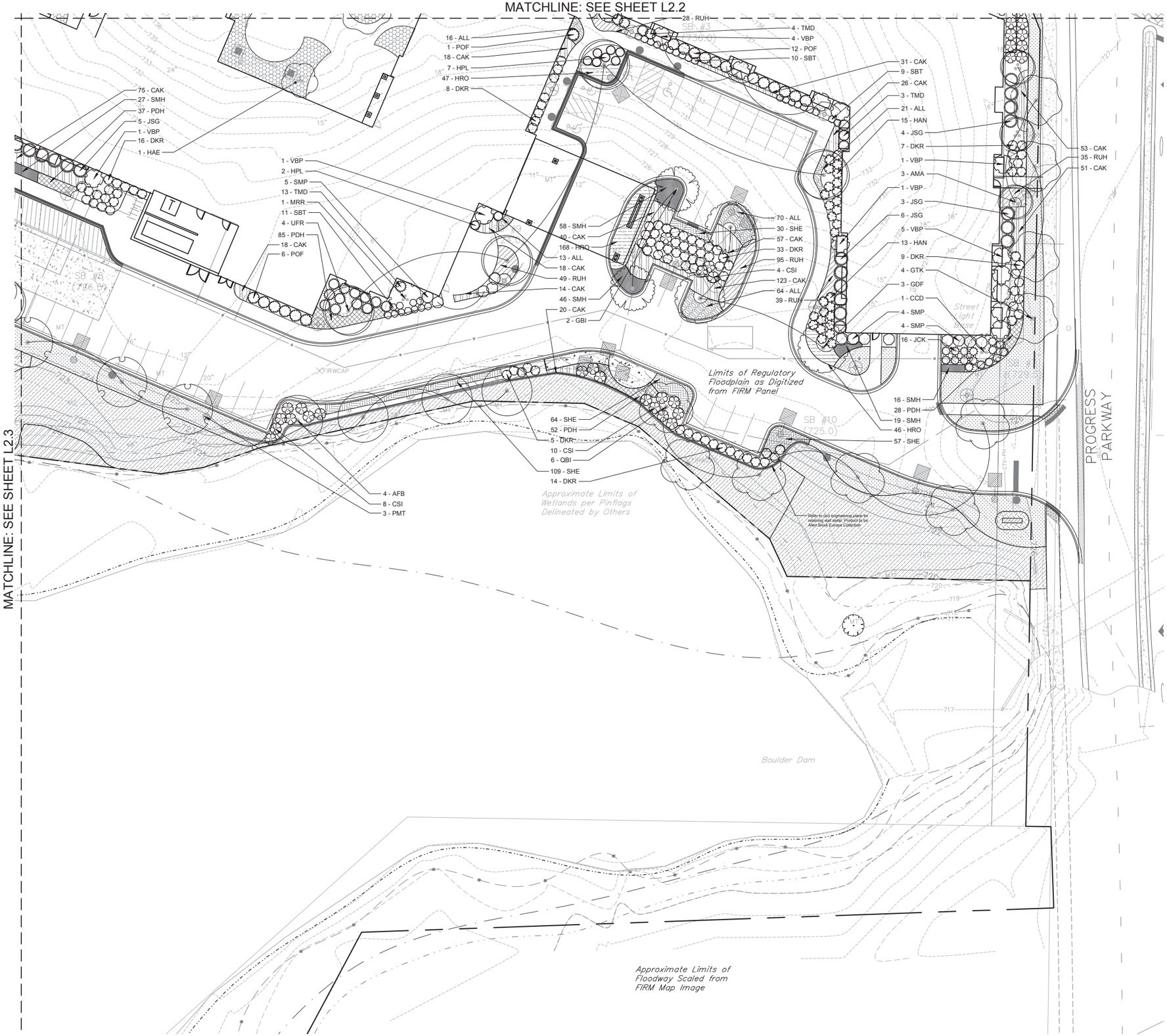

PLANTING NOTES

1. SEED LIMIT LINE IS APPROXIMATE. SEED TO LIMITS OF GRADING AND DISTURBANCE. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ANY UNAUTHORIZED DISRUPTION OUTSIDE OF DESIGNATED CONSTRUCTION AREA.
2. CONTRACTOR RESPONSIBLE FOR EROSION CONTROL IN ALL SEEDED AREAS.
3. TREE MULCH RINGS IN TURF AREAS ARE 5 FOOT DIAMETER, TYPICAL.
4. BEDLINES ARE TO BE SPADE CUT TO A MINIMUM DEPTH OF 3 INCHES UNLESS OTHERWISE SHOWN ON THE PLANS. CURVED BEDLINES ARE TO BE SMOOTH AND NOT SEGMENTED.
5. DO NOT LOCATE PLANTS WITHIN 10' OF UTILITY STRUCTURES, OR WITHIN 5' HORIZONTALLY OF UNDERGROUND UTILITY LINES UNLESS OTHERWISE SHOWN ON THE PLANS.
6. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL AGENCIES ONLY. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN AND SPECIFIED. NO ADDITIONAL PAYMENTS WILL BE MADE FOR MATERIALS REQUIRED TO COMPLETE THE WORK AS DRAWN AND SPECIFIED.
7. EROSION CONTROL BLANKET SHALL BE APPLIED TO SEEDED AREAS. PRODUCT SHALL BE DS75 STRAW SINGLE NET BLANKET AS MANUFACTURED BY NORTH AMERICAN GREEN, OR APPROVED EQUAL
8. MULCH TO BE SHREDDED HARDWOOD MULCH, UNCOLORED, NOT LARGER THAN 4" IN LENGTH AND ¼" IN WIDTH, FREE OF WOOD CHIPS AND SAWDUST.
9. AMENDED TOPSOIL FOR PLANTING PITS TO BE A RATIO OF 1:4 SOIL CONDITIONER TO TOPSOIL. SOIL CONDITIONER TO BE 1-STEP TILL-IN SOIL CONDITIONER FROM MIDWEST TRADING, OR APPROVED EQUAL.

PLANTING LEGEND

- SHADE TREE, TYPICAL. SEE DETAIL FOR INSTALLATION.
- ORNAMENTAL TREE, TYPICAL. SEE DETAIL FOR INSTALLATION.
- EVERGREEN TREE, TYPICAL. SEE DETAIL FOR INSTALLATION.
- SHRUB, TYPICAL. SEE DETAIL FOR INSTALLATION.
- PERENNIAL, GROUNDCOVER AND ANNUAL, TYPICAL. SEE DETAIL FOR INSTALLATION.
- TURF SEED
- SYNTHETIC TURF
- NATIVE POND EDGE SEED MIX (DRY-MESIC SOILS)
- NATIVE POND EDGE SEED MIX (WET-MESIC SOILS)
- EMERGENT PLUG MIX (0-6" WATER DEPTH)

HITCHCOCK DESIGNGROUP
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PREPARED FOR

Three Leaf Partners

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MILWAUKEE, WI 53203

CONSULTANTS

LICENSED LANDSCAPE ARCHITECT
NICOLAS ARRIAGA
157.001493
STATE OF ILLINOIS

PROJECT

Harbor Chase of Schaumburg

ISSUED

NOVEMBER 21, 2025

REVISIONS

NO	DATE	ISSUE
1	11.21.25	VILLAGE COMMENTS

CHECKED BY GBR/NAA

DRAWN BY SF/MFR/NAA

NORTH

SCALE IN FEET
1" = 20'
0' 10' 20' 40'

SHEET TITLE

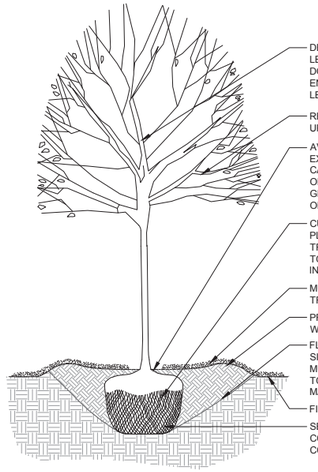
LANDSCAPE PLAN

SHEET NUMBER

L2.4

© 2025 HITCHCOCK DESIGN GROU

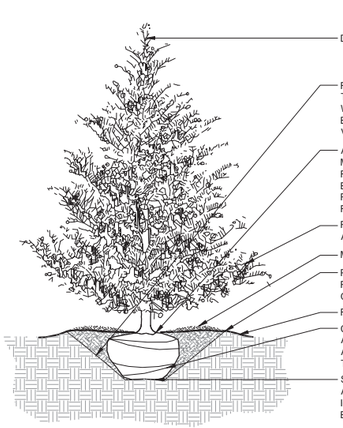
J:\Projects\Naperville\Three Leaf Partners\Harbor Chase of Schaumburg\06 Production\01 CAD\L2.1 LANDSCAPE PLAN.dwg



- DECIDUOUS SINGLE STEM TREE WITH A STRONG CENTRAL LEADER. DO NOT PRUNE, STAKE, OR WRAP UNLESS DIRECTED TO DO SO. IF PRUNING IS REQUIRED, ONLY PRUNE BRANCHES TO ENCOURAGE CENTRAL LEADER GROWTH. DO NOT CUT CENTRAL LEADER UNLESS DIRECTED TO DO SO
- REMOVE ANY BROKEN BRANCHES, TREE TAGS, AND RIBBONS UPON APPROVAL OF PLANT
- AVOID PLACING SOIL ON TOP OF THE ROOT BALL, MAINTAIN EXPOSURE OF ROOT FLARE. IF ROOT FLARE IS NOT EXPOSED, CAREFULLY REMOVE EXCESS SOIL. SET ROOT BALL SO THAT BASE OF ROOT FLARE IS 3" TO 6" HIGHER THAN ADJACENT FINISH GRADE (ROOT FLARE IS TYPICALLY 6" BELOW BUD GRAFT UNION ON GRAFTED TREES)
- CUT AND REMOVE ALL CORDS, TWINE, ROPE, WIRE, BURLAP, AND PLASTIC WRAP FROM AROUND TOP HALF OF ROOT BALL AND TRUNK. IF ROOT BALL IS ENCLOSED IN A WIRE BASKET REMOVE TOP HALF OF WIRE BASKET AND FOLD REMAINING POINTS DOWN INTO PLANTING HOLE
- MULCH, 3" DEPTH, TYP. TAPER MULCH TO 1" DEPTH AT TREE TRUNK.
- PREPARE A 3" MINIMUM HEIGHT SAUCER AROUND PIT FOR WATERING
- FLARE AND ROUGHEN PLANTING HOLE EDGES AND SIDES. HOLE SIZE TO BE TWICE AS WIDE AS ROOT BALL DIAMETER. ROOT FLARE MUST BE VISIBLE AT GRADE. BACKFILL PIT WITH 1/3 AMENDED TOPSOIL AND 2/3 EXCAVATED MATERIAL. REMOVE EXCESS MATERIAL FROM SITE AND DISPOSE OF LEGALLY
- FINISH GRADE
- SET ROOT BALL ON UNDISTURBED OR APPROPRIATELY COMPACTED SUBGRADE. IF HOLE IS TOO DEEP, ADD AND COMPACT ADDITIONAL FILL BEFORE SETTING TREE.

1 SINGLE STEM TREE PLANTING

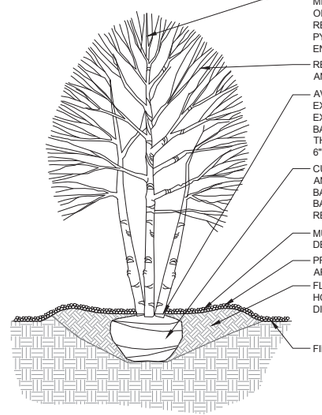
1/2" = 1'-0"



- DO NOT CUT LEADER ON EVERGREEN TREES
- FLARE PLANTING HOLE EDGE. HOLE SIZE TO BE TWICE AS WIDE AS ROOT BALL. BACKFILL PIT WITH 1/3 AMENDED TOPSOIL AND 2/3 EXCAVATED MATERIAL. ROOT FLARE MUST BE VISIBLE AT GRADE.
- AVOID PLACING SOIL ON TOP OF THE ROOT BALL, MAINTAIN EXPOSURE OF ROOT FLARE. IF ROOT FLARE IS NOT EXPOSED, CAREFULLY REMOVE EXCESS SOIL. SET ROOT BALL SO THAT BASE OF ROOT FLARE IS 3"-6" HIGHER THAN ADJACENT FINISH GRADE.
- REMOVE ANY BROKEN BRANCHES, TREE TAGS, AND RIBBONS (UPON ACCEPTANCE OF PLANT)
- MULCH 3" DEEP, TAPERING TO 1" AT TRUNK
- PREPARE A 3" MINIMUM SAUCER AROUND PIT. REMOVE AND PROPERLY DISPOSE OF SOILS OFF SITE.
- FINISH GRADE
- CUT AND REMOVE ALL CORDS AROUND ROOT BALL AND TRUNK. REMOVE TOP HALF OF WIRE BASKET, AND FOLD REMAINING POINTS DOWN. REMOVE TOP HALF OF BURLAP.
- SET ROOT BALL ON UNDISTURBED OR APPROPRIATELY COMPACTED SUBGRADE. IF HOLE IS TOO DEEP, ADD AND COMPACT ADDITIONAL FILL BEFORE SETTING TREE.

2 EVERGREEN TREE PLANTING

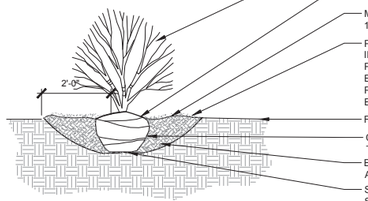
1/2" = 1'-0"



- ORNAMENTAL MULTI-STEM DECIDUOUS TREE WITH A MINIMUM OF FOUR TO FIVE STEMS. DO NOT PRUNE, STAKE, OR WRAP UNLESS DIRECTED TO DO SO. IF PRUNING IS REQUIRED, DO NOT CUT LEADER ON EVERGREEN OR PYRAMIDAL TREES AND ONLY PRUNE BRANCHES TO ENCOURAGE CENTRAL LEADER GROWTH
- REMOVE ANY BROKEN BRANCHES, TREE TAGS, AND RIBBONS UPON APPROVAL OF PLANT
- AVOID PLACING SOIL ON TOP OF THE ROOT BALL, MAINTAIN EXPOSURE OF ROOT FLARE. IF ROOT FLARE IS NOT EXPOSED, CAREFULLY REMOVE EXCESS SOIL. SET ROOT BALL SO THAT BASE OF ROOT FLARE IS 3" TO 6" HIGHER THAN ADJACENT FINISH GRADE (ROOT FLARE IS TYPICALLY 6" BELOW BUD GRAFT UNION ON GRAFTED TREES)
- CUT AND REMOVE ALL CORDS, TWINE, ROPE, WIRE, BURLAP, AND PLASTIC WRAP FROM AROUND TOP HALF OF ROOT BALL AND TRUNK. IF ROOT BALL IS ENCLOSED IN A WIRE BASKET REMOVE TOP HALF OF WIRE BASKET AND FOLD REMAINING POINTS DOWN INTO PLANTING HOLE
- MULCH, 3" DEPTH, TYP. TAPER MULCH TO 1" DEPTH AT TREE TRUNK.
- PREPARE A 3" MINIMUM HEIGHT SAUCER AROUND PIT FOR WATERING
- FLARE AND ROUGHEN PLANTING HOLE EDGES AND SIDES. HOLE SIZE TO BE TWICE AS WIDE AS ROOT BALL DIAMETER. ROOT FLARE MUST BE VISIBLE AT GRADE.
- FINISH GRADE

3 MULTI-STEM TREE PLANTING

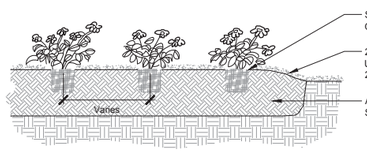
1/2" = 1'-0"



- LIMIT PRUNING TO DEAD AND BROKEN BRANCHES.
- SET ROOTBALL AT SAME LEVEL AS FINISHED GRADE.
- MULCH, 3" DEEP, TYP. TAPER MULCH TO 1" DEPTH AT TRUNK.
- PREPARE A 3" MIN. SAUCER AROUND PIT IF SHRUB IS A SOLITARY PLANTING. FOR MULTIPLE PLANTINGS IN THE SAME BED, PREPARE SHRUB BED SO THAT FINISH GRADE BETWEEN SHRUBS PROVIDES POSITIVE DRAINAGE. DISCARD EXCESS EXCAVATED MATERIAL.
- FINISH GRADE
- CUT ALL CORDS AROUND ROOTBALL AND TRUNK.
- BACKFILL PIT WITH 1/3 AMENDED TOPSOIL AND 2/3 EXCAVATED MATERIAL.
- SET ROOTBALL ON UNDISTURBED SUBGRADE.

4 SHRUB PLANTING

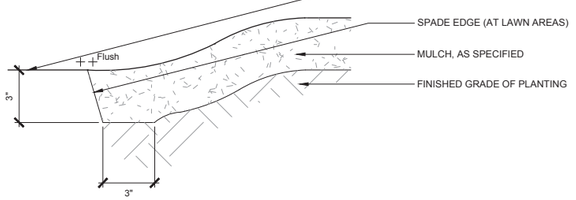
1/2" = 1'-0"



- SET PLANTS AT SAME LEVEL AS GROWN IN CONTAINER
- 2" DEEP MULCH. WORK MULCH UNDER BRANCHES. RAISE PLANT BED 2" ABOVE FINISH GRADE
- AMENDED TOPSOIL OR PLANTING SOIL MIX, SEE SPECIFICATIONS

5 PERENNIAL AND GROUNDCOVER PLANTING

1/2" = 1'-0"



- FINISHED GRADE OF ADJACENT MATERIAL
- SPADE EDGE (AT LAWN AREAS)
- MULCH, AS SPECIFIED
- FINISHED GRADE OF PLANTING

6 PLANTING BED EDGE

3" = 1'-0"

Detention Basin Plug and Seed Mix

Note: There are to be approximately 46 ea. of plugs spaced 18" OC and 181 ea. of plugs spaced 12" OC.

Emergent Plug Mix (0-6" Water Depth)

Grasses, Sedges, & Rushes (Monocots)

ACRONYM	SCIENTIFIC NAME	COMMON NAME	C-Value	W-Value	WETNESS	HEIGHT Min-Max	COLOR	BLOOM TIME A	M	J	J	A	S	O	Unit(s)	Size	Notes
BOLFLU	*Bolboschoenus fluviatilis*	RIVER BULRUSH	6	-5	OBL	3-5' (4')	N/A								each	2" plug	18" o.c. (A. Rhizomatous)
CALCAN	*Calamagrostis canadensis*	BLUE JOINT GRASS	3	-5	OBL	3-5' (4')	N/A								each	2" plug	18" o.c. (A. Rhizomatous)
CKCOMO	*Carex comosa*	BRISTLY SEDGE	5	-5	OBL	1-3' (2')	N/A								each	2" plug	18" o.c. (S. Rhizomatous)
CHYPST	*Carex hystericina*	PORCUPINE SEDGE	5	-5	OBL	2-4' (3')	N/A								each	2" plug	18" o.c. (S. Rhizomatous)
CKLACU	*Carex lacustris*	COMMON LAKE SEDGE	6	-5	OBL	2-4' (3')	N/A								each	2" plug	18" o.c. (A. Rhizomatous)
CKLURI	*Carex luridа*	BOTTLEBRUSH SEDGE	8	-5	OBL	2-4' (3')	N/A								each	2" plug	18" o.c. (Rhizomatous)
CKSTRI	*Carex stricta*	COMMON TUSSOCK SEDGE	5	-5	OBL	2-4' (3')	N/A								each	2" plug	18" o.c. (A. Rhizomatous)
CKTRHC	*Carex trichocarpa*	HAIRY FRUITED LAKE SEDGE	8	-5	OBL	2-4' (3')	N/A								each	2" plug	18" o.c. (A. Rhizomatous)
CKVULP	*Carex vulpinoidea*	BROWN FOX SEDGE	2	-5	OBL	2-4' (3')	N/A								each	2" plug	18" o.c. (S. Rhizomatous)
JUNEFF	*Juncus effusus*	COMMON RUSH	7	-5	OBL	1-3' (2')	N/A								each	2" plug	18" o.c. (S. Rhizomatous)
LEEORY	*Leersia oryzoides*	RICE CUT GRASS	4	-5	OBL	3-5' (4')	N/A								each	2" plug	18" o.c. (A. Rhizomatous)
SCHACU	*Schoenoplectus acutus*	HARD STEM BULRUSH	4	-5	OBL	6-8' (7')	N/A								each	2" plug	18" o.c. (A. Rhizomatous)
SCHTAB	*Schoenoplectus tabernaemontani*	GREAT BULRUSH	5	-5	OBL	6-7' (5.5')	N/A								each	2" plug	18" o.c. (A. Rhizomatous)
SCIATR	*Scirpus atrovirens*	DARK GREEN BULRUSH	4	-5	OBL	3-6' (5')	N/A								each	2" plug	18" o.c. (Rhizomatous)
SCICYP	*Scirpus cyperinus*	WOOL GRASS	6	-5	OBL	3-5' (4')	N/A								each	2" plug	18" o.c. (S. Rhizomatous)
SCIPUN	*Scirpus pungens*	CHAIRMAKER'S RUSH	6	-5	OBL	3-5' (4')	N/A								each	2" plug	18" o.c. (A. Rhizomatous)

Flowers & Other Broadleaves (Dicots)

ACRONYM	SCIENTIFIC NAME	COMMON NAME	C-Value	W-Value	WETNESS	HEIGHT Min-Max	COLOR	BLOOM TIME A	M	J	J	A	S	O	Unit(s)	Size	Notes
ACOCAL	*Acorus calamus*	SWEET FLAG	7	-5	OBL	1-3' (2')	Green								each	2" plug	18" o.c. (Rhizomatous)
ALSUB	*Alisma subcordatum*	COMMON WATER PLANTAIN	4	-5	OBL	1-3' (2')	White								each	2" plug	18" o.c.
ASCINC	*Asclepias incarnata*	SWAMP MILKWEED	4	-5	OBL	3-5' (4')	Magenta								each	2" plug	18" o.c. (S. Rhizomatous)
EUTMAC	*Eutrochium maculatum*	SPOTTED JOE PYE WEED	4	-5	OBL	4-7' (5')	Pink								each	2" plug	18" o.c.
HIBLAE	*Hibiscus laevis*	HALBERD-LEAVED ROSE MALLOW	6	-5	OBL	3-6' (5')	Pink								each	2" plug	18" o.c.
IRIVIS	*Iris virginica shrevei*	BLUE FLAG	5	-5	OBL	2-4' (3')	Blue								each	2" plug	12" o.c. (Rhizomatous)
LOBCAR	*Lobelia cardinalis*	CARDINAL FLOWER	7	-5	OBL	3-5' (4')	Red								each	2" plug	18" o.c.
LYCAME	*Lycopus americanus*	COMMON WATER HOREHOUND	5	-5	OBL	1-3' (2')	White								each	2" plug	18" o.c.
LYTALA	*Lythrum alatum*	WINGED LOOSESTRIFE	7	-5	OBL	2-4' (3')	Purple								each	2" plug	18" o.c. (Rhizomatous)
MIMRIN	*Mimulus ringens*	MONKEY FLOWER	6	-5	OBL	2-4' (2.5')	Purple								each	2" plug	18" o.c.
PONCOR	*Pontederia cordata*	PICKEREL WEED	10	-5	OBL	1-3' (2')	Purple								each	2" plug	18" o.c. (Rhizomatous)
SAGLAT	*Sagittaria latifolia*	COMMON ARROWHEAD	4	-5	OBL	2-4' (3')	White								each	2" plug	12" o.c. (Rhizomatous)
SOLRID	*Solidago riddellii*	RIDDELL'S GOLDENROD	7	-5	OBL	2-4' (3')	Yellow								each	2" plug	18" o.c.
SPAEUR	*Sparganium eurycarpum*	COMMON BUR REED	6	-5	OBL	3-5' (4')	White								each	2" plug	18" o.c. (Rhizomatous)

Native Pond Edge Seed Mix (Dry - Mesic Soils)

MIX STATISTICS	
Number of Native Species in Mix	30
Lbs/Acre of *Native Seed*	27.1
Propagules per Square Foot	129.0
Native FQI	31.8
Native Mean C Value	5.8
Native Mean W Value	2.8

Grasses, Sedges, & Rushes

ACRONYM	SCIENTIFIC NAME	COMMON NAME	C-Value	W-Value	WETNESS	HEIGHT Min-Max	COLOR	BLOOM TIME A	M	J	J	A	S	O	SEEDS/OZ	OZ/ACRE	LB/ACRE	% OF MIX by Weight	% OF MIX by Seed
BOUCUR	*Bouteloua curtipendula*	SIDE-OATS GRAMA	8	5	UPL	2-3' (2.5')	N/A								6,000	192,000	12.00	44.24%	20.49%
CKBREV	*Carex brevior*	PLAINS OVAL SEDGE	4	3	FACU	6"-18"	N/A								29,000	4.0000	0.25	0.92%	2.06%
ELYCAN	*Elymus canadensis*	CANADA WILD RYE	4	1	FAC-	2.5'-(3.5')	N/A								5,200	16.0000	1.00	3.69%	1.48%
PANVIR	*Panicum virgatum*	SWITCH GRASS	5	-1	FAC+	3-5' (4')	N/A								34,000	8.0000	0.50	1.84%	1.99%
SCHSCO	*Schizachyrium scoparium*	LITTLE BLUESTEM GRASS	5	4	FACU-	2-3' (3')	N/A								15,000	112.000	7.00	25.81%	29.89%
																Grass Subtotals		20.75	76.50%	55.91%

Flowers & Other Broadleaves

ACRONYM	SCIENTIFIC NAME	COMMON NAME	C-Value	W-Value	WETNESS	HEIGHT Min-Max	COLOR	BLOOM TIME A	M	J	J	A	S	O	SEEDS/OZ	OZ/ACRE	LB/ACRE	% OF MIX by Weight	% OF MIX by Seed
ASCTUB	*Asclepias tuberosa*	BUTTERFLY WEED	7	5	UPL	1-3.5' (2.5')	Orange								4,300	8.0000	0.50	1.84%	0.61%
BAPALB	*Baptisia alba*	WHITE WILD INDIGO	8	2	FACU+	2-5' (4')	White								1,700	4.0000	0.25	0.92%	0.12%
CHAFAS	*Chamaecrista fasciculata*	PARTRIDGE PEA	5	4	FACU-	1-3' (2')	Yellow								2,700	16.0000	1.00	3.69%	0.77%
CORPAL	*Coreopsis palmata*	PRAIRIE COREOPSIS	6	5	UPL	1-2.5' (2')	Yellow								10,000	4.0000	0.25	0.92%	0.73%
DALPUR	*Dalea purpurea*	PURPLE PRAIRIE CLOVER	9	5	UPL	1.5-3' (2')	Purple								15,000	4.0000	0.25	0.92%	1.07%
ECHPAL	*Echinacea pallida*	PALE PURPLE CONEFLOWER	8	5	UPL	2-4' (3')	Pink								5,200	8.0000	0.50	1.84%	0.74%
ERYYUC	*Eryngium yuccifolium*	RATTLESNAKE MASTER	9	-1	FAC+	2-5' (4')	White								7,500	4.0000	0.25	0.92%	0.53%
EUPCOR	*Euphorbia corollata*	FLOWERING SPURGE	2	5	UPL	1-4' (3')	White								8,000	1.0000	0.06	0.23%	0.14%
HELPAP	*Helianthus pauciflorus subsp.*	PRAIRIE SUNFLOWER	8	5	UPL	3-6' (5')	Yellow								4,000	1.0000	0.06	0.23%	0.07%
HELHEL	*Heliopsis helianthoides*	FALSE SUNFLOWER	5	5	UPL	3-6' (5')	Yellow								6,300	4.0000	0.25	0.92%	0.45%
LESCAP	*Lespedeza capitata*	ROUND-HEADED BUSH CLOVER	4	3	FACU	2-4' (3')	Green								8,000	2.0000	0.13	0.46%	0.28%
LIASCP	*Liatris aspera*	ROUGH BLAZING STAR	6	5	UPL	2.5-5' (3')	Purple								16,000	4.0000	0.25	0.92%	1.14%
MONFIS	*Monarda fistulosa*	WILD BERGAMOT	4	3	FACU	3-5' (4')	Purple								70,000	1.0000	0.06	0.23%	1.25%
PENDIG	*Penstemon digitalis*	FOXGLOVE BEARD TONGUE	4	1	FAC-	2.5-5'	White								130,000	3.0000	0.19	0.69%	6.94%
PYCTEN	*Pycnanthemum tenuifolium*	SLENDER MOUNTAIN MINT	7	0	FAC	1-3' (2')	White								220,000	0.2500	0.02	0.06%	0.98%
RUDFUS	*Rudbeckia fulgida var. sullivantii*	SHOWY BLACK-EYED SUSAN	8	-3	FACW	2-4' (3')	Yellow								27,100	8.0000	0.50	1.84%	3.86%
RUDHIR	*Rudbeckia hirta*	BLACK-EYED SUSAN	1	3	FACU	2-3' (2.5')	Yellow								92,000	8.0000	0.50	1.84%	13.09%
RUDSUB	*Rudbeckia subtomentosa*	SWEET BLACK-EYED SUSAN	9	2	FACU+	3-6' (5')	Yellow								43,000	2.0000	0.13	0.46%	1.53%
SILINI	*Silphium integrifolium*	ROSIN WEED	5	5	UPL	2-6' (5')	Yellow								1,200	8.0000	0.50	1.84%	0.13%
SOLRIG	*Solidago rigida*	STIFF GOLDENROD	4	4	FACU-	3-6' (4')	Yellow								41,000	2.0000	0.13	0.46%	1.46%
SYMERI	*Symphyotrichum ericoides*	HEATH ASTER	5	4	FACU-	1-3' (2')	White								200,000	0.2500	0.02	0.06%	0.89%
SYMLAE	*Symphyotrichum laeve*	SMOOTH BLUE ASTER	9	5	UPL	2.5-5' (4')	Blue								55,000	1.0000	0.06	0.23%	0.98%
SYMNOV	*Symphyotrichum novae-angliae*	NEW ENGLAND ASTER	4	-3	FACW	4-6' (5')	Purple								65,000	4.0000	0.25	0.92%	4.63%
VERSTR	*Verbena stricta*	HOARY VERVAIN	4	5	UPL	1-3' (2')	Blue								28,000	1.5000	0.09	0.35%	0.75%
ZIZAUR	*Zizia aurea*	GOLDEN ALEXANDERS	7	-1	FAC+	2-4' (3')	Yellow								11,000	5.0000	0.31	1.15%	0.98%
																Broadleaf Subtotals		6.38	23.50%	44.09%
																BASE MIX TOTALS		27.13	100.00%	100.00%

Native Pond Edge Seed Mix (Wet-Mesic Soils)

MIX STATISTICS	
Number of Native Species in Mix	34
Lbs/Acre of *Native Seed*	22.3
Propagules per Square Foot	186.5
Native FQI	28.5
Native Mean C Value	4.9
Native Mean W Value	-1.6

Grasses, Sedges, & Rushes

ACRONYM	SCIENTIFIC NAME	COMMON NAME	C-Value	W-Value	WETNESS	HEIGHT Min-Max	COLOR	BLOOM TIME A	M	J	J	A	S	O	SEEDS/OZ	OZ/ACRE	LB/ACRE	% OF MIX by Weight	% OF MIX by Seed
ANDGER	*Andropogon gerardii*	BIG BLUESTEM GRASS	5	1	FAC-	6-8' (7')	N/A								10,000	24.0000	1.50	6.72%	2.95%
CALCAN	*Calamagrostis canadensis*	BLUE JOINT GRASS	3	-5	OBL	3-5' (4')	N/A								280,000	2.0000	0.13	0.56%	6.89%
CKBREV	*Carex brevior*	PLAINS OVAL SEDGE	4	3	FACU	6"-18" (12")	N/A								29,000	4.0000	0.25	1.12%	1.43%
CKSCOP	*Carex scoparia*	LANCE-FRUITED OVAL	7	-3	FACW	1-3' (2')	N/A								84,000	2.0000	0.13	0.56%	2.07%
CKVULP	*Carex vulpinoidea*	BROWN FOX SEDGE	2	-5	OBL	2-4' (3')	N/A								100,000	8.0000	0.50	2.24%	9.85%
ELEERY	*Eleocharis erythropoda*	RED-ROOTED SPIKE RUSH	2	-5	OBL	2-4' (3')	N/A								78,000	1.0000	0.06	0.28%	0.96%
ELYCAN	*Elymus canadensis*	CANADA WILD RYE	4	1	FAC-	2.5'-(3.5')	N/A								5,200	32.0000	2.00	8.96%	2.05%
ELYVIR	*Elymus virginicus*	VIRGINIA WILD RYE	4	-2	FACW-	3-5' (4')	N/A								4,200	48.0000	3.00	13.44%	2.48%
GLYSTR	*Glyceria striata*	FOWL MANNA GRASS	4	-3	FACW	2-4' (3')	N/A								90,000	2.0000	0.13	0.56%	2.22%
JUNDUD	*Juncus dudleyi*	DUDLEY'S RUSH	4	0	FACI	1-3' (2')	N/A								3,200,000	0.1250	0.01	0.04%	4.92%
PANVIR	*Panicum virgatum*	SWITCH GRASS	5	-1	FAC+	3-5' (4')	N/A								14,000	48.0000	3.00	13.44%	8.27%
SCHSCO	*Schizachyrium scoparium*	LITTLE BLUESTEM GRASS	5	4	FACU-	2-3' (3')	N/A								15,000	96.0000	6.00	26.88%	17.72%
SORNUT	*Sorghastrum nutans*	INDIAN GRASS	5	2	FACU+	3-7' (6')	N/A								12,000	16.0000	1.00	4.48%	2.36%
SPAPEC	*Spartina pectinata*	PRAIRIE CORD GRASS	4	-4	FACW+	5-9' (7')	N/A								6,000	16.0000	1.00	4.48%	1.30%
																Grass Subtotals		16.70	83.76%	65.47%

Flowers & Other Broadleaves

ACRONYM	SCIENTIFIC NAME	COMMON NAME	C-Value	W-Value	WETNESS	HEIGHT Min-Max	COLOR	BLOOM TIME A	M	J	J	A	S	O	SEEDS/OZ	OZ/ACRE	LB/ACRE	% OF MIX by Weight	% OF MIX by Seed
ASCINC	*Asclepias incarnata*	SWAMP MILKWEED	4	-5	OBL	3-5' (4')	Magenta								4,800	12.0000	0.75	3.36%	0.71%
CORTRP	*Coreopsis tripteris*	TALL COREOPSIS	5	0	FAC	5-8' (7')	Yellow								14,000	2.0000	0.13	0.56%	0.34%
DOELUMB	*Doellingeria umbellata*	FLAT-TOP ASTER	9	-3	FACW-	3-5' (4')	Cream								67,000	1.5000	0.09	0.42%	1.24%
ERYYUC	*Eryngium yuccifolium*	RATTLESNAKE MASTER	9	-1	FAC+	2.5'-(4')	White								7,500	3.0000	0.19	0.84%	0.28%
EUPPER	*Eupatorium perfoliatum*	COMMON BONESET	4	-4	FACW+	3-6' (4')	White								160,000	1.0000	0.06	0.28%	1.97%
EUTGRA	*Eutrochium graminifolia*	GRASS-LEAVED GOLDENROD	4	-2	FACW-	2-4' (3')	Yellow								350,000	0.5000	0.03	0.14%	2.15%
EUTMAC	*Eutrochium maculatum*	SPOTTED JOE PYE WEED	4	-5	OBL	4-7' (5')	Pink								95,000	3.0000	0.19	0.84%	3.51%
HELAUT	*Helenium autumnale*	SNEEZEWEED	5	-4	FACW+	2.5'-(4')	Yellow								130,000	1.0000	0.06	0.28%	1.60%
MONFIS	*Monarda fistulosa*	WILD BERGAMOT	4	3	FACU	3-5' (4')	Purple								70,000	3.0000	0.19	0.84%	2.58%
PENDIG	*Penstemon digitalis*	FOXGLOVE BEARD TONGUE	4	1	FAC-	2.5-5' (3.5')	White								130,000	4.0000	0.25	1.12%	6.40%
PYCVIR	*Pycnanthemum virginianum*	COMMON MOUNTAIN MINT	5	-4	FACW+	1-4' (3')	White								220,000	0.5000	0.03	0.14%	1.35%
RUDFUS	*Rudbeckia fulgida var. sullivantii*	SHOWY BLACK-EYED SUSAN	8	-3	FACW	2-4' (3')	Yellow								27,100	4.0000	0.25	1.12%	1.33%
RUDSUB	*Rudbeckia subtomentosa*	SWEET BLACK-EYED SUSAN	9	2	FACU+	3-6' (5')	Yellow								43,000	2.0000	0.13	0.56%	1.00%
RUDTRI	*Rudbeckia triloba*	BROWN-EYED SUSAN	3	1	FAC-	4-6' (5')	Yellow								34,000	2.0000	0.13	0.56%	0.84%
SOLRID	*Solidago riddellii*	RIDDELL'S GOLDENROD	7	-5	OBL	2-4' (3')	Yellow								93,000	1.0000	0.06	0.28%	1.14%
SOLRIG	*Solidago rigida*	STIFF GOLDENROD	4	4	FACU-	3-6' (4')	Yellow								41,000	2.0000	0.13	0.56%	1.01%
SYMNOV	*Symphyotrichum novae-angliae*	NEW ENGLAND ASTER	4	-3	FACW	4-6' (5')	Purple								65,000	4.0000	0.25	1.12%	3.20%
VERFAS	*Vernonia fasciculata*	COMMON IRONWEED	5	-3	FACW	4-6' (5')	Purple								24,000	1.5000	0.09	0.42%	0.44%
VERHAS	*Verbena hastata*	BLUE VERVAIN	4	-4	FACW+	4-7' (5')	Blue								93,000	2.0000	0.13	0.56%	2.29%
ZIZAUR	*Zizia aurea*	GOLDEN ALEXANDERS	7	-1	FAC+	2-4' (3')	Yellow								11,000	8.0000	0.50	2.24%	1.08%
																Broadleaf Subtotals		3.63	16.24%	34.53%
																SEED MIX		22.32	100.00%	100.00%

Emergent Plug Notes:
1. A. Rhizomatous - Aggressive Rhizomatous
2. Rhizomauous - Rhizomatous, may colonize
3. S. Rhizomatous - Short Rhizomatus, may form small colonies, not typically aggressive

Wet Mesic and Mesic Seed Notes:
1. It is recommended to install a Mycorrhizal Innoculant with the above seed mix at 40 lbs/acre
2. For spring planting, it is recommended to install a cover crop of *Avena sativa* with the above seed mix at 40 lbs/acre
3. For fall planting, it is recommended to install a cover crop of ReGreen (a winter wheat and wheatgrass sterile hybrid) with the above mix at 50 lbs/acre
4. Annual or Perennial Rye (*Lolium multiflorum* or *perenne*) should NEVER be utilized as a cover crop
5. Provide erosion control blanket for all seeded areas. Product shall be DS75 straw single net blanket as manufactured by North American Green, or approved equal.

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PREPARED FOR

Three Leaf Partners

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MILWAUKEE, WI 53203

CONSULTANTS

LICENSED LANDSCAPE ARCHITECT
NICOLAS ARRIAGA
157.001493
STATE OF ILLINOIS

PROJECT

Harbor Chase of Schaumburg

ISSUED

NOVEMBER 21, 2025

REVISIONS

NO	DATE	ISSUE
1	11.21.25	VILLAGE COMMENTS

CHECKED BY GBR/NAA

DRAWN BY SF/MFR/NAA

SCALE IN FEET as noted

SHEET TITLE

LANDSCAPE DETAILS

SHEET NUMBER

L3.0

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J:\Projects\Naperville\Three Leaf Partners\Harbor Chase of Schaumburg\06 Production\01 CADL3.0 LANDSCAPE DETAILS.dwg

Three Leaf Partners LLC
Dan Romnek
Vice President of Development
504 W. Juneau Avenue
Milwaukee, WI 53203
dromnek@threeleafdevelopment.com
Cell: 414-426-6999

January 15th, 2025

Re: Parking Ratio - HarborChase of Schaumburg
Three Leaf Response

Three Leaf Partners and HarborChase are requesting a variance to the parking requirement for the senior housing project being considered at the Veridian campus. The parking requirement based on the Village code is calculated below:

HarborChase @ Veridian
Schaumburg, IL
Parking Matrix

		Code Requirement		Proposed	
Independent Living	**Units**	**Stalls / Unit**	**Total Stalls**	**Stalls / Unit**	**Total Stalls**
(max. 800 SF)	28	1.00	28	1.25	35
(801-1,500 SF max.)	51	1.25	64	1.25	64
Guest Parking		1 per 20 units	4		
Indendent Living - subotal	**79**		**96**		**99**

		Code Requirement		Proposed	
Assited Living	**Units**	**Stalls / Unit**	**Total Stalls**	**Stalls / Unit**	**Total Stalls**
AL - 1BR	38	0.67	26	0.75	29
AL - 2BR	10	0.67	7	0.75	8
Guest Parking	48	1 per 3 units	16		
Assisted Living Subtotal	**48**		**49**		**37**

		Code Requirement		Proposed	
Memory Care	**Units**	**Stalls / Unit**	**Total Stalls**	**Stalls / Unit**	**Total Stalls**
MC - Suite	32	0.25	8	0.75	24
Employee Parking		1 per employee @ peak	16	0.75	0
Memory Care Subotal	**32**		**24**		**24**

TOTAL	**169**	**160**

Three Leaf Partners is requesting a variance of the parking requirements to build 160 parking stalls, or 9 fewer than the parking code. Below is a table of the parking counts and usage at 3 other HarborChase senior housing projects that have similar unit mixes as this project. As you can see, HarborChase typically builds between 0.75 and 0.80 parking stalls per unit, with utilization substantially less than what is built. This information should give the Village comfort that this project will have sufficient parking for the projected usage without overbuilding parking that will not be used.

Community	Unit Count				Parking Spaces	Ratio Spaces/Units	# of Employees (Average)	Parking Spaces in Use		
	IL	AL	MC	Total				8:00 AM	12:00 PM	5:00 PM
HarborChase of Schaumburg (Proposed) 2400 Progress Parkway Schaumburg, IL	79	48	32	159	160	1.01	45			
HarborChase of Dr. Phillips 7233 Della Dr. Orlando, FL	80	74	32	186	146	0.78	55	77	93	90
HarborChase of Mandarin 12351 San Jose Blvd. Jacksonville, FL	54	39	21	114	88	0.77	38	28	38	36
HarborChase of Olney 17001 Georgia Ave. Olney, MD	13	75	41	129	100	0.78	58	30	44	36



Prepared For:

THREE LEAF PARTNERS

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for HarborChase at Veridian, a proposed assisted living and memory care development to be located in the southwest quadrant of the intersection of Algonquin Road with Plum Grove Road/Progress Parkway in Schaumburg, Illinois. The site, which is currently vacant, is proposed to be developed with 79 independent living units, 48 assisted living units and 32 memory care units for a total of 159 units. Access to the development will be provided on Algonquin Road via a right-in/right-out access drive and on Progress Parkway via a right-in/right-out access drive.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, evaluate the internal and external circulation and accessibility, determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development and evaluate the adequacy of the proposed parking. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

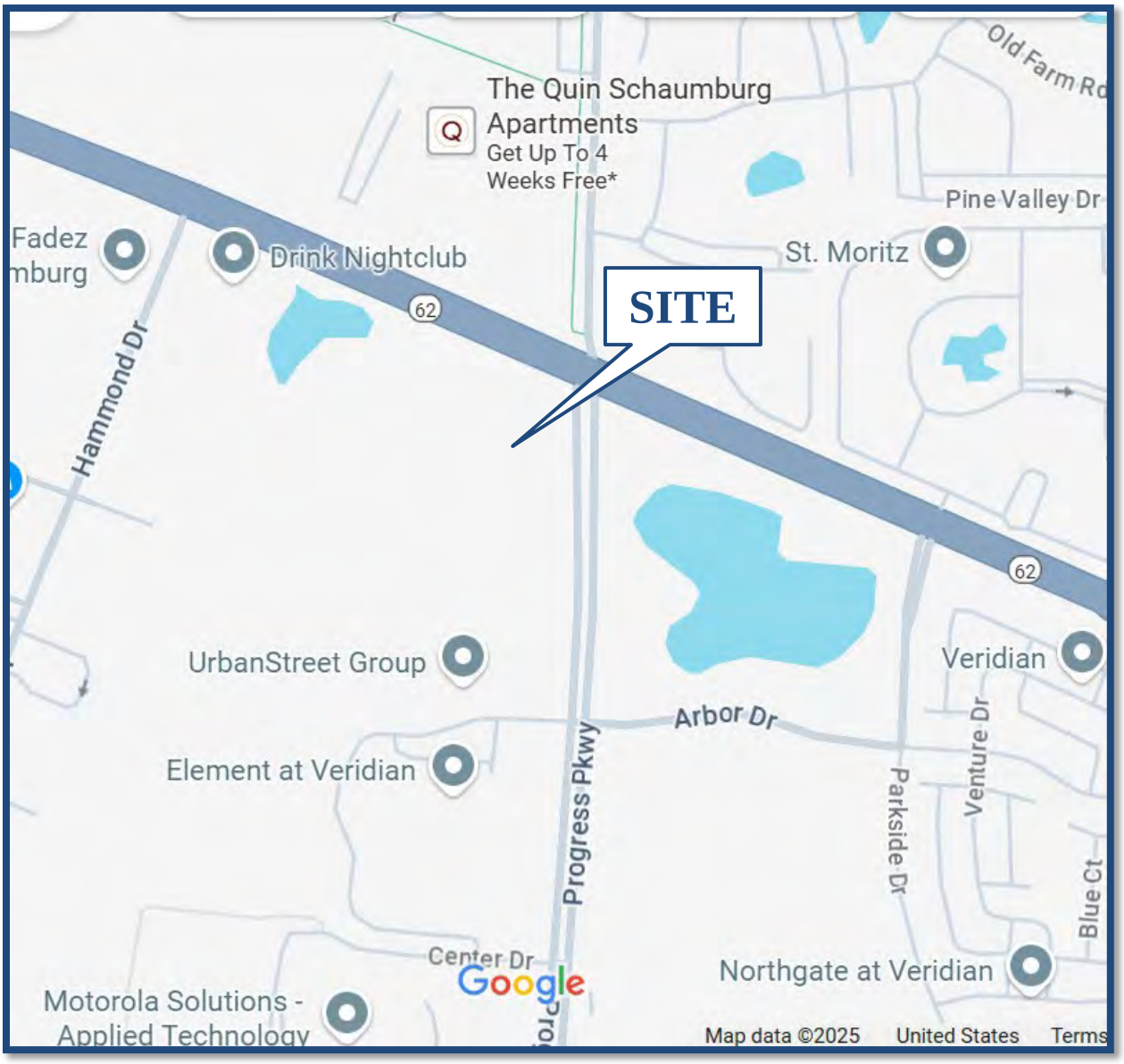
- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and weekday evening peak hours.
- Recommendations with respect to adequacy of the site access and adjacent roadway system
- Evaluation of the adequacy of the parking supply

Traffic capacity analyses were conducted for the weekday morning and evening peak hours for the following conditions:

1. Existing Conditions - Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.

2. No-Build Conditions – Analyzes the capacity of the existing roadway system using the ambient area growth not attributable to any particular development and any additional developments not associated with the proposed development.

3. Projected Conditions – Analyzes the capacity of the future roadway system using the traffic volumes that include the background traffic volumes and the traffic estimated to be generated by the proposed development.



Site Location **Figure 1**



Aerial View of Site **Figure 2**

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

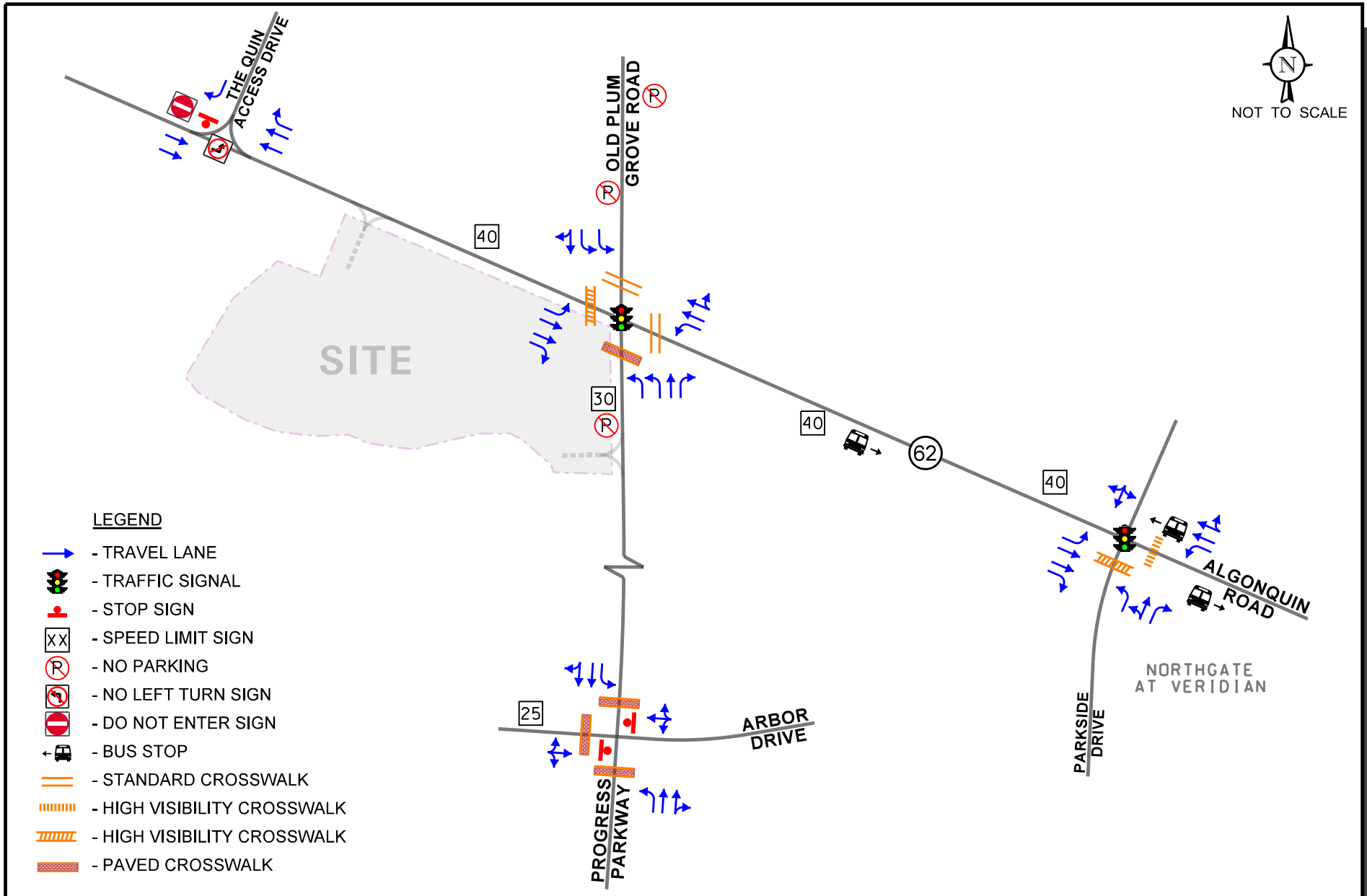
The site, which is currently vacant, is located in the southwest quadrant of the intersection of Algonquin Road with Plum Grove Road/Progress Parkway. Adjacent land uses include The Quin Apartments to the north, Drink nightclub to the west and an office building to the south. The Veridian mixed-use development is located to the east. Access to the area expressways and tollways (I-90/I-290/IL 53) is approximately 1.3 miles east via Algonquin Road and one mile south via Meacham Road.

Existing Roadway System Characteristics

The characteristics of the adjacent roadways and access drives within the study area are described below and illustrated in **Figure 3**.

Algonquin Road (IL 62) is an east-west other principal arterial that provides two lanes in each direction divided by a painted median. At its signalized intersection with Plum Grove Road/Progress Parkway, Algonquin Road provides an exclusive left-turn lane, two through lanes, and an exclusive right-turn lane on the eastbound approach. The westbound approach provides an exclusive left-turn lane, a through lane, and a combined through/right-turn lane. At its signalized intersection with Parkside Drive/International Village access drive, Algonquin Road provides an exclusive left-turn lane, two through lanes, and an exclusive right-turn lane on the eastbound approach. The westbound approach provides an exclusive left-turn lane, a through lane, and a combined through/right-turn lane. At its unsignalized intersection with The Quin right-in/right-out access drive, Algonquin Road provides two through lanes on the eastbound approach. The westbound approach provides two through lanes and an exclusive right-turn lane. Algonquin Road has a posted speed limit of 40 miles per hour, carries an Annual Average Daily Traffic (AADT) volume of 28,100 vehicles (Illinois Department of Transportation [IDOT] 2023), is designated as a Strategic Regional Arterial (SRA) route, and is under the jurisdiction of IDOT.

Old Plum Grove Road is a north-south collector road that provides one lane in each direction divided by a two-way left-turn lane (TWLTL). At its signalized intersection with Algonquin Road, Old Plum Grove Road is widened to provide and dual left-turn lanes and a combined through/right-turn lane on the southbound approach. The south leg is Progress Parkway and it provides dual left-turn lanes, a through lane and an exclusive right-turn lane. Plum Grove Road is under the jurisdiction of the Village of Schaumburg and has a posted speed limit of 30 miles per hour.



Harborchase at Veridian
Schaumburg, Illinois

Existing Roadway Characteristics

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 25-210

Figure: 3

Progress Parkway is a north-south collector road that provides two lanes in each direction divided by a raised landscaped median. At its signalized intersection with Algonquin Road, Progress Parkway provides dual left-turn lanes, a through lane and an exclusive right-turn lane. At its unsignalized intersection with Arbor Drive, Progress Parkway provides an exclusive left-turn lane, a through lane and a combined through/right-turn lane on both approaches. Progress Parkway has a posted speed limit of 30 miles per hour and is under the jurisdiction of the Village of Schaumburg.

Parkside Drive is a north-south collector road serving the Veridian mixed-use development. At its signalized intersection with Algonquin Road, Parkside Drive provides an exclusive left-turn lane, a combined left/through lane and an exclusive right-turn lane. Parkside Drive has a posted speed limit of 25 miles per hour and is under the jurisdiction of the Village of Schaumburg.

Arbor Drive is an east-west local road that serves the Veridian mixed-use development and the Element at Veridian apartment building. At its unsignalized intersection with Progress Parkway, both approaches provide one inbound lane and one outbound lane with outbound movements under stop sign control. Arbor Drive is under the jurisdiction of the Village of Schaum burg.

International Village Access Drive is a north-south private access drive opposite Parkside Drive that at its signalized intersection with Algonquin Road provides one inbound lane and one outbound lane.

The Quin access drive is a private north-south access drive physically restricted to right-in/right-out movements with outbound movements under stop sign control.

Planned Roadway Improvements

As part of the Veridian mixed-use development project, various improvements are either planned or scheduled for the area roadways including the intersection of Algonquin Road with Plum Grove Road/Progress Parkway. The proposed improvements include the provision of an exclusive westbound to northbound right-turn lane on Algonquin Road and traffic signal modifications.

Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period vehicle, pedestrian, and bicycle movement traffic counts during the weekday morning (7:00 to 9:00 A.M.) and weekday evening (4:00 to 6:00 P.M.) peak periods on Thursday July 31, 2025 at the following intersections:

- Algonquin Road with Progress Parkway/Old Plum Grove Road
- Algonquin Road with Parkside Drive/International Village Access Drive
- Algonquin Road with The Quin Right-In/Right-Out Access Drive
- Progress Parkway with Arbor Drive

The results of the traffic counts showed that the weekday morning peak hour of traffic generally occurs from 7:30 A.M. to 8:30 A.M. and the weekday evening peak hour of traffic generally occurs from 4:45 P.M. to 5:45 P.M.

Figure 4 illustrates the existing traffic volumes. Copies of the traffic count summary sheets are included in the Appendix.

Crash Data Summary

KLOA, Inc. obtained crash data[1] for the most recent available past five years (2019 to 2023) for the intersections of Algonquin Road with Progress Parkway/Old Plum Grove Road, Parkside Drive/International Village access drive, and Progress Parkway with Arbor Drive. A review of the crash data indicated no fatalities were reported at the intersections during the review period. The crash data for the intersections are summarized in **Table 1** through **Table 3**.

Table 1
ALGONQUIN ROAD WITH PROGRESS PARKWAY – CRASH SUMMARY

Year	Type of Crash								Severity	
	A	HO	O	RE	S	T	Other	Total	I	F
2019	0	0	0	4	0	2	0	6	4	0
2020	0	0	0	1	0	0	2	3	1	0
2021	0	0	0	2	0	0	0	2	0	0
2022	0	0	0	4	0	1	2	7	5	0
2023	0	0	0	4	0	1	1	6	1	0
Total	**0**	**0**	**0**	**15**	**0**	**4**	**5**	**24**	**11**	**0**
Avg	**0.0**	**0.0**	**0.0**	**3.0**	**0.0**	**<1.0**	**1.0**	**4.8**	**2.2**	**0.0**

A – Angle; HO – Head On; O – Object; RE – Rear End; S – Sideswipe; T – Turning
I – Injury; F - Fatal

[1] IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s).

Table 2
ALGONQUIN ROAD WITH PARKSIDE DRIVE/INTERNATIONAL VILLAGE DRIVE – CRASH SUMMARY

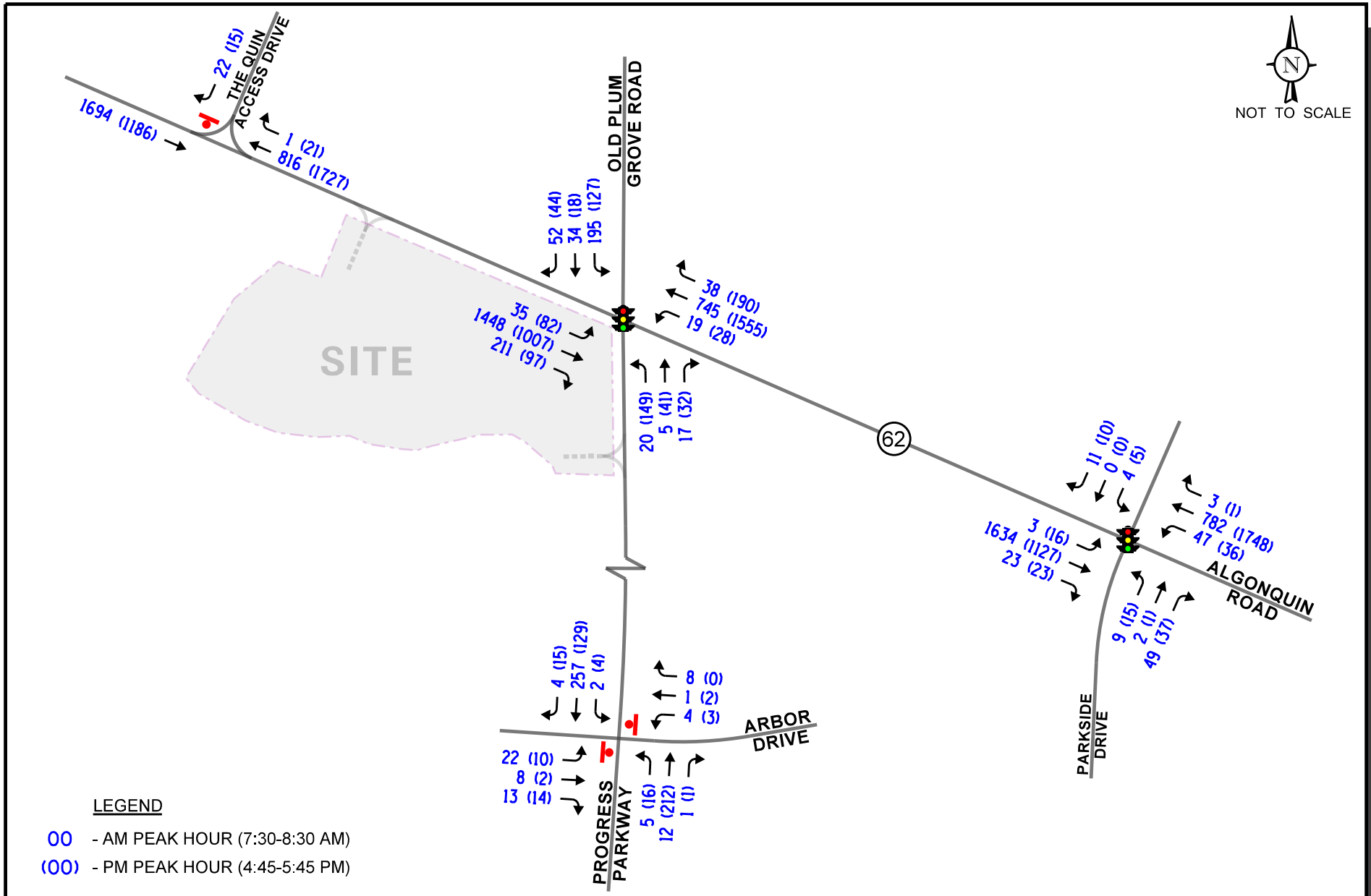
Year	Type of Crash								Severity	
	A	HO	O	RE	S	T	Other	Total	I	F
2019	2	0	0	1	0	0	0	3	1	0
2020	0	0	0	1	0	0	0	1	0	0
2021	0	0	0	2	0	0	0	2	1	0
2022	0	0	0	0	0	0	1	1	0	0
2023	0	0	0	3	1	1	0	5	1	0
Total	**2**	**0**	**0**	**7**	**1**	**1**	**1**	**12**	**3**	**0**
Avg	**<1.0**	**0.0**	**0.0**	**1.4**	**<1.0**	**<1.0**	**<1.0**	**2.4**	**<1.0**	**0.0**

A – Angle; HO – Head On; O – Object; RE – Rear End; S – Sideswipe; T – Turning
PD – Property Damage; I – Injury; F - Fatal

Table 3
PROGRESS PARKWAY WITH ARBOR DRIVE – CRASH SUMMARY

Year	Type of Crash								Severity	
	A	HO	O	RE	S	T	Other	Total	I	F
2019	0	0	0	0	0	0	0	0	0	0
2020	0	0	0	0	0	0	0	0	0	0
2021	0	0	0	0	0	0	0	0	0	0
2022	0	0	0	0	0	1	0	1	0	0
2023	0	0	0	0	0	0	0	0	0	0
Total	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**0**	**0**
Avg	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**<1.0**	**0.0**	**<1.0**	**0.0**	**0.0**

A – Angle; HO – Head On; O – Object; RE – Rear End; S – Sideswipe; T – Turning
PD – Property Damage; I – Injury; F - Fatal



Harborchase at Veridian
Schaumburg, Illinois

Existing Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 25-210

Figure: 4

3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Development Plan

The site, which is currently vacant office park, is located in the southwest quadrant of the intersection of Algonquin Road with Progress Parkway/Old Plum Grove Road. Access to the development will be provided on Algonquin Road via a right-in/right-out access drive and on Progress Parkway via a right-in/right-out access drive. As proposed, the plans call for developing the site with a building providing 79 independent living units, 48 assisted living units and 32 memory care units for a total of 159 units, 16 employees during the peak shift and 160 off-street parking spaces. It is important to note that HarborChase will maintain a community bus that will transport residents to off-site events, grocery shopping, and other appointments. There are scheduled weekly trips plus the ability to book transportation for specific doctor visits or other off-site appointments. A copy of the preliminary site plan is included in the Appendix.

Site Access

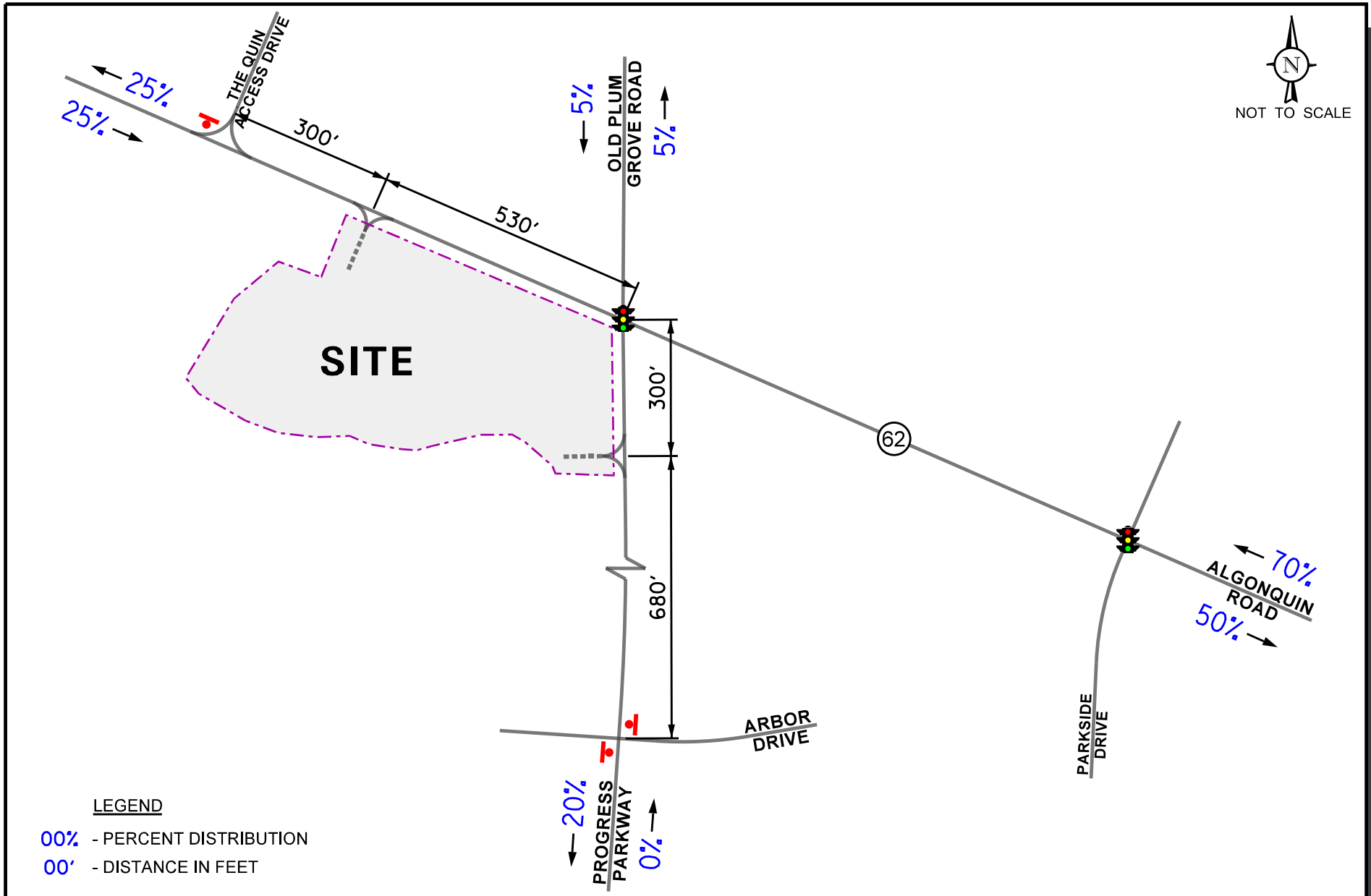
Access to the proposed development will be provided off Algonquin Road and Progress Parkway via two right-in/right-out access drives.

- Algonquin Road Right-In/Right-Out Access Drive – A right-in/right-out access drive will be provided on Algonquin Road approximately 530 feet west of Progress Parkway and 300 feet east of The Quin right-in/right-out access drive. The access drive will restrict left-turn movements via a raised triangular island with outbound movements under stop sign control. Given this proposed access drive will be located within the influence of the taper for the existing eastbound right-turn lane on Algonquin Road at its intersection with Progress Parkway, the existing storage length should be extended by 50 feet beyond the proposed access drive.

- Progress Parkway Right-In/Right-Out Access Drive – A right-in/right-out access drive will be provided on Progress Parkway approximately 300 feet south of Algonquin Road. The access drive will restrict left-turn movements via a raised triangular island with outbound movements under stop sign control.

Directional Distribution

The directions from which residents and visitors will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 5** illustrates the directional distribution of the development-generated traffic.



Harborchase at Veridian
Schaumburg, Illinois

Directional Distribution

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Job No: 25-210

Figure: 5

Peak Hour Traffic Volumes

The volume of traffic generated by a development is based on the type of land use and the size of the development. The number of peak hour vehicle trips estimated to be generated by the proposed continuing care retirement community development was based on vehicle trip generation rates contained in the *Trip Generation Manual*, 12th Edition, published by the Institute of Transportation Engineers (ITE). It is important to note that, as previously indicated, HarborChase will maintain a community bus that will transport residents to off-site events, grocery shopping, and other appointments. There are scheduled weekly trips plus the ability to book transportation for specific doctor visits or other off-site appointments. This community transportation service could reduce the number of trips generated by a private personal vehicle. However, for analysis purposes, no reduction was applied to the estimated trip generation. **Table 4** shows the site-generated traffic volumes for the proposed development.

Table 4
PROJECTED SITE-GENERATED TRAFFIC VOLUMES

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Trips
		In	Out	Total	In	Out	Total	
255	Continuing Care Retirement Community (159 units)	34	18	52	34	53	87	911

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

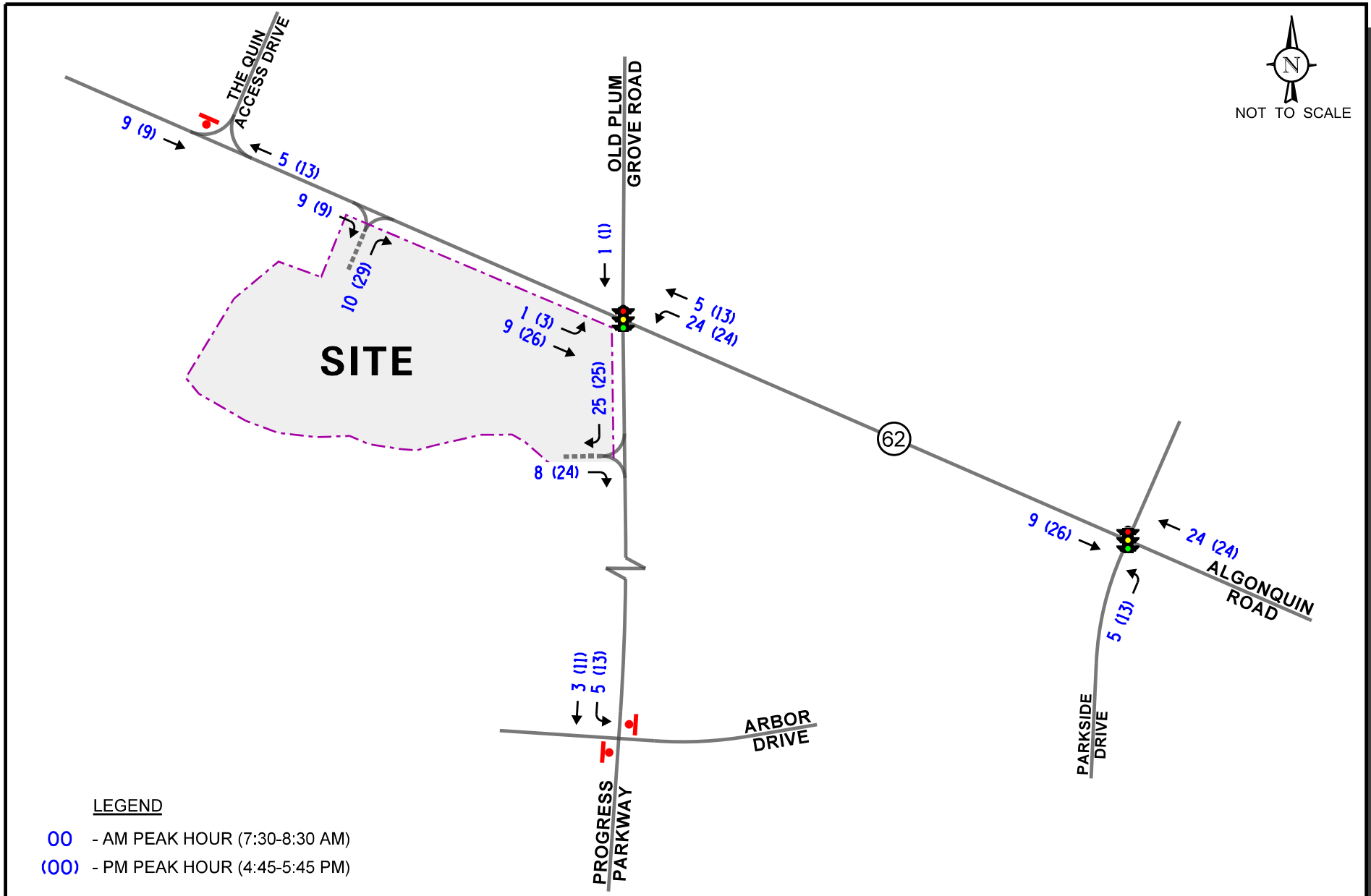
The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 4). The traffic assignment for the development is illustrated in **Figure 6**.

Background (No-Build) Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on Annual Average Daily Traffic (AADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP), the existing traffic volumes are projected to increase by an annual compounded growth rate of approximately 0.58 percent. As such, traffic volumes were increased by 3.5 percent to represent Year 2031 no-build conditions (one year of construction plus five years). In addition, the traffic to be generated by Phase I of the Veridian mixed-use development as well as that of a proposed residential development to be located on the south side of Arbor Drive just east of Progress Parkway was also included in the Year 2031 no-build projections. The Year 2031 no-build traffic volumes are illustrated in **Figure 7**. A copy of the CMAP projections letter is included in the Appendix.

Year 2031 Total Projected Traffic Volumes

The total projected traffic volumes include the Year 2031 no-build traffic volumes (Figure 7) and the traffic estimated to be generated by the proposed development (Figure 6). **Figure 8** shows the Year 2031 total projected traffic volumes



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Site-Generated Traffic Volumes

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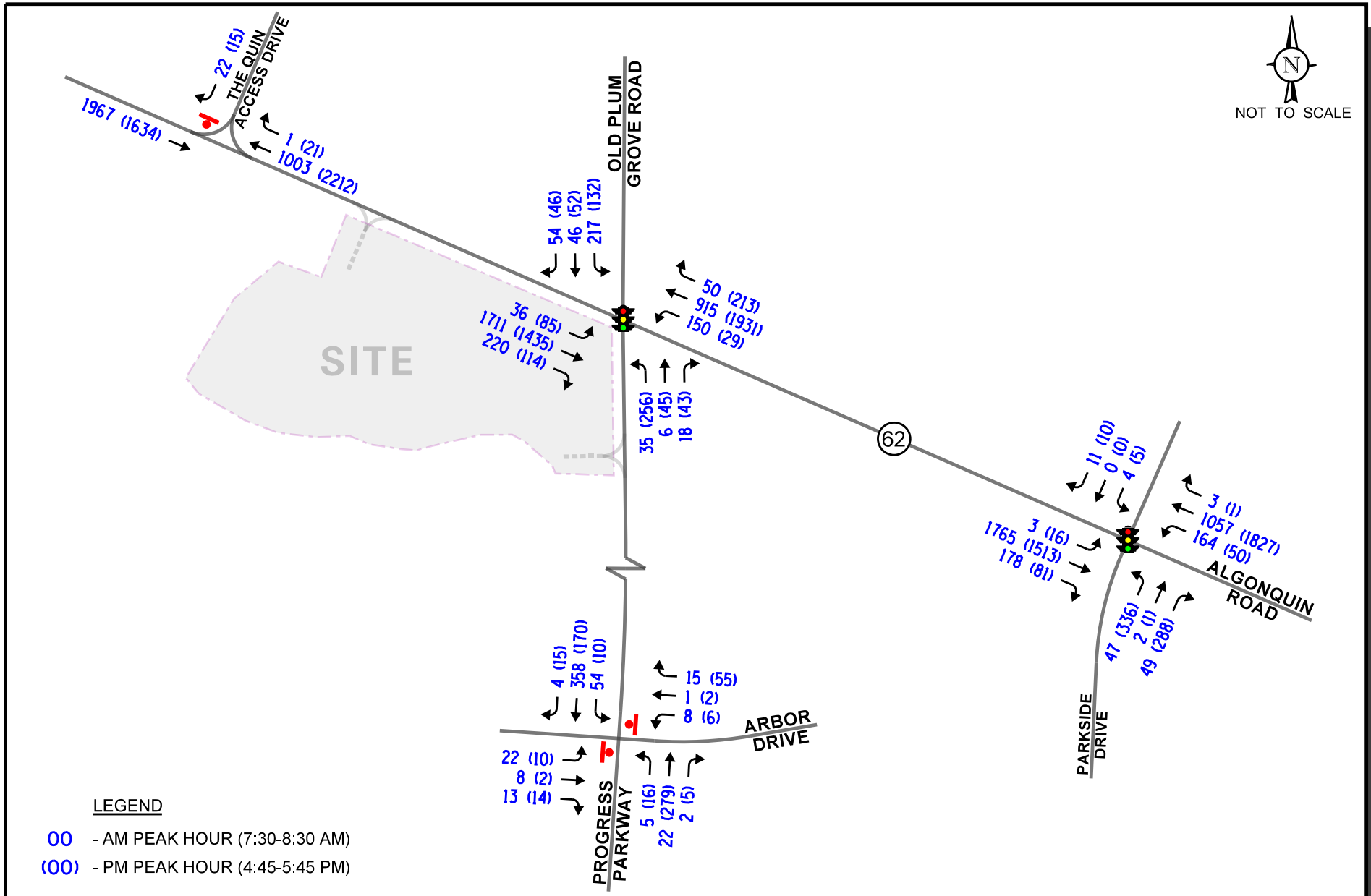
Job No: 25-210 Figure: 6



Harborchase at Veridian
Schaumburg, Illinois

Year 2031 No-Build Traffic Volumes

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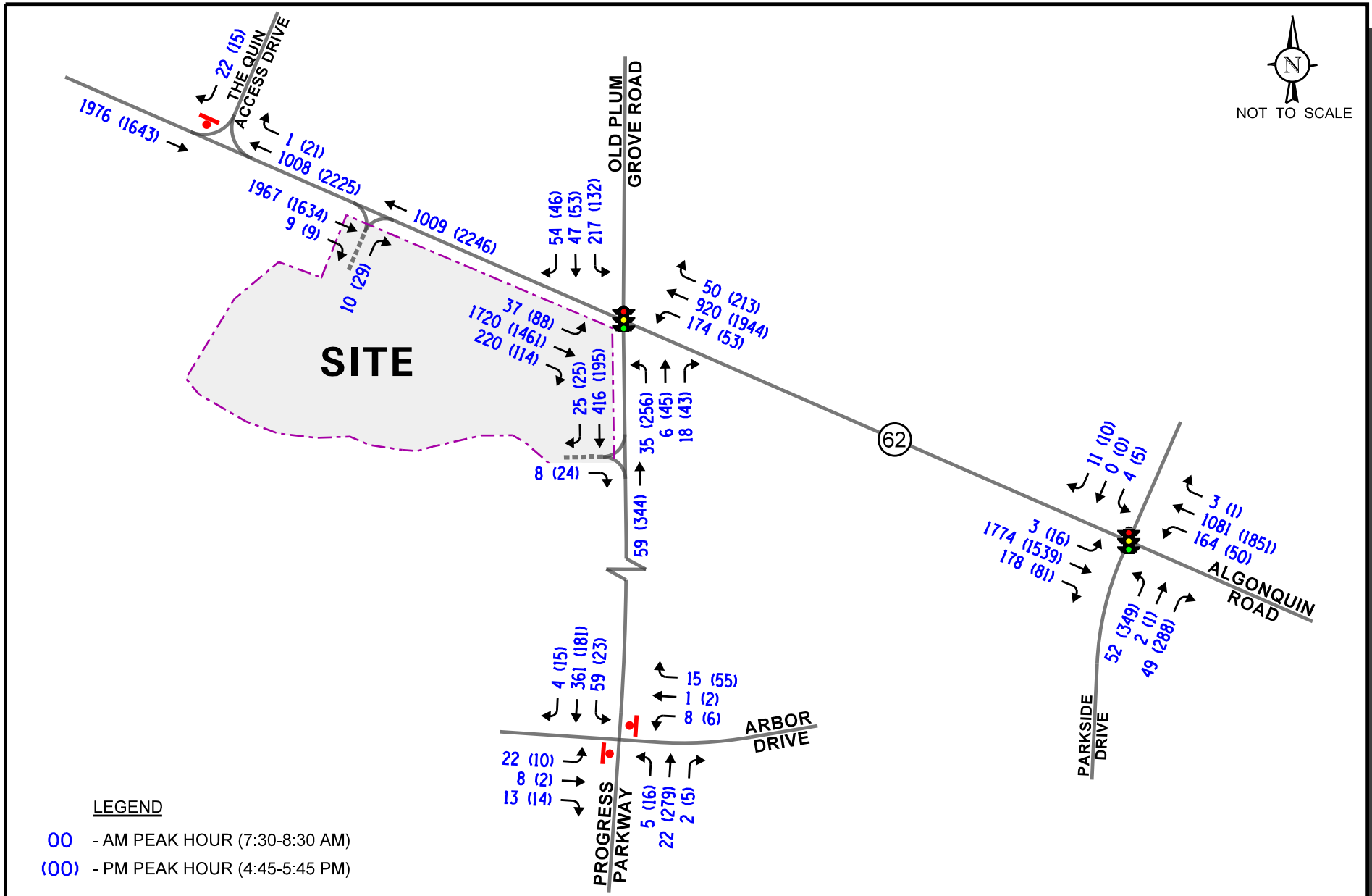
Job No: 25-210 Figure: 7



Harborchase at Veridian
Schaumburg, Illinois

Year 2031 Total Traffic Volumes

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Job No: 25-210 Figure: 8

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and evening peak hours for the Year 2030 baseline traffic conditions and the Year 2030 total traffic conditions.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 7th Edition and analyzed using Synchro 12 software. The analysis for the traffic-signal controlled intersections were accomplished using the existing signal timings to determine the average overall vehicle delay and levels of service.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing traffic volumes, the Year 2031 no-build conditions and the Year 2031 total traffic conditions are presented in **Tables 5** through **9**. A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 5
CAPACITY ANALYSIS RESULTS – ALGONQUIN ROAD WITH OLD PLUM GROVE ROAD/PROGRESS PARKWAY – SIGNALIZED

	Peak Hour	Eastbound			Westbound			Northbound			Southbound		Overall
		L	T	R	L	T	R	L	T	R	L	T/R	
Existing Conditions	**Weekday Morning**	A 4.7	B 12.4	A 0.9	A 4.9	A 7.7		E 65.9	E 65.6	A 2.1	E 57.8	D 49.8	B 14.8
		B – 10.8			A – 7.6			D – 40.6			E – 55.3		
	Weekday Evening	D 35.2	B 11.6	A 0.8	A 2.8	B 19.6		E 68.6	E 69.0	A 5.8	E 68.0	D 36.0	C 21.7
		B – 12.3			B – 19.3			E – 59.7			E – 57.6		
2031 No-Build Conditions	**Weekday Morning**	A 5.7	C 22.7	A 1.4	E 62.7	A 7.3	A 0.2	E 66.6	E 64.5	A 0.8	E 56.6	E 57.1	C 22.0
		B – 20.0			B – 14.4			D – 46.2			E – 56.8		
	Weekday Evening	C 32.1	B 19.4	A 0.9	A 5.6	C 27.4	A 3.0	E 69.2	E 56.7	A 7.8	E 63.5	E 65.1	C 27.3
		B – 18.8			C – 24.7			E – 59.9			E – 64.2		
2031 Projected Conditions	**Weekday Morning**	A 5.9	C 24.5	A 1.4	E 65.1	A 7.4	A 0.2	E 66.6	E 64.5	A 0.7	E 56.5	E 57.4	C 23.3
		C – 21.6			B – 15.8			D – 46.2			E – 56.8		
	Weekday Evening	C 33.5	C 20.3	A 1.0	A 7.1	C 28.7	A 3.1	E 69.2	E 56.6	A 7.6	E 63.4	E 65.9	C 28.1
		B – 19.7			C – 25.7			E – 59.9			E – 64.5		

Letter denotes Level of Service L – Left Turn R – Right Turn
Delay is measured in seconds. T – Through

Table 6
CAPACITY ANALYSIS RESULTS – ALGONQUIN ROAD WITH PARKSIDE DRIVE/INTERNATIONAL VILLAGE DRIVE – SIGNALIZED

	Peak Hour	Eastbound			Westbound		Northbound			Southbound	Overall
		L	T	R	L	T/R	L	T	R	L/T/R	
Existing Conditions	**Weekday Morning**	A 2.0	A 5.2	A 0.1	A 5.2	A 3.6	E 66.0	E 66.0	B 11.1	A 1.4	A 5.0
		A – 5.1			A – 3.7		C – 20.8				
	Weekday Evening	A 3.1	A 4.6	A 0.1	A 2.8	A 7.9	E 66.7	E 67.1	A 5.2	A 1.3	A 6.8
		A – 4.5			A – 7.8		C – 23.6				
2031 No-Build Conditions	**Weekday Morning**	A 3.3	A 9.2	A 0.6	D 39.2	A 5.2	E 70.0	E 70.2	A 5.6	A 1.3	A 9.8
		A – 8.4			A – 9.8		D – 37.5				
	Weekday Evening	A 6.9	B 12.0	A 0.7	A 8.7	B 18.6	E 70.7	E 70.8	D 35.9	A 1.3	C 21.1
		B – 11.3			B – 18.4		D – 54.7				
2031 Projected Conditions	**Weekday Morning**	A 3.7	A 9.2	A 0.6	D 40.8	A 5.4	E 70.7	E 70.1	A 5.6	A 1.3	A 10.0
		A – 8.5			B – 10.0		D – 39.5				
	Weekday Evening	A 7.0	B 12.8	A 0.8	A 9.2	C 20.2	E 69.5	E 69.7	D 35.3	A 1.3	C 22.0
		B – 12.2			B – 19.9		D – 54.1				

Letter denotes Level of Service L – Left Turn R – Right Turn
Delay is measured in seconds. T – Through

Table 7
CAPACITY ANALYSIS RESULTS
EXISTING CONDITIONS - UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Arbor Drive with Progress Parkway				
• Eastbound Approach	B	11.2	B	10.3
• Westbound Approach	A	9.4	B	12.1
• Northbound Left Turn	A	7.9	A	7.6
• Southbound Left Turn	A	7.3	A	7.7
Algonquin Road with The Quin RI/RO Access Drive				
• Southbound Right Turn	B	11.6	C	20.3
LOS = Level of Service Delay is measured in seconds.	All intersections under two-way stop control			

Table 8
CAPACITY ANALYSIS RESULTS
YEAR 2031 NO-BUILD CONDITIONS - UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Arbor Drive with Progress Parkway				
• Eastbound Approach	B	14.1	B	11.4
• Westbound Approach	B	10.2	B	10.3
• Northbound Left Turn	A	8.2	A	7.7
• Southbound Left Turn	A	7.4	A	8.0
Algonquin Road with The Quin RI/RO Access Drive				
• Southbound Right Turn	B	12.7	D	25.7
LOS = Level of Service Delay is measured in seconds.	All intersections under two-way stop control			

Table 9
CAPACITY ANALYSIS RESULTS
YEAR 2031 PROJECTED CONDITIONS - UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Arbor Drive with Progress Parkway				
• Eastbound Approach	B	14.4	B	11.7
• Westbound Approach	B	10.3	B	10.4
• Northbound Left Turn	A	8.2	A	7.7
• Southbound Left Turn	A	7.4	A	8.0
Algonquin Road with The Quin RI/RO Access Drive				
• Southbound Right Turn	B	12.7	D	26.0
Algonquin Road with Site RI/RO Access Drive				
• Northbound Right Turn	C	21.2	C	18.2
Progress Parkway with Site RI/RO Access Drive				
• Eastbound Right Turn	A	9.7	A	9.0

LOS = Level of Service
Delay is measured in seconds.
All intersections under two-way stop control

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development-generated traffic.

Algonquin Road with Plum Grove Road/Progress Parkway

The results of the capacity analyses indicate that under existing conditions, the intersection operates at an overall Level of Service (LOS) B and C during the weekday morning and evening peak hours, respectively. Under Year 2031 no-build traffic conditions and assuming the provision of an exclusive westbound to northbound right-turn lane as identified in the Veridian Mixed-Use traffic study as well as the existing signal timings, the intersection will operate at an overall LOS C during the weekday morning and evening peak hours. Under Year 2031 projected traffic conditions, the intersection will continue operating at the same LOS as under the Year 2031 no-build conditions with increases in overall delay of less than one second. It is important to note that as demonstrated by the results of the capacity analyses, site traffic will account for approximately one percent of the total traffic traversing the intersection. As such, the intersection has sufficient reserve capacity to accommodate site-generated traffic and no additional geometric or traffic control improvements will be necessary in conjunction with the proposed development.

Algonquin Road with Parkside Drive

The results of the capacity analyses indicate that under existing conditions, the intersection operates at an overall Level of Service (LOS) A during the weekday morning and evening peak hours. Under Year 2031 no-build traffic conditions and assuming the existing signal timings, the intersection will operate at an overall LOS A and C during the weekday morning and evening peak hours, respectively. Under Year 2031 projected traffic conditions, the intersection will continue operating at the same LOS as under the Year 2031 no-build conditions with increases in overall delay of less than one second. As such, the intersection has sufficient reserve capacity to accommodate site-generated traffic and no additional geometric or traffic control improvements will be necessary in conjunction with the proposed development.

Arbor Drive with Progress Parkway

The results of the capacity analyses indicate that all movements under existing conditions are operating at a LOS B or better during both peak hours. Under Year 2031 no-build conditions all movements will operate at a LOS B or better with minimal increases in delay. Under Year 2031 projected traffic conditions, all movements are projected to continue to operate at the same LOS as the no-build conditions with increases in delay of less than one second. As such, no additional geometric or traffic control improvements will be necessary in conjunction with the proposed development.

Algonquin Road with The Quin Right-In/Right-Out Access Drive

The results of the capacity analyses indicate that the exiting right-turn movement under existing conditions is operating at a LOS C or better during both peak hours. Under Year 2031 no-build conditions, the outbound right-turn movement will operate at a LOS D or better. Under Year 2031 projected traffic conditions, the outbound right-turn movement is projected to continue to operate at the same LOS as the no-build conditions with increases in delay of less than one second. As such, no additional geometric or traffic control improvements will be necessary in conjunction with the proposed development.

Algonquin Road and Progress Parkway with the Proposed Right-In/Right-Out Access Drives

The results of the capacity analyses indicate that the outbound right-turn movements at these intersections will operate at LOS C or better during the peak hours. Outbound queues from the proposed access drives are projected to be less than 50 feet and as such will not have an impact on the internal circulation. Given the proposed right-in/right-out off Algonquin Road will be located within the influence of the taper for the existing eastbound right-turn lane, the existing storage length should be extended 50 feet beyond the proposed access drive and then taper back. Based on a review of the requirements set forth in IDOT's *Bureau of Design and Environment* (BDE) Manual, the taper should be 185 feet long. No other improvements will be necessary in conjunction with the proposed development.

Parking Analysis

As previously discussed, the site will be developed with a building providing 79 independent living units, 48 assisted living units and 32 memory care units for a total of 159 units with a maximum of 16 employees during the peak shift. Based on a review of the site plan, the site will provide approximately 160 off-street parking spaces or approximately 1.0 space per unit. Based on the Village of Schaumburg 90 N. District off-street parking requirements, the proposed development should provide the following:

- Independent Living, 0 – 800 s.f.: 1.0 space per unit
- Independent Living, 801 – 1,500 s.f.: 1.25 spaces per unit plus 1.0 space for every 20 required spaces
- Assisted Living: 0.67 spaces per unit plus 1.0 space per unit for guest parking
- Memory Care: 0.25 spaces per employee, plus 1.0 space per employee based on number of employees during a peak shift

Based on the above and per the Village of Schaumburg municipal code, the proposed development should provide a total of 169 parking spaces. Therefore, the proposed parking supply will be short of meeting Village Code by approximately nine spaces.

Parking Based on ITE Parking Demand Data

In reviewing the survey data published in the 6th Edition of the ITE *Parking Generation Manual* for Land-Use Code 255 (Continuing Care Retirement Community), the description for this land use is as follows: "A continuing care retirement community (CCRC) is a land use that provides multiple elements of senior adult living. A CCRC enables a resident to transition in place from independent living to increased care as the medical needs of the resident change. Housing options may include various combinations of senior adult housing (both single-family and multifamily), congregate care, assisted living, and nursing home. The community may also contain special services such as medical, dining, recreational, communal transportation, and some limited, supporting retail facilities". Based on the proposed number of units, the estimated peak parking demand for the proposed facility will be 154 spaces. Therefore, based on the ITE data, the proposed 160 parking spaces are adequate to accommodate the projected peak parking demand.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The traffic that will be generated by the proposed development will not be significant and will amount to less than 0.5 percent of the traffic traversing the intersections along Algonquin Road.

- The results of the capacity analysis indicate that the roadway system with the already identified and planned improvements as part of the Veridian mixed-use development will have adequate reserve capacity to accommodate the increase in traffic.

- The proposed access system will be adequate in accommodating the site-generated traffic.

- Given the location of the proposed right-in/right-out off Algonquin Road within the influence of the taper for the existing eastbound right-turn lane at its intersection with Progress Parkway, the existing storage length should be extended by 50 feet beyond the proposed access drive.

- The proposed number of parking spaces will be adequate in accommodating the projected peak parking demand based on ITE parking rates and will exceed the parking required by the Village of Schaumburg ordinance.

Appendix

Traffic Counts
Site Plan
CMAP Projection Letter
Level of Service Criteria
Capacity Analysis Summary Sheets

Traffic Counts

Algonquin Road with Parkside Drive TMC - TMC

Thu Jul 31, 2025
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1322683, Location: 42.070356, -88.050037

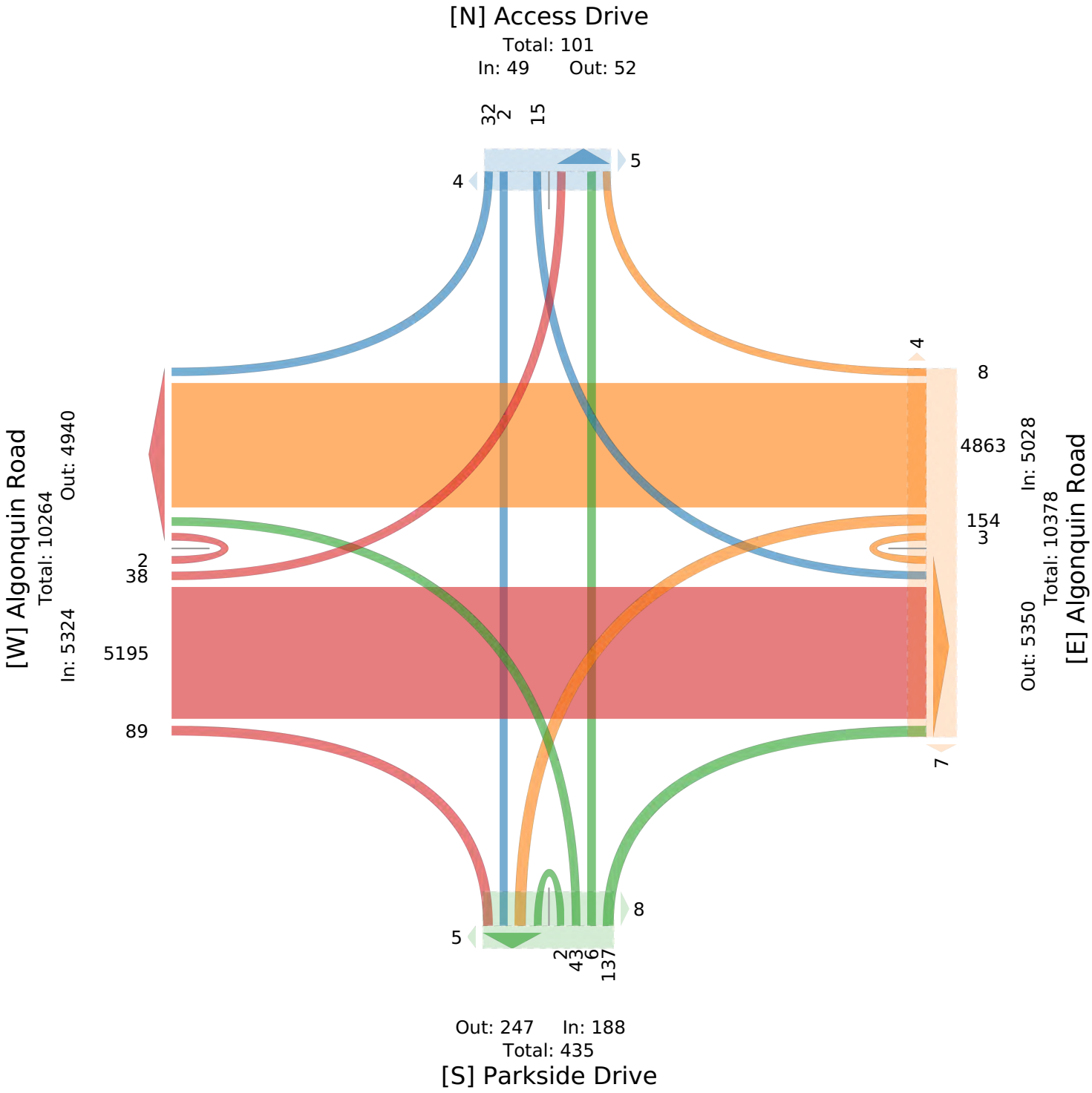
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg	Access Drive						Algonquin Road						Parkside Drive						Algonquin Road						
Direction	Southbound						Westbound						Northbound						Eastbound						
Time	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	Int
2025-07-31 7:00AM	0	0	1	0	**1**	2	0	157	6	0	**163**	0	3	0	1	1	**5**	0	1	319	0	0	**320**	0	**489**
7:15AM	1	0	0	0	**1**	0	0	171	11	0	**182**	0	13	0	2	0	**15**	0	8	358	2	0	**368**	0	**566**
7:30AM	2	0	1	0	**3**	2	1	211	9	0	**221**	1	9	0	4	0	**13**	0	3	395	0	0	**398**	0	**635**
7:45AM	0	0	0	0	**0**	0	2	208	11	0	**221**	0	14	0	1	1	**16**	0	10	481	1	0	**492**	0	**729**
Hourly Total	3	0	2	0	**5**	4	3	747	37	0	**787**	1	39	0	8	2	**49**	0	22	1553	3	0	**1578**	0	**2419**
8:00AM	5	0	2	0	**7**	1	0	172	12	0	**184**	0	15	0	1	0	**16**	0	4	389	2	0	**395**	0	**602**
8:15AM	4	0	1	0	**5**	1	0	172	15	0	**187**	1	11	2	3	0	**16**	1	6	369	0	2	**377**	0	**585**
8:30AM	3	1	0	0	**4**	2	0	175	9	0	**184**	2	15	1	3	0	**19**	0	4	331	1	0	**336**	0	**543**
8:45AM	0	1	0	0	**1**	0	0	198	14	0	**212**	0	5	0	2	0	**7**	1	8	343	3	0	**354**	0	**574**
Hourly Total	12	2	3	0	**17**	4	0	717	50	0	**767**	3	46	3	9	0	**58**	2	22	1432	6	2	**1462**	0	**2304**
4:00PM	1	0	1	0	**2**	0	1	397	5	1	**404**	2	5	0	1	0	**6**	1	5	312	3	0	**320**	0	**732**
4:15PM	0	0	0	0	**0**	0	0	430	5	0	**435**	0	4	0	3	0	**7**	1	8	279	1	0	**288**	0	**730**
4:30PM	3	0	2	0	**5**	0	2	423	7	0	**432**	0	2	0	3	0	**5**	3	7	246	4	0	**257**	0	**699**
4:45PM	2	0	3	0	**5**	0	0	435	16	0	**451**	0	16	0	5	0	**21**	0	5	251	5	0	**261**	0	**738**
Hourly Total	6	0	6	0	**12**	0	3	1685	33	1	**1722**	2	27	0	12	0	**39**	5	25	1088	13	0	**1126**	0	**2899**
5:00PM	2	0	1	0	**3**	0	1	377	5	0	**383**	3	4	0	3	0	**7**	3	7	305	5	0	**317**	0	**710**
5:15PM	2	0	0	0	**2**	1	0	442	12	0	**454**	0	10	0	3	0	**13**	0	5	262	2	0	**269**	0	**738**
5:30PM	4	0	1	0	**5**	0	0	494	3	1	**498**	0	7	1	4	0	**12**	1	6	294	4	0	**304**	0	**819**
5:45PM	3	0	2	0	**5**	0	1	401	14	1	**417**	2	4	2	4	0	**10**	2	2	261	5	0	**268**	0	**700**
Hourly Total	11	0	4	0	**15**	1	2	1714	34	2	**1752**	5	25	3	14	0	**42**	6	20	1122	16	0	**1158**	0	**2967**
Total	32	2	15	0	**49**	9	8	4863	154	3	**5028**	11	137	6	43	2	**188**	13	89	5195	38	2	**5324**	0	**10589**
% Approach	65.3%	4.1%	30.6%	0%	**-**	-	0.2%	96.7%	3.1%	0.1%	**-**	-	72.9%	3.2%	22.9%	1.1%	**-**	-	1.7%	97.6%	0.7%	0%	**-**	-	-
% Total	0.3%	0%	0.1%	0%	**0.5%**	-	0.1%	45.9%	1.5%	0%	**47.5%**	-	1.3%	0.1%	0.4%	0%	**1.8%**	-	0.8%	49.1%	0.4%	0%	**50.3%**	-	-
Lights	32	2	15	0	**49**	-	8	4705	149	3	**4865**	-	134	6	42	2	**184**	-	87	5019	37	2	**5145**	-	10243
% Lights	100%	100%	100%	0%	**100%**	-	100%	96.8%	96.8%	100%	**96.8%**	-	97.8%	100%	97.7%	100%	**97.9%**	-	97.8%	96.6%	97.4%	100%	**96.6%**	-	96.7%
Single-Unit Trucks	0	0	0	0	**0**	-	0	72	3	0	**75**	-	3	0	1	0	**4**	-	2	94	0	0	**96**	-	175
% Single-Unit Trucks	0%	0%	0%	0%	**0%**	-	0%	1.5%	1.9%	0%	**1.5%**	-	2.2%	0%	2.3%	0%	**2.1%**	-	2.2%	1.8%	0%	0%	**1.8%**	-	1.7%
Articulated Trucks	0	0	0	0	**0**	-	0	75	1	0	**76**	-	0	0	0	0	**0**	-	0	64	1	0	**65**	-	141
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	1.5%	0.6%	0%	**1.5%**	-	0%	0%	0%	0%	**0%**	-	0%	1.2%	2.6%	0%	**1.2%**	-	1.3%
Buses	0	0	0	0	**0**	-	0	11	0	0	**11**	-	0	0	0	0	**0**	-	0	17	0	0	**17**	-	28
% Buses	0%	0%	0%	0%	**0%**	-	0%	0.2%	0%	0%	**0.2%**	-	0%	0%	0%	0%	**0%**	-	0%	0.3%	0%	0%	**0.3%**	-	0.3%
Bicycles on Road	0	0	0	0	**0**	-	0	0	1	0	**1**	-	0	0	0	0	**0**	-	0	1	0	0	**1**	-	2
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0.6%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	9	-	-	-	-	-	11	-	-	-	-	-	13	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Algonquin Road with Parkside Drive TMC - TMC
Thu Jul 31, 2025
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1322683, Location: 42.070356, -88.050037

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Algonquin Road with Parkside Drive TMC - TMC

Thu Jul 31, 2025
AM Peak (7:30 AM - 8:30 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1322683, Location: 42.070356, -88.050037

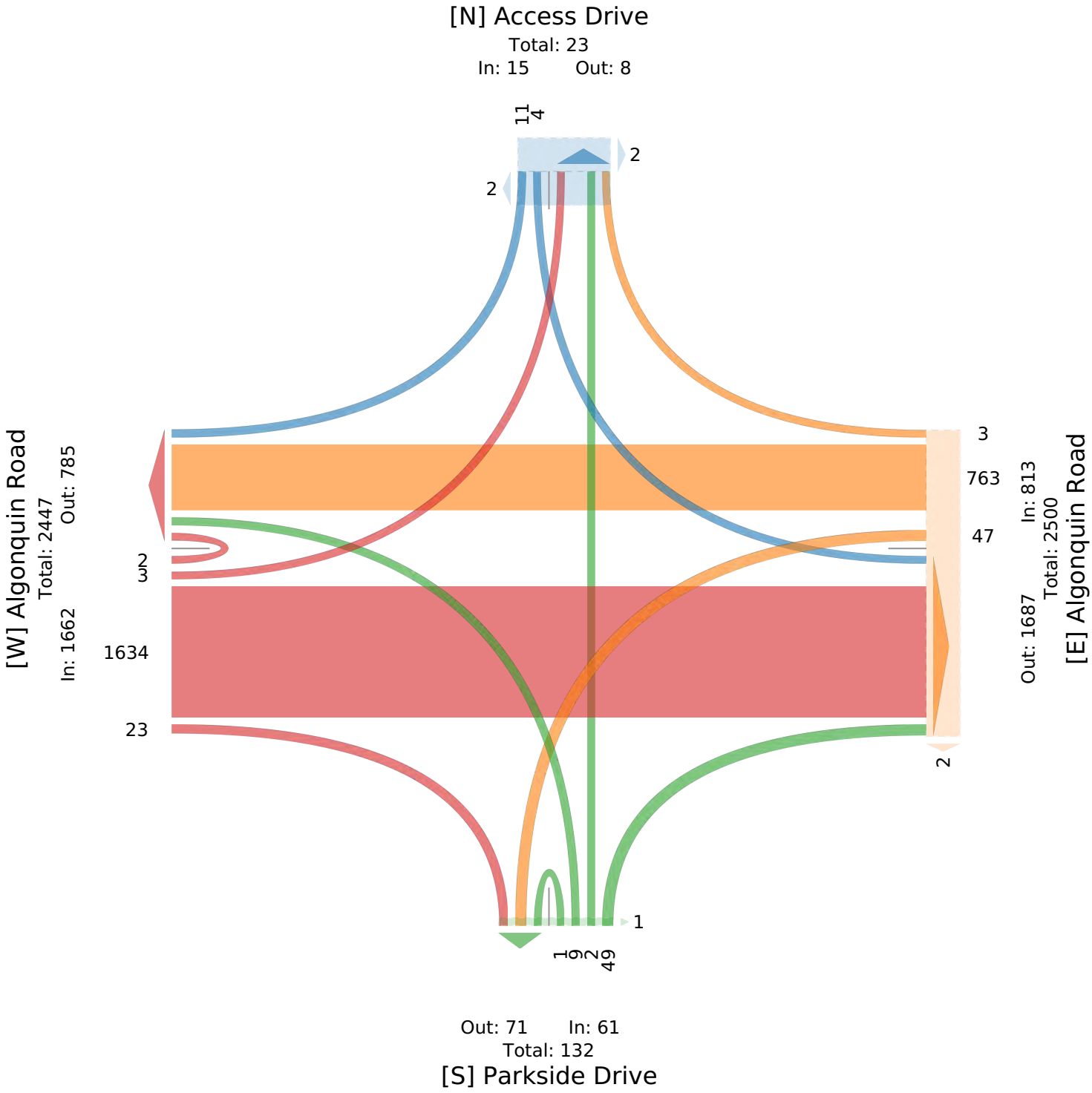
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg	Access Drive						Algonquin Road						Parkside Drive						Algonquin Road						
Direction	Southbound						Westbound						Northbound						Eastbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
2025-07-31 7:30AM	2	0	1	0	**3**	2	1	211	9	0	**221**	1	9	0	4	0	**13**	0	3	395	0	0	**398**	0	**635**
7:45AM	0	0	0	0	**0**	0	2	208	11	0	**221**	0	14	0	1	1	**16**	0	10	481	1	0	**492**	0	**729**
8:00AM	5	0	2	0	**7**	1	0	172	12	0	**184**	0	15	0	1	0	**16**	0	4	389	2	0	**395**	0	**602**
8:15AM	4	0	1	0	**5**	1	0	172	15	0	**187**	1	11	2	3	0	**16**	1	6	369	0	2	**377**	0	**585**
Total	11	0	4	0	**15**	4	3	763	47	0	**813**	2	49	2	9	1	**61**	1	23	1634	3	2	**1662**	0	**2551**
% Approach	73.3%	0%	26.7%	0%	**-**	-	0.4%	93.8%	5.8%	0%	**-**	-	80.3%	3.3%	14.8%	1.6%	**-**	-	1.4%	98.3%	0.2%	0.1%	**-**	-	-
% Total	0.4%	0%	0.2%	0%	**0.6%**	-	0.1%	29.9%	1.8%	0%	**31.9%**	-	1.9%	0.1%	0.4%	0%	**2.4%**	-	0.9%	64.1%	0.1%	0.1%	**65.2%**	-	-
PHF	0.550	-	0.500	-	**0.536**	-	0.375	0.904	0.783	-	**0.920**	-	0.817	0.250	0.563	0.250	**0.953**	-	0.575	0.849	0.375	0.250	**0.845**	-	0.875
Lights	11	0	4	0	**15**	-	3	718	45	0	**766**	-	47	2	9	1	**59**	-	23	1589	3	2	**1617**	-	2457
% Lights	100%	0%	100%	0%	**100%**	-	100%	94.1%	95.7%	0%	**94.2%**	-	95.9%	100%	100%	100%	**96.7%**	-	100%	97.2%	100%	100%	**97.3%**	-	96.3%
Single-Unit Trucks	0	0	0	0	**0**	-	0	20	1	0	**21**	-	2	0	0	0	**2**	-	0	25	0	0	**25**	-	48
% Single-Unit Trucks	0%	0%	0%	0%	**0%**	-	0%	2.6%	2.1%	0%	**2.6%**	-	4.1%	0%	0%	0%	**3.3%**	-	0%	1.5%	0%	0%	**1.5%**	-	1.9%
Articulated Trucks	0	0	0	0	**0**	-	0	24	1	0	**25**	-	0	0	0	0	**0**	-	0	17	0	0	**17**	-	42
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	3.1%	2.1%	0%	**3.1%**	-	0%	0%	0%	0%	**0%**	-	0%	1.0%	0%	0%	**1.0%**	-	1.6%
Buses	0	0	0	0	**0**	-	0	1	0	0	**1**	-	0	0	0	0	**0**	-	0	3	0	0	**3**	-	4
% Buses	0%	0%	0%	0%	**0%**	-	0%	0.1%	0%	0%	**0.1%**	-	0%	0%	0%	0%	**0%**	-	0%	0.2%	0%	0%	**0.2%**	-	0.2%
Bicycles on Road	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	4	-	-	-	-	-	2	-	-	-	-	-	1	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Algonquin Road with Parkside Drive TMC - TMC
Thu Jul 31, 2025
AM Peak (7:30 AM - 8:30 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1322683, Location: 42.070356, -88.050037

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Algonquin Road with Parkside Drive TMC - TMC

Thu Jul 31, 2025
PM Peak (4:45 PM - 5:45 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1322683, Location: 42.070356, -88.050037

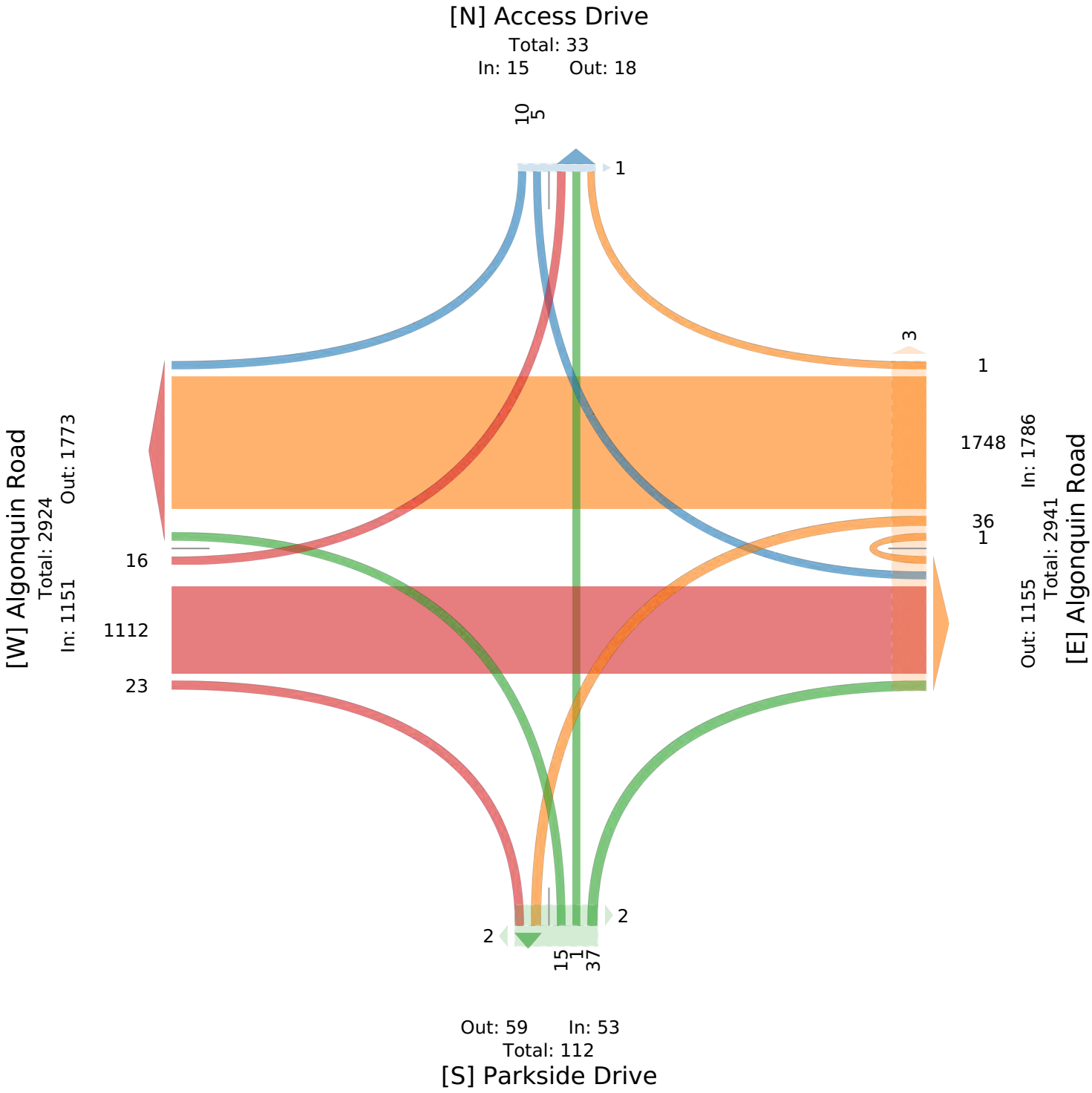
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg	Access Drive						Algonquin Road						Parkside Drive						Algonquin Road						
Direction	Southbound						Westbound						Northbound						Eastbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
2025-07-31 4:45PM	2	0	3	0	**5**	0	0	435	16	0	**451**	0	16	0	5	0	**21**	0	5	251	5	0	**261**	0	**738**
5:00PM	2	0	1	0	**3**	0	1	377	5	0	**383**	3	4	0	3	0	**7**	3	7	305	5	0	**317**	0	**710**
5:15PM	2	0	0	0	**2**	1	0	442	12	0	**454**	0	10	0	3	0	**13**	0	5	262	2	0	**269**	0	**738**
5:30PM	4	0	1	0	**5**	0	0	494	3	1	**498**	0	7	1	4	0	**12**	1	6	294	4	0	**304**	0	**819**
Total	10	0	5	0	**15**	1	1	1748	36	1	**1786**	3	37	1	15	0	**53**	4	23	1112	16	0	**1151**	0	**3005**
% Approach	66.7%	0%	33.3%	0%	**-**	-	0.1%	97.9%	2.0%	0.1%	**-**	-	69.8%	1.9%	28.3%	0%	**-**	-	2.0%	96.6%	1.4%	0%	**-**	-	-
% Total	0.3%	0%	0.2%	0%	**0.5%**	-	0%	58.2%	1.2%	0%	**59.4%**	-	1.2%	0%	0.5%	0%	**1.8%**	-	0.8%	37.0%	0.5%	0%	**38.3%**	-	-
PHF	0.625	-	0.417	-	**0.750**	-	0.250	0.885	0.547	0.250	**0.896**	-	0.578	0.250	0.750	-	**0.631**	-	0.821	0.911	0.800	-	**0.908**	-	0.917
Lights	10	0	5	0	**15**	-	1	1712	35	1	**1749**	-	36	1	14	0	**51**	-	22	1071	15	0	**1108**	-	2923
% Lights	100%	0%	100%	0%	**100%**	-	100%	97.9%	97.2%	100%	**97.9%**	-	97.3%	100%	93.3%	0%	**96.2%**	-	95.7%	96.3%	93.8%	0%	**96.3%**	-	97.3%
Single-Unit Trucks	0	0	0	0	**0**	-	0	15	0	0	**15**	-	1	0	1	0	**2**	-	1	27	0	0	**28**	-	45
% Single-Unit Trucks	0%	0%	0%	0%	**0%**	-	0%	0.9%	0%	0%	**0.8%**	-	2.7%	0%	6.7%	0%	**3.8%**	-	4.3%	2.4%	0%	0%	**2.4%**	-	1.5%
Articulated Trucks	0	0	0	0	**0**	-	0	18	0	0	**18**	-	0	0	0	0	**0**	-	0	12	1	0	**13**	-	31
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	1.0%	0%	0%	**1.0%**	-	0%	0%	0%	0%	**0%**	-	0%	1.1%	6.3%	0%	**1.1%**	-	1.0%
Buses	0	0	0	0	**0**	-	0	3	0	0	**3**	-	0	0	0	0	**0**	-	0	2	0	0	**2**	-	5
% Buses	0%	0%	0%	0%	**0%**	-	0%	0.2%	0%	0%	**0.2%**	-	0%	0%	0%	0%	**0%**	-	0%	0.2%	0%	0%	**0.2%**	-	0.2%
Bicycles on Road	0	0	0	0	**0**	-	0	0	1	0	**1**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	1
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	2.8%	0%	**0.1%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	1	-	-	-	-	-	3	-	-	-	-	-	4	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Algonquin Road with Parkside Drive TMC - TMC
Thu Jul 31, 2025
PM Peak (4:45 PM - 5:45 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1322683, Location: 42.070356, -88.050037

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Algonquin Road with Progress Pkwy TMC - TMC

Thu Jul 31, 2025
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1322682, Location: 42.071533, -88.053582

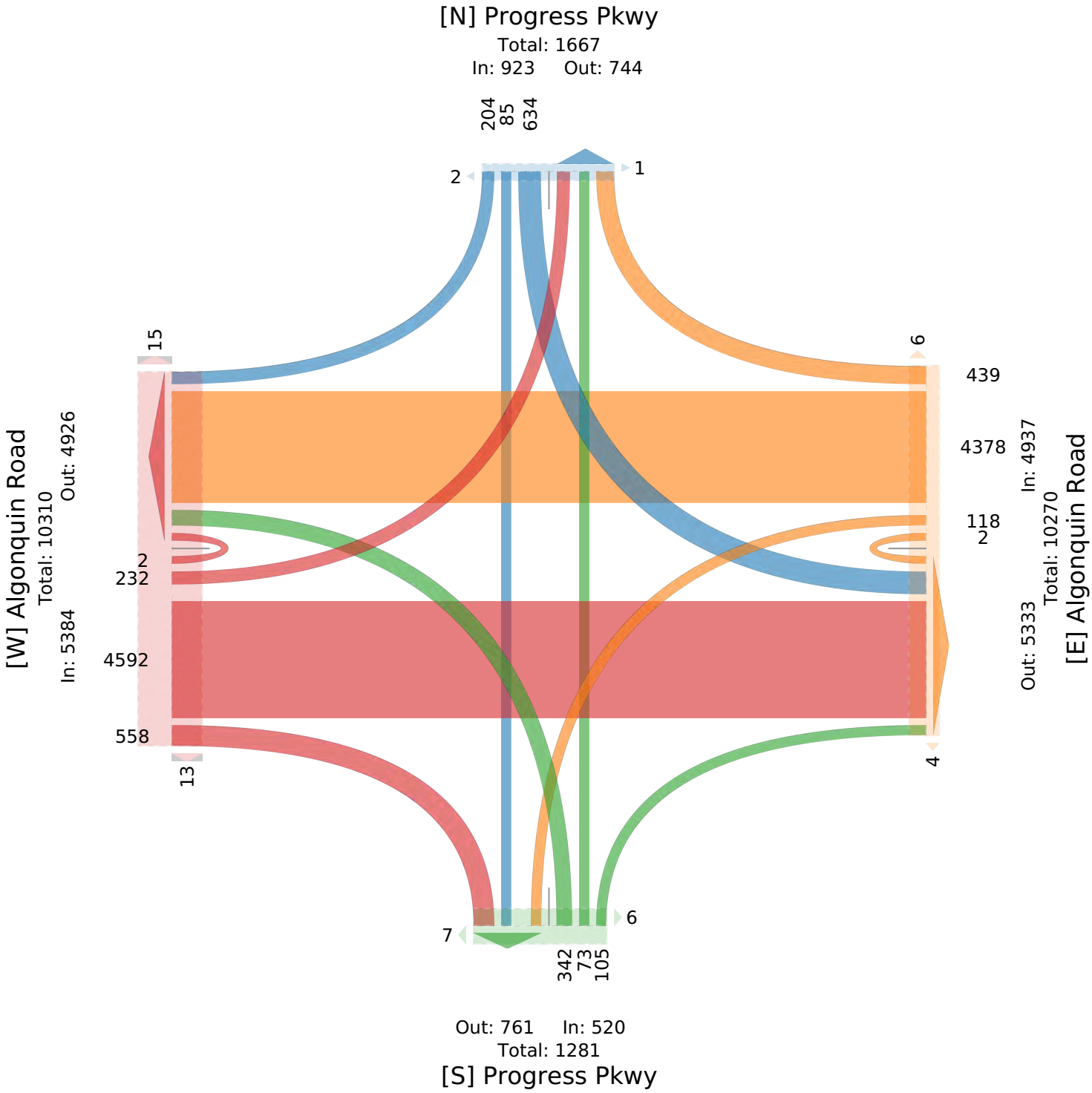
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg	Progress Pkwy						Algonquin Road						Progress Pkwy						Algonquin Road						
Direction	Southbound						Westbound						Northbound						Eastbound						
Time	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	Int
2025-07-31 7:00AM	8	6	40	0	**54**	0	8	143	5	0	**156**	1	9	3	4	0	**16**	1	39	266	5	0	**310**	0	**536**
7:15AM	18	2	45	0	**65**	0	10	156	6	0	**172**	2	7	0	4	0	**11**	0	40	313	5	0	**358**	0	**606**
7:30AM	12	5	40	0	**57**	0	9	198	3	0	**210**	0	7	1	6	0	**14**	0	38	356	6	0	**400**	1	**681**
7:45AM	16	8	66	0	**90**	1	14	186	5	0	**205**	0	2	2	4	0	**8**	0	73	413	10	0	**496**	1	**799**
Hourly Total	54	21	191	0	**266**	1	41	683	19	0	**743**	3	25	6	18	0	**49**	1	190	1348	26	0	**1564**	2	**2622**
8:00AM	9	14	48	0	**71**	0	8	173	5	0	**186**	1	4	1	6	0	**11**	0	55	345	11	0	**411**	0	**679**
8:15AM	15	7	41	0	**63**	0	7	180	6	0	**193**	0	4	1	4	0	**9**	0	45	333	8	0	**386**	1	**651**
8:30AM	13	2	45	0	**60**	0	8	143	8	0	**159**	0	12	1	10	0	**23**	0	42	265	9	0	**316**	2	**558**
8:45AM	15	8	34	0	**57**	0	14	175	11	0	**200**	0	3	2	10	0	**15**	0	64	329	10	0	**403**	0	**675**
Hourly Total	52	31	168	0	**251**	0	37	671	30	0	**738**	1	23	5	30	0	**58**	0	206	1272	38	0	**1516**	3	**2563**
4:00PM	14	2	49	0	**65**	0	29	367	8	0	**404**	3	15	4	42	0	**61**	2	9	247	18	0	**274**	3	**804**
4:15PM	11	3	35	0	**49**	0	37	377	5	1	**420**	0	3	7	45	0	**55**	4	16	262	21	0	**299**	2	**823**
4:30PM	12	6	35	0	**53**	0	51	362	9	1	**423**	0	4	6	31	0	**41**	0	20	221	24	0	**265**	2	**782**
4:45PM	14	5	39	0	**58**	2	43	362	10	0	**415**	0	7	12	32	0	**51**	0	26	219	22	0	**267**	4	**791**
Hourly Total	51	16	158	0	**225**	2	160	1468	32	2	**1662**	3	29	29	150	0	**208**	6	71	949	85	0	**1105**	11	**3200**
5:00PM	12	2	28	0	**42**	0	50	375	10	0	**435**	0	9	9	43	0	**61**	2	18	279	18	2	**317**	3	**855**
5:15PM	11	6	22	0	**39**	0	37	350	4	0	**391**	2	9	11	51	0	**71**	2	19	239	22	0	**280**	8	**781**
5:30PM	7	5	38	0	**50**	0	60	480	4	0	**544**	0	7	9	23	0	**39**	0	34	270	20	0	**324**	0	**957**
5:45PM	17	4	29	0	**50**	0	54	351	19	0	**424**	1	3	4	27	0	**34**	2	20	235	23	0	**278**	1	**786**
Hourly Total	47	17	117	0	**181**	0	201	1556	37	0	**1794**	3	28	33	144	0	**205**	6	91	1023	83	2	**1199**	12	**3379**
Total	204	85	634	0	**923**	3	439	4378	118	2	**4937**	10	105	73	342	0	**520**	13	558	4592	232	2	**5384**	28	**11764**
% Approach	22.1%	9.2%	68.7%	0%	**-**	-	8.9%	88.7%	2.4%	0%	**-**	-	20.2%	14.0%	65.8%	0%	**-**	-	10.4%	85.3%	4.3%	0%	**-**	-	-
% Total	1.7%	0.7%	5.4%	0%	**7.8%**	-	3.7%	37.2%	1.0%	0%	**42.0%**	-	0.9%	0.6%	2.9%	0%	**4.4%**	-	4.7%	39.0%	2.0%	0%	**45.8%**	-	-
Lights	201	83	629	0	**913**	-	430	4215	118	2	**4765**	-	101	73	341	0	**515**	-	554	4433	227	2	**5216**	-	11409
% Lights	98.5%	97.6%	99.2%	0%	**98.9%**	-	97.9%	96.3%	100%	100%	**96.5%**	-	96.2%	100%	99.7%	0%	**99.0%**	-	99.3%	96.5%	97.8%	100%	**96.9%**	-	97.0%
Single-Unit Trucks	1	0	1	0	**2**	-	1	76	0	0	**77**	-	1	0	0	0	**1**	-	3	89	4	0	**96**	-	176
% Single-Unit Trucks	0.5%	0%	0.2%	0%	**0.2%**	-	0.2%	1.7%	0%	0%	**1.6%**	-	1.0%	0%	0%	0%	**0.2%**	-	0.5%	1.9%	1.7%	0%	**1.8%**	-	1.5%
Articulated Trucks	0	0	1	0	**1**	-	4	76	0	0	**80**	-	2	0	1	0	**3**	-	1	57	0	0	**58**	-	142
% Articulated Trucks	0%	0%	0.2%	0%	**0.1%**	-	0.9%	1.7%	0%	0%	**1.6%**	-	1.9%	0%	0.3%	0%	**0.6%**	-	0.2%	1.2%	0%	0%	**1.1%**	-	1.2%
Buses	1	0	3	0	**4**	-	2	11	0	0	**13**	-	1	0	0	0	**1**	-	0	13	1	0	**14**	-	32
% Buses	0.5%	0%	0.5%	0%	**0.4%**	-	0.5%	0.3%	0%	0%	**0.3%**	-	1.0%	0%	0%	0%	**0.2%**	-	0%	0.3%	0.4%	0%	**0.3%**	-	0.3%
Bicycles on Road	1	2	0	0	**3**	-	2	0	0	0	**2**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	5
% Bicycles on Road	0.5%	2.4%	0%	0%	**0.3%**	-	0.5%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	3	-	-	-	-	-	10	-	-	-	-	-	13	-	-	-	-	-	28	
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Algonquin Road with Progress Pkwy TMC - TMC
Thu Jul 31, 2025
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1322682, Location: 42.071533, -88.053582

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Algonquin Road with Progress Pkwy TMC - TMC

Thu Jul 31, 2025
AM Peak (7:30 AM - 8:30 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1322682, Location: 42.071533, -88.053582

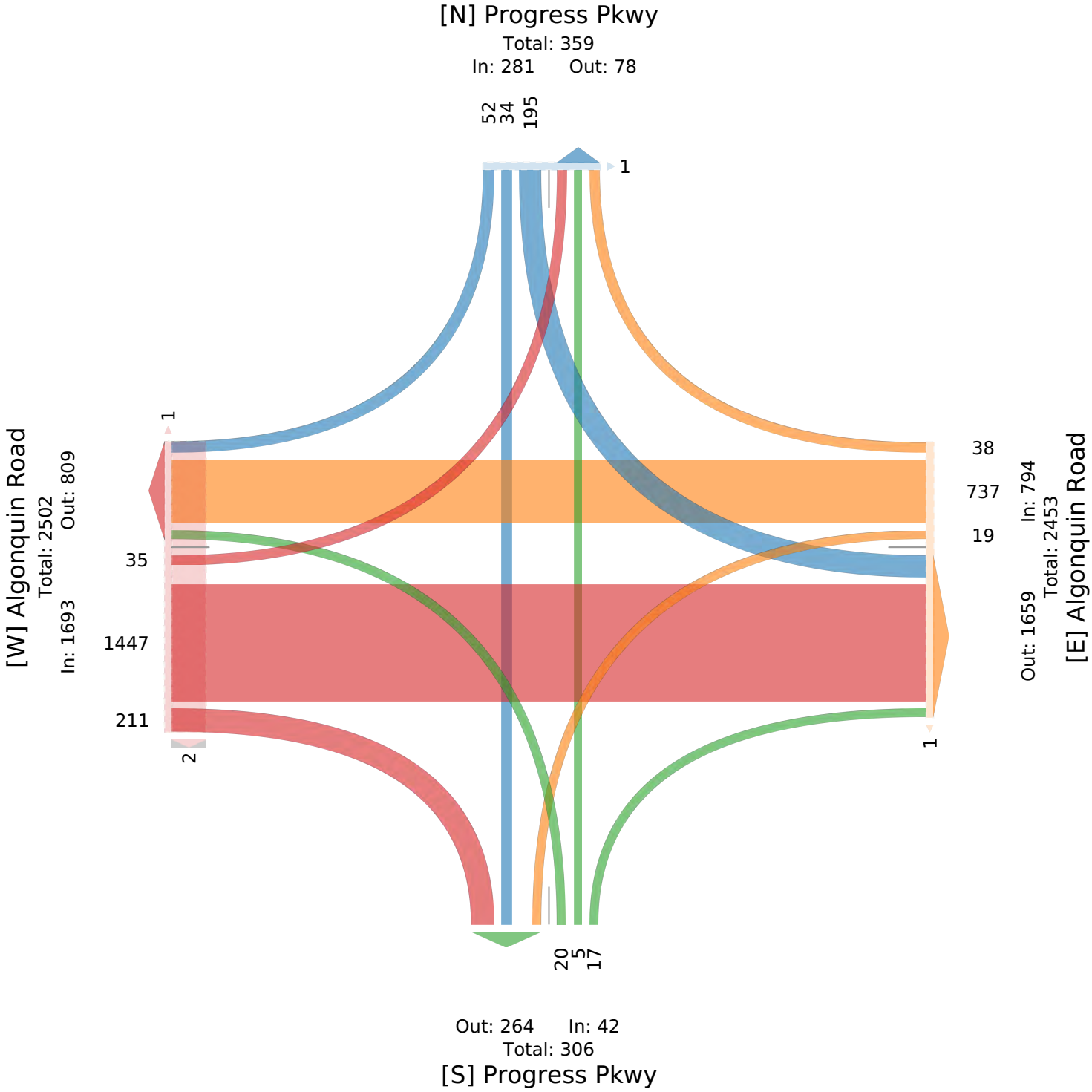
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg / Direction	Progress Pkwy Southbound						Algonquin Road Westbound						Progress Pkwy Northbound						Algonquin Road Eastbound						
Time	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	Int
2025-07-31 7:30AM	12	5	40	0	**57**	0	9	198	3	0	**210**	0	7	1	6	0	**14**	0	38	356	6	0	**400**	1	**681**
7:45AM	16	8	66	0	**90**	1	14	186	5	0	**205**	0	2	2	4	0	**8**	0	73	413	10	0	**496**	1	**799**
8:00AM	9	14	48	0	**71**	0	8	173	5	0	**186**	1	4	1	6	0	**11**	0	55	345	11	0	**411**	0	**679**
8:15AM	15	7	41	0	**63**	0	7	180	6	0	**193**	0	4	1	4	0	**9**	0	45	333	8	0	**386**	1	**651**
Total	52	34	195	0	**281**	1	38	737	19	0	**794**	1	17	5	20	0	**42**	0	211	1447	35	0	**1693**	3	**2810**
% Approach	18.5%	12.1%	69.4%	0%	**-**	-	4.8%	92.8%	2.4%	0%	**-**	-	40.5%	11.9%	47.6%	0%	**-**	-	12.5%	85.5%	2.1%	0%	**-**	-	-
% Total	1.9%	1.2%	6.9%	0%	**10.0%**	-	1.4%	26.2%	0.7%	0%	**28.3%**	-	0.6%	0.2%	0.7%	0%	**1.5%**	-	7.5%	51.5%	1.2%	0%	**60.2%**	-	-
PHF	0.813	0.589	0.739	-	**0.778**	-	0.679	0.931	0.792	-	**0.945**	-	0.607	0.625	0.833	-	**0.750**	-	0.723	0.876	0.795	-	**0.853**	-	0.879
Lights	52	33	195	0	**280**	-	37	689	19	0	**745**	-	16	5	19	0	**40**	-	209	1407	35	0	**1651**	-	2716
% Lights	100%	97.1%	100%	0%	**99.6%**	-	97.4%	93.5%	100%	0%	**93.8%**	-	94.1%	100%	95.0%	0%	**95.2%**	-	99.1%	97.2%	100%	0%	**97.5%**	-	96.7%
Single-Unit Trucks	0	0	0	0	**0**	-	0	18	0	0	**18**	-	0	0	0	0	**0**	-	1	24	0	0	**25**	-	43
% Single-Unit Trucks	0%	0%	0%	0%	**0%**	-	0%	2.4%	0%	0%	**2.3%**	-	0%	0%	0%	0%	**0%**	-	0.5%	1.7%	0%	0%	**1.5%**	-	1.5%
Articulated Trucks	0	0	0	0	**0**	-	1	28	0	0	**29**	-	1	0	1	0	**2**	-	1	13	0	0	**14**	-	45
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	2.6%	3.8%	0%	0%	**3.7%**	-	5.9%	0%	5.0%	0%	**4.8%**	-	0.5%	0.9%	0%	0%	**0.8%**	-	1.6%
Buses	0	0	0	0	**0**	-	0	2	0	0	**2**	-	0	0	0	0	**0**	-	0	3	0	0	**3**	-	5
% Buses	0%	0%	0%	0%	**0%**	-	0%	0.3%	0%	0%	**0.3%**	-	0%	0%	0%	0%	**0%**	-	0%	0.2%	0%	0%	**0.2%**	-	0.2%
Bicycles on Road	0	1	0	0	**1**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	1
% Bicycles on Road	0%	2.9%	0%	0%	**0.4%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	3	
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Algonquin Road with Progress Pkwy TMC - TMC
Thu Jul 31, 2025
AM Peak (7:30 AM - 8:30 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1322682, Location: 42.071533, -88.053582

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Algonquin Road with Progress Pkwy TMC - TMC

Thu Jul 31, 2025
PM Peak (4:45 PM - 5:45 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1322682, Location: 42.071533, -88.053582

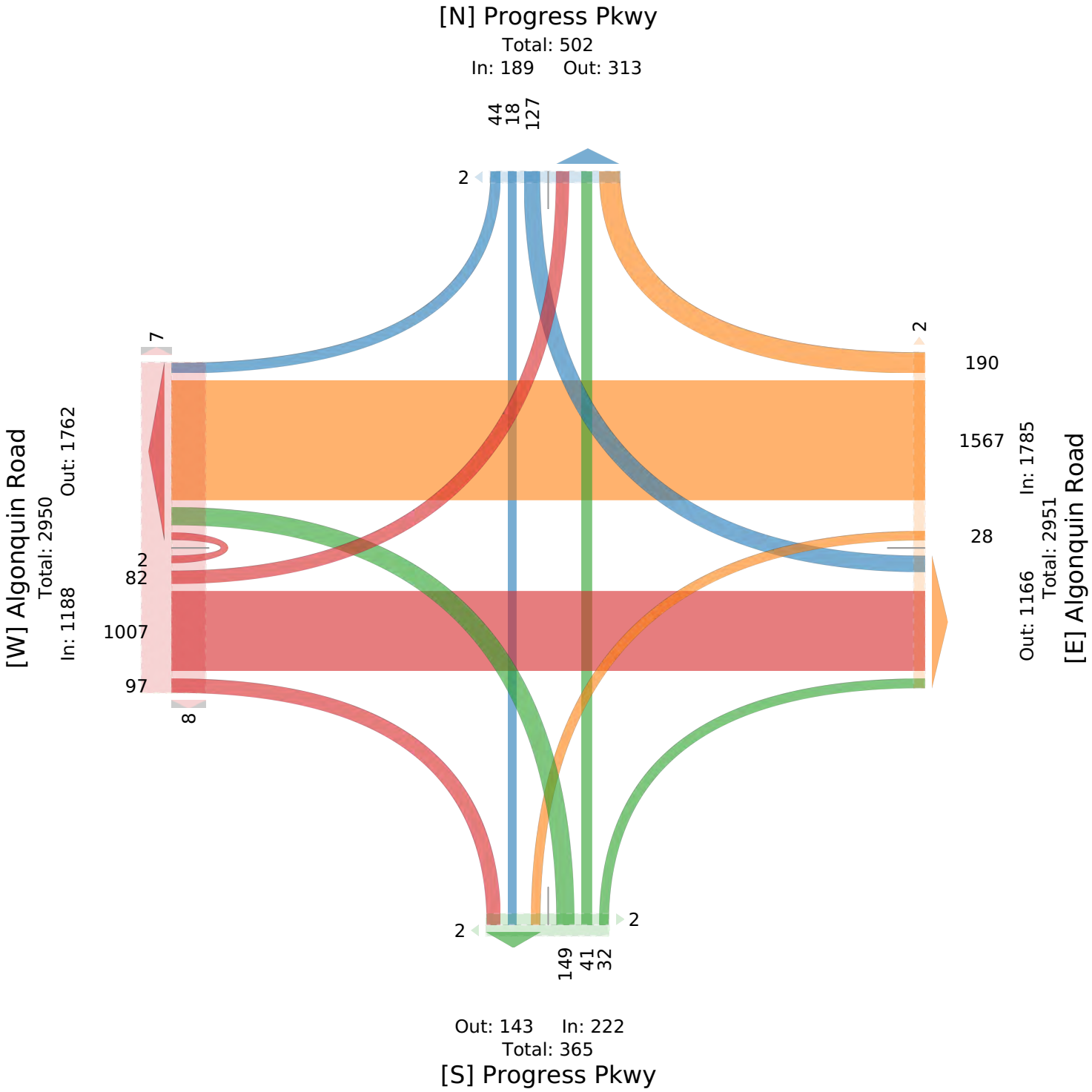
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Progress Pkwy Southbound						Algonquin Road Westbound						Progress Pkwy Northbound						Algonquin Road Eastbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
2025-07-31 4:45PM	14	5	39	0	**58**	2	43	362	10	0	**415**	0	7	12	32	0	**51**	0	26	219	22	0	**267**	4	**791**
5:00PM	12	2	28	0	**42**	0	50	375	10	0	**435**	0	9	9	43	0	**61**	2	18	279	18	2	**317**	3	**855**
5:15PM	11	6	22	0	**39**	0	37	350	4	0	**391**	2	9	11	51	0	**71**	2	19	239	22	0	**280**	8	**781**
5:30PM	7	5	38	0	**50**	0	60	480	4	0	**544**	0	7	9	23	0	**39**	0	34	270	20	0	**324**	0	**957**
Total	44	18	127	0	**189**	2	190	1567	28	0	**1785**	2	32	41	149	0	**222**	4	97	1007	82	2	**1188**	15	**3384**
% Approach	23.3%	9.5%	67.2%	0%	**-**	-	10.6%	87.8%	1.6%	0%	**-**	-	14.4%	18.5%	67.1%	0%	**-**	-	8.2%	84.8%	6.9%	0.2%	**-**	-	-
% Total	1.3%	0.5%	3.8%	0%	**5.6%**	-	5.6%	46.3%	0.8%	0%	**52.7%**	-	0.9%	1.2%	4.4%	0%	**6.6%**	-	2.9%	29.8%	2.4%	0.1%	**35.1%**	-	-
PHF	0.786	0.750	0.814	-	**0.815**	-	0.783	0.816	0.700	-	**0.819**	-	0.889	0.854	0.730	-	**0.782**	-	0.713	0.902	0.932	0.250	**0.917**	-	0.883
Lights	44	18	125	0	**187**	-	185	1532	28	0	**1745**	-	31	41	149	0	**221**	-	97	969	82	2	**1150**	-	3303
% Lights	100%	100%	98.4%	0%	**98.9%**	-	97.4%	97.8%	100%	0%	**97.8%**	-	96.9%	100%	100%	0%	**99.5%**	-	100%	96.2%	100%	100%	**96.8%**	-	97.6%
Single-Unit Trucks	0	0	0	0	**0**	-	1	20	0	0	**21**	-	1	0	0	0	**1**	-	0	24	0	0	**24**	-	46
% Single-Unit Trucks	0%	0%	0%	0%	**0%**	-	0.5%	1.3%	0%	0%	**1.2%**	-	3.1%	0%	0%	0%	**0.5%**	-	0%	2.4%	0%	0%	**2.0%**	-	1.4%
Articulated Trucks	0	0	1	0	**1**	-	1	13	0	0	**14**	-	0	0	0	0	**0**	-	0	13	0	0	**13**	-	28
% Articulated Trucks	0%	0%	0.8%	0%	**0.5%**	-	0.5%	0.8%	0%	0%	**0.8%**	-	0%	0%	0%	0%	**0%**	-	0%	1.3%	0%	0%	**1.1%**	-	0.8%
Buses	0	0	1	0	**1**	-	1	2	0	0	**3**	-	0	0	0	0	**0**	-	0	1	0	0	**1**	-	5
% Buses	0%	0%	0.8%	0%	**0.5%**	-	0.5%	0.1%	0%	0%	**0.2%**	-	0%	0%	0%	0%	**0%**	-	0%	0.1%	0%	0%	**0.1%**	-	0.1%
Bicycles on Road	0	0	0	0	**0**	-	2	0	0	0	**2**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	2
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	1.1%	0%	0%	0%	**0.1%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0.1%
Pedestrians	-	-	-	-	-	2	-	-	-	-	-	2	-	-	-	-	-	4	-	-	-	-	-	15	
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Algonquin Road with Progress Pkwy TMC - TMC
Thu Jul 31, 2025
PM Peak (4:45 PM - 5:45 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1322682, Location: 42.071533, -88.053582

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Algonquin Road with The Quin Schaumburg Apar... - TMC

Thu Jul 31, 2025
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1322681, Location: 42.072469, -88.056533

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Access Drive Southbound					Algonquin Road Westbound					Algonquin Road Eastbound					
Time	R	L	U	**App**	Ped*	R	T	U	**App**	Ped*	T	L	U	**App**	Ped*	**Int**
2025-07-31 7:00AM	6	0	0	**6**	1	1	154	0	**155**	0	298	0	0	**298**	0	**459**
7:15AM	5	1	0	**6**	3	0	181	0	**181**	0	358	2	0	**360**	2	**547**
7:30AM	1	1	0	**2**	0	0	223	0	**223**	0	395	0	0	**395**	1	**620**
7:45AM	9	0	0	**9**	1	1	204	0	**205**	0	462	0	0	**462**	0	**676**
Hourly Total	21	2	0	**23**	5	2	762	0	**764**	0	1513	2	0	**1515**	3	**2302**
8:00AM	8	0	0	**8**	0	0	193	0	**193**	0	421	0	0	**421**	0	**622**
8:15AM	4	2	0	**6**	1	0	196	0	**196**	0	404	0	0	**404**	0	**606**
8:30AM	3	2	0	**5**	0	0	178	0	**178**	0	346	0	0	**346**	0	**529**
8:45AM	5	0	0	**5**	1	0	206	0	**206**	0	363	1	0	**364**	1	**575**
Hourly Total	20	4	0	**24**	2	0	773	0	**773**	0	1534	1	0	**1535**	1	**2332**
4:00PM	3	1	0	**4**	0	3	395	0	**398**	0	278	3	0	**281**	0	**683**
4:15PM	3	1	0	**4**	0	2	435	0	**437**	0	273	2	0	**275**	0	**716**
4:30PM	3	0	0	**3**	2	2	384	0	**386**	0	239	0	0	**239**	0	**628**
4:45PM	4	1	0	**5**	0	5	418	0	**423**	0	274	1	0	**275**	0	**703**
Hourly Total	13	3	0	**16**	2	12	1632	0	**1644**	0	1064	6	0	**1070**	0	**2730**
5:00PM	3	1	0	**4**	0	7	423	0	**430**	0	309	1	0	**310**	3	**744**
5:15PM	5	0	0	**5**	1	3	433	0	**436**	0	278	2	0	**280**	0	**721**
5:30PM	3	0	0	**3**	1	6	501	0	**507**	0	344	1	0	**345**	0	**855**
5:45PM	2	0	0	**2**	0	10	396	0	**406**	0	274	0	0	**274**	0	**682**
Hourly Total	13	1	0	**14**	2	26	1753	0	**1779**	0	1205	4	0	**1209**	3	**3002**
Total	67	10	0	**77**	11	40	4920	0	**4960**	0	5316	13	0	**5329**	7	**10366**
% Approach	87.0%	13.0%	0%	**-**	-	0.8%	99.2%	0%	**-**	-	99.8%	0.2%	0%	**-**	-	-
% Total	0.6%	0.1%	0%	**0.7%**	-	0.4%	47.5%	0%	**47.8%**	-	51.3%	0.1%	0%	**51.4%**	-	-
Lights	67	10	0	**77**	-	40	4757	0	**4797**	-	5142	13	0	**5155**	-	10029
% Lights	100%	100%	0%	**100%**	-	100%	96.7%	0%	**96.7%**	-	96.7%	100%	0%	**96.7%**	-	96.7%
Single-Unit Trucks	0	0	0	**0**	-	0	85	0	**85**	-	107	0	0	**107**	-	192
% Single-Unit Trucks	0%	0%	0%	**0%**	-	0%	1.7%	0%	**1.7%**	-	2.0%	0%	0%	**2.0%**	-	1.9%
Articulated Trucks	0	0	0	**0**	-	0	66	0	**66**	-	55	0	0	**55**	-	121
% Articulated Trucks	0%	0%	0%	**0%**	-	0%	1.3%	0%	**1.3%**	-	1.0%	0%	0%	**1.0%**	-	1.2%
Buses	0	0	0	**0**	-	0	12	0	**12**	-	12	0	0	**12**	-	24
% Buses	0%	0%	0%	**0%**	-	0%	0.2%	0%	**0.2%**	-	0.2%	0%	0%	**0.2%**	-	0.2%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	11	-	-	-	-	0	-	-	-	-	7	
% Pedestrians	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Algonquin Road with The Quin Schaumburg Apar... - TMC
Thu Jul 31, 2025
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1322681, Location: 42.072469, -88.056533

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
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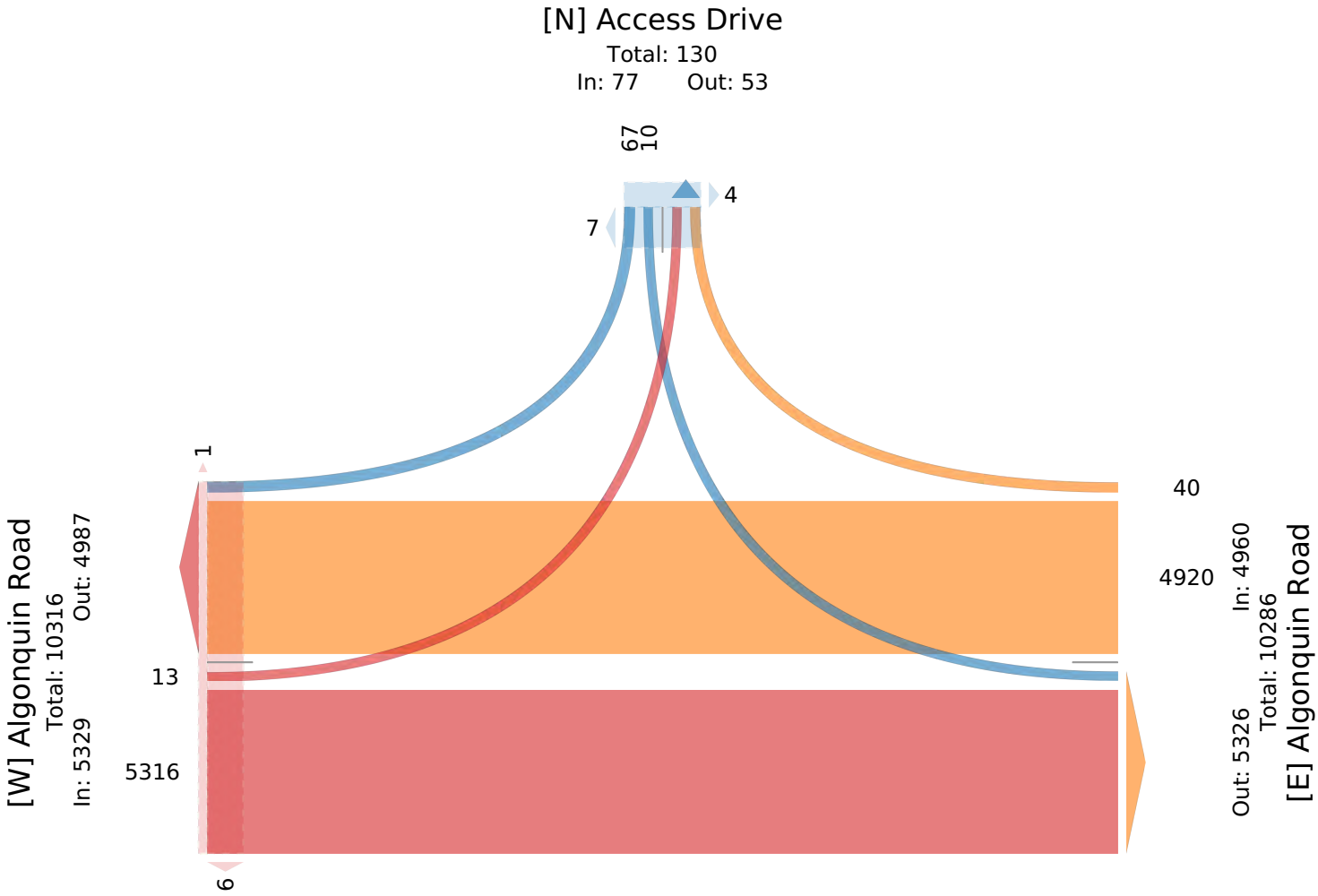


Algonquin Road with The Quin Schaumburg Apar... - TMC

Thu Jul 31, 2025
AM Peak (7:30 AM - 8:30 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1322681, Location: 42.072469, -88.056533

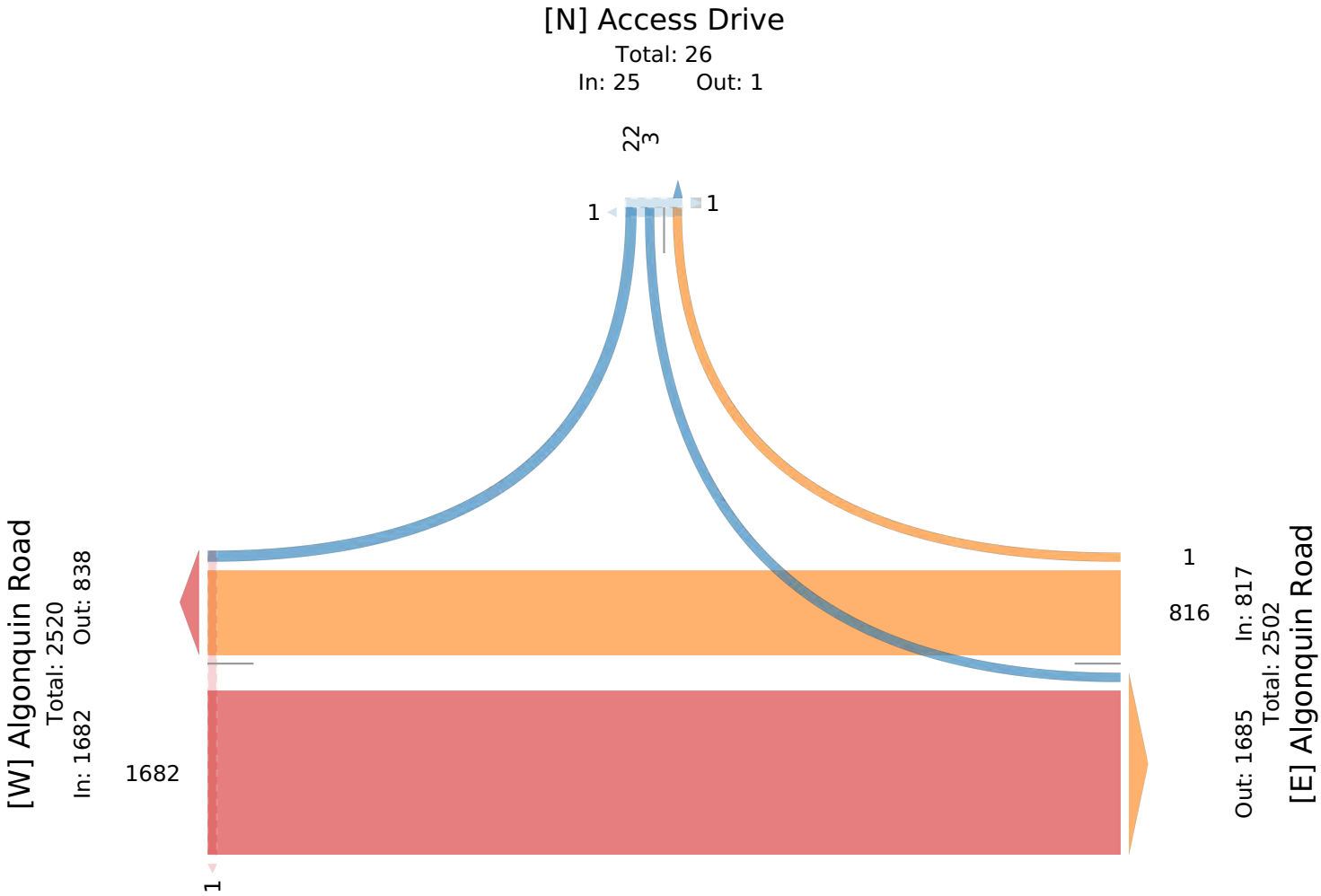
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Access Drive Southbound					Algonquin Road Westbound					Algonquin Road Eastbound					
Time	R	L	U	**App**	Ped*	R	T	U	**App**	Ped*	T	L	U	**App**	Ped*	**Int**
2025-07-31 7:30AM	1	1	0	**2**	0	0	223	0	**223**	0	395	0	0	**395**	1	**620**
7:45AM	9	0	0	**9**	1	1	204	0	**205**	0	462	0	0	**462**	0	**676**
8:00AM	8	0	0	**8**	0	0	193	0	**193**	0	421	0	0	**421**	0	**622**
8:15AM	4	2	0	**6**	1	0	196	0	**196**	0	404	0	0	**404**	0	**606**
Total	22	3	0	**25**	2	1	816	0	**817**	0	1682	0	0	**1682**	1	**2524**
% Approach	88.0%	12.0%	0%	**-**	-	0.1%	99.9%	0%	**-**	-	100%	0%	0%	**-**	-	-
% Total	0.9%	0.1%	0%	**1.0%**	-	0%	32.3%	0%	**32.4%**	-	66.6%	0%	0%	**66.6%**	-	-
PHF	0.611	0.375	-	**0.694**	-	0.250	0.915	-	**0.916**	-	0.910	-	-	**0.910**	-	0.933
Lights	22	3	0	**25**	-	1	766	0	**767**	-	1635	0	0	**1635**	-	2427
% Lights	100%	100%	0%	**100%**	-	100%	93.9%	0%	**93.9%**	-	97.2%	0%	0%	**97.2%**	-	96.2%
Single-Unit Trucks	0	0	0	**0**	-	0	25	0	**25**	-	30	0	0	**30**	-	55
% Single-Unit Trucks	0%	0%	0%	**0%**	-	0%	3.1%	0%	**3.1%**	-	1.8%	0%	0%	**1.8%**	-	2.2%
Articulated Trucks	0	0	0	**0**	-	0	22	0	**22**	-	13	0	0	**13**	-	35
% Articulated Trucks	0%	0%	0%	**0%**	-	0%	2.7%	0%	**2.7%**	-	0.8%	0%	0%	**0.8%**	-	1.4%
Buses	0	0	0	**0**	-	0	3	0	**3**	-	4	0	0	**4**	-	7
% Buses	0%	0%	0%	**0%**	-	0%	0.4%	0%	**0.4%**	-	0.2%	0%	0%	**0.2%**	-	0.3%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	2	-	-	-	-	0	-	-	-	-	1	
% Pedestrians	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Algonquin Road with The Quin Schaumburg Apar... - TMC
Thu Jul 31, 2025
AM Peak (7:30 AM - 8:30 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1322681, Location: 42.072469, -88.056533

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Algonquin Road with The Quin Schaumburg Apar... - TMC

Thu Jul 31, 2025
PM Peak (4:45 PM - 5:45 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1322681, Location: 42.072469, -88.056533

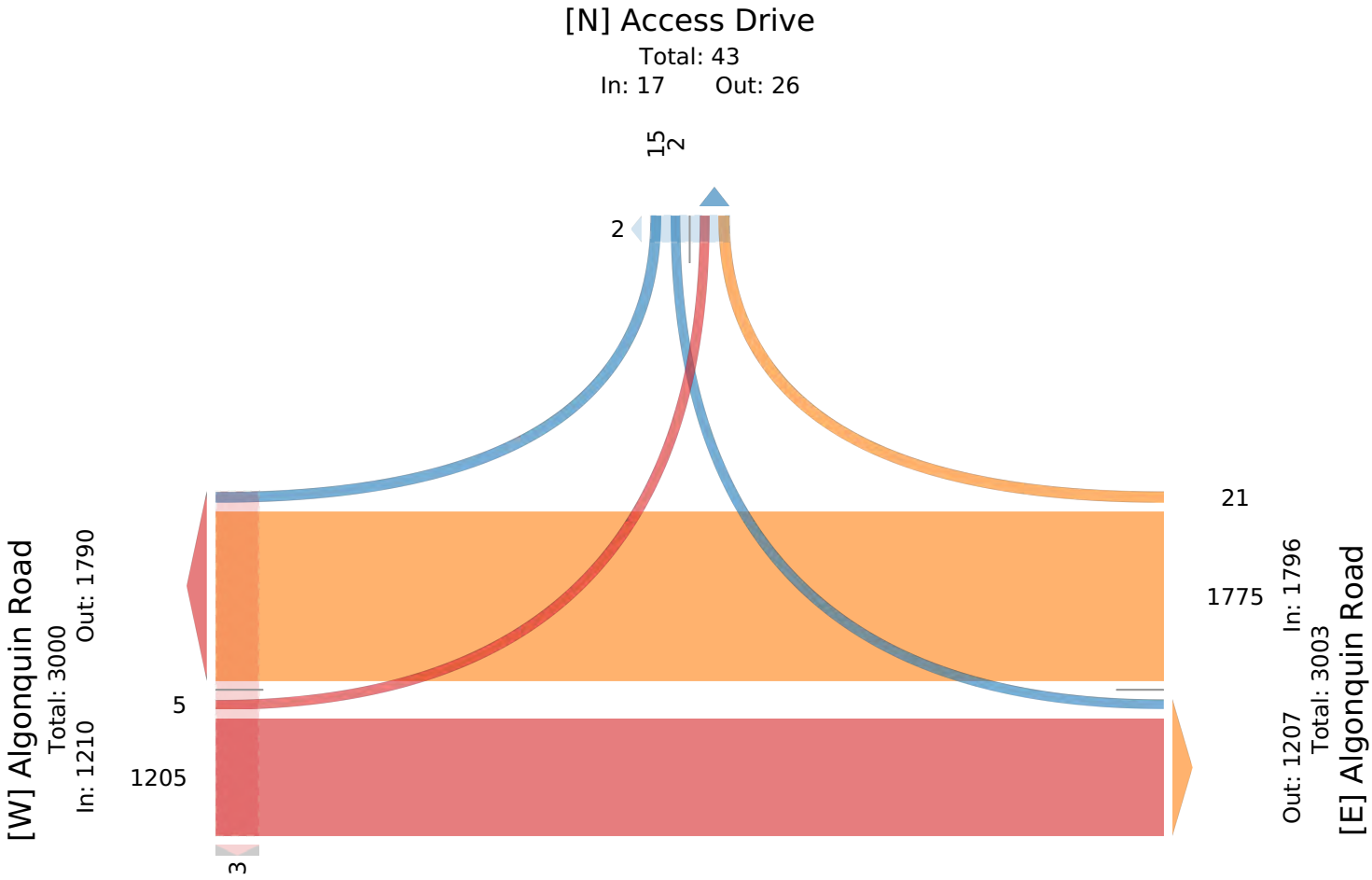
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg / Direction	Access Drive Southbound					Algonquin Road Westbound					Algonquin Road Eastbound					
Time	R	L	U	**App**	Ped*	R	T	U	**App**	Ped*	T	L	U	**App**	Ped*	**Int**
2025-07-31 4:45PM	4	1	0	**5**	0	5	418	0	**423**	0	274	1	0	**275**	0	**703**
5:00PM	3	1	0	**4**	0	7	423	0	**430**	0	309	1	0	**310**	3	**744**
5:15PM	5	0	0	**5**	1	3	433	0	**436**	0	278	2	0	**280**	0	**721**
5:30PM	3	0	0	**3**	1	6	501	0	**507**	0	344	1	0	**345**	0	**855**
Total	15	2	0	**17**	2	21	1775	0	**1796**	0	1205	5	0	**1210**	3	**3023**
% Approach	88.2%	11.8%	0%	**-**	-	1.2%	98.8%	0%	**-**	-	99.6%	0.4%	0%	**-**	-	-
% Total	0.5%	0.1%	0%	**0.6%**	-	0.7%	58.7%	0%	**59.4%**	-	39.9%	0.2%	0%	**40.0%**	-	-
PHF	0.750	0.500	-	**0.850**	-	0.750	0.886	-	**0.886**	-	0.876	0.625	-	**0.877**	-	0.884
Lights	15	2	0	**17**	-	21	1738	0	**1759**	-	1160	5	0	**1165**	-	2941
% Lights	100%	100%	0%	**100%**	-	100%	97.9%	0%	**97.9%**	-	96.3%	100%	0%	**96.3%**	-	97.3%
Single-Unit Trucks	0	0	0	**0**	-	0	21	0	**21**	-	28	0	0	**28**	-	49
% Single-Unit Trucks	0%	0%	0%	**0%**	-	0%	1.2%	0%	**1.2%**	-	2.3%	0%	0%	**2.3%**	-	1.6%
Articulated Trucks	0	0	0	**0**	-	0	14	0	**14**	-	15	0	0	**15**	-	29
% Articulated Trucks	0%	0%	0%	**0%**	-	0%	0.8%	0%	**0.8%**	-	1.2%	0%	0%	**1.2%**	-	1.0%
Buses	0	0	0	**0**	-	0	2	0	**2**	-	2	0	0	**2**	-	4
% Buses	0%	0%	0%	**0%**	-	0%	0.1%	0%	**0.1%**	-	0.2%	0%	0%	**0.2%**	-	0.1%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	2	-	-	-	-	0	-	-	-	-	3	
% Pedestrians	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Algonquin Road with The Quin Schaumburg Apar... - TMC
Thu Jul 31, 2025
PM Peak (4:45 PM - 5:45 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1322681, Location: 42.072469, -88.056533

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Progress Pkwy with Arbor Drive TMC - TMC

Thu Jul 31, 2025
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1322685, Location: 42.068833, -88.053706

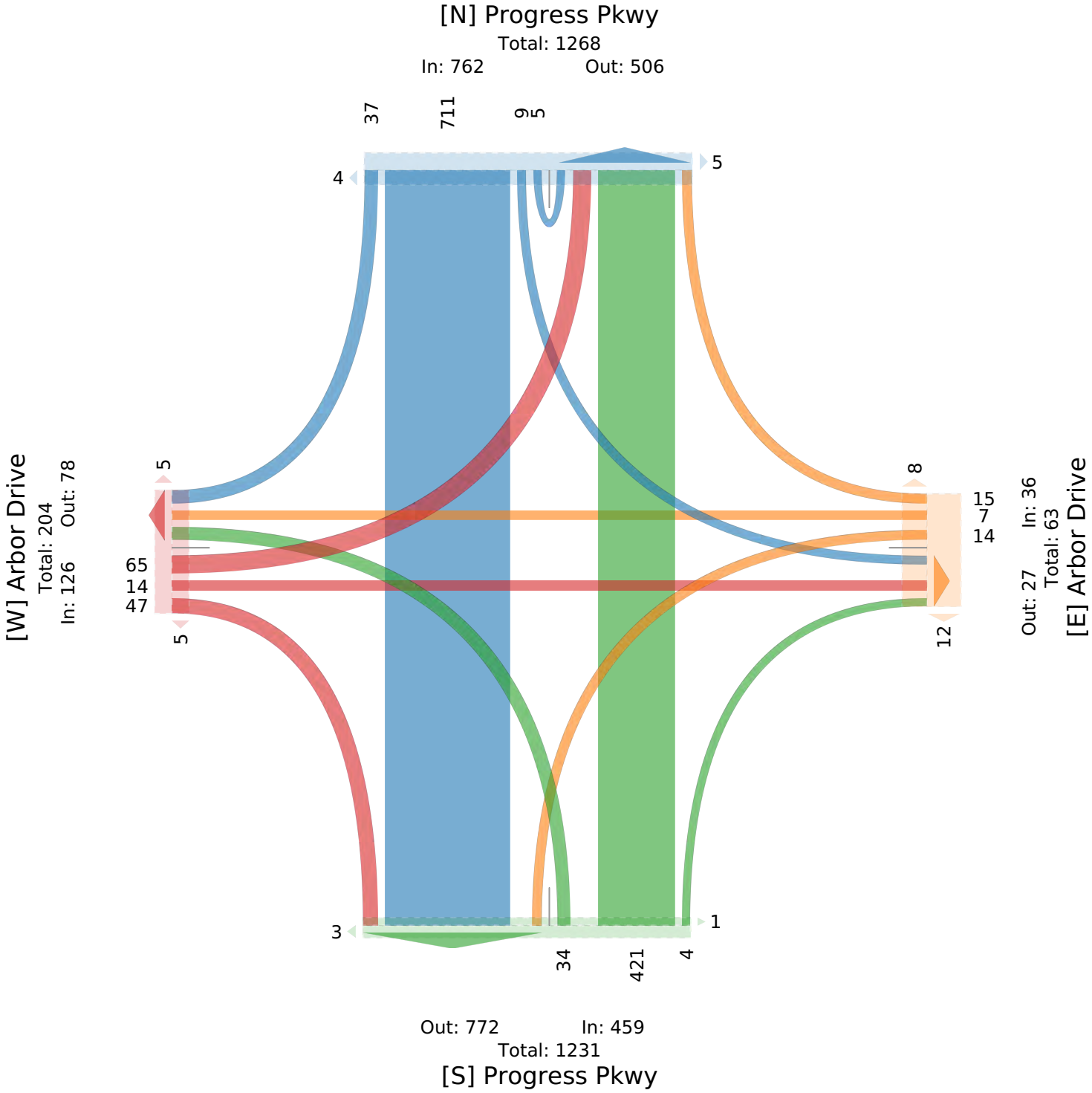
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg	Progress Pkwy						Arbor Drive						Progress Pkwy						Arbor Drive						
Direction	Southbound						Westbound						Northbound						Eastbound						
Time	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	Int
2025-07-31 7:00AM	1	44	0	0	**45**	0	1	0	0	0	**1**	3	1	6	0	0	**7**	0	5	0	8	0	**13**	1	**66**
7:15AM	1	44	1	0	**46**	0	0	0	2	0	**2**	2	0	3	2	0	**5**	0	1	1	7	0	**9**	0	**62**
7:30AM	1	43	0	0	**44**	0	0	0	0	0	**0**	0	0	6	1	0	**7**	0	5	1	8	0	**14**	2	**65**
7:45AM	2	86	1	0	**89**	0	1	0	2	0	**3**	0	0	5	0	0	**5**	0	4	0	1	0	**5**	1	**102**
Hourly Total	5	217	2	0	**224**	0	2	0	4	0	**6**	5	1	20	3	0	**24**	0	15	2	24	0	**41**	4	**295**
8:00AM	0	70	1	0	**71**	1	2	0	1	0	**3**	5	0	4	3	0	**7**	0	2	1	6	0	**9**	1	**90**
8:15AM	1	57	0	0	**58**	1	1	0	1	0	**2**	1	0	6	2	0	**8**	0	4	6	3	0	**13**	0	**81**
8:30AM	2	49	1	1	**53**	2	2	0	0	0	**2**	1	1	8	0	0	**9**	0	5	0	10	0	**15**	0	**79**
8:45AM	1	81	0	0	**82**	3	3	1	2	0	**6**	5	0	11	0	0	**11**	1	2	1	3	0	**6**	0	**105**
Hourly Total	4	257	2	1	**264**	7	8	1	4	0	**13**	12	1	29	5	0	**35**	1	13	8	22	0	**43**	1	**355**
4:00PM	5	15	1	0	**21**	0	4	2	2	0	**8**	1	0	51	0	0	**51**	1	2	1	3	0	**6**	0	**86**
4:15PM	3	22	0	1	**26**	0	0	0	1	0	**1**	1	0	48	4	0	**52**	0	2	0	2	0	**4**	0	**83**
4:30PM	1	34	0	2	**37**	0	1	1	0	0	**2**	0	1	36	4	0	**41**	0	0	1	1	0	**2**	0	**82**
4:45PM	5	40	1	0	**46**	0	0	0	0	0	**0**	0	0	43	4	0	**47**	0	5	1	3	0	**9**	0	**102**
Hourly Total	14	111	2	3	**130**	0	5	3	3	0	**11**	2	1	178	12	0	**191**	1	9	3	9	0	**21**	0	**353**
5:00PM	2	28	1	1	**32**	1	0	0	1	0	**1**	0	0	76	5	0	**81**	0	4	0	2	0	**6**	2	**120**
5:15PM	3	23	1	0	**27**	0	0	2	1	0	**3**	0	1	50	4	0	**55**	0	4	0	4	0	**8**	2	**93**
5:30PM	5	38	1	0	**44**	0	0	0	1	0	**1**	1	0	44	3	0	**47**	2	1	1	1	0	**3**	0	**95**
5:45PM	4	37	0	0	**41**	1	0	1	0	0	**1**	0	0	24	2	0	**26**	0	1	0	3	0	**4**	1	**72**
Hourly Total	14	126	3	1	**144**	2	0	3	3	0	**6**	1	1	194	14	0	**209**	2	10	1	10	0	**21**	5	**380**
Total	37	711	9	5	**762**	9	15	7	14	0	**36**	20	4	421	34	0	**459**	4	47	14	65	0	**126**	10	**1383**
% Approach	4.9%	93.3%	1.2%	0.7%	**-**	-	41.7%	19.4%	38.9%	0%	**-**	-	0.9%	91.7%	7.4%	0%	**-**	-	37.3%	11.1%	51.6%	0%	**-**	-	-
% Total	2.7%	51.4%	0.7%	0.4%	**55.1%**	-	1.1%	0.5%	1.0%	0%	**2.6%**	-	0.3%	30.4%	2.5%	0%	**33.2%**	-	3.4%	1.0%	4.7%	0%	**9.1%**	-	-
Lights	36	707	9	5	**757**	-	15	7	14	0	**36**	-	2	418	34	0	**454**	-	46	13	64	0	**123**	-	1370
% Lights	97.3%	99.4%	100%	100%	**99.3%**	-	100%	100%	100%	0%	**100%**	-	50.0%	99.3%	100%	0%	**98.9%**	-	97.9%	92.9%	98.5%	0%	**97.6%**	-	99.1%
Single-Unit Trucks	1	1	0	0	**2**	-	0	0	0	0	**0**	-	1	1	0	0	**2**	-	1	1	0	0	**2**	-	6
% Single-Unit Trucks	2.7%	0.1%	0%	0%	**0.3%**	-	0%	0%	0%	0%	**0%**	-	25.0%	0.2%	0%	0%	**0.4%**	-	2.1%	7.1%	0%	0%	**1.6%**	-	0.4%
Articulated Trucks	0	1	0	0	**1**	-	0	0	0	0	**0**	-	0	2	0	0	**2**	-	0	0	0	0	**0**	-	3
% Articulated Trucks	0%	0.1%	0%	0%	**0.1%**	-	0%	0%	0%	0%	**0%**	-	0%	0.5%	0%	0%	**0.4%**	-	0%	0%	0%	0%	**0%**	-	0.2%
Buses	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	1	0	**1**	-	1
% Buses	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	1.5%	0%	**0.8%**	-	0.1%
Bicycles on Road	0	2	0	0	**2**	-	0	0	0	0	**0**	-	1	0	0	0	**1**	-	0	0	0	0	**0**	-	3
% Bicycles on Road	0%	0.3%	0%	0%	**0.3%**	-	0%	0%	0%	0%	**0%**	-	25.0%	0%	0%	0%	**0.2%**	-	0%	0%	0%	0%	**0%**	-	0.2%
Pedestrians	-	-	-	-	-	9	-	-	-	-	-	20	-	-	-	-	-	4	-	-	-	-	-	10	
% Pedestrians	-	-	-	-	-	- 100%	-	-	-	-	-	- 100%	-	-	-	-	-	- 100%	-	-	-	-	-	- 100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Progress Pkwy with Arbor Drive TMC - TMC
Thu Jul 31, 2025
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1322685, Location: 42.068833, -88.053706

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Progress Pkwy with Arbor Drive TMC - TMC

Thu Jul 31, 2025
AM Peak (8 AM - 9 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1322685, Location: 42.068833, -88.053706

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg	Progress Pkwy						Arbor Drive						Progress Pkwy						Arbor Drive						
Direction	Southbound						Westbound						Northbound						Eastbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
2025-07-31 8:00AM	0	70	1	0	**71**	1	2	0	1	0	**3**	5	0	4	3	0	**7**	0	2	1	6	0	**9**	1	**90**
8:15AM	1	57	0	0	**58**	1	1	0	1	0	**2**	1	0	6	2	0	**8**	0	4	6	3	0	**13**	0	**81**
8:30AM	2	49	1	1	**53**	2	2	0	0	0	**2**	1	1	8	0	0	**9**	0	5	0	10	0	**15**	0	**79**
8:45AM	1	81	0	0	**82**	3	3	1	2	0	**6**	5	0	11	0	0	**11**	1	2	1	3	0	**6**	0	**105**
Total	4	257	2	1	**264**	7	8	1	4	0	**13**	12	1	29	5	0	**35**	1	13	8	22	0	**43**	1	**355**
% Approach	1.5%	97.3%	0.8%	0.4%	**-**	-	61.5%	7.7%	30.8%	0%	**-**	-	2.9%	82.9%	14.3%	0%	**-**	-	30.2%	18.6%	51.2%	0%	**-**	-	-
% Total	1.1%	72.4%	0.6%	0.3%	**74.4%**	-	2.3%	0.3%	1.1%	0%	**3.7%**	-	0.3%	8.2%	1.4%	0%	**9.9%**	-	3.7%	2.3%	6.2%	0%	**12.1%**	-	-
PHF	0.500	0.793	0.500	0.250	**0.805**	-	0.667	0.250	0.500		**0.542**	-	0.250	0.659	0.417		**0.795**	-	0.650	0.333	0.550		**0.717**	-	0.845
Lights	3	255	2	1	**261**	-	8	1	4	0	**13**	-	0	28	5	0	**33**	-	12	8	22	0	**42**	-	349
% Lights	75.0%	99.2%	100%	100%	**98.9%**	-	100%	100%	100%	0%	**100%**	-	0%	96.6%	100%	0%	**94.3%**	-	92.3%	100%	100%	0%	**97.7%**	-	98.3%
Single-Unit Trucks	1	1	0	0	**2**	-	0	0	0	0	**0**	-	1	1	0	0	**2**	-	1	0	0	0	**1**	-	5
% Single-Unit Trucks	25.0%	0.4%	0%	0%	**0.8%**	-	0%	0%	0%	0%	**0%**	-	100%	3.4%	0%	0%	**5.7%**	-	7.7%	0%	0%	0%	**2.3%**	-	1.4%
Articulated Trucks	0	1	0	0	**1**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	1
% Articulated Trucks	0%	0.4%	0%	0%	**0.4%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0.3%
Buses	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Buses	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Bicycles on Road	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	7	-	-	-	-	-	12	-	-	-	-	-	1	-	-	-	-	-	1	
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Progress Pkwy with Arbor Drive TMC - TMC
Thu Jul 31, 2025
AM Peak (8 AM - 9 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1322685, Location: 42.068833, -88.053706

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
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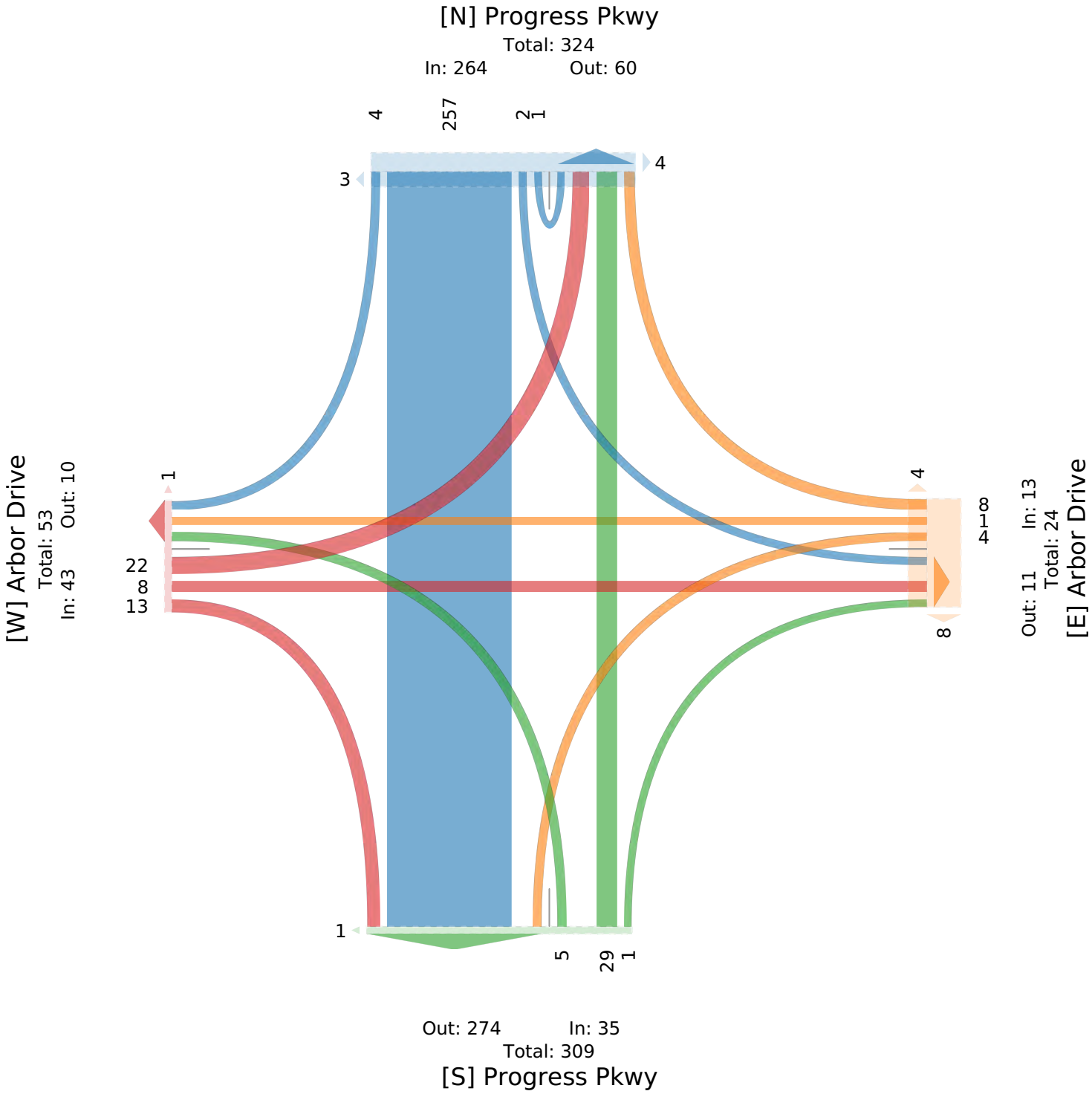


Progress Pkwy with Arbor Drive TMC - TMC

Thu Jul 31, 2025
PM Peak (4:45 PM - 5:45 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1322685, Location: 42.068833, -88.053706

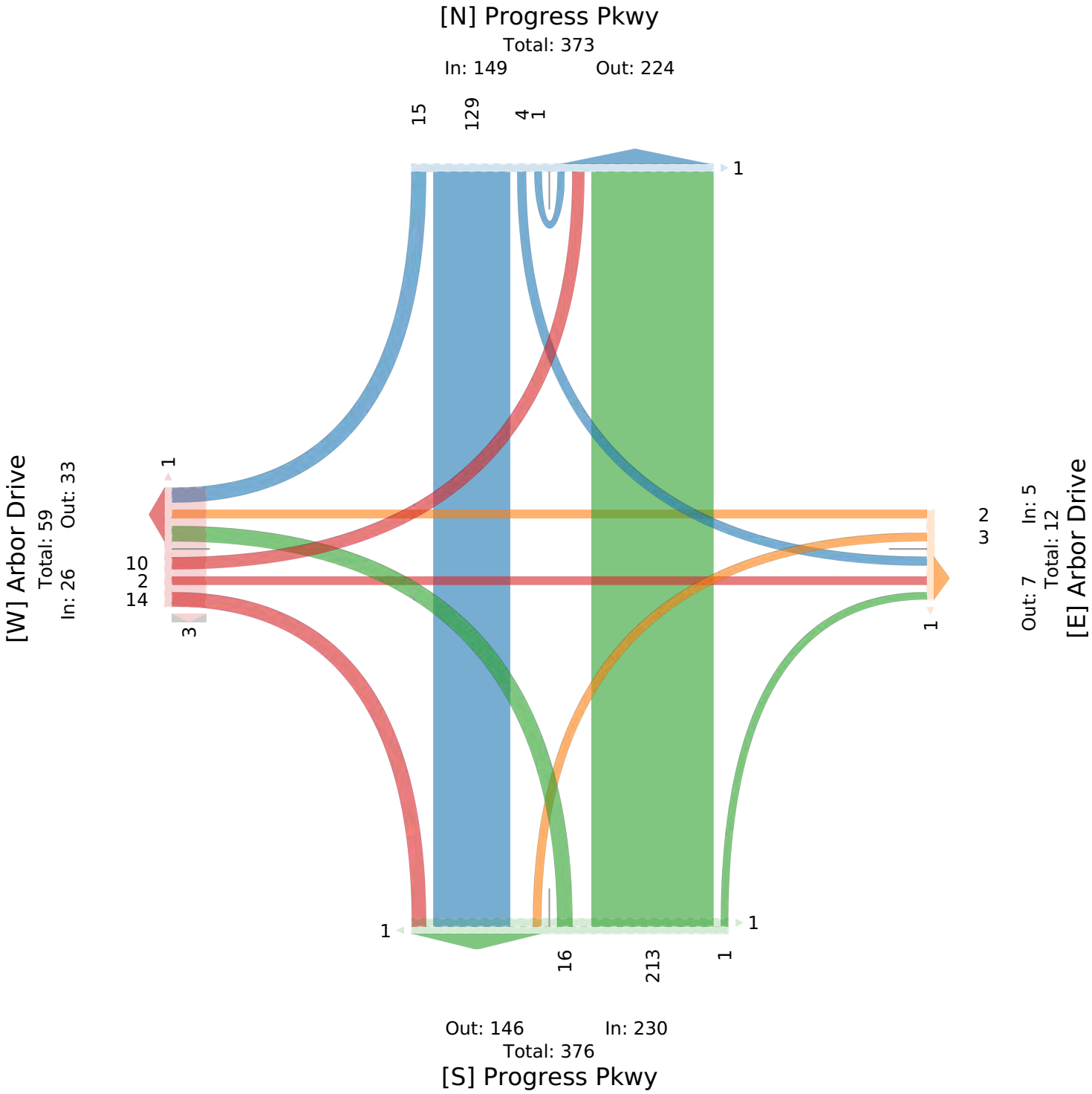
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg	Progress Pkwy Southbound						Arbor Drive Westbound						Progress Pkwy Northbound						Arbor Drive Eastbound						
Direction																									
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
2025-07-31 4:45PM	5	40	1	0	**46**	0	0	0	0	0	**0**	0	0	43	4	0	**47**	0	5	1	3	0	**9**	0	**102**
5:00PM	2	28	1	1	**32**	1	0	0	1	0	**1**	0	0	76	5	0	**81**	0	4	0	2	0	**6**	2	**120**
5:15PM	3	23	1	0	**27**	0	0	2	1	0	**3**	0	1	50	4	0	**55**	0	4	0	4	0	**8**	2	**93**
5:30PM	5	38	1	0	**44**	0	0	0	1	0	**1**	1	0	44	3	0	**47**	2	1	1	1	0	**3**	0	**95**
Total	15	129	4	1	**149**	1	0	2	3	0	**5**	1	1	213	16	0	**230**	2	14	2	10	0	**26**	4	**410**
% Approach	10.1%	86.6%	2.7%	0.7%	**-**	-	0%	40.0%	60.0%	0%	**-**	-	0.4%	92.6%	7.0%	0%	**-**	-	53.8%	7.7%	38.5%	0%	**-**	-	-
% Total	3.7%	31.5%	1.0%	0.2%	**36.3%**	-	0%	0.5%	0.7%	0%	**1.2%**	-	0.2%	52.0%	3.9%	0%	**56.1%**	-	3.4%	0.5%	2.4%	0%	**6.3%**	-	-
PHF	0.750	0.806	1.000	0.250	**0.810**	-	-	0.250	0.750	-	**0.417**	-	-	0.701	0.800	-	**0.707**	-	0.700	0.500	0.625	-	**0.722**	-	0.852
Lights	15	129	4	1	**149**	-	0	2	3	0	**5**	-	0	213	16	0	**229**	-	14	2	9	0	**25**	-	408
% Lights	100%	100%	100%	100%	**100%**	-	0%	100%	100%	0%	**100%**	-	0%	100%	100%	0%	**99.6%**	-	100%	100%	90.0%	0%	**96.2%**	-	99.5%
Single-Unit Trucks	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Single-Unit Trucks	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Articulated Trucks	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Buses	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	1	0	**1**	-	1
% Buses	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	10.0%	0%	**3.8%**	-	0.2%
Bicycles on Road	0	0	0	0	**0**	-	0	0	0	0	**0**	-	1	0	0	0	**1**	-	0	0	0	0	**0**	-	1
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	100%	0%	0%	0%	**0.4%**	-	0%	0%	0%	0%	**0%**	-	0.2%
Pedestrians	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	2	-	-	-	-	-	4	
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-

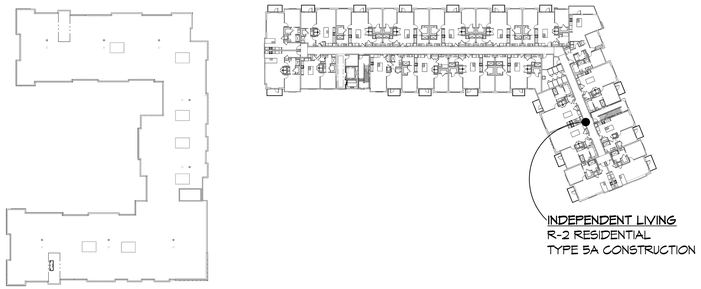
*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Progress Pkwy with Arbor Drive TMC - TMC
Thu Jul 31, 2025
PM Peak (4:45 PM - 5:45 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1322685, Location: 42.068833, -88.053706

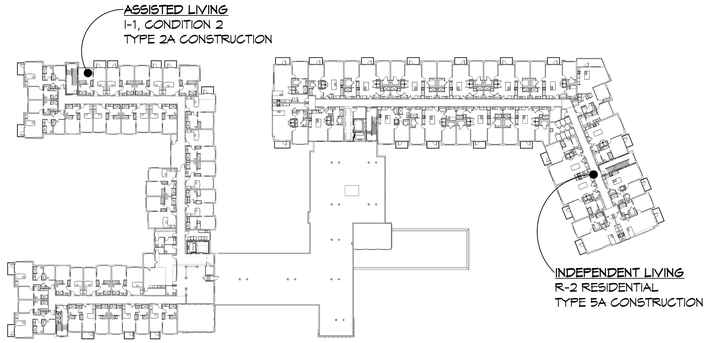
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



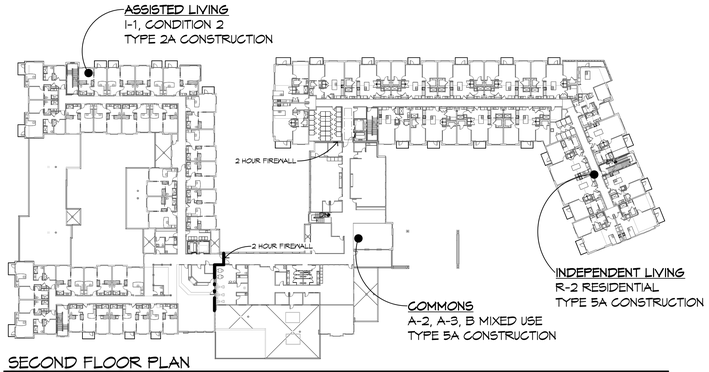
Site Plan



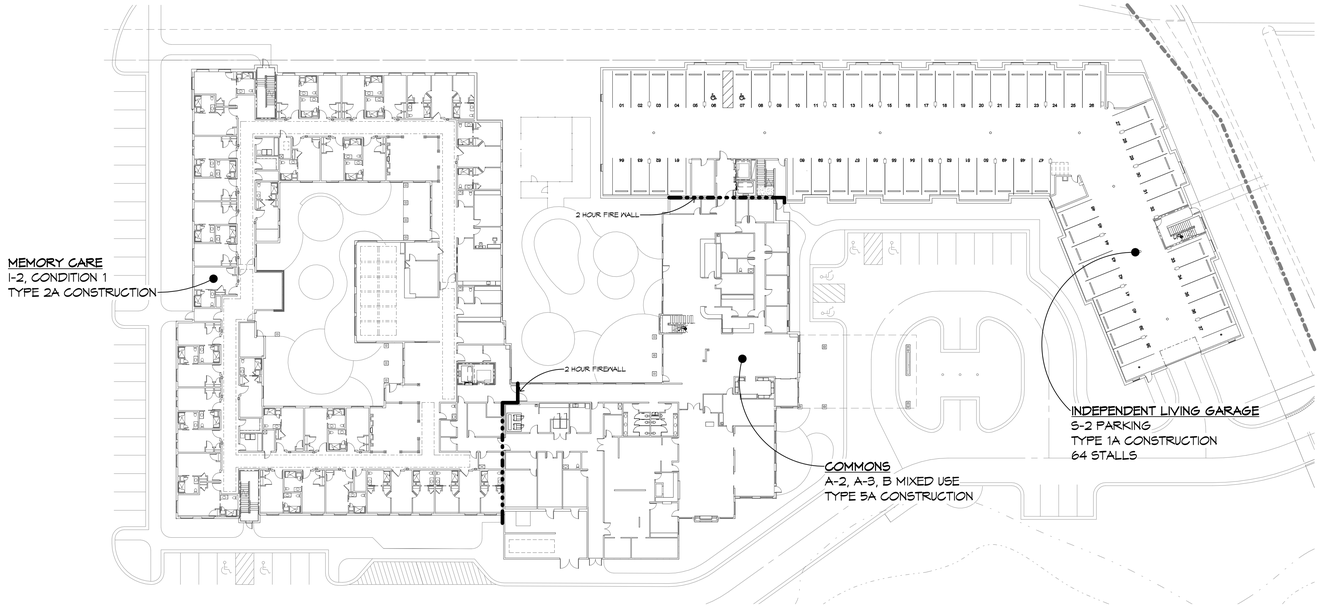
FOURTH AND FIFTH FLOOR PLAN
1" = 50'-0"



THIRD FLOOR PLAN
1" = 50'-0"



SECOND FLOOR PLAN
1" = 50'-0"



FIRST FLOOR PLAN
1" = 30'-0"

STATISTICS		INDEPENDENT LIVING		PARKING	COMMONS		ASSISTED LIVING		MEMORY SUPPORT	
SPRINKLERS		NFPA 13		NFPA 13	NFPA 13		NFPA 13		NFPA 13	
OCCUPANCY		R-2	ATTACHED EXTERIOR SPACES	S-2	A-3, A-2, B NON-SEP	ATTACHED EXTERIOR SPACES	I-1 CONDITION 2	ATTACHED EXTERIOR SPACES	I-2 CONDITION 1	ATTACHED EXTERIOR SPACES
AREAS	FIRST FLOOR			23,918	15,179	2208			27,523	708
	SECOND FLOOR	24,005	1,192		11,122	501	22,825	622		
	THIRD FLOOR	24,005	1,192				22,773	0		
	FOURTH FLOOR	24,005	1,192							
	FIFTH FLOOR	23,766	0							
	TOTAL AREAS	95,781	3,576	23,918	26,301	2,709	45,598	622	27,523	708
APPLICABLE CODES		INTERNATIONAL BUILDING CODE 2021 VILLAGE OF SCHAUMBURG TITLE 15 CHAPTER 153 AMENDMENTS TO THE BUILDING CODE 2014 ILLINOIS PLUMBING CODE PLUS CHAPTERS 11-14 FROM 2021 INTERNATIONAL PLUMBING CODE 2020 NATIONAL ELECTRICAL CODE, NFPA 70 VILLAGE OF SCHAUMBURG TITLE 15 CHAPTER 152 AMENDMENTS TO THE NATIONAL ELECTRICAL CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL FUEL GAS CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE, WITH ILLINOIS AMENDMENTS 2021 INTERNATIONAL FIRE CODE VILLAGE OF SCHAUMBURG ORDINANCE, TITLE 15, CHAPTER 157, AMENDMENTS TO THE FIRE CODE 2018 ILLINOIS ACCESSIBILITY CODE CHAPTER 11 OF 2021 INTERNATIONAL BUILDING CODE (2017 ICC A117.1 ACCESSIBLE AND USABLE BULDING AND FACILITIES) VILLAGE OF SCHAUMBURG ORDINANCE, TITLE 15, LAND USAGE, CHAPTER 154, ZONING VILLAGE OF SCHAUMBURG ORDINANCE, TITLE 15, LAND USAGE, CHAPTER 151 SUBDIVISION AND LAND DEVELOPMENT NFPA 101 LIFE SAFETY CODE (2012)								
OCCUPANCY SPECIFIC CODES					NFPA 101 CH 32 construction type V(111)		NFPA 101 CH 32 construction type II(111)		NFPA 101 CH 32 construction type II(111)	
CONSTRUCTION TYPE		VA		1A	VA		2A		2A	
CORRIDOR FIRE-RESISTANCE RATING		0.5	HOUR	N/A	0	HOUR	1	HOUR	SMOKE PARTITION 0	HOUR
DWELLING/SLEEPING UNIT SEPARATION		1	HOUR	N/A	N/A		1	HOUR	0	HOUR
PRIMARY STRUCTURAL FRAME		1	HOUR	3 HOUR	1	HOUR	1	HOUR	1	HOUR
BEARING WALLS - EXTERIOR		1	HOUR	3 HOUR	1	HOUR	1	HOUR	1	HOUR
BEARING WALLS - INTERIOR		1	HOUR	3 HOUR	1	HOUR	1	HOUR	1	HOUR
NON-BEARING WALLS EXTERIOR (602)		0	HOUR	0 HOUR	0	HOUR	0	HOUR	0	HOUR
NON-BEARING WALLS INTERIOR		0	HOUR	0 HOUR	0	HOUR	0	HOUR	0	HOUR
FLOOR CONSTRUCTION		1	HOUR	3 HOUR	1	HOUR	1	HOUR	2 HOUR OCCUPANCY SEPARATION	
ROOF CONSTRUCTION		1	HOUR	1 1/2	1	HOUR	1	HOUR	1	HOUR

FLOOR BETWEEN PARKING AND R-2 SECOND FLOOR IS REQUIRED TO HAVE A MINIMUM 3 HOUR FIRE RESISTIVE RATING PER IBC 510.2 ITEM 1.

MAIN BUILDINGS

TOTAL AREA ALL LEVELS WITHOUT ATTACHED EXTERIOR SPACES	219,121
TOTAL AREA ALL LEVELS WITH ATTACHED EXTERIOR SPACES	226,736
TOTAL AREA OF BUILDING FOOTPRINT	66,000
TOTAL AREA OF BUILDING FOOTPRINT WITH ATTACHED EXTERIOR SPACES	69,536

SQUARE FOOTAGES ARE BASED ON THE FOLLOWING:

1. BUILDING SQUARE FOOTAGES ARE TAKEN TO THE EXTERIOR FACE OF THE EXTERIOR WALL.
2. UNIT SQUARE FOOTAGES ARE TAKEN FROM THE EXTERIOR FACE OF THE EXTERIOR FRAME WALL TO THE CORRIDOR FACE OF THE CORRIDOR WALL, AND FROM UNIT CENTERLINE TO UNIT CENTERLINE.
3. BUILDING FOOTPRINT INCLUDES BALCONIES, PORTE-COCHERES AND SIMILAR EXTERIOR SPACES ATTACHED TO THE BUILDING.
4. STAIR AND ELEVATOR SHAFT SQUARE FOOTAGES ARE INCLUDED IN TOTAL AREAS.

INDEPENDENT LIVING UNITS

UNIT TYPE	UNIT SF	BALCONY SF	UNIT QUANTITY
ONE BED STANDARD	773	TBD	8
ONE BED LARGE	850	TBD	3
ONE BED LARGE ADAPTABLE	850	TBD	4
ONE BED CORNER	888 / 924	TBD	12
ONE BED CORNER ADAPTABLE	888 / 924	TBD	4
ONE BED DELUXE A	988	TBD	12
TWO BED INFILL	1143	TBD	24
TWO BED INFILL ADAPTABLE	1143	TBD	8
TWO BED PLUS	1263	TBD	4
TOTAL NUMBER INDEPENDENT LIVING UNITS			79

20% OF UNITS TO BE ADAPTABLE PER ILLINOIS ACCESSIBILITY CODE

PARKING COUNT

PARKING TYPE	PARKING QUANTITY
UNDERGROUND	64
SURFACE	96
TOTAL NUMBER PARKING	160

ASSISTED LIVING UNITS

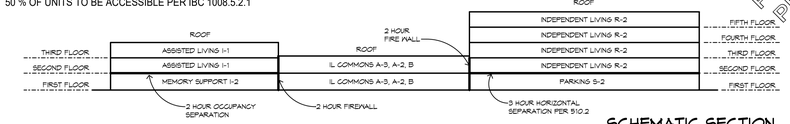
UNIT TYPE	UNIT SF	BALCONY SF	UNIT QUANTITY
ONE BED	552		22
ONE BED (ACCESSIBLE)	552		2
ONE BED DELUXE	626		5
ONE BED DELUXE (ACCESSIBLE)	626		1
ONE BED CORNER DELUXE PLUS	678		2
ONE BED GRAND DELUXE	680		2
TWO BED INFILL	802		5
TWO BED INFILL (ACCESSIBLE)	802		1
TWO BED CORNER	894		7
TWO BED CORNER (ACCESSIBLE)	894		1
TOTAL NUMBER ASSISTED LIVING UNITS			48

10% OF UNITS TO BE ACCESSIBLE PER IBC 1108.5.1.2

MEMORY SUPPORT UNITS

UNIT TYPE	UNIT SF	UNIT QUANTITY	BED QUANTITY
SOLO STUDIO SUITE	352	1	1
SOLO STUDIO SUITE (ACCESSIBLE)	350	1	1
STUDIO SUITE	350-381	12	12
STUDIO SUITE (ACCESSIBLE)	350-381	12	12
DELUXE STUDIO SUITE	427	1	1
DELUXE STUDIO SUITE (ACCESSIBLE)	427	1	1
COUPLES SUITE	739	2	4
COUPLES SUITE (ACCESSIBLE)	739	2	4
TOTAL NUMBER MS UNITS & BEDS		32	36

50 % OF UNITS TO BE ACCESSIBLE PER IBC 1008.5.2.1



SCHEMATIC SECTION

HarborChase of Schaumburg

Senior Living

2400 Progress Parkway, Schaumburg, IL

AG ARCHITECTURE
Bright Vision. Bold Communities.

REVISIONS
NO. DATE DESCRIPTION

PRELIMINARY PRICING SET NOT FOR CONSTRUCTION

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DATE
10 OCT 2025

PROJECT
251201

SHEET NO.
GENERAL INFORMATION G110
GENERAL INFO

SHEET PRINTED ON:
10/10/2025 10:55:37 AM
FILE PATH:
Archived Docs / (251201 HarborChase of Schaumburg (251201_HarborChase Architectural_R25.rvt

CMAP Projection Letter

Chicago Metropolitan Agency for Planning

433 West Van Buren Street, Suite 450
Chicago, IL 60607
cmap.illinois.gov | 312-454-0400

July 24, 2025

Ryan May
Project Coordinator
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: Algonquin Road with Progress Parkway
IDOT

Dear Ms. May:

In response to a request made on your behalf and dated July 23, 2025, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2050 ADT
Algonquin Road at Progress Parkway	28,100	32,800
Progress Parkway at Algonquin Road	2,100	2,460

Traffic projections are developed using existing ADT data provided in the request letter and the results from the June 2025 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806 or email me at jrodriguez@cmap.illinois.gov

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios(IDOT)
S:\AdminGroups\ResearchAnalysis\2025_trafficForecasts\Schaumburg\ck-79-25\ck-79-25.docx

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

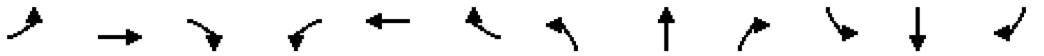
Signalized Intersections		
Level of Service	**Interpretation**	**Average Control Delay (seconds per vehicle)**
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	> 10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	> 20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	> 35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	> 55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	> 80

Unsignalized Intersections	
Level of Service	**Average Total Delay (sec/veh)**
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 7th Edition.

Capacity Analysis Summary Sheets

Weekday Morning Peak Hour – Existing Conditions

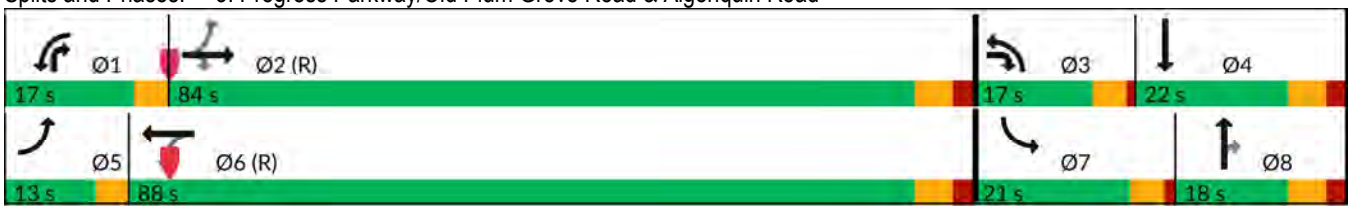


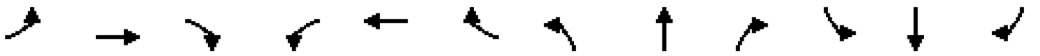
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	35	1448	211	19	745	38	20	5	17	195	34	52
Future Volume (vph)	35	1448	211	19	745	38	20	5	17	195	34	52
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	2000	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	210		350	315		115	300		190	250		0
Storage Lanes	1		1	1		0	1		1	2		0
Taper Length (ft)	185			185			135			290		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	0.95	0.97	1.00	1.00	0.97	1.00	1.00
Ped Bike Factor	1.00		0.98		1.00				0.99		0.99	
Frt			0.850		0.993				0.850		0.910	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	3689	1599	1805	3383	0	3335	2000	1524	3502	1694	0
Flt Permitted	0.280			0.094			0.950			0.950		
Satd. Flow (perm)	532	3689	1569	179	3383	0	3335	2000	1503	3502	1694	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			240		6				58		44	
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		835			1088			995			685	
Travel Time (s)		14.2			18.5			22.6			15.6	
Confl. Peds. (#/hr)	1		3	3		1			1			
Confl. Bikes (#/hr)												1
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	3%	1%	0%	6%	3%	5%	0%	6%	0%	3%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	40	1645	240	22	890	0	23	6	19	222	98	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		Prot	NA	pm+ov	Prot	NA	
Protected Phases	5	2	3	1	6		3	8	1	7	4	
Permitted Phases	2		2	6					8			
Detector Phase	5	2	3	1	6		3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	4.0	5.0	3.0	4.0	5.0		3.0	1.5	4.0	3.0	5.0	
Minimum Split (s)	7.5	24.0	7.5	7.5	24.0		7.5	14.0	7.5	7.5	14.0	
Total Split (s)	13.0	84.0	17.0	17.0	88.0		17.0	18.0	17.0	21.0	22.0	
Total Split (%)	9.3%	60.0%	12.1%	12.1%	62.9%		12.1%	12.9%	12.1%	15.0%	15.7%	
Yellow Time (s)	3.5	4.0	3.5	3.5	4.0		3.5	4.0	3.5	3.5	4.0	
All-Red Time (s)	0.0	2.0	1.0	0.0	2.0		1.0	2.0	0.0	1.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.0	4.5	3.5	6.0		4.5	6.0	3.5	4.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	C-Min	None	None	C-Min		None	None	None	None	None	
Act Effct Green (s)	107.4	101.0	108.9	106.2	98.8		6.5	6.0	7.8	20.1	10.3	
Actuated g/C Ratio	0.77	0.72	0.78	0.76	0.71		0.05	0.04	0.06	0.14	0.07	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.09	0.62	0.19	0.11	0.37		0.15	0.07	0.14	0.44	0.60	
Control Delay (s/veh)	4.7	12.4	0.9	4.9	7.7		65.9	65.6	2.1	57.8	49.8	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay (s/veh)	4.7	12.4	0.9	4.9	7.7		65.9	65.6	2.1	57.8	49.8	
LOS	A	B	A	A	A		E	E	A	E	D	
Approach Delay (s/veh)		10.8			7.6			40.6			55.3	
Approach LOS		B			A			D			E	
Queue Length 50th (ft)	7	391	0	4	160		10	5	0	94	48	
Queue Length 95th (ft)	19	536	19	8	88		25	21	0	139	102	
Internal Link Dist (ft)		755			1008			915			605	
Turn Bay Length (ft)	210		350	315			300		190	250		
Base Capacity (vph)	501	2660	1333	296	2390		297	171	219	503	232	
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Reduced v/c Ratio	0.08	0.62	0.18	0.07	0.37		0.08	0.04	0.09	0.44	0.42	

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 63 (45%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green			
Natural Cycle: 75			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.62			
Intersection Signal Delay (s/veh): 14.8		Intersection LOS: B	
Intersection Capacity Utilization 60.3%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 3: Progress Parkway/Old Plum Grove Road & Algonquin Road





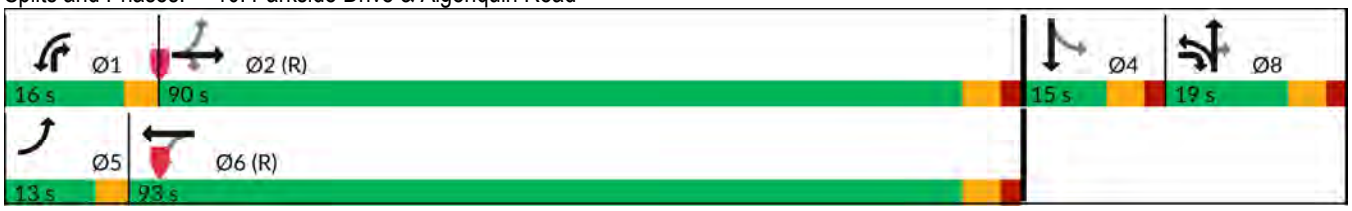
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	3	1634	23	47	782	3	9	2	49	4	0	11
Future Volume (vph)	3	1634	23	47	782	3	9	2	49	4	0	11
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	185		280	120		0	0		0	0		0
Storage Lanes	1		1	1		0	1		1	0		0
Taper Length (ft)	185			135			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	0.95	0.95	0.95	1.00	1.00	1.00	1.00
Ped Bike Factor	1.00		0.98		1.00				0.98		1.00	
Frt			0.850		0.999				0.850		0.902	
Flt Protected	0.950			0.950			0.950	0.968			0.986	
Satd. Flow (prot)	1805	3689	1615	1736	3402	0	1715	1747	1553	0	1690	0
Flt Permitted	0.319			0.080			0.950	0.968				
Satd. Flow (perm)	604	3689	1577	146	3402	0	1715	1747	1529	0	1712	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			51						70		97	
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		1088			1278			279			110	
Travel Time (s)		18.5			21.8			6.3			2.5	
Confl. Peds. (#/hr)	4		1	1		4			2	2		
Confl. Bikes (#/hr)												
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	3%	0%	4%	6%	0%	0%	0%	4%	0%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)							40%					
Lane Group Flow (vph)	3	1857	26	53	892	0	6	6	56	0	18	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		Split	NA	pm+ov	Perm	NA	
Protected Phases	5	2	8	1	6		8	8	1		4	
Permitted Phases	2		2	6					8	4		
Detector Phase	5	2	8	1	6		8	8	1	4	4	
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	9.5	24.0	19.0	9.5	24.0		19.0	19.0	9.5	15.0	15.0	
Total Split (s)	13.0	90.0	19.0	16.0	93.0		19.0	19.0	16.0	15.0	15.0	
Total Split (%)	9.3%	64.3%	13.6%	11.4%	66.4%		13.6%	13.6%	11.4%	10.7%	10.7%	
Yellow Time (s)	3.5	4.0	4.0	3.5	4.0		4.0	4.0	3.5	4.0	4.0	
All-Red Time (s)	0.0	2.0	2.0	0.0	2.0		2.0	2.0	0.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	
Total Lost Time (s)	3.5	6.0	6.0	3.5	6.0		6.0	6.0	3.5		6.0	
Lead/Lag	Lead	Lag		Lead	Lag				Lead			
Lead-Lag Optimize?	Yes	Yes		Yes	Yes				Yes			
Recall Mode	None	C-Max	None	None	C-Max		None	None	None	None	None	
Act Effct Green (s)	120.6	114.8	118.7	124.3	122.4		6.1	6.1	12.0		5.5	
Actuated g/C Ratio	0.86	0.82	0.85	0.89	0.87		0.04	0.04	0.09		0.04	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.01	0.61	0.02	0.26	0.30		0.08	0.08	0.29		0.11	
Control Delay (s/veh)	2.0	5.2	0.1	5.2	3.6		66.0	66.0	11.1		1.4	
Queue Delay	0.0	0.1	0.0	0.0	0.0		0.0	0.0	0.0		0.0	
Total Delay (s/veh)	2.0	5.2	0.1	5.2	3.6		66.0	66.0	11.1		1.4	
LOS	A	A	A	A	A		E	E	B		A	
Approach Delay (s/veh)		5.1			3.7			20.8			1.4	
Approach LOS		A			A			C			A	
Queue Length 50th (ft)	0	32	0	4	52		5	5	0		0	
Queue Length 95th (ft)	m1	204	m0	16	176		22	22	27		0	
Internal Link Dist (ft)		1008			1198			199			30	
Turn Bay Length (ft)	185		280	120								
Base Capacity (vph)	614	3026	1397	271	2975		159	162	258		200	
Starvation Cap Reductn	0	140	0	0	0		0	0	0		0	
Spillback Cap Reductn	0	0	0	0	0		0	0	0		0	
Storage Cap Reductn	0	0	0	0	0		0	0	0		0	
Reduced v/c Ratio	0.00	0.64	0.02	0.20	0.30		0.04	0.04	0.22		0.09	

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 62 (44%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.61			
Intersection Signal Delay (s/veh): 5.0		Intersection LOS: A	
Intersection Capacity Utilization 64.6%		ICU Level of Service C	
Analysis Period (min) 15			

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 10: Parkside Drive & Algonquin Road



Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	22	8	13	4	1	8	5	29	1	2	257	4
Future Vol, veh/h	22	8	13	4	1	8	5	29	1	2	257	4
Conflicting Peds, #/hr	7	0	1	1	0	7	1	0	12	12	0	1
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	130	-	-	125	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	0	0	8	0	0	0	0	3	0	0	1	25
Mvmt Flow	26	9	15	5	1	9	6	34	1	2	302	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	347	369	156	220	371	37	308	0	0	47	0	0
Stage 1	310	310	-	58	58	-	-	-	-	-	-	-
Stage 2	36	59	-	162	313	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	7.06	7.5	6.5	6.9	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.38	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	588	563	844	722	562	1034	1264	-	-	1573	-	-
Stage 1	680	662	-	952	850	-	-	-	-	-	-	-
Stage 2	980	850	-	830	661	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	574	553	842	684	551	1015	1263	-	-	1555	-	-
Mov Cap-2 Maneuver	574	553	-	684	551	-	-	-	-	-	-	-
Stage 1	679	661	-	937	836	-	-	-	-	-	-	-
Stage 2	959	836	-	802	659	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	11.21	9.38	1.12	0.06
HCM LOS	B	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1263	-	-	630	837	1555	-	-
HCM Lane V/C Ratio	0.005	-	-	0.08	0.018	0.002	-	-
HCM Ctrl Dly (s/v)	7.9	-	-	11.2	9.4	7.3	-	-
HCM Lane LOS	A	-	-	B	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.1	0	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑	↱		↱
Traffic Vol, veh/h	0	1694	816	1	0	22
Future Vol, veh/h	0	1694	816	1	0	22
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	220	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	3	6	0	0	0
Mvmt Flow	0	1822	877	1	0	24

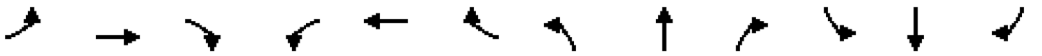
Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	439
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.3
Pot Cap-1 Maneuver	0	-	-	-	0	571
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	571
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	11.57
HCM LOS			B

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	571
HCM Lane V/C Ratio	-	-	-	0.041
HCM Ctrl Dly (s/v)	-	-	-	11.6
HCM Lane LOS	-	-	-	B
HCM 95th %tile Q(veh)	-	-	-	0.1

Capacity Analysis Summary Sheets

Weekday Evening Peak Hour – Existing Conditions



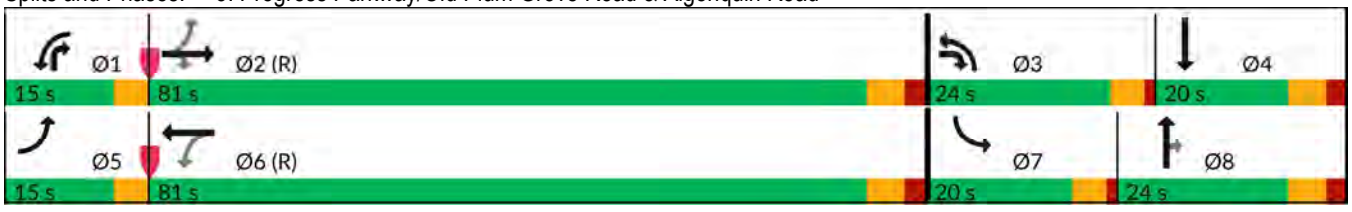
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	82	1007	97	28	1555	190	149	41	32	127	18	44
Future Volume (vph)	82	1007	97	28	1555	190	149	41	32	127	18	44
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	2000	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	210		350	315		115	300		190	250		0
Storage Lanes	1		1	1		0	1		1	2		0
Taper Length (ft)	185			185			135			290		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	0.95	0.97	1.00	1.00	0.97	1.00	1.00
Ped Bike Factor			0.98		1.00				0.99		0.99	
Frt			0.850		0.984				0.850		0.893	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	3689	1599	1805	3351	0	3335	2000	1524	3502	1661	0
Flt Permitted	0.042			0.213			0.950			0.950		
Satd. Flow (perm)	80	3689	1565	405	3351	0	3335	2000	1501	3502	1661	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			110		14				58		50	
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		835			1088			995			685	
Travel Time (s)		14.2			18.5			22.6			15.6	
Confl. Peds. (#/hr)	2		4	4		2			2			2
Confl. Bikes (#/hr)												
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	3%	1%	0%	6%	3%	5%	0%	6%	0%	3%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	93	1144	110	32	1983	0	169	47	36	144	70	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		Prot	NA	pm+ov	Prot	NA	
Protected Phases	5	2	3	1	6		3	8	1	7	4	
Permitted Phases	2		2	6					8			
Detector Phase	5	2	3	1	6		3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	4.0	5.0	3.0	4.0	5.0		3.0	1.5	4.0	3.0	5.0	
Minimum Split (s)	7.5	24.0	7.5	7.5	24.0		7.5	14.0	7.5	7.5	14.0	
Total Split (s)	15.0	81.0	24.0	15.0	81.0		24.0	24.0	15.0	20.0	20.0	
Total Split (%)	10.7%	57.9%	17.1%	10.7%	57.9%		17.1%	17.1%	10.7%	14.3%	14.3%	
Yellow Time (s)	3.5	4.0	3.5	3.5	4.0		3.5	4.0	3.5	3.5	4.0	
All-Red Time (s)	0.0	2.0	1.0	0.0	2.0		1.0	2.0	0.0	1.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.0	4.5	3.5	6.0		4.5	6.0	3.5	4.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	C-Min	None	None	C-Min		None	None	None	None	None	
Act Effct Green (s)	106.8	97.5	111.5	102.3	93.7		12.4	9.2	16.2	11.2	8.0	
Actuated g/C Ratio	0.76	0.70	0.80	0.73	0.67		0.09	0.07	0.12	0.08	0.06	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.57	0.45	0.09	0.09	0.88		0.57	0.36	0.16	0.51	0.50	
Control Delay (s/veh)	35.2	11.6	0.8	2.8	19.6		68.6	69.0	5.8	68.0	36.0	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay (s/veh)	35.2	11.6	0.8	2.8	19.6		68.6	69.0	5.8	68.0	36.0	
LOS	D	B	A	A	B		E	E	A	E	D	
Approach Delay (s/veh)		12.3			19.3			59.7			57.6	
Approach LOS		B			B			E			E	
Queue Length 50th (ft)	30	242	0	3	724		77	42	0	65	18	
Queue Length 95th (ft)	88	339	12	m3	#1106		111	81	14	98	65	
Internal Link Dist (ft)		755			1008			915			605	
Turn Bay Length (ft)	210		350	315			300		190	250		
Base Capacity (vph)	205	2570	1333	423	2246		464	257	282	387	211	
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Reduced v/c Ratio	0.45	0.45	0.08	0.08	0.88		0.36	0.18	0.13	0.37	0.33	

Intersection Summary

Area Type: Other
Cycle Length: 140
Actuated Cycle Length: 140
Offset: 55 (39%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.88
Intersection Signal Delay (s/veh): 21.7 Intersection LOS: C
Intersection Capacity Utilization 77.9% ICU Level of Service D
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 3: Progress Parkway/Old Plum Grove Road & Algonquin Road



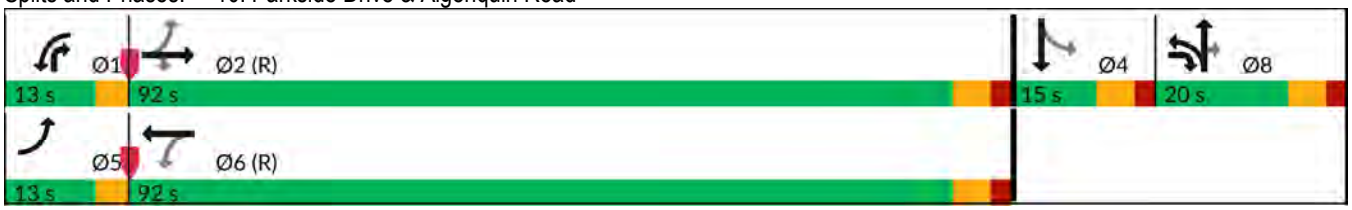
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	16	1127	23	36	1748	1	15	1	37	5	0	10
Future Volume (vph)	16	1127	23	36	1748	1	15	1	37	5	0	10
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	185		280	120		0	0		0	0		0
Storage Lanes	1		1	1		0	1		1	0		0
Taper Length (ft)	185			135			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	0.95	0.95	0.95	1.00	1.00	1.00	1.00
Ped Bike Factor			0.96		1.00				0.98		1.00	
Frt			0.850						0.850		0.907	
Flt Protected	0.950			0.950			0.950	0.957			0.985	
Satd. Flow (prot)	1703	3654	1553	1752	3539	0	1603	1626	1568	0	1697	0
Flt Permitted	0.083			0.198			0.950	0.957				
Satd. Flow (perm)	149	3654	1498	365	3539	0	1603	1626	1541	0	1720	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			51						70		97	
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		1088			1278			279			110	
Travel Time (s)		18.5			21.8			6.3			2.5	
Confl. Peds. (#/hr)	1		4	4		1			3	3		
Confl. Bikes (#/hr)						1						
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	6%	4%	4%	3%	2%	0%	7%	0%	3%	0%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)							47%					
Lane Group Flow (vph)	17	1225	25	39	1901	0	8	9	40	0	16	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		Split	NA	pm+ov	Perm	NA	
Protected Phases	5	2	8	1	6		8	8	1		4	
Permitted Phases	2		2	6					8	4		
Detector Phase	5	2	8	1	6		8	8	1	4	4	
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	9.5	24.0	19.0	9.5	24.0		19.0	19.0	9.5	15.0	15.0	
Total Split (s)	13.0	92.0	20.0	13.0	92.0		20.0	20.0	13.0	15.0	15.0	
Total Split (%)	9.3%	65.7%	14.3%	9.3%	65.7%		14.3%	14.3%	9.3%	10.7%	10.7%	
Yellow Time (s)	3.5	4.0	4.0	3.5	4.0		4.0	4.0	3.5	4.0	4.0	
All-Red Time (s)	0.0	2.0	2.0	0.0	2.0		2.0	2.0	0.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	
Total Lost Time (s)	3.5	6.0	6.0	3.5	6.0		6.0	6.0	3.5		6.0	
Lead/Lag	Lead	Lag		Lead	Lag				Lead			
Lead-Lag Optimize?	Yes	Yes		Yes	Yes				Yes			
Recall Mode	None	C-Max	None	None	C-Max		None	None	None	None	None	
Act Effct Green (s)	121.0	115.1	119.2	122.9	120.2		6.4	6.4	11.7		5.5	
Actuated g/C Ratio	0.86	0.82	0.85	0.88	0.86		0.05	0.05	0.08		0.04	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.09	0.41	0.02	0.10	0.63		0.11	0.12	0.21		0.10	
Control Delay (s/veh)	3.1	4.6	0.1	2.8	7.9		66.7	67.1	5.2		1.3	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	
Total Delay (s/veh)	3.1	4.6	0.1	2.8	7.9		66.7	67.1	5.2		1.3	
LOS	A	A	A	A	A		E	E	A		A	
Approach Delay (s/veh)		4.5			7.8			23.6			1.3	
Approach LOS		A			A			C			A	
Queue Length 50th (ft)	1	114	0	3	183		7	8	0		0	
Queue Length 95th (ft)	m6	204	m0	14	617		27	29	11		0	
Internal Link Dist (ft)		1008			1198			199			30	
Turn Bay Length (ft)	185		280	120								
Base Capacity (vph)	237	3004	1339	417	3038		160	162	231		201	
Starvation Cap Reductn	0	0	0	0	0		0	0	0		0	
Spillback Cap Reductn	0	0	0	0	0		0	0	0		0	
Storage Cap Reductn	0	0	0	0	0		0	0	0		0	
Reduced v/c Ratio	0.07	0.41	0.02	0.09	0.63		0.05	0.06	0.17		0.08	

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 34 (24%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green			
Natural Cycle: 100			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.63			
Intersection Signal Delay (s/veh): 6.8		Intersection LOS: A	
Intersection Capacity Utilization 63.9%		ICU Level of Service B	
Analysis Period (min) 15			

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 10: Parkside Drive & Algonquin Road



Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	2	14	3	2	0	16	212	1	4	129	15
Future Vol, veh/h	10	2	14	3	2	0	16	212	1	4	129	15
Conflicting Peds, #/hr	1	0	2	2	0	1	4	0	2	2	0	4
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	130	-	-	125	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	10	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	12	2	16	4	2	0	19	249	1	5	152	18

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	339	464	91	378	472	128	173	0	0	253	0	0
Stage 1	174	174	-	290	290	-	-	-	-	-	-	-
Stage 2	165	290	-	88	183	-	-	-	-	-	-	-
Critical Hdwy	7.7	6.5	6.9	7.5	6.5	6.9	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.7	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.7	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.6	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	571	498	955	559	493	904	1416	-	-	1324	-	-
Stage 1	788	759	-	700	676	-	-	-	-	-	-	-
Stage 2	798	676	-	915	752	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	556	487	950	536	482	902	1410	-	-	1322	-	-
Mov Cap-2 Maneuver	556	487	-	536	482	-	-	-	-	-	-	-
Stage 1	782	753	-	689	666	-	-	-	-	-	-	-
Stage 2	784	666	-	891	747	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	10.33	12.1	0.53	0.21
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1410	-	-	706	513	1322	-	-
HCM Lane V/C Ratio	0.013	-	-	0.043	0.011	0.004	-	-
HCM Ctrl Dly (s/v)	7.6	-	-	10.3	12.1	7.7	-	-
HCM Lane LOS	A	-	-	B	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0	0	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑	↱		↱
Traffic Vol, veh/h	0	1186	1727	21	0	15
Future Vol, veh/h	0	1186	1727	21	0	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	220	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	0	4	2	0	0	0
Mvmt Flow	0	1348	1963	24	0	17

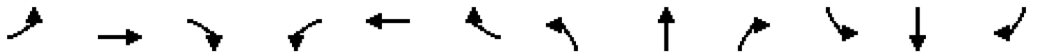
Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	981
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.3
Pot Cap-1 Maneuver	0	-	-	-	0	252
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	252
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	20.31
HCM LOS			C

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	252
HCM Lane V/C Ratio	-	-	-	0.068
HCM Ctrl Dly (s/v)	-	-	-	20.3
HCM Lane LOS	-	-	-	C
HCM 95th %tile Q(veh)	-	-	-	0.2

Capacity Analysis Summary Sheets

Weekday Morning Peak Hour – No-Build Conditions

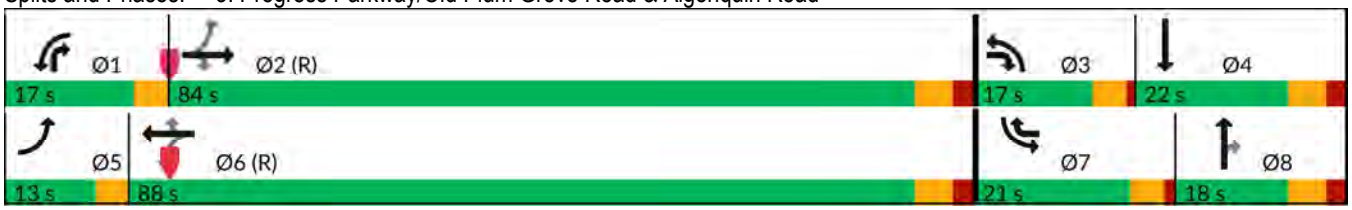


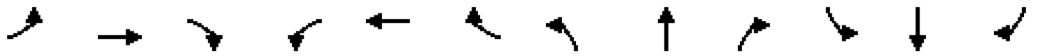
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	36	1711	220	150	915	50	35	6	18	217	46	54
Future Volume (vph)	36	1711	220	150	915	50	35	6	18	217	46	54
Ideal Flow (vphpl)	1900	2000	1900	1900	2000	1900	1900	2000	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	210		350	315		115	300		190	250		0
Storage Lanes	1		1	1		1	1		1	2		0
Taper Length (ft)	185			185			135			290		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	0.97	1.00	1.00	0.97	1.00	1.00
Ped Bike Factor	1.00		0.98			0.98			0.99		0.99	
Frt			0.850			0.850			0.850		0.919	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	3689	1599	1805	3585	1568	3335	2000	1524	3502	1709	0
Flt Permitted	0.279			0.046			0.950			0.950		
Satd. Flow (perm)	530	3689	1569	87	3585	1531	3335	2000	1503	3502	1709	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			232			53			58		34	
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		835			1088			995			685	
Travel Time (s)		14.2			18.5			22.6			15.6	
Confl. Peds. (#/hr)	1		3	3		1			1			
Confl. Bikes (#/hr)												1
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	3%	1%	0%	6%	3%	5%	0%	6%	0%	3%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	38	1801	232	158	963	53	37	6	19	228	105	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	
Protected Phases	5	2	3	1	6	7	3	8	1	7	4	
Permitted Phases	2		2	6		6			8			
Detector Phase	5	2	3	1	6	7	3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	4.0	5.0	3.0	4.0	5.0	3.0	3.0	1.5	4.0	3.0	5.0	
Minimum Split (s)	7.5	24.0	7.5	7.5	24.0	7.5	7.5	14.0	7.5	7.5	14.0	
Total Split (s)	13.0	84.0	17.0	17.0	88.0	21.0	17.0	18.0	17.0	21.0	22.0	
Total Split (%)	9.3%	60.0%	12.1%	12.1%	62.9%	15.0%	12.1%	12.9%	12.1%	15.0%	15.7%	
Yellow Time (s)	3.5	4.0	3.5	3.5	4.0	3.5	3.5	4.0	3.5	3.5	4.0	
All-Red Time (s)	0.0	2.0	1.0	0.0	2.0	1.0	1.0	2.0	0.0	1.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.0	4.5	3.5	6.0	4.5	4.5	6.0	3.5	4.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	C-Max	None	None	C-Max	None	None	None	None	None	None	
Act Effct Green (s)	97.7	89.0	97.5	107.7	97.3	120.1	7.0	6.4	15.0	21.3	11.3	
Actuated g/C Ratio	0.70	0.64	0.70	0.77	0.70	0.86	0.05	0.05	0.11	0.15	0.08	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.09	0.77	0.20	0.71	0.39	0.04	0.22	0.07	0.09	0.43	0.63	
Control Delay (s/veh)	5.7	22.7	1.4	62.7	7.3	0.2	66.6	64.5	0.8	56.6	57.1	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay (s/veh)	5.7	22.7	1.4	62.7	7.3	0.2	66.6	64.5	0.8	56.6	57.1	
LOS	A	C	A	E	A	A	E	E	A	E	E	
Approach Delay (s/veh)		20.0			14.4			46.2			56.8	
Approach LOS		B			B			D			E	
Queue Length 50th (ft)	7	586	0	81	202	1	17	5	0	95	63	
Queue Length 95th (ft)	19	837	28	184	115	0	36	20	0	147	122	
Internal Link Dist (ft)		755			1008			915			605	
Turn Bay Length (ft)	210		350	315		115	300		190	250		
Base Capacity (vph)	468	2344	1218	246	2491	1326	297	171	234	533	227	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.08	0.77	0.19	0.64	0.39	0.04	0.12	0.04	0.08	0.43	0.46	

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 63 (45%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.77			
Intersection Signal Delay (s/veh): 22.0		Intersection LOS: C	
Intersection Capacity Utilization 79.4%		ICU Level of Service D	
Analysis Period (min) 15			

Splits and Phases: 3: Progress Parkway/Old Plum Grove Road & Algonquin Road





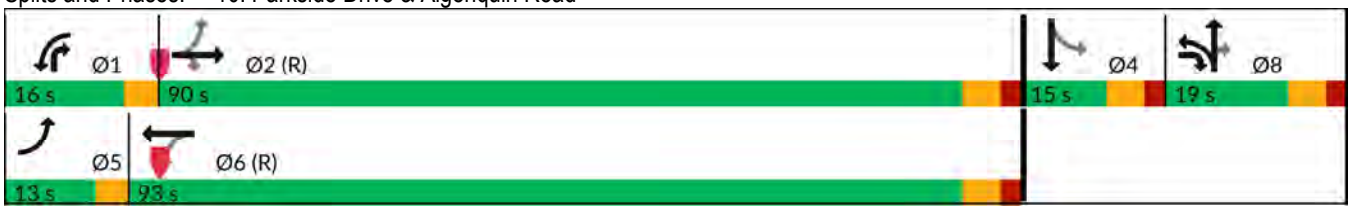
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	3	1765	178	164	1057	3	47	2	49	4	0	11
Future Volume (vph)	3	1765	178	164	1057	3	47	2	49	4	0	11
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	185		280	120		0	0		0	0		0
Storage Lanes	1		1	1		0	1		1	0		0
Taper Length (ft)	185			135			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	0.95	0.95	0.95	1.00	1.00	1.00	1.00
Ped Bike Factor	1.00		0.98		1.00				0.98		1.00	
Frt			0.850						0.850		0.899	
Flt Protected	0.950			0.950			0.950	0.956			0.988	
Satd. Flow (prot)	1805	3689	1615	1736	3406	0	1715	1726	1553	0	1688	0
Flt Permitted	0.255			0.055			0.950	0.956				
Satd. Flow (perm)	484	3689	1577	100	3406	0	1715	1726	1529	0	1706	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			187						70		97	
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		1088			1278			279			110	
Travel Time (s)		18.5			21.8			6.3			2.5	
Confl. Peds. (#/hr)	4		1	1		4			2	2		
Confl. Bikes (#/hr)												
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	3%	0%	4%	6%	0%	0%	0%	4%	0%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)							48%					
Lane Group Flow (vph)	3	1858	187	173	1116	0	25	26	52	0	16	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		Split	NA	pm+ov	Perm	NA	
Protected Phases	5	2	8	1	6		8	8	1		4	
Permitted Phases	2		2	6					8	4		
Detector Phase	5	2	8	1	6		8	8	1	4	4	
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	9.5	24.0	19.0	9.5	24.0		19.0	19.0	9.5	15.0	15.0	
Total Split (s)	13.0	90.0	19.0	16.0	93.0		19.0	19.0	16.0	15.0	15.0	
Total Split (%)	9.3%	64.3%	13.6%	11.4%	66.4%		13.6%	13.6%	11.4%	10.7%	10.7%	
Yellow Time (s)	3.5	4.0	4.0	3.5	4.0		4.0	4.0	3.5	4.0	4.0	
All-Red Time (s)	0.0	2.0	2.0	0.0	2.0		2.0	2.0	0.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	
Total Lost Time (s)	3.5	6.0	6.0	3.5	6.0		6.0	6.0	3.5		6.0	
Lead/Lag	Lead	Lag		Lead	Lag				Lead			
Lead-Lag Optimize?	Yes	Yes		Yes	Yes				Yes			
Recall Mode	None	C-Max	None	None	C-Max		None	None	None	None	None	
Act Effct Green (s)	105.1	97.0	104.6	118.3	113.9		7.6	7.6	25.4		5.5	
Actuated g/C Ratio	0.75	0.69	0.75	0.85	0.81		0.05	0.05	0.18		0.04	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.01	0.73	0.15	0.66	0.40		0.27	0.28	0.15		0.10	
Control Delay (s/veh)	3.3	9.2	0.6	39.2	5.2		70.0	70.2	5.6		1.3	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	
Total Delay (s/veh)	3.3	9.2	0.6	39.2	5.2		70.0	70.2	5.6		1.3	
LOS	A	A	A	D	A		E	E	A		A	
Approach Delay (s/veh)		8.4			9.8			37.5			1.3	
Approach LOS		A			A			D			A	
Queue Length 50th (ft)	0	190	2	75	82		23	24	0		0	
Queue Length 95th (ft)	m1	273	m12	166	267		56	57	22		0	
Internal Link Dist (ft)		1008			1198			199			30	
Turn Bay Length (ft)	185		280	120								
Base Capacity (vph)	466	2556	1282	270	2772		159	160	343		200	
Starvation Cap Reductn	0	40	0	0	0		0	0	0		0	
Spillback Cap Reductn	0	0	0	0	0		0	0	0		0	
Storage Cap Reductn	0	0	0	0	0		0	0	0		0	
Reduced v/c Ratio	0.01	0.74	0.15	0.64	0.40		0.16	0.16	0.15		0.08	

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 62 (44%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green			
Natural Cycle: 100			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.73			
Intersection Signal Delay (s/veh): 9.8		Intersection LOS: A	
Intersection Capacity Utilization 73.4%		ICU Level of Service D	
Analysis Period (min) 15			

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 10: Parkside Drive & Algonquin Road



Intersection	
Int Delay, s/veh	2.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	22	8	13	8	1	15	5	22	2	54	358	4
Future Vol, veh/h	22	8	13	8	1	15	5	22	2	54	358	4
Conflicting Peds, #/hr	7	0	1	1	0	7	1	0	12	12	0	1
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	130	-	-	125	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	0	0	8	0	0	0	0	3	0	0	1	25
Mvmt Flow	26	9	15	9	1	18	6	26	2	64	421	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	584	604	215	394	605	33	427	0	0	40	0	0
Stage 1	552	552	-	51	51	-	-	-	-	-	-	-
Stage 2	32	52	-	343	554	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	7.06	7.5	6.5	6.9	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.38	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	399	415	772	545	415	1039	1143	-	-	1582	-	-
Stage 1	491	518	-	962	856	-	-	-	-	-	-	-
Stage 2	986	856	-	651	517	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	371	392	770	492	391	1021	1142	-	-	1564	-	-
Mov Cap-2 Maneuver	371	392	-	492	391	-	-	-	-	-	-	-
Stage 1	470	497	-	946	842	-	-	-	-	-	-	-
Stage 2	956	841	-	600	496	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	14.13	10.23	1.41	0.96
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1142	-	-	445	716	1564	-	-
HCM Lane V/C Ratio	0.005	-	-	0.114	0.039	0.041	-	-
HCM Ctrl Dly (s/v)	8.2	-	-	14.1	10.2	7.4	-	-
HCM Lane LOS	A	-	-	B	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.4	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑	↱		↱
Traffic Vol, veh/h	0	1967	1003	1	0	22
Future Vol, veh/h	0	1967	1003	1	0	22
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	220	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	3	6	0	0	0
Mvmt Flow	0	2115	1078	1	0	24

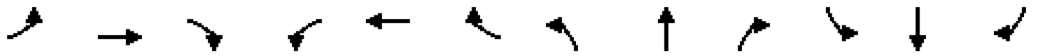
Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	539
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.3
Pot Cap-1 Maneuver	0	-	-	-	0	492
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	492
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	12.69
HCM LOS			B

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	492
HCM Lane V/C Ratio	-	-	-	0.048
HCM Ctrl Dly (s/v)	-	-	-	12.7
HCM Lane LOS	-	-	-	B
HCM 95th %tile Q(veh)	-	-	-	0.2

Capacity Analysis Summary Sheets

Weekday Evening Peak Hour – No-Build Conditions



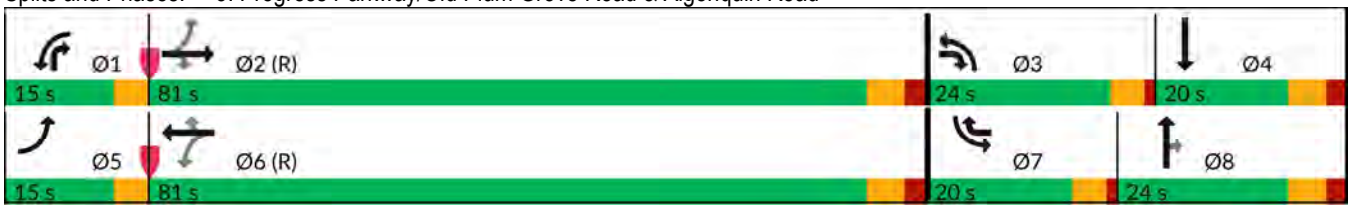
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	85	1435	114	29	1931	213	256	45	43	132	52	46
Future Volume (vph)	85	1435	114	29	1931	213	256	45	43	132	52	46
Ideal Flow (vphpl)	1900	2000	1900	1900	2000	1900	1900	2000	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	210		350	315		115	300		190	250		0
Storage Lanes	1		1	1		1	1		1	2		0
Taper Length (ft)	185			185			135			290		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	0.97	1.00	1.00	0.97	1.00	1.00
Ped Bike Factor			0.98			0.97			0.99		0.99	
Frt			0.850			0.850			0.850		0.930	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	3689	1599	1805	3585	1568	3335	2000	1524	3502	1725	0
Flt Permitted	0.046			0.103			0.950			0.950		
Satd. Flow (perm)	87	3689	1565	196	3585	1525	3335	2000	1501	3502	1725	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			120			88			58		25	
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		835			1088			995			685	
Travel Time (s)		14.2			18.5			22.6			15.6	
Confl. Peds. (#/hr)	2		4	4		2			2			2
Confl. Bikes (#/hr)												
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	3%	1%	0%	6%	3%	5%	0%	6%	0%	3%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	89	1511	120	31	2033	224	269	47	45	139	103	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	
Protected Phases	5	2	3	1	6	7	3	8	1	7	4	
Permitted Phases	2		2	6		6			8			
Detector Phase	5	2	3	1	6	7	3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	4.0	5.0	3.0	4.0	5.0	3.0	3.0	1.5	4.0	3.0	5.0	
Minimum Split (s)	7.5	24.0	7.5	7.5	24.0	7.5	7.5	14.0	7.5	7.5	14.0	
Total Split (s)	15.0	81.0	24.0	15.0	81.0	20.0	24.0	24.0	15.0	20.0	20.0	
Total Split (%)	10.7%	57.9%	17.1%	10.7%	57.9%	14.3%	17.1%	17.1%	10.7%	14.3%	14.3%	
Yellow Time (s)	3.5	4.0	3.5	3.5	4.0	3.5	3.5	4.0	3.5	3.5	4.0	
All-Red Time (s)	0.0	2.0	1.0	0.0	2.0	1.0	1.0	2.0	0.0	1.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.0	4.5	3.5	6.0	4.5	4.5	6.0	3.5	4.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	C-Min	None	None	C-Min	None	None	None	None	None	None	
Act Effct Green (s)	97.6	88.2	105.9	93.2	84.4	100.1	16.2	15.4	22.6	14.2	11.1	
Actuated g/C Ratio	0.70	0.63	0.76	0.67	0.60	0.72	0.12	0.11	0.16	0.10	0.08	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.55	0.65	0.10	0.15	0.94	0.20	0.70	0.21	0.15	0.39	0.64	
Control Delay (s/veh)	32.1	19.4	0.9	5.6	27.4	3.0	69.2	56.7	7.8	63.5	65.1	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay (s/veh)	32.1	19.4	0.9	5.6	27.4	3.0	69.2	56.7	7.8	63.5	65.1	
LOS	C	B	A	A	C	A	E	E	A	E	E	
Approach Delay (s/veh)		18.8			24.7			59.9			64.2	
Approach LOS		B			C			E			E	
Queue Length 50th (ft)	26	453	0	6	912	17	123	39	0	63	69	
Queue Length 95th (ft)	87	600	15	m7	#1194	m27	168	78	24	97	132	
Internal Link Dist (ft)		755			1008			915			605	
Turn Bay Length (ft)	210		350	315		115	300		190	250		
Base Capacity (vph)	202	2322	1251	268	2160	1152	464	268	346	432	195	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.44	0.65	0.10	0.12	0.94	0.19	0.58	0.18	0.13	0.32	0.53	

Intersection Summary

Area Type: Other
Cycle Length: 140
Actuated Cycle Length: 140
Offset: 55 (39%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.94
Intersection Signal Delay (s/veh): 27.3 Intersection LOS: C
Intersection Capacity Utilization 82.7% ICU Level of Service E
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 3: Progress Parkway/Old Plum Grove Road & Algonquin Road



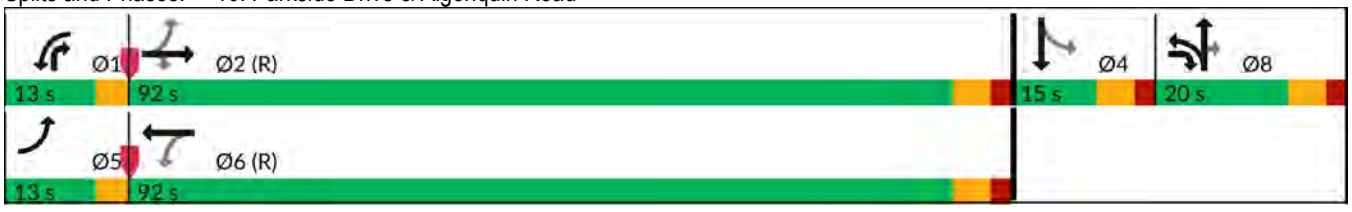
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	16	1513	81	50	1827	1	336	1	288	5	0	10
Future Volume (vph)	16	1513	81	50	1827	1	336	1	288	5	0	10
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	185		280	120		0	0		0	0		0
Storage Lanes	1		1	1		0	1		1	0		0
Taper Length (ft)	185			135			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	0.95	0.95	0.95	1.00	1.00	1.00	1.00
Ped Bike Factor			0.96		1.00				0.98		1.00	
Frt			0.850						0.850		0.907	
Flt Protected	0.950			0.950			0.950	0.953			0.985	
Satd. Flow (prot)	1703	3654	1553	1752	3539	0	1603	1608	1568	0	1697	0
Flt Permitted	0.046			0.080			0.950	0.953				
Satd. Flow (perm)	82	3654	1498	148	3539	0	1603	1608	1541	0	1720	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			85						123		97	
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		1088			1278			279			110	
Travel Time (s)		18.5			21.8			6.3			2.5	
Confl. Peds. (#/hr)	1		4	4		1			3	3		
Confl. Bikes (#/hr)						1						
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	6%	4%	4%	3%	2%	0%	7%	0%	3%	0%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)							50%					
Lane Group Flow (vph)	17	1593	85	53	1924	0	177	178	303	0	16	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		Split	NA	pm+ov	Perm	NA	
Protected Phases	5	2	8	1	6		8	8	1		4	
Permitted Phases	2		2	6					8	4		
Detector Phase	5	2	8	1	6		8	8	1	4	4	
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	9.5	24.0	19.0	9.5	24.0		19.0	19.0	9.5	15.0	15.0	
Total Split (s)	13.0	92.0	20.0	13.0	92.0		20.0	20.0	13.0	15.0	15.0	
Total Split (%)	9.3%	65.7%	14.3%	9.3%	65.7%		14.3%	14.3%	9.3%	10.7%	10.7%	
Yellow Time (s)	3.5	4.0	4.0	3.5	4.0		4.0	4.0	3.5	4.0	4.0	
All-Red Time (s)	0.0	2.0	2.0	0.0	2.0		2.0	2.0	0.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	
Total Lost Time (s)	3.5	6.0	6.0	3.5	6.0		6.0	6.0	3.5		6.0	
Lead/Lag	Lead	Lag		Lead	Lag				Lead			
Lead-Lag Optimize?	Yes	Yes		Yes	Yes				Yes			
Recall Mode	None	C-Max	None	None	C-Max		None	None	None	None	None	
Act Effct Green (s)	98.5	90.1	112.6	102.9	97.0		22.5	22.5	32.3		5.5	
Actuated g/C Ratio	0.70	0.64	0.80	0.74	0.69		0.16	0.16	0.23		0.04	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.14	0.68	0.07	0.28	0.78		0.69	0.69	0.67		0.10	
Control Delay (s/veh)	6.9	12.0	0.7	8.7	18.6		70.7	70.8	35.9		1.3	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	
Total Delay (s/veh)	6.9	12.0	0.7	8.7	18.6		70.7	70.8	35.9		1.3	
LOS	A	B	A	A	B		E	E	D		A	
Approach Delay (s/veh)		11.3			18.4			54.7			1.3	
Approach LOS		B			B			D			A	
Queue Length 50th (ft)	3	223	0	11	479		158	160	143		0	
Queue Length 95th (ft)	m5	280	m8	25	812		#315	#316	258		0	
Internal Link Dist (ft)		1008			1198			199			30	
Turn Bay Length (ft)	185		280	120								
Base Capacity (vph)	169	2351	1229	218	2452		257	258	473		201	
Starvation Cap Reductn	0	0	0	0	0		0	0	0		0	
Spillback Cap Reductn	0	0	0	0	0		0	0	0		0	
Storage Cap Reductn	0	0	0	0	0		0	0	0		0	
Reduced v/c Ratio	0.10	0.68	0.07	0.24	0.78		0.69	0.69	0.64		0.08	

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 34 (24%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green			
Natural Cycle: 100			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.78			
Intersection Signal Delay (s/veh): 21.1		Intersection LOS: C	
Intersection Capacity Utilization 76.5%		ICU Level of Service D	
Analysis Period (min) 15			

\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 10: Parkside Drive & Algonquin Road



Intersection	
Int Delay, s/veh	2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	2	14	6	2	55	16	279	5	10	170	15
Future Vol, veh/h	10	2	14	6	2	55	16	279	5	10	170	15
Conflicting Peds, #/hr	1	0	2	2	0	1	4	0	2	2	0	4
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	130	-	-	125	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	10	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	12	2	16	7	2	65	19	328	6	12	200	18

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	440	610	115	498	616	170	222	0	0	336	0	0
Stage 1	236	236	-	371	371	-	-	-	-	-	-	-
Stage 2	204	374	-	127	245	-	-	-	-	-	-	-
Critical Hdwy	7.7	6.5	6.9	7.5	6.5	6.9	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.7	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.7	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.6	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	482	412	922	460	409	850	1359	-	-	1234	-	-
Stage 1	723	713	-	627	623	-	-	-	-	-	-	-
Stage 2	756	621	-	870	707	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	430	400	917	437	397	848	1354	-	-	1232	-	-
Mov Cap-2 Maneuver	430	400	-	437	397	-	-	-	-	-	-	-
Stage 1	714	704	-	617	613	-	-	-	-	-	-	-
Stage 2	686	612	-	841	698	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	11.35	10.3	0.41	0.41
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1354	-	-	598	753	1232	-	-
HCM Lane V/C Ratio	0.014	-	-	0.051	0.098	0.01	-	-
HCM Ctrl Dly (s/v)	7.7	-	-	11.3	10.3	8	-	-
HCM Lane LOS	A	-	-	B	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.3	0	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑	↱		↱
Traffic Vol, veh/h	0	1634	2212	21	0	15
Future Vol, veh/h	0	1634	2212	21	0	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	220	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	88	95	95	88	88	88
Heavy Vehicles, %	0	4	2	0	0	0
Mvmt Flow	0	1720	2328	24	0	17

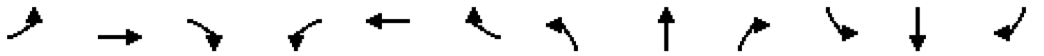
Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	1164
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.3
Pot Cap-1 Maneuver	0	-	-	-	0	191
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	191
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	25.74
HCM LOS			D

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	191
HCM Lane V/C Ratio	-	-	-	0.089
HCM Ctrl Dly (s/v)	-	-	-	25.7
HCM Lane LOS	-	-	-	D
HCM 95th %tile Q(veh)	-	-	-	0.3

Capacity Analysis Summary Sheets

Weekday Morning Peak Hour – Projected Conditions

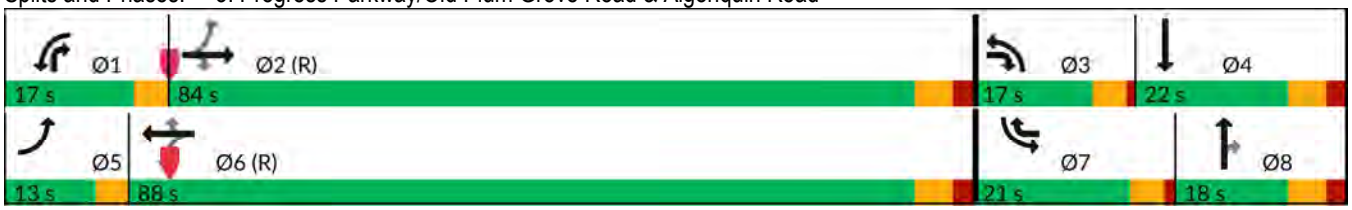


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	37	1720	220	174	920	50	35	6	18	217	47	54
Future Volume (vph)	37	1720	220	174	920	50	35	6	18	217	47	54
Ideal Flow (vphpl)	1900	2000	1900	1900	2000	1900	1900	2000	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	210		350	315		115	300		190	250		0
Storage Lanes	1		1	1		1	1		1	2		0
Taper Length (ft)	185			185			135			290		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	0.97	1.00	1.00	0.97	1.00	1.00
Ped Bike Factor	1.00		0.98			0.98			0.99		0.99	
Frt			0.850			0.850			0.850		0.919	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	3689	1599	1805	3585	1568	3335	2000	1524	3502	1709	0
Flt Permitted	0.283			0.047			0.950			0.950		
Satd. Flow (perm)	537	3689	1569	89	3585	1531	3335	2000	1503	3502	1709	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			232			52			58		34	
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		519			1088			559			685	
Travel Time (s)		8.8			18.5			12.7			15.6	
Confl. Peds. (#/hr)	1		3	3		1			1			
Confl. Bikes (#/hr)												1
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	3%	1%	0%	6%	3%	5%	0%	6%	0%	3%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	39	1811	232	183	968	53	37	6	19	228	106	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	
Protected Phases	5	2	3	1	6	7	3	8	1	7	4	
Permitted Phases	2		2	6		6			8			
Detector Phase	5	2	3	1	6	7	3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	4.0	5.0	3.0	4.0	5.0	3.0	3.0	1.5	4.0	3.0	5.0	
Minimum Split (s)	7.5	24.0	7.5	7.5	24.0	7.5	7.5	14.0	7.5	7.5	14.0	
Total Split (s)	13.0	84.0	17.0	17.0	88.0	21.0	17.0	18.0	17.0	21.0	22.0	
Total Split (%)	9.3%	60.0%	12.1%	12.1%	62.9%	15.0%	12.1%	12.9%	12.1%	15.0%	15.7%	
Yellow Time (s)	3.5	4.0	3.5	3.5	4.0	3.5	3.5	4.0	3.5	3.5	4.0	
All-Red Time (s)	0.0	2.0	1.0	0.0	2.0	1.0	1.0	2.0	0.0	1.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.0	4.5	3.5	6.0	4.5	4.5	6.0	3.5	4.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	C-Max	None	None	C-Max	None	None	None	None	None	None	
Act Effct Green (s)	95.8	87.0	95.5	107.6	97.2	120.0	7.0	6.4	16.9	21.4	11.4	
Actuated g/C Ratio	0.68	0.62	0.68	0.77	0.69	0.86	0.05	0.05	0.12	0.15	0.08	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.09	0.79	0.20	0.74	0.39	0.04	0.22	0.07	0.08	0.43	0.63	
Control Delay (s/veh)	5.9	24.5	1.4	65.1	7.4	0.2	66.6	64.5	0.7	56.5	57.4	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay (s/veh)	5.9	24.5	1.4	65.1	7.4	0.2	66.6	64.5	0.7	56.5	57.4	
LOS	A	C	A	E	A	A	E	E	A	E	E	
Approach Delay (s/veh)		21.6			15.8			46.2			56.8	
Approach LOS		C			B			D			E	
Queue Length 50th (ft)	7	642	0	95	215	1	17	5	0	95	66	
Queue Length 95th (ft)	20	866	28	212	123	0	37	20	0	147	127	
Internal Link Dist (ft)		439			1008			479			605	
Turn Bay Length (ft)	210		350	315		115	300		190	250		
Base Capacity (vph)	466	2293	1199	259	2487	1325	297	171	244	534	227	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.08	0.79	0.19	0.71	0.39	0.04	0.12	0.04	0.08	0.43	0.47	

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 63 (45%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.79			
Intersection Signal Delay (s/veh): 23.3		Intersection LOS: C	
Intersection Capacity Utilization 81.0%		ICU Level of Service D	
Analysis Period (min) 15			

Splits and Phases: 3: Progress Parkway/Old Plum Grove Road & Algonquin Road



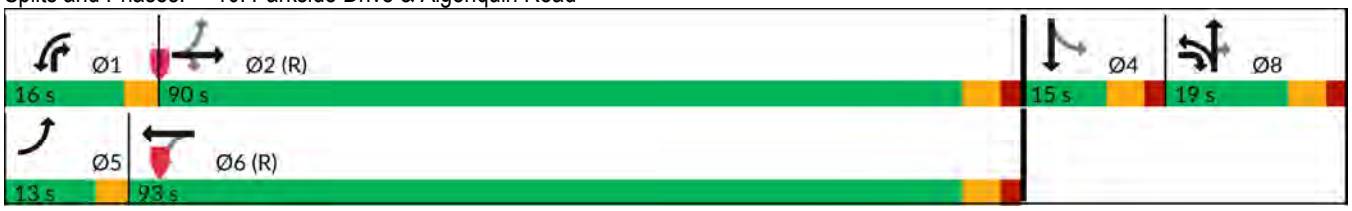
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	3	1774	178	164	1081	3	52	2	49	4	0	11
Future Volume (vph)	3	1774	178	164	1081	3	52	2	49	4	0	11
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	185		280	120		0	0		0	0		0
Storage Lanes	1		1	1		0	1		1	0		0
Taper Length (ft)	185			135			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	0.95	0.95	0.95	1.00	1.00	1.00	1.00
Ped Bike Factor	1.00		0.98		1.00				0.98		1.00	
Frt			0.850						0.850		0.899	
Flt Protected	0.950			0.950			0.950	0.956			0.988	
Satd. Flow (prot)	1805	3689	1615	1736	3406	0	1715	1726	1553	0	1688	0
Flt Permitted	0.249			0.053			0.950	0.956				
Satd. Flow (perm)	472	3689	1577	97	3406	0	1715	1726	1529	0	1706	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			187						70		97	
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		1088			1278			279			110	
Travel Time (s)		18.5			21.8			6.3			2.5	
Confl. Peds. (#/hr)	4		1	1		4			2	2		
Confl. Bikes (#/hr)												
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	3%	0%	4%	6%	0%	0%	0%	4%	0%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)							48%					
Lane Group Flow (vph)	3	1867	187	173	1141	0	29	28	52	0	16	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		Split	NA	pm+ov	Perm	NA	
Protected Phases	5	2	8	1	6		8	8	1		4	
Permitted Phases	2		2	6					8	4		
Detector Phase	5	2	8	1	6		8	8	1	4	4	
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	9.5	24.0	19.0	9.5	24.0		19.0	19.0	9.5	15.0	15.0	
Total Split (s)	13.0	90.0	19.0	16.0	93.0		19.0	19.0	16.0	15.0	15.0	
Total Split (%)	9.3%	64.3%	13.6%	11.4%	66.4%		13.6%	13.6%	11.4%	10.7%	10.7%	
Yellow Time (s)	3.5	4.0	4.0	3.5	4.0		4.0	4.0	3.5	4.0	4.0	
All-Red Time (s)	0.0	2.0	2.0	0.0	2.0		2.0	2.0	0.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	
Total Lost Time (s)	3.5	6.0	6.0	3.5	6.0		6.0	6.0	3.5		6.0	
Lead/Lag	Lead	Lag		Lead	Lag				Lead			
Lead-Lag Optimize?	Yes	Yes		Yes	Yes				Yes			
Recall Mode	None	C-Max	None	None	C-Max		None	None	None	None	None	
Act Effct Green (s)	104.9	96.9	104.7	118.0	113.7		7.9	7.9	25.5		5.5	
Actuated g/C Ratio	0.75	0.69	0.75	0.84	0.81		0.06	0.06	0.18		0.04	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.01	0.73	0.15	0.67	0.41		0.30	0.29	0.15		0.10	
Control Delay (s/veh)	3.7	9.2	0.6	40.8	5.4		70.7	70.1	5.6		1.3	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	
Total Delay (s/veh)	3.7	9.2	0.6	40.8	5.4		70.7	70.1	5.6		1.3	
LOS	A	A	A	D	A		E	E	A		A	
Approach Delay (s/veh)		8.5			10.0			39.5			1.3	
Approach LOS		A			B			D			A	
Queue Length 50th (ft)	0	194	2	80	90		27	26	0		0	
Queue Length 95th (ft)	m1	280	m12	174	293		63	61	22		0	
Internal Link Dist (ft)		1008			1198			199			30	
Turn Bay Length (ft)	185		280	120								
Base Capacity (vph)	457	2552	1281	266	2765		159	160	345		200	
Starvation Cap Reductn	0	42	0	0	0		0	0	0		0	
Spillback Cap Reductn	0	0	0	0	0		0	0	0		0	
Storage Cap Reductn	0	0	0	0	0		0	0	0		0	
Reduced v/c Ratio	0.01	0.74	0.15	0.65	0.41		0.18	0.18	0.15		0.08	

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 62 (44%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green			
Natural Cycle: 100			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.73			
Intersection Signal Delay (s/veh): 10.0		Intersection LOS: A	
Intersection Capacity Utilization 73.6%		ICU Level of Service D	
Analysis Period (min) 15			

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 10: Parkside Drive & Algonquin Road



Intersection	
Int Delay, s/veh	0.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	1967	9	0	1009	0	10
Future Vol, veh/h	1967	9	0	1009	0	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	50	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	0	0	2	0	0
Mvmt Flow	2071	9	0	1062	0	11

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	1035
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.3
Pot Cap-1 Maneuver	-	-	0	-	0	232
Stage 1	-	-	0	-	0	-
Stage 2	-	-	0	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	232
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	21.24
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT
Capacity (veh/h)	232	-	-	-
HCM Lane V/C Ratio	0.045	-	-	-
HCM Ctrl Dly (s/v)	21.2	-	-	-
HCM Lane LOS	C	-	-	-
HCM 95th %tile Q(veh)	0.1	-	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	8	0	59	416	25
Future Vol, veh/h	0	8	0	59	416	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	8	0	62	438	26

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	232	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.9	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.3	-	-	-	-
Pot Cap-1 Maneuver	0	776	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	776	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	9.69	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	776	-	-
HCM Lane V/C Ratio	-	0.011	-	-
HCM Ctrl Dly (s/v)	-	9.7	-	-
HCM Lane LOS	-	A	-	-
HCM 95th %tile Q(veh)	-	0	-	-

Intersection	
Int Delay, s/veh	2.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	22	8	13	8	1	15	5	22	2	59	361	4
Future Vol, veh/h	22	8	13	8	1	15	5	22	2	59	361	4
Conflicting Peds, #/hr	7	0	1	1	0	7	1	0	12	12	0	1
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	130	-	-	125	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	0	0	8	0	0	0	0	3	0	0	1	25
Mvmt Flow	26	9	15	9	1	18	6	26	2	69	425	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	599	619	217	408	620	33	430	0	0	40	0	0
Stage 1	567	567	-	51	51	-	-	-	-	-	-	-
Stage 2	32	52	-	357	569	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	7.06	7.5	6.5	6.9	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.38	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	389	407	770	533	407	1039	1140	-	-	1582	-	-
Stage 1	481	510	-	962	856	-	-	-	-	-	-	-
Stage 2	986	856	-	639	509	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	360	382	768	479	382	1021	1139	-	-	1564	-	-
Mov Cap-2 Maneuver	360	382	-	479	382	-	-	-	-	-	-	-
Stage 1	459	487	-	946	842	-	-	-	-	-	-	-
Stage 2	956	841	-	586	486	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	14.37	10.32	1.41	1.03
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1139	-	-	435	705	1564	-	-
HCM Lane V/C Ratio	0.005	-	-	0.116	0.04	0.044	-	-
HCM Ctrl Dly (s/v)	8.2	-	-	14.4	10.3	7.4	-	-
HCM Lane LOS	A	-	-	B	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.4	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑	↱		↱
Traffic Vol, veh/h	0	1976	1008	1	0	22
Future Vol, veh/h	0	1976	1008	1	0	22
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	220	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	3	6	0	0	0
Mvmt Flow	0	2125	1084	1	0	24

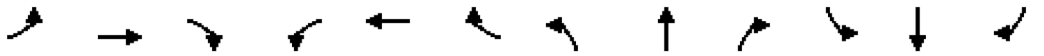
Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	542
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.3
Pot Cap-1 Maneuver	0	-	-	-	0	490
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	490
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	12.72
HCM LOS			B

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	490
HCM Lane V/C Ratio	-	-	-	0.048
HCM Ctrl Dly (s/v)	-	-	-	12.7
HCM Lane LOS	-	-	-	B
HCM 95th %tile Q(veh)	-	-	-	0.2

Capacity Analysis Summary Sheets

Weekday Evening Peak Hour – Projected Conditions



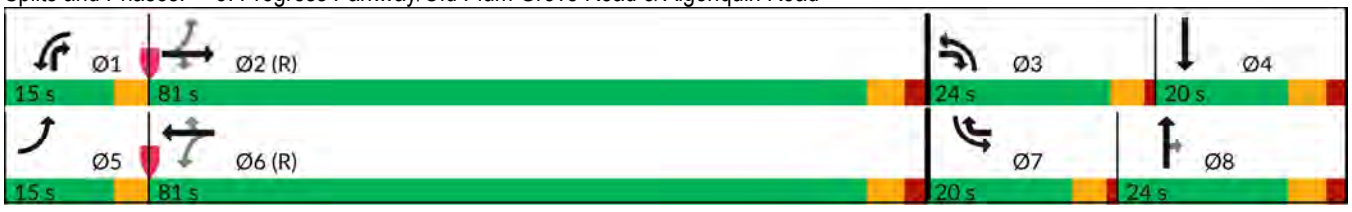
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	88	1461	114	53	1944	213	256	45	43	132	53	46
Future Volume (vph)	88	1461	114	53	1944	213	256	45	43	132	53	46
Ideal Flow (vphpl)	1900	2000	1900	1900	2000	1900	1900	2000	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	210		350	315		115	300		190	250		0
Storage Lanes	1		1	1		1	1		1	2		0
Taper Length (ft)	185			185			135			290		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	0.97	1.00	1.00	0.97	1.00	1.00
Ped Bike Factor			0.98			0.97			0.99		0.99	
Frt			0.850			0.850			0.850		0.931	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	3689	1599	1805	3585	1568	3335	2000	1524	3502	1726	0
Flt Permitted	0.047			0.094			0.950			0.950		
Satd. Flow (perm)	89	3689	1565	179	3585	1525	3335	2000	1501	3502	1726	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			120			87			58		24	
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		512			1088			529			685	
Travel Time (s)		8.7			18.5			12.0			15.6	
Confl. Peds. (#/hr)	2		4	4		2			2			2
Confl. Bikes (#/hr)												
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	3%	1%	0%	6%	3%	5%	0%	6%	0%	3%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	93	1538	120	56	2046	224	269	47	45	139	104	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	
Protected Phases	5	2	3	1	6	7	3	8	1	7	4	
Permitted Phases	2		2	6		6			8			
Detector Phase	5	2	3	1	6	7	3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	4.0	5.0	3.0	4.0	5.0	3.0	3.0	1.5	4.0	3.0	5.0	
Minimum Split (s)	7.5	24.0	7.5	7.5	24.0	7.5	7.5	14.0	7.5	7.5	14.0	
Total Split (s)	15.0	81.0	24.0	15.0	81.0	20.0	24.0	24.0	15.0	20.0	20.0	
Total Split (%)	10.7%	57.9%	17.1%	10.7%	57.9%	14.3%	17.1%	17.1%	10.7%	14.3%	14.3%	
Yellow Time (s)	3.5	4.0	3.5	3.5	4.0	3.5	3.5	4.0	3.5	3.5	4.0	
All-Red Time (s)	0.0	2.0	1.0	0.0	2.0	1.0	1.0	2.0	0.0	1.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.0	4.5	3.5	6.0	4.5	4.5	6.0	3.5	4.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	C-Min	None	None	C-Min	None	None	None	None	None	None	
Act Effct Green (s)	97.1	87.4	105.2	93.5	84.1	99.9	16.2	15.5	23.3	14.3	11.3	
Actuated g/C Ratio	0.69	0.62	0.75	0.67	0.60	0.71	0.12	0.11	0.17	0.10	0.08	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.57	0.67	0.10	0.28	0.95	0.20	0.70	0.21	0.15	0.39	0.65	
Control Delay (s/veh)	33.5	20.3	1.0	7.1	28.2	3.1	69.2	56.6	7.6	63.4	65.9	
Queue Delay	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay (s/veh)	33.5	20.3	1.0	7.1	28.7	3.1	69.2	56.6	7.6	63.4	65.9	
LOS	C	C	A	A	C	A	E	E	A	E	E	
Approach Delay (s/veh)		19.7			25.7			59.9			64.5	
Approach LOS		B			C			E			E	
Queue Length 50th (ft)	29	486	0	11	973	15	127	39	0	63	73	
Queue Length 95th (ft)	91	645	16	m14	#1267	m27	174	78	25	97	137	
Internal Link Dist (ft)		432			1008			449			605	
Turn Bay Length (ft)	210		350	315		115	300		190	250		
Base Capacity (vph)	203	2303	1244	258	2154	1149	464	268	347	433	194	
Starvation Cap Reductn	0	0	0	0	14	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.46	0.67	0.10	0.22	0.96	0.19	0.58	0.18	0.13	0.32	0.54	

Intersection Summary

Area Type: Other
Cycle Length: 140
Actuated Cycle Length: 140
Offset: 55 (39%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.95
Intersection Signal Delay (s/veh): 28.1 Intersection LOS: C
Intersection Capacity Utilization 83.2% ICU Level of Service E
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 3: Progress Parkway/Old Plum Grove Road & Algonquin Road



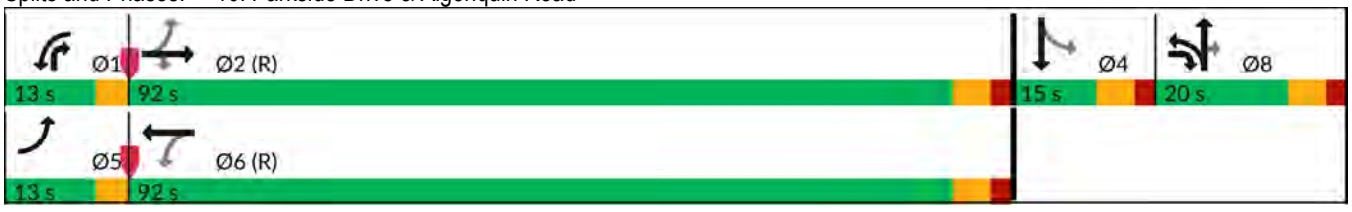
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	16	1539	81	50	1851	1	349	1	288	5	0	10
Future Volume (vph)	16	1539	81	50	1851	1	349	1	288	5	0	10
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	185		280	120		0	0		0	0		0
Storage Lanes	1		1	1		0	1		1	0		0
Taper Length (ft)	185			135			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	0.95	0.95	0.95	1.00	1.00	1.00	1.00
Ped Bike Factor			0.96		1.00				0.98		1.00	
Frt			0.850						0.850		0.907	
Flt Protected	0.950			0.950			0.950	0.953			0.985	
Satd. Flow (prot)	1703	3654	1553	1752	3539	0	1603	1608	1568	0	1697	0
Flt Permitted	0.047			0.073			0.950	0.953				
Satd. Flow (perm)	84	3654	1498	135	3539	0	1603	1608	1541	0	1720	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			85						121		97	
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		1088			1278			279			110	
Travel Time (s)		18.5			21.8			6.3			2.5	
Confl. Peds. (#/hr)	1		4	4		1			3	3		
Confl. Bikes (#/hr)						1						
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	6%	4%	4%	3%	2%	0%	7%	0%	3%	0%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)							50%					
Lane Group Flow (vph)	17	1620	85	53	1949	0	183	185	303	0	16	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		Split	NA	pm+ov	Perm	NA	
Protected Phases	5	2	8	1	6		8	8	1		4	
Permitted Phases	2		2	6					8	4		
Detector Phase	5	2	8	1	6		8	8	1	4	4	
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	9.5	24.0	19.0	9.5	24.0		19.0	19.0	9.5	15.0	15.0	
Total Split (s)	13.0	92.0	20.0	13.0	92.0		20.0	20.0	13.0	15.0	15.0	
Total Split (%)	9.3%	65.7%	14.3%	9.3%	65.7%		14.3%	14.3%	9.3%	10.7%	10.7%	
Yellow Time (s)	3.5	4.0	4.0	3.5	4.0		4.0	4.0	3.5	4.0	4.0	
All-Red Time (s)	0.0	2.0	2.0	0.0	2.0		2.0	2.0	0.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	
Total Lost Time (s)	3.5	6.0	6.0	3.5	6.0		6.0	6.0	3.5		6.0	
Lead/Lag	Lead	Lag		Lead	Lag				Lead			
Lead-Lag Optimize?	Yes	Yes		Yes	Yes				Yes			
Recall Mode	None	C-Max	None	None	C-Max		None	None	None	None	None	
Act Effct Green (s)	97.5	89.1	112.5	102.1	96.1		23.4	23.4	33.3		5.5	
Actuated g/C Ratio	0.70	0.64	0.80	0.73	0.69		0.17	0.17	0.24		0.04	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.13	0.70	0.07	0.29	0.80		0.69	0.69	0.66		0.10	
Control Delay (s/veh)	7.0	12.8	0.8	9.2	19.7		69.5	69.7	35.3		1.3	
Queue Delay	0.0	0.0	0.0	0.0	0.5		0.0	0.0	0.0		0.0	
Total Delay (s/veh)	7.0	12.8	0.8	9.2	20.2		69.5	69.7	35.3		1.3	
LOS	A	B	A	A	C		E	E	D		A	
Approach Delay (s/veh)		12.2			19.9			54.1			1.3	
Approach LOS		B			B			D			A	
Queue Length 50th (ft)	3	234	0	12	517		171	165	146		0	
Queue Length 95th (ft)	m6	316	m11	25	848		#348	#333	266		0	
Internal Link Dist (ft)		1008			1198			199			30	
Turn Bay Length (ft)	185		280	120								
Base Capacity (vph)	170	2325	1229	208	2429		267	268	481		201	
Starvation Cap Reductn	0	0	0	0	0		0	0	0		0	
Spillback Cap Reductn	0	0	0	0	154		0	0	0		0	
Storage Cap Reductn	0	0	0	0	0		0	0	0		0	
Reduced v/c Ratio	0.10	0.70	0.07	0.25	0.86		0.69	0.69	0.63		0.08	

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 34 (24%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green			
Natural Cycle: 110			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.80			
Intersection Signal Delay (s/veh): 22.0		Intersection LOS: C	
Intersection Capacity Utilization 77.6%		ICU Level of Service D	
Analysis Period (min) 15			

\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 10: Parkside Drive & Algonquin Road



Intersection	
Int Delay, s/veh	0.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	1634	9	0	2246	0	29
Future Vol, veh/h	1634	9	0	2246	0	29
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	50	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	0	0	2	0	0
Mvmt Flow	1720	9	0	2364	0	31

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	860
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.3
Pot Cap-1 Maneuver	-	-	0	-	0	303
Stage 1	-	-	0	-	0	-
Stage 2	-	-	0	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	303
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	18.19
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT
Capacity (veh/h)	303	-	-	-
HCM Lane V/C Ratio	0.101	-	-	-
HCM Ctrl Dly (s/v)	18.2	-	-	-
HCM Lane LOS	C	-	-	-
HCM 95th %tile Q(veh)	0.3	-	-	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	24	0	344	195	25
Future Vol, veh/h	0	24	0	344	195	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	2	2	0
Mvmt Flow	0	25	0	362	205	26

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	116	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.9	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.3	-	-	-	-
Pot Cap-1 Maneuver	0	921	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	921	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	9.02	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	921	-	-
HCM Lane V/C Ratio	-	0.027	-	-
HCM Ctrl Dly (s/v)	-	9	-	-
HCM Lane LOS	-	A	-	-
HCM 95th %tile Q(veh)	-	0.1	-	-

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	2	14	6	2	55	16	279	5	23	181	15
Future Vol, veh/h	10	2	14	6	2	55	16	279	5	23	181	15
Conflicting Peds, #/hr	1	0	2	2	0	1	4	0	2	2	0	4
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	130	-	-	125	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	10	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	12	2	16	7	2	65	19	328	6	27	213	18

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	484	654	121	535	660	170	235	0	0	336	0	0
Stage 1	280	280	-	371	371	-	-	-	-	-	-	-
Stage 2	204	374	-	164	289	-	-	-	-	-	-	-
Critical Hdwy	7.7	6.5	6.9	7.5	6.5	6.9	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.7	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.7	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.6	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	448	389	914	433	386	850	1345	-	-	1234	-	-
Stage 1	681	683	-	627	623	-	-	-	-	-	-	-
Stage 2	756	621	-	828	677	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	395	373	908	406	370	848	1340	-	-	1232	-	-
Mov Cap-2 Maneuver	395	373	-	406	370	-	-	-	-	-	-	-
Stage 1	663	665	-	617	613	-	-	-	-	-	-	-
Stage 2	685	611	-	791	659	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	11.75	10.4	0.41	0.84
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1340	-	-	564	741	1232	-	-
HCM Lane V/C Ratio	0.014	-	-	0.054	0.1	0.022	-	-
HCM Ctrl Dly (s/v)	7.7	-	-	11.7	10.4	8	-	-
HCM Lane LOS	A	-	-	B	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.3	0.1	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑	↱		↱
Traffic Vol, veh/h	0	1643	2225	21	0	15
Future Vol, veh/h	0	1643	2225	21	0	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	220	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	88	95	95	88	88	88
Heavy Vehicles, %	0	4	2	0	0	0
Mvmt Flow	0	1729	2342	24	0	17

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	1171
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.3
Pot Cap-1 Maneuver	0	-	-	-	0	189
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	189
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	25.98
HCM LOS			D

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	189
HCM Lane V/C Ratio	-	-	-	0.09
HCM Ctrl Dly (s/v)	-	-	-	26
HCM Lane LOS	-	-	-	D
HCM 95th %tile Q(veh)	-	-	-	0.3

Development Review Application

DEVR-25-60

Submitted On: Sep 8, 2025

Applicant

Dan Romnek
414-426-6999
@ dromnek@threeleafdevelopment.com

Primary Location

1200 E ALGONQUIN RD
Schaumburg, IL 60173

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Todd Wenger

Z2510-02 / HARBOR CHASE OF SCHAUMBURG / 2400 Progress Parkway / Special Use for an Assisted Living and Memory Care Facility, Development Framework Plan Review, Site Plan Approval, Street Wall Gap Variation, Foundation Landscape Variation and Parking Variation

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Developer - JV partner

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

HarborChase Schaumburg

Property Owner Street Address

958 20th Place 2nd FL

Property Owner City

Vero Beach

Property Owner State

FL

Property Owner Zip Code

62960

Property Owner Phone Number

77-492-5002

Property Owner Email

cjennings@hraonline.net

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Residential

PIN Number

02-34-303-005-0000

HOA approval needed?

Unknown

Township of Subject Property?

Palatine

Residential Subtype

Multi Family

Approvals Requested

Setback Variation

--

-

Tear down and Replacement

--

FAR Credit Approval

--

Special Use - Residential

--

Residential Variation

--

-

Site Plan Amendment

--

Plat of Easment

--

Plat of Vacation

--

Plat of Subdivision

--

Plat of Dedication

--

Plat of Consolidation

--

PUD Site Plan Approval

true

PUD Amendment

--

Valet - Regular

--

Valet - Special Event

--

PUD Special Use Amendment

false

PUD Administrative Amendment

--

Fence Variation

--

Variation - Other

--

Brief description of the request

Three Leaf Partners is proposing to develop a 160-unit, continuum of care senior housing project in partnership with HarborChase (operator).

PUD - Land Use Breakdown

Acreage - PUD

6.06

Acres - Residential

6.06

% of Total - Residential

100

Acres - Commercial

--

% of Total - Commercial

--

Acres - Industrial

--

% of Total - Industrial

--

Acres - Open Space

--

% of Total - Open Space

--

Acres - Institutional

--

% of Total - Institutional

--

Acres - Other

--

% of Total - Other

--

Total No. Acres - PUD

6.06

Percentage of Total Acreage - PUD

100

PUD - Character Of Surrounding Area

North Zoning/Jurisdiction

--

North Land Use

--

South Zoning/Jurisdiction

--

South Land Use

--

East Zoning/Jurisdiction

--

East Land Use

--

West Zoning/Jurisdiction

--

West Land Use

--

PUD - Residential Density

Number of Units

159

Net Acres

--

Gross Acres

6.06

Net Density

0

Gross Density

26.237623762376238

PUD - Lot Coverage

Building Coverage Sq. Ft.

57406

Building Coverage %

22

Impervious Pavement - Patios, Sidewalk, Driveways Sq. Ft.

78501

Impervious Pavement - Patios, Sidewalk, Driveways %

30

Impervious Pavement - Roadways Sq. Ft.

--

Impervious Pavement - Roadways %

--

Open Space/Landscaping Sq. Ft.

128066

Open Space/Landscaping %

48

Total Lot Coverage Sq. Ft. - PUD

263973

Total Lot Coverage % - PUD

100

Is a Building Height or Lot Coverage Credits being requested?

No

Project Staff

Type
Developer

If Other, Describe
--

Company Name
Three Leaf Partners

Staff Name
Dan Romnek

Staff Mailing Address
504 W. Juneau Ave., Milwaukee, WI 53203

Staff Phone Number
414-426-6999

Staff Email
dromnek@threeleafdevelopment.com

Type
Architect

If Other, Describe
--

Company Name
AG Architecture

Staff Name
Andrew Alden

Staff Mailing Address
1414 Underwood Ave. #301, Wauwatosa, WI 53213

Staff Phone Number
4146877403

Staff Email
aalden@agarch.com

Type
Engineer

If Other, Describe
--

Company Name
CEMCON

Staff Name
Kim Morgart

Staff Mailing Address
2280 White Oak Circle Suite 100, Aurora, IL 60502

Staff Phone Number
630-862-2100

Staff Email
kim.morgart.cemcon.com

Type
Landscape Architect

If Other, Describe
--

Company Name
Hitchcock Design Group

Staff Name
Geoffrey Roehll

Staff Mailing Address
22 E Chicago Ave #200a, Naperville, IL 60540

Staff Phone Number
331-229-5426

Staff Email
groehll@hitchcockdesigngroup.com

Applicants Signature

Please note that the project will not be reviewed until this application has been fully completed and all required plans and other materials have been satisfactorily submitted to the Community Development Department. Incomplete submittals may result in a delay in the zoning approval process. It is strongly suggested that the applicant schedule an appointment with the Community Development Department so that materials can be reviewed for accuracy and completeness prior to submittal. The deadline for submittals is Monday at noon.

In consideration of the information contained in this application as well as all supporting documentation, it is requested that approval be given to the requested actions.

Applicant Signature

true

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DS000	COVER SHEET

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DS106	1/16" ROOF PLAN
DS500	1/16" EXTERIOR ELEVATIONS
DS501	1/16" EXTERIOR ELEVATIONS
DS502	1/16" EXTERIOR ELEVATIONS
DS503	1/16" AXONOMETRIC
DS504	1/16" AXONOMETRIC
DS700	EXTERIOR PERSPECTIVE
DS701	EXTERIOR PERSPECTIVE
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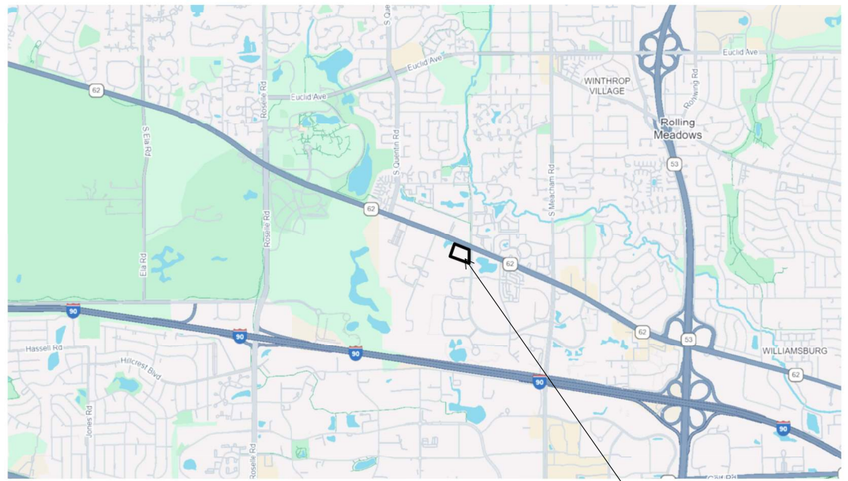


HarborChase of Schaumburg

2400 PROGRESS PARKWAY, SCHAUMBURG, IL, 60173

20 YEARS HRA

HarborChase
Celebrating Senior Living!

PROJECT TEAM

OWNER - HARBOR RETIREMENT ASSOCIATES SENIOR LIVING
ARCHITECT - AG ARCHITECTURE
STRUCTURAL CONSULTANT - REYN ENGINEERING
CIVIL ENGINEER - CEMCON
LANDSCAPE ARCHITECT - HITCHCOCK DESIGN GROUP
INTERIOR DESIGN - TBD
SITE ELECTRICAL - AG ARCHITECTURE
FOOD SERVICE CONSULTANT - BOELTER
DESIGN BUILD MEP CONSULTANTS - TBD
DEVELOPMENT / PRECONSTRUCTION - THREE LEAF PARTNERS

DEVELOPMENT REVIEW SUBMITTAL

AG PROJECT NUMBER: **251201**
REVISED DATE: **21 NOV 2025**

AG ARCHITECTURE
Bright Vision. Bold Communities.

1414 UNDERWOOD AVE., #301
WAUWATOSA, WI 53213

414.431.3131
agarch.com

FINAL SITE DEVELOPMENT PLANS
FOR

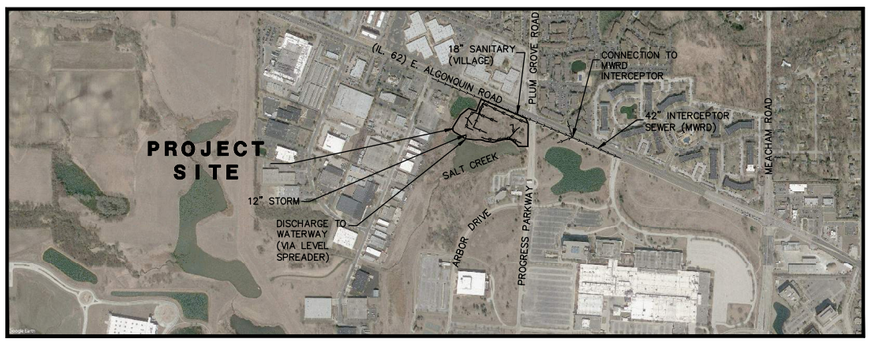
HARBORCHASE OF SCHAUMBURG

2400 PROGRESS PARKWAY
SCHAUMBURG, ILLINOIS 60173

WATERMAIN-SANITARY SEWER-STREET-STREET LIGHTING AND DRAINAGE IMPROVEMENTS

LEGEND

EXISTING	PROPOSED	DESCRIPTION
◎	◉	MANHOLE
○	●	CATCH BASIN
□	■	INLET
	●	CLEANOUT
	▭	SLOPE INLET BOX
⊢	⊢	HEADWALL
⊢◁	⊢◀	END SECTION
—C—	—C—	STORM SEWER
—C—C—	—C—C—	SANITARY SEWER
—W—	—W—	WATERMAIN
⊗	◉	VALVE & BOX
⊗	◉	WATER VALVE IN VAULT
♉	♉	FIRE HYDRANT
(ELEV)	ELEV	CONTOURS ELEVATIONS
⌑	✦	STREET LIGHT
	▨	WATERMAIN PROTECTION
	▣	SILT FENCE INLET PROTECTOR
	◠	TEMPORARY STRAW BALE DITCH CHECK
		SILT FENCE DITCH CHECK
	▩	RIP-RAP
	➡	OVERFLOW ROUTE



LOCATION MAP

N

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⚠ 25	EASEMENT EXHIBIT

FOR UNDERGROUND UTILITY LOCATIONS, CALL
J.U.L.I.E.
TOLL FREE
TEL. 1-800-892-0123 or 811

DRAINAGE STATEMENT:

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS PROPOSED DEVELOPMENT, OR, THAT IF DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO THE PUBLIC AREAS, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTIES BECAUSE OF THE CONSTRUCTION OF THIS PROPOSED DEVELOPMENT.

KIMBERLY M. MORGART
REGISTERED PROFESSIONAL ENGINEER #062-058001

PROJECT NOTE: ALL UTILITIES, PAVEMENTS, STORMWATER FACILITIES, AND SITE GEOMETRICS TO BE CONSTRUCTED IN CONFORMANCE WITH THE CURRENT VILLAGE OF SCHAUMBURG STANDARD SPECIFICATIONS, THE ILLINOIS URBAN MANUAL – LATEST EDITION, AND THE MWRD'S WATERSHED MANAGEMENT ORDINANCE.

BENCH MARKS

ELEVATION REFERENCE MARK

VILLAGE OF SCHAUMBURG BM 2008 – 2" ALUMINUM CAP SET IN A 6" X 36" CONCRETE FILLED PVC PIPE MARKED "2008" LOCATED BETWEEN THE CURB AND SIDEWALK ON THE EAST SIDE OF HAMMOND DRIVE APPROXIMATELY 261 FEET SOUTHWESTERLY OF ALGONQUIN ROAD.

ELEVATION: (RECORD = 733.54 NGVD 29) MEASURED: 733.32 NAVD 88

CONTROL POINTS

CP #102 – SET 'X' IN CONCRETE SIDEWALK ON SOUTH SIDE OF ALGONQUIN ROAD APPROXIMATELY 370' OF THE WEST CURB LINE FOR THE WEST ENTRANCE TO MOTOROLA CAMPUS.
NORTHING: 1968876.46
EASTING: 1059833.43
ELEVATION: 728.95 NAVD 88

CP #107 – SET 'X' IN CONCRETE SIDEWALK AT THE SOUTHWEST CORNER OF ALGONQUIN ROAD AND THE WEST ENTRANCE ROAD TO MOTOROLA CAMPUS.
NORTHING: 1968725.07
EASTING: 1060159.97
ELEVATION: 728.04 NAVD 88

CP #110 – SET 'X' IN CONCRETE SIDEWALK ON WEST SIDE OF ENTRANCE ROAD TO MOTOROLA CAMPUS APPROXIMATELY 317 FEET SOUTH OF ALGONQUIN ROAD.
NORTHING: 1968423.51
EASTING: 1060163.64
ELEVATION: 726.27 NAVD 88

UTILITY CONTACTS:

ComEd
Finny Thomas
Design Construction
1N423 Swift Road
Lombard, IL 60148
630.424.5211
finny.thomas@comed.com

Nicor Gas
Foram Shah
New Business
1011 Wiley Road
Schaumburg, IL 60173
847.598.4011
x2fshah@southernco.com

Comcast Cable
Glenn Burns
880 Donata Court
Lake Zurich, IL 60047
224.229.4452
glenn_burns@cable.comcast.com

AT&T
David Keehler
OSP Engineer
255 E. Chicago St., Floor 2
Elgin, IL 60120
847.888.8399
dk2427@att.com

Schaumburg – Sewer & Water Dept.
Brian Wagner
714 S. Plum Grove Road
Schaumburg, IL 60193
847.923.6641
bwagner@schaumburg.com

Metropolitan Water Reclamation District
Joseph M. Schuessler, PE, CFM
Principal Civil Engineer
111 East Erie Street
Chicago, IL 60611-3154
312.751.3236
schuessler j@mwrd.org

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.
P (708) 588-4055
E WMOJobStart@mwrd.org

PROFESSIONAL ENGINEER'S CERTIFICATION

STATE OF ILLINOIS)
SS.
COUNTY OF DU PAGE)

I, KIMBERLY M. MORGART , A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS TECHNICAL SUBMISSION WAS PREPARED ON BEHALF OF THREE LEAF PARTNERS, BY CEMCON, LTD. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 21ST DAY OF NOVEMBER , A.D., 2025.

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-058001
MY LICENSE EXPIRES ON NOVEMBER 30, 2025

PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2027

NOTE : UNLESS THIS DOCUMENT BEARS THE ORIGINAL SIGNATURE AND IMPRESSED SEAL OF THE DESIGN PROFESSIONAL ENGINEER, IT IS NOT A VALID TECHNICAL SUBMISSION.

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PREPARED FOR:
THREE LEAF PARTNERS
504 W. JUNEAU AVENUE
MILWAUKEE, WI 53203
414-775-0857

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60504-9675
Ph: 630.862.2100 Fax: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

REVISIONS

NO.	DATE	SHEETS	NO.	DATE	SHEETS
⚠	11-21-25/JJC	1, 5, 7-10, 12-16, 18-25			

JOB NO. 904.529
COMPLETION DATE :
SEPTEMBER 8TH, 2025
SHEET 1 OF 25

HARBORCHASE OF SCHAUMBURG – FINAL ENGINEERING – 904.529 – REVISION 1: 11-21-2025/JJC

CONSTRUCTION SPECIFICATIONS – GENERAL NOTES

VILLAGE OF SCHAUMBURG STANDARD ENGINEERING NOTES

1. THE COMMUNITY DEVELOPMENT DEPARTMENT MUST BE NOTIFIED ONE BUSINESS DAY PRIOR TO EACH INSPECTION AT 847.923.4420. A MINIMUM NOTICE OF THREE BUSINESS DAYS IS REQUIRED BY THE ENGINEERING AND PUBLIC WORKS DEPARTMENT, 847.895.7100, FOR A WATER MAIN SHUT DOWN IN A COMMERCIAL AREA.
2. TREE PROTECTION FENCING MUST BE INSTALLED, INSPECTED, AND APPROVED BY THE VILLAGE PRIOR TO THE ISSUANCE OF A LAND DEVELOPMENT PERMIT. THE FENCING MUST BE MAINTAINED FOR THE DURATION OF THE SITE WORK.
3. A SEPARATE ELECTRICAL PERMIT MUST BE OBTAINED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO INSTALLING ANY SITE LIGHTING. THE ELECTRICAL SYSTEM MUST BE APPROVED AS PART OF THE ELECTRICAL PERMIT FOR THE SITE LIGHTING. THE DETAILED PHOTOMETRICS AND EXTERIOR LIGHT POLE LOCATIONS MUST BE APPROVED AS PART OF THE LAND DEVELOPMENT PERMIT.
4. THE CONTRACTOR SHALL INDEMNIFY THE VILLAGE, AND THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, TESTING, AND OPERATION OF ALL WORK ASSOCIATED WITH THIS PROJECT.
5. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF THE "APPROVED" LAND DEVELOPMENT PERMIT PLANS ON THE JOB SITE DURING CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR MAKING ANY NECESSARY COPIES OF THE "APPROVED" PLANS FOR ALL SUBCONTRACTORS PERFORMING SITE WORK.
6. THE CONTRACTOR IS TO VERIFY THE LOCATION, DEPTH, AND INVERT OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING PUBLIC OR PRIVATE UTILITIES, OR THE RELOCATION OF ANY EXISTING UTILITIES TO FACILITATE THE INSTALLATION OF THE NEW SITE WORK. THE CONTRACTOR MUST NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES WITH THE PLANS AND ANY EXISTING UTILITIES. NO WORK IS TO BE DONE UNTIL THE DISCREPANCY IS RESOLVED.
7. ACCESS TO THE SITE, AND TO WITHIN 100 FEET OF ANY BUILDING, SHALL BE PROVIDED FOR EMERGENCY VEHICLES AT ALL TIMES VIA A 20 FOOT WIDE APPROVED ALL-WEATHER ROAD. AN APPROVED WATER SUPPLY SHALL BE AVAILABLE WITHIN 100 FEET OF ANY BUILDING PRIOR TO DELIVERY OF ANY COMBUSTIBLE MATERIALS TO THE SITE.
8. NO HOLES ARE TO BE LEFT OPEN IN THE PAVEMENT OR PARKWAY OVER ANY HOLIDAY, WEEKEND, OR AFTER 3 PM ON THE DAY PRECEDING ANY HOLIDAY OR ANY WEEKEND.
9. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT FULL-DEPTH ALONG THE LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF THE PAVEMENT REMOVAL.
10. ALL PUBLIC RIGHT OF WAY AREAS THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED WITH 4" OF TOPSOIL AND SOD. SEEDING WILL NOT BE PERMITTED IN THESE AREAS.
11. ALL PAVING, SUBGRADE PREPARATION, CURBING, AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND THE "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS", LATEST EDITIONS.
12. NO ASPHALT WORK IS ALLOWED BETWEEN NOVEMBER 1ST AND APRIL 1ST WITHOUT THE WRITTEN PERMISSION FROM THE VILLAGE ENGINEER.
13. ANY TEMPORARY OR PERMANENT EXTERIOR SITE FENCING, INCLUDING FENCING FOR DUMPSTER ENCLOSURES, REQUIRES A SEPARATE PERMIT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT. DEMOLITION OF EXISTING BUILDINGS ALSO REQUIRES A SEPARATE PERMIT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT.
14. ALL BITUMINOUS CONCRETE USED FOR SURFACE, BINDER AND BASE COURSES IS TO HAVE A MARSHALL STABILITY OF 1700. ALL PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 14 DAYS.
15. PRIOR TO PLACING ANY PAVEMENT MATERIAL, THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY PREPARING AND COMPACTING THE SUBGRADE. THE REQUIRED PROOF ROLL MUST BE WITNESSED BY THE VILLAGE. NO PAVEMENT MATERIAL IS TO BE PLACED ON A WET OR SOFT SUBGRADE. IF THIS CONDITION EXISTS, THE CONTRACTOR IS TO STOP WORK AND IMMEDIATELY NOTIFY THE VILLAGE. NO ADDITIONAL PAVEMENT WORK SHALL BE DONE UNTIL THE PROBLEM IS CORRECTED.
16. ALL CURBS CONSTRUCTED OVER A UTILITY TRENCH SHALL BE REINFORCED WITH TWO #5 REBARS FOR A LENGTH OF 20 FEET CENTERED OVER THE TRENCH. SIDEWALKS SHALL BE TREATED IN THE SAME MANNER USING THREE #5 REBARS.
17. ALL SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" LATEST EDITION.
18. THE CONTRACTOR SHALL NOT INSTALL ANY SANITARY SEWER PIPE OR STRUCTURES UNTIL HE HAS A COPY OF THE PERMIT AND PERMIT DRAWINGS ISSUED BY THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) ON THE JOB SITE. THIS MAY ALSO APPLY TO STORM SEWER AND/OR DETENTION FACILITIES IF INCLUDED IN THE MWRD PERMIT.
19. ALL MANHOLES AND VALVE VAULTS SHALL HAVE THE "VILLAGE OF SCHAUMBURG" AND "WATER," "STORM SEWER," OR "SANITARY SEWER" CAST INTO THE LID. ALL OPEN LIDS OR GRATES SHALL HAVE THE WORDS "DRAINS TO RIVER, DUMP NO WASTE" PERMANENTLY INSCRIBED.
20. BAND-SEAL CONNECTORS SHALL BE USED TO JOIN PIPES OF DIFFERENT MATERIALS.
21. USE CA-6 TRENCH BACKFILL, COMPACTED TO 95% OF MODIFIED PROCTOR, UNDER AND WITHIN A 1:1 SLOPE FROM THE BOTTOM OF ALL PAVEMENT, CURBS AND SIDEWALK.
22. A WATER QUALITY DEVICE, STORMCEPTOR, CDS, OR EQUIVALENT, SHALL BE INSTALLED AS REQUIRED BY THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND AS SHOWN ON THE APPROVED PLANS.
23. ALL WATER MAIN PIPE 4" AND LARGER SHALL BE DUCTILE IRON PIPE CLASS 52 CONFORMING TO ANSI A21.51 WITH CEMENT LINING UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER. ALL WATER SERVICE LINES 3" AND SMALLER SHALL BE TYPE K COPPER, UNLESS OTHERWISE NOTED.
24. ALL WATER LINES ARE TO BE PRESSURE TESTED AND CHLORINATED PER THE REQUIREMENTS OF THE VILLAGE OF SCHAUMBURG. ALSO, THE MINIMUM COVER FOR ALL WATER MAINS AND SERVICE LINES IS 5.5 FEET.
25. FIRE SERVICE MAINS AND LEAD IN CONNECTIONS TO SYSTEM RISERS ARE REQUIRED TO BE COMPLETELY FLUSHED BEFORE MAKING THE CONNECTION TO THE SPRINKLER PIPING. (NFPA 13, 1999 ED, 10-2.1.) THE FIRE PREVENTION BUREAU SHALL BE NOTIFIED 24 HOURS IN ADVANCE TO WITNESS THE FLUSH AT 847.985.4452. A SEPARATE INSPECTION FEE IS ALSO REQUIRED AT THE TIME THE LAND DEVELOPMENT PERMIT IS ISSUED.

VILLAGE OF SCHAUMBURG STANDARD ENGINEERING NOTES CONT.

26. UPON COMPLETION OF THE PROJECT, THE DEVELOPER SHALL PROVIDE FINAL "RECORD DRAWINGS" (1 MYLAR SEPIA REPRODUCIBLE, SIGNED AND SEALED BY THE ENGINEER) OF ALL UTILITIES WHICH INCLUDE THE LOCATIONS AND ELEVATIONS OF ALL MAINS, SERVICE LINES, STRUCTURES, PAVED AREAS, SITE GRADING, STREET LIGHTS AND CABLES, AND CURBS. MONUMENTS, AS SPECIFIED IN ITEM #27, SHALL ALSO BE SHOWN. FINAL RECORD DRAWINGS MUST ALSO INCLUDE A STATE PLANE COORDINATE SYSTEM TIE IN. IN ADDITION TO THE DRAWINGS, AN ELECTRONIC FILE (IN DWG OR DGN FORMAT) OF THE RECORD DRAWINGS MUST BE SUBMITTED ON CD-ROM.
27. ALL PLATS THREE ACRES OR LARGER REQUIRE CONCRETE MONUMENTS COMPLETE WITH THE VILLAGE OF SCHAUMBURG CAP AND SHALL BE PLACED AT LOCATIONS TO BE DETERMINED BY THE VILLAGE ENGINEER. MONUMENTS SHALL BE IN ACCORDANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND SHALL BE SHOWN ON THE RECORD DRAWINGS.

VILLAGE OF SCHAUMBURG EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, LATEST EDITION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION OR DISTURBANCE OF THE SITE. THE MEASURES MAY HAVE TO BE ADJUSTED TO MEET FIELD CONDITIONS DURING CONSTRUCTION. ANY MEASURES, IN ADDITION TO THOSE OUTLINED IN THE PLANS AND WHICH ARE DEEMED NECESSARY BY THE VILLAGE, SHALL BE IMPLEMENTED IMMEDIATELY BY THE DEVELOPER.
3. REGULAR INSPECTION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE PROVIDED BY THE DEVELOPER. INSPECTIONS SHOULD OCCUR WEEKLY, AND AFTER ANY RAINFALL GREATER THAN 1/2". ANY NON-FUNCTIONING SEDIMENT CONTROL MEASURES OR DAMAGED DEVICES THAT ARE FOUND DURING INSPECTION SHALL BE REPAIRED OR REPLACED IMMEDIATELY. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY SEDIMENT WHICH LEAVES THE PROPERTY, AND THE DEVELOPER IS ALSO RESPONSIBLE FOR MAINTENANCE OF ALL SEDIMENT CONTROL MEASURES UNTIL THE SITE IS PERMANENTLY STABILIZED.
4. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF DEBRIS, DIRT, AND MUD ONTO ADJACENT STREETS, PARKING LOTS, OR PROPERTIES. ANY DEBRIS, DIRT, OR MUD THAT REACHES AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, OR PARKING AREA SHALL BE PROMPTLY REMOVED, AND TRANSPORTED TO A PROPER DISPOSAL AREA.
5. ALL SEDIMENT MUST BE PREVENTED FROM ENTERING ANY PUBLIC OR PRIVATE STORM DRAINAGE SYSTEM. REUSABLE INLET FILTER BASKETS (FLEXSTORM, CATCHALL, OR EQUIVALENT), SEDIMENT BASINS, AND WATER FILTERING BAGS, SHALL BE PROVIDED AS NEEDED.
6. ALL DRAINAGE SWALES SHALL BE SODDED. AREAS OR EMBANKMENTS HAVING SLOPES STEEPER THAN OR EQUAL TO 3H:1V, AND APPROVED BY THE VILLAGE, SHALL BE STABILIZED WITH SOD, MATTING, OR EROSION BLANKET IN COMBINATION WITH APPROPRIATE SEEDING.
7. TOPSOIL STOCKPILES SHALL BE LOCATED TO AVOID EROSION OF STOCKPILE ONTO NEIGHBORING PROPERTIES OR INTO RESTORED PROJECT AREAS. STOCKPILES SHALL BE LOCATED SO THAT A DRAINAGE SWALE IS LOCATED BETWEEN THE STOCKPILE AND ANY DOWNSTREAM PROPERTIES. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 14 DAYS, IT MUST BE SEEDED AND BLANKETED TO MINIMIZE SOIL EROSION BY BOTH WIND AND WATER.
8. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING A SEPARATE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY WHENEVER 1 ACRE OR MORE OF PROPERTY IS DISTURBED. FOR DEVELOPMENTS OVER 1 ACRE, THE DEVELOPER MUST ALSO PREPARE AND MAINTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AT THE PROJECT SITE, ALONG WITH THE NPDES PERMIT. FOR DEVELOPMENTS LESS THAN 1 ACRE, A SEDIMENT AND EROSION CONTROL PLAN MUST BE MAINTAINED BY THE DEVELOPER.
9. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 14 CALENDAR DAYS OF THE END OF ACTIVE HYDROLOGIC DISTURBANCE, OR REDISTURBANCE.
10. IF DEWATERING SERVICES ARE USED, ADJACENT PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. DISCHARGES FROM CONSTRUCTION DEWATERING SHALL BE ROUTED THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE SUCH AS A SEDIMENT TRAP, A SEDIMENT BASIN, OR ANY OTHER APPROPRIATE MEASURE.

EARTHWORK AND GRADING

1. WORK UNDER THIS SECTION SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
   - A. CLEARING AND REMOVAL OF ALL UNDESIRABLE TREES AND OTHER VEGETATIVE GROWTH WITHIN THE CONSTRUCTION AREA. TREE REMOVAL SHALL BE DESIGNATED BY THE OWNER AND SHALL BE KEPT TO A MINIMUM.
   - B. STRIPPING OF TOPSOIL FROM ALL PROPOSED STREET, DRIVEWAY, PARKING LOT, RIGHT-OF-WAY, BUILDING PAD AND OTHER DESIGNATED STRUCTURAL AREAS.
   - C. STOCKPILING OF TOPSOIL AT LOCATIONS AS DIRECTED BY THE OWNER. TOPSOIL STOCKPILED FOR FUTURE USE SHALL BE RELATIVELY FREE FROM LARGE ROOTS, STICKS, WEEDS, BRUSH, STONES LARGER THAN ONE (1) INCH DIAMETER, OR OTHER LITTER AND WASTE PRODUCTS INCLUDING EXTRANEOUS MATERIALS NOT CONDUCIVE TO PLANT GROWTH. TOPSOIL SHALL BE STOCKPILED IN SEQUENCE TO ELIMINATE ANY REHANDLING OR DOUBLE MOVEMENTS BY THE CONTRACTOR. FAILURE TO PROPERLY SEQUENCE THE STOCKPILING OPERATIONS SHALL NOT CONSTITUTE A CLAIM FOR ADDITIONAL COMPENSATION. NO MATERIAL SHALL BE STOCKPILED IN FRONT YARDS, OVERLAND DRAINAGE SWALES (FLOOD ROUTING AREAS), IN PROPOSED UTILITY LOCATIONS, IN UTILITY EASEMENTS OR IN THE RIGHT-OF-WAY.
   - D. REMOVAL OF UNSUITABLE MATERIALS AS SPECIFIED FROM PROPOSED ROADWAY, DRIVEWAY/PARKING, BUILDING PAD AND OTHER DESIGNATED AREAS.
   - E. CLAY CUT AND CLAY FILL WITH COMPACTION WITHIN PROPOSED ROADWAY, DRIVEWAY/PARKING, BUILDING PAD AND OTHER DESIGNATED AREAS.
   - F. EXCAVATION AND GRADING OF THE OPEN SPACE, AND/OR YARD AREAS PER PLAN INCLUDING CONSTRUCTION OF BERMS, ETC.
   - G. PLACEMENT AND COMPACTION OF STRUCTURAL MATERIAL TO THE DESIGN SUBGRADE ELEVATIONS AS REQUIRED BY THE STANDARDS AND DETAILS ON THE CONSTRUCTION PLANS. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PAVEMENT AND/OR TOPSOIL REPLACEMENT THICKNESS MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.
   - H. IF REQUIRED, BORROW PIT EXCAVATION OF STRUCTURAL MATERIAL AND REFILL OF PIT WITH NON-STRUCTURAL MATERIAL.
   - I. PLACEMENT AND COMPACTION OF NON-STRUCTURAL FILLS.
   - J. MOVEMENT AND COMPACTION OF SPOIL MATERIAL FROM THE CONSTRUCTION OF UNDERGROUND UTILITIES.
   - K. BACKFILLING OF CURBS AND/OR PAVEMENT AND SIDEWALK AFTER INSTALLATION OF SAME BY THE PAVING CONTRACTOR.
   - L. FINAL SHAPING AND TRIMMING TO THE LINES, GRADES, AND CROSS-SECTIONS SHOWN IN THESE PLANS; AND TOPSOIL PLACEMENT TO DESIGN FINISHED GRADE ELEVATIONS.
   - M. SOIL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS.
2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS AND SHALL NOTIFY THE ENGINEER AT ONCE OF ANY DISCREPANCIES. THE CONTRACTOR SHALL EXAMINE THE DRAINAGE PATTERNS SHOWN ON THE PLANS AND MAKE CERTAIN THAT ALL GUTTER FLAGS AND PAVEMENTS ARE PITCHED PROPERLY TO ACHIEVE THIS DRAINAGE PATTERN.
3. MATERIALS TESTING, IF REQUIRED BY THE MUNICIPALITY, SHALL BE PROVIDED BY THE CONTRACTOR, THIS ITEM WILL NOT BE PAID FOR SEPARATELY BUT INCLUDED IN THE VARIOUS ITEMS OF WORK.
4. DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHALL INSURE POSITIVE SITE DRAINAGE AT THE CONCLUSION OF EACH DAY. SITE DRAINAGE MAY BE ACHIEVED BY DITCHING, PUMPING OR ANY OTHER ACCEPTABLE METHOD. THE CONTRACTOR'S FAILURE TO PROVIDE THE ABOVE WILL PRECLUDE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIAL CREATED AS A RESULT THEREOF.
5. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
6. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER. NO UNDERCUT SHALL BE PERFORMED WITHOUT AUTHORIZATION FROM OWNER AND ASSIGNMENT OF AN EWO NUMBER.
7. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF SIX INCHES (4") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.
8. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"); IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT GREATER THICKNESSES, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.
9. EMBANKMENT MATERIAL WITHIN ROADWAY, DRIVEWAY, PARKING LOT AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-THREE PERCENT (93%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD) OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER.
10. THE SURFACE VEGETATION, TOPSOIL AND ANY OBVIOUSLY SOFT UNDERLYING SOIL SHOULD BE STRIPPED FROM ALL AREAS TO RECEIVE STRUCTURAL FILL. IF THE UNDERLYING SUBGRADE SOILS RUT DEEPER THAN ONE INCH UNDER THE CONSTRUCTION EQUIPMENT OR IF THE MOISTURE CONTENT EXCEEDS THAT NEEDED FOR PROPER COMPACTION, THE SOIL SHALL BE SCARIFIED, DRIED AND RECOMPACTED TO THE REQUIRED SPECIFICATIONS (SEE SECTION 301 OF THE IDOT SPECIFICATIONS).

EARTHWORK AND GRADING (CONT'D.)

11. COMPLETED GRADING (FINISHED FINE GRADE) FOR PROPOSED PAVEMENT SUBGRADE AREAS, BUILDING PADS, AND YARD/OPEN SPACE AREAS SHALL BE WITHIN A TOLERANCE OF PLUS OR MINUS ONE-TENTH OF A FOOT (0.1') OF DESIGN SUBGRADE ELEVATIONS.
12. THE SUBGRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE ENGINEER AND SOILS ENGINEER. ANY UNDERCUT AND REPLACE NECESSARY WILL BE MEASURED FOR PAYMENT AT THE CONTRACT UNIT PRICE.

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REVISIONS

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CONSTRUCTION SPECIFICATIONS – GENERAL NOTES
HARBORCHASE OF SCHAUMBURG

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CONSTRUCTION SPECIFICATIONS – GENERAL NOTES

PROTECTION OF WATERMAIN AND WATER SERVICE

WATERMAINS AND WATER SERVICE LINES SHALL BE PROTECTED FROM SANITARY SEWERS, STORM SEWERS, COMBINED SEWERS, HOUSE SEWER SERVICE CONNECTIONS AND DRAINS AS FOLLOWS:

a) WATERMAINS:

1.) HORIZONTAL SEPARATION:

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

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

I) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET; AND

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

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

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

2.) VERTICAL SEPARATION:

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

B) THE DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP–ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, (STORM SEWER ONLY), OR PVC PIPE MEETING THE REQUIREMENTS OF SECTION 653.111, OR THE DRAIN OR SEWER SHALL BE SLEEVED WITH STEEL PIPE OR CONSTRUCTED OF REINFORCED CONCRETE PIPE CONFORMING TO ASTM C–76 WITH GASKETED JOINTS CONFORMING TO ASTM C–361 (STORM SEWERS ONLY), FOR THE ENTIRE LENGTH OF STORM SEWER BETWEEN STRUCTURES WHEN STORM SEWER IS PERPENDICULAR TO WATERMAIN.

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

II) THE WATERMAIN PASSES UNDER A SEWER OR DRAIN.

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

D) CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATER MAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.

E) EXCEPT IN THE CASE OF DIRECT CONFLICT DO NOT LOWER WATERMAIN TO CLEAR OBSTRUCTIONS.

F) WHEN WATERMAIN CROSSES UNDER ANY SEWER FOLLOW THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS" LATEST EDITION.

b) WATER SERVICE LINES:

1) THE HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATER SERVICE LINES AND ALL STORM SEWERS, SANITARY SEWER, COMBINED SEWERS OR ANY DRAIN OR SEWER SERVICE CONNECTION SHALL BE THE SAME AS WATER MAIN SEPARATION DESCRIBED IN (a) ABOVE.

2) WATER PIPE DESCRIBED IN (a) ABOVE SHALL BE USED FOR SEWER SERVICE LINES WHEN MINIMUM HORIZONTAL AND VERTICAL SEPARATION CANNOT BE MAINTAINED.

c) SPECIAL CONDITIONS – ALTERNATE SOLUTIONS SHALL BE PRESENTED TO THE AGENCY WHEN EXTREME TOPOGRAPHICAL, GEOLOGICAL OR EXISTING STRUCTURAL CONDITIONS MAKE STRICT COMPLIANCE WITH (a) AND (b) ABOVE TECHNICALLY AND ECONOMICALLY IMPRACTICAL. ALTERNATE SOLUTIONS WILL BE APPROVED PROVIDED WATERTIGHT CONSTRUCTION STRUCTURALLY EQUIVALENT TO APPROVED WATERMAIN MATERIAL IS PROPOSED.

d) WATERMAINS SHALL BE SEPARATED FROM SEPTIC TANKS, DISPOSAL FIELDS AND SEEPAGE BEDS BY A MINIMUM OF 25 FEET.

e) WATERMAINS AND WATER SERVICE LINES SHALL BE PROTECTED AGAINST ENTRANCE OF HYDROCARBONS THROUGH DIFFUSION THROUGH ANY MATERIAL USED IN CONSTRUCTION OF THE LINE.

SANITARY SEWER, STORM SEWER, WATERMAIN

1. ALL SANITARY SEWER AND WATERMAIN WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE VILLAGE OF SCHAUMBURG STANDARD SPECIFICATIONS AND THE APPLICABLE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
2. WATERMAIN SERVICES SHALL HAVE A MINIMUM OF 5.5 FEET OF COVER AND SHALL BE RUN IN STRAIGHT ALIGNMENT UNLESS SPECIFICALLY SHOWN ON THE PLANS.
3. 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.
4. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO VERIFY IN THE FIELD ALL EXISTING AND UNDERGROUND UTILITIES ADJACENT TO THE PROJECT, AND BE RESPONSIBLE FOR PROTECTION OF SAME. THE CONTRACTOR SHALL ALSO NOTIFY THE VILLAGE OF LONG GROVE ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION.
5. ALL STORM MANHOLE, VALVE VAULT, OR CATCH BASIN ADJUSTMENT OF FRAMES SHALL BE MADE WITH PRECAST CONCRETE ADJUSTING RINGS SET IN PREFORMED BUTYL MASTIC RUB–R–NEK OR APPROVED EQUAL, AND NO MORE THAN 8" OF ADJUSTING RINGS WILL BE PERMITTED, 2 RINGS MAXIMUM, 2" MINIMUM RING SIZE.
6. ALL DRAINAGE STRUCTURES TO HAVE POURED INVERTS CONFORMING TO THE SHAPE OF THE PIPE.
7. THE CONTRACTOR SHALL BEWARE OF POTENTIAL CONFLICTS WITH EXISTING UTILITIES AS INDICATED ON THE PLANS. THE CONTRACTOR SHALL EXCAVATE AROUND UTILITIES TO DETERMINE ELEVATIONS BEFORE BEGINNING CONSTRUCTION.
8. "BAND–SEAL" OR SIMILAR "NON–SHEAR" COUPLINGS SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS.
9. ALL NEW SANITARY SEWERS SHALL HAVE WYES FOR PROPOSED BUILDING SERVICES. ALL CONNECTIONS TO EXISTING SANITARY SEWERS NOT HAVING WYES SHALL BE MADE WITH A "SEWER TAP" FOR BUILDING SERVICES AND WITH A MANHOLE FOR SEWER EXTENSIONS. ALL TAPS SHALL INCLUDE A PROPERLY INSTALLED HUB WYE SADDLE.
10. ALL SANITARY SEWERS SHALL PASS INFILTRATION AND AIR TESTS AND DEFLECTION TESTING MEETING THE APPROVAL OF THE VILLAGE OF SCHAUMBURG.
11. AT THE COMPLETION OF THIS PROJECT ONE SET OF RECORD DRAWINGS IS TO BE SUBMITTED TO THE ENGINEER SHOWING THE LOCATION OF ALL OF THE SERVICES, PIPES, STRUCTURES, GRADING AND UTILITIES. A STATEMENT SHALL BE ATTACHED TO THE RECORD MYLAR DRAWINGS THAT "ALL CONSTRUCTION WAS IN SUBSTANTIAL CONFORMANCE WITH THE ENGINEERING PLANS AND SPECIFICATIONS." RECORD DRAWINGS MUST MEET THE REQUIREMENTS OF THE VILLAGE OF SCHAUMBURG.
12. CONNECTIONS TO EXISTING SANITARY, STORM AND WATER SYSTEMS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
13. ALL WATERMAINS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52 CONFORMING TO AWWA C151–65 WITH PUSH–ON OR MECHANICAL JOINTS AND SHALL HAVE A MINIMUM OF 5.5 FEET OF COVER.
14. WATER SERVICES SHALL INCLUDE THE NECESSARY LENGTH OF TYPE "K" COPPER WATER TUBE OF THE SIZE SHOWN ON THE PLANS, CORPORATION STOP, CURB STOP, AND SERVICE BOX, ALL AS REQUIRED BY THE MUNICIPALITY, AND ALL NECESSARY LABOR, TOOLS, EQUIPMENT, EXCAVATION & BACKFILL, FOR A COMPLETE INSTALLATION AS SHOWN ON THE PLANS. TRENCH BACKFILL WILL BE PAID FOR SEPARATELY, WHEN REQUIRED.
15. SANITARY SEWER STRUCTURES SHALL BE ASSEMBLED AND ADJUSTED USING MASTIC MATERIAL SHOWN ON THE PLANS AND MEETING THE APPROVAL OF THE MUNICIPALITY.
16. FIRE HYDRANTS SHALL BE CONSTRUCTED PER THE VILLAGE OF SCHAUMBURG STANDARDS.
17. WATERMAINS SHALL BE SUBJECTED TO A HYDROSTATIC / LEAKAGE TEST AND DISINFECTED IN ACCORDANCE WITH VILLAGE OF SCHAUMBURG STANDARDS AND SPECIFICATIONS. TEST PRESSURE SHALL BE NO LESS THAN 150 psi FOR A PERIOD OF NOT LESS THAN ONE HOUR AND NOT MORE THAN SIX (6) HOURS AND NOT VARY BY MORE THAN ±15 psi DURING THE TEST. THE TEST GAUGE SHALL BE APPROVED BY THE VILLAGE AND SHALL BE GLYCERIN OR OIL FILLED, WITH A RANGE OF NOT MORE THAN 200 psi AND INCREMENTS NOT GREATER THAN 5 psi, 4" MINIMUM DIAL SIZE. WATER VELOCITY TEST SHALL BE EXPECTED AT THE END OF THE TEST PERIOD TO SHOW ACTUAL LEAKING AND THAT THE WATERMAIN DID NOT HAVE TO MUCH AIR IN THE TESTED SECTION.
18. GRANULAR TRENCH BACKFILL SHALL BE USED IN ALL LOCATIONS WHERE THE PROPOSED UNDERGROUND UTILITY IS TO BE CONSTRUCTED UNDER PERMANENT TYPE PAVEMENTS, DRIVEWAYS, OR SIDEWALKS; IN ANY UTILITY TRENCH OVER WHICH ANOTHER UTILITY WILL PASS; OR AS DIRECTED BY THE ENGINEER. TRENCH BACKFILL SHALL BE EXTENDED TWO (2) FEET ON EACH SIDE OF THE PERMANENT TYPE SURFACE.
19. THE COST OF PIPE BEDDING WILL NOT BE PAID FOR SEPARATELY BUT INCLUDED IN THE CONTRACT UNIT PRICES OF THE VARIOUS SEWER ITEMS.
20. ALL WATER SERVICE LINE CONNECTIONS TO EXISTING WATER MAINS SHALL BE PRESSURE TAPS IN ACCORDANCE WITH THE VILLAGE OF SCHAUMBURG STANDARDS.

SANITARY SEWER, STORM SEWER, WATERMAIN (CONT'D.)

21. NEW WATERMAIN VALVES, INCLUDING PRESSURE TAP VALVES, ADJACENT TO AN EXISTING WATERMAIN, AND EXISTING WATERMAIN VALVES SHALL ONLY BE OPERATED BY THE VILLAGE OF SCHAUMBURG DEPARTMENT OF PUBLIC WORKS PERSONNEL WITH 48–HOUR NOTICE (MONDAY–FRIDAY).
22. TREES SHALL BE INSTALLED A MINIMUM OF FIVE (5) FEET HORIZONTALLY FROM SANITARY SEWERS, SANITARY SERVICES, WATERMAINS, AND WATER SERVICES. TREES SHALL BE INSTALLED A MINIMUM OF TEN (10) FEET HORIZONTALLY FROM UTILITY STRUCTURES AND APPURTENANCES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVE VAULTS, VALVE BOXES AND FIRE HYDRANTS.
23. DEFLECTION TESTING OF SANITARY SEWER SHALL BE PERFORMED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," LATEST EDITION.
24. ALL RETAINER GLANDS WHEN REQUIRED TO RESTRAIN VALVES, FITTINGS, HYDRANTS, AND PIPE JOINTS SHALL BE MECHANICAL JOINT WEDGE ACTION TYPE MEGALUG 1100 SERIES AS MANUFACTURED BY EBBA IRON, INC. OR UNI–FLANGE BLOCKBUSTER 1400 SERIES AS MANUFACTURED BY FORD METER BOX CO. AND SHALL BE FOR USE ON DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C151/A21.51, FOR NOMINAL PIPE SIZES 3" THROUGH 48".
25. DEFLECTION TESTING FOR FLEXIBLE THERMOPLASTIC PIPE:

A.) THE PIPELINE SHALL BE TESTED FOR EXCESS DEFLECTION BY PULLING A "GO–NO GO" MANDREL THROUGH THE PIPE FROM MANHOLE TO MANHOLE. THE MANDREL SHALL BE SIZED IN ACCORDANCE WITH SECTION 31–1.11 C (4), AND AS SPECIFIED IN THE SPECIAL PROVISIONS. A "DEFLECTOMETER" MAY ALSO BE USED TO CHECK AND RECORD DEFLECTION.

B.) WHEREVER POSSIBLE AND PRACTICAL, THE TESTING SHALL INITIATE AT THE DOWNSTREAM LINES AND PROCEED TOWARDS THE UPSTREAM LINES.

C.) WHERE DEFLECTION IS FOUND TO BE IN EXCESS OF ALLOWABLE TESTING LIMITS, THE CONTRACTOR SHALL EXCAVATE TO THE POINT OF EXCESS DEFLECTION AND CAREFULLY COMPACT AROUND THE POINT WHERE EXCESS DEFLECTION WAS FOUND. THE LINE SHALL THEN BE RETESTED FOR DEFLECTION. HOWEVER, SHOULD AFTER THE INITIAL TESTING THE DEFLECTED PIPE FAIL TO RETURN TO THE ORIGINAL SIZE (INSIDE DIAMETER), THE LINE SHALL BE REPLACED.

26. DEFLECTION LIMITS FOR FLEXIBLE THERMOPLASTIC PIPE:

A.) DEFLECTION OF POLYVINYL CHLORIDE (PVC) PIPE SHALL NOT EXCEED 5.0% OF THE "BASE I.D." (INTERNAL DIAMETER) OF THE PIPE. "BASE I.D." SHALL BE CALCULATED IN ACCORDANCE WITH THE FOLLOWING:

AVG ID =AVG OD – 2 (1.06)t
TOLERANCE PACKAGE = $(A^2 + B^2 + B + C)1/2$
WHERE:
A = OD TOLERANCE (ASTM D3034)
B = EXCESS WALL THICKNESS TOLERANCE = 0.06t
C = OUT–OF–ROUNDNESS TOLERANCE = 0.15(AVG OD)
t = MINIMUM WALL THICKNESS (ASTM D–2241)

BASE ID = AVG. ID – TOLERANCE PACKAGE

27. THE CONTRACTOR SHALL ROTATE AND/OR ADJUST ANY EXISTING AND/OR NEW HYDRANT TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC UTILITIES.
28. ALL WATERMAIN JOINTS SHALL BE RESTRAINED WITH MEG–A–LUG RETAINER GLANDS OR APPROVED EQUAL FOR A DISTANCE OF 20 FEET FROM THE PROPOSED VALVE VAULT ON THE LIVE SIDE TO THE STUB END.
29. VACUUM TESTING:

VACUUM TESTING SHALL BE CARRIED OUT IMMEDIATELY AFTER ASSEMBLY AND PRIOR TO BACKFILLING OF MANHOLES THAT ARE UP TO SEVENTY–TWO (72) INCHES IN DIAMETER. THIS TESTING SHALL BE COMPLETED BEFORE BACKFILLING SO THAT ANY LEAKS CAN BE FOUND AND FIXED EXTERNALLY. ALL LIFT HOLES SHALL BE PLUGGED WITH A NON–SHRINK GROUT, OR RUBBER PLUG. THE MANHOLE FRAME AND ADJUSTING RINGS SHALL BE SET TO PROPOSED GRADE AND BE IN PLACE BEFORE TESTING. ANY CHIMNEY SEAL INSTALLED BY THE CONTRACTOR SHALL BE AN EXTERIOR TYPE, NO INTERIOR CHIMNEY SEALS ALLOWED. NO GROUT SHALL BE PLACED IN THE HORIZONTAL JOINTS. STUBOUTS, MANHOLE BOOTS AND PIPE PLUGS SHALL BE SECURED TO PREVENT MOVEMENT WHILE THE VACUUM IS DRAWN. VACUUM TESTING SHALL TEST ALL MANHOLES FOR LEAKAGE. A VACUUM OF TEN (10) INCHES OF MERCURY SHALL BE PLACED ON THE MANHOLE AND THE TIME MEASURED FOR THE VACUUM TO DROP TO NINE (9) INCHES OF MERCURY. THE VACUUM SHALL NOT DROP BELOW NINE (9) INCHES OF MERCURY FOR THE FOLLOWING TIME PERIODS FOR EACH SIZE MANHOLE:

FORTY–EIGHT (48) INCHES DIAMETER – SIXTY (60) SECONDS
SIXTY (60) INCHES DIAMETER – SEVENTY–FIVE (75) SECONDS
SEVENTY–TWO (72) INCHES DIAMETER – NINETY (90) SECONDS

30. STAINLESS STEEL NUTS, BOLTS/T–BOLTS, AND WASHERS, TYPE 304 OR BETTER, WILL BE REQUIRED ON ALL WATER MAIN INSTALLATIONS. THIS WOULD APPLY TO HYDRANTS, TAPPING SLEEVES, VALVE, FITTINGS, RESTRAINT, AND OTHER APPURTENANCES BURIED OR IN VALVE VAULTS. MECHANICAL JOINTS AND RESTRAINT GLANDS REQUIRE 304 STAINLESS STEEL T–BOLTS. AN ANTI–SEIZE COMPOUND SHALL BE FACTORY APPLIED TO NUTS OR BOLTS – ANY DAMAGE TO THIS COATING SHALL BE REPAIRED WITH FIELD APPLIED APPROVED ANTI–SEIZE COMPOUND THAT IS A MOLYBDENUM–BASE LUBRICANT, BOSTIK NEVER–SEEZ OR APPROVED EQUAL.

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REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

CONSTRUCTION SPECIFICATIONS – GENERAL NOTES

HARBORCHASE OF SCHAUMBURG

FILE NAME: GENNOTES	DSGN. BY: KMM	JOB NO.: 904.529	FLD. BK./PG.: ---	SHEET NO.
DIR: 814012	DRN. BY: KMS	DATE: 09–08–2025	SCALE: 1" = NONE	03 of 25

PLOT FILE CREATED: 11/21/2025 3:02 PM BY: JEFF CERANEC DRAWING LAST SAVED: 9/8/2025 10:30 AM BY: JEFFCERANEC DRAWING PATH: P:\814012\DWGS\ENGS\DRAWINGS\FINAL DRAFTING\GENNOTES.DWG

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 SCHAUMBURG 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.

D. 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 WMQJOBSTART@MWRD.ORG).

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

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

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS __0.00__ FT.

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

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

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

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

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

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

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

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

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

D. SANITARY SEWER

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

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

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

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

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

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

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

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
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 ⅛ *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

PAGE NO. 19

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REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

MWRD GENERAL NOTES

HARBORCHASE OF SCHAUMBURG

FILE NAME: GENNOTES	DSGN. BY: KMM	JOB NO.: 904.529	FLD. BK./PG.: ---	SHEET NO. 04 of 25
DIR: 814012	DRN. BY: KMS	DATE: 09-08-2025	SCALE: 1" = NONE	

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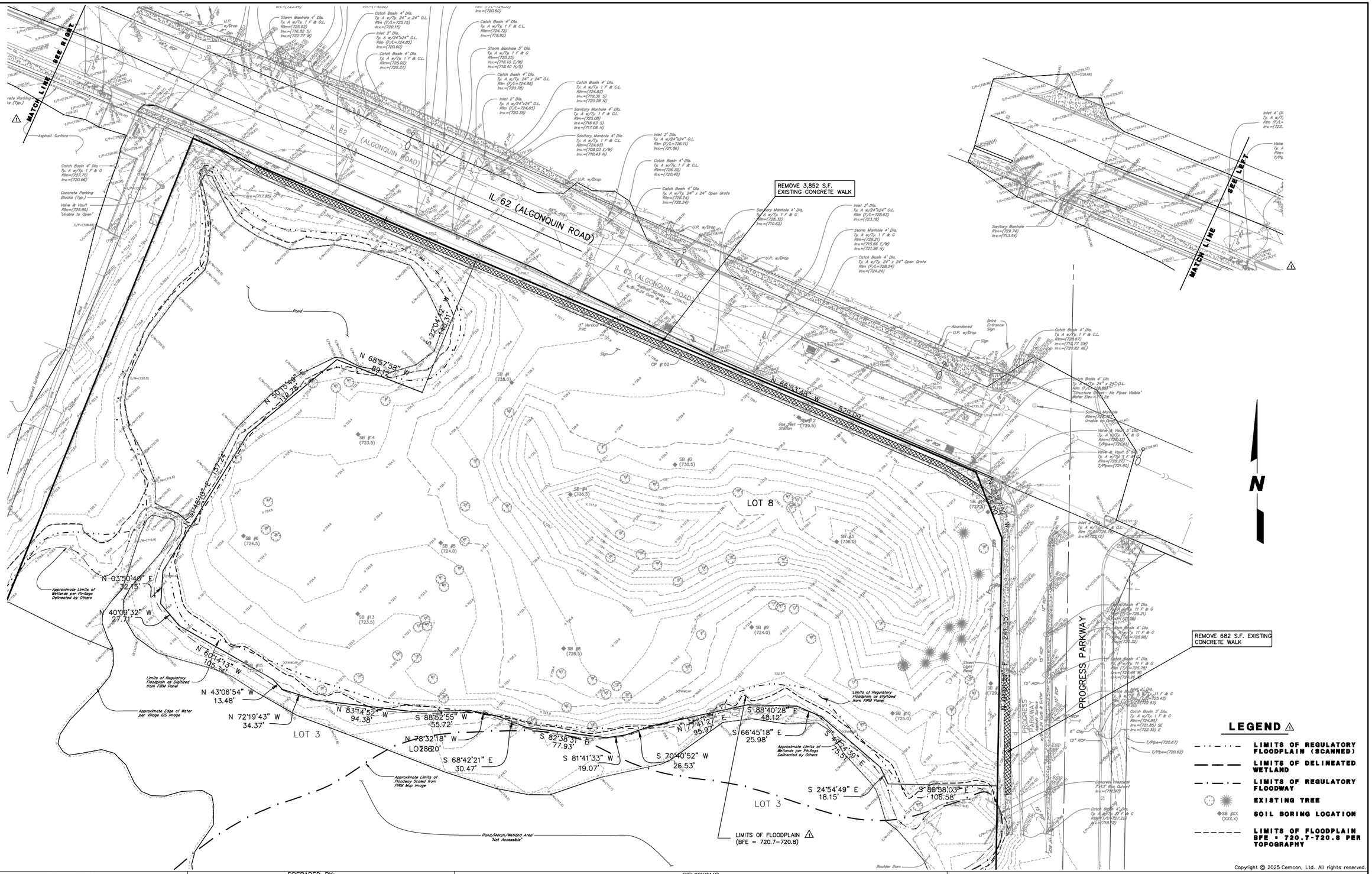

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EXISTING CONDITIONS

HARBORCHASE OF SCHAUMBURG

FILE NAME: EX COND	DSGN. BY: KMM	JOB NO.: 904.529	FLD. BK./PG.: ---
DIR: 814012	DRN. BY: KMS	DATE: 09-08-2025	SCALE: 1" = 40'

SHEET NO. 05 of 25

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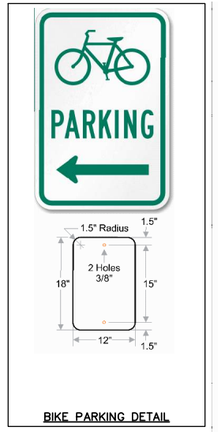
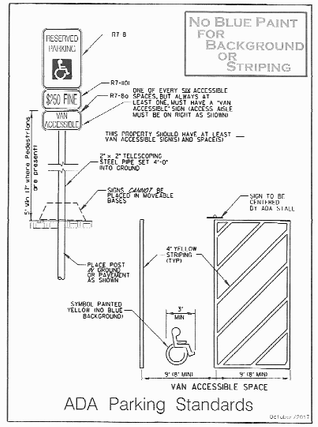
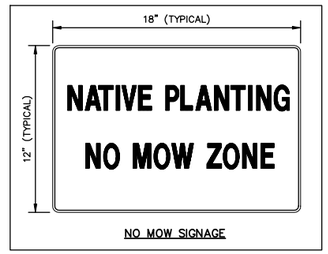
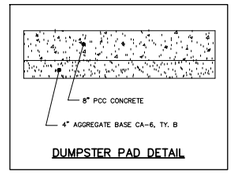


BIKE PARKING DETAIL

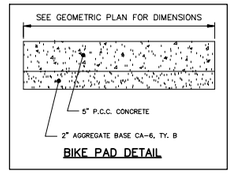




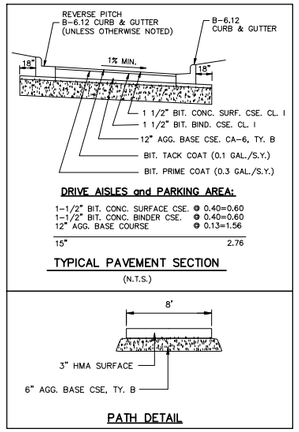
NO MOW SIGNAGE



DUMPSTER PAD DETAIL



BIKE PAD DETAIL



TYPICAL PAVEMENT SECTION
(N.T.S.)

PATH DETAIL

Figure 502.6 (a) Parking Fine Sign

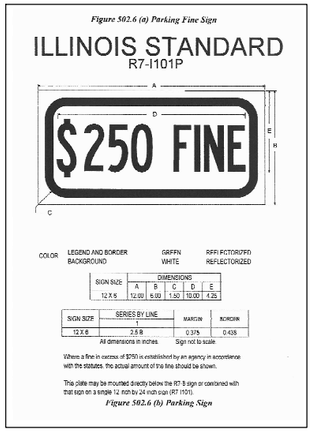
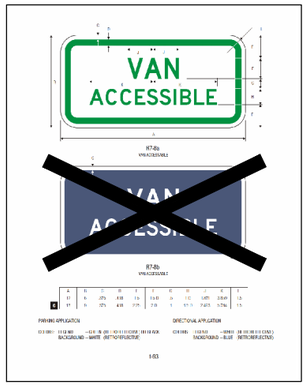
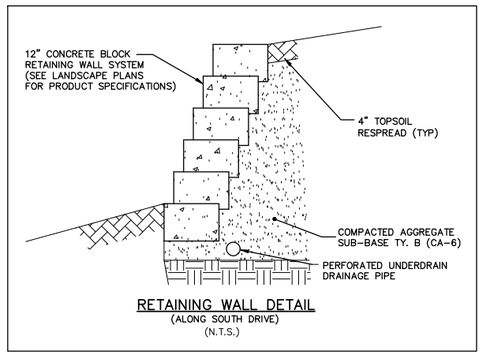
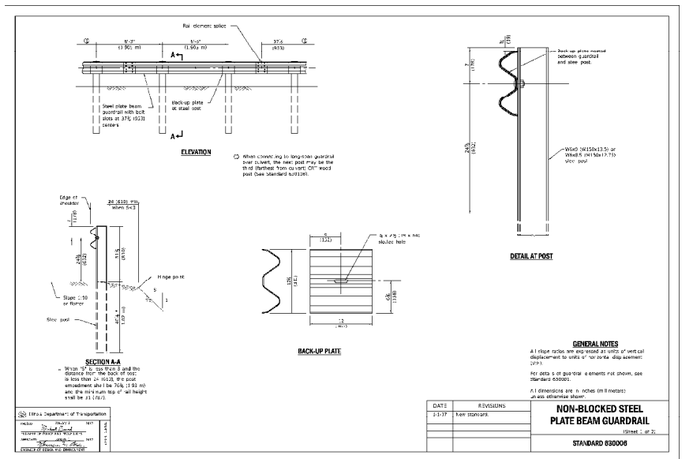


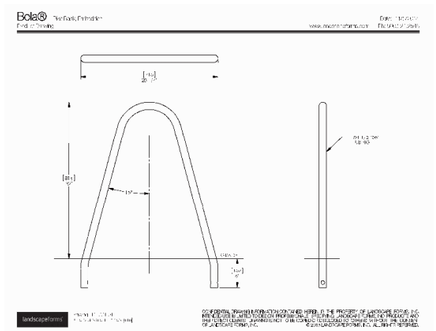
Figure 502.6 (b) Parking Sign

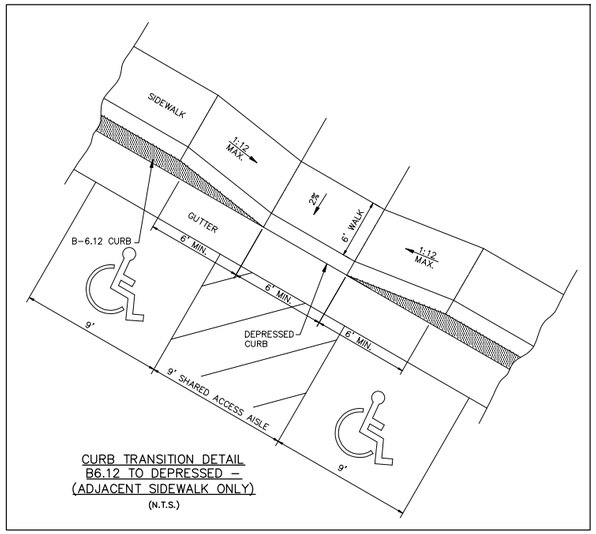




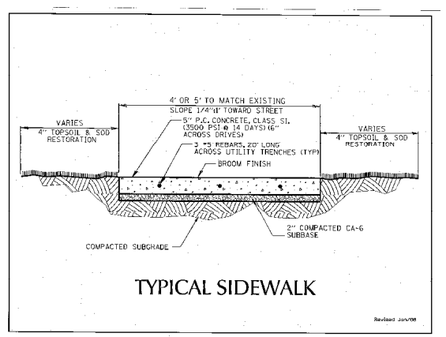
RETAINING WALL DETAIL
(ALONG SOUTH DRIVE)
(N.T.S.)



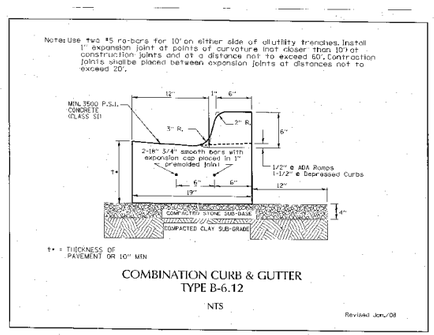




CURB TRANSITION DETAIL
B6.12 TO DEPRESSED –
(ADJACENT SIDEWALK ONLY)
(N.T.S.)



TYPICAL SIDEWALK
Revised Jan/08



COMBINATION CURB & GUTTER
TYPE B-6.12
NTS
Revised Jan/08

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REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

PAVEMENT DESIGN AND DETAILS
HARBORCHASE OF SCHAUMBURG

FILE NAME: DETAILS	DSGN. BY: KMM	JOB NO.: 904.529	FLD. BK./PG.: ---	SHEET NO.
DIR: 814012	DRN. BY: KMS	DATE: 09-08-2025	SCALE: 1" = N.T.S.	06 of 25

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⚠ CURB DIMENSION NOTES

1. ALL RADIUS ARE 4.0' TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
2. ALL PARKING STALLS ADJACENT TO ISLANDS ARE 9.5' WIDE (BACK OF CURB TO STRIPE), ALL OTHER STALLS ARE 9.0' WIDE (STRIPE TO STRIPE) (TYP.).
3. ALL "ADA" PARKING STALLS ADJACENT TO ISLANDS ARE 18.5' WIDE, ALL OTHER "ADA" STALLS ARE 18.0' WIDE (TYP.).

SITE DATA ⚠

A. TOTAL AREA	6.06, AC.±
B. TOTAL SITE AREA	263,952 S.F.
C. ALGONQUIN ROADWAY RESERVATION	0.37 AC.±
D. BUILDING SQUARE FOOTAGE	219,165 S.F.
E. UNITS (INDEPENDANT ASSISTED LIVING/MEMORY CARE)	79/48/32=159
F. F.A.R.	0.830
G. BUILD-TO LINE (ALGONQUIN ROAD-PROGRESS PARKWAY)	15 FEET
H. TOTAL PARKING REQUIRED	169
I. ACCESSIBLE PARKING REQUIRED	7
J. TOTAL PARKING PROVIDED	160 (97 SURFACE, 63 GARAGE)
K. ACCESSIBLE PARKING PROVIDED	7 (4 SURFACE, 3 GARAGE)

NOTES:

1. MUTCD SIGNS TO BE USED WHEREVER POSSIBLE. CORRESPONDING SIGN NUMBERS ARE LISTED BELOW EACH SIGN.
2. ANY SIGN THAT IS NOT A STANDARD SIGN – A DETAIL IS PROVIDED ON SHEET 6.

LEGEND

- – REVERSE PITCH B-6.12 GUTTER.
- – B-6.12 CURB & GUTTER.
- – DEPRESSED CURB.
- GREEN ROOF
- CONCRETE PAVEMENT
- ASPHALT PATH
- FIRE DEPARTMENT CONNECTION

N

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GEOMETRIC PLAN
HARBORCHASE OF SCHAUMBURG

FILE NAME: GEO PLAN	DSGN. BY: KMM	JOB NO.: 904.529	FLD. BK./PG.: ---	SHEET NO. 07 of 25
DIR: 814012	DRN. BY: KMS	DATE: 09-08-2025	SCALE: 1" = 40'	

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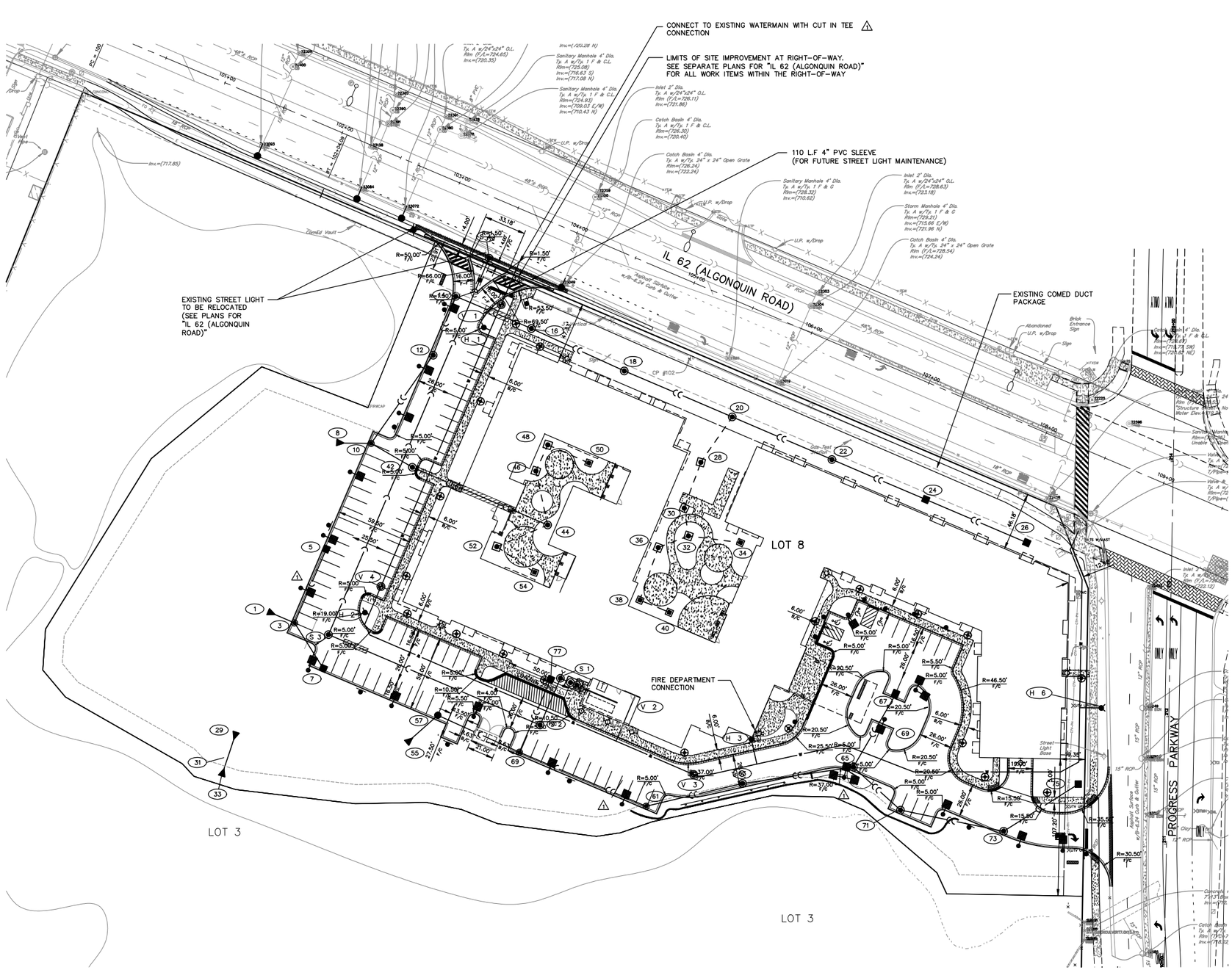

N

⚠ NOTES:
1. ALL WATER MAIN SHUTDOWNS SHALL BE COORDINATED WITH THE VILLAGE OF SCHAUMBURG ENGINEERING AND PUBLIC WORKS DEPARTMENT (EPW). EPW WILL INVESTIGATE SHUTDOWNS PRIOR TO SCHEDULED CONSTRUCTION TO ENSURE THAT VALVES ARE FUNCTIONING PROPERLY. CONTRACTOR SHALL CONTACT EPW DISPATCH LINE (847-923-6612) A MINIMUM OF SEVEN WORKING DAYS PRIOR TO SHUTDOWN TO SCHEDULE THE PRE-SHUTDOWN INVESTIGATION.

2. CONTRACTOR SHALL CONTACT EPW A MINIMUM OF 48 HOURS PRIOR TO SHUTDOWN TO CONFIRM SCHEDULE AND DETAILS OF SHUTDOWN. DEPENDING ON THE NUMER OF EXISTING BUSINESSES SERVICED BY THE AFFECTED WATER MAIN, SPECIAL CIRCUMSTANCES (NIGHT SHUTDOWN) MAY BE REQUIRED.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		CLEANOUT
		DRAIN BASIN
		INLINE DRAIN
		SLOPE INLET BOX
		HEADWALL
		END SECTION
		STORM SEWER
		SUMP DRAIN CONDUIT
		SANITARY SEWER
		WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		POST TOP FIXTURE
		WALL MOUNTED FIXTURE
		SITE POLE MOUNTED FIXTURE
	No.	NUMBERING SYSTEM USED ON PLANS FOR DRAINAGE STRUCTURE IDENTIFICATION
	CNo.	NUMBERING SYSTEM USED ON PLANS FOR CLEANOUT STRUCTURE IDENTIFICATION
	H No.	NUMBERING SYSTEM USED ON PLANS FOR FIRE HYDRANT IDENTIFICATION
	V No.	NUMBERING SYSTEM USED ON PLANS FOR VALVE VAULT IDENTIFICATION
	S No.	NUMBERING SYSTEM USED ON PLANS FOR SANITARY MANHOLE IDENTIFICATION

NOTE: ALL SANITARY SEWER SHALL BE 8 INCH DIA. UNLESS OTHERWISE NOTED.
ALL WATERMAIN SHALL BE 8 INCH DIA. UNLESS OTHERWISE NOTED.

NOTE. 1. A SEPARATE ELECTRICAL PERMIT WILL BE REQUIRED FOR THE PARKING LOT LIGHTING.
2. SEE ELECTRICAL PLAN FOR LIGHT POLE / FOUNDATION DETAILS.

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OVERALL UTILITY PLAN

HARBORCHASE OF SCHAUMBURG

FILE NAME: OVER UTIL	DSGN. BY: KMM	JOB NO.: 904.529	FLD. BK./PG.: ---	SHEET NO. 08 of 25
DIR: 814012	DRN. BY: KMS	DATE: 09-08-2025	SCALE: 1" = 40'	

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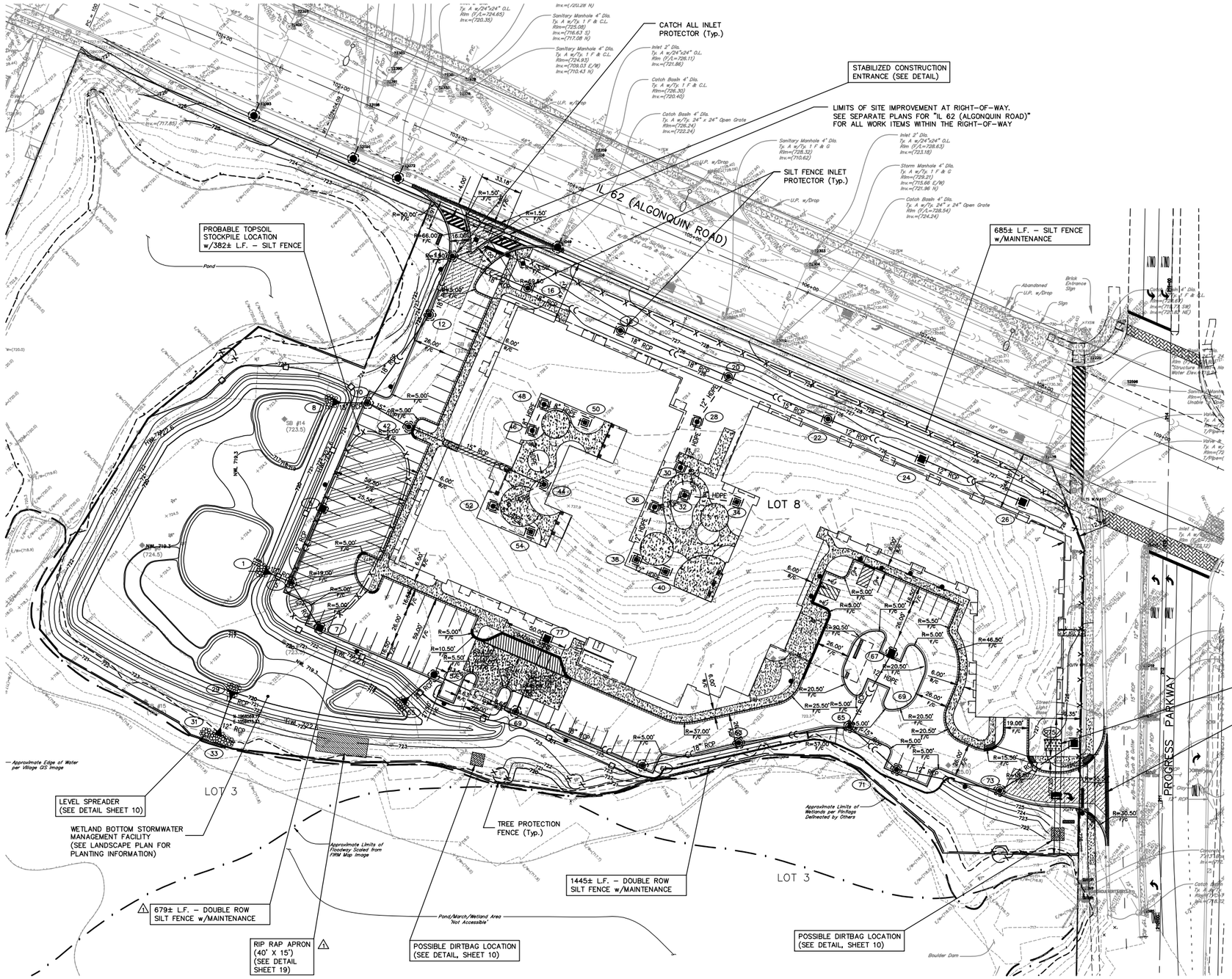

N

NOTE:

1. ALL TREES WITHIN LOT 8 NOT SHOWN WITH TREE PROTECTIVE FENCE TO BE REMOVED.

2. ALL SOIL EROSION AND PROTECTIVE IMPROVEMENTS TO BE INSTALLED AND INSPECTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ISSUANCE OF A LAND DEVELOPMENT PERMIT.

3. ALL PUBLIC RIGHT-OF-WAY AREAS TO BE SODDED UPON COMPLETION.

4. EROSION CONTROL BLANKET TO BE INSTALLED ON ALL SLOPES 4:1 OR GREATER.

5. WORK WITHIN THE FLOODPLAIN AREAS SHALL OCCUR DURING PERIODS OF NORMAL WATER LEVELS. ALL WORK ITEMS OCCUR ABOVE THE NORMAL WATER LEVEL IN THE AREA.

6. PUMPING/DEWATERING INCLUDING DISCHARGE MUST BE FILTERED USING A PROPER SEDIMENTATION CONTROL MEASURE PRIOR TO DISCHARGE FROM THE SITE.

7. IF SOILS BELOW THE REQUIRED EXCAVATION DEPTH OF THE AGGREGATE BASE COURSE FOR THE PERMEABLE PAVER PARKING AREA EXPERIENCE COMPACTION DUE TO THE TEMPORARY STOCKPILE, MATERIAL SHALL BE REMOVED AND REPLACED AS NECESSARY TO ENSURE INFILTRATION CAPACITY. ON SITE SOILS ENGINEER TO VERIFY SOILS UPON REMOVAL OF STOCKPILE.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		CLEANOUT
		SLOPE INLET BOX
		HEADWALL
		END SECTION
		STORM SEWER
		TEMPORARY STANDPIPE
		TRIANGULAR SILT DIKE
		AGGREGATE DITCH CHECK
		TEMPORARY CONCRETE WASHOUT FACILITY
		POSSIBLE DIRTBAG LOCATION
		SINGLE ROW SILT FENCE w/MAINTENANCE
		DOUBLE ROW SILT FENCE w/MAINTENANCE
		RIP-RAP
		REINFORCED SILT OR SEDIMENT BAG
		CATCH ALL INLET PROTECTOR
	(NO.)	NUMBERING SYSTEM USED ON PLANS FOR DRAINAGE STRUCTURE IDENTIFICATION

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SOIL EROSION AND SEDIMENTATION CONTROL PLAN

HARBORCHASE OF SCHAUMBURG

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DIR: 814012	DRN. BY: KMS	DATE: 09-08-2025	SCALE: 1" = 40'	09 of 25

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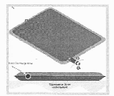
DIRTBAG
PUMPED SEDIMENT REMOVAL SYSTEM

SEDIMENT & PERIMETER CONTROL

DIRTBAG®

Retains the silt, sand and fines while allowing the filtered water to drain out into the drainage system.





Protect the environment effectively and economically with the ACF Dirtbag®!

The ACF Dirtbag® collects sand, silt and fines, while regulating that enters streams, surrounding property and storm sewers. ACF can make custom Dirtbags® to suit your needs. ACF Environmental manufactures the Dirtbag® using a variety of wovens and nonwoven geotextile fabrics. We can produce any size, dimension, or fabric weight requested.

Each standard Dirtbag® has a fill spout large enough to accommodate a 4" discharge hose. Straps are attached to ensure the hose and prevent pumped water from escaping without being filtered. To increase the efficiency of filtration, place the bag on an aggregate or haybale bed to maximize water flow through the surface area of the bag. Dirtbag® is full when it no longer can efficiently filter sediment or pass water at a reasonable rate. Flow and removal rates will vary depending on the size of Dirtbag®, the type of surface, rock or other substance under the bag. Under most circumstances a Dirtbag® will accommodate flow rates of 500 gallons per minute. Use of excessive flow rates or overfilling Dirtbag® with sediment will cause ruptures of the bags or failure of the hose attachment straps.

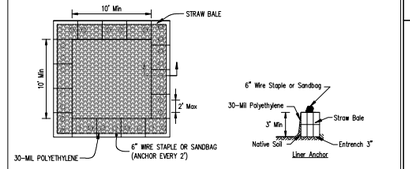
Dirtbag® must be monitored during use.
Dirtbags® and Dirtbags® HD have been tested under ASTM D-7351 and ASTM D-7701, which are Standard Test Methods for Determining Flow Rate of Water and Suspended Solids Retention from a Closed Geosynthetic Bag. Testing summary available upon request.

Dirtbag®	Dirtbag® HD
Standard Dirtbag® Features	Dirtbag® HD Features
- Higher flow rate	- Higher strength
- Higher removal rate	- More cost effective
- Smaller openings	- Less susceptible to ruptures

NEW

For more information on the ACF Environmental Redi-Hinge Control, please refer to Sales Aid 330 or call 800.442.3186 or visit us at www.acfenv.com

ACF environmental



PLAN VIEW

STRAW BALE ANCHOR SECTIONS

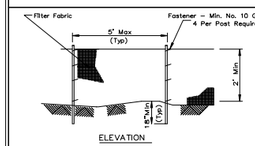
SIGN DETAIL

NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.

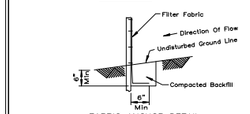
TEMPORARY CONCRETE WASHOUT FACILITY – STRAW BALE

Designed: _____ Date: _____
Drawn: K.JESPER Date: _____
Checked: _____ Date: _____
Approved: _____ Date: _____

SILT FENCE PLAN



ELEVATION



FABRIC ANCHOR DETAIL

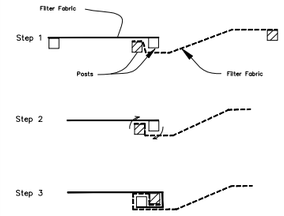
NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE: Project, Designed, Drawn, Checked, Approved — Date

NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-620 SHEET 1 OF 2 DATE 11-20-01

SILT FENCE



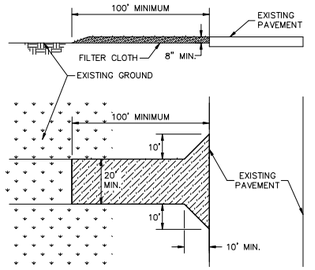
ATTACHING TWO SILT FENCES

NOTES:
1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Drive both posts a minimum of 18 inches into the ground and bury the flap.

REFERENCE: Project, Designed, Drawn, Checked, Approved — Date

NRCS Natural Resources Conservation Service

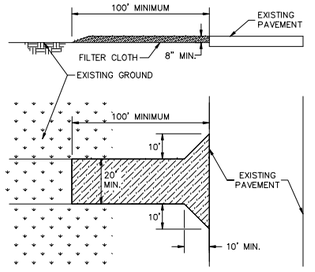
STANDARD DWG. NO. IL-620(W) SHEET 2 OF 2 DATE 3-28-89



STABILIZED CONSTRUCTION ENTRANCE
(FOR STONE PORTION OF ACCESS)

IL 62 (ALGONQUIN ROAD) CONSTRUCTION ENTRANCE SPECIFICATIONS

1. SURFACE – 2" CLASS I BITUMINOUS CONCRETE.
2. BASE – 6" CA–6.
3. THICKNESS – NOT LESS THAN (8) INCHES.
4. FILTER CLOTH – SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
5. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
6. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
7. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

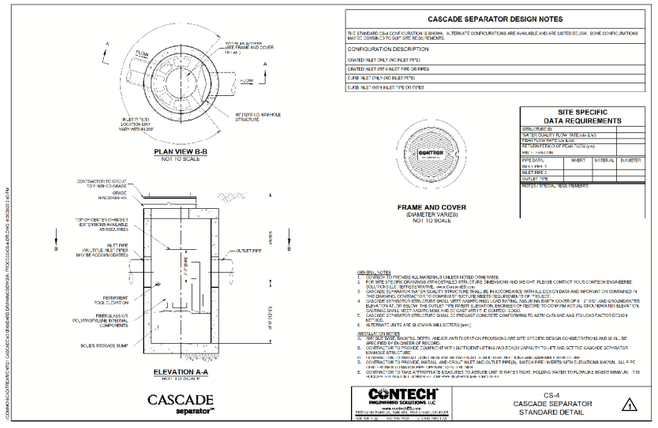


STABILIZED CONSTRUCTION ENTRANCE
(FOR STONE PORTION OF ACCESS)

PROGRESS PARKWAY CONSTRUCTION ENTRANCE SPECIFICATIONS

(FOR STONE PORTION OF ACCESS)

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS – NOT LESS THAN (8) INCHES.
3. FILTER CLOTH – SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
4. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
5. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
6. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



CASCADE separator™

CASCADE SEPARATOR DESIGN NOTES

THIS STANDARD DETAIL COVERS CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY NOT ASSEMBLE TO MEET SITE SPECIFIC REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET OR CURB INLET AS SHOWN
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
TYPE OF STRUCTURE: MANHOLE, CATCH BASIN, INLET OR CURB INLET			
NUMBER OF UNITS			
PIPE DATA: INCLUDE ADDITIONAL ROWS IF NEEDED	SHAPE (CIRCULAR, ELLIPTICAL, ARCH, ETC.)	MATERIAL (CONCRETE, RCP, PVC, HDPE, ETC.)	DIAMETER (IN)
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
RIM ELEVATION			
SUMP ELEVATION			
INVERT ELEVATION			
MINIMUM PIPE CLEARANCE			

FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

GENERAL NOTES
1. ALL DIMENSIONS ARE NOMINAL UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERING SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. THE CONTRACTOR IS RESPONSIBLE FOR THE STRUCTURAL DESIGN OF ALL BACKFILL REQUIREMENTS AND LOADINGS DURING CONSTRUCTION. THE OWNER SHALL NOTIFY THE CONTRACTOR OF THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO M199 DESIGN.
5. ALTERNATE UNITS ARE GIVEN IN BALLOONED [mm].

INSTALLATION NOTES
1. SET STRUCTURE ON FOUNDATION MATERIAL CAPABLE OF PROVIDING UNIFORM AND SITE SPECIFIC DESIGN SUBSTRUCTURE AND IN ALL BE SPECIFIED BY AN ENGINEER OF RECORD.
2. BACKFILL AND INSTALL PIPE IN ACCORDANCE WITH E INSTRUCTIONS AND PROVIDE CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
3. [REMOVE / DO NOT REMOVE] LIFT HOLE INSERTS AS SHOWN. [REMOVE / DO NOT REMOVE] LIFTING ASSEMBLY AND DISPOSE OF PROPERLY.
4. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS NOT FLOTED. HOLDING WATER TO PROVIDE A BALLAST MINIMUM. THIS [IS / IS NOT] INCLUDED IN THE PRICE OF THE CASCADE SEPARATOR.

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
800.338.1122 513.645.7000 513.645.7993 FAX

CS-4
CASCADE SEPARATOR STANDARD DETAIL

DIRTBAG® SPECIFICATIONS

SEDIMENT & PERIMETER CONTROL

STANDARD DIRTBAG®

Standard Sizes:
4' x 4'
5' x 5'
8' x 10'
10' x 10'
15' x 15'
Custom sizes available upon request.

Geotextile Properties – Bag: Nonwoven

Property	Test Method	Units	Test Results
Weight	ASTM D-5774	oz/yd	8
Grab Tensile	ASTM D-4632	lbs.	305
CBR Puncture	ASTM D-6241	lbs.	825
Flow Rate	ASTM D-4491	gal/min/ft²	90
Permeability	ASTM D-4491	sec⁻¹	1.4
UV Resistant	ASTM D-4355	%	70
AOS %	ASTM D-4751	US Sieve	80

DIRTBAG® HD

Standard Sizes:
5' x 5'
4' x 10'
10' x 10'
12' x 12.5'
12' x 14.75'
Custom sizes available upon request.

Geotextile Properties – Woven

Property	Test Method	Units	Test Results
Weight	ASTM D-5770	oz/yd	6.2
Grab Tensile	ASTM D-4632	lbs.	180/200
CBR Puncture	ASTM D-6241	lbs.	900
Flow Rate	ASTM D-4491	gal/min/ft²	160
Permeability	ASTM D-4491	sec⁻¹	0.060
UV Resistant	ASTM D-4355	%	90
AOS %	ASTM D-4751	US Sieve	30

Dirtbag® Test Results

Property	Test Method	Units	Standard Dirtbag Results	Results
Average Removal Efficiency	ASTM D-7351	%	99.6	99.7
Residual Low Head	ASTM D-7351	ft	0.001	0.001
CBR Puncture	ASTM D-6241	lbs.	97.98	99.29

Dirtbag® Seam Test Results (under ASTM D4884)

NonWoven Dirtbag	Woven Dirtbag
Maximum Load 169 lbs	Maximum Load 326 lbs
Maximum Strength 1176 lbf/in	Maximum Strength 1932 lbf/in

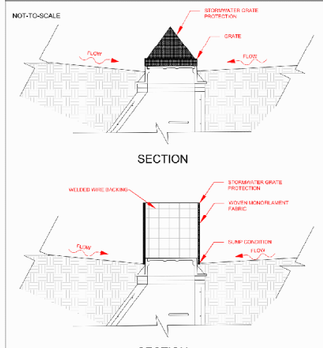
NOTE: Fabric test results are derived from a material failure rather than a stitch failure.

All properties are Minimum Average Roll Value (MARV) except the weight, of the fabric, which is given for information purposes only. Depending on seal conditions and filtrate's requirements, additional geotextile options are available. All test methods are ASTM or industry standard, and have been verified by a third party testing facility. Test data is available upon request.

ACF environmental
Erosion and Sediment Control
800.442.3186
acfenvironmental.com

Dirtbag® and Dirtbag® Tube are also available from ACF

MANUFACTURED ABOVE GRADE INLET PROTECTION



SECTION

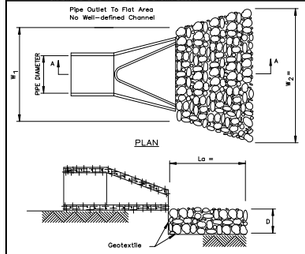
NOTES:
1. A maintenance schedule must maintain a sediment accumulation of less than 50% of the height of the inlet protection.
2. Device should be supported.
3. Fabric type should be IUM 592 Standard Table 1 Class 4

REFERENCE: Project, Designed, Drawn, Checked, Approved — Date

STANDARD DWG. NO. IUM-531 SHEET 1 OF 1 DATE 03-27-17

PIPE OUTLET TO FLAT AREA*

*ALL OTHER FLARED END PIPE OUTLETS INDICATED WITH RIP–RAP SHALL PROVIDE THE AREA OF RIP RAP CALLED OUT ON THE DRAINAGE AND GRADING SHEETS IN THE TABLE SHOWN BELOW.



PIPE OUTLET DIAMETER (IN)	LENGTH Lo (FT)	WIDTH W1 (FT)	WIDTH W2 (FT)	DEPTH d (IN)	ROCK GRADATION
12	10	5.0	7.0	10	RR-3
15	12	5.0	8.0	10	RR-3
18	14	6.0	9.0	10	RR-3
21	16	6.5	10.0	10	RR-3
24	18	8.0	11.0	10	RR-3
27	17	8.0	12.0	10	RR-3
30	18	7.0	13.0	20	RR-3
36	20	8.0	16.0	20	RR-3
42	22	10.0	18.7	20	RR-3
48	24	12.0	19.4	20	RR-3
54	26	13.0	21.3	20	RR-3
60	28	14.0	23.2	20	RR-3

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

REFERENCE: Project, Designed, Drawn, Checked, Approved — Date

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE ILLINOIS

STANDARD DWG. NO. IL-610 SHEET 1 OF 1 DATE 4-15-93

Suggested Maintenance Catch-All Inlet Protector

The frequency and degree of maintenance required is dependent on site conditions and rainfall. Certain types of soil and rain will darken with hydrocarbons, and will saturate and tend to "sidewipe" the fabric bags more quickly than others.

Generally, the bags can be emptied, inverted, washed, and re-used throughout an entire project. They may also be vacuumed. The bag must be replaced if it is severely worn or torn.

GUIDELINES FOR CONSTRUCTION SITES

1. Inspect the bag at least every 2 weeks. Clean, if needed.
2. Inspect the bag every time there is rainfall totaling 1 or more inches – Clean, if needed.
3. Replace the bag if it has a hole in it.
4. Replace the bag if it appears clean but won't pass water.

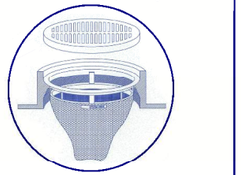
Suggested Maintenance
Catch-All 36S

Typically, the Catch-All 36S is installed in a paved parking lot or maintenance yard. The degree and frequency of maintenance required is generally the less than the Catch-All installed at construction sites.

GUIDELINES FOR PARKING LOTS & MAINTENANCE YARDS

1. Inspect the bag at least once per month – Clean, if needed.
2. Inspect the bag every time there is rainfall totaling more than two inches – Clean, if needed.
3. Replace the bag every 6 months. More often for harsh environments.
4. Replace the bag after any oil, coolant, or solvent spill.
5. Replace the bag if it has a hole in it.
6. Replace the bag if it appears clean but won't pass water.

Catch-All
Inlet Protector
Custom fitted to virtually any inlet casting



INSTALLED COMPLETELY BELOW THE GRATE

MMI
Marathon Materials, Inc.
55553 W. Schultz Street
Plainfield, IL 60544
(800) 983-9193
Distributed by...

PIPE OUTLET TO FLAT AREA*

*ALL OTHER FLARED END PIPE OUTLETS INDICATED WITH RIP–RAP SHALL PROVIDE THE AREA OF RIP RAP CALLED OUT ON THE DRAINAGE AND GRADING SHEETS IN THE TABLE SHOWN BELOW.

PIPE OUTLET DIAMETER (IN)	LENGTH Lo (FT)	WIDTH W1 (FT)	WIDTH W2 (FT)	DEPTH d (IN)	ROCK GRADATION
12	10	5.0	7.0	10	RR-3
15	12	5.0	8.0	10	RR-3
18	14	6.0	9.0	10	RR-3
21	16	6.5	10.0	10	RR-3
24	18	8.0	11.0	10	RR-3
27	17	8.0	12.0	10	RR-3
30	18	7.0	13.0	20	RR-3
36	20	8.0	16.0	20	RR-3
42	22	10.0	18.7	20	RR-3
48	24	12.0	19.4	20	RR-3
54	26	13.0	21.3	20	RR-3
60	28	14.0	23.2	20	RR-3

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

REFERENCE: Project, Designed, Drawn, Checked, Approved — Date

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE ILLINOIS

STANDARD DWG. NO. IL-610 SHEET 1 OF 1 DATE 4-15-93

Cascade Separator Project Details

Description
The Cascade Separator® is the latest innovation in hydrodynamic separation from Contech. The Cascade uses advanced sediment capture technology to provide the highest sediment removal efficiency of any Contech HDS product.

Project Information
Project Name: 68199 - CR 3
Location: Schaumburg, IL
Date: November 21, 2025

Design Parameters	
System Type	Cascade Separator
Particle Size D50	110
System Model	CS-4
Sizing Method	Net Annual Removal
Drainage Area	.36 acres
Runoff Coefficient	.9
Time of Concentration	10 min
Peak Conveyance	2.0cfs/sec
100% Trash Capture?	No
Primary Access Casting	Grate Inlet
Target Removal %	80%

Outlet Pipe Information	
# of Pipes	1
Outlet Diameter	12 inches
Outlet Invert Elev	719.5 ft
Outlet Angle	180°
Outlet Material	RCP
Inlet Pipe Information	
# of Pipes	1
Inlet Diameter	12 inches
Inlet Invert Elev	719.5 ft
Inlet Angle	35°
Inlet Material	RCP

Cascade Separator Project Details

Description
The Cascade Separator® is the latest innovation in hydrodynamic separation from Contech. The Cascade uses advanced sediment capture technology to provide the highest sediment removal efficiency of any Contech HDS product.

Project Information
Project Name: 98104 - CB19
Location: Schaumburg, IL
Date: November 21, 2025

Design Parameters	
System Type	Cascade Separator
Particle Size D50	110
System Model	CS-4
Sizing Method	Net Annual Removal
Drainage Area	2.78 acres
Runoff Coefficient	.8
Time of Concentration	10 min
Peak Conveyance	8.52ft³/sec
100% Trash Capture?	No
Primary Access Casting	Grate Inlet
Target Removal %	80%

Outlet Pipe Information	
# of Pipes	1
Outlet Diameter	18 inches
Outlet Invert Elev	719.42 ft
Outlet Angle	180°
Outlet Material	RCP
Inlet Pipe Information	
# of Pipes	2
Inlet 1 Diameter	18 inches
Inlet 1 Invert Elev	719.42 ft
Inlet 1 Angle	-55°
Inlet 1 Material	RCP
Inlet 2 Diameter	15 inches
Inlet 2 Invert Elev	719.42 ft
Inlet 2 Angle	80°
Inlet 2 Material	RCP

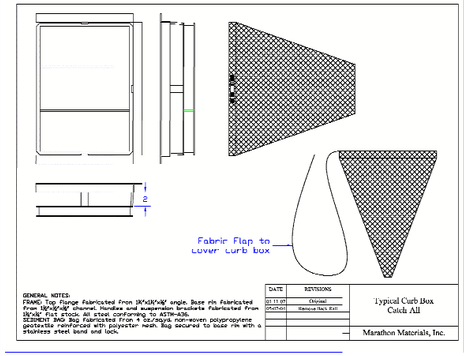
Cascade Separator Project Details

Description
The Cascade Separator® is the latest innovation in hydrodynamic separation from Contech. The Cascade uses advanced sediment capture technology to provide the highest sediment removal efficiency of any Contech HDS product.

Project Information
Project Name: 93111 - CB 57
Location: Schaumburg, IL
Date: November 21, 2025

Design Parameters	
System Type	Cascade Separator
Particle Size D50	110
System Model	CS-4
Sizing Method	Net Annual Removal
Drainage Area	1.63 acres
Runoff Coefficient	.8
Time of Concentration	10 min
Peak Conveyance	6.96ft³/sec
100% Trash Capture?	No
Primary Access Casting	Grate Inlet
Target Removal %	80%

Outlet Pipe Information	
# of Pipes	1
Outlet Diameter	21 inches
Outlet Invert Elev	719.37 ft
Outlet Angle	180°
Outlet Material	RCP
Inlet Pipe Information	
# of Pipes	1
Inlet Diameter	21 inches
Inlet Invert Elev	719.37 ft
Inlet Angle	66°
Inlet Material	RCP

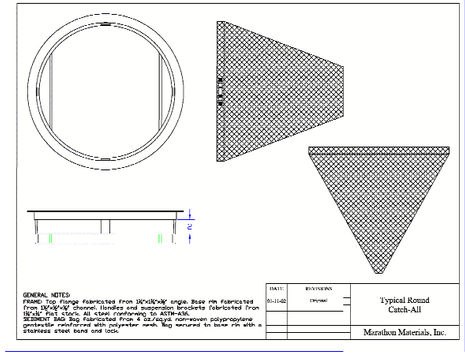


GENERAL NOTES:
FRAME: Top flange fabricated from 3/4"x3/4"x3/4" angle. Base rim fabricated from 12"x3/4" channel. Handles and suspension brackets fabricated from 3/4"x3/4" flat stock. All steel conforming to ASTM-A36.
SEDIMENT BAG Bag fabricated from 4 oz/sqyd nonwoven polypropylene geotextile reinforced with polyester mesh. Bag secured to base rim with a stainless steel band and lock.

DATE	REVISIONS
01-11-07	Original
07/17/07	Material Mark Edit

Typical Curb Box Catch All

Marathon Materials, Inc.

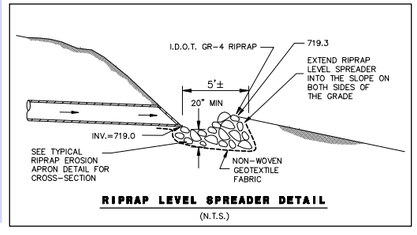


GENERAL NOTES:
FRAME: Top flange fabricated from 3/4"x3/4"x3/4" angle. Base rim fabricated from 12"x3/4" channel. Handles and suspension brackets fabricated from 3/4"x3/4" flat stock. All steel conforming to ASTM-A36.
SEDIMENT BAG Bag fabricated from 4 oz/sqyd nonwoven polypropylene geotextile reinforced with polyester mesh. Bag secured to base rim with a stainless steel band and lock.

DATE:	REVISIONS
01-11-07	Original

Typical Round Catch-All

Marathon Materials, Inc.



RIPRAP LEVEL SPREADER DETAIL
(N.T.S.)

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PREPARED FOR:
THREE LEAF PARTNERS
504 W. JUNEAU AVENUE
MILWAUKEE, WI 53203
414–775–0857

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502–9675
Ph: 630.862.2100 Fax: 630.862.2199
E–Mail: cadd@cemcon.com Website: www.cemcon.com

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11–21–25/JJC	REVISED PER VILLAGE COMMENTS RECEIVED 11–10–25			

SOIL EROSION AND SEDIMENTATION CONTROL DETAILS
HARBORCHASE OF SCHAUMBURG

FILE NAME: DETAILS	DSGN. BY: KMM	JOB NO.: 904.529	FLD. BK./PG.: ---	SHEET NO. 10 of 25
DIR: 814012	DRN. BY: KMS	DATE: 09–08–2025	SCALE: 1" = N.T.S.	

PLOT FILE CREATED: 11/21/2025 4:55 PM BY KRISTIN STAERKEL DRAWING LAST SAVED: 11/21/2025 4:55 PM BY KRIS DRAWING PATH: P:\814012\DWG\ENG\DRAWINGS\FINAL DRAFTING\DETAILS.DWG

STORMWATER POLLUTION PREVENTION PLAN

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED TO COMPLY WITH THE PROVISIONS OF THE GENERAL NPDES PERMIT NUMBER ILR10 ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY FOR STORMWATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES.

THE PERMITTEE MUST COMPLY WITH ALL CONDITIONS OF THE GENERAL PERMIT. ANY PERMIT NON-COMPLIANCE CONSTITUES A VIOLATION OF THE ILLINOIS ENVIRONMENTAL PROTECTION ACT AND CLEAN WATER ACT AND IS GROUNDS FOR ENFORCEMENT ACTION, FOR PERMIT TERMINATION, REVOCATION AND REISSUANCE OR MODIFICATION, OR FOR DENIAL OF A PERMIT RENEWAL APPLICATION.

ALL EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO ANY WORK COMMENCING.

NO STOCKPILES ARE ALLOWED WITHIN THE LIMITS OF FLOODPLAIN, WETLANDS AND WETLAND BUFFER AREAS.

1. SITE DESCRIPTION

A. THE FOLLOWING IS A DESCRIPTION OF THE CONSTRUCTION ACTIVITY WHICH IS THE SUBJECT OF THIS PLAN:

THE CONSTRUCTION OF SITE INFRASTRUCTURE IMPROVEMENTS TO SERVE AN ASSISTED LIVING FACILITY, INCLUDING GRADING OF THE SITE, STORM SEWERS AND SERVICES, SANITARY SEWERS AND SERVICES, WATER MAINS AND SERVICES, PARKING LOT PAVEMENTS, SIDEWALKS, LIGHTING, EROSION AND SEDIMENTATION CONTROL MEASURES, AND VEGETATIVE STABILIZATION AND BEST MANAGEMENT PRACTICES.

B. THE FOLLOWING IS A DESCRIPTION OF THE INTENDED SEQUENCE OF MAJOR ACTIVITIES WHICH WILL DISTURB SOILS FOR MAJOR PORTIONS OF THE CONSTRUCTION SITE:

a. SOIL EROSION CONTROL MEASURES INSTALLATION.
b. SITE GRADING AND STOCKPILING OPERATIONS.
c. INSTALLATION OF SITE UTILITIES.
d. TOPSOIL PLACEMENT, FINE GRADING AND VEGETATIVE RESTORATION.

C. THE TOTAL AREA OF THE PROJECT IS ESTIMATED TO BE APPROXIMATELY 6.06+/- ACRES. THE TOTAL AREA OF THE PROJECT ESTIMATED TO BE DISTURBED BY EXCAVATION, GRADING, OR OTHER ACTIVITIES IS APPROXIMATELY 6.06+/- ACRES.

D. THE ESTIMATED RUNOFF CURVE NUMBER OF THE PROJECT SITE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED IS 82.9. INFORMATION DESCRIBING THE SOILS AT THE SITE IS CONTAINED IN THE SOILS REPORT(S) FOR THE PROJECT ON FILE WITH THE OWNER/DEVELOPER.

E. THESE PLAN DOCUMENTS CONTAIN SITE MAP(S) INDICATING DRAINAGE PATTERNS AND APPROXIMATE SLOPES ANTICIPATED AFTER MAJOR GRADING ACTIVITIES, AREAS OF MAJOR SOIL DISTURBANCE, THE LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE AND CONTROLS TO PREVENT OFF-SITE SEDIMENT TRACKING, THE LOCATION OF MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS IDENTIFIED IN THE PLAN, THE LOCATION OF AREAS WHERE STABILIZATION PRACTICES ARE EXPECTED TO OCCUR, LOCATION OF ON-SITE OR OFF-SITE SOIL STOCKPILING OR MATERIAL STORAGE, SURFACE WATERS (INCLUDING WETLANDS), AND LOCATIONS WHERE STORMWATER IS DISCHARGED TO A SURFACE WATER.

F. THE IMMEDIATE RECEIVING WATER IS SALT CREEK WHICH IS TRIBUTARY TO THE DES PLAINES RIVER.

2. CONTROLS

THIS SECTION OF THE PLAN ADDRESSES THE VARIOUS CONTROLS THAT WILL BE IMPLEMENTED FOR EACH OF THE MAJOR CONSTRUCTION ACTIVITIES DESCRIBED IN 1.B. ABOVE. FOR EACH MEASURE DISCUSSED, THE CONTRACTORS AND SUB-CONTRACTORS WILL BE RESPONSIBLE FOR ITS IMPLEMENTATION AS INDICATED. EACH SUCH CONTRACTOR OR SUB-CONTRACTOR MUST SIGN THE REQUIRED CERTIFICATION ON THIS PLAN.

A. EROSION AND SEDIMENT CONTROLS

THE PERMITTEE SHALL DESIGN, INSTALL AND MAINTAIN EFFECTIVE EROSION CONTROLS AND SEDIMENT CONTROLS TO MINIMIZE THE DISCHARGE OF POLLUTANTS. AT A MINIMUM, SUCH CONTROLS MUST BE DESIGNED, INSTALLED AND MAINTAINED TO:

a. CONTROL STORMWATER VOLUME AND VELOCITY WITHIN THE SITE TO MINIMIZE SOIL EROSION;

b. CONTROL STORMWATER DISCHARGES, INCLUDING BOTH PEAK FLOWRATES AND TOTAL STORM WATER VOLUME, TO MINIMIZE EROSION AT OUTLETS AND TO MINIMIZE DOWNSTREAM CHANNEL AND STREAMBANK EROSION;

c. MINIMIZE THE AMOUNT OF SOIL EXPOSED DURING CONSTRUCTION ACTIVITY THROUGH THE USE OF PROJECT PHASING OR OTHER APPROPRIATE TECHNIQUES;

d. MINIMIZE THE DISTURBANCE OF STEEP SLOPES;

e. MINIMIZE SEDIMENT DISCHARGES FROM THE SITE. THE DESIGN, INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS MUST ADDRESS FACTORS SUCH AS THE AMOUNT, FREQUENCY, INTENSITY AND DURATION OF PRECIPITATION, THE NATURE OF RESULTING STORM WATER RUNOFF AND SOIL CHARACTERISTICS, INCLUDING THE RANGE OF SOIL PARTICLE SIZES EXPECTED TO BE PRESENT ON THE SITE;

f. PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, UNLESS INFEASIBLE;

g. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL;

h. MINIMIZE SEDIMENT TRACK-OUT. WHERE SEDIMENT HAS BEEN TRACKED-OUT FROM THE SITE ONTO PAVED ROADS, SIDEWALKS, OR OTHER PAVED AREAS OUTSIDE THE SITE, REMOVE THE DEPOSITED SEDIMENT BY THE END OF THE SAME BUSINESS DAY IN WHICH THE TRACK-OUT OCCURS OR BY THE END OF THE NEXT BUSINESS DAY IF TRACK-OUT OCCURS ON A NON-BUSINESS DAY. REMOVE THE TRACK-OUT BY SWEEPING, SHOVELING, OR VACUUMING THESE SURFACES OR BY USING OTHER SIMILARLY EFFECTIVE MEANS OR SEDIMENT REMOVAL. HOSING OR SWEEPING TRACKED-OUT SEDIMENT INTO ANY STORMWATER CONVEYANCE, STORM DRAIN INLET, OR WATER OF THE U.S. IS PROHIBITED.

i. MINIMIZE DUST. ON AREAS OF EXPOSED SOILS, MINIMIZE THE GENERATION OF DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES.

B. STABILIZATION PRACTICES

THE STORM WATER POLLUTION PREVENTION PLAN SHALL INCLUDE A DESCRIPTION OF INTERIM AND PERMANENT STABILIZATION PRACTICES, INCLUDING SITE-SPECIFIC SCHEDULING OF THE IMPLEMENTATION OF THE PRACTICES. SITE PLANS SHOULD ENSURE THAT EXISTING VEGETATION IS PRESERVED WHERE PRACTICABLE AND THE DISTURBED PORTIONS OF THE SITE ARE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF MATURE VEGETATION, STAGED OR STAGGERED DEVELOPMENT, AND OTHER APPROPRIATE MEASURES. A RECORD OF THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, SHALL BE INCLUDED IN THE PLAN. STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. EXCEPTIONS TO THESE TIME FRAMES ARE SPECIFIED AS PROVIDED IN PARAGRAPHS (a) AND (b) BELOW:

a. WHERE THE INITIATION OF STABILIZATION MEASURES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.

b. ON AREAS WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED AND WILL RESUME AFTER 14 DAYS, A TEMPORARY STABILIZATION METHOD CAN BE USED. TEMPORARY STABILIZATION TECHNIQUES AND MATERIALS SHALL BE DESCRIBED IN THE SWPPP.

c. STABILIZATION IS NOT REQUIRED FOR EXIT POINTS AT LINEAR UTILITY CONSTRUCTION SITES THAT ARE ONLY EPISODICALLY AND FOR VERY SHORT DURATIONS OVER THE LIFE OF THE PROJECT, PROVIDED OTHER EXIT POINT CONTROLS ARE IMPLEMENTED TO MINIMIZE SEDIMENT TRACK-OUT.

THE FOLLOWING INTERIM AND PERMANENT STABILIZATION PRACTICES, AS A MINIMUM, WILL BE IMPLEMENTED TO STABILIZE THE DISTURBED AREA OF THE SITE:

RIP-RAP
VEGETATIVE STABILIZATION
MULCH
EROSION CONTROL BLANKET-TEMPORARY AND PERMANENT
MINIMIZATION OF SOIL DISTURBANCE
LEVEL SPREADER DISCHARGE

C. STRUCTURAL PRACTICES

A DESCRIPTION OF STRUCTURAL PRACTICES UTILIZED TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE. SUCH PRACTICES MAY INCLUDE SILT FENCES, EARTH DIKES, DRAINAGE SWALES, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAINS, PIPE SLOPE DRAINS, LEVEL SPREADERS, STORM DRAIN INLET PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, GABIONS, AND TEMPORARY OR PERMANENT SEDIMENT BASINS. STRUCTURAL PRACTICES SHOULD BE PLACED ON UPLAND SOILS TO THE DEGREE PRACTICABLE. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CWA.

THE FOLLOWNG DESIGN REQUIREMENTS APPLY TO SEDIMENT BASINS IF SUCH STRUCTURAL PRACTICES WILL BE INSTALLED TO REDUCE SEDIMENT CONCENTRATIONS IN STORM WATER DISCHARGES:

a. WHEN DISCHARGING FROM THE SEDIMENT BASIN, UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE IN ORDER TO MINIMIZE THE DISCHARGE.
b. PREVENT EROSION OF THE SEDIMENT BASIN USING STABILIZATION CONTROLS (E.G. EROSION CONTROL BLANKETS), AT THE INLET AND OUTLET USING EROSION CONTROLS AND VELOCITY DISSIPATION DEVICES.
c. SEDIMENT BASINS SHALL BE DESIGNED TO FACILITATE MAINTENANCE, INCLUDING SEDIMENT REMOVAL FROM THE BASINS, AS NECESSARY.

THE FOLLOWING REQUIREMENTS APPLY TO PROTECTING STORM DRAIN INLETS:

a. INSTALL INLET PROTECTION MEASURES THAT REMOVE SEDIMENT FROM DISCHARGES PRIOR TO ENTRY INTO ANY STORM DRAIN INLET THAT CARRIES STORMWATER FLOW FROM THE SITE TO A WATER OF THE U.S., PROVIDED THAT AUTHORITY HAS BEEN GRANTED TO ACCESS THE STORM DRAIN.

b. CLEAN OR REMOVE AND REPLACE, THE PROTECTION MEASURES AS SEDIMENT ACCUMULATES, THE FILTER BECOMES CLOGGED, AND/OR PERFORMANCE IS COMPROMISED. WHERE THERE IS EVIDENCE OF SEDIMENT ACCUMULATION ADJACENT TO THE INLET PROTECTION MEASURE, REMOVE THE DEPOSITED SEDIMENT BY THE END OF THE SAME BUSINESS DAY IN WHICH IT IS FOUND OR BY THE END OF THE FOLLOWING BUSINESS DAY IF REMOVAL BY THE SAME BUSINESS DAY IS NOT FEASIBLE.

PROVIDED BELOW IS A DESCRIPTION OF STRUCTURAL PRACTICES THAT WILL BE IMPLEMENTED AND MAINTAINED, TO THE DEGREE ATTAINABLE, TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CWA:

INLET PROTECTORS ON STORM DRAINS
SILT FENCE
SEDIMENT DIKES AND DITCH CHECKS
STABILIZED CONSTRUCTION ENTRANCE

D. USE OF CHEMICAL TREATMENTS

IDENTIFY THE USE OF ALL POLYMER FLOCCULANTS OR TREATMENT CHEMICALS AT THE SITE. DOSAGE OF TREATMENT CHEMICALS SHALL BE IDENTIFIED ALONG WITH ANY INFORMATION FROM ANY MATERIAL SAFETY DATA SHEET. DESCRIBE THE LOCATION OF ALL STORAGE AREAS FOR CHEMICALS. INCLUDE ANY INFORMATION FROM THE MANUFACTURER'S SPECIFICATIONS. TREATMENT CHEMICALS MUST BE STORED IN AREAS WHERE THEY WILL NOT BE EXPOSED TO PRECIPITATION. THE SWPPP MUST DESCRIBE PROCEDURES FOR USE OF TREATMENT CHEMICALS AND STAFF RESPONSIBLE FOR USE/APPLICATION OF TREATMENT CHEMICALS MUST BE TRAINED ON THE ESTABLISHED PROCEDURES.

USE OF POLYMER FLOCCULANTS IS NOT PROPOSED FOR THE SITE UNDER THIS PERMIT.

E. BEST MANAGEMENT PRACTICES FOR IMPAIRED WATERS

FOR ANY SITE WHICH DISCHARGES DIRECTLY TO AN IMPAIRED WATER IDENTIFIED ON THE AGENCY'S WEBSITE FOR 303(d) LISTING FOR SUSPENDED SOLIDS, TURBIDITY, OR SILTATION, THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE DESIGNED FOR A STORM EVENT EQUAL TO OR GREATER THAN A 25-YEAR 24-HOUR RAINFALL EVENT. IF REQUIRED BY FEDERAL REGULATIONS OR THE ILLINOIS URBAN MANUAL, THE STORM WATER POLLUTION PREVENTION PLAN SHALL ADHERE TO MORE RESTRICTIVE DESIGN CRITERIA. PLEASE REFER TO THE AGENCY'S WEBSITE.

F. POLLUTION PREVENTION

THE PERMITTEE SHALL DESIGN, INSTALL, IMPLEMENT, AND MAINTAIN EFFECTIVE POLLUTION PREVENTION MEASURES TO MINIMIZE THE DISCHARGE OF POLLUTANTS. AT A MINIMUM, SUCH MEASURES MUST BE DESIGNED, INSTALLED, IMPLEMENTED AND MAINTAINED TO:

a. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.

b. MINIMIZE THE EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE, AND OTHER MATERIALS PRESENT ON THE SITE TO PRECIPITATION AND TO STORM WATER. MINIMIZATION TO EXPOSURE IS NOT REQUIRED FOR ANY PRODUCT OR MATERIALS WHERE THE EXPOSURE TO PRECIPITATION AND TO STORMWATER WILL NOT RESULT IN A DISCHARGE OF POLLUTANTS, OR WHEN EXPOSURE OF A SPECIFIC MATERIAL OR PRODUCT POSES LITTLE RISK OF STORMWATER CONTAMINATION (SUCH AS FINAL PRODUCTS AND MATERIALS INTENDED FOR OUTDOOR USE).

c. MINIMIZE THE EXPOSURE OF FUEL, OIL HYDRAULIC FLUID AND OTHER PETROLEUM PRODUCTS BY STORING IN COVERED AREAS OR CONTAINMENT AREAS.

d. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS AND IMPLEMENT CHEMICAL SPILL AND LEAK PREVENTION AND RESPONSE PROCEDURES.

G. OTHER CONTROLS

a. WASTE DISPOSAL. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE UNITED STATES, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

b. THE PLAN SHALL ENSURE AND DEMONSTRATE COMPLIANCE WITH APPLICABLE STATE AND/OR LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS.

c. FOR CONSTRUCTION SITES THAT RECEIVE CONCRETE OR ASPHALT FROM OFF-SITE LOCATIONS, THE PLAN MUST IDENTIFY AND INCLUDE APPROPRIATE CONTROLS AND MEASURES TO REDUCE OR ELIMINATE DISCHARGES FROM THESE ACTIVITIES.

d. THE PLAN SHALL INCLUDE SPILL RESPONSE PROCEDURES AND PROVISIONS FOR REPORTING IF THERE ARE RELEASES IN EXCESS OF REPORTABLE QUANTITIES.

e. THE PLAN SHALL ENSURE THE REGULATED HAZARDOUS OR TOXIC WASTE MUST BE STORED AND DISPOSED IN ACCORDANCE WITH ANY APPLICABLE STATE AND FEDERAL REGULATIONS.

H. BEST MANAGEMENT PRACTICES FOR POST-CONSTRUCTION STORM WATER MANAGEMENT

DESCRIBE THE MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER DISCHARGES THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED. STRUCTURAL MEASURES SHOULD BE PLACED ON UPLAND SOILS TO THE DEGREE ATTAINABLE. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CWA. THIS PERMIT ONLY ADDRESSES THE INSTALLATION OF STORM WATER MANAGEMENT MEASURES, AND NOT THE ULTIMATE OPERATION AND MAINTENANCE OF SUCH STRUCTURES AFTER THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION. PERMITTEES ARE RESPONSIBLE FOR ONLY THE INSTALLATION AND MAINTENANCE OF STORM WATER MANAGEMENT MEASURES PRIOR TO FINAL STABILIZATION OF THE SITE AND ARE NOT REPONSIBLE FOR MAINTENANCE AFTER STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY HAVE BEEN ELIMINATED FROM THE SITE.

a. WHILE NOT MANDATORY, IT IS ADVISABLE THAT THE PERMITTEE CONSIDER INCLUDING IN ITS STORM WATER POLLUTION PREVENTION PLAN AND DESIGN AND CONSTRUCTION PLANS METHODS OF POST-CONSTRUCTION STORM WATER MANAGEMENT TO RETAIN THE GREATEST AMOUNT OF POST-DEVELOPMENT STORM WATER RUNOFF PRACTICABLE, GIVEN THE SITE AND PROJECT CONSTRAINTS. SUCH PRACTICES MAY INCLUDE BUT ARE NOT LIMITED TO: STORM WATER DETENTION STRUCTURES (INCLUDING WET PONDS); STORM WATER RETENTION STRUCTURES; FLOW ATTENUATION BY USE OF OPEN VEGETATED SWALES AND NATURAL DEPRESSIONS; INFILTRATION OF RUNOFF ONSITE; AND SEQUENTIAL SYSTEMS (WHICH COMBINE SEVERAL PRATICES). TECHNICAL INFORMATION ON MANY POST-CONSTRUCTION STORM WATER MANAGEMENT PRACTICES IS INCLUDED IN THE ILLINOIS URBAN MANUAL (2017). THE STORM WATER POLLUTION PREVENTION PLAN SHALL INCLUDE AN EXPLANATION OF THE TECHNICAL BASIS USED TO SELECT THE PRACTICES TO CONTROL POLLUTION WHERE POST-CONSTRUCTION FLOWS WILL EXCEED PREDEVELOPMENT LEVELS.

b. VELOCITY DISSIPATION DEVICES SHALL BE PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL AS NECESSARY TO PROVIDE A NON-EROSIVE VELOCITY FLOW FROM THE STRUCTURE TO A WATER COURSE SO THAT THE NATURAL PHYSICAL AND BIOLOGICAL CHARACTERISTICS AND FUNCTIONS ARE MAINTAINED AND PROTECTED (E.G. MAINTENANCE OF HYDROLOGIC CONDITIONS, SUCH AS THE HYDROPERIOD AND HYDRODYNAMICS PRESENT PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITIES).

c. UNLESS OTHERWISE SPECIFIED IN THE ILLINOIS URBAN MANUAL (2017), THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE DESIGNED FOR A STORM EVENT EQUAL TO OR GREATER THAN A 25-YEAR 24-HOUR RAINFALL EVENT.

PROVIDED BELOW IS A DESCRIPTION OF POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (INCLUDING STORMWATER MANAGEMENT) THAT WILL BE IMPLEMENTED DURING CONSTRUCTION TO CONTROL POLLUTANTS IN STORMWATER DISCHARGE:

STORMWATER MANAGEMENT FACILITY(IES) TO ATTENUATE RUNOFF
WETLAND AND NATIVE VEGETATION TO PROMOTE FILTRATION AND INFILTRATION OF RUNOFF
OPEN VEGETATED SWALES
LANDSCAPED BUFFERS
USE OF CATCH BASINS FOR SEDIMENT REMOVAL
NATIVE VEGETATED RAIN GARDEN

I. APPROVED STATE OR LOCAL PLANS

a. THE MANAGEMENT PRACTICES, CONTROLS AND OTHER PROVISIONS CONTAINED IN THE STORM WATER POLLUTION PREVENTION PLAN MUST BE AT LEAST AS PROTECTIVE AS THE REQUIREMENTS CONTAINED IN THE ILLINOIS URBAN MANUAL (2017). CONSTRUCTION ACTIVITES WHICH DISCHARGE STORM WATER MUST INCLUDE IN THEIR STORM WATER POLLUTION PREVENTION PLAN PROCEDURES AND REQUIREMENTS SPECIFIED IN APPLICABLE SEDIMENT AND EROSION CONTROL PLANS OR STORM WATER MANAGEMENT PLANS APPROVED BY LOCAL OFFICIALS. REQUIREMENTS SPECIFIED IN SEDIMENT AND EROSION CONTROL PLANS OR SITE PERMITS OR STORM WATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY LOCAL OFFICIALS THAT ARE APPLICABLE TO PROTECTING SURFACE WATER RESOURCES ARE, UPON SUBMITTAL OF AN NOI TO BE AUTHORIZED TO DISCHARGE UNDER THIS PERMIT, INCORPORATED BY REFERENCE AND ARE ENFORCEABLE UNDER THIS PERMIT. THE PLANS SHALL INCLUDE ALL REQUIREMENTS OF THIS PERMIT AND INCLUDE MORE STRINGENT STANDARDS REQUIRED BY AN LOCAL APPROVAL. THIS PROVISION DOES NOT APPLY TO PROVISIONS OF MASTER PLANS, COMPREHENSIVE PLANS, NO-ENFORCEABLE GUIDELINES OR TECHNICAL GUIDANCE DOCUMENTS THAT ARE NOT IDENTIFIED IN A SPECIFIC PLAN OR PERMIT THAT IS ISSUED FOR THE CONSTRUCTION SITE.

b. DISCHARGERS SEEKING ALTERNATIVE PERMIT REQUIREMENTS ARE NOT AUTHORIZED BY THIS PERMIT AND SHALL SUBMIT AN INDIVIDUAL PERMIT APPLICATION IN ACCORDANCE WITH 40 CFR 122.26 AT THE ADDRESS INDICATED IN PART II.D (WHERE TO SUBMIT) OF THIS PERMIT, ALONG WITH A DESCRIPTION OF WHY REQUIREMENTS IN APPROVED LOCAL PLANS OR PERMITS SHOULD NOT BE APPLICABLE AS A CONDITION OF AN NPDES PERMIT.

J. NATURAL BUFFERS

FOR ANY STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES WITHIN 50 FEET OF WATER OF THE UNITED STATES, EXCEPT FOR ACTIVITIES FOR WATER-DEPENDENT STRUCTURES AUTHORIZED BY A SECTION 404 PERMIT, THE PERMITTEE SHALL:

a. PROVIDE A 50-FOOT UNDISTURBED NATURAL BUFFER BETWEEN THE CONSTRUCTION ACTIVITY AND THE WATERS OF THE UNITED STATES; OR

b. PROVIDE ADDITIONAL EROSION AND SEDIMENT CONTROLS WITH THAT AREA.

3. MAINTENANCE

A. THE PLAN SHALL INCLUDE A DESCRIPTION OF PROCEDURES TO MAINTAIN IN GOOD AND EFFECTIVE OPERATING CONDITIONS, ALL EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BEST MANAGEMENT PRACTICES, INCLUDING VEGETATION AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN.

B. WHERE A BASIN HAS BEEN INSTALLED TO CONTROL SEDIMENT DURING CONSTRUCTION ACTIVITIES, THE PERMITTEES SHALL KEEP THE BASIN(S) IN EFFECTIVE OPERATING CONDITION AND REMOVE ACCUMULATED SEDIMENT AS NECESSARY. SEDIMENT SHALL BE REMOVED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL (2017) OR MORE FREQUENTLY. MAINTENANCE OF ANY SEDIMENT BASIN SHALL INCLUDE A POST CONSTRUCTION CLEAN OUT OF ACCUMULATED SEDIMENT IF THE BASIN IS TO REMAIN IN PLACE.

OTHER EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE MAINTAINED AND CLEANED AS NECESSARY TO KEEP STRUCTURE(S) IN EFFECTIVE OPERATING CONDITION, INCLUDING REMOVAL OF EXCESS SEDIMENT AS NECESSARY.

FOLLOWING IS A DESCRIPTION OF PROCEDURES THAT WILL BE USED TO MAINTAIN IN GOOD AND EFFECTIVE OPERATING CONDITION, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN:

a. STABILIZED CONSTRUCTION ENTRANCE: THE ENTRANCES(S) SHALL BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC STREETS. ANY SEDIMENT TRACKED ONTO A STREET SHALL BE REMOVED IMMEDIATELY.

b. VEGETATIVE EROSION CONTROL MEASURES: THE VEGETATIVE GROWTH OF TEMPORARY AND PERMANENT SEEDING, SODDING, VEGETATIVE CHANNELS, VEGETATIVE FILTERS, ETC. SHALL BE MAINTAINED PERIODICALLY AND SUPPLY ADEQUATE WATERING AND FERTILIZER TO MAINTAIN A HEALTHY STAND OF VEGETATION. THE VEGETATIVE COVER SHALL BE REMOVED AND REESTABLISHED AS NECESSARY.

c. SILT FILTER FENCE: SILT FENCE SHALL BE MAINTAINED IN GOOD CONDITION. DAMAGED SILT FILTER FENCE SHALL BE REPAIRED OR REPLACED TO MEET THE STANDARDS INCLUDED HEREIN.

d. SILT DIKES AND DITCH CHECKS: THESE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN GOOD WORKING CONDITION THROUGHOUT CONSTRUCTION. INSPECT FREQUENTLY TO VERIFY THAT THE TEMPORARY MEASURE IS SECURED TO THE GROUND AND REMOVE SEDIMENT ACCUMULATION TO MAINTAIN PROPER FUNCTION.

e. INLET PROTECTORS: INLET PROTECTORS (SILT FENCE OR SILT BASKET) SHALL BE INSPECTED FREQUENTLY AND SEDIMENT ACCUMULATION SHALL BE REMOVED TO MAINTAIN PROPER FUNCTION. DAMAGED SILT FENCE OR FILTER FABRIC SHALL BE REPLACED AS NECESSARY.

4. INSPECTIONS

QUALIFIED PERSONNEL (PROVIDED BY THE PERMITTEE) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OR BY THE END OF THE FOLLOWING BUSINESS OR WORK DAY THAT IS 0.50 INCHES OR GREATER. QUALIFIED PERSONNEL MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS A LICENSED PROFESSIONAL ENGINEER (P.E.), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED EROSION SEDIMENT AND STORM WATER INSPECTOR (CESSWI), A CERTIFIED STORMWATER INSPECTOR (CSI) OR OTHER KNOWLEDGEABLE PERSON WHO POSSESSES THE SKILLS TO ASSESS CONDITIONS AT THE CONSTRUCTION SITE THAT COULD IMPACT STORM WATER QUALITY AND TO ASSESS THE EFFECTIVENESS OF ANY SEDIMENT AND EROSION CONTROL MEASURES SELECTED TO CONTROL THE QUALITY OF STORM WATER DISCHARGES FROM THE CONSTRUCTION ACTIVITIES. AREAS INACCESSIBLE DURING INSPECTIONS DUE TO FLOODING OR OTHER UNSAFE CONDITIONS SHALL BE INSPECTED WITHIN 72 HOURS OF BECOMING ACCESSIBLE.

a. INSPECTIONS MAY BE REDUCED TO ONCE PER MONTH WHEN CONSTRUCTION ACTIVITIES HAVE CEASED DUE TO FROZEN CONDITIONS (WHEN GROUND AND/OR AIR TEMPERATURES ARE AT OR BELOW 32 DEGREES FAHRENHEIT). WEEKLY INSPECTIONS WILL RECOMMENCE WHEN CONSTRUCTION ACTIVITIES ARE CONDUCTED, OR IF THERE IS A 0.50 INCHES OR GREATER RAIN EVENT, OR A DISCHARGE DUE TO SNOWMELT OCCURS.

b. DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION AND ALL AREAS WHERE STORMWATER TYPICALLY FLOWS WITHIN THE SITE SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. ALL LOCATIONS WHERE STABILIZATION MEASURES HAVE BEEN IMPLEMENTED SHALL BE OBSERVED TO ENSURE THAT THEY ARE STILL STABILIZED. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.

c. BASED ON THE RESULTS OF THE INSPECTION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH PART IV.D.1 (SITE DESCRIPTION) OF THIS PERMIT AND THE POLLUTION PREVENTION CONTROL MEASURES IDENTIFIED IN THE PLAN IN ACCORDANCE WITH PART IV.D.2 (CONTROLS) OF THIS PERMIT SHALL BE REVISED AS APPROPRIATE AS SOON AS PRACTICABLE AFTER SUCH INSPECTION TO MINIMIZE THE POTENTIAL FOR SUCH DISCHARGES. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THE PLAN AND POLLUTION PREVENTION CONTROL MEASURES WITHIN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.

d. A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN, AND ACTIONS TAK

N 1968925.66, E 1059650.35
STM. MH. NO.14 4'ø
TY. A w/R-3281-A FR. & GR.
RIM =(T/C)725.5
INV. = 719.80

49 L.F.–18" R.C.P.
TY. 1 @ 0.31%

N 1968879.49, E 1059632.50
STM. MH. NO.12 4'ø
TY. A w/R-3281-A FR. & GR.
RIM =(T/C)725.3
INV. = 719.65

85 L.F.–18" R.C.P.
TY. 1 @ 0.27%

N 1968809.75, E 1059585.24
CATCH BASIN NO.10 4'ø
TY. A w/R-3281-A FR. & GR.
RIM =(T/C)724.2
INV. = 719.42
WITH CASCADE SEPARATOR –
SEE DETAIL SHEET 10

21 L.F.–18" R.C.P.
TY. 1 @ 0.57%

N 1968816.81, 1059568.69
FLARED END SECTION NO. 8
18" R.C.P. w/GRATE
F.L. = 719.30

37 L.F.–15" R.C.P.
TY. 1 @ 1.57%

N 1968795.17, E 1059607.93
STM. MH. NO.42 4'ø
TY. A w/R-3281-A FR. & GR.
RIM =(T/C)725.0
INV. = 720.00

115 L.F.–15" R.C.P.
TY. 1 @ 0.50%
55 L.F. CL. IV SLEEVE
(EXTEND 2' BEYOND FOUNDATION)

N 1968727.44, E 1059548.81
INLET NO.5 2'ø
TY. A w/R-3281-A FR. & GR.
RIM =(T/C)724.2
INV. = 720.20

63 L.F.–12" R.C.P.
TY. 1 @ 1.11%

N 1968678.69, E 1059503.33
FLARED END SECTION NO. 1
12" R.C.P. w/GRATE
F.L. = 719.30

23 L.F.–12" R.C.P.
TY. 1 @ 0.87%

N 1968669.61, E 1059523.83
CATCH BASIN NO.3 5'ø
TY. A w/R-3281-A FR. & GR.
RIM =(T/C)724.0
INV. = 719.50
WITH CASCADE SEPARATOR –
SEE DETAIL SHEET 10

N 1968585.0, E 1059470.3
FLARED END SECTION NO. 29
12" R.C.P. w/GRATE
F.L. = 719.30

15 L.F.–12" R.C.P.
TY. 1 @ 0.00%

N 1968569.8, E 1059473.3
CATCH BASIN NO.31 6'ø
TY. A w/ 5" RESTRICTOR
w/TY. 1 FR. & C.L.
RIM = 722.5
INV. = 719.30 (12" N,S)
(SEE DETAIL SHEET –19)
BACKFLOW PREVENTOR ON UPSTREAM
PIPE OPENING

21 L.F.–12" R.C.P.
TY. 1 @ 1.43%

N 1968549.6, E 1059466.7
FLARED END SECTION NO. 33
12" R.C.P. w/GRATE
F.L. = 719.00

LEVEL SPREADER
(SEE DETAIL SHEET 10)

N 1968575.47.84, E 1059611.80
FLARED END SECTION NO. 55
21" R.C.P. w/GRATE
F.L. = 719.30

LIMITS OF SITE IMPROVEMENT AT RIGHT–OF–WAY.
SEE SEPARATE PLANS FOR "IL 62 (ALGONQUIN ROAD)"
FOR ALL WORK ITEMS WITHIN THE RIGHT–OF–WAY

IL 62 (ALGONQUIN ROAD)

STA: 100+60.40
OFFSET: 25.163 R

Sanitary Manhole 4' Dia.
Ty. A w/Ty. 1 F & C.L.
Rim=(724.93)
Inv.=(709.03 E/W)
Inv.=(710.43 N)

Inlet 2' Dia.
Ty. A w/24"x24" O.L.
Rim (T/L=726.11)
Inv.=(721.86)

Catch Basin 4' Dia.
Ty. A w/Ty. 1 F & C.L.
Rim=(726.30)
Inv.=(720.40)

Catch Basin 4' Dia.
Ty. A w/Ty. 24" x 24"
Rim=(726.24)
Inv.=(722.24)

64 L.F.–18" R.C.P.
TY. 1 @ 0.31%

N 1968900.41, E 1059709.55
STM. MH. NO.16 4'ø
TY. A w/TY. 1 FR. & O.L.
RIM = 725.0
INV. = 720.00

80 L.F.–18" R.C.P.
TY. 1 @ 0.31%

N. 1968809.19, E. 1059722.38
NYLOPLAST DRAIN BASIN
W/ PEDESTRIAN GRATE
NO. 48, 3' DIA.
RIM = 726.0
INV. = 722.32

23 L.F.– 12"
H.D.P.E. @ 0.52%

N. 19687954.97 E. 1059754.52
NYLOPLAST INLINE DRAIN
W/ PEDESTRIAN GRATE
NO. 50, 12" DIA.
RIM = 726.0
INV. = 722.50

35 L.F.– 10"
H.D.P.E. @ 0.51%

N. 1968788.70, E. 1059713.09
NYLOPLAST DRAIN BASIN
W/ PEDESTRIAN GRATE
NO. 46, 2' DIA.
RIM = 726.0
INV. = 722.20

43 L.F.–12" R.C.P.
TY. 1 @ 0.70%

N 1968746.38, E 1059722.28
STM. MH. NO.44 4'ø
TY. A w/TY. 1 FR. & O.L.
RIM =(T/C) 725.8
INV. = 721.12 SW
720.58 W

43 L.F.– 12"
H.D.P.E. @ 1.81%

N. 1968729.35, E.1059682.42
NYLOPLAST DRAIN BASIN
W/ PEDESTRIAN GRATE
NO. 52, 2' DIA.
RIM = 726.0
INV. = 721.90

36 L.F.– 10"
H.D.P.E. @ 1.67%

N.1968709.22, E. 1059712.03
NYLOPLAST INLINE DRAIN
W/ PEDESTRIAN GRATE
NO. 54, 12" DIA.
RIM = 726.0
INV. = 722.50

42 L.F.–12" R.C.P.
TY. 1 @ 1.19%

N 1968633.89, E 1059546.40
STM. MH. NO.7 2'ø
TY. A w/R-3281-A FR. & GR.
RIM =(T/C)(T/C)724.0
INV. = 720.00

N 1968625.35, E 1059724.55
INLET NO.77 2'ø
TY. A w/TY. 1 FR. & O.L.
RIM = 726.2
INV. = 722.20

65 L.F.–12" R.C.P.
TY. 1 @ 2.46%

N 1968596.29, E 1059635.79
CATCH BASIN NO.57 4'ø
TY. A w/R-3281-A FR. & GR.
RIM =(T/C)724.9
INV. = 719.37
WITH CASCADE SEPARATOR –
SEE DETAIL SHEET 10

70 L.F.–21" R.C.P.
TY. 1 @ 0.20%

N 1968569.59, E 1059700.69
STM. MH. NO.59 4'ø
TY. A w/R-3281-A FR. & GR.
RIM =(T/C) 724.6
INV. = 719.51 E,W
720.60 N

108 L.F.–21" R.C.P.
TY. 1 @ 0.25%

32 L.F.–21" R.C.P.
TY. 1 @ 0.22%

F/F=726.9

Pond

WETLAND BOTTOM
STORMWATER MANAGEMENT
FACILITY
NWL=719.3
TW/WATER HWL = 722.6
WO/TAILWATER HWL = 722.1

Approximate Edge of Water
per Village GIS Image

SEE ARCHITECTURAL
PLANS FOR DUMPSITE
ENCLOSURE DETAIL

LOT 3

LOT 6

N

DRAINAGE & GRADING NOTES

1. ELEVATIONS SHOWN FOR ALL CURB INLETS, CATCH BASINS, AND MANHOLES ARE TOP OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURBS SHALL BE BACKFILLED TO WITHIN 6 INCHES OF THE TOP OF CURB.
3. ALL BACK YARD SWALES SHALL BE CUT OR FILLED 6 INCHES BELOW FINISHED GRADE.
4. EXISTING DRAINAGE TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE PRESERVED OR REPAIRED IN ACCORDANCE WITH SPECIFICATION (SEE SHEET 2).
5. F/F – INDICATES PROPOSED FINISHED FLOOR ELEVATIONS AND THE LOWEST OPENING IN A CONVENTIONAL FOUNDATION WHERE SURFACE RUNOFF CAN ENTER THE FOUNDATION.
6. THE FINISHED TOPSOIL ELEVATION AT THE FOUNDATION SHOULD GENERALLY BE 0.5 FEET BELOW THE FINISHED FLOOR ELEVATION UNLESS INDICATED OTHERWISE.
7. LOT DIMENSIONS SHOWN ON THIS PLAN MAY NOT NECESSARILY CORRESPOND TO THE PLATTED DIMENSIONS. REFER TO THE FINAL RECORDED PLAT OF SUBDIVISION.
8. – WATERMAIN PROTECTION (SEE SHEETS 2 & 3 FOR DETAILS.)
9. – INDICATES THE LOCATION AND DIRECTION OF AN OVERLAND FLOOD ROUTE THAT MUST BE RESPECTED IN ALL FINAL GRADING OPERATIONS (SEE DETAIL).
10. – DENOTES AREA WHERE GRANULAR TRENCH BACKFILL IS REQUIRED.
11. (ELEV.) – INDICATES EXISTING ELEVATION.
12. – DENOTES EXISTING UTILITY TO BE REMOVED.
13. T/W – INDICATES THE TOP OF A RETAINING WALL ELEVATION.
14. F/G – INDICATES THE FINISHED GROUND ELEVATION AT THE BASE OF A RETAINING WALL (DOES NOT REPRESENT THE BASE ELEVATION OF THE WALL THAT SHOULD BE BURIED PER THE RETAINING WALL MANUFACTURER'S RECOMMENDATIONS.

Q100=13.74 cfs
H.W.L. 724.6
725.1
724.6
724.2
SECTION E–E
(N.T.S.)

Q100=14.04 cfs
H.W.L. 724.5
725.0
724.8
724.0
SECTION D–D
(N.T.S.)

PARKING LOT
T/BERM=723.6
w/TAILWATER H.W.L. = 722.6
wo/TAILWATER H.W.L. = 722.1
4:1 MAX
N.W.L. = 719.3
720.0
VARIES
8:1 MAX
MIN. 12" TOPSOIL DEPTH
1'–12" 8:1 MAX (SEE PLANS)
VARIES
WETLAND PLANT AREA *
NATIVE PLANTINGS ON SLOPES *
STORMWATER MANAGEMENT FACILITY
SECTION A–A
(N.T.S.)
* SEE LANDSCAPE PLANS FOR DETAILED PLANTING INFORMATION

T/BERM=723.6
10'
3:1
722.6
EMERGENCY OVERFLOW WEIR
SECTION B–B
(N.T.S.)

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REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11–21–25/JJC	REVISED PER VILLAGE COMMENTS RECEIVED 11–10–25			

DRAINAGE AND GRADING PLAN
HARBORCHASE OF SCHAUMBURG

FILE NAME: OVER GRADE	DSGN. BY: KMM	JOB NO.: 904.529	FLD. BK./PG.:	SHEET NO.
DIR: 814012	DRN. BY: KMS	DATE: 09–08–2025	SCALE: 1" = 30'	12 of 25

PLOT FILE CREATED: 11/21/2025 3:56 PM BY JEFF CERANIC: DRAWING LAST SAVED: 11/21/2025 3:55 PM BY JEFFCERANIC: DRAWING PATH: P:\814012\DWG\ENG\DRAWINGS\FINAL DRAFTING\OVER GRADE.DWG

DRAINAGE & GRADING NOTES

1. ELEVATIONS SHOWN FOR ALL CURB INLETS, CATCH BASINS, AND MANHOLES ARE TOP OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURBS SHALL BE BACKFILLED TO WITHIN 6 INCHES OF THE TOP OF CURB.
3. ALL BACK YARD SWALES SHALL BE CUT OR FILLED 6 INCHES BELOW FINISHED GRADE.
4. EXISTING DRAINAGE TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE PRESERVED OR REPAIRED IN ACCORDANCE WITH SPECIFICATION (SEE SHEET 2).
5. F/F – INDICATES PROPOSED FINISHED FLOOR ELEVATIONS AND THE LOWEST OPENING IN A CONVENTIONAL FOUNDATION WHERE SURFACE RUNOFF CAN ENTER THE FOUNDATION.
6. THE FINISHED TOPSOIL ELEVATION AT THE FOUNDATION SHOULD GENERALLY BE 0.5 FEET BELOW THE FINISHED FLOOR ELEVATION UNLESS INDICATED OTHERWISE.
7. LOT DIMENSIONS SHOWN ON THIS PLAN MAY NOT NECESSARILY CORRESPOND TO THE PLATTED DIMENSIONS. REFER TO THE FINAL RECORDED PLAT OF SUBDIVISION.
8. – WATERMAIN PROTECTION (SEE SHEETS 2 & 3 FOR DETAILS.)
9. – INDICATES THE LOCATION AND DIRECTION OF AN OVERLAND FLOOD ROUTE THAT MUST BE RESPECTED IN ALL FINAL GRADING OPERATIONS (SEE DETAIL).
10. – DENOTES AREA WHERE GRANULAR TRENCH BACKFILL IS REQUIRED.
11. (ELEV.) – INDICATES EXISTING ELEVATION.
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14. F/G – INDICATES THE FINISHED GROUND ELEVATION AT THE BASE OF A RETAINING WALL (DOES NOT REPRESENT THE BASE ELEVATION OF THE WALL THAT SHOULD BE BURIED PER THE RETAINING WALL MANUFACTURER'S RECOMMENDATIONS.

N

⚠ SECTION C–C
(N.T.S.)

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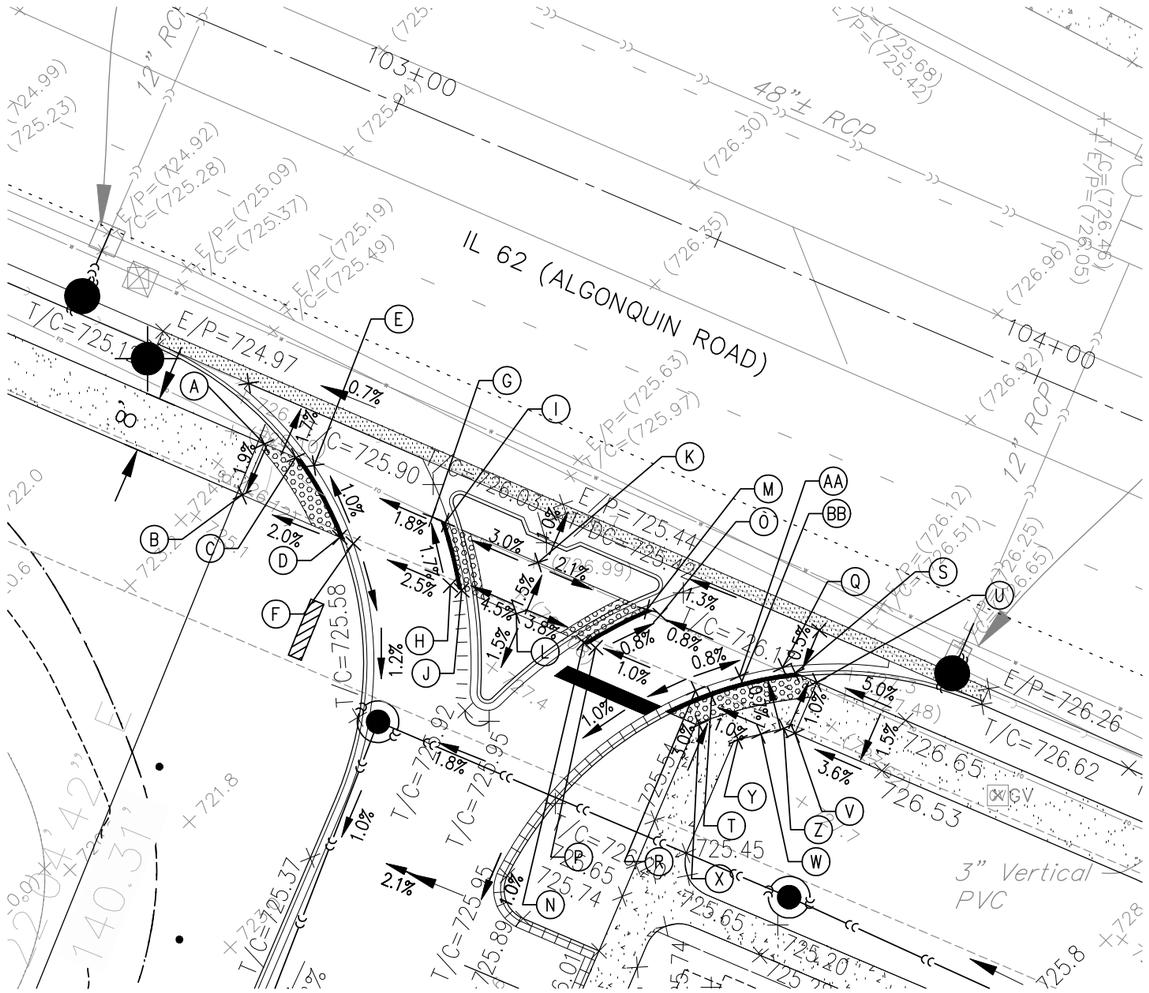
DRAINAGE AND GRADING PLAN
HARBORCHASE OF SCHAUMBURG

FILE NAME: OVER GRADE	DSGN. BY: KMM	JOB NO.: 904.529	FLD. BK./PG.:	SHEET NO.
DIR: 814012	DRN. BY: KMS	DATE: 09–08–2025	SCALE: 1" = 30'	13 of 25

PLOT FILE CREATED: 11/21/2025 3:56 PM BY: JEFF CERANIEC DRAWING LAST SAVED: 11/21/2025 3:55 PM BY: JEFFCERANIEC DRAWING PATH: P:\814012\DWG\ENG\DRAWINGS\FINAL DRAFTING\OVER GRADE.DWG


12" RCP
103+00
48"± RCP
IL 62 (ALGONQUIN ROAD)
104+00
12" RCP
E/P=(724.92)
T/C=(725.28)
E/P=(725.09)
T/C=(725.37)
E/P=(725.19)
T/C=(725.49)
E/P=(725.63)
T/C=(725.97)
E/P=(726.12)
T/C=(726.51)
E/P=(726.25)
T/C=(726.65)
E/P=(725.68)
T/C=(725.42)
E/P=(726.30)
T/C=(726.65)
E/P=(726.92)
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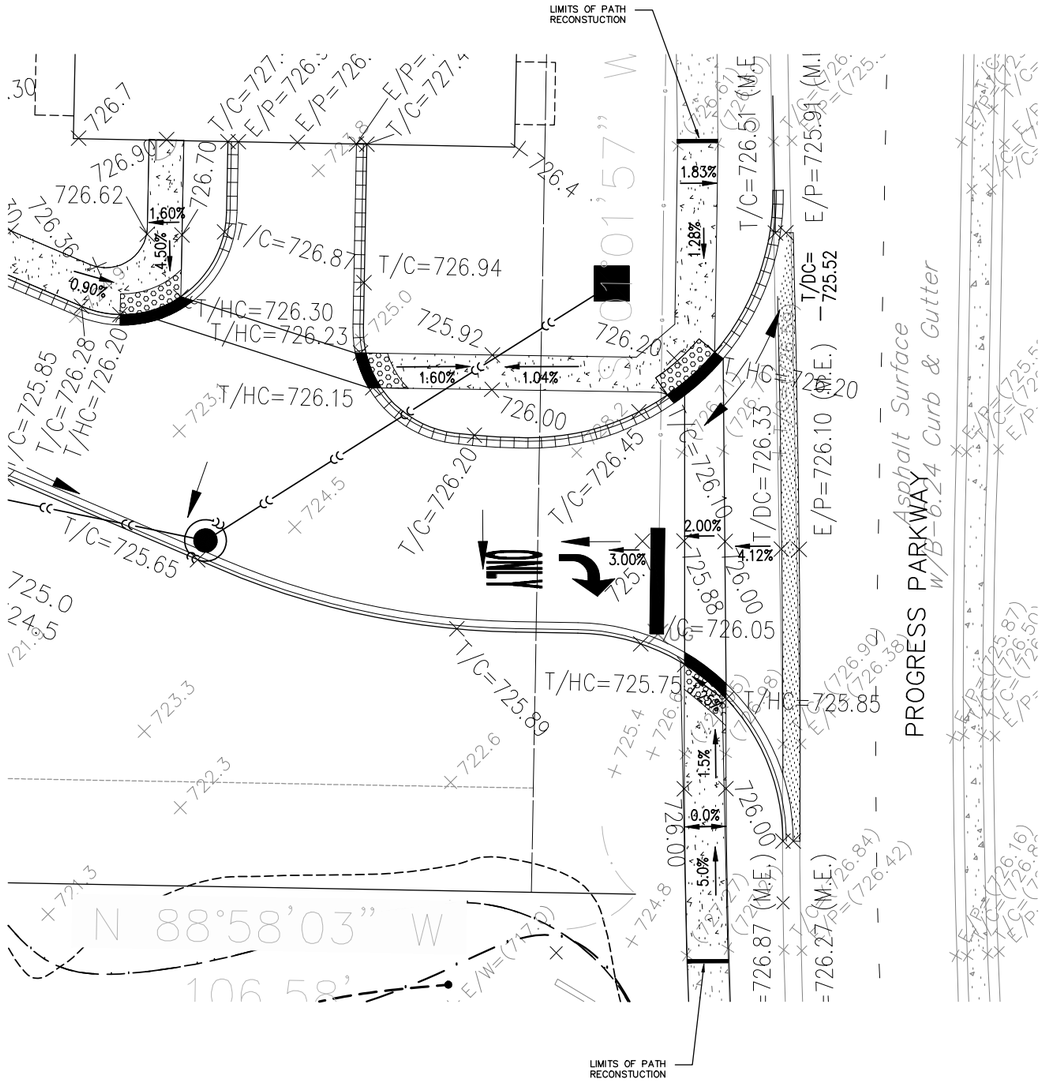
E/P=(726.94



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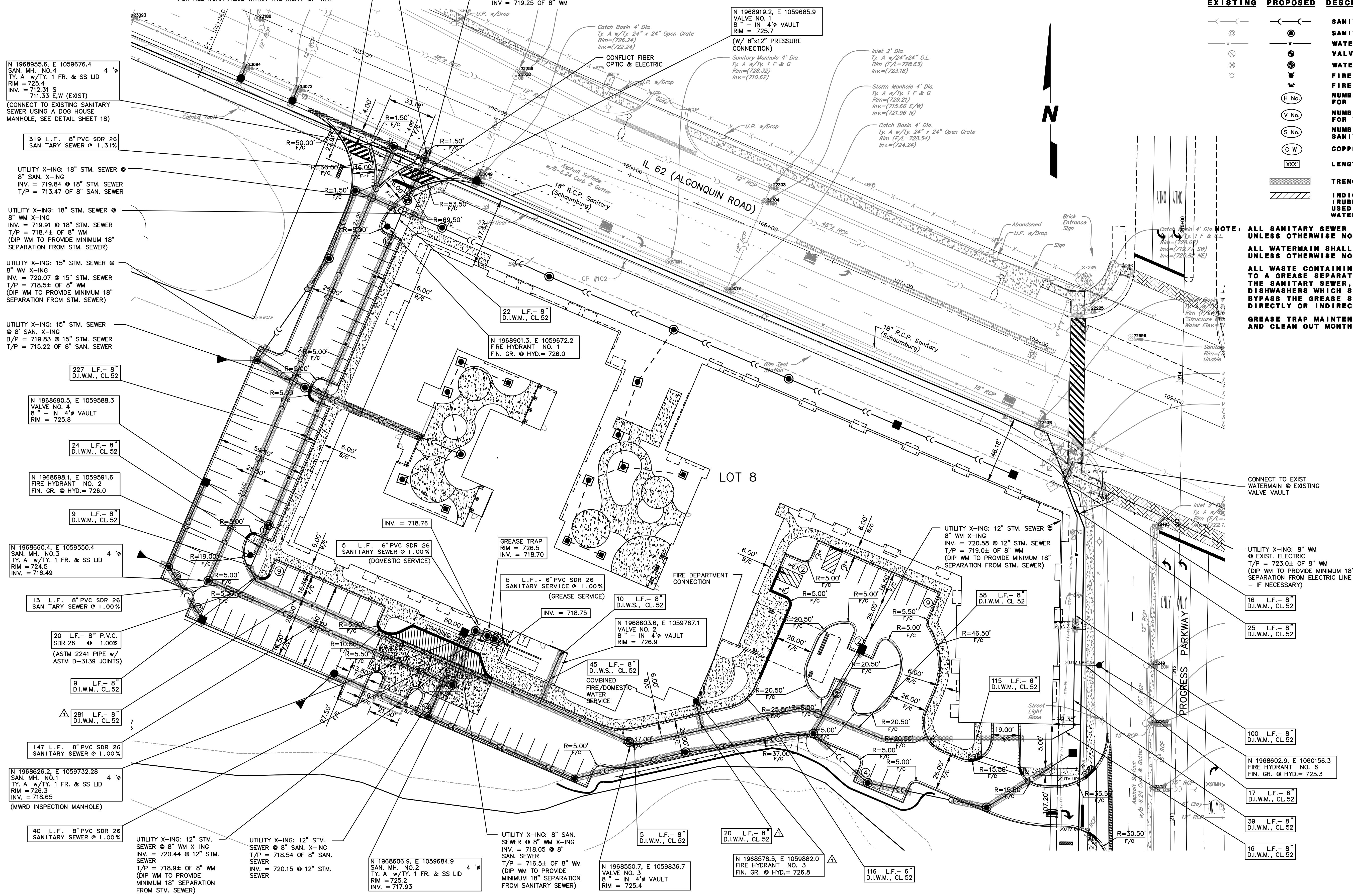
ADA GRADING

HARBORCHASE OF SCHAUMBURG

FILE NAME: ADA DETS	DSGN. BY: KMM	JOB NO.: 904.529	FLD. BK./PG.: ---	SHEET NO.
DIR: 814012	DRN. BY: KMS	DATE: 09-08-2025	SCALE: 1" = 10'	15 of 25

PLOT FILE CREATED: 11/21/2025 3:03 PM BY: JEFF CERANEC DRAWING LAST SAVED: 11/21/2025 8:06 AM BY: JEFFCERANEC DRAWING PATH: P:\814012\DWG\ENG\DRAWINGS\FINAL DRAFTING\ADA DETS.DWG



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY MANHOLE
		WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
	(H No.)	NUMBERING SYSTEM USED ON PLANS FOR FIRE HYDRANT IDENTIFICATION
	(V No.)	NUMBERING SYSTEM USED ON PLANS FOR VALVE VAULT IDENTIFICATION
	(S No.)	NUMBERING SYSTEM USED ON PLANS FOR SANITARY MANHOLE IDENTIFICATION
	(C W)	COPPER WHIP LOCATION
	XXX'	LENGTHS OF W.M. BETWEEN VALVES
		TRENCH BACKFILL
		INDICATES WATERMAIN PROTECTION (RUBBER GASKET JOINTS SHALL BE USED 10 FEET ON EACH SIDE OF THE WATERMAIN CROSSING).

NOTE: ALL SANITARY SEWER SHALL BE 8 INCH DIA. UNLESS OTHERWISE NOTED.

ALL WATERMAIN SHALL BE 8 INCH DIA. UNLESS OTHERWISE NOTED.

ALL WASTE CONTAINING GREASE SHALL BE DISCHARGED TO A GREASE SEPARATOR BEFORE DISCHARGING INTO THE SANITARY SEWER, WITH EXCEPTION OF RESTAURANT DISHWASHERS WHICH SHALL HAVE THEIR DISCHARGE BYPASS THE GREASE SEPARATOR AND DISCHARGE DIRECTLY OR INDIRECTLY INTO THE SANITARY SEWER.

GREASE TRAP MAINTENANCE REQUIRES INSPECTION AND CLEAN OUT MONTHLY.

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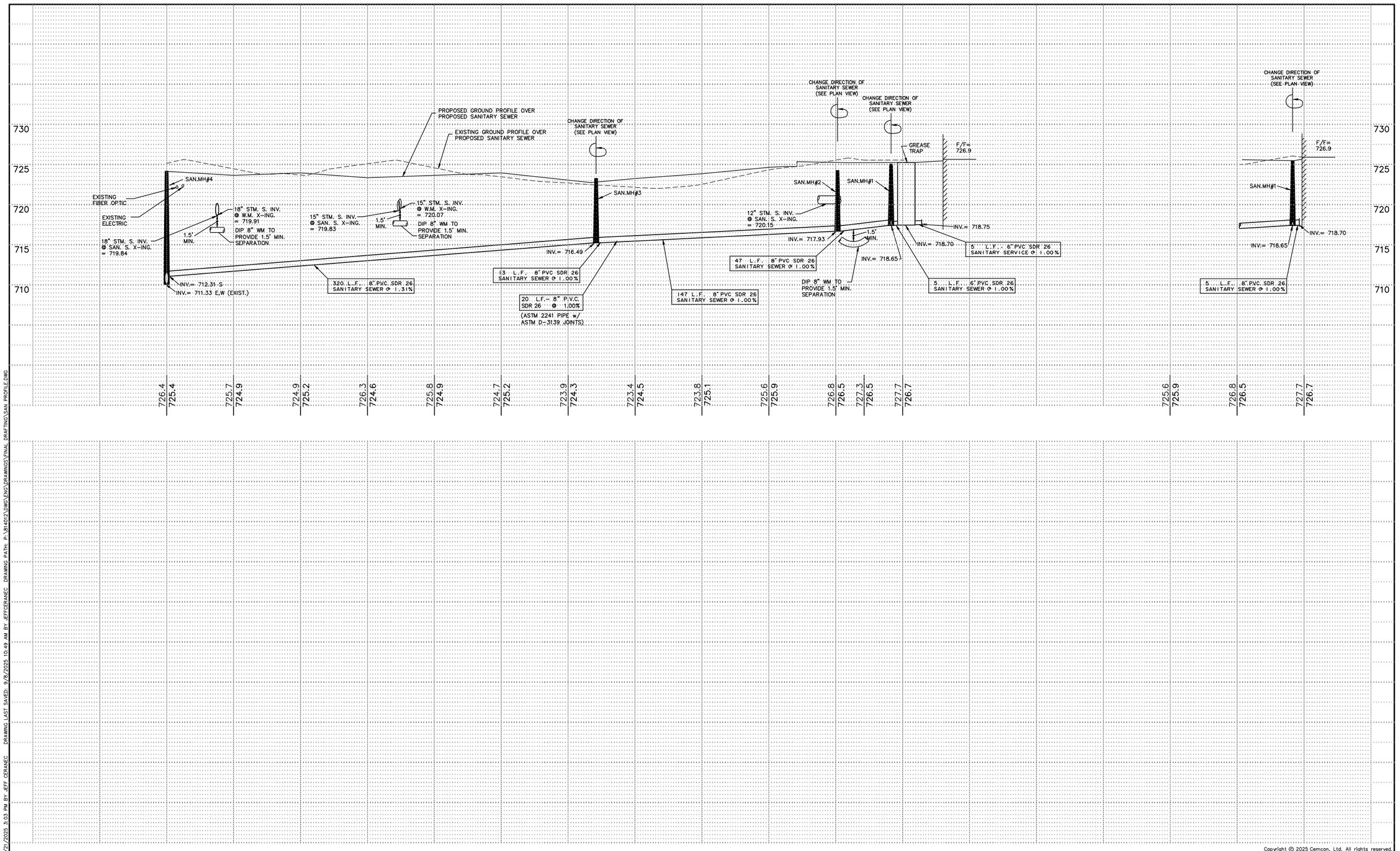
SANITARY SEWER AND WATERMAIN PLAN
HARBORCHASE OF SCHAUMBURG

FILE NAME: OVER UTIL	DSGN. BY: KMM	JOB NO.: 904.529	FLD. BK./PG.: ---	SHEET NO. 16 of 25
DIR: 814012	DRN. BY: KMS	DATE: 09-08-2025	SCALE: 1" = 30'	



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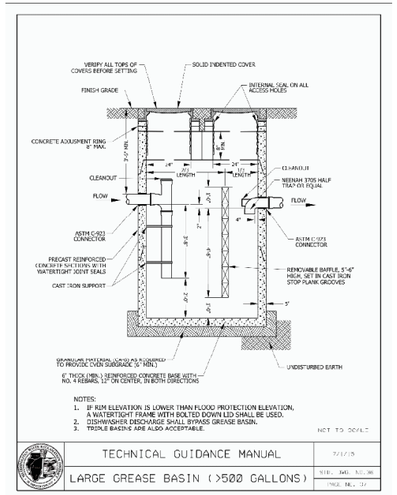
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

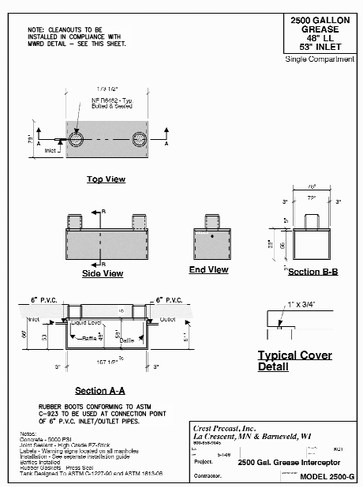
SANITARY SEWER PROFILE

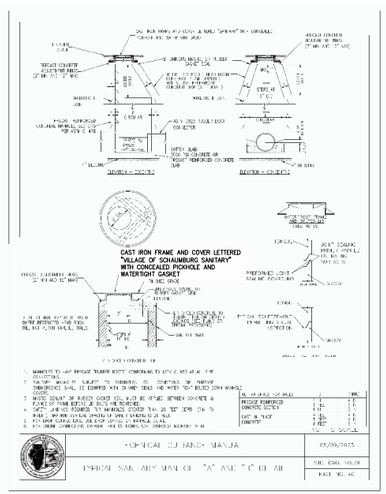
HARBORCHASE OF SCHAUMBURG

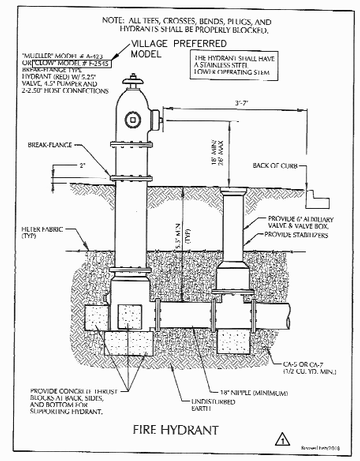
FILE NAME: SAN PROFILE	DSGN. BY: KMM	JOB NO.: 904.529	FLD. BK./PG.: ---	SHEET NO. 17 of 25
DIR: 814012	DRN. BY: KMS	DATE: 09-08-2025	SCALE: 1" = 30'H; 5'V	

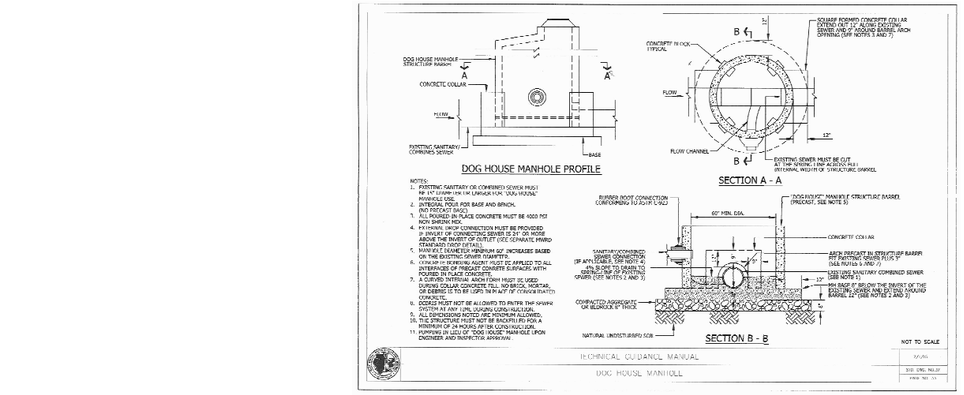
PLOT FILE CREATED: 11/21/2025 3:03 PM BY: JEFF CERANEC DRAWING LAST SAVED: 9/8/2025 10:49 AM BY: JEFFCERANEC DRAWING PATH: P:\814012\DWG\ENG\DRAWINGS\FINAL DRAFTING\SAN. PROFILE.DWG

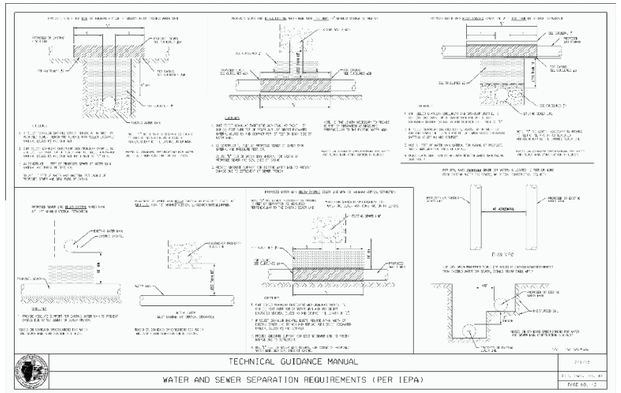


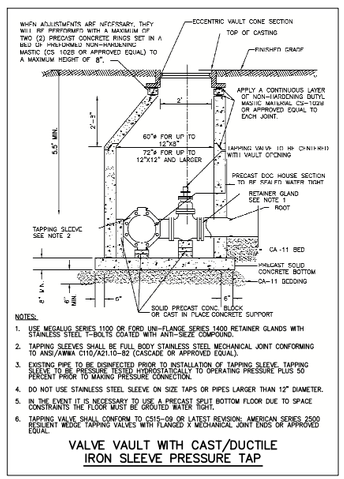


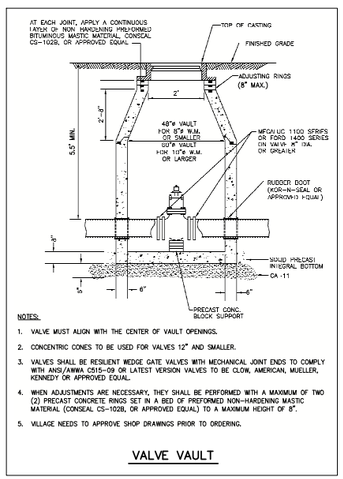


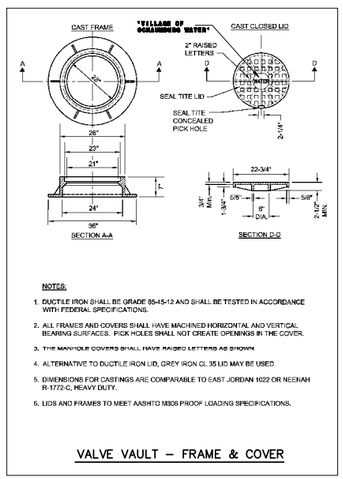


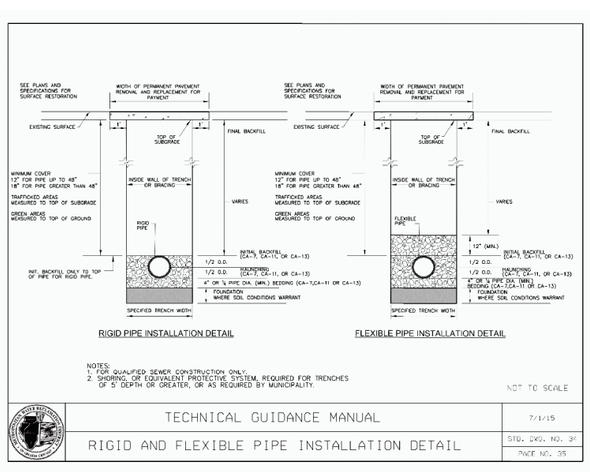












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REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-21-25/JJC	REVISED PER VILLAGE COMMENTS RECEIVED 11-10-25			

SANITARY SEWER AND WATERMAIN DETAILS
HARBORCHASE OF SCHAUMBURG

FILE NAME: DETAILS	DSGN. BY: KMM	JOB NO.: 904.529	FLD. BK./PG.: ---	SHEET NO.
DIR: 814012	DRN. BY: KMS	DATE: 09-08-2025	SCALE: 1" = N.T.S.	18 of 25

PLOT FILE CREATED: 11/21/2025 3:03 PM BY: JEFF CERANIC DRAWING LAST SAVED: 11/21/2025 2:58 PM BY: JEFFCERANIC DRAWING PATH: P:\814012\DWG\ENG\DRAWINGS\FINAL DRAFTING\DETAILS.DWG

Series TF-2

- 100% elastomer construction
- Will not rust or corrode
- Will not warp at freeze open or shut
- Custom built to customer specifications
- Low cracking pressure, low headloss
- Eliminates backflow

Materials of Construction
Neoprene, Hypalon®, Buna-N, EPDM, Viton®

Mounting Hands
304 or 316 Stainless steel.

The Tide-Lee® Check Valve is an evolutionary design for backflow prevention. It offers low erosion pressures to eliminate standing water and very low headloss that is not affected by rust, corrosion or ash of short term Tideflex® Check Valves are cost effective because they require no maintenance or repairs and have a long operational life span. Tideflex® resists rating like pressure and adjustment to open and close so no audible energy source is required.

Tideflex® valves are excellent top accessories for offshore metal flapgate valves because they will not warp or freeze at low wind chills and corrosion free.

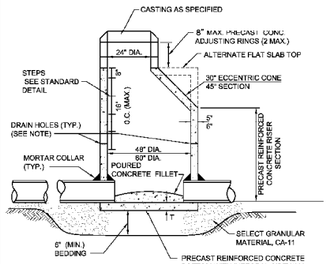
The inside diameter of the TF-2S cuff is constructed to exactly match the outside diameter of the pipe.

The valve is slid into the pipe and held in place with steel or stainless steel band clamps, eliminating flanging costs. Tideflex® TF-2 valves are constructed with a raised I.D. at standard.



Pipe O.D.	Length	Bill Height	Cut Length
1/2	3	1 1/2	1/2
3/4	3	2	1
1	3	2	1
1 1/2	7	4	1
2	7	5	1
2 1/2	6	5	1
3	9	6	1 1/2
4	12	7	1 1/2
5	16	9	2
6	16	11	2
8	17	13	2
10	20	15	4
12	23	19	4
14	24	22	4
15	25	22	4
16	26	23	4
18	28	25	4 1/2
20	34	30	8
24	42	35	8
28	42	35	8
30	45	50	8
32	46	52	16
36	50	55	16
38	50	55	16
42	52	65	16
47	53	71	16
48	53	71	16
52	60	75	16
54	62	79	16
56	72	97	16
58	72	97	16
60	75	97	16
64	76	97	16
72	85	118	17
84	92	111	18
90	102	119	17
92	102	119	17
96	102	119	17

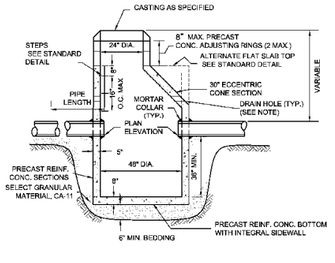
WHEN MANHOLE DEPTH IS 12 FT OR LESS T = 8 INCHES
WHEN MANHOLE DEPTH IS OVER 12 FT. T = 10 INCHES



NOTE:

A MINIMUM OF 4 PRECAST OR DRILLED 1" DIAMETER HOLES SHALL BE PROVIDED WITHIN 1' OF THE LOWEST PIPE INVERT. THE HOLES SHALL BE DISTRIBUTED EQUIDISTANT AROUND THE PERIMETER OF THE STRUCTURE. A 1' BY 1' SQUARE OF UNDERDRAIN FILTER CLOTH MATERIAL SHALL BE FIXED OVER EACH DRAIN HOLE ON THE OUTSIDE OF THIS STRUCTURE WITH MASTIC MATERIAL TO PREVENT SLIPPAGE DURING BACKFILLING.

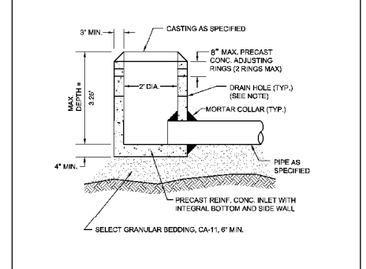
STORM MANHOLE – TYPE A



NOTE:

A MINIMUM OF 4 PRECAST OR DRILLED 1" DIAMETER HOLES SHALL BE PROVIDED WITHIN 1' OF THE LOWEST PIPE INVERT. THE HOLES SHALL BE DISTRIBUTED EQUIDISTANT AROUND THE PERIMETER OF THE STRUCTURE. A 1' BY 1' SQUARE OF UNDERDRAIN FILTER CLOTH MATERIAL SHALL BE FIXED OVER EACH DRAIN HOLE ON THE OUTSIDE OF THE STRUCTURE WITH MASTIC MATERIAL TO PREVENT SLIPPAGE DURING BACKFILLING.

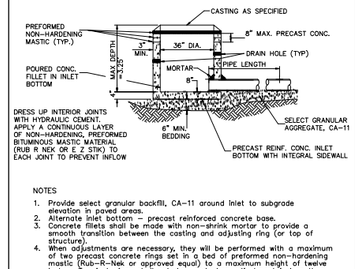
CATCH BASIN – TYPE A



NOTE:

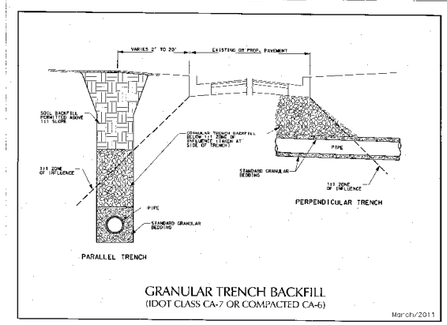
IN VAULT AREAS A MINIMUM OF 4 PRECAST OR DRILLED 1" DRAIN HOLES SHALL BE PROVIDED WITHIN 1' OF THE LOWEST PIPE INVERT. THE HOLES SHALL BE DISTRIBUTED EQUIDISTANT AROUND THE PERIMETER OF THE STRUCTURE. A 1' BY 1' SQUARE OF UNDERDRAIN FILTER CLOTH MATERIAL SHALL BE FIXED OVER EACH DRAIN HOLE ON THE OUTSIDE OF THE STRUCTURE WITH MASTIC MATERIAL TO PREVENT SLIPPAGE DURING BACKFILLING.

INLET – TYPE A



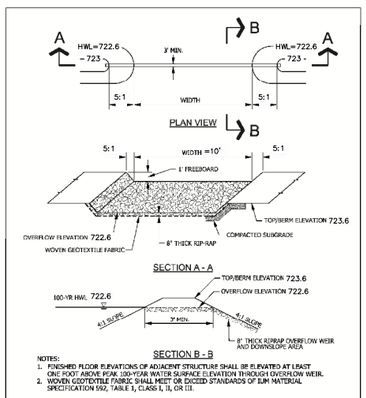
NOTES

1. Provide select granular backfill, CA-11 around inlet to subgrade elevation in paved areas.
2. Alternate inlet bottom – precast reinforced concrete base.
3. Concrete fillets shall be made with non-shrink mortar to provide a smooth transition between the casting and adjusting ring (or top of structure).
4. When adjustments are necessary, they will be performed with a maximum of two precast concrete rings set in a bed of preformed non-hardening mastic (Rub-R-Nek or approved equal) to a maximum height of twelve inches. Two inch rings shall only be used when adjustment is less than three inches.
5. No mortar shall be used to dress up inside adjusting rings.
6. A minimum of four (4), two (2) inch diameter holes shall be provided within one (1) foot above the lowest pipe invert. The holes shall be distributed equidistant around the perimeter of the structure. A one (1) foot by one (1) foot section of underdrain filter cloth material shall be sufficiently fixed to the outside of the manhole with mastic materials to prevent slippage during backfilling. The holes shall be either precast or drilled. Drain holes are required for all inlets in paved areas.



GRANULAR TRENCH BACKFILL
(IDOT CLASS CA-7 OR COMPACTED CA-6)

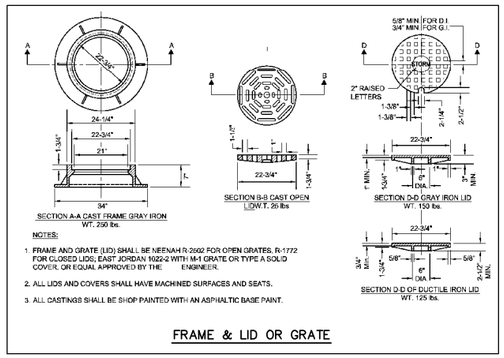
March/2011



NOTES:
1. FINISHED FLOOR ELEVATIONS OF ADJACENT STRUCTURE SHALL BE ELEVATED AT LEAST ONE FOOT ABOVE H.W. 100-YEAR WATER SURFACE ELEVATION THROUGH OVERFLOW WEIR.
2. WOVEN GEOTEXTILE FABRIC SHALL MEET OR EXCEED STANDARDS OF IDM MATERIAL SPECIFICATION 592, TABLE 1, CLASS I, II, OR III.

NOT TO SCALE

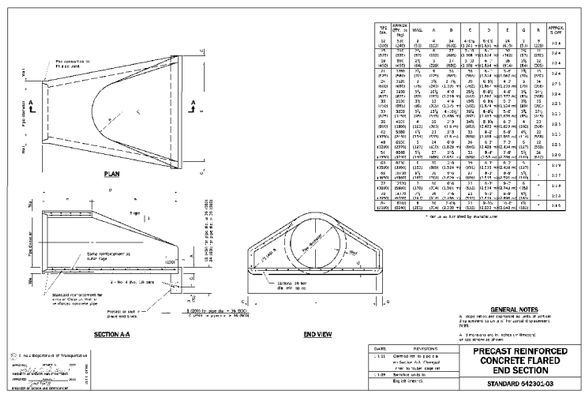
TECHNICAL GUIDANCE MANUAL	7/1/15
TYPICAL EMERGENCY OVERFLOW WEIR	7/1L, DWG. 12-22
	PAGE NO. 23



NOTES:

1. FRAME AND GRATE (LID) SHALL BE NEENAH R-2602 FOR OPEN GRATES, R-1772 FOR CLOSED LIDS; EAST JORDAN 1022-2 WITH M-1 GRATE OR TYPE A SOLID COVER, OR EQUAL APPROVED BY THE ENGINEER.
2. ALL LIDS AND COVERS SHALL HAVE MACHINED SURFACES AND SEATS.
3. ALL CASTINGS SHALL BE SHOP PAINTED WITH AN ASPHALTIC BASE PAINT.

FRAME & LID OR GRATE



SIZE DIA.	BARREL DIA. Dg	WALL	A	B	C	D	E	G	H	APPROX. S LOPE
12 (300)	14 (350)	4 (100)	14 (350)	8 (200)	4 1/2 (115)	3 1/2 (90)	14 (350)	3 (75)	9 (225)	22.6
15 (375)	17 (425)	4 (100)	17 (425)	9 (225)	5 1/2 (140)	4 1/2 (115)	16 (400)	3 (75)	10 (250)	22.6
18 (450)	21 (525)	4 (100)	20 (500)	10 (250)	6 1/2 (165)	5 1/2 (140)	18 (450)	3 (75)	12 (300)	22.6
21 (525)	24 (600)	4 (100)	23 (575)	11 (275)	7 1/2 (190)	6 1/2 (165)	20 (500)	3 (75)	13 (325)	22.6
24 (600)	28 (700)	4 (100)	26 (650)	12 (300)	8 1/2 (215)	7 1/2 (190)	22 (550)	3 (75)	14 (350)	22.6
30 (750)	34 (850)	5 (125)	32 (800)	14 (350)	10 (250)	9 (225)	26 (650)	4 (100)	16 (400)	27.5
36 (900)	40 (1000)	5 (125)	38 (950)	16 (400)	11 1/2 (290)	10 1/2 (265)	30 (750)	4 (100)	18 (450)	22.6
42 (1050)	47 (1175)	5 (125)	44 (1100)	18 (450)	13 (325)	12 (300)	34 (850)	4 (100)	20 (500)	22.6
48 (1200)	53 (1325)	5 (125)	50 (1250)	20 (500)	14 1/2 (365)	13 1/2 (340)	38 (950)	4 (100)	22 (550)	22.6
54 (1350)	60 (1500)	5 (125)	56 (1400)	22 (550)	16 (400)	15 (375)	42 (1050)	4 (100)	24 (600)	22.6
60 (1500)	66 (1650)	5 (125)	62 (1550)	24 (600)	17 1/2 (440)	16 1/2 (415)	46 (1150)	4 (100)	26 (650)	22.6
66 (1650)	72 (1800)	5 (125)	68 (1700)	26 (650)	19 (475)	18 (450)	50 (1250)	4 (100)	28 (700)	22.6
72 (1800)	79 (1975)	5 (125)	74 (1850)	28 (700)	20 1/2 (515)	19 1/2 (490)	54 (1350)	4 (100)	30 (750)	22.6
20 (500)	24 (600)	4 (100)	22 (550)	7 (175)	9 (225)	8 1/2 (215)	6 (150)	4 (100)	8 (200)	22.5
24 (600)	28 (700)	4 (100)	26 (650)	8 (200)	10 (250)	9 1/2 (240)	7 (175)	4 (100)	9 (225)	22.5
30 (750)	34 (850)	5 (125)	32 (800)	10 (250)	11 1/2 (290)	11 (275)	8 (200)	4 (100)	10 (250)	22.5
36 (900)	40 (1000)	5 (125)	38 (950)	12 (300)	13 (325)	12 1/2 (315)	9 (225)	4 (100)	11 (275)	22.5
42 (1050)	47 (1175)	5 (125)	44 (1100)	14 (350)	14 1/2 (365)	14 (350)	10 (250)	4 (100)	12 (300)	22.5
48 (1200)	53 (1325)	5 (125)	50 (1250)	16 (400)	16 (400)	15 1/2 (390)	11 (275)	4 (100)	13 (325)	22.5
54 (1350)	60 (1500)	5 (125)	56 (1400)	18 (450)	17 1/2 (440)	17 (425)	12 (300)	4 (100)	14 (350)	22.5
60 (1500)	66 (1650)	5 (125)	62 (1550)	20 (500)	19 (475)	18 1/2 (465)	13 (325)	4 (100)	15 (375)	22.5
66 (1650)	72 (1800)	5 (125)	68 (1700)	22 (550)	20 1/2 (515)	20 (500)	14 (350)	4 (100)	16 (400)	22.5
72 (1800)	79 (1975)	5 (125)	74 (1850)	24 (600)	22 (550)	21 1/2 (540)	15 (375)	4 (100)	17 (425)	22.5
84 (2100)	92 (2300)	6 (150)	86 (2150)	28 (700)	25 1/2 (640)	25 (625)	17 1/2 (440)	4 (100)	20 (500)	22.5
90 (2250)	98 (2450)	6 (150)	92 (2300)	30 (750)	27 1/2 (690)	27 (675)	18 1/2 (465)	4 (100)	21 (525)	22.5
96 (2400)	104 (2600)	6 (150)	98 (2450)	32 (800)	29 (725)	28 1/2 (715)	19 1/2 (490)	4 (100)	22 (550)	22.5

* Set as shown or as indicated by duplex unit

GENERAL NOTES

A. Base elevations are based on pipe invert elevations as shown on plans. Invert elevations to be set at the elevation of downstream pipe.

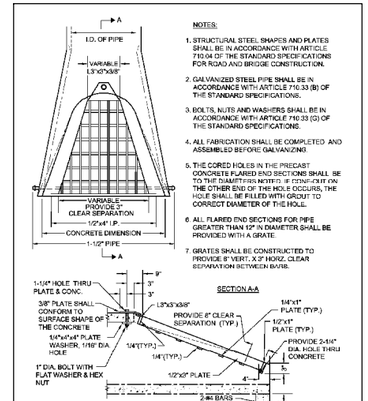
B. Dimensions in brackets are millimeters unless otherwise shown.

C. Refer to Department of Transportation standard for details of bedding and backfill.

DATE	REVISIONS
1-1-11	Changed 90° to 45° in A for A-A Flanged Inlet to Inlet Laterals
1-1-09	Revised units to English (Inch-lb)

PRECAST REINFORCED CONCRETE FLARED END SECTION

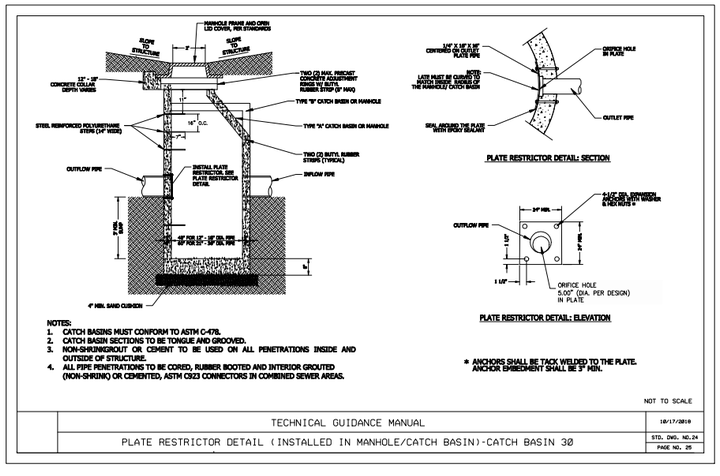
STANDARD 542301-03



NOTES:

1. STRUCTURAL STEEL SHAPES AND PLATES SHALL BE IN ACCORDANCE WITH ARTICLE 710.04 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. GALVANIZED STEEL PIPE SHALL BE IN ACCORDANCE WITH ARTICLE 710.33 (B) OF THE STANDARD SPECIFICATIONS.
3. BOLTS, NUTS AND WASHERS SHALL BE IN ACCORDANCE WITH ARTICLE 710.33 (G) OF THE STANDARD SPECIFICATIONS.
4. ALL FABRICATION SHALL BE COMPLETED AND ASSEMBLED BEFORE GALVANIZING.
5. THE CORED HOLES IN THE PRECAST CONCRETE FLARED END SECTIONS SHALL BE TO THE DIAMETERS NOTED. IF STRUCTURE ON THE OTHER END OF THE HOLE OCCURS, THE HOLE SHALL BE FILLED WITH GROUT TO CORRECT DIAMETER OF THE HOLE.
6. ALL FLARED END SECTIONS FOR PIPE GREATER THAN 12" IN DIAMETER SHALL BE PROVIDED WITH A GRATE.
7. GRATES SHALL BE CONSTRUCTED TO PROVIDE 8" VERT., X 2" HORZ. CLEAR SEPARATION BETWEEN BARS.

GRATING FOR CONCRETE FLARED END SECTION



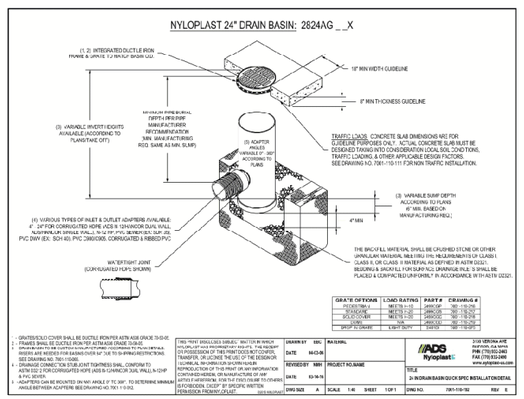
NOTES:

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

* ANCHORS SHALL BE TACK WELDED TO THE PLATE. ANCHOR EMBEDMENT SHALL BE 3" MIN.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	10/17/2018
PLATE RESTRICTOR DETAIL (INSTALLED IN MANHOLE/CATCH BASIN)-CATCH BASIN 30	STD. DWG. NO.24
	PAGE NO. 25



GRATE OPTIONS	LOAD RATING	PART #	CRAMMING #
PEDESTRIAN	MEETS H-10	2416CGP	360 - 110-710
STANDARD	MEETS H-20	2416CGS	360 - 110-710
SOLID COVER	MEETS H-20	2416CGC	360 - 110-710
SLOTTED	MEETS H-20	2416CGT	360 - 110-710
GRATE TO GRADE	LIGHT DUTY	1624GG	360 - 110-607

- GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- ADAPTERS: 6" - 24" FOR CORRUGATED HDPE (AS N 12 HDPE (ANSI/ICPI DUAL WALL N-12 PP PVC SERIES DCI, SDR 35) PVC DWV (EX: SCH 40) PVC 2306/2665, CORRUGATED & RIBBED PVC
- ADAPTERS CAN BE ROOTED ON MAY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7061-110-112.

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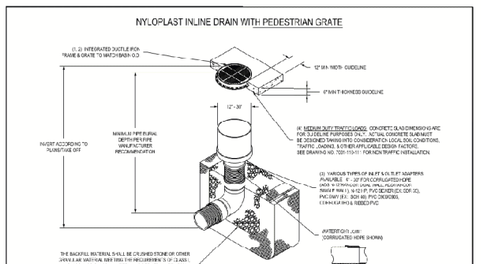
DRAWN BY	SSL	IMPERIAL
DATE	04-03-08	
REVISED BY	MMH	PROJECT NUMBER
DATE	02-19-14	
DWG SIZE	A	SCALE 1:40 SHEET 1 OF 1

ADS Nyloplast
3100 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2460 FAX (770) 932-2464 www.nyloplast-us.com

TITLE: 24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL
DWG NO. 7061-110-112 REV. A



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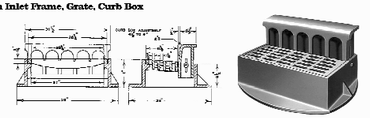
DRAWN BY	SSL	MATERIAL
DATE	04-25-07	
REVISED BY	MMH	PROJECT NUMBER
DATE	02-19-14	
DWG SIZE	N	SCALE 1:40 SHEET 1 OF 1

ADS Nyloplast
3100 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2460 FAX (770) 932-2464 www.nyloplast-us.com

TITLE: NJ ROADWAY PEDESTRIAN GRATE 1600 SERIES INSTALLATION DETAIL
DWG NO. 7061-110-101 REV. B

R-3281-A
Combination Inlet Frame, Grate, Curb Box

Heavy Duty



Available with 3" radius curb box, open curb box, or flat curb grate.
Envir-o-Curb Boxes available, see page 121.

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PREPARED FOR:
THREE LEAF PARTNERS
504 W. JUNEAU AVENUE
MILWAUKEE, WI 53203
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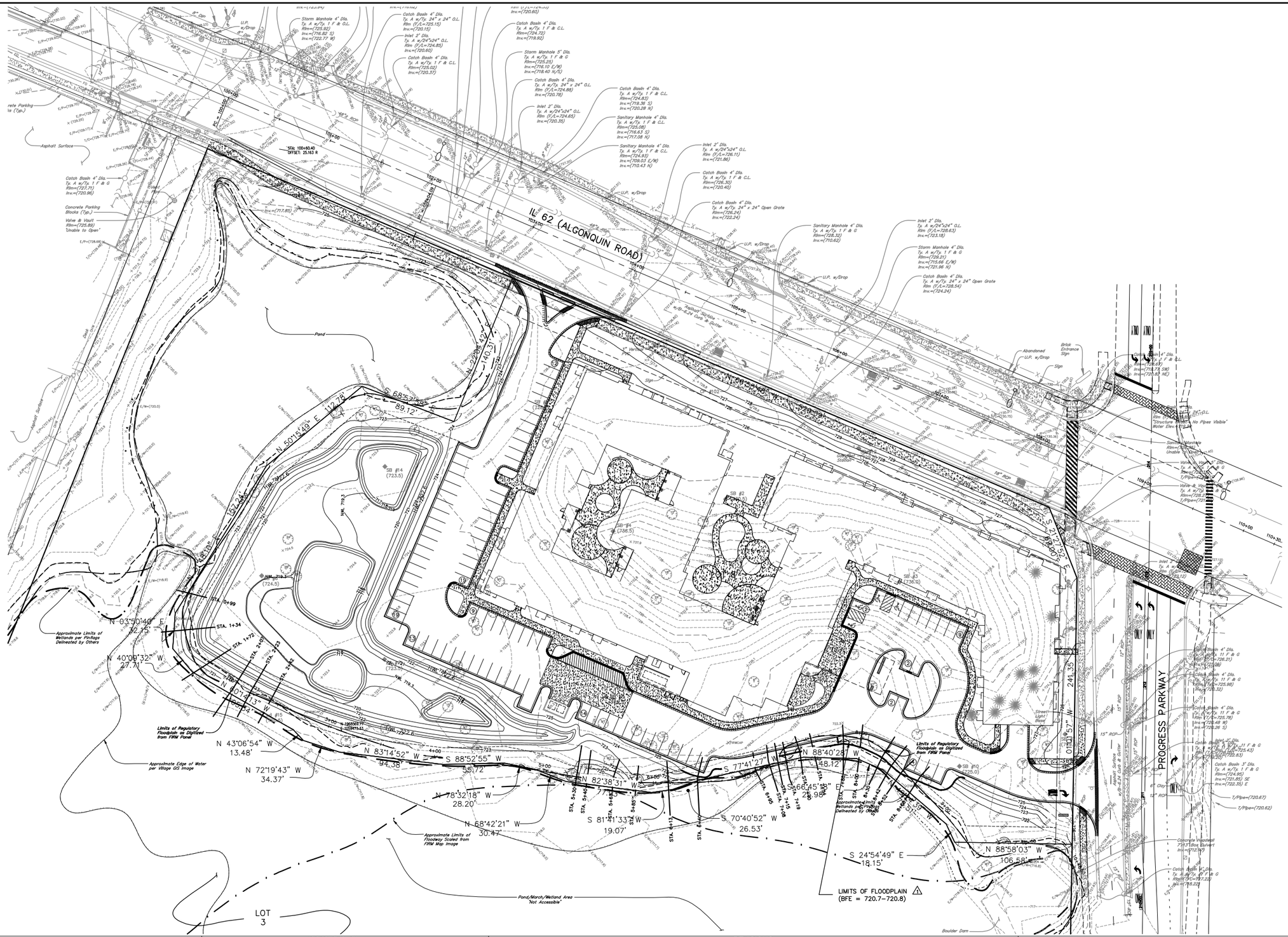
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-21-25/JJC	REVISED PER VILLAGE COMMENTS RECEIVED 11-10-25			

DRAINAGE STRUCTURE DETAILS
HARBORCHASE OF SCHAUMBURG

FILE NAME: DETAILS	DSGN. BY: KMM	JOB NO.: 904.529	FLD. BK./PG.: ---	SHEET NO. 19 of 25
DIR: 814012	DRN. BY: KMS	DATE: 09-08-2025	SCALE: 1" = N.T.S.	

PLOT FILE CREATED: 11/21/2025 3:03 PM BY: JEFF CERANIC DRAWING LAST SAVED: 11/21/2025 2:58 PM BY: JEFFCERANIC DRAWING PATH: P:\814012\DWG\ENG\DRAWINGS\FINAL DRAFTING\DETAILS.DWG


IL 62 (ALGONQUIN ROAD)
PROGRESS PARKWAY
Pond
Pond/Marsh/Wetland Area 'Not Accessible'
LOT 3
LIMITS OF FLOODPLAIN (BFE = 720.7–720.8)
Approximate Limits of Wetlands per Pinflags Delineated by Others
Approximate Edge of Water per Village GIS Image
Approximate Limits of Floodway Scaled from FIRM Map Image
Limits of Regulatory Floodplain as Digitized from FIRM Panel
Boulder Dam
N 03°50'40" E 32.15'
N 40°09'32" W 27.71'
N 43°06'54" W 13.48'
N 72°19'43" W 34.37'
N 83°14'52" W 34.58'
S 88°52'55" W 55.72'
N 82°38'31" W 23.06'
N 78°32'18" W 28.20'
S 81°41'33" W 19.07'
N 68°42'21" W 30.47'
S 70°40'52" W 26.53'
S 77°41'27" W 48.12'
N 88°40'28" W 48.12'
S 66°45'51" E 25.98'
S 24°54'49" E 18.15'
N 88°58'03" W 106.58'
N 01°01'57" W 241.35'
S 21°35'52" E 90.00'
N 50°15'49" E 132.24'
S 68°57'58" E 89.12'
N 22°04'40" E 140.31'
Storm Manhole 4' Dia. Tp. A w/Tp. 1 F & G.L. Rim=(725.92) Inv.=(716.82 S) Inv.=(722.77 W)
Catch Basin 4' Dia. Tp. A w/Tp. 24" x 24" G.L. Rim (F/L=725.15) Inv.=(720.15)
Inlet 2' Dia. Tp. A w/24"x24" G.L. Rim (F/L=724.85) Inv.=(720.60)
Catch Basin 4' Dia. Tp. A w/Tp. 1 F & G.L. Rim=(725.02) Inv.=(720.37)
Catch Basin 4' Dia. Tp. A w/Tp. 1 F & G.L. Rim=(724.72) Inv.=(719.92)
Storm Manhole 5' Dia. Tp. A w/Tp. 1 F & G Rim=(725.25) Inv.=(716.10 E/W) Inv.=(718.40 N/S)
Catch Basin 4' Dia. Tp. A w/Tp. 24" x 24" G.L. Rim (F/L=724.66) Inv.=(720.76)
Inlet 2' Dia. Tp. A w/24"x24" G.L. Rim (F/L=724.65) Inv.=(720.35)
Catch Basin 4' Dia. Tp. A w/Tp. 1 F & G.L. Rim=(724.63) Inv.=(718.36 S) Inv.=(720.28 N)
Sanitary Manhole 4' Dia. Tp. A w/Tp. 1 F & G.L. Rim=(725.08) Inv.=(716.63 S) Inv.=(717.08 N)
Sanitary Manhole 4' Dia. Tp. A w/Tp. 1 F & G.L. Rim=(724.93) Inv.=(709.03 E/W) Inv.=(710.43 N)
Inlet 2' Dia. Tp. A w/24"x24" G.L. Rim (F/L=726.11) Inv.=(721.86)
Catch Basin 4' Dia. Tp. A w/Tp. 1 F & G.L. Rim=(726.30) Inv.=(720.40)
Catch Basin 4' Dia. Tp. A w/Tp. 24" x 24" Open Grate Rim=(726.24) Inv.=(722.24)
Sanitary Manhole 4' Dia. Tp. A w/Tp. 1 F & G Rim=(728.32) Inv.=(710.62)
Inlet 2' Dia. Tp. A w/24"x24" G.L. Rim (F/L=728.63) Inv.=(723.18)
Storm Manhole 4' Dia. Tp. A w/Tp. 1 F & G Rim=(724.31) Inv.=(715.66 E/W) Inv.=(721.96 N)
Catch Basin 4' Dia. Tp. A w/Tp. 24" x 24" Open Grate Rim (F/L=728.54) Inv.=(724.24)
Catch Basin 4' Dia. Tp. A w/Tp. 1 F & G.L. Rim=(728.57) Inv.=(718.73 SW) Inv.=(721.63 NE)
Sanitary Manhole Rim=(726.40) Unable to Open
Valve & Vault Rim=(725.89) 'Unable to Open'
Catch Basin 4' Dia. Tp. A w/Tp. 1 F & G Rim=(727.71) Inv.=(720.86)
Concrete Parking Blocks (Typ.)
Asphalt Surface
Brick Entrance Sign
Abandoned U.P. w/Drop
U.P. w/Drop
Concrete Headwall 7.5'x7'Box Culvert Inv.=(723.97)
Catch Basin W. Inc. Tp. A w/Tp. 1 F & G Rim=(725.22) Inv.=(719.22)
Catch Basin 4' Dia. Tp. A w/Tp. 11 F & G Rim=(728.21) Inv.=(720.00)
Catch Basin 4' Dia. Tp. A w/Tp. 11 F & G Rim=(725.98) Inv.=(720.32)
Catch Basin 4' Dia. Tp. A w/Tp. 11 F & G Rim=(725.78) Inv.=(720.68 W) Inv.=(720.26 S)
Catch Basin 4' Dia. Tp. A w/Tp. 11 F & G Rim=(725.43) Inv.=(720.53)
Catch Basin 3' Dia. Tp. A w/Tp. 1 F & G Rim=(724.95) Inv.=(721.85) SE Inv.=(722.35) E
T/Pipe=(720.67)
T/Pipe=(720.62)
SB #14 (723.5)
SB #2 (736.5)
SB #4 (736.5)
SB #3 (736.0)
SB #10 (725.0)
SB #15 (723.5)
MW 719.3
STA. 0+99
STA. 1+34
STA. 1+72
STA. 2+00
STA. 2+23
STA. 2+62
STA. 3+00
STA. 3+30
STA. 4+00
STA. 4+50
STA. 5+00
STA. 5+30
STA. 5+45
STA. 5+85
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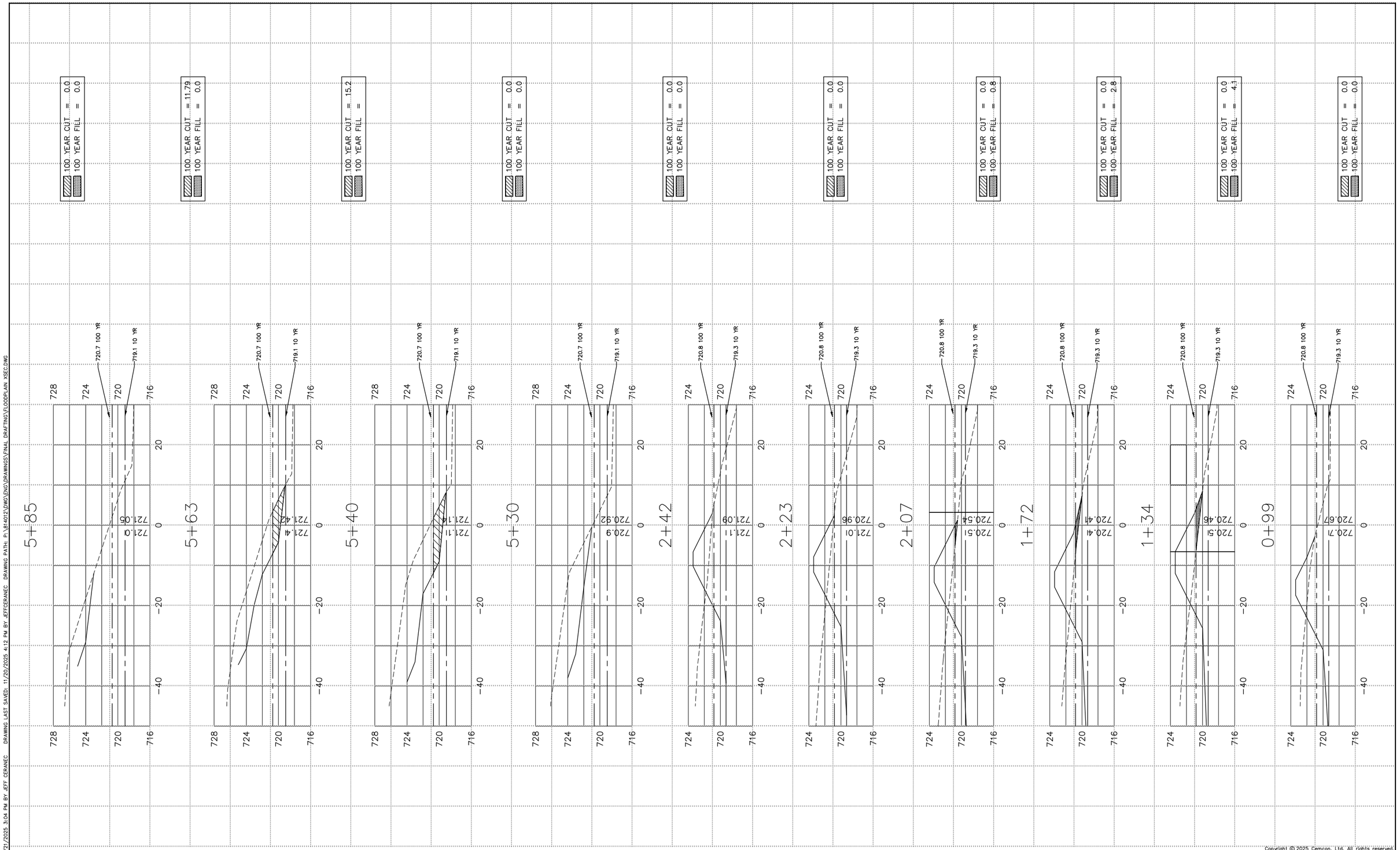

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REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-21-25/JJC	REVISED PER VILLAGE COMMENTS RECEIVED 11-10-25			

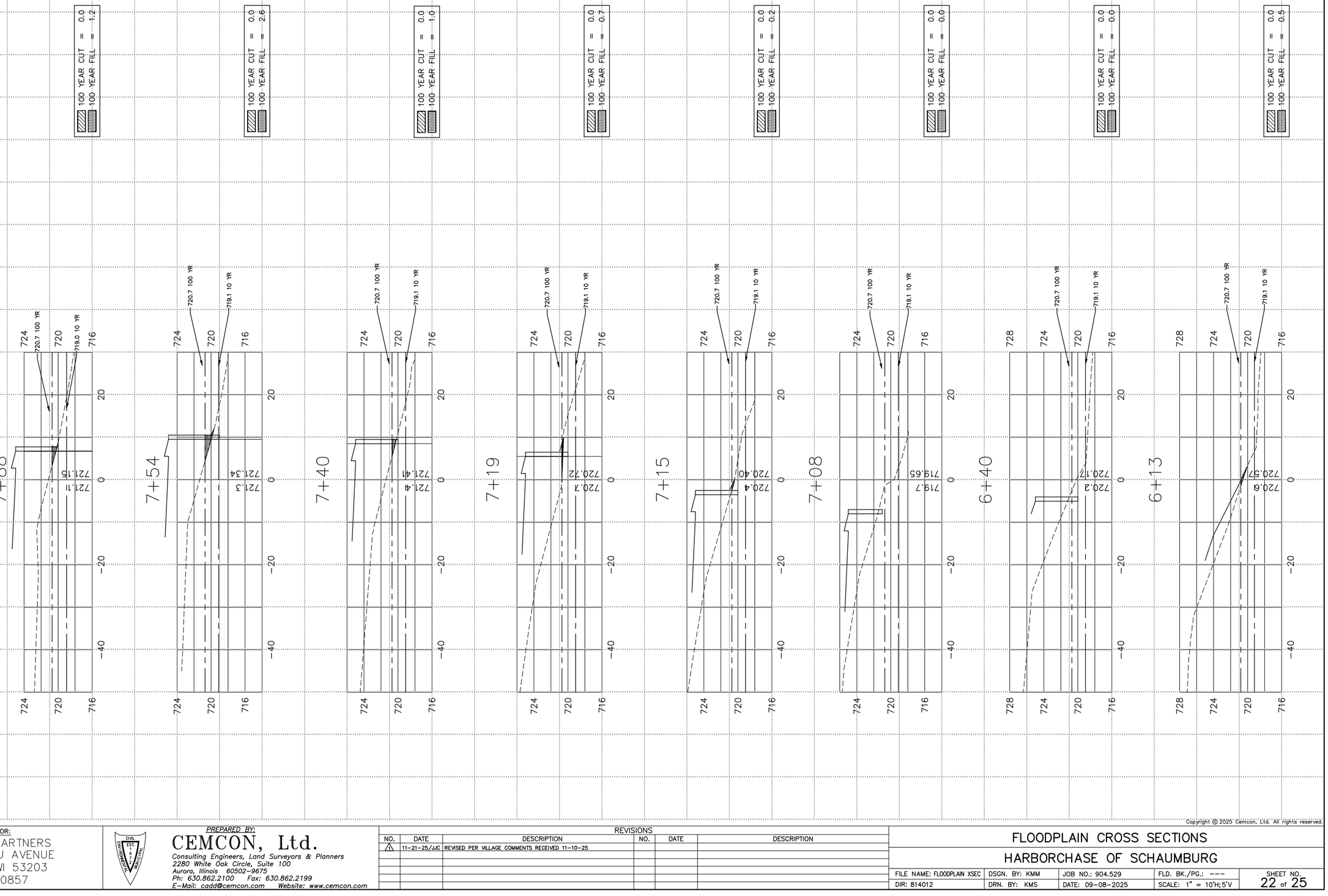
FLOODPLAIN CROSS SECTIONS

HARBORCHASE OF SCHAUMBURG

FILE NAME: FLOODPLAIN XSEC	DSGN. BY: KMM	JOB NO.: 904.529	FLD. BK./PG.: ---
DIR: 814012	DRN. BY: KMS	DATE: 09-08-2025	SCALE: 1" = 10'H.,5'V.

SHEET NO. 21 of 25

PLOT FILE CREATED: 11/21/2025 3:04 PM BY: JEFF CERANEC DRAWING LAST SAVED: 11/20/2025 4:12 PM BY: JEFFCERANEC DRAWING PATH: P:\814012\DWG\ENG\DRAWINGS\FINAL DRAFTING\FLOODPLAIN XSEC.DWG



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FLOODPLAIN CROSS SECTIONS

HARBORCHASE OF SCHAUMBURG

FILE NAME: FLOODPLAIN XSEC	DSGN. BY: KMM	JOB NO.: 904.529	FLD. BK./PG.: ---	SHEET NO. 22 of 25
DIR: 814012	DRN. BY: KMS	DATE: 09-08-2025	SCALE: 1" = 10'H; 5'V	

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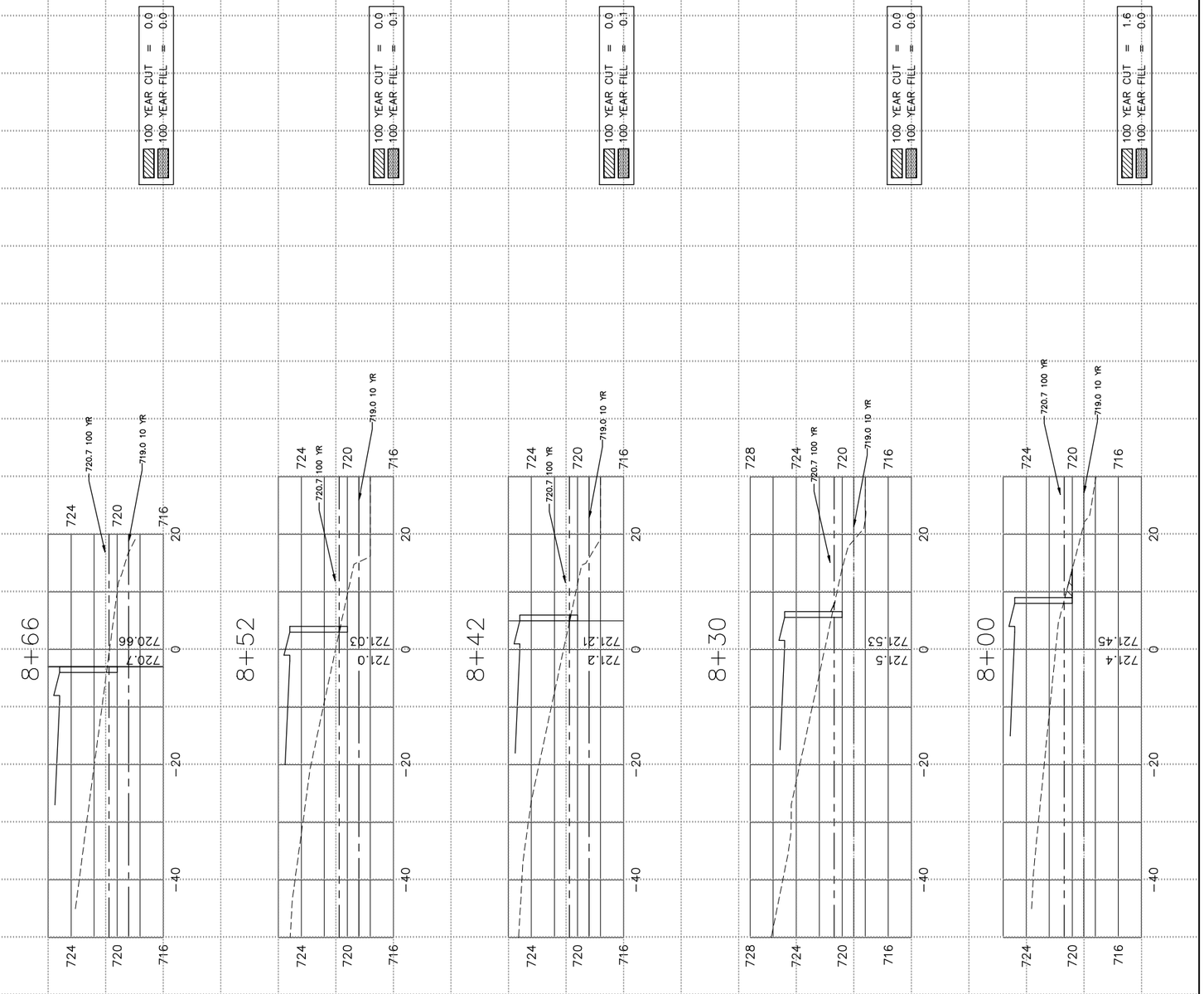
FLOODPLAIN CUT AND FILL CALCULATIONS						
STATION	LENGTH (FT.)	CROSS-SECTIONAL FILL (S.F.)	CROSS-SECTIONAL CUT (S.F.)	CROSS-SECTIONAL FILL VOLUME (C.F.)	CROSS-SECTIONAL CUT VOLUME (C.F.)
		100 YR	100 YR	100 YR	100 YR
0+99	35	0.0	0.0		
1+34	38	4.1	0.0	71.8	0.0
1+72	38	2.8	0.0	131.1	0.0
2+07	35	0.8	0.0	63.0	0.0
2+23	16	0.2	0.0	6.4	0.0
2+42	21	0.0	0.0	0.0	
5+30		0.0	0.0		76.0
5+40	10	0.0	15.2	0.0	309.4
5+63	23	0.0	11.7	0.0	128.7
5+85	22	0.0	0.0	0.0	0.0
6+13	28	0.5	0.0	7.0	0.0
6+40	27	0.0	0.0	6.8	0.0
6+65	25	0.0	0.0	0.0	0.0
7+08	13	0.0	0.0	0.0	0.0
7+15	7	0.2	0.0	0.7	0.0
7+19	4	0.7	0.0	1.8	0.0
7+40	21	1.0	0.0	12.9	0.0
7+54	14	2.6	0.0	24.2	0.0
7+88	34	2.6	0.1	64.6	0.0
8+00	12	0.0	1.6	7.2	9.6
8+30	30	0.0	0.0	0.0	24.0
8+42	12	0.1	0.0	0.6	0.0
8+52	10	0.1	0.0	1.0	0.0
8+66	14	0.0	0.0	0.7	0.0
TOTAL (C.F.)				306.4	514.1
TOTAL (C.Y.)				11	19
TOTAL REQ'D COMPENSATORY STORAGE (C.Y.) @ 1.25:1				14	

Total Floodplain Fill:	11	C.Y.	0.01 Acre-Feet
Req'd Compensatory Storage:	14	C.Y.	
Total Cut:	19	C.Y.	0.012 Acre-Feet
Ratio Cut/Fill (x:1):	1.68	C.Y.	(>1.25:1)



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FLOODPLAIN CROSS SECTIONS
HARBORCHASE OF SCHAUMBURG

FILE NAME: FLOODPLAIN XSEC	DSGN. BY: KMM	JOB NO.: 904.529	FLD. BK./PG.: ---	SHEET NO. 23 of 25
DIR: 814012	DRN. BY: KMS	DATE: 09-08-2025	SCALE: 1" = 10'H;5'V	

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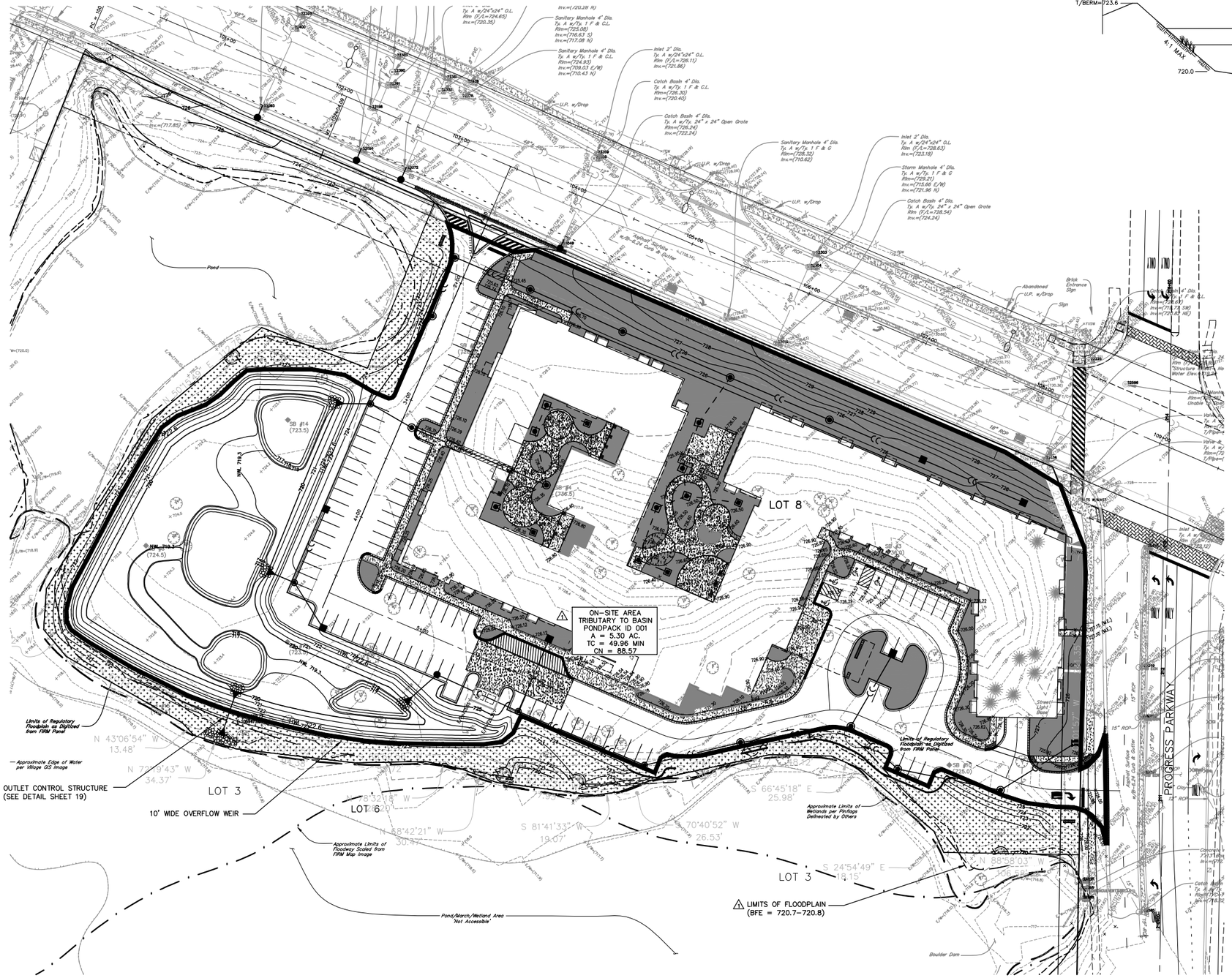

* SEE LANDSCAPE PLANS FOR DETAILED PLANTING INFORMATION

⚠ STORMWATER MANAGEMENT FACILITY SECTION A–A

(N.T.S.)

⚠ DETENTION AND RETENTION SUMMARY

BASIN:
BASIN BOTTOM = 717.0
NWL = 719.3
w/TAILWATER HWL = 722.6
wo/TAILWATER HWL = 722.1

TAILWATER ELEVATION = 720.7–720.8

FLOODPLAIN FILL (10–100) = 11 C.Y.
COMP. STORAGE REQUIRED = 14 C.Y.
COMP. STORAGE PROVIDED = 19 C.Y.
(PROVIDE IN AREAS OUTSIDE PROPOSED SWMF)

DETENTION VOLUME PROVIDED = 2.50 AC–FT
(@ EMERGENCY OVERFLOW = 722.6)

DETENTION VOLUME REQUIRED = 2.08 AC–FT
(FROM PONDPACK MODEL W/O TAILWATER)

RETENTION VOLUME PROVIDED = 0.0 AC–FT
(SITE CONSTRAINTS PREVENT USE OF INFILTRATION BASED VOLUME CONTROL METHODS)

RETENTION VOLUME REQUIRED = 0.26 AC–FT

SUMMARY

TOTAL PROPERTY OWNERSHIP = 6.06 AC.
TOTAL DEVELOPMENT AREA = 6.06 AC.
AREA TRIBUTARY TO BASIN = 5.30 AC.
PROPOSED PERVIOUS AREA = 2.24 AC.
PROPOSED IMPERVIOUS AREA = 3.06 AC.
UPSTREAM ROADWAY = 0.0 AC.
NWL AREA = 0.31 AC.

LEGEND

- IMPERVIOUS (BUILDING, ASPHALT)
- PERVIOUS
- PERIMETER SEEDING - SEE LANDSCAPE PLAN (NATIVE PLANTING AREA / PERIMETER AREA = 0.76 Ac.)
- CONCRETE PAVEMENT

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MWRD DRAINAGE EXHIBIT

HARBORCHASE OF SCHAUMBURG

FILE NAME: MWRD EXHIBIT	DSGN. BY: KMM	JOB NO.: 904.529	FLD. BK./PG.:	SHEET NO.
DIR: 814012	DRN. BY: KMS	DATE: 09–08–2025	SCALE: 1" = 40'	24 of 25

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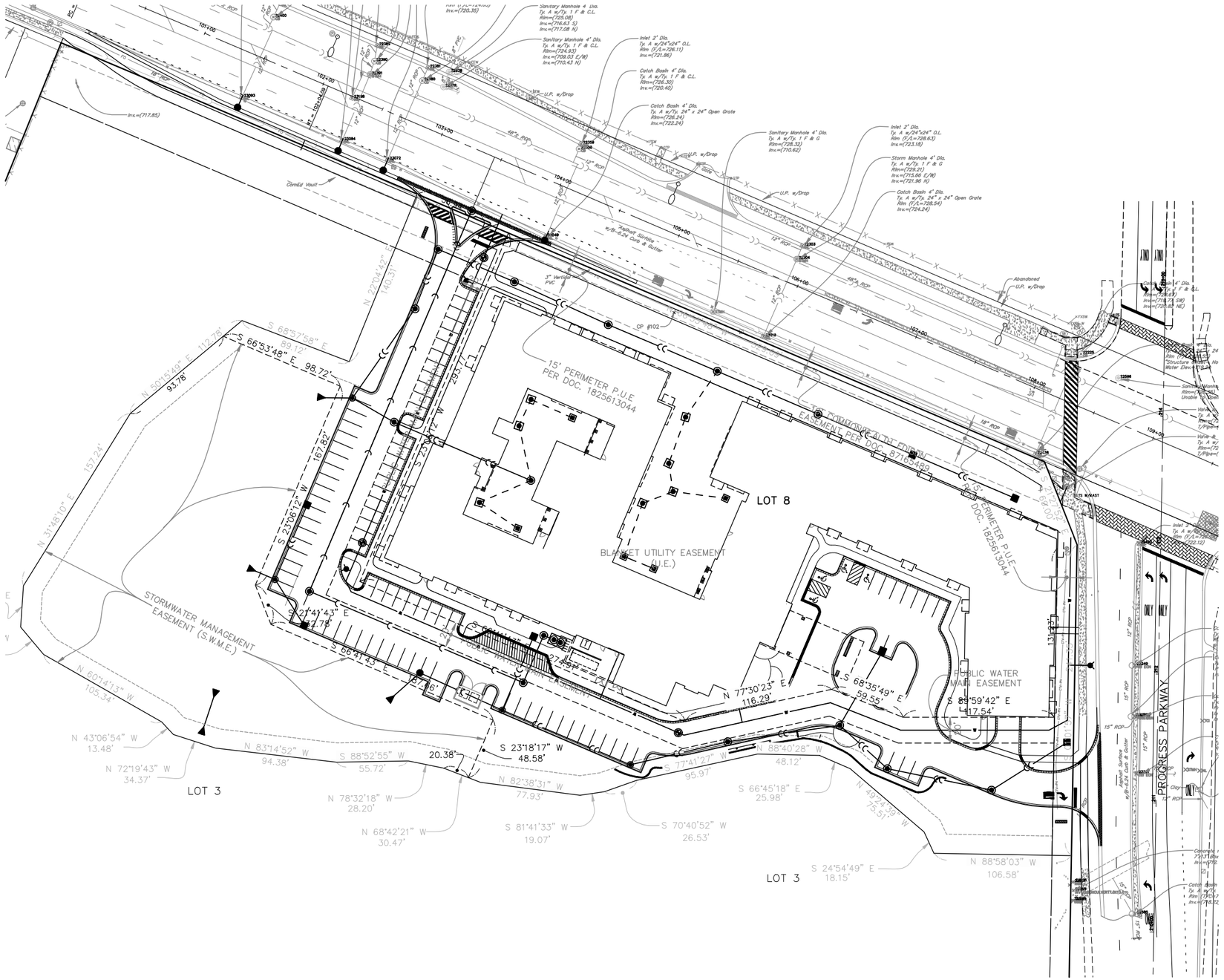

LOT 8
LOT 3
LOT 3
15' PERIMETER P.U.E. PER DOC. 1823613044
BLANKET UTILITY EASEMENT (B.U.E.)
STORMWATER MANAGEMENT EASEMENT (S.W.M.E.)
PUBLIC WATER MAIN EASEMENT
PROGRESS PARKWAY
Asphalt Surface w/8-4.24 Curb & Gutter
Concrete Vault
Inv.=(717.85)
Sanitary Manhole 4 Dia. Ty. A w/Ty. 1 F & C.L. Rim=(725.08) Inv.=(716.63 S) Inv.=(717.08 N)
Sanitary Manhole 4' Dia. Ty. A w/Ty. 1 F & C.L. Rim=(724.63) Inv.=(709.03 E/W) Inv.=(710.43 N)
Inlet 2' Dia. Ty. A w/24"x24" G.L. Rim (F/A=726.11) Inv.=(721.86)
Catch Basin 4' Dia. Ty. A w/Ty. 1 F & C.L. Rim=(726.30) Inv.=(720.40)
Catch Basin 4' Dia. Ty. A w/Ty. 24" x 24" Open Grate Rim=(726.24) Inv.=(722.24)
Sanitary Manhole 4' Dia. Ty. A w/Ty. 1 F & G Rim=(728.32) Inv.=(710.62)
Inlet 2' Dia. Ty. A w/24"x24" G.L. Rim (F/A=728.63) Inv.=(723.18)
Storm Manhole 4' Dia. Ty. A w/Ty. 1 F & G Rim=(729.21) Inv.=(715.66 E/N) Inv.=(721.96 N)
Catch Basin 4' Dia. Ty. A w/Ty. 24" x 24" Open Grate Rim (F/A=728.54) Inv.=(724.24)
Catch Basin 4' Dia. Ty. A w/ S.L. Rim=(718.87) Inv.=(713.23 SW) Inv.=(713.53 NE)
Abandoned U.P. w/Drop
U.P. w/Drop
3" Vertical PVC
CP #102
S 23°06'12" W 167.82'
S 66°53'48" E 98.72'
S 68°57'58" E 60.12'
N 22°04'42" E 140.31'
N 50°16'40" E 112.78'
N 31°39'10" E 57.24'
93.78'
S 21°41'43" E 27.78'
S 66°41'43" E 87.78'
N 77°30'23" E 116.29'
S 68°35'49" E 59.55'
S 89°59'42" E 117.54'
N 60°14'13" W 105.34'
N 43°06'54" W 13.48'
N 72°19'43" W 34.37'
N 83°14'52" W 94.38'
S 88°52'55" W 55.72'
20.38'
S 23°18'17" W 48.58'
N 78°32'18" W 28.20'
N 68°42'21" W 30.47'
N 82°38'31" W 77.93'
S 81°41'33" W 19.07'
S 77°41'27" W 95.97'
S 70°40'52" W 26.53'
N 88°40'28" W 48.12'
S 66°45'18" E 25.98'
N 49°24'39" W 73.51'
S 24°54'49" E 18.15'
N 88°58'03" W 106.58'
131.07'
101+00
102+00
103+00
104+00
105+00
106+00
107+00
108+00
109+00
12" RCP
15" RCP
18" RCP
48"x 76" RCP
54" RCP
Inlet 4' Dia. Ty. A w/ Ty. 1 F & C.L. Rim=(718.23) Inv.=(713.12)
Sanitary Manhole 4' Dia. Rim=(725.08) Unable to Open
Valve & Box Ty. A w/ C.I. Rim=(724.12) T/Pipe=(714.62)
Valve & Box Ty. A w/ C.I. Rim=(724.12) T/Pipe=(714.62)
Inlet 4' Dia. Ty. A w/ C.I. Rim=(724.12) T/Pipe=(714.62)
Catch Basin Ty. A w/ C.I. Rim=(724.12) Inv.=(714.62)
Concrete Vault 75'x37' Rim=(725.08) Inv.=(716.63)
Catch Basin Ty. A w/ C.I. Rim=(724.12) Inv.=(714.62)
75 W/MAST
Inlet 4' Dia. Ty. A w/ C.I. Rim (F/A=724.12)
Concrete Vault 75'x37' Rim=(725.08) Inv.=(716.63)
Catch Basin Ty. A w/ C.I. Rim=(724.12) Inv.=(714.62)
Clay
XTSW
XTSW
XTSW

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7:14pm.

ROLL CALL
Members Present: Chairman Harry Raimondi, James Dolbeare, Elizabeth Veatch, Pat Riley, Rob Morreale, Glenn Szurgot, Patty Errera, Jeff Mytych and Dhitu Bhagwakar

Member(s) Absent:

A quorum was present.

Also Present: Ian Salzman
Associate Planner

Sworn in for testimony: Todd Wenger, PLA
Senior Planner

Dan Romnek
Three Leaf Partners
504 W. Juneau Ave.
Milwaukee, WI

Charlie Jennings
Harbor Retirement Associates
700 Beachland Blvd.
2nd Floor
Vero Beach, FL

Mr. Dan Romnek, Petitioner, stated that Three Leaf Partners is a real estate development firm which focuses on residential, multi-family, senior housing and some student housing. HarborChase was looking into doing this project about 7 years ago. They had purchased the approximate 6-acre site and received Village Board approval in 2019, then Covid hit with some interest rate uncertainty. Three Leaf Partners is the developer and HarborChase is the operator. The original 2019 project was proposed as just assisted living and memory care with 110 units and a slightly smaller building with a similar footprint. The subject project is now being proposed as a 4-story building over underground parking for independent living. The middle building is going to be a 2-story connector between the 2 buildings. The 2-story building will house all of their amenities from a club room, lounge area with a bar and food service. It will transition from coffee and donuts to a more lounge area at night. They have a huge focus on services--- specifically, food service. There will be a couple different restaurants specifically for the residents. Connected to the amenity area on the west, there is a donut-shaped building. The 1st floor of that donut-shaped building is going to be for memory care. It will be a completely enclosed environment so the residents who qualify are those who either have dementia or Alzheimer's to the point that they can no longer function on their own. It will be staffed 24/7 and will have a secured interior courtyard where they can enjoy the outside. The top 2 floors of that building will be the assisted living building. There will be some amenity spaces on the individual floors, such as foodservice and lounges. The assisted living residents will also have access to all of the amenities for the independent living residents. The exterior materials comply with the 90 North design guidelines while not completely replicating the existing buildings at Veridian. There will be red brick and fiber cement board with natural wood tones to complement this development and the architecture style of the area. At the corner of Algonquin Road and Progress Parkway, they want to make it stand out and not just blend into the rest of the building. To achieve that, they will frame it with green fiber cement panels, inset with some of the wood-look panels and then have a different balcony feature. It will give it some

height, as well. They want to make it a prominent feature on the building. The entry will be off Progress Parkway. There will be a drop-off underneath the covered entryway. The entrance for the entire campus will be focused on the main entry point. This will allow their operations staff to track who is coming in and out of the building, make sure that visitors are checking in appropriately and finding their way. They intend to make it as attractive and welcoming as possible.

Chairman Raimondi asked the Recording Secretary if all of the proper public notices were completed and she said, yes.

Mr. Charlie Jennings, Harbor Retirement Associates, stated that they will be the operator of the subject business. They added independent living to formulate a "continuum of care" so they can serve residents of all parities of the community, including independent living residents who can continue to live in a more carefree setting, recognizing their own limitations as they age. They anticipate that 70% - 75% of their residents will come from within a 5-mile radius of the subject property. Harbor Retirement Associates operates similar communities in 8 states throughout the Midwest, Northeast, Mid-Atlantic and Southeast. Mr. Jennings has been involved in this project from the very beginning and lead it through the original 2019 approval process. They have a set of core values that guide them with who they are as an operator and how they care for their residents and their families. They are familiar with this area as they operate another community in Naperville, Long Grove and Plainfield.

Mr. Jennings said that they are an amenity-rich, hospitality-driven community and know that people are looking for a little higher level of service in senior living. They want good food, want to be entertained, want to spend time socializing with people like them who have shared similar life experiences. They get all the care they need, but in a setting where they also get new experiences, make new friends, etc. There will be a lot of dining opportunities throughout the community. Everyone who will be working at this location will be here and not in a Florida-driven community. They want it to look and feel like Schaumburg. They will have a variety of food venues from a very casual bistro dining experience to a fine dining venue where people can get dressed up. They will be able to invite family and friends to celebrate specials occasions. Life enrichment is what they call these activities because it's not just about playing bingo, it's about enriching seniors' lives. They will have continuing educational opportunities. They like to have inter-generational opportunities where they bring nursing school students who want to learn how to interact with seniors and their environment. They put a lot of effort into community outreach, veteran's groups and civic organizations to host their meetings free of charge. This also allows the residents to continue to be part of the community. Seniors can feel like they are still engaged in the Village of Schaumburg. It's close enough to the activities and the vibrant lifestyle that is coming to Veridian. It's close enough that their independent and assisted living residents with their families will be able to spend time together.

Mr. Todd Wenger stated that Mr. Romnek and Mr. Jennings did a very good job of explaining the building, how it works and how it operates. This is an improved version of the 2019 approval. With the independent living component, now we have an elevated continuum of care. This is where you would want your loved ones to be and how they have this amenity-rich environment from independent living to memory care living. Staff is very pleased with the proposed and the addition of the independent living component.

In the 3-story building, the bottom floor will be the memory care and the 2 floors above that will be assisted living. The 2-story piece with the entry canopy will largely be the amenity section. For memory care residents, there will be a salon and art space. The assisted and independent living will have their own restaurants, salon and art space. The 5-story building, perched at the corner of Algonquin Road and Progress Parkway sets the tone for HarborChase. It will include 4 stories of residential apartments over a first floor 63-space parking garage. The parking garage, along with their surface parking, will allow them to nearly meet the parking requirement. Staff is very happy with the amount of parking. The building itself has a wonderful amount of brick, as well as vibrant concrete boards, lap siding and rich-warm wood-tone panels that can be seen particularly at the ends. It brings a nice residential quality to this otherwise "commercial-ish" building. It has this wonderful warmth that Staff feels is very appropriate. In the Staff Report, Mr. Wenger touched on a number of things regarding how it complies with the 90 North Design Guidelines. The aforementioned corner feature has been accentuated as it has a glass balcony, the inset wood tone, fiber cement panel, as well as the green fiber cement boards to offset it from the rest of the facility. The rest of the balconies will be wire mesh which matches very similarly to the Northgate rowhomes, as well as the Element Apartment balconies. There are some nice tie-ins to both the existing adjacent properties and yet carving their own path for a unique building.

Mr. Wenger said the Street Wall Gap variation is not something that is talked about a lot. The 90 North District has its own set of guidelines and codes. One of which is the idea of pushing the buildings up to the roadway where we want the building to have a street presence with minimal gaps in between so that we have this density and this appearance from the adjacent roadways of a richness of architecture as well as a nice, rich pedestrian experience. Along Algonquin Road, the very long stretch of building nearly takes up the entire width of the lot with just the entryway at the far west end. However, when you get to the Progress Parkway side, it's a much narrower façade and because of the entrance way and some positioning to the south, we end up with a slightly larger gap. The 90 North requirement is for a maximum of 20% gap space or 60 feet. Here we have an excess of 60 feet and of 20%. That percentage is calculated by taking the gap length and dividing it by the overall length of that side of the lot, which is 150+ feet. Overall, the gap percentage is 53 feet plus 27 feet, divided by the 150-foot lot length. We end up with about a 54% gap. Staff is comfortable with that because when you look at the south end, normally you would maybe pull that building down further south to try to increase that building presence along Progress Parkway, however, we cannot pull it all the way down. There is a big chunk of wetlands to the south preventing this. We cannot build on that. We also have to have an entrance into the parking garage or the podium parking on the first floor. We need space to be able to park a car there that is safely out of the lane of travel. Those 2 things added together artificially increase this gap on the south end a little further than what is allowed. On the north, because of the unusual property line, we count this a little bit larger also than what it would normally be with a squared-off corner. We would typically be able to push that building a little bit closer up to the corner but because of that slanted lot line, we can't push the building any closer, otherwise it would be out in the middle of the road or beyond the property line. Again, on the north, we have this issue with the property line and on the south we have the issue with the wetlands and the entrance for the parking garage. Both of those gaps combine to artificially increase what would otherwise be a fairly east lot to deal with and meet the requirements. The lot itself, the wetlands and the shape of the lot are generating a variation. Staff is supportive of this very unique situation that would not be seen elsewhere.

Parking

Mr. Wenger said that the Petitioner is very close on meeting the parking requirement. They are 9 spaces short. Staff calculated all the code requirements which are slightly different in this district from the rest of the Village code. The independent living parking requirement is based on the size of the units. So, for the independent living, 96 spaces are required and the Petitioner is proposing 99. For the assisted living, 49 spaces are required and 37 spaces are proposed. They do meet the code requirement of 24 spaces for the memory care units. Staff asked the Petitioner to run this against some of their other facilities. Knowing that this is an isolated property within the 90 North District, and there is very little opportunity to share parking without a significant amount of travel to one of the adjacent properties. The Staff Report includes a breakdown of similar comparable uses and sites. Mr. Jennings had mentioned that their Orlando and Jacksonville locations are very similar to the subject property. Typically, HarborChase is looking for parking calculations which equate to somewhere between .75 to .80 spaces per unit. Village code averages to a little over one space per unit ratio, which is far above what they typically see. The chart in the Staff Report indicates that the number of spaces that are still available at these existing locations ranges anywhere from 35% to 55% open even at peak times around the noon hour. This tells us that their methodology of calculating parking is probably more accurate than what Village code requires. Mr. Wenger said that Staff is supportive of this minimal 9-space parking variation because the Petitioner knows their product and how it serves their needs. He concluded that since the parking is less that the 10% threshold, it will be approved administratively at a Staff level. Mr. Romnek said that HarborChase will maintain a community bus onsite for group trips/outings for the residents who don't have a car. The average age for an independent living resident is in the low 80's. There are quite a number of independent living residents that don't have cars. Mr. Romnek said they feel very comfortable that the ratio they have for the subject property is appropriate, especially because of the bus.

Chairman Raimondi asked if the public had any questions or concerns, and there were none.

Chairman Raimondi asked the Board for their comments.

Ms. Veatch, Mr. Riley, Mr. Mytych and Mr. Bhagwakar had no questions.

Mr. Morreale asked how many spaces are in a podium garage, and Mr. Jennings said 63. He asked if the 63 spaces are in addition to the 160 and Mr. Jennings said no, they are included in the 160.

Mr. Szurgot asked what materials will be used for the balcony floors. Mr. Romnek said the floors will be a composite material slat with some tread to it. It will look very similar to a traditional wood plank material traditionally used for decks. Mr. Szurgot asked where the water and snow will go. Mr. Romnek said that the composite material of the planks will have gaps between them and will allow drainage right through. Mr. Szurgot asked where the proposed 8 charging stations will be located. Mr. Romnek said they don't have them specifically identified yet but they will install the conduit to run the charging stations. In fact, they may install more than 8 in case there is a higher demand for electric charging because it is much cheaper to do that now. Mr. Szurgot asked if they will be inside or outside. Mr. Wenger said there was a change in the code recently which states that they cannot be inside. However, the State of Illinois and our electrical code for residential requires that a certain percentage has to be EV-ready. The conduit has to be

there, but the wire and charger cannot be there. Chargers will need to be outside. Mr. Wenger said with new technology, that could change in the future in terms of being able to put out fires. Mr. Romnek said they will likely put conduit within the parking garage but not put any of the chargers in there and they will identify the 8 outdoor stalls that will be specifically reserved for residents that have EV vehicles.

Ms. Errera asked if the bus service will drive residents to the retail and restaurant area. Mr. Jennigs said, yes, it will be a 14-passenger bus with a hydraulic wheelchair ramp. The bus will take them to various functions, too. She asked what the staffing ratio will be for the memory-care residents. Mr. Jennings said the State-mandated ratio is one care staff person for every 8 residents. There will be other staff members such as a memory care activities coordinator and others. She asked if there will be a pool, and Mr. Jennings said, no. She asked how much independent living will cost. Mr. Jennings said residents will be paying rental fees monthly. They are not an entry-fee community.

Mr. Dolbeare stated that the whole project looks good. He noted that the drawings seem to lack landscaping by the Progress Parkway and Algonquin Road intersection. Mr. Romnek said that one of the limitations on the renderings is that it doesn't always capture specifically all the plants that are going to be there or the height of them. Mr. Wenger said that there will be a lot more landscaping such as shade and ornamental trees, that if shown, would likely have blocked out a lot of the renderings. They were removed to show the architecture, which is what the renderings were trying to convey. Mr. Wenger said that a robust landscape plan prepared by Hitchcock Design Group was included in the packets. There are a lot of trees, shrubs, and perennials.

Chairman Raimondi stated that he was initially concerned about the landscaping but knows that one of Mr. Wenger's many areas of expertise includes landscape design. Chairman Raimondi asked if there will be a mini-mart within the building where residents can shop. Mr. Jennings said they will have a sundry area. Chairman Raimondi was also wondering if there will be an indoor pool. He asked where the visitor parking will be located. Mr. Jennings said there will be designated first-time visitor spaces in front of the building. However, recurring visitors (family members and friends) will be parking on the surface parking lot. Chairman Raimondi asking if there will be any directional signage for visitors who enter off of Meacham Road. Mr. Wenger said upon entering off of Meacham Road, drivers will circle around Progress Parkway. He added that a ground sign is proposed off of Progress Parkway. Anything that would be closer to the Meacham intersection will be off-premise signage, which the Village typically does not allow. There has been some discussion about way-finding signage at 90 North as things continue to build up and progress. He said that they are uniquely positioned right up to Algonquin Road and drivers will likely not be coming from Meacham Road. Chairman Raimondi asked the Petitioner if he agrees to all of the conditions on the Staff Report and Mr. Romnek said, yes.

PUBLIC HEARING CLOSED

Mr. Dolbeare made a motion, seconded by Mr. Morreale, to close the hearing. **MOTION CARRIED**

Mr. Morreale made a motion, seconded by Mr. Riley, to recommend approval of a Special Use for an Assisted Living and Memory Care Facility, Development Framework Plan Review, Site Plan Approval and

Street Wall Gap Variation for HarborChase of Schaumburg located at 2400 Progress Parkway, Case No. Z2510-02 subject to the following conditions:

1. Prior to the issuance of a Building Permit, the petitioner shall make a Village of Schaumburg Police and Fire Fund contribution of $250.00 per unit. The total amount due is $39,750.00 (159 units x $250.00/unit = $39,750.00).
2. Prior to the issuance of a Building Permit, the petitioner shall make a Village of Schaumburg Cultural Center Fund contribution of $200.00 per unit. The total amount due is $31,800.00 (159 units x $200.00 = $31,800.00).
3. Prior to the issuance of a Building Permit, the petitioner shall make a Palatine Park District contribution of $500.00 per unit. The total amount due is $79,500.00 (159 units x $500.00/unit = $79,500.00). The impact fee for parks is stipulated in the Redevelopment Agreement between the Village and TUF Partners dated February 11, 2020.
4. Prior to the issuance of a Land Development Permit, the petitioner shall prepare a draft Plat of Easement covering the public water main and fire hydrants as well as the storm water management areas to the Community Development Department for review and approval.
5. Prior to the issuance of a Certificate of Occupancy, the Plat of Easement covering the public water main and fire hydrants as well as the storm water management areas shall be approved by the Village Board and recorded with Cook County.
6. Prior to the issuance of a Land Development Permit, a recorded Traffic Agreement is required per code section 154.121 (K). Traffic agreements between the Village and the property owner allow the village to enforce parking and traffic regulations on the property, including but not limited to, speed of vehicles, reckless driving, stop signs, fire lanes, loading zones, handicap parking, and the prohibition, restriction, or limitation of the stopping, standing, or parking of vehicles in and upon said property.
7. A Land Development Permit is required prior to commencing any site work, and prior to receiving any building permits for the site. Project Security in the form of a Letter of Credit or Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Bond must be written for a period of 2 years in the amount of 50 percent of the approved construction cost estimate, which includes any landscaping and site lighting.
8. A complete set of as-built record drawings must be submitted to the Village of Schaumburg Community Development Department for review and approval when the project is completed. These final drawings must be received and approved prior to full release of the project security.
9. Prior to the issuance of a Land Development Permit, all necessary tree protection fencing and fencing required for the preservation of existing plant materials must be installed and inspected by the Community Development Department.
10. The property owner, not the Village of Schaumburg, will be responsible for maintaining the site utilities including storm sewers and sanitary sewers.

11. The property owner, not the Village of Schaumburg, will be responsible for maintaining the detention, volume control, and storm water management facilities located in the development.
12. An MWRD Cook County Watershed Management permit will be required for the sanitary and storm sewer work, as well as the storm water management features. Submit a draft copy of the application and preliminary calculations.
13. An IEPA Water Supply Permit will be required for the on-site watermain. Submit a draft copy of the application.
14. An IEPA Water Pollution Control Permit will be required for the on-site sanitary sewer. Submit a draft copy of the application.
15. An IEPA NPDES permit will be required for the site disturbance over 1 acre. Provide a copy of the Notice of Intent which has been submitted.
16. A sign-off from the Illinois Historic Preservation Agency will be required.
17. An IDOT Highway permit is required for the work in Algonquin Road (IL 62) State Right-of-Way. Provide a copy of the application transmittal. Provide all correspondence to and from IDOT until the IDOT permit is received.
18. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Engineering Plans to the Community Development Department for review and approval illustrating the following:
    a. Revise the crosswalk at the access road off Progress Parkway to shift the stop bar four feet behind the crosswalk.
    b. As noted on the geometric plan, design curb ramp to bring pedestrians straight through the crosswalk. As designed, pedestrians are being brought to the middle of the roadway. The curb ramp and detectable warning wrapping should also terminate at edge of crosswalk.
    c. On the geometric plan, show the detectable warnings for the pedestrian crossing through the western drive aisle at Algonquin Road.
    d. The proposed exterior bike rack shall be relocated between the southern employee entrance and the eastern main entrance.
    e. On the Easement Exhibit, clarify which lines reference the 15’ foot perimeter Public Utility Easement. Add Schaumburg’s standard easement provision language to the easement exhibit.
    f. Clearly label which lines represent the 10’ foot ComEd easement along the Algonquin Road frontage.
    g. Check the drawing scale on the utility plan and the easement exhibit for accuracy and add a graphic scale to the legend.
    h. The sanitary, storm sewer, and water main need to have a minimum 10’ foot separation from the building foundation.
    i. Call out the storm sewer pipe materials; particularly along Algonquin Road.

j. Label the water connection in Algonquin Road as a cut in Tee (not a pressure connection). Add the Village standard notes for a cut in Tee connection.

k. Add the village's standard detail for the proposed grease trap.

l. Provide additional information regarding storm inlet shifts and efforts to minimize impacts on existing sanitary lines. Structures shall be sufficiently supported to prevent future sag of sanitary line.

m. Provide evidence of inspection verifying acceptable water main vault condition prior to village acceptance. The contractor shall repair or remediate any issues before acceptance

n. The proposed restrictor may need to be revised unless authorized by MWRD, as the 5.00-inch diameter is slightly oversized, and releases 0.01 cfs more than the allowable release rate (1.06 cfs) under the "without tailwater" condition.

19. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Lighting Plans to the Community Development Department for review and approval illustrating the following:

a. The Drive Lane/Parking average illuminance value of 4.1 significantly exceeds the Village Ordinance 151.10.2 (A) for medium level activities. The average should obtain but not significantly exceed 1.0 footcandles.

b. Both parking lot uniformities exceed the values in the Village Ordinance 151.10.2 (A) for medium level activities. The Avg/Min value should not exceed 3:1 and Max/Min should not exceed 12:1.

c. The property and right-of-way lines are not shown correctly, in addition the south and west property lines are not shown. Show and label all property and right-of way line(s) on the photometric plan to verify that the maximum illumination at the property lines is in accordance with Village Ordinance 151.10.2 (A). A single row of points should be placed along the property/right-of-way lines.

d. Extend the Drive Lane/Parking calculation points to the right-of-way

e. A light loss factor of 1.0 is not possible. Provide a more realistic light loss factor.

f. Light poles adjacent to parking stalls shall be moved to line up with the parking stall lines to minimize potential damage from vehicles.

g. The light pole locations and number of light poles on the engineering and landscape plans on the do not match the locations shown on the photometric and lighting plans. Revise so all match.

h. The PD2 15ft post lights are very close to the building. These fixtures should be shielded to reduce backlight. The PD2 poles that are located right in front of balconies should be moved away from them.

i. On drawings E130 and E200 correct the height of post top pole to be 15' not 15".

j. Verify that light type AL is suitable for this application. The manufacturers cut sheet states that "Lutron drivers not recommended for outdoor environments below 0 degrees Celsius".

20. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Landscape Plans to the Community Development Department for review and approval illustrating the following:
    a. Provide a complete planting plan which shows and lists all plantings, including the courtyard areas.
    b. Courtyard areas shall contain a mix of trees, shrubs, perennials and groundcovers to provide year-round interest.
    c. Provide woody shrubs and perennials around both proposed ground signs. Show plantings on Landscape Plan and in plant list.
    d. Provide the root condition on the plant material list.
    e. Provide quantity of each type of plug species based on area of coverage.
    f. Correct the Site Data Box to eliminate unplantable lot area within detention basin and wetland areas and recalculate the total number of trees and shrubs required. Provide additional plantings to meet requirements if deficient in any category.
    g. On sheet L2.4, a proposed tree is located directly behind an overhead light. Shift the light pole accordingly.
21. Prior to the issuance of Building Permit, the petitioner shall submit a revised copy of the Architectural Plans to the Community Development Department for review and approval illustrating the following:
    a. Sleeping Room Separation: Provide fire partitions separating units/sleeping rooms per IBC 420.2.
    b. Complete Life Safety Plans: Please provide Life Safety Plan for upper floors.
    c. Refuge Areas: Clarify location of smoke barriers & corresponding refuge areas required by IBC sect. 407.
    d. Provide a detail or cut sheet of long-term bike parking stalls proposed in the garage.
    e. Per code section 151.08(G)(7)(c), wheel stops are not permitted within the village. Omit the wheel stops shown in garage on the first-floor plan of the architectural drawings.
22. The following plans/exhibits, as amended in accordance with the above conditions, shall be adopted as part of the governing ordinance:
    a. Architectural and Lighting Plans; Sheets 1-30, prepared by AG Architecture, dated November 21, 2025, received by the Community Development Department on December 11, 2025.
    b. Engineering Plans; Sheets 1-26; prepared by Cemcon Ltd; dated November 21, 2025, received by the Community Development Department on December 11, 2025.
    c. Autoturn Exhibit; Sheets 1-3, prepared by Cemcon Ltd; dated November 21, 2025, received by the Community Development Department on December 11, 2025.
    d. Landscape Plans; Sheets 1-12; prepared by Hitchcock Design Group; dated November 21, 2025, received by the Community Development Department on December 11, 2025.

e. Revised Parking Memo, 2 pages, prepared by Three Leaf Partners, LLC, dated January 15, 2026, received by the Community Development Department on January 15, 2026.

f. Revised Traffic Impact Study, 104 pages, prepared by KLOA, dated January 15, 2026, received by the Community Development Department on January 15, 2026.

g. Project Narrative; prepared by Three Leaf Partners, LLC, dated September 8, 2025, received by the Community Development Department on September 9, 2025.

MOTION CARRIED: vote: 9-0 with no member(s) absent

A poll was taken: Mr. Dhitu Bhagwakar - Yes
Mr. James Dolbeare - Yes
Ms. Patricia Errera - Yes
Mr. Jeff Mytych - Yes
Mr. Rob Morreale - Yes
Mr. Harry Raimondi - Yes
Mr. Pat Riley - Yes
Mr. Glenn Szurgot - Yes
Ms. Elizabeth Veatch - Yes

The Petitioner was advised that this recommendation will be forwarded to the Village Board for consideration at their meeting on Tuesday, 2/10/26.

ADJOURNMENT
The meeting was adjourned at 8:01pm.

Todd Wenger, PLA, ASLA,
Senior Planner
I have reviewed the minutes and they accurately represent the actions taken by the Zoning Board of Appeals

Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Traffic Agreement with DST Veridian, LLC for the property located at 2021-2191 Veridian Boulevard and 1361-1369;1375 Landmark Drive
02/10/26
Village Board

Presenter: Sidney Kenyon - Director of Transportation
Lead Department: Transportation

Executive Summary:

Attached is a proposed agreement between the Village of Schaumburg and DST Veridian, LLC. The Traffic Agreement facilitates the Village's efforts to enforce and prosecute parking violations at 2021-2191 Veridian Blvd Schaumburg, IL 60173 and 1361–1369 Landmark Drive; and 1375 Landmark Drive, Schaumburg, Illinois 60173. This is a new 20-year Traffic Agreement for this property.

Recommended Action:

The Village Manager recommends the Village Board authorize the Village Manager to execute the Traffic Agreement by and between the Village of Schaumburg and DST Veridian, LLC located at 2021-2191 Veridian Blvd Schaumburg, IL 60173 and 1361-1369;1375 Landmark Dr, Schaumburg, IL 60173.

ATTACHMENTS:

- DST Veridian, LLC (Block 1) Signed Traffic Agreement.pdf
- DST Veridian, LLC (Block 1) Site Map.pdf

Mail To:

Village of Schaumburg
Transportation Department
101 Schaumburg Court
Schaumburg, IL 60193

Address of Subject Property: 2021 -2191Veridian Blvd, 1361-1369 and 1375 Landmark Dr, Schaumburg, IL 60173

Pin Number: 07-01-300-008

TRAFFIC AGREEMENT

WHEREAS, acting pursuant to the Illinois Vehicle Code, 625 Illinois Compiled Statutes 5/11-209, 65 Illinois Compiled Statues 5/1-1-7, and Article VIII, Sections 6 and 10 of the Constitution of the State of Illinois, the Village of Schaumburg, Cook County, Illinois, a municipal corporation (hereinafter referred to as "Village") and DST Veridian, LLC (hereinafter referred to as "Owner") desire and are fully authorized to enter into an agreement covering regulation of traffic within certain described portions of parking areas within the Village of Schaumburg and the enforcement of those regulations by law enforcement personnel of the Village.

NOW, THEREFORE, it is agreed by and between the Owner and the Village as follows:

1. Regulation of Traffic. The Owner hereby grants to the Village the authority, and the Village hereby agrees to regulate vehicular traffic in and upon said premises known as The District at Veridian, Block 1 located at 2021 -2191Veridian Blvd, 1361-1369 and 1375 Landmark Dr, Schaumburg, IL 60173 in Schaumburg, Illinois, and to cause the law enforcement personnel of the Village to enforce such regulation, as herein provided.

2. Powers of Village. Pursuant to paragraph 1 hereof, the Village shall have the following powers under this Agreement:

   a. The Village shall have authority to establish, and to enforce through the issuance of traffic citations and any other means provided by law, such parking and traffic regulations applicable to said property to provide for the safe and efficient movement of traffic in and upon said property.

Said regulations may include the regulation of speed of vehicles, reckless driving, stop signs, fire lanes, loading zones, handicap parking, prohibition, restriction, or limitation of the stopping, standing, or parking of vehicles in and upon said property. If the Village of Schaumburg establishes by ordinance maximum speed limits on any private street, that street shall be considered a "highway" for enforcement purposes. Notwithstanding the foregoing, the Village agrees that it will not impose any regulation without prior consultation with the Owner.

b. The Village shall have the authority to provide for the removal and storage of vehicles which are in violation of any regulation duly established by the Village pursuant to this paragraph 2, and to provide for the payment of reasonable charges for such removal and storage by the owner or operator of any vehicle so removed or stored.

c. Subject to paragraph 3 hereof, the Village shall have the authority to install, at the expense of the Owner, such traffic signs, signals on the property, and/or markings as the Village and the Owner shall jointly deem necessary and appropriate to provide for the safe and efficient movement of traffic in and upon said property and/or to provide adequate notice to the operators of vehicles upon the premises of regulations duly established by the Village pursuant to this paragraph 2.

d. The Village shall have authority to enforce any and all ordinances of the Village of Schaumburg and any and all laws of the State of Illinois on said property through the issuance of citations and any other lawful means.

3. Procedure for Installation of Signs, Signals and Markings. No traffic sign, signal or marking shall be installed by the Village in or upon said property except pursuant to the following procedure:

a. The Village, through its Village Manager, or his legally designated representative, and the Manager of DST Veridian, LLC or its designated representative, shall jointly inspect said property for the purpose of determining what (if any) traffic signs, signals and/or markings are necessary for the safe and efficient movement of traffic in and upon said property.

b. Following such inspection, and upon agreement with the Owner as to the necessary signs, signals, and/or markings to ensure safe and efficient movement of traffic in and upon said property, the Village may cause to be installed in and upon said property such traffic signs, signals and/or markings as are deemed necessary.

c. The Owner agrees to pay the Village the actual cost to the Village of installation of such traffic signs, signals and/or markings, including the cost of maintenance thereof.

4. Term of Agreement; Cancellation. This Agreement shall continue in full force and effect for a period of twenty (20) years from the date first herein set forth, and by mutual written agreement of the Village and the Owner, may be renewed for successive additional twenty (20) year periods; PROVIDED, however, that either party may cancel this Agreement at any time upon thirty (30) days prior written notice to the other party, whereupon this Agreement shall cease and terminate and have no further force or effect.

5. Recordation. Within thirty (30) days next following the date first herein set forth, the Village shall cause this Agreement to be recorded in the Office of the Recorder of Deeds of Cook County Illinois.

IN WITNESS WHEREOF, the Village and the Owner have caused this Agreement to be executed on their behalf, and their corporate seals to be affixed hereto and attested by their duly authorized officers, all on the day and year herein set forth.

DATED this 7th day of March, 20 25.

VILLAGE OF SCHAUMBURG

By:_____
(Signature)

Name:_____
(Print Name)

Title: Village Manager

DST Veridian, LLC
(Business Name)

By: Teresa Bateman Digitally signed by Teresa Bateman Date: 2025.03.07 16:01:46 -06'00'
(Signature)

Name: Teresa Bateman
(Print Name)

Title: Authorized Person, DST Veridian, LLC

Approved by Village Board on:

Date:_____

Please include a legal description of the subject property on next page.

LEGAL DESCRIPTION FOR

Business Name Here and Address The District at Veridian Block 1

2021 -2191Veridian Blvd, 1361-1369 and 1375 Landmark Dr, Schaumburg, IL 60173

PIN# 02-34-401-007 and 07-01-300-008

*TYPE LEGAL DESCRIPTION OF PROPERTY HERE **ALL IN CAPS** BELOW:*

SEE ATTACHED LEGAL DESCRIPTION FOR THE PROPERTY EXHIBIT

Legal Description

LOT 17 OF TOWNE CENTER AT VERIDIAN PLAT OF RE-SUBDIVISION #2 BEING A SUBDIVISON OF PARTS OF THE WEST HALF OF FRACTIONAL SECTION 1 AND THE NORTHWEST QUARTER OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHEAST QUARTER OF SECTION 34, IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 2019 AS DOCUMENT NO. 1919716093, IN COOK COUNTY, ILLINOIS.

(PROPOSED BLOCK 1 IN TOWNE CENTER AT VERIDIAN PLAT OF RE-SUBDIVISION #4)

LEGAL DESCRIPTION:

LOTS 1, 1A, 2, 3 & 4 IN TOWN CENTER AT VERIDIAN PLAT OF RE-SUBDIVISION #4 BEING A RE-SUBDIVISION OF PARTS OF THE WEST HALF OF FRACTIONAL SECTION 1 AND THE NORTHWEST QUARTER OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHEAST QUARTER OF SECTION 34, IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED _____, 2025 AS DOCUMENT NUMBER _____, IN COOK COUNTY, ILLINOIS.

(625 ILCS 5/11-209.1) (from Ch. 95 1/2, par. 11-209.1)

Sec. 11-209.1. Powers of local authorities - enforcing the provisions of this Code on private streets and roads. (a) Any person or board of directors owning, operating or representing a residential subdivision, development, apartment house or apartment project; containing a minimum of 10 apartments or single family residences may file a written request, with the appropriate local authority wherein such property is situated, requesting their law enforcement agency enforce the provisions of this Code on all private streets or roads open to or used by the tenants, owners, employees or the public for the purposes of vehicular traffic by permission of such person or board of directors and not as a matter of public right. Notwithstanding Section 1-126 and Section 1-201 of this Code, if the local authority grants such request by the adoption of an enabling ordinance then all such private streets or roads shall be considered "highways" only for the enforcement purposes of this Code.

(b) All regulations adopted and traffic control devices employed by a local authority in the enforcement of this Code on such streets or roads within any private area, pursuant to this Section, shall be consistent with the provisions of this Code and shall conform to the Illinois Manual on Uniform Traffic Control Devices.

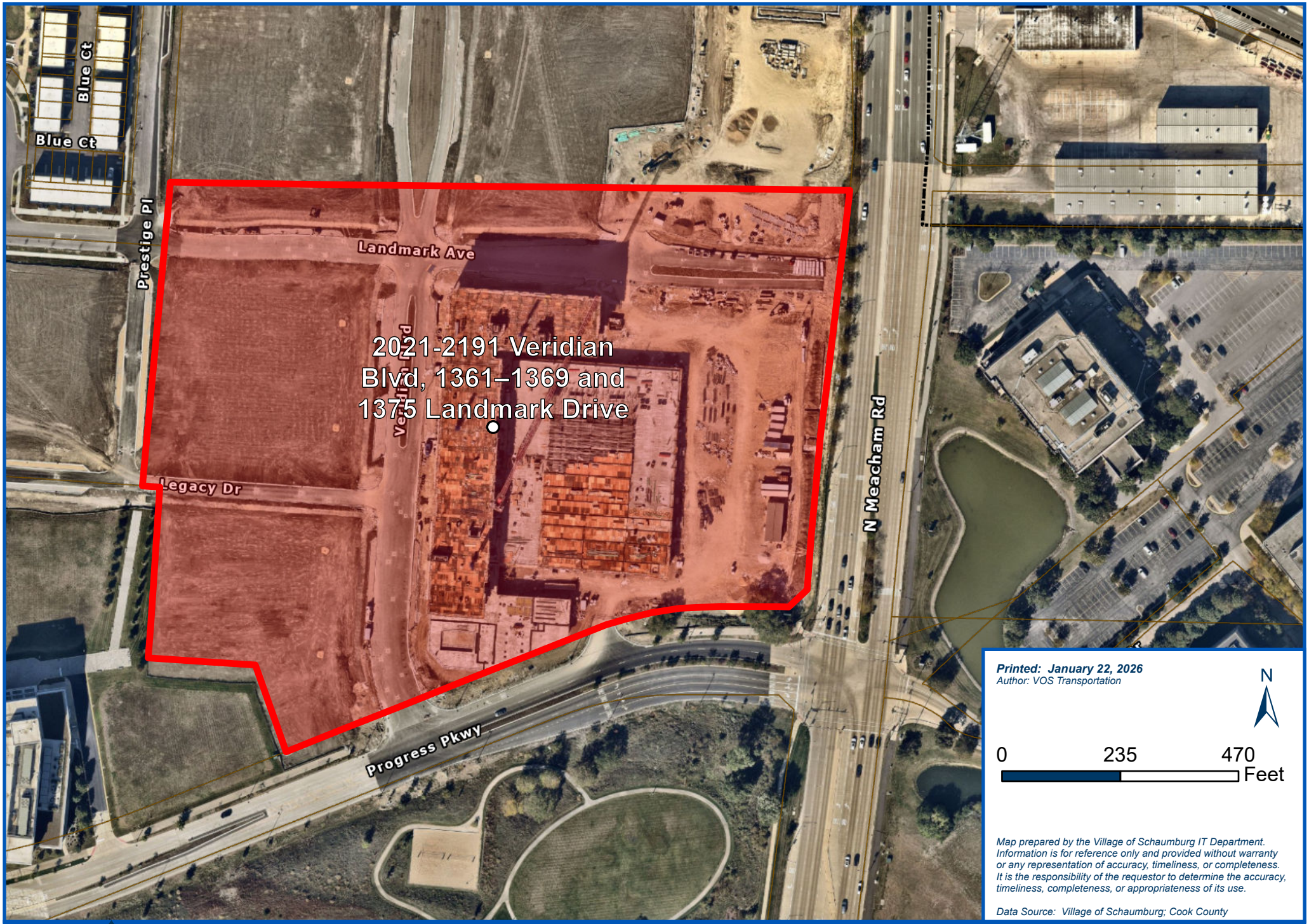
A local authority may require that any person who files a request for the installation of traffic signs pay for the cost of such traffic signs. Such traffic signs shall be in conformity with Section 11-604 of this Code.

(c) Any person or board of directors which has filed such a request under this Section, may rescind that request by filing with the appropriate local authority a written request for such rescission. Upon receipt of the written request, the local authority shall subsequently repeal the original enabling ordinance. Such repeal shall not take effect until the first day of January following any such action by the local authorities. However, no such rescission request may be filed within 12 months of the date of the original written request.

(d) The filing of a written request or the adoption of the enabling ordinance under this Section in no way constitutes a dedication to public use of any street, road, driveway, trail, terrace, bridle path, parkway, parking area, or other roadway open to or used by vehicular traffic, nor does it prevent such person or board of directors, as owners of such property, from requiring additional regulations than those specified by the local authorities or otherwise regulating such use as may seem best to such person or board of directors as long as they do not conflict with the powers granted to local authorities under Section 11-208 of this Code.

(e) This amendatory act of 1972 is not a prohibition upon the contractual and associational powers granted by Article VII, Section 10 of the Illinois Constitution.

(Source: P.A. 86-521.)



VILLAGE OF SCHAUMBURG

Traffic Agreement Exhibit

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Traffic Agreement with DST Retail, LLC for the property located at 2300 Meacham Road
02/10/26
Village Board

Presenter: Sidney Kenyon - Director of Transportation
Lead Department: Transportation

Executive Summary:

Attached is a proposed agreement between the Village of Schaumburg and DST Retail, LLC. The Traffic Agreement facilitates the Village's efforts to enforce and prosecute parking violations at 2300 Meacham Rd, Schaumburg, IL 60173. This is a new 20-year Traffic Agreement for this property.

Recommended Action:

The Village Manager recommends the Village Board authorize the Village Manager to execute the Traffic Agreement by and between the Village of Schaumburg and DST Retail, LLC located at 2300 Meacham Rd, Schaumburg, IL 60173.

ATTACHMENTS:

- DST Retail, LLC (Block 4) Signed Traffic Agreement.pdf
- DST Retail, LLC Site Map.pdf

Mail To:

Village of Schaumburg
Transportation Department
101 Schaumburg Court
Schaumburg, IL 60193

Address of Subject Property: 2300 Meacham Rd, Schaumburg, IL 60173

Pin Number: 02-34-401-007

TRAFFIC AGREEMENT

WHEREAS, acting pursuant to the Illinois Vehicle Code, 625 Illinois Compiled Statutes 5/11-209, 65 Illinois Compiled Statues 5/1-1-7, and Article VIII, Sections 6 and 10 of the Constitution of the State of Illinois, the Village of Schaumburg, Cook County, Illinois, a municipal corporation (hereinafter referred to as "Village") and DST Retail, LLC (hereinafter referred to as "Owner") desire and are fully authorized to enter into an agreement covering regulation of traffic within certain described portions of parking areas within the Village of Schaumburg and the enforcement of those regulations by law enforcement personnel of the Village.

NOW, THEREFORE, it is agreed by and between the Owner and the Village as follows:

1. Regulation of Traffic. The Owner hereby grants to the Village the authority, and the Village hereby agrees to regulate vehicular traffic in and upon said premises known as The District at Veridian, Block 4 Grocer located at 2300 Meacham Rd, Schaumburg, IL 60173 in Schaumburg, Illinois, and to cause the law enforcement personnel of the Village to enforce such regulation, as herein provided.

2. Powers of Village. Pursuant to paragraph 1 hereof, the Village shall have the following powers under this Agreement:

   a. The Village shall have authority to establish, and to enforce through the issuance of traffic citations and any other means provided by law, such parking and traffic regulations applicable to said property to provide for the safe and efficient movement of traffic in and upon said property.

Said regulations may include the regulation of speed of vehicles, reckless driving, stop signs, fire lanes, loading zones, handicap parking, prohibition, restriction, or limitation of the stopping, standing, or parking of vehicles in and upon said property. If the Village of Schaumburg establishes by ordinance maximum speed limits on any private street, that street shall be considered a "highway" for enforcement purposes. Notwithstanding the foregoing, the Village agrees that it will not impose any regulation without prior consultation with the Owner.

b. The Village shall have the authority to provide for the removal and storage of vehicles which are in violation of any regulation duly established by the Village pursuant to this paragraph 2, and to provide for the payment of reasonable charges for such removal and storage by the owner or operator of any vehicle so removed or stored.

c. Subject to paragraph 3 hereof, the Village shall have the authority to install, at the expense of the Owner, such traffic signs, signals on the property, and/or markings as the Village and the Owner shall jointly deem necessary and appropriate to provide for the safe and efficient movement of traffic in and upon said property and/or to provide adequate notice to the operators of vehicles upon the premises of regulations duly established by the Village pursuant to this paragraph 2.

d. The Village shall have authority to enforce any and all ordinances of the Village of Schaumburg and any and all laws of the State of Illinois on said property through the issuance of citations and any other lawful means.

3. Procedure for Installation of Signs, Signals and Markings. No traffic sign, signal or marking shall be installed by the Village in or upon said property except pursuant to the following procedure:

a. The Village, through its Village Manager, or his legally designated representative, and the Manager of DST Retail, LLC or its designated representative, shall jointly inspect said property for the purpose of determining what (if any) traffic signs, signals and/or markings are necessary for the safe and efficient movement of traffic in and upon said property.

b. Following such inspection, and upon agreement with the Owner as to the necessary signs, signals, and/or markings to ensure safe and efficient movement of traffic in and upon said property, the Village may cause to be installed in and upon said property such traffic signs, signals and/or markings as are deemed necessary.

c. The Owner agrees to pay the Village the actual cost to the Village of installation of such traffic signs, signals and/or markings, including the cost of maintenance thereof.

4. Term of Agreement; Cancellation. This Agreement shall continue in full force and effect for a period of twenty (20) years from the date first herein set forth, and by mutual written agreement of the Village and the Owner, may be renewed for successive additional twenty (20) year periods; PROVIDED, however, that either party may cancel this Agreement at any time upon thirty (30) days prior written notice to the other party, whereupon this Agreement shall cease and terminate and have no further force or effect.

5. Recordation. Within thirty (30) days next following the date first herein set forth, the Village shall cause this Agreement to be recorded in the Office of the Recorder of Deeds of Cook County Illinois.

IN WITNESS WHEREOF, the Village and the Owner have caused this Agreement to be executed on their behalf, and their corporate seals to be affixed hereto and attested by their duly authorized officers, all on the day and year herein set forth.

DATED this 31st day of March, 20 25.

VILLAGE OF SCHAUMBURG

By:_____
(Signature)

Name:_____
(Print Name)

Title: Village Manager

DST Retail, LLC
(Business Name)

By: Teresa Bateman Digitally signed by Teresa Bateman Date: 2025.03.31 10:36:19 -05'00'
(Signature)

Name: Teresa Bateman
(Print Name)

Title: Authorized Person, DST Retail, LLC

Approved by Village Board on:

Date:_____

Please include a legal description of the subject property on next page.

LEGAL DESCRIPTION FOR

Business Name Here and Address The District at Veridian Block 4 - Grocer

2300 Meacham Rd, Schaumburg, IL 60173

PIN# 02-34-401-007 and 07-01-300-008

*TYPE LEGAL DESCRIPTION OF PROPERTY HERE **ALL IN CAPS** BELOW:*

SEE ATTACHED LEGAL DESCRIPTION FOR THE PROPERTY EXHIBIT

(PROPOSED TOWNE CENTER AT VERIDIAN PLAT OF RE-SUBDIVISION #4)

LEGAL DESCRIPTION:

LOT 7 IN TOWN CENTER AT VERIDIAN PLAT OF RE-SUBDIVISION #4 BEING A RE-SUBDIVISION OF PARTS OF THE WEST HALF OF FRACTIONAL SECTION 1 AND THE NORTHWEST QUARTER OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHEAST QUARTER OF SECTION 34, IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED _____,2025 AS DOCUMENT NUMBER _____, IN COOK COUNTY, ILLINOIS.

(625 ILCS 5/11-209.1) (from Ch. 95 1/2, par. 11-209.1)

Sec. 11-209.1. Powers of local authorities - enforcing the provisions of this Code on private streets and roads. (a) Any person or board of directors owning, operating or representing a residential subdivision, development, apartment house or apartment project; containing a minimum of 10 apartments or single family residences may file a written request, with the appropriate local authority wherein such property is situated, requesting their law enforcement agency enforce the provisions of this Code on all private streets or roads open to or used by the tenants, owners, employees or the public for the purposes of vehicular traffic by permission of such person or board of directors and not as a matter of public right. Notwithstanding Section 1-126 and Section 1-201 of this Code, if the local authority grants such request by the adoption of an enabling ordinance then all such private streets or roads shall be considered "highways" only for the enforcement purposes of this Code.

(b) All regulations adopted and traffic control devices employed by a local authority in the enforcement of this Code on such streets or roads within any private area, pursuant to this Section, shall be consistent with the provisions of this Code and shall conform to the Illinois Manual on Uniform Traffic Control Devices.

A local authority may require that any person who files a request for the installation of traffic signs pay for the cost of such traffic signs. Such traffic signs shall be in conformity with Section 11-604 of this Code.

(c) Any person or board of directors which has filed such a request under this Section, may rescind that request by filing with the appropriate local authority a written request for such rescission. Upon receipt of the written request, the local authority shall subsequently repeal the original enabling ordinance. Such repeal shall not take effect until the first day of January following any such action by the local authorities. However, no such rescission request may be filed within 12 months of the date of the original written request.

(d) The filing of a written request or the adoption of the enabling ordinance under this Section in no way constitutes a dedication to public use of any street, road, driveway, trail, terrace, bridle path, parkway, parking area, or other roadway open to or used by vehicular traffic, nor does it prevent such person or board of directors, as owners of such property, from requiring additional regulations than those specified by the local authorities or otherwise regulating such use as may seem best to such person or board of directors as long as they do not conflict with the powers granted to local authorities under Section 11-208 of this Code.

(e) This amendatory act of 1972 is not a prohibition upon the contractual and associational powers granted by Article VII, Section 10 of the Illinois Constitution.

(Source: P.A. 86-521.)



VILLAGE OF SCHAUMBURG

Traffic Agreement Exhibit

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Traffic Agreement with HSG Schaumburg, LLC for the property located at 1297 E. Higgins Road
02/10/26
Village Board

Presenter: Sidney Kenyon, Director of Transportation
Lead Department: Transportation

Executive Summary:

Attached is a proposed agreement between the Village of Schaumburg and HSG Schaumburg, LLC. The Traffic Agreement facilitates the Village's efforts to enforce and prosecute parking violations at 1297 E Higgins Rd, Schaumburg, IL 60173. This is a new 20-year Traffic Agreement for this property.

Recommended Action:

The Village Manager recommends the Village Board authorize the Village Manager to execute the Traffic Agreement by and between the Village of Schaumburg and HSG Schaumburg, LLC located at 1297 E Higgins Rd, Schaumburg, IL 60173

ATTACHMENTS:

- HSG Schaumburg, LLC (US Bank) Signed Traffic Agreement
- HSG Schaumburg, LLC (US Bank) Site Map.pdf

Mail To:

Village of Schaumburg
Transportation Department
101 Schaumburg Court
Schaumburg, IL 60193

Address of Subject Property: 1297 East Higgins Road, Schaumburg, IL 60193

Pin Number: 07-13-306-009

TRAFFIC AGREEMENT

WHEREAS, acting pursuant to the Illinois Vehicle Code, 625 Illinois Compiled Statutes 5/11-209, 65 Illinois Compiled Statues 5/1-1-7, and Article VIII, Sections 6 and 10 of the Constitution of the State of Illinois, the Village of Schaumburg, Cook County, Illinois, a municipal corporation (hereinafter referred to as "Village") and Hog Schaumburg, LLC (hereinafter referred to as "Owner") desire and are fully authorized to enter into an agreement covering regulation of traffic within certain described portions of parking areas within the Village of Schaumburg and the enforcement of those regulations by law enforcement personnel of the Village.

NOW, THEREFORE, it is agreed by and between the Owner and the Village as follows:

1. Regulation of Traffic. The Owner hereby grants to the Village the authority, and the Village hereby agrees to regulate vehicular traffic in and upon said premises known as 1297 E. Higgins Road in Schaumburg, Illinois, and to cause the law enforcement personnel of the Village to enforce such regulation, as herein provided.

2. Powers of Village. Pursuant to paragraph 1 hereof, the Village shall have the following powers under this Agreement:

    a. The Village shall have authority to establish, and to enforce through the issuance of traffic citations and any other means provided by law, such parking and traffic regulations applicable to said property to provide for the safe and efficient movement of traffic in and upon said property. Said regulations may include the regulation of speed of vehicles, reckless driving, stop signs, fire lanes, loading zones, handicap parking, prohibition, restriction, or limitation of the stopping, standing, or parking of vehicles in and upon said property. If the Village of Schaumburg establishes by ordinance maximum speed limits on any private street, that street shall be considered a "highway" for enforcement purposes. Notwithstanding the foregoing, the Village agrees that it will not

impose any regulation without prior consultation with the Owner.

b. The Village shall have the authority to provide for the removal and storage of vehicles which are in violation of any regulation duly established by the Village pursuant to this paragraph 2, and to provide for the payment of reasonable charges for such removal and storage by the owner or operator of any vehicle so removed or stored.

c. Subject to paragraph 3 hereof, the Village shall have the authority to install, at the expense of the Owner, such signs, signals on the property, and/or markings as the Village and the Owner shall jointly deem necessary and appropriate to ensure public safety and efficient movement of traffic in and upon said property and/or to provide adequate notice to the operators of vehicles upon the premises of regulations duly established by the Village pursuant to this paragraph 2.

d. The Village shall have authority to enforce any and all ordinances of the Village of Schaumburg and any and all laws of the State of Illinois on said property through the issuance of citations and any other lawful means.

3. Procedure for Installation of Signs, Signals and Markings. No sign, signal or marking shall be installed by the Village in or upon said property except pursuant to the following procedure:

a. The Village, through its Village Manager, or his legally designated representative, and the Manager of WSG Schaumburg, LLC or its designated representative, shall jointly inspect said property for the purpose of determining what (if any) signs, signals and/or markings are necessary for public safety and efficient movement of traffic in and upon said property.

b. Following such inspection, and upon agreement with the Owner as to the necessary signs, signals, and/or markings to ensure public safety and efficient movement of traffic in and upon said property, the Village may cause to be installed in and upon said property such traffic or no trespassing signs, signals and/or markings as are deemed necessary.

c. The Owner agrees to pay the Village the actual cost to the Village of installation of such signs, signals and/or markings, including the cost of maintenance thereof.

4. Term of Agreement; Cancellation. This Agreement shall continue in full force and effect for a period of twenty (20) years from the date first herein set forth, and by mutual written agreement of the Village and the Owner, may be renewed for successive additional twenty (20) year periods; PROVIDED, however, that either party may cancel this Agreement at any time upon thirty (30) days prior written notice to the other party, whereupon this Agreement shall cease and terminate and have no further force or effect.

5. Recordation. Within thirty (30) days next following the date first herein set forth, the

Village shall cause this Agreement to be recorded in the Office of the Recorder of Deeds of Cook County Illinois.

6. Covenant to Run With The Land/Binding on Successors and Assigns. Unless otherwise cancelled pursuant to Section 4, during the term of this Agreement the provisions contained herein shall run with the land and shall be binding on the Owner, and any and all successors and assigns.

IN WITNESS WHEREOF, the Village and the Owner have caused this Agreement to be executed on their behalf, and their corporate seals to be affixed hereto and attested by their duly authorized officers, all on the day and year herein set forth.

DATED this ____ day of _____, 20__.

VILLAGE OF SCHAUMBURG

By: _____
(Signature)

Name: Brian Townsend

Title: Village Manager

HSG Schaumburg, LLC
(Business Name)

By: See Signature Page Attached
(Signature)

Name: _____
(Print Name)

Title: _____

Approved by Village Board on:

Date: _____

Please attach a legal description of the subject property along with this agreement that includes ALL addresses for the subject property and the 14-digit parcel number.

Property Contact Information:

Name of Property Owner/Manager: HSG Schaumburg, LLC

Business Address: 225 W. Hubbard St. Chicago, IL 60654

Business Phone: _____

Contact Name: Sam O' Donnell

Contact Phone: (847) 910-2303

Contact Email: SOdonnell@hubbardstreetgroup.com

Secondary/Off-Hours Contact: _____

Secondary Phone: _____

Secondary Contact Email: _____

Signature Page
Attached to and Made a Part of
Traffic Agreement and No Trespass Agreement

HSG SCHAUMBURG, LLC,
a Delaware limited liability company

By: HSG Schaumburg Investors, LLC,
a Delaware limited liability company
its Sole Member

By: HSG Schaumburg Manager LLC,
an Illinois limited liability company,
its Manager

By: _____
Name: Graham Palmer
Title: Manager

March 14, 2025

LEGAL DESCRIPTION FOR

Business Name Here and Address US Bank

1297 East Higgins Road, Schaumburg IL, 60193

PIN# 07-13-306-009

*TYPE LEGAL DESCRIPTION OF PROPERTY HERE **ALL IN CAPS** BELOW:*

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(625 ILCS 5/11-209.1) (from Ch. 95 1/2, par. 11-209.1)

Sec. 11-209.1. Powers of local authorities - enforcing the provisions of this Code on private streets and roads.

a) Any person or board of directors owning, operating or representing a residential subdivision, development, apartment house or apartment project; containing a minimum of 10 apartments or single family residences may file a written request, with the appropriate local authority wherein such property is situated, requesting their law enforcement agency enforce the provisions of this Code on all private streets or roads open to or used by the tenants, owners, employees or the public for the purposes of vehicular traffic by permission of such person or board of directors and not as a matter of public right. Notwithstanding Section 1-126 and Section 1-201 of this Code, if the local authority grants such request by the adoption of an enabling ordinance, then all such private streets or roads shall be considered "highways" only for the enforcement purposes of this Code.

b) All regulations adopted, and traffic control devices employed by a local authority in the enforcement of this Code on such streets or roads within any private area, pursuant to this Section, shall be consistent with the provisions of this Code and shall conform to the Illinois Manual on Uniform Traffic Control Devices. A local authority may require that any person who files a request for the installation of traffic signs pay for the cost of such traffic signs. Such traffic signs shall be in conformity with Section 11-604 of this Code.

c) Any person or board of directors which has filed such a request under this Section, may rescind that request by filing with the appropriate local authority a written request for such rescission. Upon receipt of the written request, the local authority shall subsequently repeal the original enabling ordinance. Such repeal shall not take effect until the first day of January following any such action by the local authorities. However, no such rescission request may be filed within 12 months of the date of the original written request.

d) The filing of a written request or the adoption of the enabling ordinance under this Section in no way constitutes a dedication to public use of any street, road, driveway, trail, terrace, bridle path, parkway, parking area, or other roadway open to or used by vehicular traffic, nor does it prevent such person or board of directors, as owners of such property, from requiring additional regulations than those specified by the local authorities or otherwise regulating such use as may seem best to such person or board of directors as long as they do not conflict with the powers granted to local authorities under Section 11-208 of this Code.

e) This amendatory act of 1972 is not a prohibition upon the contractual and associational powers granted by Article VII, Section 10 of the Illinois Constitution.

(Source: P.A. 86-521.)

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

VILLAGE OF SCHAUMBURG
TRESPASS/LOITERING AGREEMENT

_____
Local Property Name

I, HSG Schaumburg, LLC (owner/manager) give the Village of Schaumburg through the Police Department permission to enforce the offense of "Trespassing". Notices have been posted on the property at (address) 1297 East Higgins Road, Schaumburg, IL 60193.

I, HSG Schaumburg, LLC further agree to promptly notify the Schaumburg Police Department – Crime Prevention Unit – should I no longer own said property or if the address or phone number change during the term of this agreement.

Name of Property Owner/Manager: HSG Schaumburg, LLC

Signature: See Signature Page Attached Print Name: Graham Palmer

Corporate Business Address: 225 W. Hubbard St. STE 401, Chicago, IL 60654

Corporate Business Phone: (847) 612-2935

Email: GPalmer@HubbardStreetGroup.com Fax: _____

For Office Use Only
****

Approved [ ] Denied [ ]

Patrol Division Commander: _____ Date: _____

Executed Agreement Date: _____ Expiration Date: _____

Number of Signs Installed: _____ **Beat No:** _____

Signature Page
Attached to and Made a Part of
Traffic Agreement and No Trespass Agreement

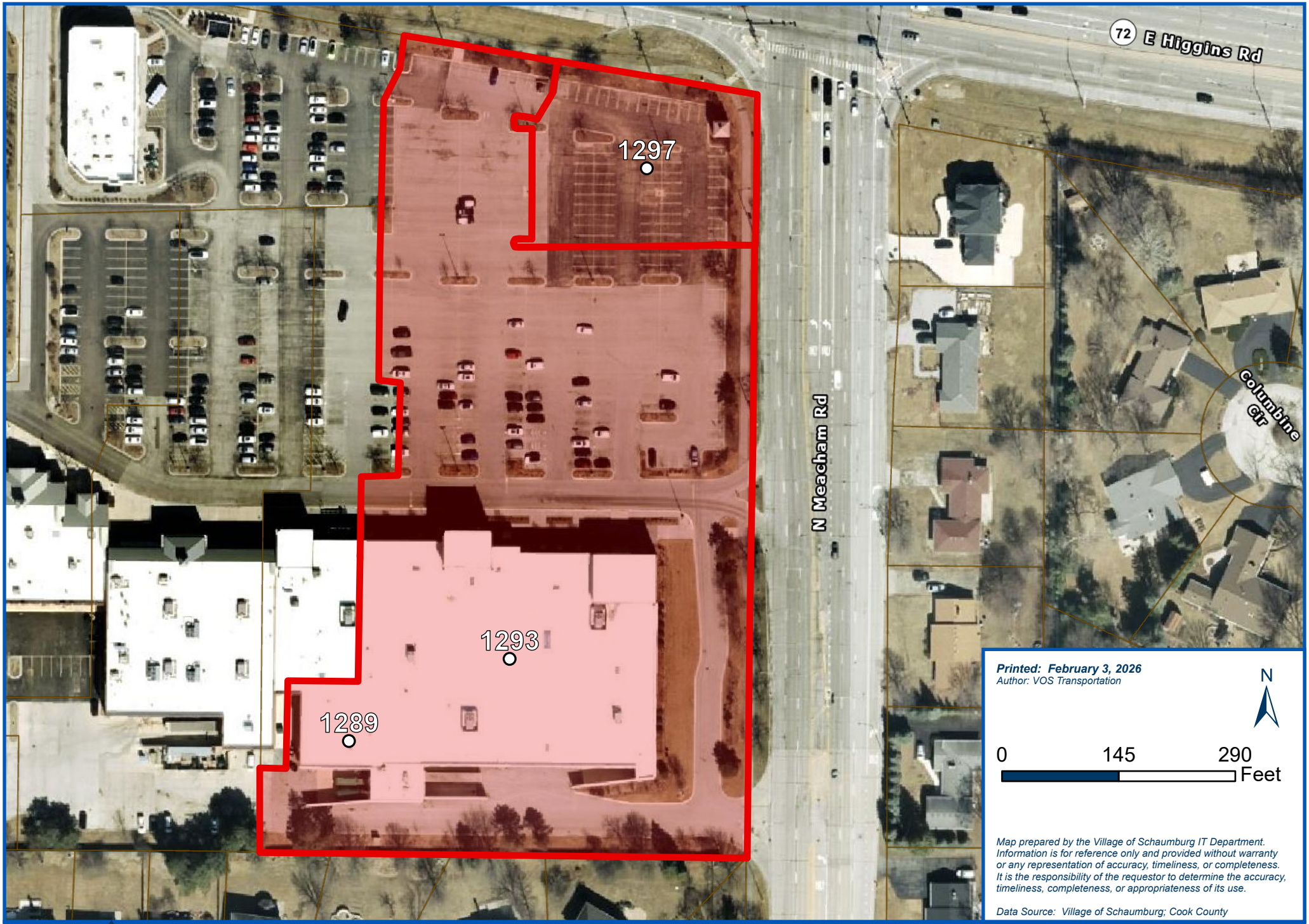
HSG SCHAUMBURG, LLC,
a Delaware limited liability company

By: HSG Schaumburg Investors, LLC,
a Delaware limited liability company
its Sole Member

By: HSG Schaumburg Manager LLC,
an Illinois limited liability company,
its Manager

By: _____
Name: Graham Palmer
Title: Manager

March 14, 2025



Printed: February 3, 2026
Author: VOS Transportation

N

0 145 290 Feet

Map prepared by the Village of Schaumburg IT Department. Information is for reference only and provided without warranty or any representation of accuracy, timeliness, or completeness. It is the responsibility of the requestor to determine the accuracy, timeliness, completeness, or appropriateness of its use.

Data Source: Village of Schaumburg; Cook County

VILLAGE OF SCHAUMBURG

Traffic Agreement Exhibit

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-____An Ordinance Granting a Special Use for a Laboratory and Testing Facility for The Beverage Incubators (935 National Parkway, Suite 30 – Z2601-03) [first reading – motion to waive first reading].

02/10/26
Village Board

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

- Z2601-03 Beverage Incubators ORD.docx

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR A LABORATORY AND TESTING FACILITY FOR THE BEVERAGE INCUBATORS (935 NATIONAL PARKWAY, SUITE 30)

CASE NO. Z2601-03

ADOPTED: FEBRUARY 10, 2026

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON

FEBRUARY 11, 2026

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR A LABORATORY AND TESTING FACILITY FOR THE BEVERAGE INCUBATORS (935 NATIONAL PARKWAY, SUITE 30)

CASE NO. Z2601-03

WHEREAS, the Zoning Board of Appeals of the Village of Schaumburg conducted a public hearing on January 28, 2026 and has recommended a Special Use for a Laboratory and Testing Facility for The Beverage Incubators located at 935 National Parkway, Suite 30, Case No. Z2601-03;

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of a Special Use for a Laboratory and Testing Facility for The Beverage Incubators located at 935 National Parkway, Suite 30, Case No. Z2601-03 is desirable to provide a service or a facility, which is in the interest of public convenience, and is in the best interest of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG:

SECTION ONE: That said Special Use for a Laboratory and Testing Facility described as follows:

- Special Use for a Laboratory and Testing Facility [Title 15, Chapter 154, Section 154.174(B) Appendix A: Summary of Permitted and Special Uses of the Zoning Ordinance]

for The Beverage Incubators located at 935 National Parkway, Suite 30, Case No. Z2601-03 be and is hereby granted on the property legally described as:

Street Address: 915-935 National Parkway, Schaumburg, Illinois

LOT 2 IN OXFORD CAPITAL PARTNER'S RESUBDIVISION BEING A RESUBDIVISION OF LOT 1 IN ANDERSON'S THIRD RESUBDIVISION, A RESUBDIVISION OF PART OF LOT 2 IN ANDERSON'S SECOND RESUBDIVISION, A RESUBDIVISION OF ANDERSON'S RESUBDIVISION OF PART OF LOT 11 IN ANDERSON'S WOODFIELD PARK, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT, 20.00 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF SAID LOT 20.00 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE WEST, ALONG SAID SOUTH LINE, 20.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SECTION TWO: That the granting of the approvals and/or variations of Section One, be and is hereby granted subject to compliance with the following conditions:

1. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal. The development approvals granted herein,

without need for further action by any Village Board, commission or official shall become null and void if no building permit is issued within the one-year requirement.

2. The Special Use shall be substantially in accordance with the project narrative received by the Community Development Department on January 5, 2026.
3. The proposed plans have been accepted as preliminary by the Environmental Health Division. The plans will receive a more detailed review during the commercial building permit process.
4. The proposed delivery drop-off zone on the north exterior of the tenant space has been accepted as preliminary by the Fire Department. The plan will receive a more detailed review by the Fire Department before final approval.
5. An operational permit is required for the storage/use of hazardous materials.
6. Provide complete building and code compliance information, including accessibility, life safety, egress, and site verification details, to demonstrate compliance will all applicable codes and standards, as adopted by the Village of Schaumburg.
7. The following plans/exhibits shall be adopted as part of the governing ordinance:
   a. Proposed floor plan, received by the Community Development Department on January 5, 2026.
   b. Project narrative, received by the Community Development Department on January 5, 2026.

SECTION THREE: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form and posting in the manner provided by law.

AYES:

NAYS:

ABSENT:

ADOPTED this 10th day of February, 2026.

Tom Dailly, Village President

ATTEST:

Jane Lentino, Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-____An Ordinance Granting a Special Use for an Assisted Living and Memory Care Facility, Development Framework Plan Review, Site Plan Approval and Street Wall Gap Variation for HarborChase of Schaumburg (2400 Progress Parkway – Z2510-02) [first reading – motion to waive first reading].
02/10/26
Village Board

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- FINAL Z2510-02 Harbor Chase ORD.docx

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR AN ASSISTED LIVING AND MEMORY CARE FACILITY, DEVELOPMENT FRAMEWORK PLAN REVIEW, SITE PLAN APPROVAL AND STREET WALL GAP VARIATION FOR HARBORCHASE OF SCHAUMBURG (2400 PROGRESS PARKWAY)

CASE NO. Z2510-02

ADOPTED: FEBRUARY 10, 2026

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON

FEBRUARY 11, 2026

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR AN ASSISTED LIVING AND MEMORY CARE FACILITY, DEVELOPMENT FRAMEWORK PLAN REVIEW, SITE PLAN APPROVAL AND STREET WALL GAP VARIATION FOR HARBORCHASE OF SCHAUMBURG (2400 PROGRESS PARKWAY)

CASE NO. Z2510-02

WHEREAS, the Zoning Board of Appeals of the Village of Schaumburg conducted a public hearing on January 28, 2026 and has recommended a Special Use for an Assisted Living and Memory Care Facility, Development Framework Plan Review, Site Plan Approval and Street Wall Gap Variation for HarborChase of Schaumburg located at 2400 Progress Parkway, Case No. Z2510-02;

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of a Special Use for an Assisted Living and Memory Care Facility, Development Framework Plan Review, Site Plan Approval and Street Wall Gap Variation for HarborChase of Schaumburg located at 2400 Progress Parkway, Case No. Z2510-02 is desirable to provide a service or a facility, which is in the interest of public convenience, and is in the best interest of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG:

SECTION ONE: That said Special Use for an Assisted Living and Memory Care Facility, Development Framework Plan Review, Site Plan Approval and Street Wall Gap Variation described as follows:

- Special Use for an Assisted Living and Memory Care Facility [Title 15, Chapter 154, Section 154.190.8 (C) of the Zoning Ordinance]
- Development Framework Plan Review for Conformance with North District West - Subdistrict D Requirements [Title 15, Chapter 154, Section 154.190.10 of the Zoning Ordinance]
- Site Plan Approval to Construct a 79-Unit Independent Living, 48-Unit Assisted Living, and 32-Unit Memory Care Facility [Title 15, Chapter 154, Section 154.190.11 of the Zoning Ordinance]
- Variation to Increase the Street Wall Gap from 20% to 54% along Progress Parkway [Title 15, Chapter 154, Section 154.190.1(B)(2)) of the Zoning Ordinance]

for HarborChase of Schaumburg located at 2400 Progress Parkway, Case No. Z2510-02 be and is hereby granted on the property legally described as:

> BEING A SUBDIVISION OF PART OF THE SOUTHWEST FRACTIONAL ¼ OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SECTION TWO: That the granting of the approvals and/or variations of Section One, be and is hereby granted subject to compliance with the following conditions:

1. Prior to the issuance of a Building Permit, the petitioner shall make a Village of Schaumburg Police and Fire Fund contribution of $250.00 per unit. The total amount due is $39,750.00 (159 units x $250.00/unit = $39,750.00).

2. Prior to the issuance of a Building Permit, the petitioner shall make a Village of Schaumburg Cultural Center Fund contribution of $200.00 per unit. The total amount due is $31,800.00 (159 units x $200.00 = $31,800.00).
3. Prior to the issuance of a Building Permit, the petitioner shall make a Palatine Park District contribution of $500.00 per unit. The total amount due is $79,500.00 (159 units x $500.00/unit = $79,500.00). The impact fee for parks is stipulated in the Redevelopment Agreement between the Village and TUF Partners dated February 11, 2020.
4. Prior to the issuance of a Land Development Permit, the petitioner shall prepare a draft Plat of Easement covering the public water main and fire hydrants as well as the storm water management areas to the Community Development Department for review and approval.
5. Prior to the issuance of a Certificate of Occupancy, the Plat of Easement covering the public water main and fire hydrants as well as the storm water management areas shall be approved by the Village Board and recorded with Cook County.
6. Prior to the issuance of a Land Development Permit, a recorded Traffic Agreement is required per code section 154.121 (K). Traffic agreements between the Village and the property owner allow the village to enforce parking and traffic regulations on the property, including but not limited to, speed of vehicles, reckless driving, stop signs, fire lanes, loading zones, handicap parking, and the prohibition, restriction, or limitation of the stopping, standing, or parking of vehicles in and upon said property.
7. A Land Development Permit is required prior to commencing any site work, and prior to receiving any building permits for the site. Project Security in the form of a Letter of Credit or Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Bond must be written for a period of 2 years in the amount of 50 percent of the approved construction cost estimate, which includes any landscaping and site lighting.
8. A complete set of as-built record drawings must be submitted to the Village of Schaumburg Community Development Department for review and approval when the project is completed. These final drawings must be received and approved prior to full release of the project security.
9. Prior to the issuance of a Land Development Permit, all necessary tree protection fencing and fencing required for the preservation of existing plant materials must be installed and inspected by the Community Development Department.
10. The property owner, not the Village of Schaumburg, will be responsible for maintaining the site utilities including storm sewers and sanitary sewers.
11. The property owner, not the Village of Schaumburg, will be responsible for maintaining the detention, volume control, and storm water management facilities located in the development.
12. An MWRD Cook County Watershed Management permit will be required for the sanitary and storm sewer work, as well as the storm water management features. Submit a draft copy of the application and preliminary calculations.
13. An IEPA Water Supply Permit will be required for the on-site watermain. Submit a draft copy of the application.

14. An IEPA Water Pollution Control Permit will be required for the on-site sanitary sewer. Submit a draft copy of the application.
15. An IEPA NPDES permit will be required for the site disturbance over 1 acre. Provide a copy of the Notice of Intent which has been submitted.
16. A sign-off from the Illinois Historic Preservation Agency will be required.
17. An IDOT Highway permit is required for the work in Algonquin Road (IL 62) State Right-of-Way. Provide a copy of the application transmittal. Provide all correspondence to and from IDOT until the IDOT permit is received.
18. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Engineering Plans to the Community Development Department for review and approval illustrating the following:
    a. Revise the crosswalk at the access road off Progress Parkway to shift the stop bar four feet behind the crosswalk.
    b. As noted on the geometric plan, design curb ramp to bring pedestrians straight through the crosswalk. As designed, pedestrians are being brought to the middle of the roadway. The curb ramp and detectable warning wrapping should also terminate at edge of crosswalk.
    c. On the geometric plan, show the detectable warnings for the pedestrian crossing through the western drive aisle at Algonquin Road.
    d. The proposed exterior bike rack shall be relocated between the southern employee entrance and the eastern main entrance.
    e. On the Easement Exhibit, clarify which lines reference the 15’ foot perimeter Public Utility Easement. Add Schaumburg’s standard easement provision language to the easement exhibit.
    f. Clearly label which lines represent the 10’ foot ComEd easement along the Algonquin Road frontage.
    g. Check the drawing scale on the utility plan and the easement exhibit for accuracy and add a graphic scale to the legend.
    h. The sanitary, storm sewer, and water main need to have a minimum 10’ foot separation from the building foundation.
    i. Call out the storm sewer pipe materials; particularly along Algonquin Road.
    j. Label the water connection in Algonquin Road as a cut in Tee (not a pressure connection). Add the Village standard notes for a cut in Tee connection.
    k. Add the village’s standard detail for the proposed grease trap.
    l. Provide additional information regarding storm inlet shifts and efforts to minimize impacts on existing sanitary lines. Structures shall be sufficiently supported to prevent future sag of sanitary line.
    m. Provide evidence of inspection verifying acceptable water main vault condition prior to village acceptance. The contractor shall repair or remediate any issues before acceptance

n. The proposed restrictor may need to be revised unless authorized by MWRD, as the 5.00-inch diameter is slightly oversized, and releases 0.01 cfs more than the allowable release rate (1.06 cfs) under the "without tailwater" condition.

19. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Lighting Plans to the Community Development Department for review and approval illustrating the following:

    a. The Drive Lane/Parking average illuminance value of 4.1 significantly exceeds the Village Ordinance 151.10.2 (A) for medium level activities. The average should obtain but not significantly exceed 1.0 footcandles.

    b. Both parking lot uniformities exceed the values in the Village Ordinance 151.10.2 (A) for medium level activities. The Avg/Min value should not exceed 3:1 and Max/Min should not exceed 12:1.

    c. The property and right-of-way lines are not shown correctly, in addition the south and west property lines are not shown. Show and label all property and right-of way line(s) on the photometric plan to verify that the maximum illumination at the property lines is in accordance with Village Ordinance 151.10.2 (A). A single row of points should be placed along the property/right-of-way lines.

    d. Extend the Drive Lane/Parking calculation points to the right-of-way

    e. A light loss factor of 1.0 is not possible. Provide a more realistic light loss factor.

    f. Light poles adjacent to parking stalls shall be moved to line up with the parking stall lines to minimize potential damage from vehicles.

    g. The light pole locations and number of light poles on the engineering and landscape plans on the do not match the locations shown on the photometric and lighting plans. Revise so all match.

    h. The PD2 15ft post lights are very close to the building. These fixtures should be shielded to reduce backlight. The PD2 poles that are located right in front of balconies should be moved away from them.

    i. On drawings E130 and E200 correct the height of post top pole to be 15' not 15".

    j. Verify that light type AL is suitable for this application. The manufacturers cut sheet states that "Lutron drivers not recommended for outdoor environments below 0 degrees Celsius".

20. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Landscape Plans to the Community Development Department for review and approval illustrating the following:

    a. Provide a complete planting plan which shows and lists all plantings, including the courtyard areas.

    b. Courtyard areas shall contain a mix of trees, shrubs, perennials and groundcovers to provide year-round interest.

    c. Provide woody shrubs and perennials around both proposed ground signs. Show plantings on Landscape Plan and in plant list.

    d. Provide the root condition on the plant material list.

    e. Provide quantity of each type of plug species based on area of coverage.

f. Correct the Site Data Box to eliminate unplantable lot area within detention basin and wetland areas and recalculate the total number of trees and shrubs required. Provide additional plantings to meet requirements if deficient in any category.

g. On sheet L2.4, a proposed tree is located directly behind an overhead light. Shift the light pole accordingly.

21. Prior to the issuance of Building Permit, the petitioner shall submit a revised copy of the Architectural Plans to the Community Development Department for review and approval illustrating the following:

    a. Sleeping Room Separation: Provide fire partitions separating units/sleeping rooms per IBC 420.2.

    b. Complete Life Safety Plans: Please provide Life Safety Plan for upper floors.

    c. Refuge Areas: Clarify location of smoke barriers & corresponding refuge areas required by IBC sect. 407.

    d. Provide a detail or cut sheet of long-term bike parking stalls proposed in the garage.

    e. Per code section 151.08(G)(7)(c), wheel stops are not permitted within the village. Omit the wheel stops shown in garage on the first-floor plan of the architectural drawings.

22. The following plans/exhibits, as amended in accordance with the above conditions, shall be adopted as part of the governing ordinance:

    a. Architectural and Lighting Plans; Sheets 1-30, prepared by AG Architecture, dated November 21, 2025, received by the Community Development Department on December 11, 2025.

    b. Engineering Plans; Sheets 1-26; prepared by Cemcon Ltd; dated November 21, 2025, received by the Community Development Department on December 11, 2025.

    c. Autoturn Exhibit; Sheets 1-3, prepared by Cemcon Ltd; dated November 21, 2025, received by the Community Development Department on December 11, 2025.

    d. Landscape Plans; Sheets 1-12; prepared by Hitchcock Design Group; dated November 21, 2025, received by the Community Development Department on December 11, 2025.

    e. Revised Parking Memo, 2 pages, prepared by Three Leaf Partners, LLC, dated January 15, 2026, received by the Community Development Department on January 15, 2026.

    f. Revised Traffic Impact Study, 104 pages, prepared by KLOA, dated January 15, 2026, received by the Community Development Department on January 15, 2026.

    g. Project Narrative; prepared by Three Leaf Partners, LLC, dated September 8, 2025, received by the Community Development Department on September 9, 2025.

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR AN ASSISTED LIVING AND MEMORY CARE FACILITY, DEVELOPMENT FRAMEWORK PLAN REVIEW, SITE PLAN APPROVAL AND STREET WALL GAP VARIATION FOR HARBORCHASE OF SCHAUMBURG (2400 PROGRESS PARKWAY)

CASE NO. Z2510-02

SECTION THREE: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form and posting in the manner provided by law.

AYES:

NAYS:

ABSENT:

ADOPTED this 10th day of February, 2026.

Tom Dailly, Village President

ATTEST:

Jane Lentino, Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-_____An Ordinance Granting a Special Use to Raise Fowl for Hussain Residence (501 Plymouth Lane – P2510-01) [first reading - motion to waive first reading].
02/10/26
Village Board

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

- 26-xxx -.docx

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE TO RAISE FOWL FOR HUSSAIN RESIDENCE (501 PLYMOUTH LANE)

CASE NO. P2510-01

ADOPTED: FEBRUARY 10, 2026

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON

FEBRUARY 11, 2026

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE TO RAISE FOWL FOR HUSSAIN RESIDENCE (501 PLYMOUTH LANE)

CASE NO. P2510-01

WHEREAS, the Plan Commission of the Village of Schaumburg conducted a public hearing on January 21, 2026, and has recommended approval of a Special Use to Raise Fowl for Hussain residence located at 501 Plymouth Lane, Case No. P2510-01.

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of a Special Use to Raise Fowl for Hussain residence located at 501 Plymouth Lane, Case No. P2510-01 is desirable to provide a service or a facility, which is in the interest of public convenience, and is in the best interest of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG:

SECTION ONE: That said Special Use to Raise Fowl as follows:

- Special Use to Keep Chickens [Title 15, Chapter 154, Section 154.160(C)(10) of the Village Zoning Ordinance] for Hussain residence located at 501 Plymouth Lane, Case No. P2510-01 be and is hereby granted on the property legally described as:

  LOT 4445 IN WEATHERSFIELD UNIT 4. BEING A SUBDIVISION IN SECTIONS 20, 28, AND 29, TOWNSHIP 41 NORTH. RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAY THEREOF RECORDED IN THE RECORDER'S OFFICE IN COOK COUNTY, ILLINOIS, ON AUGUST 31, 1961 AS DOCUMENT NUMBER 18263706, IN COOK COUNTY. ILLINOIS.

SECTION TWO: That the granting of the approvals and/or variations of Section One, be and is hereby granted subject to compliance with the following conditions:

1. The petitioner shall be responsible for maintaining the chicken coop in a clean and sanitary condition.
2. The maximum number of chickens shall not exceed 6 at any one time.
3. Roosters shall be prohibited.
4. The special use shall terminate upon sale or vacation of the subject property by the petitioner.
5. The property shall be inspected annually by the Health Division.
6. Approval to raise fowl does not grant permission for the petitioner to sell chickens or eggs.
7. The following plans/exhibits for the sign shall be adopted as part of the governing ordinance:
   a. Plat of Survey, received by the Community Development Department on September 17, 2025.
   b. Narrative, received by the Community Development Department on August 11, 2025.

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE TO RAISE FOWL FOR HUSSAIN RESIDENCE (501 PLYMOUTH LANE)

CASE NO. P2510-01

SECTION THREE: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form and posting in the manner provided by law.

AYES:

NAYS:

ABSENT:

ADOPTED this 10th day of February, 2026.

ATTEST: Tom Dailly, Village President

Jane Lentino, Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-_____An Ordinance Disconnecting Certain Property Located within the Village of Schaumburg and Owned by the Leonard C. Kramer Living Trust Pursuant to the Provisions of 65 ILCS 7-3-4 (460 W. Irving Park Road, Schaumburg, Illinois 60172) [first reading, motion to waive first reading].
02/10/26
Village Board

Presenter: Ryan Franklin, Assistant Director, Community Development
Lead Department: Community Development

Executive Summary:

This ordinance is correcting a scrivener's error. Legal counsel has advised it would be best not to include scrivener's error in the title to avoid confusion, since this ordinance will be recorded by DuPage County.

Recommended Action:

ATTACHMENTS:

- Ordinance Disconnecting Kramer_460_W_Irving_ParkRd FINAL.docx
- Exhibit A Petition 460 Irving Park Disconnection.pdf
- Exhibit B 460 Irving Park Disconnection.pdf
- Exhibit C Plat 460 Irving Park Disconnection.pdf

PUBLICATION OF:

ORDINANCE NO. 26_____

AN ORDINANCE DISCONNECTING CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE OF SCHAUMBURG AND OWNED BY THE LEONARD C. KRAMER LIVING TRUST PURSUANT TO THE PROVISIONS OF 65 ILCS 7-3-4
[460 W. Irving Park Road, Schaumburg, Illinois 60172]

ADOPTED:

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON

ORDINANCE NO. _____

AN ORDINANCE DISCONNECTING CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE OF SCHAUMBURG AND OWNED BY THE LEONARD C. KRAMER LIVING TRUST PURSUANT TO THE PROVISIONS OF 65 ILCS 7-3-4
[460 W. Irving Park Road, Schaumburg, Illinois 60172]

WHEREAS, a disconnection petition, signed by the owner of record of all of the property covered thereby, was filed with the Village of Schaumburg (the "Village") by Michael Kramer, as Trustee of the Leonard C. Kramer Living Trust (the "Property Owner"), on February 21, 2025, a copy of which is attached hereto as Exhibit A, and made part hereof (the "Disconnection Petition), and the required County Clerk's Certificate, showing that all taxes and assessments due the Village, relative to the Subject Property, have been paid, was filed with the Village by the Property Owner on February 21, 2025, a copy of which is attached hereto as Exhibit B and made part hereof (the "County Clerk Certificate"), requesting disconnection of the property legally described in Section 2 below (the "Subject Property"), from the Village, pursuant to 65 ILS 5/7-3-4; and

WHEREAS, more than thirty (30) days have passed since the filing of the Disconnection Petition and the County Clerk's Certificate; and

WHEREAS, the Village Board of the Village has considered the Property Owner's disconnection request, relative to the Subject Property; and

WHEREAS, a plat of disconnection for the Subject Property has been submitted to the Village and found to be acceptable, and is attached hereto as Exhibit C and made part hereof (the "Plat of Disconnection"); and

WHEREAS, it is in the best interests of the Village that the Subject Property be disconnected from the Village;

ORDINANCE NO. _____

AN ORDINANCE DISCONNECTING CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE OF SCHAUMBURG AND OWNED BY THE LEONARD C. KRAMER LIVING TRUST PURSUANT TO THE PROVISIONS OF 65 ILCS 7-3-4 [460 W. Irving Park Road, Schaumburg, Illinois 60172]

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Schaumburg, as follows:

SECTION 1: That the recitals as set forth above are hereby incorporated herein by reference and made part hereof.

SECTION 2: That the following-described property is, pursuant to 65 ILCS 5/7-3-4, hereby disconnected from the corporate limits of the Village:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF LOT 9 IN FENZ ACRES, WHICH POINT IS 483 FT SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 4 AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 9, 284.75 FT TO THE CENTER LINE OF IRVING PARK BOULEVARD; THENCE NORTHWESTERLY ALONG SAID CENTER LINE, 101.55 FT; THENCE NORTHERLY 242.65 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 9, EXTENDED WEST THAT IS 85 FT WEST OF THE POINT OF BEGINNING; THENCE EAST ALONG SAID NORTH LINE EXTENDED, 85 FT TO THE POINT OF BEGINNING, IN DUPAGE COUNTY ILLINOIS.

AND

THAT PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF IRVING PARK ROAD AS LOCATED ON OCTOBER 2ND, 1963 AND LYING EASTERLY OF THE EASTERLY LINE OF A STRIP OF LAND 20 FT IN WIDTH, THE EAST LINE OF SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE 3RD PRINCIPAL MERIDIAN 30.87 FT WEST OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 4 (THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 HAVING A BEARING OF NORTH 89 DEGREES 46 MINUTES 30 SECONDS EAST FOR THE PURPOSES OF THIS DESCRIPTION); THENCE SOUTH 14 DEGREES 42 MINUTES 50 SECONDS WEST, 453.02 FT TO A POINT OF

ORDINANCE NO. _____

AN ORDINANCE DISCONNECTING CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE OF SCHAUMBURG AND OWNED BY THE LEONARD C. KRAMER LIVING TRUST PURSUANT TO THE PROVISIONS OF 65 ILCS 7-3-4 [460 W. Irving Park Road, Schaumburg, Illinois 60172]

CURVE; THENCE SOUTHERLY ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 520.0 FT, 78.68 FT (THE CHORD OF SAID ARC HAVING A BEARING OF SOUTH 10 DEGREES 22 MINUTES 45 SECONDS WEST); THENCE SOUTH 06 DEGREES, 02 MINUTES AND 39 SECONDS WEST ON ALIGNED TANGENT TO THE LAST DESCRIBED CURVE, 289.08 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 473.83 FT, 687.01 FEET TO A POINT ON A LINE, 75.0 FT NORTHEASTERLY OF AND PARALLEL WITH THE CENTER LINE OF THE EAST BOUND TRACK OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD, 591.25 FEET WESTERLY (AS MEASURED ON SAID PARALLEL LINE) OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 AND THE TERMINUS POINT OF SAID 20-FT STRIP OF LAND (EXCEPTING THEREFROM THAT PART FALLING WITHIN A TRACT OF LAND DESCRIBED AS: THAT PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF LOT 9 IN FENZ ACRES, WHICH POINT IS 483 FT SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 4 AND RUNNING THEN SOUTH ALONG THE WEST LINE OF SAID LOT 9, 284.75 FT TO THE CENTER LINE OF IRVING PARK BOULEVARD; THENCE NORTHWESTERLYALONG SAID CENTER LINE, 101.55 FT; THENCE NORTHERLY 242.65 FT TO A POINT ON THE NORTH LINE OF SAID LOT 9, EXTENDED WEST, THAT IS 85 FT WEST OF THE POINT OF BEGINNING; THENCE EAST ALONG SAID NORTH LINE EXTENDED, 85 FT TO THE POINT OF BEGINNING ALL IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 02-04-203-002
02-04-203-007

SECTION 3: That the Village Clerk is hereby directed to record with the Recorder of Deeds of DuPage County, Illinois, and to file with the County Clerk of DuPage County, Illinois, within ninety (90) days of the effective date of this Ordinance:

A. A copy of this Ordinance, certified by the Village Clerk; and

B. The Plat of Disconnection; said Plat of Disconnection to be attached to the aforesaid

certified copy of this Ordinance.

SECTION 4: That the Village Clerk is hereby directed to notify the election authority having jurisdiction in the territory hereby annexed (the DuPage County Clerk), and the post office branch serving the Subject Property hereby disconnected, of said disconnection, by certified mail, return receipt requested, within thirty (30) days of the adoption of this Ordinance.

SECTION 5: That the various provisions of this Ordinance are to be considered severable, and if any part or portion of this Ordinance shall be held invalid by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION 6: That all Ordinances or parts of Ordinances in conflict or which are inconsistent with this Ordinance shall be repealed to the extent of any such conflict or inconsistency. Specifically, this Ordinance shall supersede and replace Ordinance 25-060.

SECTION 7: That this Ordinance shall be in full force and effect after its adoption and approval as provided by law.

ADOPTED this __th day of _____, 2026, pursuant to a roll call vote as follows:

AYES:_____

NAYS:_____

ABSENT:_____

APPROVED by me this __th day of _____, 2026.

ORDINANCE NO. _____

AN ORDINANCE DISCONNECTING CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE OF SCHAUMBURG AND OWNED BY THE LEONARD C. KRAMER LIVING TRUST PURSUANT TO THE PROVISIONS OF 65 ILCS 7-3-4
[460 W. Irving Park Road, Schaumburg, Illinois 60172]

_____
Tom Dailly, Mayor

ATTEST:

_____
Jane Lentino, Village Clerk

ORDINANCE NO. _____

AN ORDINANCE DISCONNECTING CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE OF SCHAUMBURG AND OWNED BY THE LEONARD C. KRAMER LIVING TRUST PURSUANT TO THE PROVISIONS OF 65 ILCS 7-3-4
[460 W. Irving Park Road, Schaumburg, Illinois 60172]

Exhibit A

Disconnection Petition
Relative to the Subject Property

(attached)

ORDINANCE NO. _____

AN ORDINANCE DISCONNECTING CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE OF SCHAUMBURG AND OWNED BY THE LEONARD C. KRAMER LIVING TRUST PURSUANT TO THE PROVISIONS OF 65 ILCS 7-3-4
[460 W. Irving Park Road, Schaumburg, Illinois 60172]

Exhibit B

County Clerk Certificate
Relative to the Disconnection Petition

(attached)

ORDINANCE NO. _____

AN ORDINANCE DISCONNECTING CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE OF SCHAUMBURG AND OWNED BY THE LEONARD C. KRAMER LIVING TRUST PURSUANT TO THE PROVISIONS OF 65 ILCS 7-3-4
[460 W. Irving Park Road, Schaumburg, Illinois 60172]

Exhibit C

Plat of Disconnection
Relative to the Subject Property

(attached)

Attorneys at Law

65 West Jackson Blvd., #209
Chicago, Illinois 60604
Phone: 312-858-4350
Email: Joel@joelrabblaw.com

February 21, 2025

VILLAGE OF SCHAUMBURG
Planning Department
101 Schaumburg Court
Schaumburg, Illinois 60193

RE: De Annexation of 460 W. Irving Park, Schaumburg, IL 60172

Dear Village of Schaumburg Planning Department:

My office represents Michael Kramer, the owner of the property located at 460 W. Irving Park Road, Schaumburg, IL 60172.

My client would like to De Annex from the Village of Schaumburg and Annex into the Village of Roselle for the purpose of securing utility services.

The following is information you have requested:

Michael Kramer is the owner of the property located at 460 W. Irving Park, Schaumburg, Illinois 60172, has submitted a Petition to De Annex from the Village of Schaumburg and Annex into the Village of Roselle.

Property address: 460 W. Irving Park Road, Schaumburg, Illinois 60172

PIN: 02-04-203-007

Legal Description: THAT PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 10, EAST THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF LOT 9 IN FENZ ACRES, WHICH POINT IS 483 FT SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 4 AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 9, 284.75 FT TO THE CENTER LINE OF IRVING PARK BOULEVARD; THENCE NORTHWESTERLY ALONG SAID CENTER LINE, 101.55 FT; THENCE NORTHERLY 242.65 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 9, EXTENDED WEST THAT IS 85 FT WEST OF THE POINT OF BEGINNING; THENCE EAST ALONG SAID NORTH LINE EXTENDED, 85 FT

TO THE POINT BEGINNING, IN DUPAGE COUNTY ILLINOIS.

AND

THAT PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF IRVING PARK ROAD AS LOCATED ON OCTOBER 2ND, 1963 AND LYING EASTERLY OF THE EASTERLY LINE OF A STRIP OF LAND 20 FT IN WIDTH, THE EAST LINE OF SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE 3RD PRINCIPAL MERIDIAN 30.87 FT WEST OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 4 (THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 HAVING A BEARING OF NORTH 89 DEGREES 46 MINUTES 30 SECONDS EAST FOR THE PURPOSES OF THIS DESCRIPTION); THENCE SOUTH 14 DEGREES 42 MINUTES 50 SECONDS WEST, 453.02 FT TO A POINT OF CURVE; THENCE SOUTHERLY ON A CURVED CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 520.0 FT, 78.68 FT (THE CORD SAID ARC HAVING A BEARING OF SOUTH 10 DEGREES 22 MINUTES 45 SECONDS WEST); THENCE SOUTH 06 DEGREES,02 MINUTES AND 39 SECONDS WEST ON ALIGNED TANGENT TO THE LAST DESCRIBED CURVE, 289.08 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON A CURVED CONCAVE NORTH WESTERLY AND HAVING A RADIUS OF 473.83 FT, 687.01 FEET TO A POINT ON A LINE, 75.0 FT NORTHEASTERLY OF AND PARALLEL WITH THE 591.25 FEET WESTERLY (AS MEASURED ON SAID PARALLEL LINE) OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 AND THE TERMINUS POINT OF SAID 20-FT STRIP OF LAND (ACCEPTING THEY'RE FROM THAT PART FALLING WITHIN A TRACT OF LAND DESCRIBED AS: THAT PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF LOT 9 IN FENZ ACRES, WHICH POINT IS 483 FT SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 4 AND RUNNING THEN SOUTH ALONG THE WEST LINE OF SAID LOTS NINE, 284.75 FT TO THE CENTER LINE OF IRVING PARK BOULEVARD; THEN NORTH EASTERLY ALONG SAID CENTER LINE, 101.55 FT; VENTS NORTHERLY 242.65 FT TO A POINT ON THE NORTH LINE OF SAID LOT 9, EXTENDED WEST, THAT IS 85 FT WEST OF THE POINT OF BEGINNING; VENTS EAST ALONGSIDE NORTH LINE EXTENDED, 85 FT TO THE POINT OF BEGINNING ALL IN DUPAGE COUNTY, ILLINOIS.

The owner, Michael Kramer as Trustee of The Leonard C. Kramer Living Trust is the sole owner of the land and the signatories represent the Trustee of said Trust.

A Plat of Disconnection was prepared by Webster, McGrath & Ahlberg Ltd.

I am providing the following:

1. Copy of the Petition
2. Real Estate Tax Bill
3. Copy of the Deed of the Property.
4. Survey
5. Applicable portions of the Trust.
6. Death Certificates

Sincerely,



Joel Rabb

PETITION TO DE ANNEX

The Leonard C. Kramer Living Trust, the owner of the property located at 460 W. Irving Park, Schaumburg, Illinois 60172, submits this Petition to De Annex from the Village of Schaumburg and Annex into the Village of Roselle.

Property Address: 460 W. Irving Park Road. Schaumburg, Illinois 60172

PIN: 02-04-203-007

Legal Description: THAT PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 10, EAST THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF LOT 9 IN FENZ ACRES, WHICH POINT IS 483 FT SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 4 AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 9, 284.75 FT TO THE CENTER LINE OF IRVING PARK BOULEVARD; THENCE NORTHWESTERLY ALONG SAID CENTER LINE, 101.55 FT; THENCE NORTHERLY 242.65 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 9, EXTENDED WEST THAT IS 85 FT WEST OF THE POINT OF BEGINNING; THENCE EAST ALONG SAID NORTH LINE EXTENDED, 85 FT TO THE POINT BEGINNING, IN DUPAGE COUNTY ILLINOIS.

AND

THAT PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF IRVING PARK ROAD AS LOCATED ON OCTOBER 2ND, 1963 AND LYING EASTERLY OF THE EASTERLY LINE OF A STRIP OF LAND 20 FT IN WIDTH, THE EAST LINE OF SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE 3RD PRINCIPAL MERIDIAN 30.87 FT WEST OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 4 (THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 HAVING A BEARING OF NORTH 89 DEGREES 46 MINUTES 30 SECONDS EAST FOR THE PURPOSES OF THIS DESCRIPTION); THENCE SOUTH 14 DEGREES 42 MINUTES 50 SECONDS WEST, 453.02 FT TO A POINT OF CURVE; THENCE SOUTHERLY ON A CURVED CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 520.0 FT, 78.68 FT (THE CORD SAID ARC HAVING A BEARING OF SOUTH 10 DEGREES 22 MINUTES 45 SECONDS WEST); THENCE SOUTH 06 DEGREES,02 MINUTES AND 39 SECONDS WEST ON ALIGNED TANGENT TO THE LAST DESCRIBED CURVE, 289.08 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON A CURVED CONCAVE NORTH WESTERLY AND HAVING A RADIUS OF 473.83 FT, 687.01

FEET TO A POINT ON A LINE, 75.0 FT NORTHEASTERLY OF AND PARALLEL WITH THE 591.25 FEET WESTERLY (AS MEASURED ON SAID PARALLEL LINE) OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 AND THE TERMINUS POINT OF SAID 20-FT STRIP OF LAND (ACCEPTING THEY'RE FROM THAT PART FALLING WITHIN A TRACT OF LAND DESCRIBED AS: THAT PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF LOT 9 IN FENZ ACRES, WHICH POINT IS 483 FT SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 4 AND RUNNING THEN SOUTH ALONG THE WEST LINE OF SAID LOTS NINE, 284.75 FT TO THE CENTER LINE OF IRVING PARK BOULEVARD; THEN NORTH EASTERLY ALONG SAID CENTER LINE, 101.55 FT; VENTS NORTHERLY 242.65 FT TO A POINT ON THE NORTH LINE OF SAID LOT 9, EXTENDED WEST, THAT IS 85 FT WEST OF THE POINT OF BEGINNING; VENTS EAST ALONGSIDE NORTH LINE EXTENDED, 85 FT TO THE POINT OF BEGINNING ALL IN DUPAGE COUNTY, ILLINOIS.

Michael Kramer as Trustee of the Leonard C. Kramer Living Trust is the owner of the land and the signatories represent the consent of the owner of the area of territory to be disconnected.

_____

Michael Kramer as Trustee for the Leonard C. Kramer Living Trust — date

WARRANTY DEED

R98-055387

98 MAR 27 AM 9:30

RECORDER
DU PAGE COUNTY

THE GRANTORS, LEONARD C. KRAMER and EILEEN C. KRAMER, husband and wife, 415 Pleasant Drive, Roselle, IL 60193 for and in consideration of Ten Dollars ($10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to:

LEONARD C. KRAMER and EILEEN C. KRAMER, Trustees, or their successors in trust, under the LEONARD C. KRAMER LIVING TRUST, dated August 26, 1997, and any amendments thereto.

Whose address is: 415 Pleasant Drive, Roselle, IL 60193

all interest in the following described Real Estate situated in the County of DuPage, in the State of Illinois, to wit:

This part of the Northeast quarter of Section 4, Township 40 North, Range 10, East of the Third Principal Meridian, described by beginning at the Northwest corner of Lot 9 in Fenz Acres which point is 483 feet South of the Northeast corner of said Section 4, and running thence South along the West line of said Lot 9, 284.75 feet to the center line of Irving Park Boulevard; thence Northwesterly along said center line, 101.55 feet; thence Northerly 242.65 feet to a point on the North line of said Lot 9 extended West which is 85.0 feet West of the place of beginning; thence East along said North line extended West 85.0 feet to the place of beginning, in DuPage County, Illinois.

Permanent Real Estate Index Number: 02-04-203-002, 007

Address of Real Estate: 460 Irving Park Rd, Schaumburg, IL.

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with full power and authority in any Trustee or Successor Trustee to protect, sell, lease, encumber or dispose of the Real Estate in the same manner as a person owning it in fee simple and without any trust, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 28 day of Dec, 1997.

Leonard C. Kramer — LEONARD C. KRAMER

Eileen C. Kramer — EILEEN C. KRAMER

EXEMPTION STATEMENT:

Exempt under the provisions of Paragraph (e), Section 4, Real Estate Transfer Act.

12/28/97 — Dated

Leonard C. Kramer — LEONARD C. KRAMER

State of Illinois)
) ss.
County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that LEONARD C. KRAMER and EILEEN C. KRAMER, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 28th day of December, 1997.

Commission expires _____, 19___

Melburn Laundry — NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Melburn E. Laundry
410 Circle Lane
Lake Forest, IL 60045
(847) 295-7177

MAIL TO AND SEND SUBSEQUENT TAX BILLS TO:
Mr. & Mrs. Leonard C. Kramer
415 Pleasant Drive
Roselle, IL 60193

OFFICIAL SEAL
MELBURN LAUNDRY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/03/01

CamScanner

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2023 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

02-04-203-007
KRAMER TR, LEONARD & E
2N477 BERNICE AVE
GLEN ELLYN IL 60137

1

ON OR BEFORE:	PAY:
JUN 03, 2024	0.00

PAYING LATE?	PAY THIS AMOUNT:
JUN 4 THRU 30	0.00
JUL 1 THRU 31	0.00
AUG 1 THRU 31	0.00
SEP 1 THRU 30	0.00
OCT 1 THRU 31	0.00
NOV 1 THRU 20	0.00

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2023 TAX BILL AFTER OCTOBER 31, 2024, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 20, 2024

$593.54 PAID June 03, 2024

10204203007820740000059354 11

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2023 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

02-04-203-007
KRAMER TR, LEONARD & E
2N477 BERNICE AVE
GLEN ELLYN IL 60137

2

ON OR BEFORE:	PAY:
SEP 03, 2024	0.00

PAYING LATE?	PAY THIS AMOUNT:
SEP 4 THRU 30	0.00
OCT 1 THRU 31	0.00
* NOV 1 THRU 20	0.00

*INCLUDES $10 COST; SEE BACK OF BILL FOR EXPLANATION

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2023 TAX BILL AFTER OCTOBER 31, 2024, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 20, 2024

$602.44 PAID September 23, 2024

20204203007820740000059354 12

Rate 2022	Tax 2022	Taxing District	Rate 2023	Tax 2023
		** COUNTY **		
0.0828	11.46	COUNTY OF DU PAGE	0.0899	14.60
0.0189	2.62	PENSION FUND	0.0180	2.92
0.0300	4.16	HEALTH DEPARTMENT	0.0291	4.72
0.0111	1.54	PENSION FUND	0.0103	1.68
0.1055	14.60	FOREST PRESERVE DIST	0.1001	16.26
0.0075	1.04	PENSION FUND	0.0075	1.22
		** LOCAL **		
0.0582	8.06	BLOOMINGDALE TWP	0.0574	9.32
0.0217	3.00	MENTAL HLTH FACILITY	0.0215	3.48
0.0793	10.96	BLOOMINGDL TWP ROAD	0.0769	12.50
0.2249	31.10	VLG OF SCHAUMBURG	0.1812	29.42
0.2946	40.76	PENSION FUND	0.2374	38.56
0.4686	64.80	ROSELLE PARK DIST	0.4762	77.34
0.0323	4.46	PENSION FUND	0.0317	5.14
0.2275	31.46	ROSELLE LIBR DIST	0.2296	37.28
0.0150	2.08	PENSION FUND	0.0166	2.70
		** EDUCATION **		
3.4095	471.52	GRADE SCHOOL DIST 12	3.4423	559.02
0.0092	1.28	PENSION FUND	0.0351	5.70
1.9608	271.18	HIGH SCHOOL DIST 108	2.0031	325.30
0.0611	8.46	PENSION FUND	0.0550	8.94
0.1946	26.90	COLLEGE DU PAGE 502	0.1907	30.98
		** TIF **		
7.3131	1,011.44	TOTALS	7.3096	1,187.08
2022	13,830	Assessed Value	2023	16,240

Mailed to:
KRAMER TR, LEONARD & E
2N477 BERNICE AVE
GLEN ELLYN IL 60137

Property Location:
460 IRVING PARK RD
SCHAUMBURG IL 60194

Township Assessor:
BLOOMINGDALE
630-529-6927

Tax Code:
2074

Property Index Number:
02-04-203-007

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

* 3 OF A FACTOR 1.0935

1st INST PAID June 03, 2024
2nd INST PAID September 23, 2024

TIF Frozen Value	
Fair Cash Value	48,700
Land Value	16,240
+ Building Value	
= Assessed Value	16,240
x State Multiplier	1.0000
- Equalized Value	16,240
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- House Abatement	
= Net Taxable Value	16,240
x Tax Rate	7.3096
= Total Tax Due	1,187.08
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due	0.00

2023 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N. County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am -4.30 pm, Mon - Fri
Telephone = (630) 407-5900

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MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2023 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

02-04-203-002
KRAMER TR, LEONARD & E
2N477 BERNICE AVE
GLEN ELLYN IL 60137

1

ON OR BEFORE:	PAY:
JUN 03, 2024	0.00

PAYING LATE?	PAY THIS AMOUNT:
JUN 4 THRU 30	0.00
JUL 1 THRU 31	0.00
AUG 1 THRU 31	0.00
SEP 1 THRU 30	0.00
OCT 1 THRU 31	0.00
NOV 1 THRU 20	0.00

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2023 TAX BILL AFTER OCTOBER 31, 2024, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 20, 2024

$332.95 PAID June 03, 2024

10204203002920740000033295?1

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2023 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

02-04-203-002
KRAMER TR, LEONARD & E
2N477 BERNICE AVE
GLEN ELLYN IL 60137

2

ON OR BEFORE:	PAY:
SEP 03, 2024	0.00

PAYING LATE?	PAY THIS AMOUNT:
SEP 4 THRU 30	0.00
OCT 1 THRU 31	0.00
* NOV 1 THRU 20	0.00

*INCLUDES $10 COST. SEE BACK OF BILL FOR EXPLANATION

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2023 TAX BILL AFTER OCTOBER 31, 2024, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 20, 2024

$337.94 PAID September 23, 2024

202042030029207400000332957?

Rate 2022	Tax 2022	Taxing District	Rate 2023	Tax 2023
		** COUNTY **		
0.0828	6.42	COUNTY OF DU PAGE	0.0899	8.18
0.0189	1.46	PENSION FUND	0.0180	1.64
0.0300	2.32	HEALTH DEPARTMENT	0.0291	2.66
0.0111	0.86	PENSION FUND	0.0103	0.94
0.1055	8.20	FOREST PRESERVE DIST	0.1001	9.12
0.0075	0.58	PENSION FUND	0.0075	0.68
		** LOCAL **		
0.0582	4.52	BLOOMINGDALE TWP	0.0574	5.24
0.0217	1.68	MENTAL HLTH FACILITY	0.0215	1.96
0.0793	6.16	BLOOMNGDL TWP ROAD	0.0769	7.00
0.2249	17.46	VLG OF SCHAUMBURG	0.1812	16.50
0.2946	22.86	PENSION FUND	0.2374	21.64
0.4686	36.36	ROSELLE PARK DIST	0.4762	43.38
0.0323	2.50	PENSION FUND	0.0317	2.88
0.2275	17.66	ROSELLE LIBR DIST	0.2296	20.90
0.0150	1.16	PENSION FUND	0.0166	1.52
		** EDUCATION **		
3.4095	264.56	GRADE SCHOOL DIST 12	3.4423	313.60
0.0092	0.72	PENSION FUND	0.0351	3.20
1.9608	152.16	HIGH SCHOOL DIST 108	2.0031	182.46
0.0611	4.74	PENSION FUND	0.0550	5.02
0.1946	15.10	COLLEGE DU PAGE 502	0.1907	17.38
		** TIF **		
7.3131	567.50	TOTALS	7.3096	665.90
2022	7,760	Assessed Value	2023	9,110

Mailed to:
KRAMER TR. LEONARD & E
2N477 BERNICE AVE
GLEN ELLYN IL 60137

Property Location:
460 IRVING PARK RD
SCHAUMBURG IL 60194

Township Assessor:
BLOOMINGDALE
630-529-6927

Tax Code:
2074

Property Index Number:
02-04-203-002

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

* 3 OF A FACTOR 1.8935
1st INST PAID June 03, 2024
2nd INST PAID September 23, 2024

TIF Frozen Value	
Fair Cash Value	27,300
Land Value	9,110
+ Building Value	
= Assessed Value	9,110 *
x State Multiplier	1.0000
- Equalized Value	9,110
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- House Abatement	
= Net Taxable Value	9,110
x Tax Rate	7.3096
= Total Tax Due	665.90
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due	0.00

2023 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N. County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am -4.30 pm, Mon - Fri
Telephone = (630) 407-5900

CamScanner

CHANGE OF NAME AND/OR MAILING ADDRESS - CHECK BOX ON FRONT OF COUPON

Property Index Number ☐☐ — ☐☐ — ☐☐☐ — ☐☐☐

Name

Mailing Address

City State Zip

Area Code and Phone Number

I certify that I am the owner and authorize the above name and/or address change.

Signature Date

Print Name

CHANGE OF NAME AND/OR MAILING ADDRESS - CHECK BOX ON FRONT OF COUPON

Property Index Number ☐☐ — ☐☐ — ☐☐☐ — ☐☐☐

Name

Mailing Address

City State Zip

Area Code and Phone Number

I certify that I am the owner and authorize the above name and/or address change.

Signature Date

Print Name

HELPFUL INFORMATION

Failure to receive a bill does not relieve the taxpayer of penalty if payment is late.
This is the only bill you will receive. This bill includes a separate payment coupon for each installment.
All checks are electronically deposited upon receipt, regardless of date on check. Funds must be in U.S. dollars.
Payments returned to us by your bank as unpaid will be subject to a $25.00 return item fee plus applicable penalties.
Personal checks received after 10/31/24 will be returned.
No payment will be accepted after 11/20/24 regardless of postmark.

CONVENIENT WAYS TO PAY

Banks: Thru 09/03/24 (see website for participating banks)
Mail Thru 09/30/2024:
DuPage County Collector, P.O. Box 4203, Carol Stream, IL 60197
Mail After 09/30/2024:
DuPage County Collector, 421 N. County Farm Rd, Wheaton, IL 60187
Online: Thru 10/31/24 using Bank account transfer or with Visa, Mastercard or Discover.
- 2.10% Credit Card convenience fee to service provider

Drop Box: Thru 11/01/24 by 8:00 am
South Parking Lot, 421 N. County Farm Rd, Wheaton
Phone: Thru 11/19/24 (855)795-3091 (Credit Cards with 2.10% fee)
In Person: Thru 4:30pm on 11/20/24
Treasurer's Office, 421 N. County Farm Rd, Wheaton

SENIOR CITIZEN PROGRAMS - 65 and older

SENIOR ASSESSMENT FREEZE and SENIOR EXEMPTION
Contact Supervisor of Assessments 630-407-5858

SENIOR CITIZEN DEFERRAL
Contact County Treasurer 630-407-5900

IMPORTANT DATES

06/03/24 1st installment due date
09/03/24 2nd installment due date
10/04/24 Payment deadline to avoid publication
10/22/24 Certified delinquent bills mailed
10/31/24 Last day to pay online
11/01/24 Certified funds required for payment
11/01/24 $10 newspaper publication fee assessment begins
11/20/24 In-office payment deadline 4:30pm
11/21/24 Tax Sale

*EQUALIZATION FACTORS

Equalization factors imposed by the State and by DuPage County are used to insure that assessment levels in all nine townships are at the statutory level of assessment of 33.33% of fair cash value. The Illinois Department of Revenue equalization factor (state multiplier) is shown on the front of the bill. The DuPage County Supervisor of Assessments (S of A) equalization factor is also shown on the front of this tax bill*.

After September 30, 2024: Mail payment to the DuPage County Collector, 421 N. County Farm Rd., Wheaton, IL 60187
DuPage County Treasurer's website: www.dupagecounty.gov/elected_officials/treasurer

CamScanner

PIN:
02-04-203-002
02-04-203-007

PLAT OF DISCONNECTION FROM THE VILLAGE OF SCHAUMBURG, ILLINOIS

OF PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

DESCRIPTION OF TERRITORY DISCONNECTED FROM THE VILLAGE OF SCHAUMBURG, ILLINOIS.

THAT PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF LOT 9 IN FENZ ACRES, WHICH POINT IS 463 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 4 AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 9, 284.75 FEET TO THE CENTER LINE OF IRVING PARK BOULEVARD; THENCE NORTHWESTERLY ALONG SAID CENTER LINE, 101.55 FEET; THENCE NORTHERLY 242.65 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 9, EXTENDED WEST, THAT IS 85 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST ALONG SAID NORTH LINE EXTENDED, 85 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

AND:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF IRVING PARK ROAD AS LOCATED ON OCTOBER 2, 1963 AND LYING EASTERLY OF THE EASTERLY LINE OF A STRIP OF LAND 20 FEET IN WIDTH, THE EAST LINE OF SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN 30.87 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 4 (THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 HAVING A BEARING OF NORTH 89 DEGREES 46 MINUTES 30 SECONDS EAST FOR THE PURPOSES OF THIS DESCRIPTION) THENCE SOUTH 14 DEGREES 42 MINUTES 50 SECONDS WEST, 453.02 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 520.0 FEET, 79.68 FEET (THE CHORD OF SAID ARC HAVING A BEARING OF SOUTH 10 DEGREES 22 MINUTES 45 SECONDS WEST); THENCE SOUTH 06 DEGREES 02 MINUTES 39 SECONDS WEST ON A LINE TANGENT TO THE LAST DESCRIBED CURVE, 289.08 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 473.83 FEET, 697.21 FEET TO A POINT ON A LINE, 75.0 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTER LINE OF THE EAST BOUND TRACK OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD, 591.29 FEET WESTERLY (AS MEASURED ON SAID PARALLEL LINE) OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 AND THE TERMINUS POINT OF SAID 20 FOOT STRIP OF LAND; EXCEPTING THEREFROM THAT PART FALLING WITHIN A TRACT OF LAND DESCRIBED AS; THAT PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF LOT 9 IN FENZ ACRES, WHICH POINT IS 463 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 4 AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 9, 284.75 FEET TO THE CENTER LINE OF IRVING PARK BOULEVARD; THENCE NORTHWESTERLY ALONG SAID CENTER LINE, 101.55 FEET; THENCE NORTHERLY 242.65 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 9, EXTENDED WEST, THAT IS 85 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST ALONG SAID NORTH LINE EXTENDED, 85 FEET TO THE POINT OF BEGINNING), ALL IN DU PAGE COUNTY, ILLINOIS.

AREA ANNEXED =103,669 SQ. FT. OR 2.38 ACRES

OWNER AND NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT _____
A CORPORATION AUTHORIZED TO DO BUSINESS IN ILLINOIS, AS OWNER OF THE PROPERTY DESCRIBED IN THE CONSOLIDATION PLAT, HAS CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON. FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED AT _____, ILLINOIS, THIS _____ DAY OF

_____ A.D., 20_____.

BY:_____

TITLE:_____

ATTEST:_____

TITLE:_____

STATE OF ILLINOIS)
COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC IN AND FOR

SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ OF _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ AND _____, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH AND THE SECRETARY DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION, DID AFFIX SAID CORPORATE SEAL TO SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL AT _____, ILLINOIS,

THIS _____ DAY OF _____ A.D., 20_____.

BY:_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

APPROVED AND ACCEPTED THIS _____ DAY OF _____ A.D., 20_____

VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ILLINOIS.

BY:_____
VILLAGE PRESIDENT

ATTEST:_____
VILLAGE CLERK

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT WE, WEBSTER, McGRATH & AHLBERG, LTD., HAVE PREPARED THE PLAT HEREON FROM OFFICIAL RECORDS FOR THE PURPOSE OF DISCONNECTING FROM THE VILLAGE OF SCHAUMBURG.

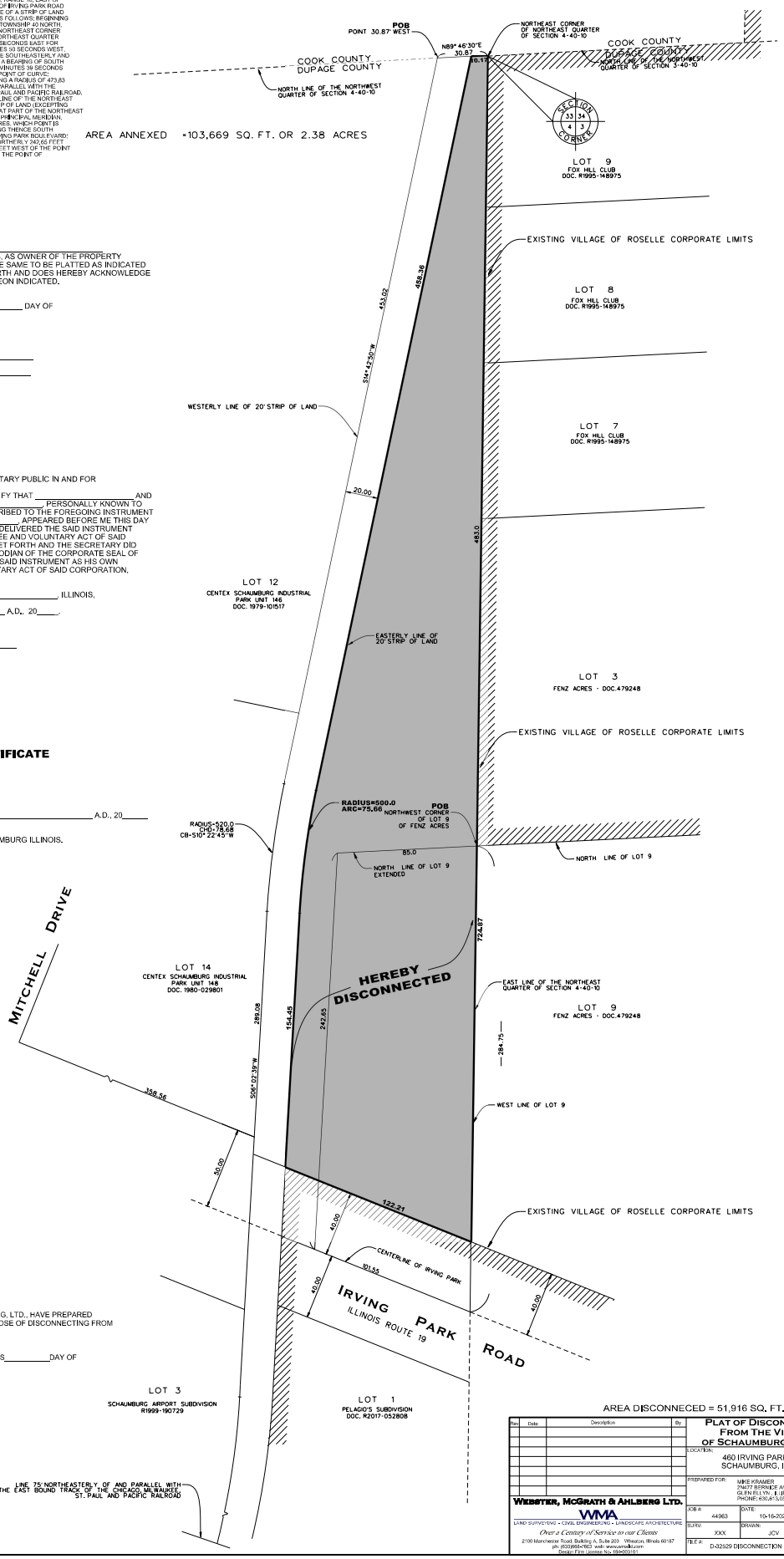
GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS THIS_____DAY OF

_____ A.D. 20_____.

WEBSTER, McGRATH & AHLBERG, LTD.

BY:_____

ILLINOIS LAND SURVEYOR NO._____
LICENSE EXPIRES: NOVEMBER 30, 2024
2100 MANCHESTER ROAD, SUITE 203
WHEATON, ILLINOIS 60187
PHONE: 630.668.7603



AREA DISCONNECED = 51,916 SQ. FT. OR 1.19 ACRES

Rev.	Date	Description	By

PLAT OF DISCONNECTION FROM THE VILLAGE OF SCHAUMBURG, ILLINOIS

LOCATION: 460 IRVING PARK ROAD SCHAUMBURG, ILLINOIS

PREPARED FOR: MIKE KRAMER, 2MKT7 BERNICE AVE, GLEN ELLYN, ILLINOIS 60137, PHONE: 630.816.5357

WEBSTER, McGRATH & AHLBERG LTD.
WMA
LAND SURVEYING • CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
Over a Century of Service to our Clients
2100 Manchester Road, Building A, Suite 203 Wheaton, Illinois 60187
ph: (630)668-7603 web: www.wmalt.com
Design Firm License No. 184003101

JOB #:	DATE:	SCALE:
44963	10-16-2024	1"=30'
SURV: XXX	DRAWN: JCV	DESIGN: XXX
FILE #: D-32929 DISCONNECTION	SHEET #: 1 of 1	

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-_____An Ordinance Amending Title 11, Chapter 113, Section 113.03(A) of the Schaumburg Village Code Relative to Amusement Licenses [first reading, motion to waive first reading].
02/10/26
Village Board

Presenter: Parth Joshi, Planning Manager
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- Ordinance Amusement Licenses.docx

PUBLICATION OF:

ORDINANCE NO. 26_____

AN ORDINANCE AMENDING TITLE 11, CHAPTER 113, SECTION 113.03(A) OF THE SCHAUMBURG VILLAGE CODE RELATIVE TO AMUSEMENT LICENSES

ADOPTED:

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON

409018_1
2078640_1

ORDINANCE NO. ____

AN ORDINANCE AMENDING TITLE 11, CHAPTER 113, SECTION 113.03(A) OF THE SCHAUMBURG VILLAGE CODE RELATIVE TO AMUSEMENT LICENSES

WHEREAS, the Village of Schaumburg, as a home rule unit of local government as provided by Article VII, Section 6 of the Illinois Constitution of 1970, has the authority to exercise any power and perform any function pertaining to its government and affairs, except as limited by Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, the Village of Schaumburg currently requires and regulates amusement licenses, and desires to make certain amendments to said regulations; and

WHEREAS, the Village of Schaumburg finds it in the best interests of the Village to amend the Village Code to provide for the same;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG:

SECTION ONE: The recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

SECTION TWO: That Title 11 (Business Regulations) Chapter 113 (Amusements and Entertainment), Section 113.03(A) of the Schaumburg Village Code is hereby amended to read in its entirety as follows:

> "(A) Annual Amusement License: An annual amusement license shall be issued to those establishments upon approval of the village manager or designee. An application shall be submitted detailing each amusement and/or entertainment event or activity for that annual license. The license shall be limited to those events submitted on the application and any reasonable terms and conditions which the village finds necessary for the public health, welfare or safety. Any changes in ownership of an establishment with an approved license shall void the license. Any new owner shall be required to make application.
>
> (1) Approval: All new annual amusement license applications shall be reviewed and submitted to the village manager or designee for recommendation of approval or denial to the village board.
>
> (2) Annual License Fee: The fee for such amusement license shall be as set forth in the fee schedule of section 41.01 of this Code. The full license fee shall be charged for the whole or fraction of a year.

ORDINANCE NO. ____

AN ORDINANCE AMENDING TITLE 11, CHAPTER 113, SECTION 113.03(A) OF THE SCHAUMBURG VILLAGE CODE RELATIVE TO AMUSEMENT LICENSES

(3) Annual License Term: An annual license shall expire on December 31 thereafter.

(4) Renewal: An annual license is issued on a calendar year basis and must be renewed each year to be valid. Annual renewals of a license will be based on past experience with the licensee and the licensee's compliance with village Code, requirements, and conditions of issuance of a license. The village manager or their designee may impose reasonable additional terms or conditions as to the entertainment to ensure public health, welfare, or safety is not adversely affected and only minor changes are made. Each renewal application shall be reviewed by the village manager or designee to ensure there are no changes or minor changes only to the approved license and conditions. Any changes to a license or licenses for establishments that have had significant, ongoing, or unresolved issues pertaining to the operation of the establishment within the past year may be denied or revoked in accordance with section 110.25 of this title.

(5) Annual License Modifications: Should any additional amusement or entertainment events be contemplated, or establishment floor plans modified, the licensee shall amend the current license through the appropriate application to seek approval of any additional events or modification.

(6) Exemptions:

(a) Schaumburg governmental entities shall be exempt from licensing and fees.

(b) Schaumburg educational institutions approved or authorized by the State of Illinois, and daycare centers licensed by the Village of Schaumburg shall be exempt from amusement licensing and fees.

(c) Schaumburg religious institutions approved or accepted by the State of Illinois, shall be exempt from amusement licensing and fees."

SECTION THREE: This Ordinance shall be in full force and effect, after passage, approval and publication as required by law.

ORDINANCE NO. ____

AN ORDINANCE AMENDING TITLE 11, CHAPTER 113, SECTION 113.03(A) OF THE SCHAUMBURG VILLAGE CODE RELATIVE TO AMUSEMENT LICENSES

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-_____An Ordinance Disconnecting Certain Property Located within the Village of Schaumburg and Owned by Kastoria, LLC Pursuant to the Provisions of 65 ILCS 7-3-4 (440 W. Irving Park Road, Schaumburg, Illinois 60172) [first reading, motion to waive first reading].
02/10/26
Village Board

Presenter: Ryan Franklin, Assistant Director, Community Development
Lead Department: Community Development

Executive Summary:

Recommended Action:

This ordinance is correcting a scrivener's error. Legal counsel has advised it would be best not to include scrivener's error in the title to avoid confusion, since this ordinance will be recorded by DuPage County.

ATTACHMENTS:

- Ordinance_Disconnecting_Kastoria_440_W_Irving_Park - 2.4.26(2079105.1).docx
- Exhibit A Petition 440 Irving Park.pdf
- Exhibit B 440 Irving Park Disconnection.pdf
- Exhibit C 440 Irving Park Plat.pdf

PUBLICATION OF:

ORDINANCE NO. 26-_____

AN ORDINANCE DISCONNECTING CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE OF SCHAUMBURG AND OWNED BY KASTORIA, LLC PURSUANT TO THE PROVISIONS OF 65 ILCS 7-3-4
[440 W. Irving Park Road, Schaumburg, Illinois 60172]

ADOPTED:

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG
ON

ORDINANCE NO. _____

AN ORDINANCE DISCONNECTING CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE OF SCHAUMBURG AND OWNED BY KASTORIA, LLC PURSUANT TO THE PROVISIONS OF 65 ILCS 7-3-4 [440 W. Irving Park Road, Schaumburg, Illinois 60172]

WHEREAS, a disconnection petition, signed by the owner of record of all of the property covered thereby, was filed with the Village of Schaumburg (the "Village") by Kastoria, LLC, an Illinois Limited Liability Company (the "Property Owner"), on September 28, 2023, a copy of which is attached hereto as Exhibit A, and made part hereof (the "Disconnection Petition), and the required County Clerk's Certificate, showing that all taxes and assessments due the Village, relative to the Subject Property, have been paid, was filed with the Village by the Property Owner on September 28, 2023, a copy of which is attached hereto as Exhibit B and made part hereof (the "County Clerk Certificate"), requesting disconnection of the property legally described in Section 2 below (the "Subject Property"), from the Village, pursuant to 65 ILS 5/7-3-4; and

WHEREAS, more than thirty (30) days have passed since the filing of the Disconnection Petition and the County Clerk's Certificate; and

WHEREAS, the Village Board of the Village has considered the Property Owner's disconnection request, relative to the Subject Property; and

WHEREAS, a plat of disconnection for the Subject Property has been submitted to the Village and found to be acceptable, and is attached hereto as Exhibit C and made part hereof (the "Plat of Disconnection"); and

WHEREAS, it is in the best interests of the Village that the Subject Property be disconnected from the Village;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Schaumburg, as follows:

ORDINANCE NO. _____

AN ORDINANCE DISCONNECTING CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE OF SCHAUMBURG AND OWNED BY KASTORIA, LLC PURSUANT TO THE PROVISIONS OF 65 ILCS 7-3-4 [440 W. Irving Park Road, Schaumburg, Illinois 60172]

SECTION 1: That the recitals as set forth above are hereby incorporated herein by reference and made part hereof.

SECTION 2: That the following-described property is, pursuant to 65 ILCS 5/7-3-4, hereby disconnected from the corporate limits of the Village:

LOT 9 OF FENZ ACRES, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3(EXCEPTING THEREFROM THE RIGHT OF WAY OF THE CHICAGO MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD) IN TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1945 AS DOCUMENT 479248, IN DUPAGE COUNTY, ILLINOIS

P.I.N.: 02-03-100-003

SECTION 3: That the Village Clerk is hereby directed to record with the Recorder of Deeds of DuPage County, Illinois, and to file with the County Clerk of DuPage County, Illinois, within ninety (90) days of the effective date of this Ordinance:

A. A copy of this Ordinance, certified by the Village Clerk; and

B. The Plat of Disconnection; said Plat of Disconnection to be attached to the aforesaid certified copy of this Ordinance.

SECTION 4: That the Village Clerk is hereby directed to notify the election authority having jurisdiction in the territory hereby annexed (the DuPage County Clerk), and the post office branch serving the Subject Property hereby disconnected, of said disconnection, by certified mail, return receipt requested, within thirty (30) days of the adoption of this Ordinance.

ORDINANCE NO. _____

AN ORDINANCE DISCONNECTING CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE OF SCHAUMBURG AND OWNED BY KASTORIA, LLC PURSUANT TO THE PROVISIONS OF 65 ILCS 7-3-4 [440 W. Irving Park Road, Schaumburg, Illinois 60172]

SECTION 5: That the various provisions of this Ordinance are to be considered severable, and if any part or portion of this Ordinance shall be held invalid by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION 6: That all Ordinances or parts of Ordinances in conflict or which are inconsistent with this Ordinance shall be repealed to the extent of any such conflict or inconsistency. Specifically, this Ordinance shall supersede and replace Ordinance 25-059.

SECTION 7: That this Ordinance shall be in full force and effect after its adoption and approval as provided by law.

ADOPTED this __th day of _____, 2026, pursuant to a roll call vote as follows:

AYES:_____

NAYS:_____

ABSENT:_____

APPROVED by me this __th day of _____, 2026.

_____
Tom Dailly, Mayor

ATTEST:

_____
Jane Lentino, Village Clerk

ORDINANCE NO. _____

AN ORDINANCE DISCONNECTING CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE OF SCHAUMBURG AND OWNED BY KASTORIA, LLC PURSUANT TO THE PROVISIONS OF 65 ILCS 7-3-4
[440 W. Irving Park Road, Schaumburg, Illinois 60172]

Exhibit A

Disconnection Petition
Relative to the Subject Property

(attached)

ORDINANCE NO. _____

AN ORDINANCE DISCONNECTING CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE OF SCHAUMBURG AND OWNED BY KASTORIA, LLC PURSUANT TO THE PROVISIONS OF 65 ILCS 7-3-4
[440 W. Irving Park Road, Schaumburg, Illinois 60172]

Exhibit B

County Clerk Certificate
Relative to the Disconnection Petition

(attached)

ORDINANCE NO. _____

AN ORDINANCE DISCONNECTING CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE OF SCHAUMBURG AND OWNED BY KASTORIA, LLC PURSUANT TO THE PROVISIONS OF 65 ILCS 7-3-4
[440 W. Irving Park Road, Schaumburg, Illinois 60172]

Exhibit C

Plat of Disconnection
Relative to the Subject Property

(attached)

LAW OFFICES OF KRIS TSITSIS
440 WEST IRVING PARK ROAD
SCHAUMBURG, ILLINOIS 60172
847/366-5243
kristsitsis@sbcglobal.net

September 28, 2023

VILLAGE OF SCHAUMBURG
Planning Department
101 Schaumburg Court
Schaumburg, Illinois 60193

RE: De Annexation of 440 W. Irving Park Road, Schaumburg, IL 60172

Dear Village of Schaumburg Planning Department

My office represents Kastoria, LLC, the owner of the property located at 440 W. Irving Park Road, Schaumburg, IL 60172.

My client would like to De Annex from the Village of Schaumburg and Annex into the Village of Roselle for the purpose of securing utility services.

The following is information that you have requested:

Kastoria, LLC, is an active Illinois Limited Liability Company having organized in the State of Illinois on August 24, 2004. Kastoria LLC is the owner of the property located at 440 W. Irving Park, Schaumburg, Illinois 60172, has submitted a Petition to De Annex from the Village of Schaumburg and Annex into the Village of Roselle.

Property Address: 440 W. Irving Park Road
Schaumburg, Illinois 60172

PIN# 02-03-100-003
Legal Description: LOT 9 OF FENZ ACRES, BEING A SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 3(EXCEPTING THEREFROM THE RIGHT OF WAY OF THE CHICAGO MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD) IN TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1945 AS DOCUMENT 479248, IN DUPAGE COUNTY, ILLINOIS

The owner, Kastoria, LLC is the owner of the majority of the land and the signatories represent a majority of the area of the territory to be disconnected.

My client has hired a Marchese Surveyors to prepare a Plat of Disconnection. I

understand that the preliminary Plat was submitted to you and the Surveyor is waiting a response as to whether it is acceptable or if changes or additional certifications will be required.

I have provided the following:

1. Copy of the Petition
2. Certificate of Good Standing for Kastoria LLC
3. Annual Report for Kastoria LLC
4. Real Estate tax Bill
5. Documentation that the Real Estate Tax bill has been paid
6. Copy of the Deed for the property

Please reach out to me as to what if any further information you will require.

Thank you.

Sincerely,

Kris Tsitsis
KT:mj

PETITION TO DE ANNEX

Kastoria, LLC, an active Illinois Limited Liability Company having organized in the State of Illinois on August 24, 2004, the owner of the property located at 440 W. Irving Park, Schaumburg, Illinois 60172, submits this Petition to De Annex from the Village of Schaumburg and Annex into the Village of Roselle.

Property Address: 440 W. Irving Park Road

Schaumburg, Illinois 60172

PIN# 02-03-100-003

Legal Description: LOT 9 OF FENZ ACRES, BEING A SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 3(EXCEPTING THEREFROM THE RIGHT OF WAY OF THE CHICAGO MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD) IN TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1945 AS DOCUMENT 479248, IN DUPAGE COUNTY, ILLINOIS

The owner, Kastoria, LLC is the owner of the majority of the land and the signatories represent a majority of the area of the territory to be disconnected.

Nicolette A. Tsitsis, Registered Agent & Manager 9/28/23

Dean Tsitsis, Manager 9/28/23

Kastoria, LLC
Principal Place of Business:
909 Foster Street, Suite E
Evanston, IL 60201
847 366-5243
kristsitsis@sbcglobal.net

QUIT CLAIM DEED
Statutory (ILLINOIS)
(Individual to Individual)

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
AUG.02,2005 1:23 PM
DEED 02-03-100-003
002 PAGES R2005-167374

(Above Space for Recorder's Use Only)

THE GRANTOR (S) **Nicolette Tsitsis, married to Anastasios Konstantine Tsitsis**

of the Village of Schaumburg, County of Cook, State of Illinois for the consideration of ($10.00) Ten DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **QUIT CLAIMS** to:

Kastoria LLC, 909 Foster, Evanston, IL 60201

all interest in the following described Real Estate, the real estate situated in DuPage County, Illinois, commonly known as 440 W. Irving Park Road, Schaumburg, Illinois 60172, legally described as:

Lot 9 of Fenz Acres, being a subdivision of the West 1/2 of the Northwest 1/4 of Section 3 (Excepting therefrom the right of way of the Chicago Milwaukee, St. Paul and Pacific Railroad) in Township 40 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded June 11, 1945 as Document 479248, in DuPage County, Illinois.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. :

Permanent Real Estate Index Number(s): **02-03-100-003**

Address(es) of Real Estate: **440 W. Irving Park Road, Schaumburg, Illinois 60172**

Property is not homestead property to Anastasios Konstantine Tsitsis

Dated this 14 day of July, 2005

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)

Nicolette Tsitsis (SEAL) _____ (SEAL)

Nicolette Tsitsis

_____ (SEAL) _____ (SEAL)

File Number 0127690-5

STATE OF ILLINOIS

OFFICE OF

THE SECRETARY OF STATE

To all to whom these Presents Shall Come, Greeting:

I, Alexi Giannoulias, *Secretary of State of the State of Illinois, do hereby certify that I am the keeper of the records of the Department of Business Services. I certify that*

KASTORIA LLC, HAVING ORGANIZED IN THE STATE OF ILLINOIS ON AUGUST 24, 2004, APPEARS TO HAVE COMPLIED WITH ALL PROVISIONS OF THE LIMITED LIABILITY COMPANY ACT OF THIS STATE, AND AS OF THIS DATE IS IN GOOD STANDING AS A DOMESTIC LIMITED LIABILITY COMPANY IN THE STATE OF ILLINOIS.

In Testimony Whereof, *I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, this* 29TH *day of* APRIL *A.D.* 2025 .

SEAL OF THE STATE OF ILLINOIS AUG. 26TH 1818

Authentication #: 2511902080 verifiable until 04/29/2026

Authenticate at: https://www.ilsos.gov

Alexi Giannoulias

SECRETARY OF STATE

Printable page

PARCEL NUMBER: 02-03-100-003
NBHD: 02760
TSITSIS, NIKI
Tax Year: 2023 (Taxes Payable in 2024).

COUNTY #: 022
ROLL: RP
440 W IRVING PARK RD
ROSELLE

Taxes Billed

Tax Year	Tax
2023	$10,851.10
Total:	$10,851.10

Property Tax by Entity

Entities		Rate:	Amount:
BLOOMINGDALE TWP		0.078900	$117.14
BLOOMNGDL TWP RD DEPT		0.076900	$114.16
COLLEGE DU PAGE 502		0.190700	$283.10
COUNTY OF DU PAGE		0.147300	$218.66
FOREST PRESERVE DIST		0.107600	$159.74
GRADE SCHOOL DIST 12		3.477400	$5,162.20
HIGH SCHOOL DIST 108		2.058100	$3,055.24
ROSELLE LIBR DIST		0.246200	$365.48
ROSELLE PARK DIST		0.507900	$753.98
VLG OF SCHAUMBURG		0.418600	$621.40
	Total:	7.309600	$10,851.10

Form **LLC-50.1**

Secretary of State
Department of Business Services
Limited Liability Division
501 S. Second St., Rm. 351
Springfield, IL 62756
217-524-8008
www.ilsos.gov

Illinois
Limited Liability Company Act
Annual Report

Filing Fee:	75.00
Series Fee, if required:	
Penalty:	0.00
Total:	75.00

FILE # 01276905
Due prior to: 08/01/2023

FILED
July 1, 2023
Alexi Giannoulias
Secretary of State

1. Limited Liability Company Name: KASTORIA LLC

   Registered Agent: NICOLETTE A. TSITSIS
   909 FOSTER ST. STE E
   EVANSTON, IL 60201

2. State or Country of Organization: IL Date Organized in or Admitted to Illinois: 08/24/2004

3. Address of Principal Place of Business:
   909 FOSTER ST. EVANSTON, IL 60201

4. Name and business address of all managers and any member having the authority of manager:
   TSITSIS, NICOLETTE A.
   909 FOSTER ST. STE E EVANSTON, IL 60201
   TSITSIS, DEAN
   909 FOSTER ST. STE E EVANSTON, IL 60201

5. Entity managers affirm their current existence.

6. Changes to the registered agent and/or registered office must be submitted on Form LLC-1.36/1.37.

7. I affirm, under penalties of perjury, having authority to sign thereto, that this Annual Report is to the best of my knowledge and belief, true, correct and complete.

Dated: July 1 (Month/Day), 2023 (Year)

DEAN TSITSIS
Name

MANAGER
Title

TSITSIS, DEAN MANAGER
If applicant is a company or other entity, state Name of Company

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Printable page

PARCEL NUMBER: 02-03-100-003
NBHD: 02760
TSITSIS, NIKI
Tax Year: 2023 (Taxes Payable in 2024).

COUNTY #: 022
ROLL: RP
440 W IRVING PARK RD
ROSELLE

Taxes Billed

Tax Year	Tax
2023	$10,851.10
Total:	$10,851.10

Property Tax by Entity

Entities		Rate:	Amount:
BLOOMINGDALE TWP		0.078900	$117.14
BLOOMNGDL TWP RD DEPT		0.076900	$114.16
COLLEGE DU PAGE 502		0.190700	$283.10
COUNTY OF DU PAGE		0.147300	$218.66
FOREST PRESERVE DIST		0.107600	$159.74
GRADE SCHOOL DIST 12		3.477400	$5,162.20
HIGH SCHOOL DIST 108		2.058100	$3,055.24
ROSELLE LIBR DIST		0.246200	$365.48
ROSELLE PARK DIST		0.507900	$753.98
VLG OF SCHAUMBURG		0.418600	$621.40
	Total:	7.309600	$10,851.10

2023	10,851.10	.00	.00	.00	$10,851.10	05/20/2024	STD
2022	5,295.05	.00	.00	.00	$5,295.05	08/08/2023	STD
2022	5,295.05	.00	.00	.00	$5,295.05	05/17/2023	1ST
2021	5,219.60	.00	.00	.00	$5,219.60	08/09/2022	STD
2021	5,219.60	.00	.00	.00	$5,219.60	05/13/2022	STD
2020	5,155.28	.00	.00	.00	$5,155.28	08/24/2021	STD
2020	5,155.28	.00	.00	.00	$5,155.28	05/13/2021	STD
2019	4,985.45	.00	.00	.00	$4,985.45	08/31/2020	STD
2019	4,985.45	.00	.00	.00	$4,985.45	05/12/2020	STD
2018	4,096.78	.00	.00	.00	$4,096.78	08/07/2019	STD
2018	4,096.78	.00	.00	.00	$4,096.78	05/07/2019	STD
2017	8,970.36	.00	.00	.00	$8,970.36	05/09/2018	STD
2016	9,415.06	.00	.00	.00	$9,415.06	05/08/2017	STD
2015	8,484.82	.00	.00	.00	$8,484.82	05/11/2016	STD
2014	8,702.64	.00	.00	.00	$8,702.64	05/12/2015	STD
2013	8,609.76	.00	.00	.00	$8,609.76	05/16/2014	STD

Payment Type Notes

1ST = 1st Installment

ASG = Over the Counter

BRP = Bankruptcy

CP1 = CPACE 1st Installment

CP2 = CPACE 2nd Installment

DUP = Duplicate Payment

MHT = Mobile Home Tax

NAV = Non Ad Valorem Tax

PRE = Prepay

RDM = Redemption

SDP = Senior Deferral

SNR = Senior Deferral Payoff

SNT = Senior Notice

STD = Standard

PLAT OF DEANNEXATION

FROM THE VILLAGE OF SCHAUMBURG, DuPAGE COUNTY, ILLINOIS

PIN NO.: 02 - 03 - 100 - 003 - 0000

BEING

LOT NINE OF FENZ ACRES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION THREE (EXCEPTING THEREFROM THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD) IN TOWNSHIP FORTY NORTH, RANGE TEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1945, AS DOCUMENT NUMBER R1945-479248, IN DUPAGE COUNTY, ILLINOIS.

VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

APPROVED BY THE PRESIDENT AND THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG, IN DuPAGE AND COOK COUNTY, ILLINOIS.

DATED THIS _____DAY OF _____, A.D. 20 _____.

BY _____.
(VILLAGE PRESIDENT)

ATTEST _____.
(VILLAGE CLERK)

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND DEANNEXED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN FORTH.

DATED THIS_____DAY OF _____ , 20 _____ .

_____.
OWNER/OWNERS

_____.

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

I HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE ARE KNOWN TO ME AS SUCH OWNERS.

GIVEN UNDER MY HAND AND NOTORIAL SEAL, THIS_____DAY OF

_____, A.D. 20___.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____.

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I,_____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE DEANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE DEANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS

THIS _____ DAY OF_____, A.D., 20____. AT_____ O'CLOCK ____M.

_____
(COUNTY CLERK)

SCHOOL DISTRICT BOUNDARY STATEMENT

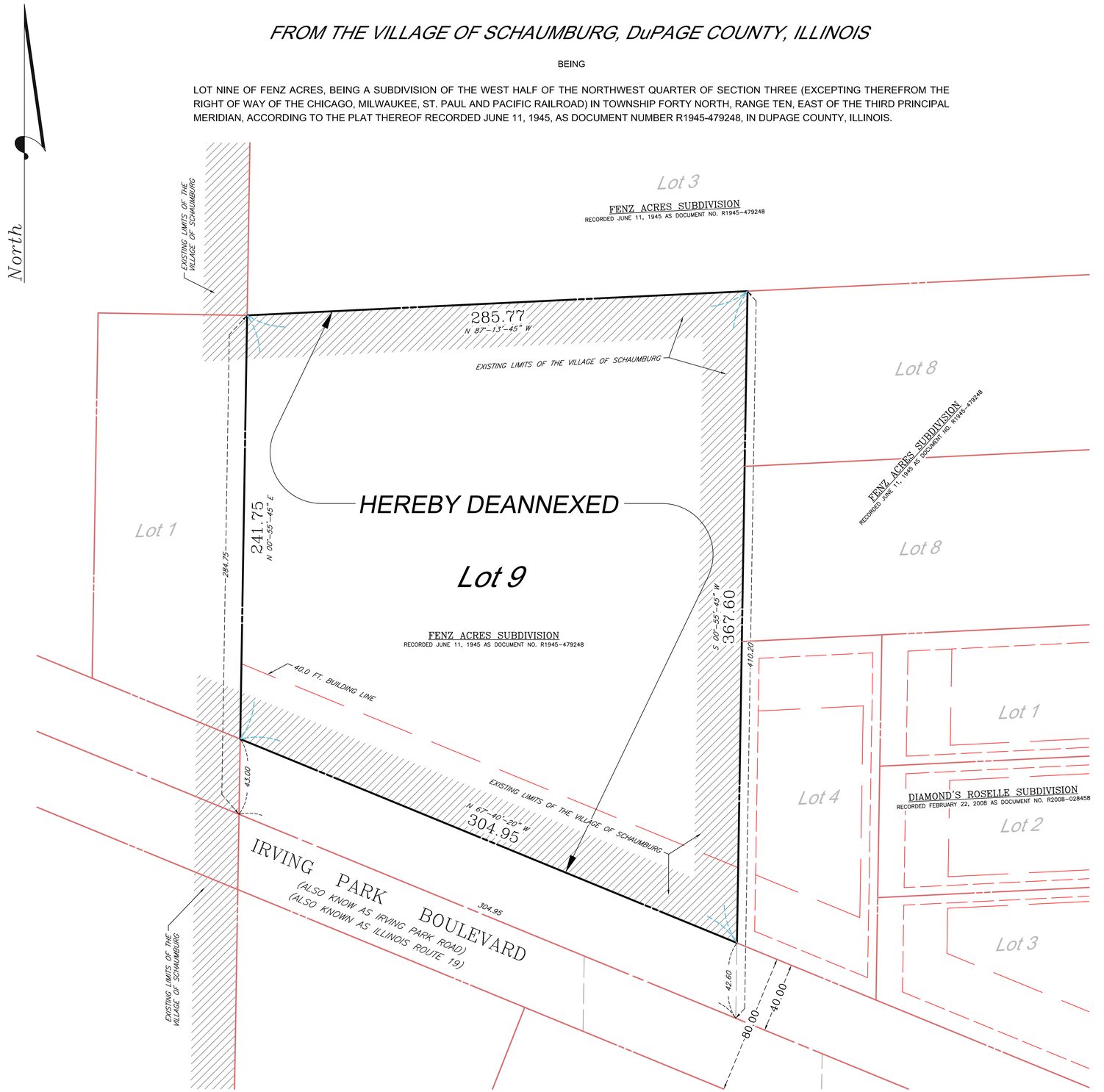
STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS 440 IRVING PARK ROAD IN SCHAUMBURG, DUPAGE COUNTY AND COOK COUNTY, ILLINOIS, TO THE BEST OF THEIR KNOWLEDGE IT IS LOCATED WITHIN THE BOUNDARIES OF THE VILLAGE OF SCHAUMBURG COMMUNITY CONSOLIDATED.

ROSELLE ELEMENTARY AND MIDDLE SCHOOL DISTRICT 12
LAKE PARK HIGH SCHOOL DISTRICT 108
COLLEGE OF DUPAGE DISTRICT 502

DATED THIS_____DAY OF _____, A.D., 20 _____.

BY: _____.



ONE INCH = THIRTY FEET

0 30 60 90 120 150 = FEET

0 9.14 18.29 27.43 36.58 45.72 = METERS

SCALE METRIC SYSTEM BAR

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS INSTRUMENT NO. _____WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DuPAGE COUNTY, ILLINOIS;

THIS _____ DAY OF_____, A.D., 20____. AT_____ O'CLOCK ____M.

BY:
_____
COUNTY RECORDER

AREA SCHEDULE		
AREA	SQUARE FEET	ACRES
LOT 9	87517	2.009

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I PAUL N. MARCHESE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002461 HAVE PLATTED FROM THE RECORD PROPERTY DESCRIBED AS FOLLOWS:

LOT NINE OF FENZ ACRES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION THREE (EXCEPTING THEREFROM THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD) IN TOWNSHIP FORTY NORTH, RANGE TEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1945, AS DOCUMENT NUMBER R1945-479248, IN DUPAGE COUNTY, ILLINOIS.

AS SHOWN BY THE DEANNEXED PLAT FOR THE PURPOSES OF DEANNEXATION FROM THE VILLAGE OF SCHAUMBURG, ILLINOIS, AND THE DEANNEXED PLAT ACCURATELY SHOWS SUCH TERRITORY TO BE DEANNEXED. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. SCALE OF MAP IS 30 FEET TO ONE INCH.

GIVEN UNDER MY HAND AND SEAL AT ROSELLE, ILLINOIS, THIS 16TH DAY OF JUNE, 2025

PAUL N. MARCHESE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002461
10 MONACO DRIVE
ROSELLE, ILLINOIS 60172
(630) 894-5680

STATE OF ILLINOIS PROFESSIONAL LAND SURVEYOR 035-002461 PAUL N. MARCHESE

MY CURRENT LICENSE EXPIRES ON NOVEMBER 30, 2026

SHEET: 1 OF 1

ADDRESS: 440 W. IRVING PARK ROAD
SCHAUMBURG, ILLINOIS 60172

SCALE: ONE INCH = THIRTY FEET

ORDER NO.: 24-17003

ORDERED BY: KRIS TSITSIS

SUBMITTED BY / RETURN TO:
VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, IL 60193
(847) 895-4500

PLAT OF DEANNEXATION
Prepared By
MARCHESE AND SONS, Inc.
Design Firm No. 184-002762
land – marine – construction surveys
10 Monaco Drive
Roselle, Illinois 60172
Phone : (630) 894-5680
FAX : (630) 894-8869

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C:\DRAWINGS\RESIDENTIAL\7003 PLAT OF DEANNEXATION.dwg
PM