AGENDA

Zoning Board of Appeals

Wednesday, September 24, 2025
Temporary Village Hall
1000 E. Woodfield Rd.
Schaumburg, IL 60193

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

A G E N D A

Zoning Board of Appeals

MINUTES TO BE APPROVED

General Minutes (9/10)

Z2508-03 / Razor Tattoo (9/10 continuation)

Z2508-02 / The Beverage Incubators (9/10)

Z2507-01 / Kolachi Tandoori (9/10 continuation)

Z2506-05 / Bruster's Real Ice Cream (9/10 continuation)

Z2412-02 / Casey's Gas Station (9/10)

CASES TO BE HEARD

Z2508-03/ RAZOR TATTOO STUDIO INC / 636 S. Roselle Road / Special Use for a Tattoo Establishment

Z2502-03 / A LAMP CONCRETE CONTRACTORS, INC / 800 W. Irving Park Road / Site Plan Amendment, Fence Variation, and District Standard - Business Operations Variation

Z2506-05 / BRUSTER'S REAL ICE CREAM / 1821 W. Irving Park Road / Site Plan Approval, Special Use for Type "B" Restaurant, Special Use for a Drive-Through, Parking Variation, Landscape Variation, and Sign Variation

Z2507-01 / KOLACHI TANDOORI GRILL / 1117 S Roselle Road / Special Use for a Type "A" Restaurant

COMMENTS FROM THE PUBLIC

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

General Minutes (9/10)
09/24/25
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- ZBA General Minutes 9-10-25.docx

ZONING BOARD OF APPEALS
GENERAL MINUTES
September 10, 2025

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

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

Member(s) Absent: Sunil Shah

A quorum was present.

Also Present: Monica Richart
Sustainability Planner

CONSIDERATION OF MINUTES
Mr. Szurgot made a motion, seconded by Mr. Morreale, to approve the following minutes:

Mtg Date	Case Number and Name
8/27	General Minutes
	Z2505-03 / Mariscos Miramar (withdrawal)
	Z2508-01 / Amudham Inc (d/b/a – Indiyaana)
	Z2508-02 / The Beverage Incubators
	Z2507-01 / Kolachi Tandoori Grill (continuation)
	Z2506-05 / Bruster's Ice Cream (continuation)

All ayes **MOTION CARRIED**

PUBLIC HEARING(S)
1) Z2508-03 / RAZOR TATTOO STUDIO INC / 636 S. Roselle Road / Special Use for a Tattoo Establishment

2) Z2508-02 / THE BEVERAGE INCUBATORS / 955 American Lane / Special Use for a Laboratory and Testing Facility

3) Z2507-01 / KOLACHI TANDOORI GRILL / 1117 S Roselle Road / Special Use for a Type "A" Restaurant

4) Z2506-05 / BRUSTER'S REAL ICE CREAM / 1821 W. Irving Park Road / Site Plan Approval, Special Use for Type "B" Restaurant, Special Use for a Drive-Through, Parking Variation, Landscape Variation, and Sign Variation

5) Z2412-02 / CASEY'S GAS STATION / 780 E. Schaumburg Road / Site Plan Approval, Special Use for a Type "C" Gas Station, Variation to Hours of Operation, Landscape Variations and Building Setback Variations

ADJOURNMENT
Mr. Szurgot made a motion, seconded by Mr. Morreale, to close the meeting.
All ayes **MOTION CARRIED**

There being no further business, the meeting was adjourned at 7:46pm.

_____
Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2508-03 / Razor Tattoo (9/10 continuation)
09/24/25
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- Z2508-03 Razor Tattoo Cont. Mts 9-10-25.docx

Z2508-03 / Razor Tattoo Studio Inc / 636 S. Roselle Road / Special Use for a Tattoo Establishment

CALL TO ORDER

The meeting was called to order by Chairman Harry Raimondi at 7:01pm.

ROLL CALL

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

Member(s) Absent: Sunil Shah

A quorum was present.

Also Present: Monica Richart
Sustainability Planner

Ms. Monica Richart stated that the Petitioner was unable to mail their "Notice of Public Hearing" and requested that this case be continued to a date certain of 9/24.

Ms. Errara made a motion, seconded by Mr. Riley, to continue this meeting to a date certain of 9/10.
All ayes. **MOTION CARRIED**

ADJOURNMENT

The meeting was adjourned at 7:02pm.

Monica Richart, Sustainability 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

Z2508-02 / The Beverage Incubators (9/10)
09/24/25
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- FINAL Z2508-02 Beverage Incubators Mts 9-10-25.docx

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

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

Member(s) Absent: Sunil Shah

A quorum was present.

Also Present:

Sworn in for testimony:	Monica Richart Sustainability Planner	Lou Farinella 891 Busse Road Elk Grove Village, IL	Robi Neupane 1500 McConnor Pkwy Suite 250 Schaumburg

Mr. Lou Farinella, Petitioner, stated that their existing building is being torn down, and they would like to move to Schaumburg. They propose to occupy an approximate 8,600 square-foot, first-floor unit for their office and laboratory. They are a beverage formulation company which develops beverages for their clients. They have a team of 10 scientists.

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

Ms. Monica Richart stated that most of the uses in this B-3 Zoning District are office uses. The proposed use requires special use approval. The Beverage Incubators produces small amounts of beverage concentration testing. The unit will include an office area and a small storage/warehouse area. They currently have 10 employees and expect to hire more employees as their business grows. The Petitioner expects a maximum of 3 box-truck deliveries per day and 4 semi-truck deliveries per week. A dock door is proposed for the southeast corner of the building. There are some flammable liquids that are part of the process. Staff reviewed the safety procedures for storage and noted that an existing sprinkler system is in the subject building. Ms. Richart said that Staff is supportive of the request and recommends approval, subject to the conditions on the Staff Report.

Chairman Raimondi asked if the public had any questions or concerns. There were none.

Chairman Raimondi asked the Board for their comments.

Mr. Szurgot asked how the semi-trucks will navigate to the dock area. Mr. Robi Neupane, Braveheart Properties, stated that the existing dock is next to the dumpster enclosure. Semi-trucks can pull in, there's a roundabout and they can park in the dock space. His company will be expanding the dock a little bit ahead so there is enough of a turning radius for the trucks to come in. He referred to the drawings on the

screen. Mr. Szurgot asked if it's correct that they will be storing chemicals onsite. Mr. Farinella said that semi-trucks bring deliveries which typically contain 5-gallon pails.

Mr. Morreale, Mr. Mytych, Ms. Veatch and Mr. Riley had no questions.

Ms. Errera asked how many gallons of alcohol they keep onsite. Mr. Farinella said that in Elk Grove, they can have up to 500 gallons onsite. He believes in Schaumburg they can have up to 220 gallons. He added that they use propylene glycol, which is the other common sub straight, in the flavor industry. So, it's either propylene glycol or ethyl alcohol. They try to always use propylene glycol, which is not flammable. Because they have a few occasions to use ethyl alcohol, which is flammable, they need to have some onsite. She asked if it's correct that the ethyl alcohol is stored in the fire cabinet and Mr. Farinella said, yes. He added that as a son of a retired firefighter, fire safety is very important to him.

Mr. Dolbeare stated that he is familiar with laboratories such as the proposed and is confident that the Petitioner and their scientists know what they are doing. Mr. Dolbeare asked if they use fumers for ventilation, and Mr. Farinella said they do not because they use a small amount of alcohol.

Chairman Raimondi asked if any smells are emitted from the testing that occurs in the building. Mr. Farinella said it is generally contained within the unit. Upon walking into the building, a person can sometimes smell it. They have ventilation that goes straight to the roof. Chairman Raimondi asked how many visitors they typically receive, and Mr. Farinella said one-to-two per week.

PUBLIC HEARING CLOSED

Mr. Szurgot made a motion, seconded by Mr. Mytych, to close the hearing. **MOTION CARRIED**

Mr. Dolbeare made a motion, seconded by Mr. Riley, to recommend approval of a Special Use for a Laboratory and Testing Facility for The Beverage Incubators located at 955 American Lane, Case No. Z2508-02, 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 and 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.

MOTION CARRIED: vote: 8 - 0 with one member(s) absent

A poll was taken: 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. Sunil Shah - Absent
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, 9/23/25.

ADJOURNMENT
The meeting was adjourned at 7:17pm.

Monica Richart, Sustainability 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

Z2507-01 / Kolachi Tandoori (9/10 continuation)
09/24/25
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- Z2507-01 Kolachi Tandoori Cont. Mts 9-10-25.docx

Z2507-01 / KOLACHI TANDOORI GRILL / 1117 S. Roselle Road / Special Use for a Type "A" Restaurant

Village of Schaumburg
Zoning Board of Appeals
September 10, 2025

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7:18pm.

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

Member(s) Absent: Sunil Shah

A quorum was present.

Also Present: Monica Richart
Sustainability Planner

Ms. Richart stated that Staff is requesting that this case be continued to a date certain of 9/24.

Mr. Szurgot made a motion, seconded by Mr. Mytych, to continue this meeting to a date certain of 9/24.
All ayes. **MOTION CARRIED**

ADJOURNMENT

The meeting was adjourned at 7:18pm.

_____
Monica Richart, Sustainability 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

Z2506-05 / Bruster's Real Ice Cream (9/10 continuation)
09/24/25
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- Z2506-05 Bruster's Ice Cream Cont. Mts 9-10-25.docx

Z2506-05 / BRUSTER'S ICE CREAM / 1821 W. Irving Park Road / Site Plan Approval, Special Use for a Type "B" Restaurant, Special Use for a Drive-Through, Landscape Variation and Sign Variation

CALL TO ORDER

The meeting was called to order by Chairman Harry Raimondi at 7:19pm.

ROLL CALL

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

Member(s) Absent: Sunil Shah

A quorum was present.

Also Present: Monica Richart
Sustainability Planner

Ms. Richart stated that Staff is requesting that this case be continued to a date certain of 9/24.

Ms. Errera made a motion, seconded by Mr. Mytych, to continue this meeting to a date certain of 9/24.
All ayes. **MOTION CARRIED**

ADJOURNMENT

The meeting was adjourned at 7:19pm.

_____
Monica Richart, Sustainability 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

Z2412-02 / Casey's Gas Station (9/10)
09/24/25
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- FINAL Z2412-02 Casey's Gas Mts 9-10-25.docx

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7:20pm.

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

Member(s) Absent: Sunil Shah

A quorum was present.

Also Present:

Sworn in for testimony:	Monica Richart Sustainability Planner	Ian Spence Kimley-Horn & Associates 570 Lake Cook Road Deerfield, IL	Richard McMahon 5412 Regents Park Rd Rockford, IL

Mr. Ian Spence, representing the Petitioner, stated that Casey's retail company operates 2,900 stores in 20 states. Over the past few years, they have been expanding their presence in the Chicagoland market. Casey's owns and operates all of their stores, and they are the fifth largest pizza manufacturer in the U.S. They plan to remove and replace the existing store with a new store that has a full kitchen so they can provide fresh daily sandwiches, bakery goods, salads and pizza. The existing Mobil-branded store has been there for 39 years. They plan to keep the existing access on Plum Grove Road and on Schaumburg Road. The site is a full scrape and re-build, keeping the same location of the existing canopy but replacing it with a more modern and branded version. The existing store is 2,200 square feet and the proposed new store will be 3,200 square feet.

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

Ms. Richart stated that the Petitioner is proposing to demolish the existing Mobil-branded store and construct a larger Casey's convenience store with a full kitchen. They will be removing 2 of the 6 existing fuel dispensers, and they will be removing and replacing the underground storage tanks. The lighting will be replaced. They will be adding 4 parking spaces to the south side of the site. They are proposing a brand-new kitchen, which requires special use approval, and they will have a 2-car parking surplus. The fuel pumps will not be relocated. There is a residential parcel located across from the existing gas station and code requires limited hours of operation within 150' of a residential area. The Petitioner is requesting to increase the start time by one hour so they can serve the early morning customers, as they have some popular breakfast items. The Petitioner is requesting a variation to reduce the foundation landscaping along the south side of the new building from 10' feet down to 2' due to site constraints. The Petitioner has agreed to increase the landscaping in other areas of the site. A building setback variation is being requested along the rear (north) side of the building from 15' to 5' as well as an accessory structure setback variation for the dumpster enclosure from the required 5' to 4'. This site is surrounded by commercial and is connected to the

rest of the lot and functions as part of the overall development. There are existing landscape buffers from the adjacent lots that are providing screening. Ms. Richart said that Staff is supportive of the requests and recommends approval, subject to the conditions on the Staff Report.

Chairman Raimondi asked if the public had any questions or concerns. There were none.

Chairman Raimondi asked the Board for their comments.

Ms. Veatch stated that this looks like a great project and is pleased that the Petitioner will be replacing the underground storage tanks. She asked if the existing? sidewalk work along Plum Grove Road is going to impact what is currently on the drawings. Ms. Richart said that Staff is working with the Petitioner to include the proposed sidewalk improvements into their development. Ms. Veatch asked if it will look drastically different once the sidewalk work is completed, and Ms. Richart said it should not look significantly different. Mr. Spence said that his team has Staff's plans of all of the line work incorporated into their plans. They have an accessible route from the building front all the way to the newly proposed sidewalk along Plum Grove Road.

Mr. Riley stated that he doesn't see any reason why the Village shouldn't go forward with this project.

Mr. Szurgot asked the Petitioner to expound on the fact that Casey's is the fifth largest pizza manufacturer. Mr. Spence said they are the fifth largest by sales. Mr. Szurgot asked if seating will be available for customers who would like to consume their purchase onsite. Mr. Spence said no and that it will be take-out only.

Mr. Morreale stated that he likes the brick and the red, adding that it will be better than the existing building. He asked if it's correct that gas pumps will not be operational from 5am – 5:30am. Mr. Spence said that they are proposing to open their store at 5am and to also have the gas pumps operational at 5am.

Ms. Errera stated that the proposed will be a huge improvement and anticipates that many high school students will probably get pizza from the new store every day.

Mr. Mytych had no questions.

Mr. Dolbeare stated that it is going to be fantastic for the neighborhood and added that pushing the building back will allow more space for parking in front of the store. He noted that Casey's is designed to be a "grab and go" and besides having good pizza, they also have very good brownies.

Chairman Raimondi noted that Village code requires that hours of operation be 6am – 10pm, and the Petitioner is requesting 5am – 10pm. Ms. Richart said that the existing Mobile gas station operates from 5:30am – 10pm. He asked the Petitioner if he agrees with the conditions on the Staff Report and Mr. Spence said yes. Chairman Raimondi asked if an air pump will be onsite. Mr. Spence said that they are proposing an air compressor box on the south side of the site, just east of the 4 parking spaces. Chairman Raimondi said that can make some noise early in the morning depending on how loud it is. He asked if the air

compressor will have a timer. Mr. Richard McMahon came forward and stated that they can make sure that they design it, so the power goes off when the lights go off.

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

Mr. Szurgot made a motion, seconded by Mr. Mytych, to recommend approval of a Site Plan Approval, Special Use for a Type "C" Gas Station, Variation to Hours of Operation, Parking Variation, Landscape Variations and Building Setback Variations for Casey's Gas Station located at 780 E. Schaumburg Road, Case No. Z2412-02, subject to the following conditions:

1. All terms and conditions of Ordinance No. 2040, and enabling ordinances not specifically revised herein are hereby reaffirmed by reference.
2. A Land Development Permit is required prior to commencing any site work, and prior to receiving any building permits for the site. A Letter of Credit or Subdivision Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Subdivision Bond must be written for a period of 2 years in the amount of 50% of the approved construction cost estimate, including landscaping and site lighting. Sample forms of the project security are available upon request. The fee for the land development permit is based on the current village fee schedule.
3. 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.
4. Any change to the approved plans listed below must be brought to the attention of the Director of Community Development before any construction can begin. Ad-hoc field changes are considered a violation of approved plans and could result in the revocation of development permits.
5. Prior to the issuance of Land Development Permit, the petitioner shall contact the Department of Public Works to coordinate schedule and logistics with Village crews performing sidewalk work in the Right-of-Way.
6. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Engineering Plans to the Community Development Department which include the following:
    a. The concrete pavement of dumpster enclosure is shown correctly on the geometric plan, extending out to the end of the adjacent curbed island. Revise the other sheets in the plan set match the geometric sheet.
    b. There is an existing light pole in the northeast corner of the site that used to be behind the curb and gutter in an island. Now the curb is being pushed back and the existing light pole will be in the pavement ('protected' by bollards). Either the pole will have to be relocated, or the curb will have to be pushed further south.
    c. For the pedestrian access to Plum Grove Road, provide a straight crosswalk at an angle to avoid the proposed slight rotations to the direction in travel.

d. Although the updated site plan provides an additional half foot, the current design of the concrete pad for the bike rack does not allow the proper clearance for the ADA ramp. At minimum, the length of the concrete pad shall be 6' in accordance with code section 154.125.

e. Provide an updated truck turning template to include the 47' Aerial Fire Engine. Ensure turning maneuvers do not cross into opposing traffic or additional traffic lanes.

7. Prior to the issuance of a Building Permit, the petitioner shall submit a revised copy of the Building Plans to the Community Development Department which include the following:

   a. Sheet G-011 references the 2009 edition of ICC ANSI A117.1. The Village of Schaumburg has adopted the 2017 edition. Revise the design to demonstrate compliance with all provisions of ICC ANSI A117.1–2017.

   b. Sheet S-001 indicates a wind design speed of 107 mph. Per Village of Schaumburg Ordinance, the required wind design speed is 115 mph, 3-second gust. Verify that the structural design is adequate for this wind speed and revise documentation as necessary.

   c. The roof insulation R-value could not be located on the building sections shown on sheets A-301 and A-302, as referenced in the Plan Review Comment Response Letter. Indicate insulation R-values on the sections, and verify that they meet the requirements of the 2021 IECC.

   d. Show permanently installed fixtures on plan (Sheet G-011). Egress path shall not cross permanent fixtures.

   e. The fire department connection shall be relocated to east wall of sprinkler room.

   f. A Knox Box shall be provided at the main entrance and the sprinkler room.

8. Prior to the issuance of a Land Development Permit, the petitioner shall submit a revised copy of the Photometric Plans to the Community Development Department for review and approval illustrating the following:

   a. The light pole type "C" at south end of the lot adjacent the 4 parking spaces is not an existing pole/foundation. It is a new pole/foundation, so label it type "E". Also, this pole shall be moved to line up with the parking stall lines to minimize potential damage from vehicles. Show the parking stall lines on the photometric plan.

   b. The light pole type "C" at northeast end of the lot is not shown in the same location or orientation of the existing pole shown on the survey. If the intent is to reuse this pole/foundation, then the pole location and orientation on the photometric plan shall be moved to match the survey. If not, then label it type "E" and revise the Demo plan to show the existing pole/foundation to be removed.

   c. The light pole type "C" at north end of the lot is not shown to remain but the foundation is within the proposed curb/gutter. Move the curb south so the pole is behind the curb.

   d. On the Demo plan there are 2 existing poles/foundation on the west side of the lot and 1 on the north side of the lot that shall be shown to be removed.

   e. Include a scale bar on the photometric plan.

f. Delete the "ALL CALCs" grid. Other than the single lines of calculation points on the property lines, don't show any points outside of the paved driving surfaces.

g. The Canopy grid minimum value of 8.3 does not fall within the canopy outline. Also, the paved surface grid calls out a maximum value of 10.3 but there is a 13.7fc value in the paved surface outside the canopy limits. It is not clear where the limits of the canopy grid and pavement grids are. Clearly identify the limits of both grids by different colors or symbols and ensure the values listed in the summary table are correctly reflected.

h. Label the Grid Z to be zero for every grid.

i. The foundation detail on sheet S-001 calls out a 17' pole. Revise to be a 15' pole.

j. All 3 luminaire model numbers or wattages shown on the Site Lighting plan do not match the Photometric plan. Revise to match.

k. On the Light Pole Base detail, add a conduit in the foundation for the ground wire to the ground rod.

l. Delete the "Ground Clamp" note on the Light Poel Base detail. The ground wire shall be connected to the ground rod only by an exothermic weld (not a ground clamp).

m. On the Light Pole Base detail, the pole is called out as a 17' pole. Revise to be a 15' pole to match photometrics.

9. 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.

10. The following plans/exhibits, as amended in accordance with the above conditions, shall be adopted as part of the governing ordinance:

a. Colored Elevations A-201 & A-202, prepared by SGA Design Group, dated June 26, 2025, received by the Community Development Department July 2, 2025.

b. Floor Plan A-101, prepared by SGA Design Group, dated June 24, 2025, received by the Community Development Department July 2, 2025.

c. Site Plan C-101; prepared by Kimley-Horn and Associates, Inc., dated July 1, 2025 and received by the Community Development Department July 2, 2025.

d. Grading Plan C-201; prepared by Kimley-Horn and Associates, Inc., dated July 1, 2025 and received by the Community Development Department July 2, 2025.

e. Utility Plan C-301; prepared by Kimley-Horn and Associates, Inc., dated July 1, 2025 and received by the Community Development Department July 2, 2025.

f. Tree Preservation Plan C-700; prepared by Kimley-Horn and Associates, Inc., dated July 1, 2025 and received by the Community Development Department July 2, 2025.

g. Landscape Plan C-701; prepared by Kimley-Horn and Associates, Inc., dated July 1, 2025 and received by the Community Development Department July 2, 2025.

h. Signage Plans, prepared by Casey's, dated November 4, 2024, received by the Community Development Department July 2, 2025.

i. Project Narrative, prepared by Ian Spence, dated December 18, 2024, received by the Community Development Department December 19, 2024

MOTION CARRIED: vote: 8 - 0 with one member(s) absent

A poll was taken: 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. Sunil Shah - Absent
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, 9/23/25.

ADJOURNMENT
The meeting was adjourned at 7:44pm.

Monica Richart, Sustainability 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

Z2508-03/ RAZOR TATTOO STUDIO INC / 636 S. Roselle Road / Special Use for a Tattoo Establishment
09/24/25
Zoning Board of Appeals

Presenter:

Lead Department: Community Development

Executive Summary:

The petitioner requests Special Use approval for a tattoo establishment for Razor Tattoo Studio, proposed to be located at 636 S Roselle Road within the Weatherway Plaza shopping center. The shopping center is located at the southwest corner of Weathersfield Way and Roselle Road. The applicant specializes in realistic, color, black and gray, and cover-up tattoos, as well as piercings.

Recommended Action:

Staff recommends approval of a Special Use for a Tattoo Establishment for Razor Tattoo Studio Inc, to be located at 636 Roselle Road – Weatherway Plaza Shopping Center, Case No. Z2508-03, subject to the conditions stated in the PRG Report.

ATTACHMENTS:

- Z2508-03 - RAZOR TATTOO STUDIO INC - 636 S. Roselle Road - Final Draft.docx
- Location Map
- Business Narrative
- Proposed Floor Plan
- Plat of Survey
- Z2508-03 Razor Tattoo Application.pdf

STAFF REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Chidochashe Baker, AICP
Community Planner

HEARING DATE: September 24, 2025

DATE PREPARED: September 12, 2025

CASE NUMBER: Z2508-03

TITLE: Z2508-03/ RAZOR TATTOO STUDIO INC / 636 S. Roselle Road / Special Use for a Tattoo Establishment

BACKGROUND INFORMATION

Petitioner:	Jaroslaw Jalowiecki
Address of Petitioner:	5057 W Winnemac Ave Chicago IL, 60630
Status of Petitioner:	Tenant
Owner of Parcel:	Robert J Dellutri, Jr.
Address of Owner:	5277 Trillium Boulevard Hoffman IL, 60192
Existing Zoning:	B-2 General Business District
Existing Land Use:	General Commercial

Requested Action:

- Approval of a Special Use for a Tattoo Establishment [Title 15, Chapter 154, Section 154.173 (B) of the Zoning Ordinance]

ANALYSIS

The petitioner requests Special Use approval for a tattoo establishment for Razor Tattoo Studio, proposed to be located at 636 S. Roselle Road within the Weatherway Plaza shopping center. The shopping center is located at the southwest corner of Weathersfield Way and Roselle Road. The applicant specializes in realistic, color, black and gray, and cover-up tattoos, as well as piercings.



The petitioner proposes to locate the studio in a 1,000 sq ft tenant space. As shown on the submitted floor plan, the tenant

space is proposed to have a reception and tattoo design space near the entrance, and a tattoo and piercing area with four tattoo stations and one piercing station in the middle of the tenant space. The floor plan also shows an employee breakroom and restrooms towards the rear of the tenant space. The establishment is proposed to be open from 10 am to 10 pm. The petitioner proposes to start out with a total of 5 employees including 3 tattoo artists, 1 piercing artist and rotating reception staff.

In June 2017, the Village Board approved an Ordinance granting an amendment to the municipal code allowing tattoo establishments to be considered a special use in the B-2, B-4, M-P and M-1 zoning districts. This is the fifth request for a tattoo establishment in the Village. The first tattoo establishment approved is Atmosphere Tattoo Gallery, located at 301 W. Golf Road (Case No. Z1707-01). The second was the first location for Urban Rebels Ink, located at 910 Bode Road (Case No. Z2102-05). The third approval was for a second location for Urban Rebels Ink, located at 839 E. Algonquin Road (Case No. Z2401-05). The fourth and most recent approval was for Ink C. Tatts, located in one of the salon suites at 1289 E. Higgins Rd.

Staff is supportive of the request since the proposed operation meets the special use requirements for tattoo establishments. The petitioner has stated to staff and in the provided narrative that they will comply with the following special use requirements:

- ***Compliance with the State of Illinois requirements for body art All tattoo establishments must comply with Title 77: Public Health, Part 707 Body Art Code, Section 797.1200 Establishment Certificate of Registration Requirements.*** The petitioner has stated to staff and in the provided narrative that they will obtain all the necessary licensing and registration for the use
- ***Hours of operation are limited from 10 am to 10 pm.*** The proposed hours of operation for razor Tattoo are 10am to 10pm
- ***The main entrance shall be visible from the public street and shall remain unlocked at all times during hours of business.*** The main entrance of the establishment will be visible from the public street.
- ***Any windows or doors into the lobby or waiting area shall not be covered. The lobby or waiting area must be clearly visible and not obstructed unless designed otherwise and approved by the Village of Schaumburg.*** The windows and doors into the lobby area shall not be covered or obstructed and the lobby will remain clearly visible.
- ***No person, while on the premises of any tattoo establishment shall possess, sell, dispense, provide, give, keep, or maintain any alcoholic beverage.*** While at the premises no person shall possess, sell, dispense, provide, give, keep, or maintain any alcoholic beverage.

Zoning History:

Weatherway Plaza is a 38,400 square foot shopping center. The center contains a mix of retail, office, and service uses. According to Village records, the center was completed in 1973. A special use was granted for a Type "C" Restaurant, Canton Chef along with a 7-space parking variation in 1979 (Case NO. Z7911-04). In 1990, a special use was granted for a Type "C" Restaurant, Subway Sandwich, along with an 18-space parking variation (Case No. Z90005-02). In 2000, a special use was granted

for a Type "C" Restaurant for Frato's Eatery (Case No. Z0008-09). In 2001, an amendment to an existing special use for a restaurant expansion at a Type "C" restaurant was granted for Subway Sandwiches (Case No. Z0101-05). In 2003, a site plan amendment and parking variation was approved for National City Bank, now PNC Bank (Case No. Z0305-07). In 2018 a special use was approved for a Type "A" Restaurant for Angel's Kitchen (Z1803-09). In 2021 the Village Board approved a Special Use for a Shuffler's Café and Lounge LLC for a Video Gaming Café (Z2012-08))

Surrounding Zoning and Land Uses:
North: B-2 General Business District – Farmgate Shopping Center
South: R6-PUD Single Family Residential Planned Unit Development - Lakewood Condominiums
East: B-2 General Business District and R-6 PUD – PNC Bank, Mobil Gas Station, and Bialy Medical Office and Belle Terra Schaumburg
West: R6-PUD Single Family Residential Planned Unit Development - Lakewood Condominiums

Compatibility with Surrounding Land Uses:
Existing uses in the Weatherway Plaza Shopping Center include restaurants, retail stores and general service uses. Staff believes that the proposed tattoo establishment is compatible with existing general business uses within the shopping center.

Comprehensive Plan Designation:
The Weatherway Plaza shopping center is designated as community-commercial in the Village's Comprehensive Plan Future land use map. This designation is appropriate for a variety of commercial uses and commercial service uses. Typical uses within this designation include restaurants, gas stations, grocery stores retailers and small offices. Staff believes that the proposed use is compatible with commercial retail and service uses that are typical in this designation.

Parking:
A total of 208 parking spaces is required for all the businesses in the plaza per the current parking code requirements, and 150 parking spaces are provided on the property. The property has been granted parking variations over the years for a total reduction of 123 spaces, which allows for a net parking surplus of 65 spaces. Staff has evaluated the parking requirements for both existing and proposed uses and determined there is adequate parking for all uses on the property.

Use	Parking Rate	Required Parking
Proposed Razor Tattoo Studio 1,050 sq. ft. GFA 945 sq. ft. NFA	4 spaces per 1,000 sq. ft. NFA	4 spaces
Office 4,810 sq. ft. GFA 4,329 sq. ft. NFA	5 spaces per 1,000 sq. ft. NFA	21 Spaces

Retail 5,945 sq. ft. GFA 5,351 sq. ft. NFA	4 spaces per 1,000 sq. ft. NFA	22 Spaces
Services 19,370 sq. ft. GFA 17,433 sq. ft. NFA	4 spaces per 1,000 sq. ft. NFA	66 spaces
Frato's Restaurant (Type "C" Restaurant) 2,750 sq. ft. GFA 2,475 sq. ft. NFA	12 spaces / 1,000 sq. ft. NFA	30 spaces
Port of Peri Peri (Type "C" Restaurant) 855 sq. ft. GFA 769.5 sq. ft. NFA	12 spaces / 1,000 sq. ft. NFA	9 spaces
Opolska (former Angel's Kitchen) Type "A" Restaurant 3,065 sq. ft. GFA 2,758.5 sq. ft NFA	16 spaces / 1,000 sq. ft. NFA	44 spaces
Shufflers Café & Lounge (Video Gaming Café) 1,710 sq. ft. 1,539 sq. ft.	8 spaces/ 1000 sq. ft. NFA	12 spaces
Required Parking		**208 spaces**
Provided Parking		**150 spaces**
Parking Deficit		**58 spaces**
Previously Granted Variations		**123 spaces**
Net Parking Exceeding Variations		**65 spaces**

RECOMMENDATION

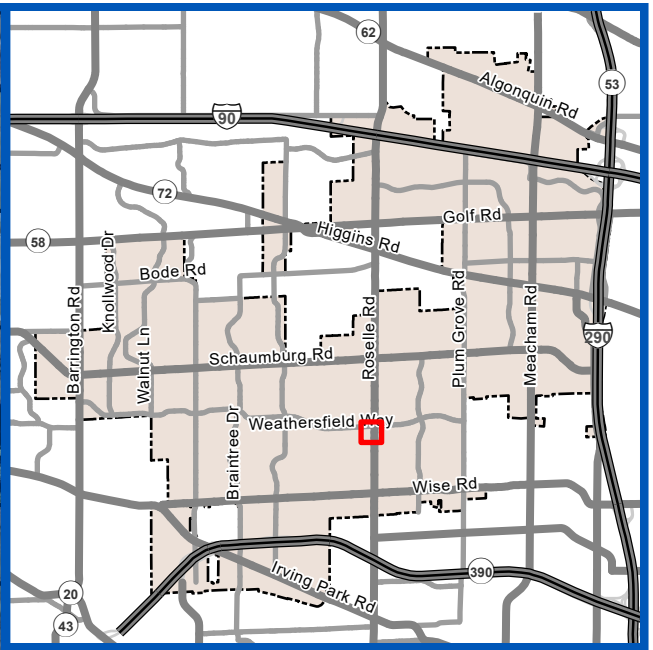
Staff has reviewed the proposed special use and is supportive of the petitioner's request. Therefore, staff recommends **approval** of a Special Use for a Tattoo Establishment for Razor Tattoo Studio Inc, to be located at 636 Roselle Road – Weatherway Plaza Shopping Center, Case No. Z2508-03, subject to the following conditions:

1. The Special Use shall be substantially in accordance with the Business Narrative received by the Community Development Department on August 8, 2025.
2. Prior to occupancy, the applicant must provide proof of Body Art Establishment registration with the Illinois Department of Public Health as required by Title 77: Public Health, Part 797 Body Art Code, Section 797.1200.
3. Hours of operation shall be limited from 10 am to 10 pm.
4. The main entrance shall be visible from the public street and shall remain unlocked at all times during hours of business.

5. Any windows or doors into the lobby or waiting area shall not be covered. The lobby or waiting area must be clearly visible and not obstructed. Prior to the issuance of a final Certificate of Occupancy, staff will confirm this requirement is being met.
6. No person, while on the premises of any tattoo establishment shall possess, sell, dispense, provide, give keep or maintain any alcoholic beverage.
7. The following plans, and exhibits shall be adopted as part of the governing ordinance:
   a. Proposed Floor Plan, received by the Community Development Department on August 8, 2025.
   b. Business Narrative received by the Community Development Department on August 8, 2025.

pc: Petitioner
Owner of Property





Subject Property

Z2508-03

RAZOR TATTOO STUDIO INC

Special Use for a Tattoo Establishment

0 80 160
Feet

VILLAGE OF SCHAUMBURG

636 S. Roselle Road

Prepared By:
Village of Schaumburg
Community Development Department

Business Plan: RAZOR TATTOO STUDIO.Inc

Employer Identification Number

37-2073325

Planned Business Address: 636 S Roselle Rd, Schaumburg, IL

Objective: Obtain city approval to open a tattoo and piercing studio

Landlord: Jarosław Jałowiecki

Table of Contents:

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2. Business Plan Objective

3. Business Description

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10. Summary

1. Executive Summary

RAZOR TATTOO STUDIO.Inc. is a planned, high-end tattoo and piercing studio located at 636 S Roselle Rd, Schaumburg, Illinois. The studio will operate in a 93-square-meter (1,000-square-foot) space with five fully equipped workstations and will be open daily from 10:00 AM to 10:00 PM.

The studio will offer comprehensive tattoo services (realistic, color, black and gray, and cover-ups) and piercings, meeting the needs of residents of Schaumburg and the surrounding area. The purpose of this document is to obtain city approval to operate a business in the specified location.

2. Purpose of the Business Plan

• Obtain approval from the Municipality of Schaumburg to legally operate a tattoo and piercing studio.

• Demonstrate compliance with local regulations, occupational health and safety standards, and market needs.

• Demonstrate readiness to conduct professional and safe artistic services.

3. Business Description

• Name: RAZOR TATTOO STUDIO.Inc. • Legal Form: Illinois Corporation (Inc.)

• Services Offered:

• Tattoos (realistic, color, black and gray, neo-traditional)

• Cover-ups and tattoo corrections

(specialization)

• Piercing (basic and advanced)

• Sales of aftercare products

• Artistic consultations

4. Owner Profile – Jaroslaw Jalowiecki

• Winner of 21 industry awards in 2023-2024

• 4x Best Tattoo Convention

• 4x Best Cover-Up Award

• Publications in 4 tattoo magazines: DGN Magazine, Global Tattoo Mag, Ink Legends (20th Anniversary of DGM Magazine)

• Specializes in complex tattoos Cover-ups and expressive, custom designs

• Recognized by professional judges at conventions and in the tattoo community

5. Market and Competitive Analysis

• Schaumburg has approximately 75,000 residents, with a growing 18-45 age group (primary clientele). • Within a 10-mile radius, there are a limited number of modern studios offering a full range of tattoo and piercing services.

• High demand for professional cover-ups and tattoo repairs, which RAZOR TATTOO STUDIO specializes in.

6. Marketing and Advertising Strategy

Online Promotion

• Instagram, Facebook, TikTok – regular tattoo shows and behind-the-scenes content

• Website with a gallery and online booking system

• Google Business and Yelp – local SEO presence

Advertising

• Google Ads campaign

• Local influencers: barter or paid collaborations • Poster/billboard near shopping centers Commercial: One-time

7. Operational Plan

• Studio Area: 93 m^2

• 5 stations (4 for tattoos, 1 for piercings) • Reception, waiting room, restroom, and restroom

• Team: Owner + 3 tattoo artists + 1 piercer + rotating reception support

• Open daily from 10:00 AM to 10:00 PM

8. Strategic Goals

Within 6 months:

• Fully booked appointments for 2 artists

• High visibility in Google Maps search results

• Minimum 50 ★4.9–5.0 customer reviews

Within 12 months:

• Expand the team to 6 artists

9. Compliance with Laws and Regulations

• Tattoo Shop License – Illinois Department of Public Health (IDPH)

• Business License – Schaumburg Municipality

• Registration of all artists and piercers

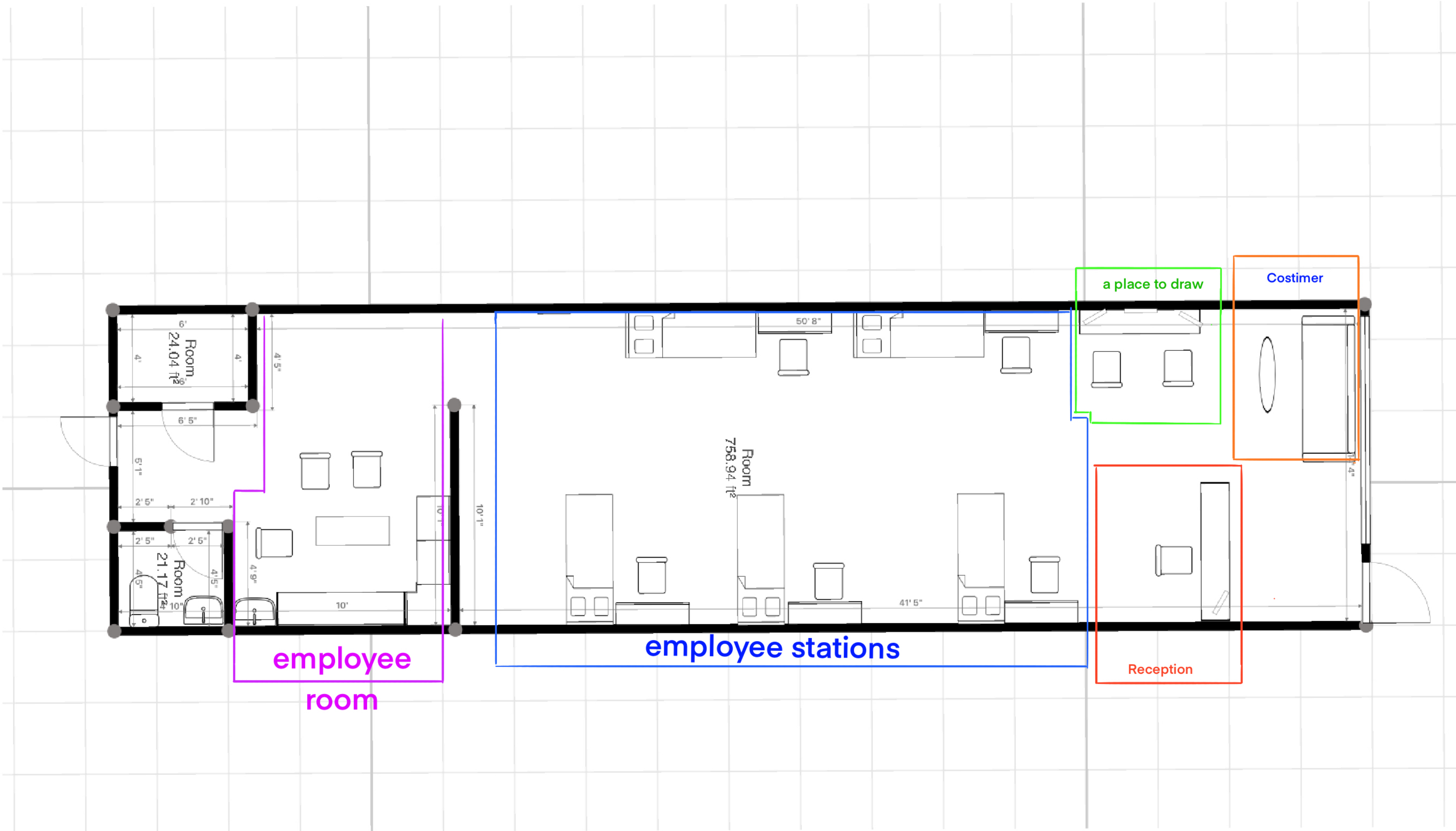
• Liability insurance

• Approved sanitary plan and municipal inspection

10. Summary

RAZOR TATTOO STUDIO.Inc. is a professional, forward-thinking tattoo and piercing studio that directly addresses the needs of the Schaumburg market. With a rich artistic portfolio, a well-established reputation in the tattoo world, and a fully compliant operating model, this studio will bring value to the city and set a new standard of quality and professionalism in the industry.

Repeated by Jarosław Jalowiecki


a place to draw
Costimer
Room
24.04 ft²
6'
4'
4'
6' 5"
5' 1"
4' 5"
50' 8"
Room
758.94 ft²
10' 1"
41' 5"
2' 5"
2' 10"
2' 5"
2' 5"
Room
21.17 ft²
4' 5"
4' 5"
4' 9"
10"
10'
employee room
employee stations
Reception

6415 N. Caldwell Ave.
Chicago, Il. 60646

Phone (773) 631-5285
Fax (773) 792-0879

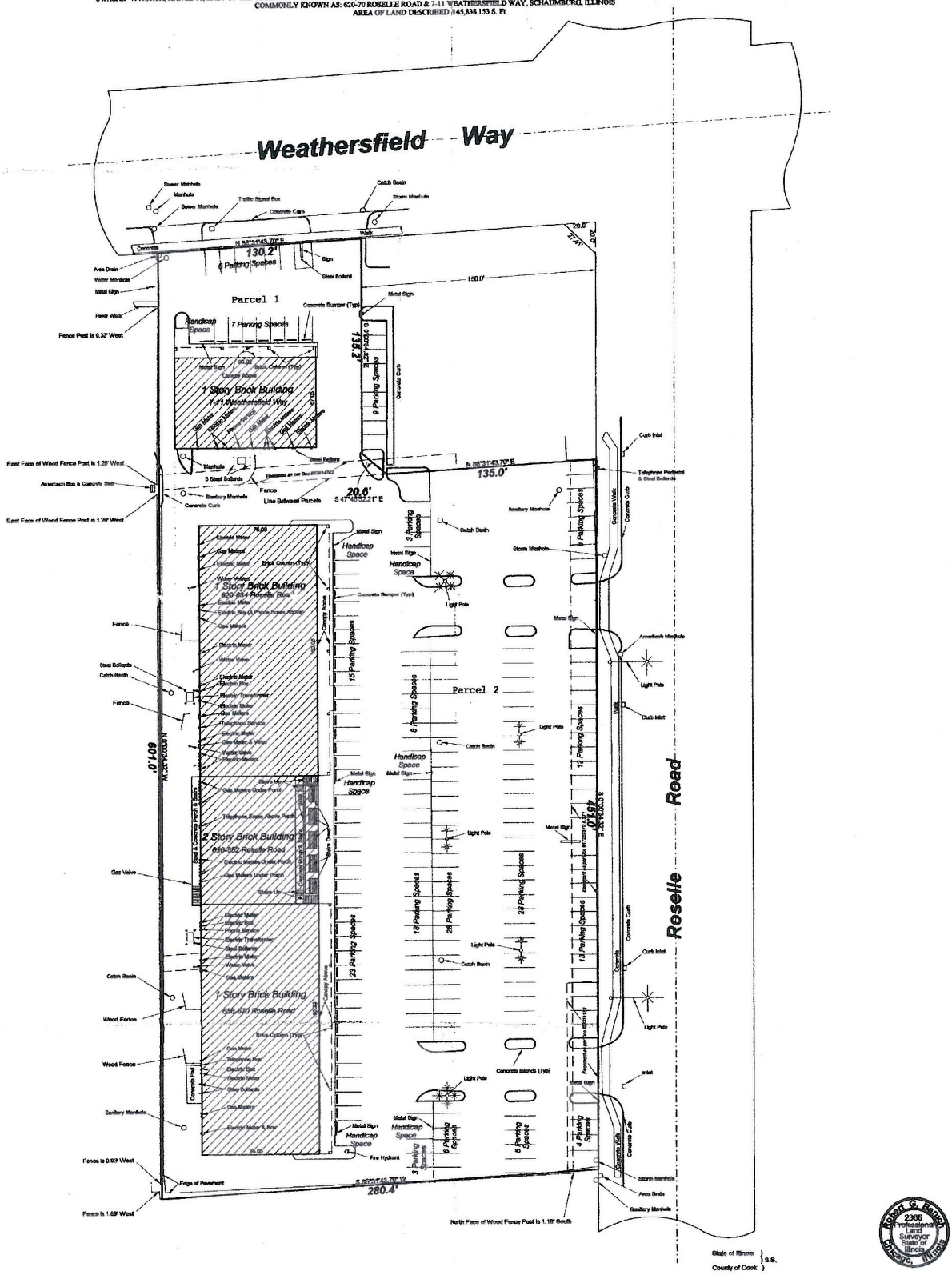
ALTA/ACSM Land Title Survey

by

Central Survey Company, Inc.

Legal Description

PARCEL 1) LOT 16132 (EXCEPT THE SOUTH 451.10 FEET (AS MEASURED ALONG THE EAST LINE) IN SECTION 2, WEATHERSFIELD UNIT 16, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 16132 TAKEN FOR HIGHWAY PURPOSES DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 16132, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 16132 A DISTANCE OF 20.0 FEET TO A POINT; THENCE NORTHWESTERLY 27.41 FEET TO A POINT WHICH IS 20.0 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID LOT 16132 MEASURED ALONG THE NORTHERLY LINE OF SAID LOT 16132; THENCE EASTERLY 20.0 FEET ALONG SAID NORTHERLY LINE OF SAID LOT 16132 TO THE PLACE OF BEGINNING)
AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: A PARCEL OF LAND A PARCEL OF LAND BEING A PART OF LOT 16132 IN SECTION 2, WEATHERSFIELD UNIT 16, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH LIES AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF ROSELLE ROAD WITH THE SOUTHERLY RIGHT OF WAY LINE OF WEATHERSFIELD WAY, SAID POINT BEING 50 FEET WESTERLY AND 60 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF THE APORESAID SECTION 27; THENCE SOUTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF ROSELLE ROAD 150.00 FEET TO A POINT; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF WEATHERSFIELD WAY, 135.00 FEET TO A POINT; THENCE NORTHWESTERLY 20.59 FEET TO A POINT WHICH IS LOCATED 150.00 FEET DISTANT FROM THE WESTERLY RIGHT OF WAY LINE OF ROSELLE ROAD AS MEASURED ALONG A LINE PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF WEATHERSFIELD WAY; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF ROSELLE ROAD, 125.0 FEET MORE OR LESS TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF WEATHERSFIELD WAY; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WEATHERSFIELD WAY, 150.0 FEET MORE OR LESS TO THE POINT OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS.
PARCEL 2) THE SOUTH 451.10 FEET (AS MEASURED ALONG THE EAST LINE) OF LOT 16132 IN SECTION 2,WEATHERSFIELD UNIT 16, BEING A SUBDIVISION IN THE NORTH WEST 1/4 OF SECTION 27, OWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 620-70 ROSELLE ROAD & 7-11 WEATHERSFIELD WAY, SCHAUMBURG, ILLINOIS
AREA OF LAND DESCRIBED 145,838.153 S. Ft.



State of Illinois)
S.S.
County of Cook)

Certify To: Chicago Title Insurance Company

I, Robert G. Rausch, an Illinois Professional Land Surveyor, do hereby certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992 and meets the accuracy requirements of a Class"A" Survey. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.
This survey reflects matters of title as found in Chicago Title Insurance Company, Commitment Number: 1401 007851870, Effective Date: May 8, 2000

Dated this 6th Day of June 2000

Robert G. Rausch, Illinois Professional Land Surveyor 2366

Robert G. Rausch 2366 Professional Land Surveyor State of Illinois Chicago, Illinois

Scale: 1 Inch Equals 30 Feet.
Ordered By: Levin, McPartland, Phillips & Mlaatz
Order Number: 600

Assume no dimension from scaling upon this plat. Compare all points before building and report any difference at once. For building restrictions refer to you abstract, deed, contract and local ordinances.

DEVR-25-52
Development Review Application
Status: Active
Submitted On: 8/7/2025

Primary Location
636 S ROSELLE RD
Schaumburg, IL 60193

Owner
HEIDNER PROPERTY MGMT
5277 TRILLIUM BLVD HOFFMAN ESTATES, IL 60192

Applicant
Jaroslaw Jalowiecki
224-200-2522
jj_tattoos@outlook.com
5057 W Winnemac Ave
Chicago, Illinois 60630

RAZOR TATTOO STUDIO INC / 636 S. Roselle Road / Special Use for a Tattoo Establishment

Pre-Application Contact

Have you spoken to a Village planner about this project*
Yes

Who have you spoken to?*
Chido Baker

Applicant Information

Is Applicant the Property Owner?
No

Relationship of Applicant to Property
Tenants

Property Owner Approval Confirmed
Yes

Property Owner Information

Property Owner Name*
Robert J. Dellutri, Jr.

Property Owner Street Address*
5277 Trillium Boulevard

Property Owner City*
Hoffman Estates

Property Owner State*
IL

Property Owner Zip Code*

60192

Property Owner Phone Number*

7088789437

Property Owner Email

Bob@heidnerinc.com

Site Information

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

Commercial

PIN Number*

07-29-309-010-0000

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*

Approved opening to tattoo studio

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

Jaroslaw Jalowiecki
Aug 7, 2025

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2502-03 / A LAMP CONCRETE CONTRACTORS, INC / 800 W. Irving Park Road / Site Plan Amendment, Fence Variation, and District Standard - Business Operations Variation
09/24/25
Zoning Board of Appeals

Presenter: Chidochashe Baker AICP, Community Planner
Lead Department: Community Development

Executive Summary:

The petitioner requests approval of a Site Plan Amendment, Fence Variation, and Business Operations Variation for A LAMP Concrete located at 800 W Irving Park Rd. The petitioner is proposing to modify the existing landscaping on site and expand the existing outdoor equipment storage and parking area. The petitioner is also seeking variations to allow outdoor crushing, pulverizing, and processing of concrete materials on site and a fence variation to allow a 24-foot fence around the perimeter of the outdoor crushing operations and height of stockpile materials at the site. Staff prepared an analysis and report recommending denial of the proposal.

This item was originally scheduled for ZBA hearing on June 11, 2025, however the petitioner requested a continuation first to the July 23, 2025 hearing, and then to the September 24, 2025 hearing to allow time to prepare and present revised plans for the site. At this time both staff and petitioner are still in review of conceptual revisions to the submitted plans and application. As such, staff recommends that the case be continued to the January 14, 2026 ZBA hearing.

Recommended Action:

Staff recommends that the case be continued to a date certain of January 14, 2026.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2506-05 / BRUSTER'S REAL ICE CREAM / 1821 W. Irving Park Road / Site Plan Approval, Special Use for Type "B" Restaurant, Special Use for a Drive-Through, Parking Variation, Landscape Variation, and Sign Variation
09/24/25
Zoning Board of Appeals

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

Executive Summary:

The petitioner requests Site Plan Approval for a Type B Restaurant with Special Use Approval for a Drive-Through as well as parking variation, foundation landscape variation and sign variation for Bruster's Ice Cream, to be located at 1821 W. Irving Park Road.

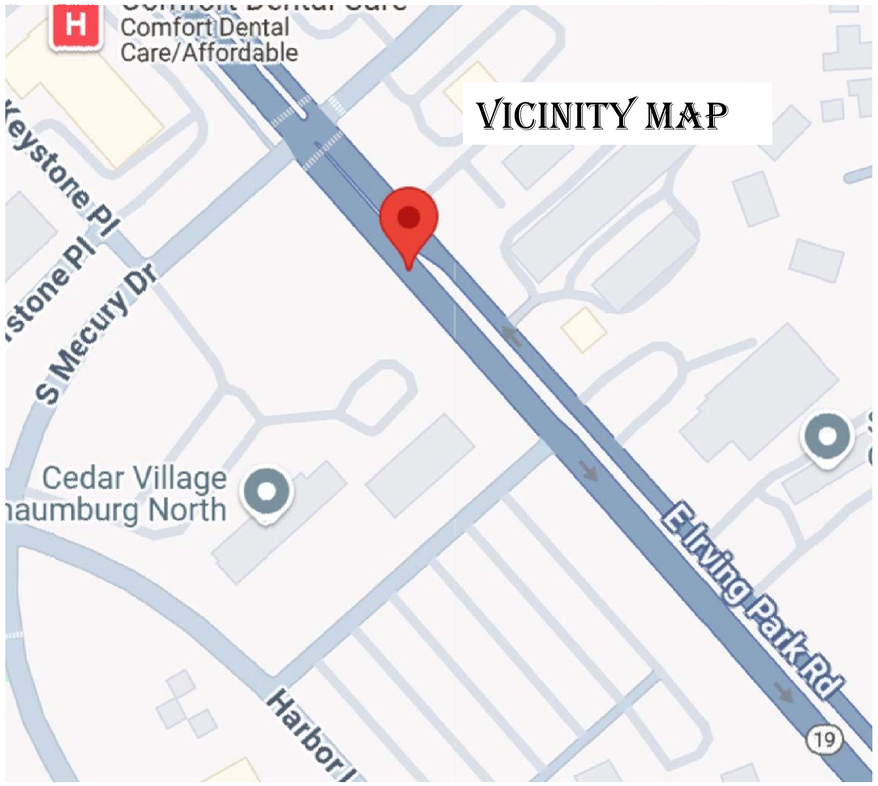
Recommended Action:

Staff has reviewed the requested special use and is supportive of the petitioner's request. Therefore, staff recommends **approval** of a Site Plan, Special Use for a Drive-Through, Parking Variation, Foundation Landscape Variation, and Sign Variation for Bruster's Ice Cream, to be located at 1820 W. Irving Park Road, Case No. Z2506-05, subject to the conditions listed in the staff report.

ATTACHMENTS:

- Architecture Plans
- Engineering Plans
- Landscape Plans
- Z2506-05 Bruster's Application.pdf
- Location Map
- Staff Report

"BRUSTER'S"-ICE CREAM SHOP
NEW 1 STORY COMMERCIAL BUILDING
1821 W IRVING PARK RD SCHAUMBURG IL



KNOX BOX NOTES:
Provide a Knox Box for fire department access.
a) All new Knox Boxes shall be mounted six feet high and located on the front of the building (the front is the building's side where the location is addressed). All Knox Boxes shall be mounted adjacent to the front door of the occupancy(s) unless otherwise approved by the Fire Prevention Bureau.
b) All keys shall be labeled. A card with information regarding the location of the fire alarm panel will be given to the owner | occupant to be completed and shall be kept in the Knox Box.
c) At locations where an excessive number of keys are required the Fire Prevention Bureau reserves the right to require additional Knox Boxes to be installed.
d) All new Knox Boxes will be mailed to the Fire Prevention Bureau and will then be taken to the site to ensure that the owner | occupant understands the installation requirements.

ROUGH INSPECTIONS ARE REQUIRED PRIOR TO COVERING ANY WORK. A CEILING INSPECTION IS REQUIRED PRIOR TO REPLACING CEILING TILES. A FINAL INSPECTION IS REQUIRED UPON COMPLETION. OCCUPANCY INSPECTION MUST BE SCHEDULED AND APPROVED PRIOR TO OPENING TO THE PUBLIC.

Building Codes
- 2021 International Residential Code
  - Appendix AA, Sizing and Capacities of Gas Piping
  - Appendix AB, Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances and Appliances Listed for Use with Type B Vents
  - Appendix AC, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems
  - Appendix AJ, Existing Buildings and Structures
  - Appendix AK, Sound Transmission
  - Appendix AT, Solar-Ready Provisions - Detached One- and Two-Family Dwellings and Townhouses
  - Excluding Part VII Plumbing, Chapters 25-33, and Part VIII Electrical, Chapters 34-43
- 2021 International Building Code
  - Excluding Chapter 27 Electrical, Chapter 28 Mechanical Systems, and Chapter 29 Plumbing Systems
- 2021 International Existing Building Code
- 2021 International Fuel Gas Code
- 2021 International Property Maintenance Code
- Specific Chapters from the 2021 International Swimming Pool and Spa Code:
  - Chapter 7 Onground Storable Residential Swimming Pools
  - Chapter 8 Permanent Inground Residential Swimming Pools
  - Chapter 9 Permanent Residential Spas and Permanent Residential Exercise Spas
  - Chapter 10 Portable Residential Spas and Portable Residential Exercise Spas
  - Chapter 11 Referenced Standards
- Village of Schaumburg Ordinance, Title 15, Chapter 153, Amendments to the Building Code

Energy
- 2018 International Energy Conservation Code, with Illinois Amendments

Mechanical
- 2021 International Mechanical Code

Electrical
- 2020 National Electrical Code, NFPA 70
- Village of Schaumburg Ordinance, Title 15, Chapter 152: Amendments to the National Electrical Code

Plumbing
- Specific Chapters from the 2021 International Plumbing Code:
  - Chapter 11 Storm Drainage
  - Chapter 12 Special Piping and Storage Systems
  - Chapter 13 Nonpotable Water Systems
  - Chapter 14 Subsurface Graywater Soil Absorption Systems
- 2014 Illinois Plumbing Code

Fire Protection
- 2021 International Fire Code
  - Appendix D, Fire Apparatus Access Roads
  - Appendix E, Hazard Categories
  - Appendix F, Hazard Ranking
  - Appendix G, Cryogenic Fluids - Weight and Volume Equivalents
  - Appendix N, Indoor Trade Shows and Exhibitions
- Village of Schaumburg Ordinance, Title 15, Chapter 157: Amendments to the Fire Code
- 2019 NFPA 13, Standard for the Installation of Sprinkler Systems
- 2019 NFPA 13R, Standard for the Installation of Sprinkler Systems in Low-Rise Residential Occupancies
- 2019 NFPA 13D, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes
- 2019 NFPA 72, National Fire Alarm and Signaling Code

Accessibility
- 2018 Illinois Accessibility Code
- Chapter 11 Accessibility, of the 2021 International Building Code
  - 2017 ICC A117.1 Accessible and Usable Buildings and Facilities

Elevators/Escalators
- 2019 ASME A17.1, Safety Code for Elevators and Escalators of Illinois

Zoning Ordinance
- Schaumburg Ordinance, Title 15, Land Usage, Chapter 154, Zoning

Subdivision and Land Development Ordinance
- Schaumburg Ordinance, Title 15, Land Usage, Chapter 151, Subdivision and Land Developmen

COMMERCIAL BUILDING THERMAL ENVELOPE METHOD OF COMPLIANCE: PRESCRIPTIVE

2021 INTERNATIONAL ENERGY CONSERVATION CODE

TABLE C402.1.3
OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS, R-VALUE METHOD (a,i)

CLIMATE ZONE	Roofs			Walls, above grade				Walls below grade	Floors		Slab-on-grade floors		Opaque doors
	INSULATION ENTIRELY ABOVE ROOF DECK	METAL BUILDINGS (b)	ATTIC & OTHER	MASS (g)	METAL BUILDING	METAL FRAMED	WOOD FRAMED & OTHER	BELOW-GRADE WALL (d)	MASS (e)	JOIST/ FRAMING	UNHEATED SLABS	HEATED SLABS (h)	Nonswinging
5 AND MARINE 4	R-30ci	R-19 + R-11 LS	R-49	R-9.5ci	R-13 + R-13 ci	R-13 + R-7.5ci	R-13+ R-3.8ci or R-20	R - 7.5ci	R-14.6ci	R-30	R-15 for 24" below	R-10 for 24" below + R-5 full slab	U-031

ci = Continuous insulation, NR = No Requirement, LS = Liner System
a. Assembly descripsions can be found in ANSI/ASHRAE/IESNA Appendix A.
b. Where using R-value compliance method, a thermal spacer block shall be provided, otherwise use the U-factor compliance method in Table C402.1.4.
c. R-5.7ci is allowed to be substituted with concrete block walls complying with ASTM C90, ungrouted or partially grouted at 32 inches or less on center vertically and 48 inches or less on center horizontally, with ungrouted cores filled with materials having a maximum thermal conductivity of 0.44 Bu-in/h-f(2)F°
d. Where heated slabs are below grade, below-grade walls shall comply with the exterior insulation requirements for heated slabs.
e. "Mass floors" shall be in accordance with Section C402.2.3
f. Steel floor joist systems shall be insulated to R-38.
g. "Mass walls" shall be in accordance with Section C402.2.2.
h. The first value is for perimeter insulation and the second value is for slab insulation. Perimeter insulation is not required to extend below the bottom of the slab.
i. Not applicable to garage doors. See table C402.1.4.

TABLE C402.4
BUILDING ENVELOPE FENESTRATION MAXIMUM U-FACTOR AND SHGC REQUIREMENTS

CLIMATE ZONE	U-Factor			SGHC							Skylights	
	FIXED FENE-STRATION	OPERABLE FENE-STRATION	ENTRANCE DOOR		PF < 0.2		0.2 ≦ PF < 0.5		PF ≧ 0.5		U-FACTOR	SHGC
					FIXED	OPERABLE	FIXED	OPERABLE	FIXED	OPERABLE		
5 AND MARINE 4	0.36	0.45	0.63		0.38	0.33	0.46	0.40	0.61	0.53	0.50	0.40

NR = No Requirement, PF = Projection Factor.

COMMERCIAL

C403.11.1 Duct and plenum insulation and sealing (Mandatory). Supply and return air ducts and plenums shall be insulated with not less than R-6 insulation where located in unconditioned spaces and where located outside the building with not less than R-8 insulation in Climate Zones 1 through 4 and not less than R-12 insulation in Climate Zones 5 through 8.

PROJECT DATA	
ZONE DISTRICT	Planned Unit Development
PROPOSED UNIT AREA	1615.55 sq.ft.
IBC OCCUPANCY	Business Group B - Food Processing
TYPE OF CONSTRUCTION	V B
SPRINKLER SYSTEM	Yes
FIRE ALARM SYSTEM	Yes
OCCUPANCY LOAD	
Serving Area	320.70 SQ. FT. (without equipments)
- 150 sq.ft /person	2 people
Production Area	284.46 SQ. FT. (without equipments)
- 150 sq.ft /person	1 person
Drive Thru	57.55 SQ. FT.
- 300 sq. ft /person	1 person
Office	76.90 SQ. FT.
- 150 sq.ft /person	1 person
Accessory Areas	
Vestibule	45.83
Restroom	56.25
Mechanical Room	47.96
TOTAL OCCUPANCY LOAD	5 people

INDEX OF DRAWINGS	
NO	SHEET TITLE
A-0	VICINITY MAP & INDEX OF DRAWINGS
A-1	PROPOSED FOUNDATION PLAN
A-2	PROPOSED FLOOR PLAN
A-3	EQUIPMENT SCHEDULE
A-4	PROPOSED DROPPED CEILING & LIFE SAFETY PLANS
A-5	HANDICAPPED DETAILS
A-6	CROSS SECTIONS AND PARTITION TYPES
A-7	PROPOSED NORTH-WEST & NORTH-EAST ELEVATIONS
A-8	PROPOSED SOUTH-WEST & SOUTH-EAST ELEVATIONS
A-9	PROPOSED LIFE SAFETY PLAN

ISSUE DATES

DATE	DESCRIPTION
July 29, 2025	PRELIMINARY PLAN

"Bruster's" Ice Cream Shop
1821 W Irving Park Rd
Schaumburg IL

JOB NO 25-017

DRAWN BY: PIOTR WALUCKI
773-577-6304
E-mail: Piotr@walucki.net

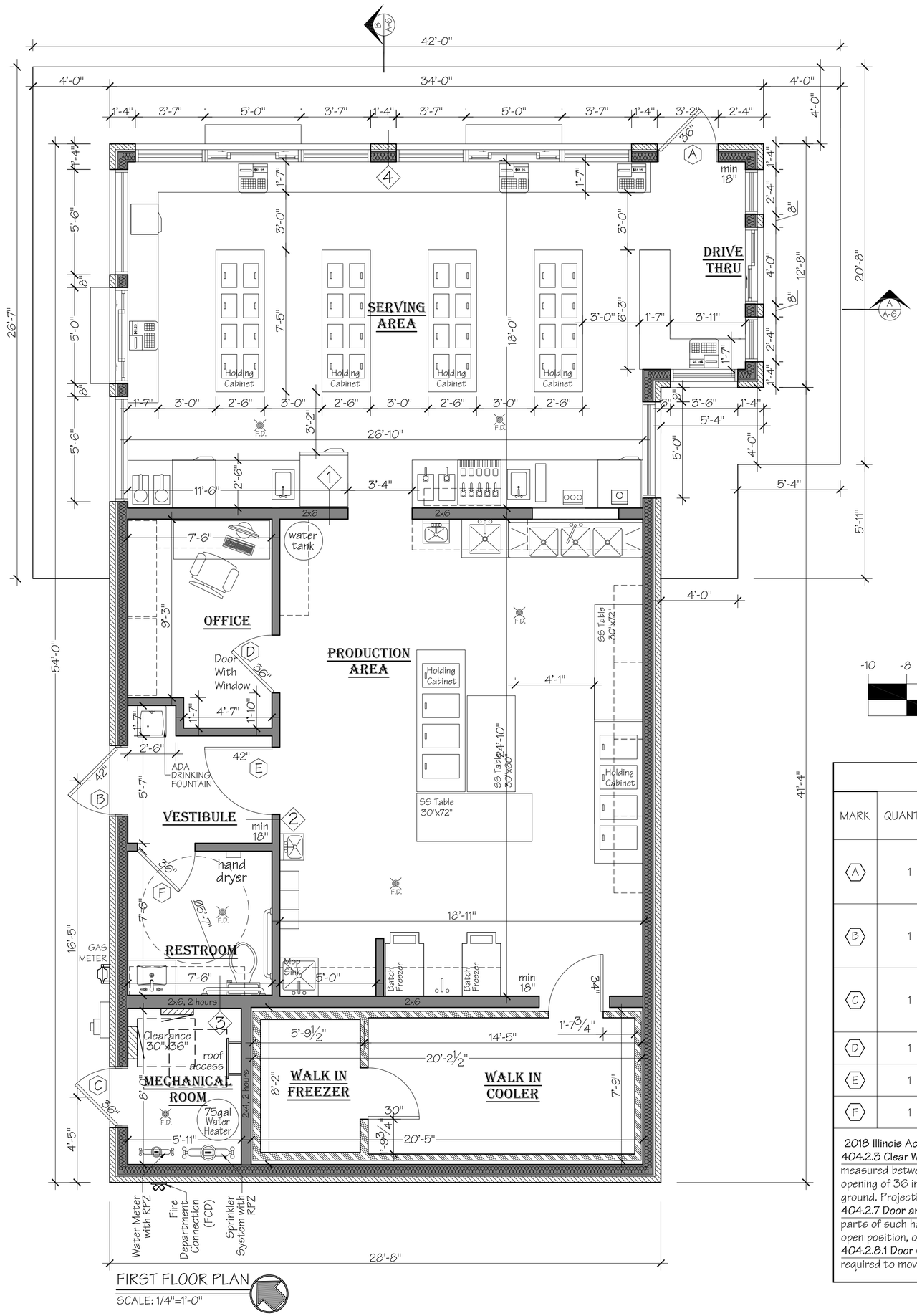
CHECKED BY: A.K.

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VICINITY MAP & INDEX OF DRAWINGS

SHEET NO
A-0

APP. # XXXX



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

Maintenance of means of egress. Required means of egress shall be maintained at all times during construction, demolition, remodeling or alterations and additions to any building

All work shall be conducted, installed and completed in a professional and workmanlike manner consistent with current construction practices so as to secure the results intended by the Building Code for the Village of Schaumburg. This code is intended to produce installations essentially free from hazards and to promote quality workmanship.

LEGEND

- -PROPOSED UNDERCOUNTER FRAMING WALL
- -PROPOSED WALL
- -EXISTING FRAMING WALL
- -EXISTING CMU WALL
- -EXISTING BRICK WALL

All work shall be conducted, installed and completed in a professional and workmanlike manner consistent with current construction practices to secure the results intended by the Building Code for the Village of Schaumburg. This code is intended to produce installations essentially free from hazards and to promote quality workmanship.

All framing shall be non-combustible materials (metal studs and drywall). This includes walls, knee walls, mezzanines, ceilings, soffits, dropped headers, water heater platforms etc. Regular wood is only allowed as blocking for millwork, cabinets, window and door frames. This building is non-combustible Construction Type II-B.

All elements of the site/building that are new or altered shall comply with the 2018 Illinois Accessibility Code

All operating devices on doors shall have a shape that does not require tight grasping or twisting to operate; lever-operated mechanisms, push-type mechanisms and U-shaped handles are acceptable designs. All egress doors shall be readily operable from the egress side without the use of a key or special knowledge or effort.

Light fixtures in suspended ceilings shall be mechanically fastened to the grid. The grid around each fixture shall be supported from the building structure (not roof deck) at a minimum of two (2) locations that are within 6" of opposite corners of the light fixture

There shall be at least one 10-pound ABC fire extinguisher every 1000 square feet, clearly marked for construction crews to be located throughout the demolition/remodeling area.

Combustible waste material shall not be accumulated within buildings and shall be removed at the end of each workday.

Materials susceptible to spontaneous ignition, such as oily rags, shall be stored in a listed disposal container.

Combustible debris, rubbish and waste material shall not be disposed of by burning.

Coverings of fire protection devices to protect them from damage during construction processes shall be immediately removed upon the completion of the construction in the room or area the devices are installed in.

If fire alarm/sprinkler system(s) needs to be taken out of service for any reason or for any amount of time, then all effected occupancies must be notified at least 24 hours in advance and a fire watch shall be conducted until system(s) are returned to service. Fire safety provisions shall be considered while the system(s) are out of service.

Contact NWCD at (847)398-1130 when placing system(s) in/out of service.

Required means of egress shall be maintained during construction and demolition, remodeling or alterations and additions to any building.

GRAPHIC SCALE
(IN FEET)

-10 -8 -6 -4 -2 -1 0 5 10

Scale: 1/4"=1'-0"

DOOR & DOOR HARDWARE SCHEDULE

MARK	QUANTITY	SIZE (WIDTH x HEIGHT)	DOOR AND FRAME FIRE RATING	DOOR MAT'L	FRAME MAT'L	REMARKS
A	1	3'-0" X 6'-8" NEW	-	ALUMINIUM & GLASS	ALUMINIUM	-KEYLESS LOCKSET ON THE EGRESS SIDE. NO FLUSH BOLTS, DEAD OR DRAW BOLTS, ETC. WILL BE ALLOWED -SELF CLOSING DEVICE
B	1	3'-6" X 6'-8" NEW	-	METAL	METAL	-KEYLESS LOCKSET ON THE EGRESS SIDE. NO FLUSH BOLTS, DEAD OR DRAW BOLTS, ETC. WILL BE ALLOWED -SELF CLOSING DEVICE,
C	1	3'-0" X 6'-8" NEW	-	METAL	METAL	-KEYLESS LOCKSET ON THE EGRESS SIDE. NO FLUSH BOLTS, DEAD OR DRAW BOLTS, ETC. WILL BE ALLOWED -SELF CLOSING DEVICE
D	1	3'-0" X 6'-8" NEW	-	METAL & GLASS	METAL	- KNURLED HARDWARE: -PRIVACY LOCK Textured surface on door handle
E	1	3'-6" x 6'-8" NEW	-	METAL	METAL	-SELF CLOSING DEVICE
F	1	3'-0" x 6'-8" NEW	-	METAL	METAL	- KNURLED HARDWARE, -PRIVACY LOCK Textured surface on door handle

2018 Illinois Accessibility Code

404.2.3 Clear Width. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches deep shall provide a clear opening of 36 inches minimum. There shall be no projections into the required clear opening width lower than 34 inches above the finish floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches.

404.2.7 Door and Gate Hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

404.2.8.1 Door Closers and Gate Closers. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

ISSUE DATES

DATE	DESCRIPTION
July 29, 2025	PRELIMINARY PLAN

"Bruster's" Ice Cream Shop
1821 W Irving Park Rd
Schaumburg IL

JOB NO 25-017

DRAWN BY: PIOTR MAKLICKI 773-577-6304 E-mail: Piotr@maklicki.net
CHECKED BY: A.K.

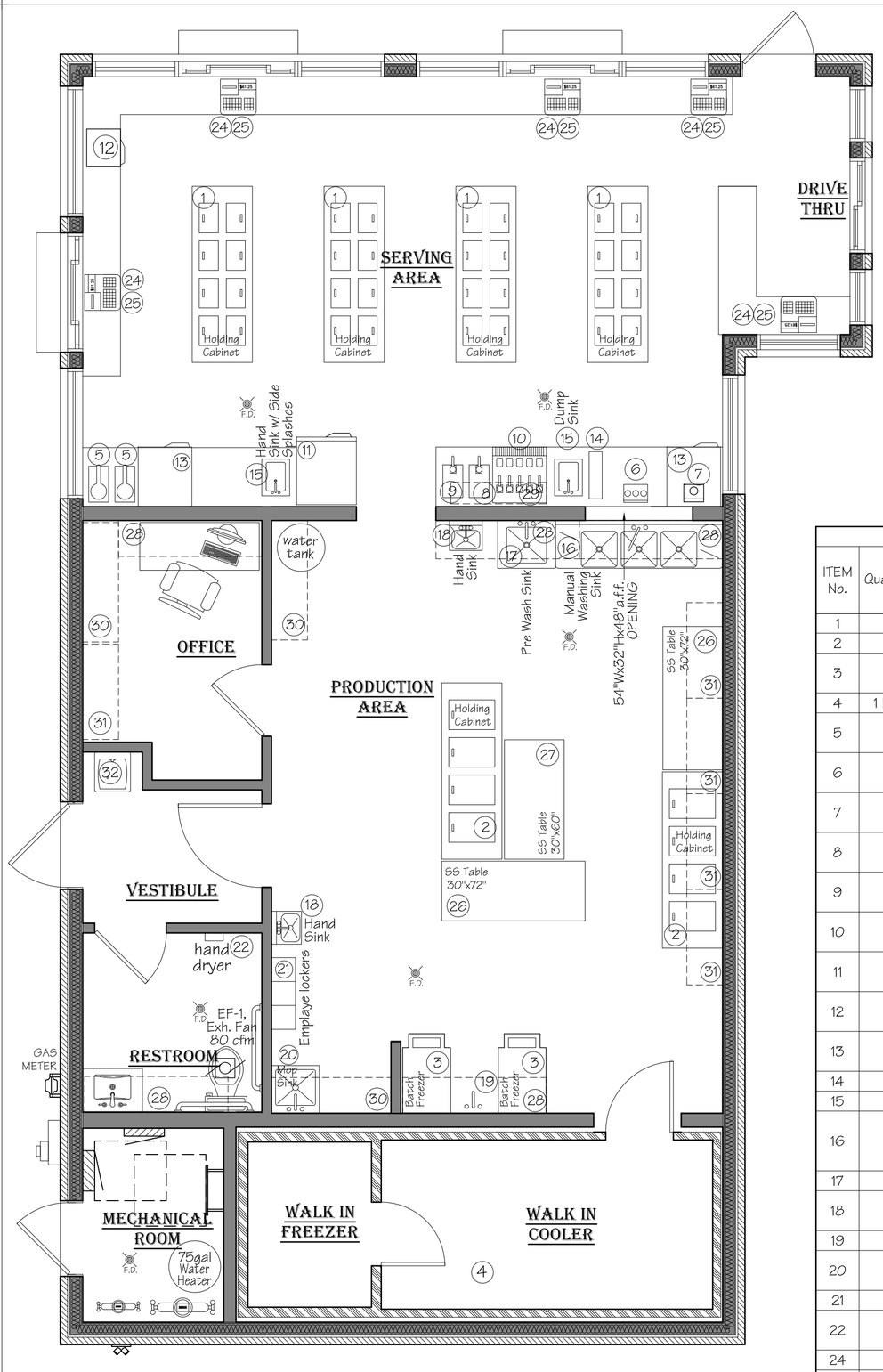
DRAWING LIST

PROPOSED FLOOR PLAN

SHEET NO

A-2

APP. # XXXX



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

General Contractor is responsible for installing wall backers at all wall shelf locations for added support.

ROOM FINISH SCHEDULE

NO.	ROOM NAME	AREA (SQ.FT.)	FLOOR		BASEBOARDS		WALLS		CEILING		
			CONCRETE SLAB	CONCRETE FLOOR EPOXY COATED	VINYL WALL COVE BASE 4" w/ 3/8" BASE COVE THAT MATCHES THE FLOORING	EPOXY BASE AT A MINIMUM HEIGHT OF 4" w/ 3/8" BASE COVE THAT MATCHES THE FLOORING	PAINTED SURFACE GLOSS OR SEMI-GLOSS FINISH	FIBERGLASS REINFORCED PLASTIC TEXTURE 4' X 8' WALL PANELING	DROPPED CEILING 2' X 4' GYPSUM LAY-IN CEILING PANEL, LIGHT COLORED, SMOOTH, DURABLE (GRIDSTONE GYPSUM CEILING PANELS) EASY TO CLEAN	DROPPED CEILING 2' X 4' GYPSUM LAY-IN CEILING PANEL	DROPPED CEILING 2' X 2' GYPSUM LAY-IN CEILING PANEL
1	SERVING AREA	482.25		●		●	●	●	●		
2	DRIVE THRU	57.55		●		●	●	●	●		
3	PRODUCTION AREA	467.34		●		●	●	●	●		
4	OFFICE	76.90		●		●	●			●	
5	VESTIBULE	45.83		●		●	●				●
6	RESTROOM	56.25		●		●	●	●			●
7	MECHANICAL ROOM	47.96	●		●		●				

EQUIPMENT SCHEDULE

ITEM No.	Quantiy	ITEM	MANUFACTURER	MODEL NUMBER	SIZE WxDxH	NSF	UL-EPH	ETL Intertek	MOBILITY	PLUMBING		GAS		ELECTRICITY
										WATER	WASTE	Supply Line	BTU	
1	4	Holding Cabinet	Nelson	BD-14RB	88 ½" x 30 ¼" x 34"	Yes	-	Yes	BASE	-	-	-	-	115V, 11A
2	2	Holding Cabinet	Nelson	BD-14	88 ½" x 30 ¼" x 34"	Yes	-	Yes	BASE	-	-	-	-	115V, 11A
3	2	Batch Freezer	Carpigiani	LB 502 G	24" x 33 ½" x 55"	Yes	Yes	-	CASTERS	-	-	-	-	208V, 60Hz, 3Ø,
4	1 Lot	Walk In Cooler	Tafco Or Equal							-	-	-	-	
5	2	Cone Baker	Cobatco	MD-10SSE	10" x 18" x 13"	-	-	-	N/A	-	-	-	-	120V, 60Hz, 1Ø, 1200W
6	1	Drinking Mixer - Milk Shake	Hamilton Beach	HMD400	12 ½" x 9" x 20 ½"	Yes	-	Yes	N/A	-	-	-	-	120V, 60Hz, 900W
7	1	Blast machine w Foot	Hamilton Beach	94950	10" x 8 ¾ x 25 ¾"	Yes	Yes	-	N/A	-	-	-	-	120V, 60Hz, 5.2A
8	1	Hot Fudge Server / Warmer	Server Products	FSAF 85070	10" x 16 ½" x 15 ½"	Yes	Yes	-	N/A	-	-	-	-	120V, 60Hz, 1Ø, 2.9A, 350W
9	1	Caramel Server / Warmer	Server Products	FSAR 85080	10" x 16 ½" x 15 ½"	Yes	Yes	-	N/A	-	-	-	-	120V, 60Hz, 1Ø, 2.9A, 350W
10	1	Sundar Bar (Fountainette)	Silver King	SKF2A	28 ½" x 27" x 43 ¼"	-	-	Yes	BASE	-	-	-	-	115V, 60Hz, 4.6A
11	1	Reach In Freezer	Minus Forty	22-USGF	30" x 33 ¾" x 78 ¾"	Yes	-	-	CASTERS	-	-	-	-	115V, 60Hz, 1Ø, 4.6A
12	1	Undercounter Cooler	Summit Appliance	SPR4890S	19"x 17" x 32 ½"	-	-	-	CASTERS	-	-	-	-	115V, 60Hz, 1Ø, 1.3A
13	2	Undercounter Freezer	Beverage Air	UCF27AH0	27" x 32" x34 5/8"	-	Yes	-	CASTERS	-	-	-	-	115V, 60Hz, 1Ø, 2A
14	1	Drain Board	KROWNE	KR-D36	14" x 24' x 1"	Yes	-	-	DROP IN	1/2"	1"	-	-	-
15	1	Drop In Sink	BK Resources	BK-DIS-1014	12 1/8" x 18 ½" x 9 3/8"	Yes	-	-	DROP IN	-	-	-	-	-
16	1	3 Compartment Sink -Manual Washing Sink	Advanced Tabco	9-23-60-18RL	103" x 27" x 37"	Yes	-	-	LEGS	-	-	-	-	-
17	1	Pre Rinse Sink	Advanced Tabco	9/21/2020	29" x 28" x 38"	Yes	-	-	LEGS	-	-	-	-	-
18	3	Hand Sink	Royal Industries	HS-15-SP(SIDE SPLASHES)	15 ¾" x 15"	Yes	-	-	WALL MTD	-	-	-	-	-
19	1	Faucet Spayer	T&S	B-126/B-310	-	Yes	-	-	WALL MTD.	-	-	-	-	-
20	1	Mop Sink	Advanced Tabco	9-0P-20 W(K298 SPLASHES)	21" x 25"	-	-	-	BASE	-	½"	-	-	-
21	1	Lockers												
22	1	Hand Dryer	Borrick	B-7128	13 ½ "x 4" x 13 ½"	-	-	-	WALL MTD.	-	-	-	-	208V, 60Hz, 1Ø, 7.8A, 1900W
24	5	Cash Register	NCR			-	-	-	N/A	-	-	-	-	-
25	10	Cash Drawers				-	-	-	N/A	-	-	-	-	-
26	2	SS Table 6'-0" x 2'-6"	Advanced Tabco	TTF-246-X	72" x 30" x 35 ½"	Yes	-	-	LEGS	-	-	-	-	-
27	1	SS Table 5'-0" x 2'-6"	Advanced Tabco	TTF-305-X	60" x 30" 35 ½"	Yes	-	-	LEGS	-	-	-	-	-
28	5	Wire Shelving	AMCO		18" x 72" x 74" aff				WALL MTD.	-	-	-	-	-
29	1	Wire Shelving	AMCO		12" x 48" x 56" aff				WALL MTD.	-	-	-	-	-
30	3	Wire Shelving	AMCO		18" x 60" x 84" aff				WALL MTD.	-	-	-	-	-
31	5	Wire Shelving	AMCO		18" x 48" x 74" aff				WALL MTD.	-	-	-	-	-
32	1	Drinking Fountain	Elkay	EZH20	18 3/8" x 19" x 39 1/16"	-	-	Yes	WALL MTD.	3/8	1 1/4"	-	-	115V, 60Hz, 1Ø

ISSUE DATES

DATE	DESCRIPTION
July 29, 2025	PRELIMINARY PLAN

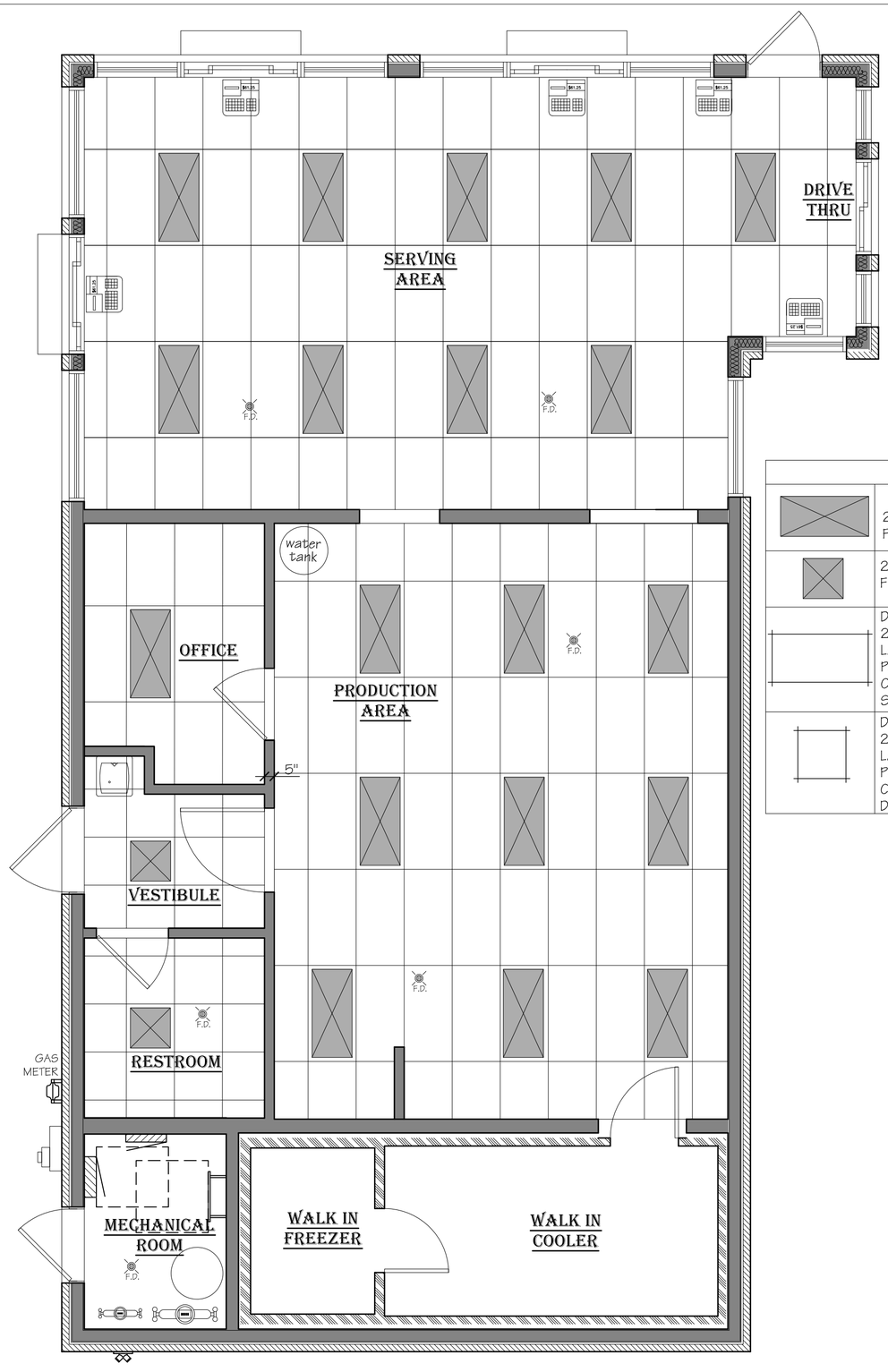
"Bruster's" Ice Cream Shop
1821 W Irving Park Rd
Schaumburg IL

JOB NO	25-017
DRAWN BY:	PIOTR NAKLICKI 773-577-6304 E-mail: Piotr@naklicki.net
CHECKED BY:	A.K.

DRAWING LIST
EQUIPMENT SCHEDULE

SHEET NO
A-3

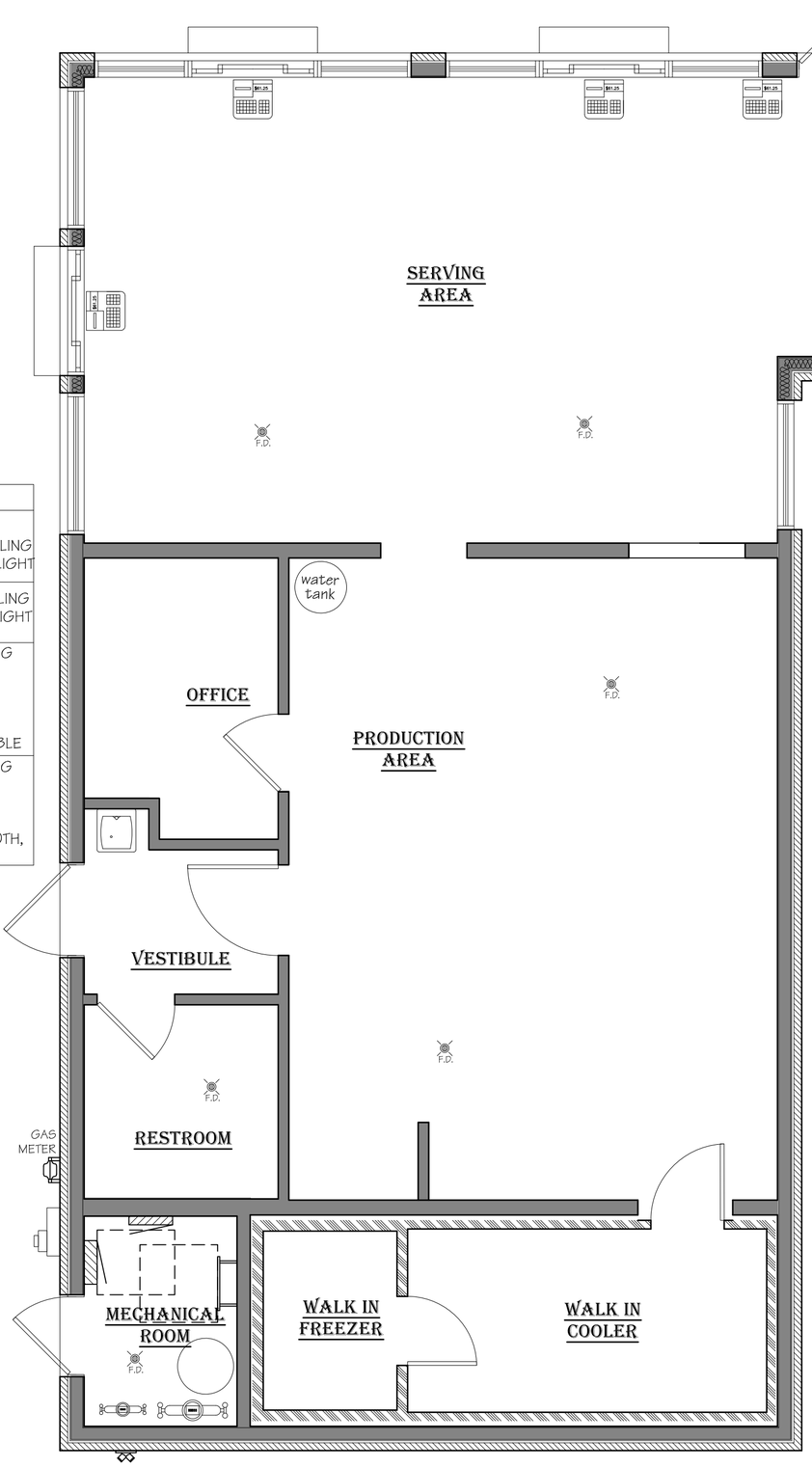
APP. # XXXX



LEGEND	
	2' X 4' DROP-CEILING FLUORESCENT LIGHT
	2' X 4' DROP-CEILING FLUORESCENT LIGHT
	DROPPED CEILING 2' X 4' GYPSUM LAY-IN CEILING PANEL, LIGHT COLORED, SMOOTH, DURABLE
	DROPPED CEILING 2' X 2' GYPSUM LAY-IN CEILING PANEL, LIGHT COLORED, SMOOTH, DURABLE

FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

GRAPHIC SCALE
(IN FEET)
-10 -8 -6 -4 -2 -1 0 5 10
Scale: 1/4"=1'-0"



LEGEND	
	-2'X2' HEATING/COOLING SUPPLY GRILLE W/DAMPER
	-2'X2' HEATING/COOLING RETURN GRILLE
	COMMERCIAL HOOD MAKE-UP FAN DUCT
	COMMERCIAL HOOD EXHAUST FAN DUCT
	-HEATING/COOLING SUPPLY VENTS
	-HEATING/COOLING RETURN VENTS
	-EXHAUST FAN

FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

PROPOSED LIFE SAFETY PLAN

ISSUE DATES

DESCRIPTION	DATE
PRELIMINARY PLAN	July 29, 2025

"Bruster's" Ice Cream
Cream Shop
1821 W Irving Park Rd
Schaumburg IL

JOB NO 25-017

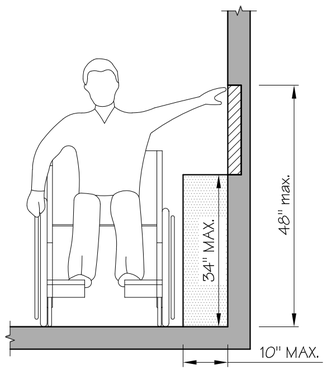
DRAWN BY:
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CHECKED BY: A.K.

DRAWING LIST
PROPOSED DROPPED CEILING & LIFE SAFETY PLANS

SHEET NO
A-4

APP. # XXXX



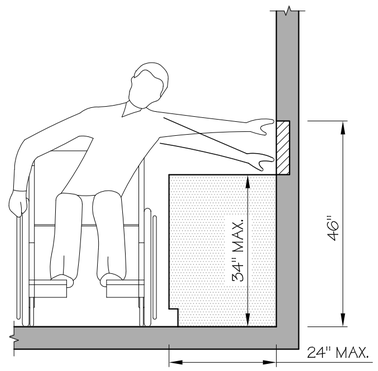


Figure 308.3.2. Obstructed High Side Reach

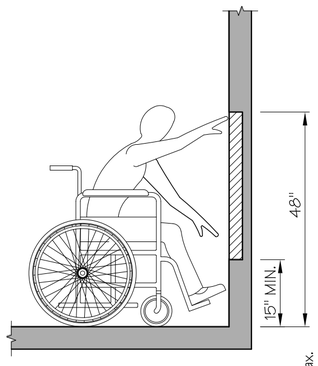


Figure 308.2.1. Unobstructed Forward Reach

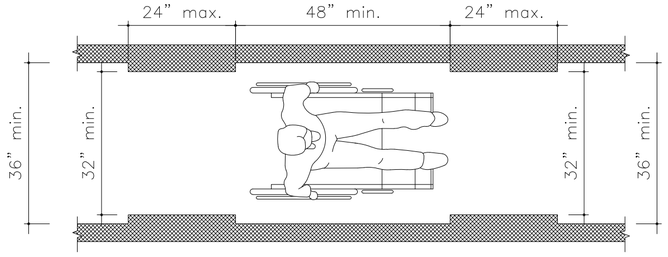


Figure 403.5.1. Clear Width of an Accessible Route

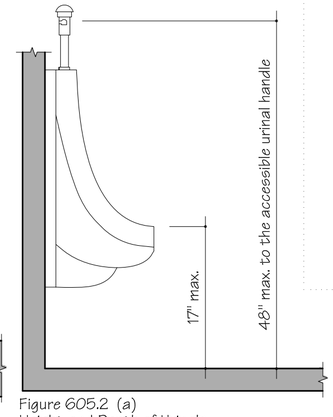


Figure 605.2 (a)
Height and Depth of Urinals

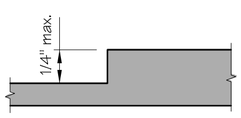


Figure 303.2 Vertical Change in Level

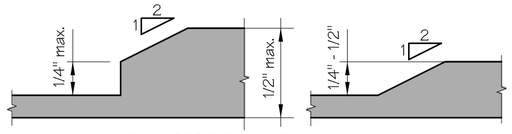


Figure 303.3 Beveled Change in Level

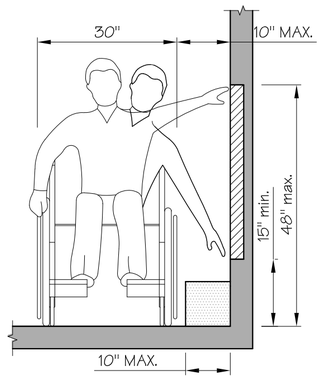
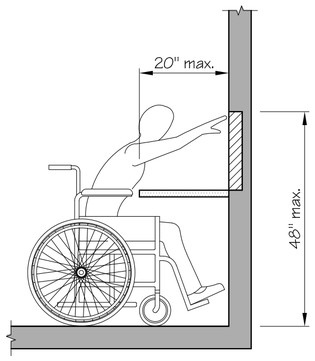


Figure 308.3.1. Unobstructed Side Reach



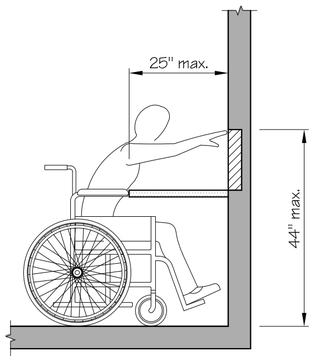
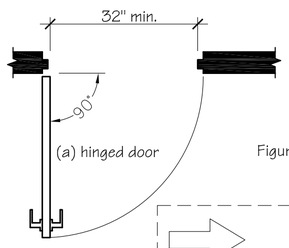


Figure 308.2.2. Obstructed High Forward Reach



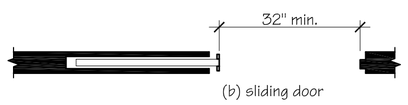
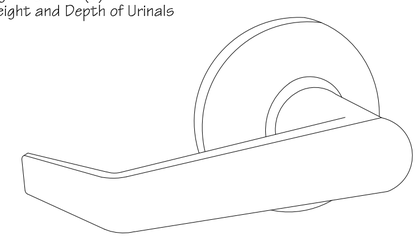


Figure 404.2.3 Clear Width of Doorways



All operating devices on doors shall have a shape that does not require tight grasping or twisting to operate: lever-operated mechanisms, push-type mechanisms and U-shaped handles are acceptable designs. All egress doors shall be readily operable from the egress side without the use of a key or special knowledge or effort.

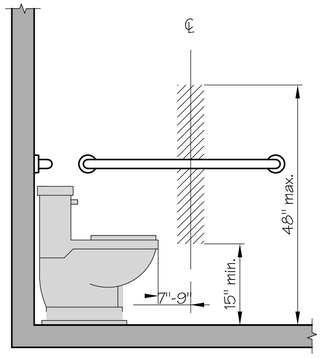


Figure 604.7 Dispenser Outlet Location

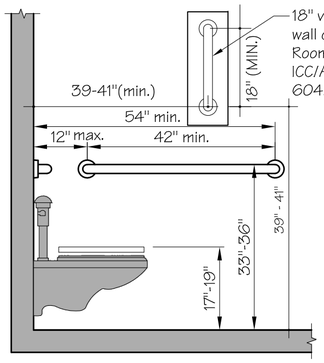


Figure 604.5.1 Side Wall Grab Bar at Water Closets

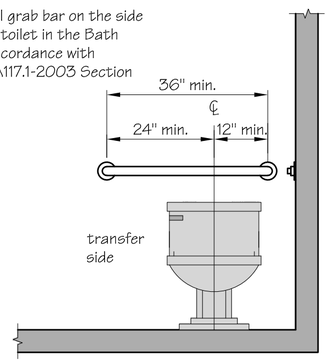
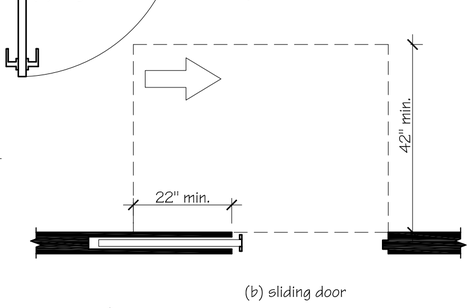
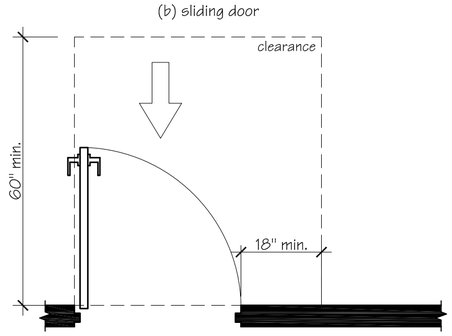
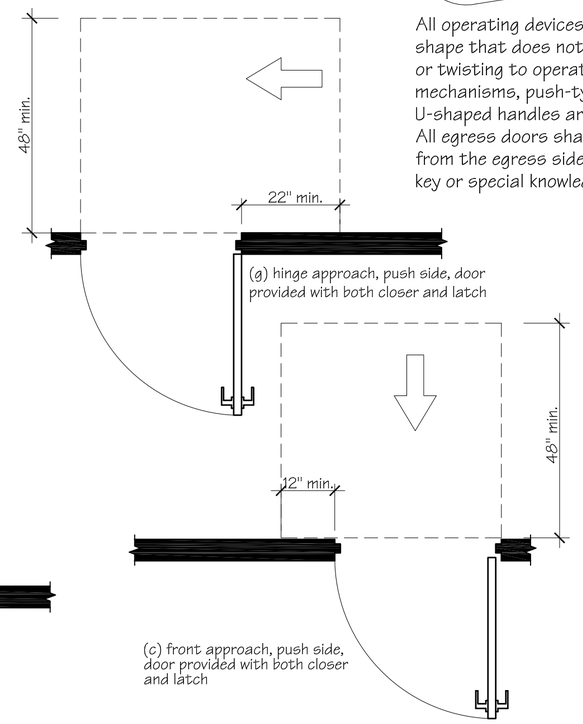
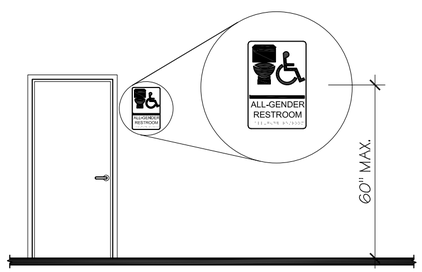


Figure 604.5.2 Rear Wall Grab Bar at Water Closets









Installation Height and Location. Signs with tactile characters shall comply with 703.4.

703.4.1 Height above Finish Floor or Ground. Tactile characters on signs shall be located 48" min. above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.
EXCEPTION: Tactile characters for elevator car controls shall not be required to comply with 703.4.1.

703.4.2 Location. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18" min. by 18" min., centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.

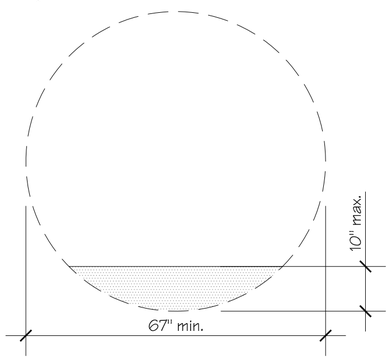


Figure 304.3.1.1 Circular Turning Space-New Buildings Size And Overlap

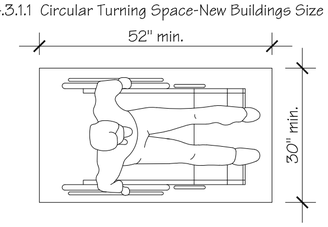


Figure 305.3.1 Size of Clear Floor Space-New Buildings.



Sign: A



Sign: B

703.6 Pictograms. Pictograms shall comply with 703.6.
03.6.1 Pictogram Field. Pictograms shall have a field height of 6 inches minimum. Characters and braille shall not be located in the pictogram field.
703.6.2 Finish and Contrast. Pictograms and their field shall have a non-glare finish. Pictograms shall contrast with their field with either a light pictogram on a dark field or a dark pictogram on a light field.
703.6.3 Text Descriptors. Pictograms shall have text descriptors located directly below the pictogram field. Text descriptors shall comply with 703.2, 703.3 and 703.4.
703.7 Symbols of Accessibility. Symbols of accessibility shall comply with 703.7.
703.7.1 Finish and Contrast. Symbols of accessibility and their background shall have a non-glare finish. Symbols of accessibility shall contrast with their background with either a light symbol on a dark background or a dark symbol on a light background.

ISSUE DATES

DATE	DESCRIPTION
July 29, 2025	PRELIMINARY PLAN

"Bruster's" Ice Cream Cream Shop
1821 W Irving Park Rd Schaumburg IL

JOB NO	25-017
DRAWN BY:	PIOTR NAKLICKI 773-577-6304 E-mail: Piotr@naklicki.net
CHECKED BY:	A.K.

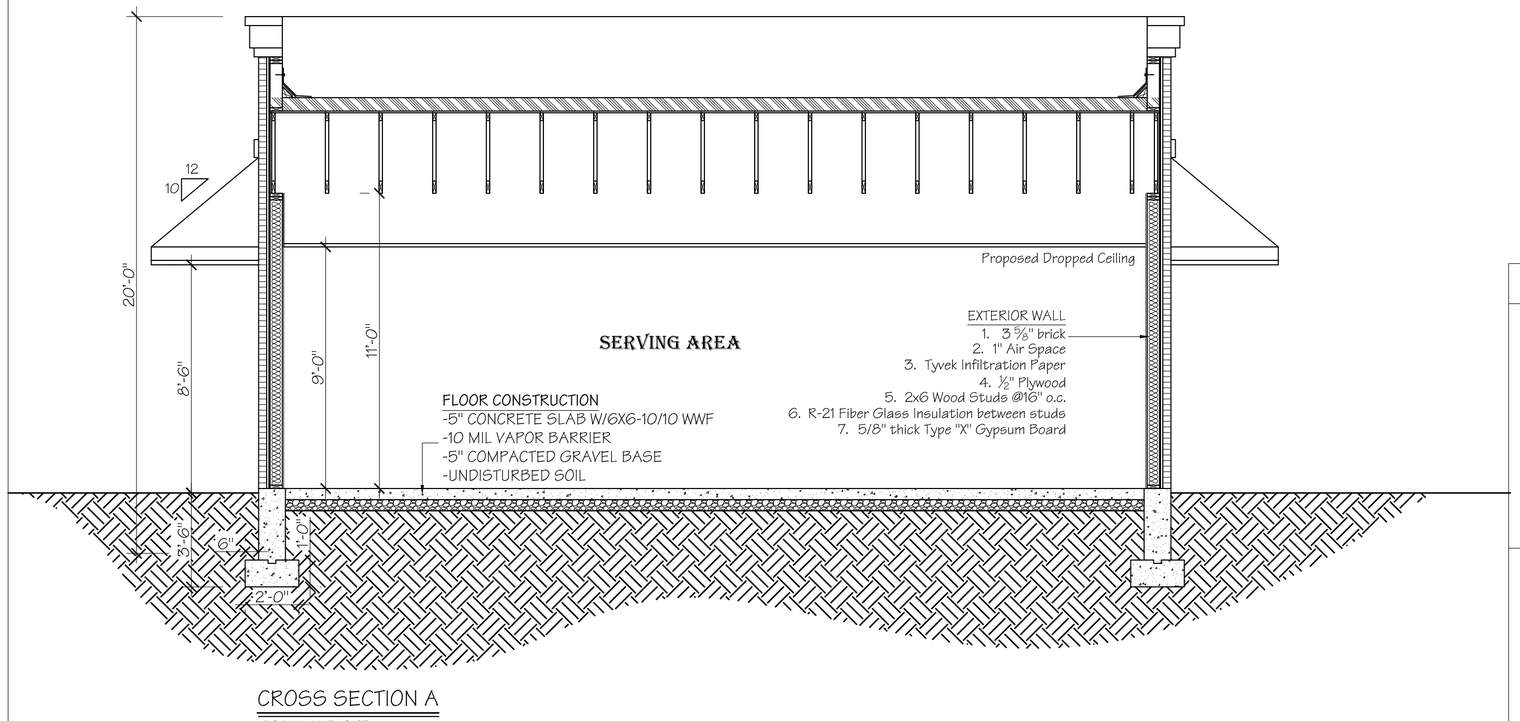
DRAWING LIST

HANDICAPPED DETAILS

SHEET NO

A-5

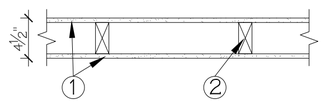
APP. # XXXX



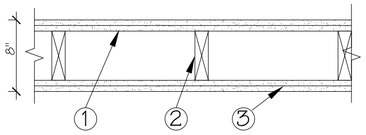
CROSS SECTION A

SCALE: 1/4"=1'-0"

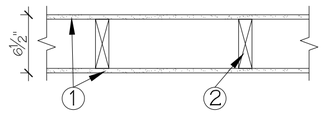
PARTITION TYPES



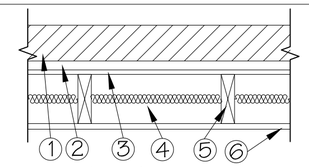
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PARTITION WALLS
1. 1 LAYER OF 5/8" THICK GYPSUM BOARD
2. 2X4 WOOD STUDS @ 16" o.c.



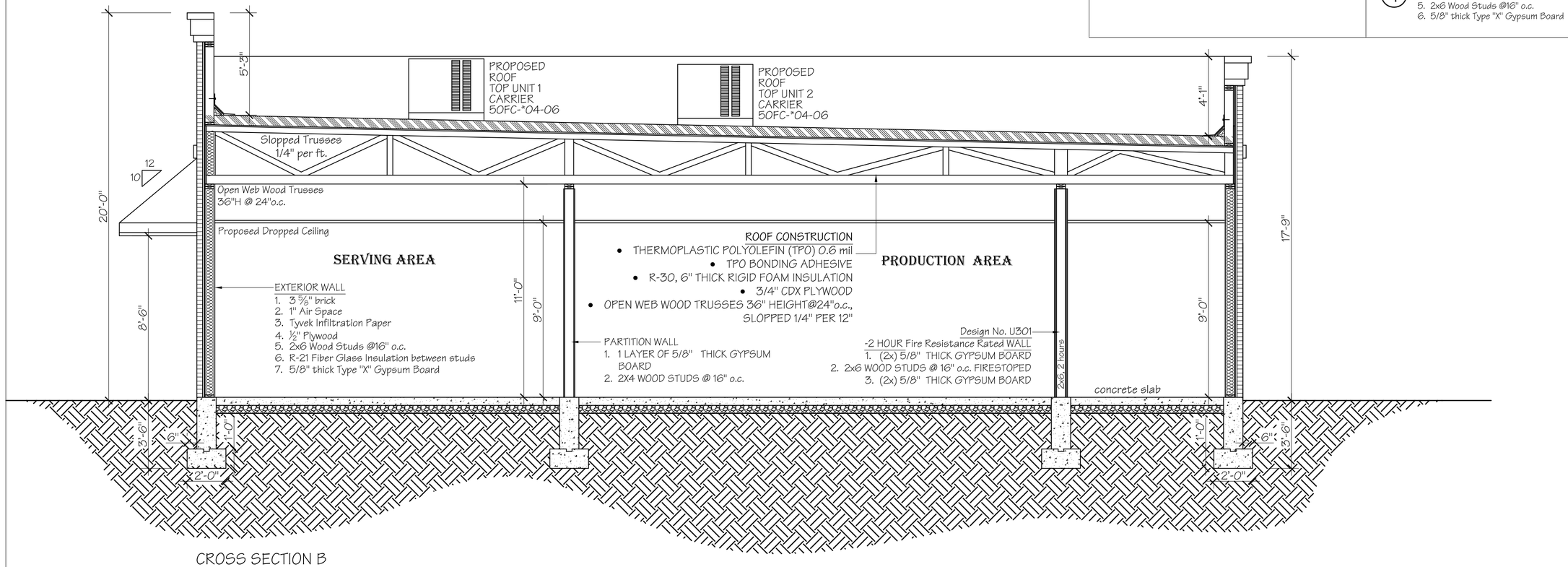
3
Design No. U301
-2 HOUR Fire Resistance Rated WALL
1. (2x) 5/8" THICK GYPSUM BOARD
2. 2x6 WOOD STUDS @ 16" o.c. FIRESTOPED
3. (2x) 5/8" THICK GYPSUM BOARD



2
PLUMBING WALLS
1. 1 LAYER OF 5/8" THICK GYPSUM BOARD
2. 2x6 WOOD STUDS @ 16" o.c.



4
EXISTING EXTERIOR WALL
1. 3 5/8" brick
2. 1" Air Space
3. 3 5/8" x 1½" METAL STUDS @ 16" o.c.
4. Insulation between studs
5. 2x6 Wood Studs @16" o.c.
6. 5/8" thick Type "X" Gypsum Board



CROSS SECTION B

SCALE: 1/4"=1'-0"

GRAPHIC SCALE
(IN FEET)

-10 -8 -6 -4 -2 -1 0 5 10

Scale: 1/4"=1'-0"

APP. # XXXX

ISSUE DATES

DATE	DESCRIPTION
July 29, 2025	PRELIMINARY PLAN

"Bruster's" Ice Cream Cream Shop
1821 W Irving Park Rd Schaumburg IL

JOB NO 25-017

DRAWN BY: PIOTR WALUCKI
773-577-6304
E-mail: Piotr@walucki.net

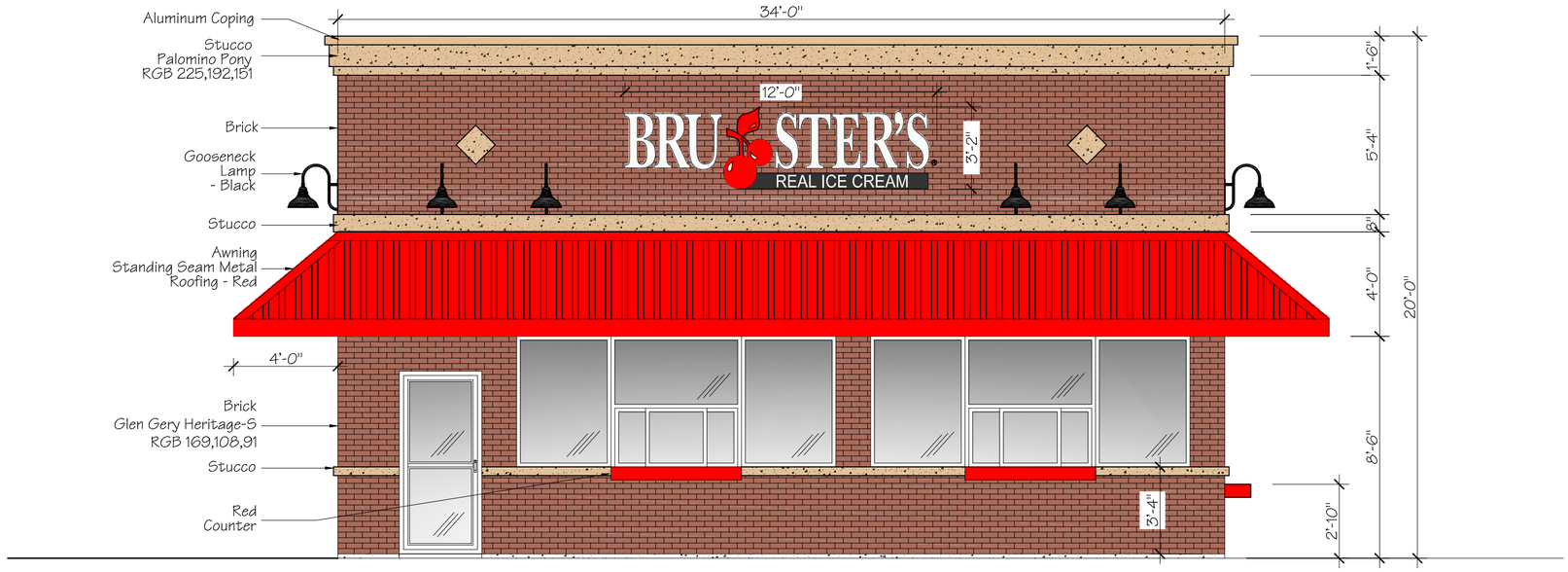
CHECKED BY: A.K.

DRAWING LIST

CROSS SECTIONS AND PARTITION PARTS

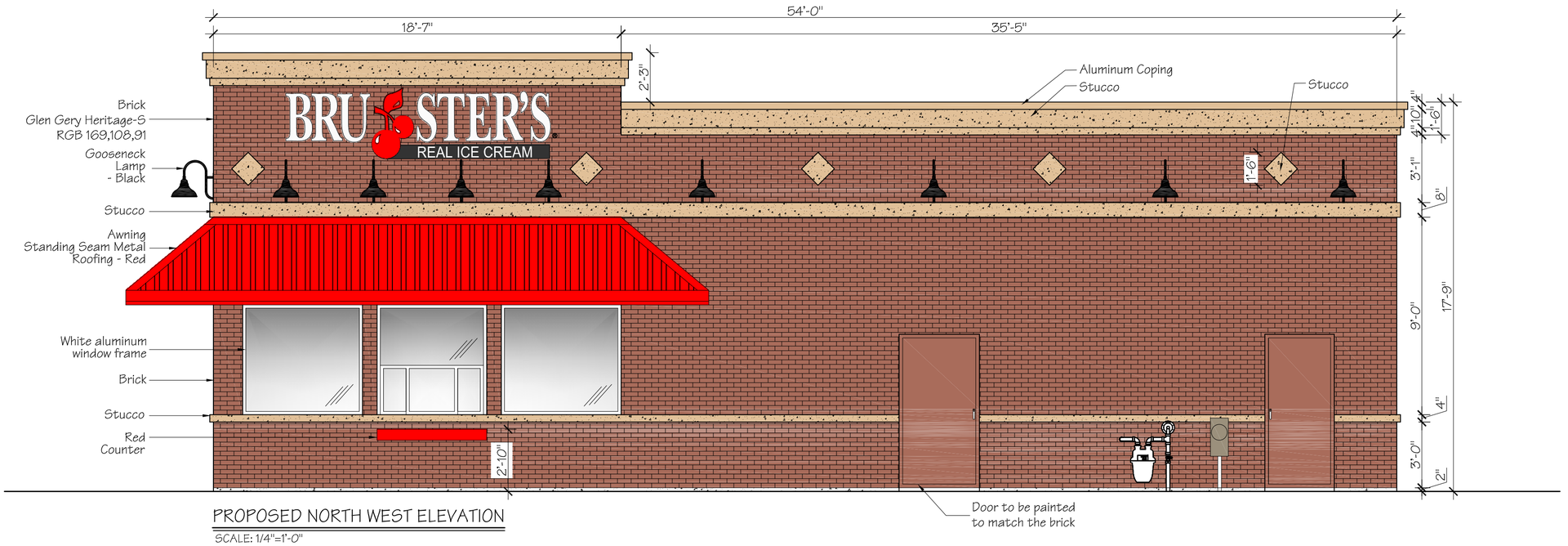
SHEET NO

A-6



PROPOSED NORTH EAST ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED NORTH WEST ELEVATION

SCALE: 1/4"=1'-0"



Brick Color:
Glen-Gary: Heritage-S
169,108,91

GRAPHIC SCALE
(IN FEET)

-10 -8 -6 -4 -2 -1 0 5 10

Scale: 1/4"=1'-0"

ISSUE DATES

DATE	DESCRIPTION
July 29, 2025	PRELIMINARY PLAN

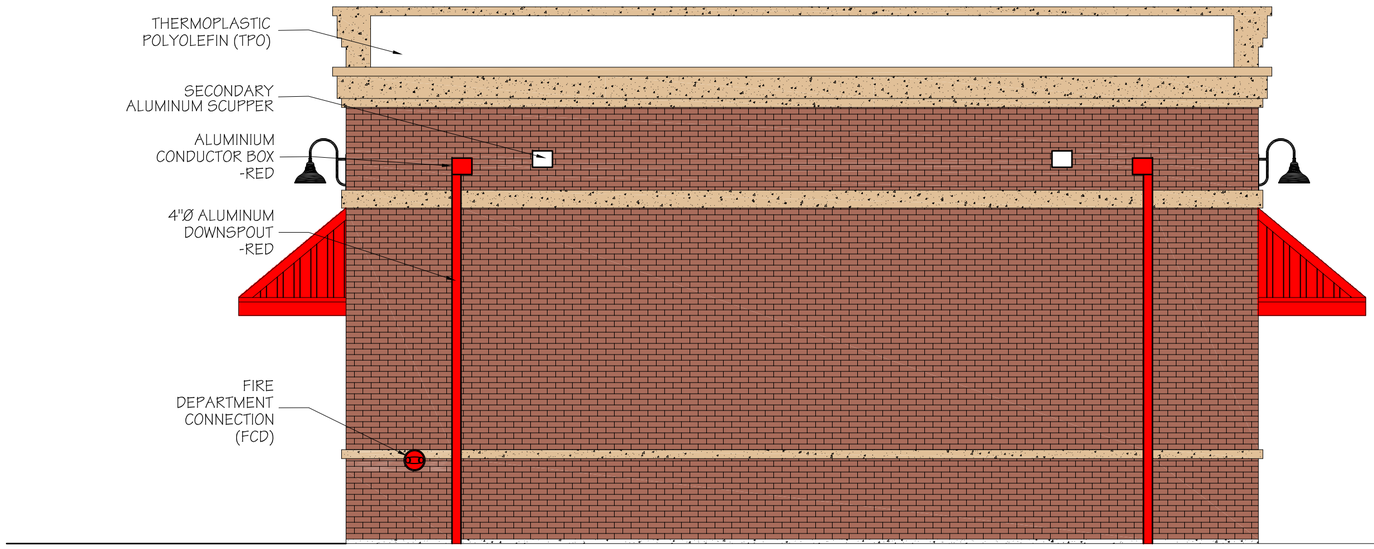
"Bruster's" Ice Cream
Cream Shop
1821 W Irving Park Rd
Schaumburg IL

JOB NO	25-017	
DRAWN BY: PIOTR MAKLICKI 773-577-6304 E-mail: Piotr@maklicki.net		CHECKED BY: A.K.

DRAWING LIST
PROPOSED
NORTH-WEST
& NORTH-EAST
ELEVATIONS

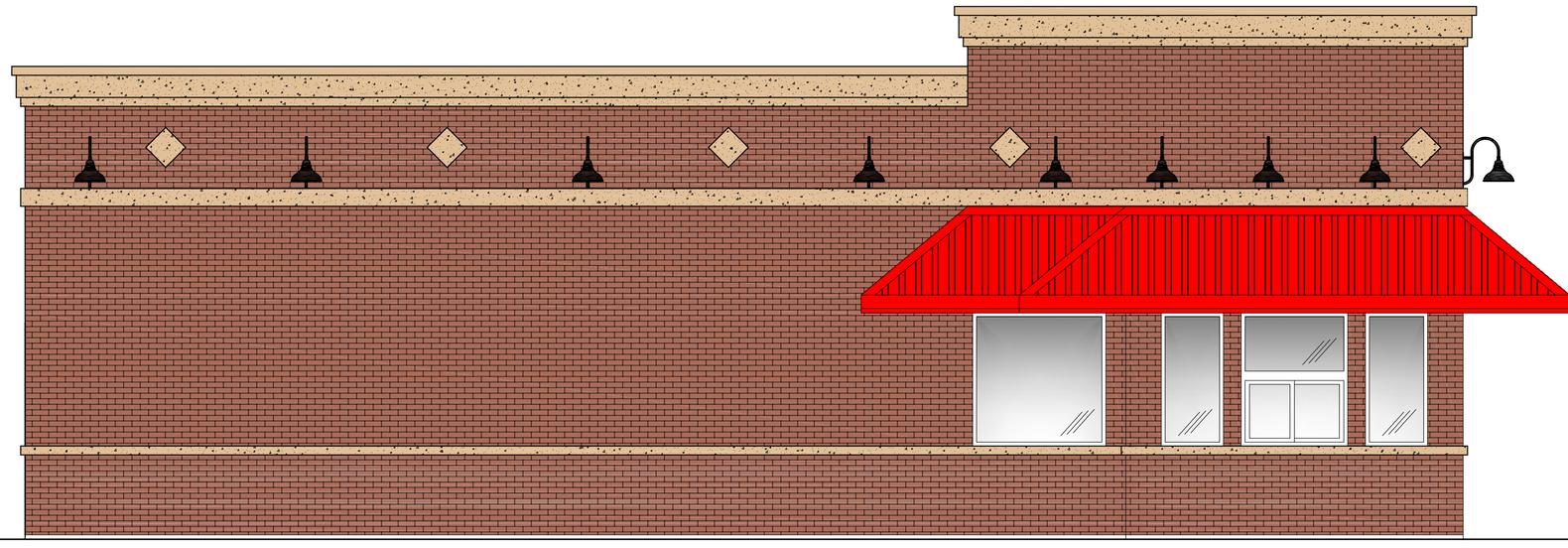
SHEET NO
A-7

APP. # XXXX



PROPOSED SOUTH WEST ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED SOUTH EAST ELEVATION

SCALE: 1/4"=1'-0"

GRAPHIC SCALE
(IN FEET)

-10 -8 -6 -4 -2 -1 0 5 10

Scale: 1/4"=1'-0"

ISSUE DATES

DATE	DESCRIPTION
July 29, 2025	PRELIMINARY PLAN

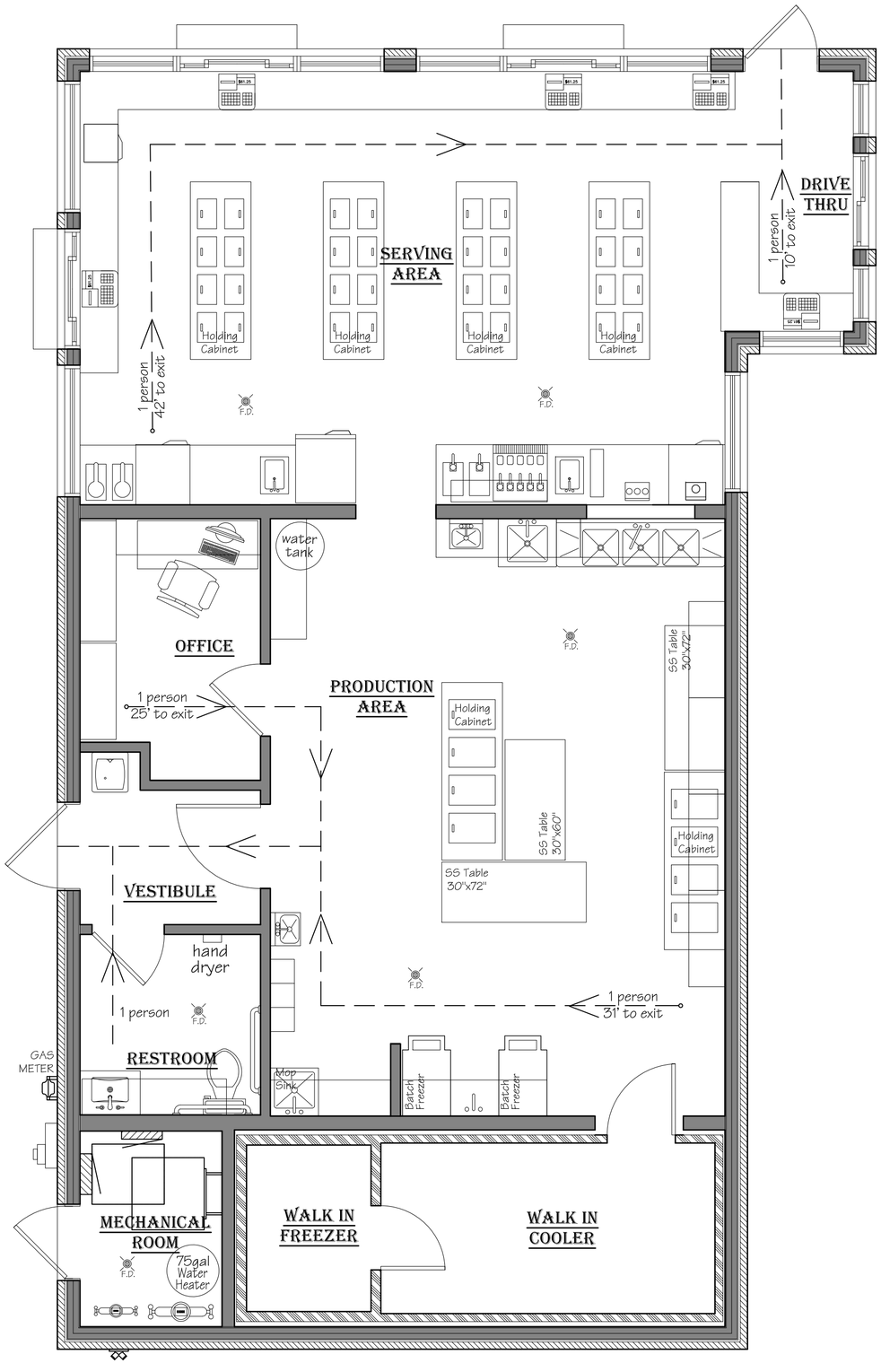
"Bruster's" Ice Cream Shop
1821 W Irving Park Rd
Schaumburg IL

JOB NO	25-017
DRAWN BY: PIOTR NAKLICKI 773-577-6304 E-mail: Piotr@naklicki.net	A.K.
CHECKED BY:	

DRAWING LIST
PROPOSED SOUTH-WEST & SOUTH-EAST ELEVATIONS

SHEET NO
A-8

APP. # XXXX



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

FIXTURE SCHEDULE							
quantity	SYMBOL	DESCRIPTION	CATALOG NO.	LAMPS			VOLTS
				NO	Watt	TYPE	
19		WALL MOUNTED EMERGENCY BATTERY UNIT WITH TWO HEADS & REMOTE HEAD	SURE-LITES	2	2.4W	LED	120 V
10		SURFACE CEILING OR WALL MOUNTED EXIT SIGN	SURE-LITES: LPX SERIES	1	3.2 W	LED	120 V

EXIT SIGNS HAVE TO BE BATTERY BACKUP TYPE SURE LITE

Maximum Spacing Guildelines-ELM2LF						
Mounting Height	Illumination Level	Single Luminarie Coverage		Multiple Luminarie Coverage		Application Notes
		3' Path of Egress	6' Path of Egress	3' Path of Egress	6' Path of Egress	
7.5'	1FCAvg	32'	20'	35'	28'	100' Corridor, 8' wide, and 12' high with 80/50/20 reflectances
10'	1FCAvg	20'	NA	27'	24'	

Provide Signage for assembly areas.

The adequacy of the means of egress components, exit signage, egress and emergency lighting will be subject to field verification.

The number and location of exit signs and emergency lights may be required to be added to or changed based on site conditions.

Emergency lighting required in all windowless rooms greater than 20 square feet. Size, location, and quantity may be determined in the field.

Life safety systems shall be maintained at all times during demolition/construction.

Emergency egress shall be maintained at all times during demolition/construction.

Construction debris shall not accumulate within the unit or building and shall be removed each day. Section: 2012 IFC 3304.2.

GRAPHIC SCALE
(IN FEET)
-10 -8 -6 -4 -2 -1 0 5 10
Scale: 1/4"=1'-0"

ISSUE DATES

DATE	DESCRIPTION
July 29, 2025	PRELIMINARY PLAN

"Bruster's" Ice Cream Shop
1821 W Irving Park Rd
Schaumburg IL

JOB NO 25-017

DRAWN BY:
PIOTR NAKLICKI
773-577-6304
E-mail:
Piotr@naklicki.net

CHECKED BY: A.K.

DRAWING LIST

PROPOSED LIFE SAFETY PLAN

SHEET NO
A-9

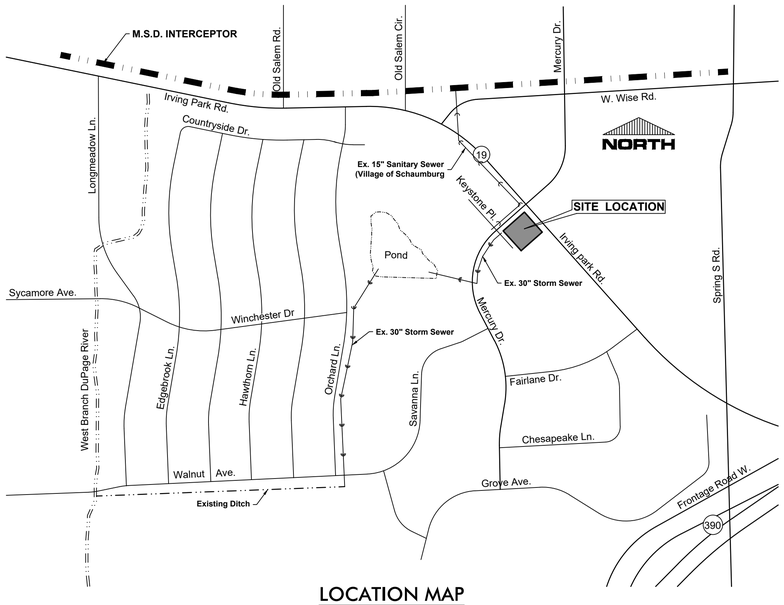
APP. # XXXX

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

BRUSTER'S REAL ICE CREAM
SITE IMPROVEMENT PLANS
1821 IRVING PARK ROAD

SECTION 32 TOWNSHIP 41 NORTH RANGE 10 EAST
SCHAUMBURG, ILLINOIS
COOK COUNTY



LOCATION MAP
Not To Scale

DEVELOPER:

Dipen Kachhia Patel
BN Estate,LLC
133 Brixham Place
Schaumburg, IL 60194
Tel: 703-945-3551
email: dipenkachhia745@gmail.com

PREPARED BY:

Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 E. State Parkway
Schaumburg, IL 60173
Tel: 847-394-6600
Fax: 847-394-6608
www.haegerengineering.com

VILLAGE OF SCHAUMBURG
1000 E. Woodfield Rd., Schaumburg,IL 60173
Tel: 847-895-4500

BENCHMARKS:

Site Benchmark

CP # 3147 (See Survey)
Description: Cross Notch
Elevation: 799.32 NAVD 88 (Geoid 12A)

INDEX TO SHEETS	
NO	DESCRIPTION
C1.0	TITLE SHEET
C2.0	GENERAL NOTES AND SPECIFICATIONS
C2.1	GENERAL NOTES AND SPECIFICATIONS
C2.2	VILLAGE OF SCHAUMBURG STANDARD NOTES
C2.3	MWRD GENERAL NOTES
C3.0	EXISTING AND DEMOLITION PLAN
C4.0	GEOMETRIC AND PAVING PLAN
C5.0	GRADING PLAN
C5.1	DETAILED GRADING PLAN AND CROSS SECTIONS
C6.0	UTILITY PLAN
C6.1	SANITARY SEWER PLAN AND PROFILE
C6.2	ADS SC-800 STORMTECH CHAMBER SPECIFICATIONS AND DETAILS
C7.0	LIGHTING PLAN
C8.0	STANDARD DETAILS
C8.1	STANDARD DETAILS
C8.2	STANDARD DETAILS
C8.3	STANDARD DETAILS
EC1.0	EROSION CONTROL PLAN
EC2.0	EROSION CONTROL DETAILS
M-1	MAINTENANCE AND MONITORING PLAN
M-2	MWRD DRAINAGE EXHIBIT
FT-1	FIRE TRUCK ROUTING PLAN

Know what's **below.**
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

LEGEND

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Headwall	
	Area Drain	
	Sanitary Sewer Manhole	
C.O.	Clean Out	C.O.
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Combined Sewer	
FM	Force Main	FM
W	Water Main	W
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
B	B-Box	B
	Well Head	
	Light Pole	
	Light Pole With Mast Arm	
	Traffic Signal	
	Traffic Signal With Mast Arm	
H	Hand Hole	H
	Fence	
	Guardrail	
	Pipe Bollard	
	Sign	
G	Gas Valve	G
G	Gas Line	G
E	Electric Line	E
OHW	Overhead Utility Line	OHW
FO	Fiber Optic Line	FO
E	Electrical Pedestal	E
E	Electric Manhole	E
	Guy Wire	
	Utility Pole	
T	Telephone Pedestal	T
T	Telephone Manhole	T
T	Telephone Line	T
CATV	Cable TV Line	CATV
C	Cable TV Pedestal	C
	Flagpole	
M	Mailbox	M
	Handicapped Parking Stall	
X	Number of Parking Stalls	X
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
C XXX.XX	Curb Elevation and	C XXX.XX
G/P XXX.XX	Gutter/Pavement Elevation	G XXX.XX
XXX.XX	Pavement Elevation	P XXX.XX
XXX.XX	Sidewalk Elevation	W XXX.XX
XXX.X +	Ground Elevation	XXX.X
T/W XXX.XX	Top of Wall Elevation	T/W XXX.XX
B/W XXX.XX	Bottom of Wall Elevation	B/W XXX.XX
	Open Lid Frame & Grate	Gr XXX.XX
	Closed Lid Frame & Lid	Rim XXX.XX
	Swale	
	Hardscape Flow	
	Softscape Flow	
XOX	Contour Line	XXX
	Wetland	
	Wetland Buffer	
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
B-1	Soil Boring	B-1
	Over Land Flow Route	
	Recommended Garage Hand With Driveway Slope	X.X%

KIMBERLY M. LAU
062-054034
LICENSED PROFESSIONAL ENGINEER
OF
STATE OF ILLINOIS

EXPIRES 11-30-25

No.	Revision	Date

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • tel. 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

TITLE SHEET

BRUSTER'S REAL ICE CREAM
SITE IMPROVEMENT PLANS
SCHAUMBURG, ILLINOIS

Project Manager:	K M L
Engineer:	P A L
Date:	08-05-2025
Project No.	25-087
Sheet	C1.0 / C9

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GENERAL NOTES

1. Definition of Terms:
   a. "Owner" shall mean the person or entity with which Haeger Engineering, LLC has been contracted with to prepare the Plans and Specifications.
   b. "Engineer" shall mean Haeger Engineering, LLC.
   c. "Contractor" shall mean the persons or entities responsible for performing and constructing the work described in the Plans, Specifications and other Construction Documents including but not limited to furnishing all labor, materials, tools, equipments, and other incidentals necessary.
   d. "Plans and Specifications" shall mean the Engineering Drawings and any Specifications prepared by Haeger Engineering, LLC, the Engineer.
   e. "Jurisdictional Agency" shall mean any local, municipal, county, township, state or federal entity of government or other entity having jurisdiction of some aspect of the project from whom approval, permit and/or review and approval was required.
2. The Specifications governing this project are as follows:
   a. All applicable Village of Schaumburg and other applicable Jurisdictional Agency Ordinances, Codes,
   Regulations, Requirements, Policies, Specifications, Standards, etc.
   b. Roadway and Earthwork construction shall conform to the Illinois Department of Transportation (IDOT) "Standard Specifications for Road and Bridge Construction", latest edition and any subsequent "Supplemental Specifications and Recurring Special Provisions" as well as any applicable IDOT Highway Standards. Hereafter these items shall be collectively be referred to as the IDOT Standard Specifications.
   c. Water Main, Storm Sewer, and Sanitary Sewer construction shall conform to the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition.
   d. Soil Erosion and Sedimentation Control shall conform to the Illinois Environmental Protection Agency (IEPA) "Illinois Urban Manual" (IUM), latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition.
   e. Traffic Control shall conform to the "Manual of Uniform Traffic Control Devices" (MUTCD), latest edition, as well as the latest edition of the "Illinois Supplement to the MUTCD", and IDOT "Quality Standard for Work Zone Traffic Control Devices", latest edition.
   f. All handicap accessibility items shall conform to the Illinois Accessibility Code (IAC), latest edition.
   g. General Notes and Specifications contained herein or elsewhere as a separate document.

   If a conflict, contradiction, or discrepancy occurs between any of the above Specifications the more stringent requirement shall apply, unless directed otherwise by the applicable Jurisdictional Agency.
3. Contract Documents:
   a. The Engineer's Plans and Specifications shall be included as part of the Contract Documents.
   b. All Contractors shall carefully examine the Plans and Specifications, and other Contract Documents prepared for the work. They shall visit the site of the work and acquaint themselves with all local conditions, codes, and requirements affecting the contract. If awarded the contract, they shall not be allowed extra compensation by reason of any unforeseen difficulties or obstacles which the Contractor could have discovered or reasonably anticipated or inferred prior to bidding or start of construction.
   c. Should it appear that the work covered by the Plans and Specifications or other Contract Documents is not sufficiently detailed or explained, a Request For Information (RFI) Form shall be submitted to the Engineer for further explanations and drawings as may be necessary to clarify the point in question prior to the contract award. It is the intention of the Contract Documents to provide a job complete in every respect. Incidental items or accessories necessary to complete the work may not be specifically noted or shown but that are necessary to complete the project shall be considered incidental to the Contract. The Contractor is responsible for this result and to turn over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.
   d. The Contractor shall review the subsurface exploration and geotechnical report (a.k.a. soil boring report) prepared by Soil and Material Consultants, INC dated August 11,2016, to become familiar with the subsurface soil conditions for the site. Copies of all such soil boring reports for the property can be obtained from the Owner. If any additional soils data is needed to confirm the Contractor's opinions of the subsurface conditions, this shall be done at the Contractor's expense. The Contractor shall obtain the Owner's written authorization to access the site to conduct a supplemental soils investigation. The Owner and Engineer make no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof. Furthermore, the Owner and Engineer assume no responsibility for the possibility that during construction, the soil and groundwater conditions may vary between borings or are different than previously indicated. Any bracing, sheeting, dewatering or special construction methods deemed necessary by the Contractor in order to install the proposed improvements shall be considered incidental to the Contract and no additional compensation will be allowed.
4. Should any apparent errors, omissions, discrepancies or conflicts be discovered on the Plans, Specifications, Quantities or other Contract Documents by the Contractor, whether prior to or after the award of the contract, the Engineer's attention shall be called to the same before work is begun thereon, so that proper clarification can be provided or revision made. If any work is done without contacting the Engineer, it shall be considered that the Contractor has proceeded at their own risk and expense.
5. Whenever the performance of work is indicated on the Plans, and no specific item is included in the Contract for payment, the work shall be considered incidental to the Contract and no additional compensation will be allowed. The Contractor shall provide all necessary labor, material, equipment, etc. necessary to perform all the work required for construction of the proposed improvements.
6. The base plan/drawing for the Engineering Plans (existing conditions, site topography, utilities, rights-of-way, etc.) was obtained from the topographic survey prepared by:

   Haeger Engineering, LLC
   100 East State Parkway, Schaumburg, IL
   Phone Number: 847-394-6600
   Job Number: 25-087
   Date: May 13, 2025

7. The Owner shall obtain the necessary approvals from the following Jurisdictional Agencies:

   a. Village of Schaumburg
   b. Metropolitan Water Reclamation District of Greater Chicago (MWRD)
   c. Illinois Environmental Protection Agency (IEPA) - Water and Sewer Division
   d. Illinois Environmental Protection Agency (IEPA) - Notice of Intent (NOI) General Permit to Discharge Storm Water from Construction Site Activities
   e. Illinois Department of Transportation (IDOT)

8. The Contractor, unless otherwise agreed upon in writing with the Owner prior to the start of Construction, shall at his own expense, obtain all other approvals including permits, licenses, etc., as may be required for the execution of this work as well as provide all necessary notices, pay all fees required, post bonds, obtain all necessary insurance, and comply with all laws, ordinances, rules, and regulations relating to the work and to the preservation of public health and safety. The Contractor shall also provide all required insurance and/or bonds as may be required by the Jurisdictional Agencies. In addition, the Contractor shall meet all of the requirements of any permits as might be issued for this work by other Agencies, and shall pay for at their sole expense any surety, insurance or bonds as may be required by the Jurisdictional Agencies.
9. No work shall proceed until the appropriate permit or permits have been obtained for the item or items to be constructed. If any work does proceed without the appropriate permits or approvals, it is being done without the permission or consent of the Engineer. The Contractor and Party authorizing the work to proceed shall be assumed to be proceeding at their own risk and the Engineer shall not be held liable or responsible for any work being performed without a permit.
10. The Contractor shall indemnify and hold harmless the Owner, Engineer, Village of Schaumburg, and other Jurisdictional Agencies as well as all of their respective officers, employees, agents, and Engineers from and against all losses, claims, demands, payments, suits, actions, recoveries, and judgment of every nature and description brought or recovered against them, by reason of any act, error or omission of said Contractor, their agents or employees in the execution of the work or in the guarding of it.
11. The construction shall be under the general inspection and observation of the designated individual authorized by the Village of Schaumburg or other applicable Jurisdictional Agencies. The Village of Schaumburg, Jurisdictional Agencies, Owner, and Engineer shall be notified at least two working days prior to the commencement of work.
12. The location of existing underground utilities such as water mains, sewers, gas lines, electric lines, cable TV lines, fiber optic lines, etc., as shown on the Plans, has been determined from the best available information and has been provided for the convenience of the Contractor. However, the Owner and Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered and that the actual location of those which are shown may be different from the location as shown on the Plans. The Contractor is to verify the location of all utilities prior to the start of work and is responsible for damage to the same. The Contractor shall contact J.U.L.I.E. or Digger by dialing 811 (Outside the City of Chicago - J.U.L.I.E.: 1-800-892-0123 or within the City of Chicago - Digger: 312-744-7000) and the Village of Schaumburg Public Works Department for utility locates at least 48 hours, excluding weekends and holidays, before digging. For any utility companies which are not members of JULIE or DIGGER, the Contractor shall contact the Owners of each respective utility directly for utility locates at least 48 hours, excluding weekends and holidays, before digging.
13. In some instances, the existing utilities are shown on the Plans according to information obtained from the utility companies (atlas information) and/or surveys performed By Others. The Owner and Engineer do not guarantee the accuracy or completeness of this information. The Contractor shall be aware of potential conflicts with existing or other proposed utilities as indicated on the Plans or that become apparent as the result of field locates By Others. The Contractor shall make their own investigations as necessary to determine the existence, nature, and location of all utility lines and related appurtenances within the limits or adjacent to the proposed improvements. The Contractor shall locate all utilities far enough in advance to avoid all conflicts between existing utilities and proposed improvements and make the Engineer aware of any such conflicts. If the Contractor encounters a conflict between the proposed improvements and existing utility that was not located in advance by the Contractor, then the Contractor shall at no cost to Owner, relocate the proposed improvements and/or utility to avoid the conflict.
14. The Contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, construction, reconstruction or abandonment by these companies of any and all services or facilities owned or operated by them within the limits or general vicinity of the proposed improvements. Further, at the direction of the Owner and Utility Companies the Contractor shall coordinate the location and install PVC sleeves as necessary under the proposed pavement, curbs, walks, etc. for utility companies to run their proposed utility lines.
15. Before doing any work which will damage, disturb or leave unsupported, or unprotected any utility lines or related appurtenances encountered, the Contractor shall notify the respective Owner thereof, who will make all arrangements for relocating, adjusting, bracing, or otherwise maintaining or abandoning service on lines that fall within the limits of the proposed construction without cost to the Contractor, including the removal of all cables, manhole covers and other related appurtenances which the Owner desires to salvage. After such arrangements have been made, the Contractor will proceed with the work as directed by the Engineer. All utility lines and related appurtenances which are abandoned shall be removed if necessary and legally disposed of legally off-site by the Contractor.
16. No extra compensation will be allowed by the Contractor for any expense incurred for complying with all of these aforementioned utility coordination and cooperation requirements, or because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, construct, reconstruct or abandon their services. The responsibility for prompt and timely removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on this improvement is not delayed because of the necessary changes in the existing utilities, public or private, shall rest upon the Contractor.
17. Prior to commencing work, the Contractor is to field check and verify all critical locations, elevations, materials, sizes, dimensions, and conditions affecting the work, and notify the Engineer immediately if there are any suspected discrepancies. No work shall be performed until the suspected discrepancy has been resolved. The Contractor shall also call to the attention of the Engineer any errors or discrepancies which may be suspected in the lines and grades which are established by the Surveyor, and shall not proceed with the work until any lines and grades which are to believed to be in error have been verified or corrected by the Engineer.
18. The Contractor shall maintain positive drainage at all times during construction. Construction shall not block off-site drainage and the flow from any drainage ways, field tiles, storm sewers or similar draining off-site properties. All on-site existing field tiles, storm sewers, drainage ways or similar encountered or damaged during construction shall be maintained, restored to their original pre-construction condition or better, properly re-routed, and/or connected to the proposed stormwater drainage system. If this can't be accomplished then the field tile should be repaired or re-routed with new pipe of similar diameter to the original line and put back in service. The Contractor shall notify the Engineer if any such field tiles are encountered. The Contractor shall notify the Village of Schaumburg if any such field tiles are encountered and the Village shall witness any reconnections. Whenever during any construction activities any loose material is deposited in the flow line of gutters, ditches, drainage structures, etc. such that the natural flow of water is obstructed, this material shall be removed by the responsible party.
19. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
20. No construction activities, disturbance or fill shall occur within the limits of natural resources such as wetlands, floodplains, creeks, streams, ponds, lakes, basins, reservoirs, etc. or their respective buffers unless specifically specified on the Plans and further that the work has been permitted. The Contractor shall take sufficient precautions to protect these natural resources that are to remain, whether on-site or on adjacent property, to protect them from sediment, fuels, oils, bitumens, calcium chloride, or other harmful materials that may be a detriment. The Contractor shall conduct and schedule their Construction so as to avoid siltation, or other disturbance or impact to these natural resource areas. The Contractor shall not disturb or otherwise impact these designated natural resource areas, or areas that have been designated to be protected or as essential habitat for State or Federal listed endangered or threatened species, or Prairie or Savannah areas where the Owner has made commitments for protection of these areas. Also, if previously unidentified natural resource areas, prairies, savannahs, or areas or locations suspected of containing protected species are identified during construction, the Contractor shall not disturb them unless written permission to do so is granted by the Owner or applicable Jurisdictional Agency. If the Owner, Engineer, or applicable Jurisdictional Agency determines that additional measures are necessary to prevent or mitigate project effects on natural resource areas, prairies, savannahs, protected species, or essential habitat the Contractor shall cooperate in accomplishing these measures.
21. The Contractor shall confine their activities to within the project boundaries, work areas, or easements specified. No work shall be performed on adjacent private property or outside the project work areas without the written permission of each respective Owner. The Contractor shall be liable for damage caused to existing or newly installed improvements as well as any damage on adjacent property or areas outside designated work areas, provided damage us a result of Contractor action, or lack thereof.
22. The Contractor is responsible for returning all areas affected by equipment, materials and/or laborers to pre-construction condition or better. All existing utilities or improvements, including but not limited to pavements, curbs, drives, trees, and parkways damaged or removed during construction shall be promptly restored to their respective original pre-construction condition or better. The Contractor is also responsible for protecting all newly constructed work from damage until the project has been completed and has been approved and accepted by the Owner.
23. Clean-up and final restoration shall be performed immediately upon completion of each phase of the work or when directed to do so by the Owner, so that these areas will be restored as nearly as possible to their original pre-construction condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, landscaping, fences, mailboxes, storm sewers, drain tiles, sanitary sewers, water mains, etc. It shall also be the responsibility of the Contractor to remove from the site any and all materials and debris which results from their construction operations at no additional expense to the Owner.
24. All proposed grades shown on the Plans shall be considered to be finished grade surface elevations unless noted otherwise.
25. Construction staking/layout shall be provided by the Contractor and shall be included in the Contract Price unless otherwise agreed upon in writing with the Owner prior to the start of Construction.
26. All Construction means and methods, techniques, procedures, scheduling, sequencing, and job site safety is the sole responsibility of the Contractor.
27. The Contractor shall observe and comply with all the Occupational Safety and Health Administration (OSHA) standards, rules and regulations, as well as any other applicable local, state and federal safety requirements.
28. All trenching, shoring, bracing and construction work performed shall be in accordance with the Occupational Safety and Health Administration (OSHA) standards.
29. The Contractor shall take whatever steps necessary to protect the public from open trenches, excavations, and other site obstructions or hazards. No trenches, excavations or holes in the pavement or parkway are to be left open over a holiday, weekend, or after 3 p.m. on the day preceding a holiday or weekend.
30. During construction the Contractor and their Sub-Contractors shall keep the premises clean by removing all rubbish, debris, waste material and other accumulations as necessary. The Contractor shall clean the premises to the satisfaction of the Village of Schaumburg and Owner.
31. The Contractor shall have appropriate equipment and material including street sweepers and end loaders available on-site at all times when equipment or vehicles are using existing public or private roads and/or pavement. The Contractor shall immediately remove any sediment or debris including but not limited to dirt, mud, clay, sediment, concrete, gravel, sand, stones, plant material, refuse, garbage, oil, grease, etc. deposited on any roadway, street, walk, alley or other pavement by any equipment, vehicles or personnel associated with this project. This work shall be considered incidental to the Contract.
32. The Contractor shall at all times maintain proper dust control at the site and shall have a watering truck readily available during all working hours. The Contractor shall water the entire site whenever the site conditions become unhealthy due to blowing soil or dust. The site shall be watered as many times per day as necessary to maintain a healthy work site as determined by the Owner or Engineer. Water for non-emergency use shall not be obtained from any fire hydrant, unless the fire hydrant is metered with a proper backflow preventer in accordance with Village of Schaumburg or Jurisdictional Agency requirements. The cost to furnish dust control shall be incidental to the cost of Construction.
33. Trees not marked for removal shall be protected as necessary by the Contractor. In the event that a tree is damaged by the Contractor during construction, the Contractor shall replace such tree with a tree or trees in accordance with Village of Schaumburg requirements. If the Village of Schaumburg does not have specific tree replacement requirements, the damaged existing or newly planted tree shall be replaced in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications. The Contractor shall ensure that they are familiar with the applicable tree preservation requirements and shall be held responsible for the replacement of all damaged trees not designed for removal, and any penalties associated with the unapproved removal of trees.
34. Where overhanging branches, limbs, or roots interfere with the required construction activities, said branches, limbs, or roots shall be trimmed or pruned as necessary in accordance with Section 201 of the IDOT Standard Specifications. This work shall be performed under the supervision of an approved arborist or landscape architect.
35. The Contractor is responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices, in accordance with the Plans, applicable IDOT Standard Specifications and the MUTCD Standards to inform and protect the public during all phases of construction. The Contractor shall provide all signage, barricades, devices, equipment, personnel, etc. necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. Roadways shall remain open to a degree satisfactory to the Owner or applicable Jurisdictional Agency which at their discretion may require the Contractor to furnish traffic control under these or other circumstances where in their opinion it is necessary for the protection of life and property. Emergency vehicle access along with access to fire hydrants shall be maintained at all times. Further, unless authorized by the Owner, all existing access points shall be maintained at all times by the Contractor.
36. Where noted in the Plans, the Contractor shall have Shop Drawings and any other required supporting documentation or calculations prepared and submitted for review and approval prior to any fabrication, placement, or construction. If structural elements such as retaining walls are required, the drawings and any required supporting design calculations must be prepared, and signed and sealed by an Illinois licensed Structural Engineer.
37. The Contractor is responsible for having a set of approved Plans and Specifications with the latest revision date on the job site at all times during the construction period.
38. The Contractor shall maintain a clean, legible, undamaged set of Field Marked Construction Plans. These Field Marked Construction Plans shall show the location of the actual installed location of all underground utilities including related appurtenances (sanitary, storm, water, service stubs, gas, telephone, electric, cable TV, etc.) giving particular attention to concealed elements that would be difficult to measure and record at a later date. Any approved modifications, deviations, or alterations from the approved Plans should also be noted and shown on these Field Marked Construction Plans. These Field Marked Construction Plans shall be provided to the Owner/Engineer at the completion of construction.
39. All work that is performed that is not in conformity with the Plans, Specifications or other Contract Documents or that is defective shall be removed and replaced, or otherwise corrected or remedied by and at the sole expense of the Contractor. Any unauthorized work or work performed beyond the limits or in excess of that shown on the Plans will not be measured or paid for.
40. All work performed under the Plans, Specifications or other Contract Documents shall be guaranteed against all defects in materials and workmanship of whatever nature by the Contractor and his surety for a minimum period of 12 months from the date of final acceptance of the work by the Village of Schaumburg, other applicable Jurisdictional Agencies, and the Owner, unless otherwise agreed upon in writing with the Owner prior to the start of construction,.
41. Before acceptance by the Owner and prior to final payment all work shall be inspected and approved by the Owner or designated representative. Final payment will be made after the Contractor's work has been approved and accepted or as required by the Contract Documents.
42. If required, the Owner shall have As-built or Record Drawings prepared and submitted to the Village of Schaumburg and all other applicable Jurisdictional Agencies for approval after the completion of construction. These drawings shall be prepared in accordance with the Village of Schaumburg and other applicable Jurisdictional Agency requirements. The As-built or Record Drawings must be prepared, and signed and sealed by a registered professional Engineer in Illinois.

DEMOLITION AND CLEARING

1. The Contractor shall perform all demolition, clearing, grubbing, and tree removal and protection work in accordance with all applicable Federal, State, County and Local requirements or as noted in the Plans.
2. Prior to the commencement of any demolition or clearing activities, the Owner or Contractor shall obtain all applicable permits to disconnect the existing utility services to each building proposed for demolition.
3. The Contractor shall coordinate all demolition work with the Village of Schaumburg, utility companies, and other Jurisdictional Agencies, so as to ensure the protection of all existing sewer, water main, and other utilities, and further to ensure that proper stormwater conveyance is attained until the proposed improvements can be installed and placed into operation.
4. Clearing shall consist of the removal and legal disposal of all obstructions such as trees, hedges, fences, walls, accumulations of rubbish of whatever nature, and all logs, shrubs, brush, grass, weeds, and other vegetation and stumps. These items shall be removed whenever they are found within the street right-of-ways or within the limits of construction. Trees to be saved or protected shall be identified by the Engineer on the Plans or in the field. All trees except those designated to be saved or protected, as well as all stumps and hedges within the limits of construction, shall be removed completely and legally disposed of off-site or as otherwise designated on the Plans or authorized by the Owner. Trees designated to be saved or protected as indicated on the Plans or as directed by the Engineer, shall be protected from damage in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications.
5. All items shown to be removed on the Plans including items not specifically noted but necessary to be removed to construct the proposed improvements shall be demolished or removed as necessary and disposed of legally off-site or as approved by the Owner.
6. Existing utilities to be disconnected shall be done so at the main or as directed by the applicable Jurisdictional Agency or as noted on the Plans.
7. Utilities marked to be abandoned shall be abandoned as required by the applicable Jurisdictional Agency or as noted on the Plans.
8. All existing pavement or concrete to be removed shall be saw-cut along the limits of the proposed removal to provide a clean vertical edge. The cost of saw-cutting shall be considered incidental to the removal of each item.
9. All voids left by any item removed under any proposed building, pavement walk or other structural areas or within zones of influence thereof shall be properly backfilled with suitable backfill material and/or compacted as necessary by the Contractor.
10. The Contractor shall implement a daily program for dust control as it relates to the demolition and clearing activities. This program is to be approved by the Village of Schaumburg prior to the start of any demolition or clearing work.
11. All existing building services serving buildings that are to be removed shall be disconnected and removed as required by the applicable Jurisdictional Agency.
12. All existing wells shown on the Plans to be abandoned or that are discovered during the course of construction shall be exposed and cut-off three (3) feet below the proposed finished grade and sealed by the Contractor in accordance with Section 920 of the "Illinois Water Well Construction Code", latest edition, or as required by the Health Department or by any other Local, County, State or Federal rules and regulations.
13. All existing septic tanks, grease traps or similar shown on the Plans to be abandoned or that are discovered during the course of construction shall have all liquids and solids removed and disposed of legally off-site by a licensed commercial waste hauler in accordance with the requirements of the Health Department or as required by any Local, County, State or Federal rules and regulations. The structures shall then be removed and disposed legally off-site or broken in-place, so as not to hold liquid, and back-filled with suitable materials by the Contractor or as required by the Health Department or by any other Local, County, State or Federal rules and regulations.
14. Any material containing asbestos or other hazardous materials found within existing structures or other items shown to be removed in order to construct the proposed improvements shall be removed from the site and legally disposed of off-site by the Contractor in accordance with applicable County, State or Federal rules or regulations.
15. All fire access lanes or routes located within the existing project area shall remain in service, clean of debris, and accessible for use by emergency vehicles at all times while demolition and clearing work is being performed.
16. It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their demolition or clearing operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

EARTHWORK AND GRADING

1. All earthwork and grading activities shall be performed in accordance with the IDOT Standard Specifications or as noted in the Plans. Included in this work, but not necessarily limited to the following are: stripping and stockpiling of topsoil, mass grading and fine grading of the site and roadways, excavation of unsuitable materials and adequate disposal of unsuitable materials and their replacement with suitable materials where required, construction of detention ponds, berm construction, and miscellaneous topsoil respread and seeding.
2. Any earthwork quantities, calculations, summaries that have been furnished by the Engineer are for information purposes only and are provided without any guarantee by the Owner or Engineer whatsoever as to their sufficiency or accuracy. They are intended to be used solely as a guide for the Contractor in determining the scope of the completed project. It is the responsibility of the Contractor to determine all material quantities and apprise themselves of all site conditions. The Contractor warrants that he has performed his own investigations as necessary and his own calculations to determine site soil conditions and earthwork quantities. The Engineer makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction tolerances and construction methods that are beyond the control of the Engineer. In the event that the Earthwork is indicated to be Lump Sum then the Contract Price submitted by the Contractor shall be considered as Lump Sum and shall include all items necessary for the complete project and no claims for extra work will be recognized unless authorized in writing by the Owner.
3. The soil boring reports for the subject property can be obtained from the Owner. The information presented in these reports is solely for the guidance of the Contractor. The Owner and the Engineer make no representation or warranty regarding the information contained in the boring logs or soils report. The Contractor shall make their own investigations and shall plan their work accordingly. Arrangements to enter the property during the bidding phase may be made upon request of the Owner. There will be no additional payment for expenses incurred by the Contractor resulting from adverse soil or ground water conditions.
4. The initial establishment of soil erosion and sediment control measures such as the placement of erosion control silt fence, stabilized construction entrance, inlet protection, etc. shall be installed by the Contractor prior to the start of demolition, clearing and mass grading.
5. All earthwork and grading operations are to be supervised and inspected by a qualified Geotechnical/Soils Engineer or their designated representative. All testing, inspection, observation, and supervision of soil quality, unsuitable soil removal and its replacement, compaction testing, ensuring ponds and retention areas hold/retain water and other soils related operations shall be entirely the responsibility of the Geotechnical/Soils Engineer. Furthermore, no undercut or other recommended remediation work shall be performed without authorization by the Owner and documentation of extent by the Geotechnical/Soils Engineer.
6. A qualified Geotechnical/Soils Engineer or their designated representative shall observe the construction of the retention and detention areas including berming to ensure the areas will be capable of holding the designated normal and high water levels. Gravel or sand seams, or other conditions which may be encountered and which might tend to dewater the area shall be remedied as directed by the Geotechnical/Soils Engineer.
7. Topsoil stripping or excavation shall initially consist of the removal of the uppermost layers of organic soil and stockpiling at a location shown on the Plans, in another area deemed appropriate by the Contractor and approved by the Owner, or at a location specified by the Owner or Engineer. No stockpile location shall be finalized without the explicit approval from the Owner. Further, stockpiles shall not be located within flood prone areas or within designated buffer areas.
8. Stripping of vegetation or ground cover, grading, or other soil disturbance activities shall be done in a manner which will minimize soil erosion. Further, the disturbance shall be kept to a minimum and all disturbed areas shall be stabilized with temporary or permanent measures within fourteen (14) days of active hydrologic disturbance or re-disturbance.
9. The Contractor shall take precautionary measures to minimize earthwork and other activities in the areas where trees are to be saved or protected as to not cause injury to roots or trunks.
10. Embankment placement including preparation of existing ground surface prior to embankment placement and compaction shall be in accordance with Section 205 of the IDOT Standard Specifications. All embankments located within structural fill areas or zones of influence thereof shall be constructed to a minimum 95% of the modified proctor density in accordance with ASTM D1557. Embankments located in non-structural fill areas shall be constructed to a minimum of 90% of the modified proctor density in accordance with ASTM D1557.
11. Topsoil respread shall consist of placing a minimum of a four (4) inch layer of topsoil or depth indicated on the Plans over the disturbed unpaved areas within the construction limits. These areas shall then be seeded, sodded, landscaped, stabilized, etc. as indicated on the Plans.
12. Sod shall be placed on all disturbed areas within the right-of-way and at other locations indicated on the Plans.
13. Refer to the Landscape Plans prepared By Others for additional information on the landscaping and ground cover requirements.
14. Completed subgrade grading and final finished grading for all proposed improvements shall be within a tolerance of plus or minus one-tenth (0.1) foot of the design elevation.
15. Contractor shall provide uniform slopes between proposed grades and smooth vertical curves/transitions through all high and low points. Smooth transitions shall be provided where any proposed improvements match into or abut existing improvements.
16. The subgrade for the proposed streets and other pavement areas shall be proof-rolled by the Contractor in the presence of the Village of Schaumburg Engineer or applicable Jurisdictional Agency and the Geotechnical/Soils Engineer. Any unstable areas or failures encountered shall be removed and replaced or remediated as directed by the Village of Schaumburg Engineer or applicable Jurisdictional Agency and Geotechnical/Soils Engineer. Any unstable areas or failures encountered and remediation method including approximate size, quantity, etc. shall be documented by the Geotechnical/Soils Engineer.
17. It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their construction operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

SEWER AND WATER MAIN GENERAL NOTES

1. All sanitary sewers, storm sewers and water mains as well as their services and other related appurtenances shall be constructed and tested in accordance with the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition, the requirements of the applicable Jurisdictional Agency, and the applicable Typical Details.
2. Rough grading shall be within one (1) foot of finished subgrade elevation shall be completed prior to the commencement of the underground utility construction.
3. Trench excavation, bedding and backfill, and compaction for sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be in accordance with applicable Trench Section Details.
4. When in the opinion of the Geotechnical/Soils Engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable materials below the depth of the bedding specified, the Contractor shall remove the unsuitable soils and replace the material with granular compacted bedding material as directed by the Geotechnical/Soils Engineer, Village of Schaumburg or other applicable Jurisdictional Agency. The depth of the required removal and replacement shall be documented by the Geotechnical/Soils Engineer and witnessed by the Contractor. This work, when approved by the Owner and Geotechnical/Soils Engineer, will be measured and paid for at the contract unit price per cubic yard in place for unsuitable soil which price shall include the removal and off-site disposal of unsuitable soil, the additional bedding material, and all labor, materials and equipment required to perform the work as specified.
5. All utility trenches for the proposed sanitary sewer, storm sewer, water main and services lying under or where the inner edge of the trench is within two (2) feet of any pavement area, curb, curb and gutter, stabilized shoulder, sidewalk, building, utility crossing or other structural area shall be backfilled with select granular backfill material and compacted as noted on the Plans.
6. The Contractor shall be responsible for dewatering any excavation for the installation of sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances. Any dewatering required to construct the proposed underground improvements shall be considered incidental to the respective underground improvement.
7. Connections to an existing sewer main shall be to an existing service stub, wye, tee, or manhole where possible. Sewer connections to existing sanitary manholes shall be machine cored. All pipe connections to sanitary structures shall be made with flexible waterstop gasket/boot (resilient connector) conforming to ASTM C923.
8. When connecting to an existing sewer main by means other than an existing service stub, wye, tee, or manhole, one of the following methods shall be used:
   a. Circular saw-cut of sewer main by proper tools ("sewer-tap" machine or similar) and proper installation of a suitable hub-wye saddle or hub-tee saddle.
   b. Remove the 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 the desired length of pipe for insertion of proper fittings, using "Band-Seal" or similar flexible type couplings to hold it firmly in place.
   d. Other method approved by Jurisdictional Agency.
9. "Band-Seal" or similar flexible type couplings shall be used in the connection of sewer pipe of dissimilar materials.
10. The Contractor shall mark the locations of the ends of the service stubs with 4"x4" wood posts extending a minimum of three (3) feet above the ground. The top twelve (12) inches of post shall be painted green for sanitary, white for storm, and blue for water. The Contractor shall keep accurate records of all service connection locations.
11. All structures including but not limited to frames and lids or grates, cleanouts, b-boxes, etc. shall be adjusted as necessary by the Contractor to final finished grade elevation.
12. All sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be thoroughly cleaned to the satisfaction of the Village of Schaumburg, Owner, and Engineer as necessary during construction, prior to inspection and testing, and at the end of the project.
13. The Contractor shall coordinate the testing and televising so that it can be witnessed by the applicable Jurisdiction Agency.
14. The cost of the cleaning, televising, and testing shall be considered incidental to the Contract.
15. All deficiencies and defects observed as well as any necessary corrective work required as the result of testing or television inspection shall be performed by the Contractor at no additional cost to the Owner and without delay. All dips, cracks, leaks, improperly sealed joints and departures from the approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and/or re-televised and such further inspection made as may appear warranted by the Owner or as required by the Jurisdictional Agency.
16. Refer to Sanitary Sewer, Storm Sewer, Water Main and Water Main Protection Requirements for additional requirements.

SANITARY SEWER

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Gravity Sanitary Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212 and F477.
   b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
3. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
   b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
4. All sanitary manholes shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If manhole diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches and defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Sanitary manholes shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height or as permitted by the applicable Jurisdictional Agency. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.
5. External chimney seals shall be provided on all sanitary manholes and all sanitary manholes shall be watertight.
6. Sanitary manhole frames and lids shall be Neenah R-1713 with Type B, self-sealing, watertight lids with concealed pick holes or approved equal, unless noted otherwise in the Plans. Sanitary manhole lids shall be imprinted with the word "SANITARY" cast into the lid.
7. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on-center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
8. An external drop manhole structure in accordance with Plans or other Jurisdictional Agency requirements shall be provided where the difference between inverts is greater than or equal to two (2) feet.
9. The minimum cover over sanitary sewer lines and services shall be three (3) feet.
10. The minimum sanitary service line size shall be 6-inch diameter pipe at a 1.0% minimum slope. All services stubs shall be capped with a watertight plug until connection is ready to be made. The plug shall be properly secured to withstand the required test pressures.
11. Sanitary sewer service risers shall be installed where the mainline sewer depth is greater than twelve (12) feet or in locations indicated on the Plans.
12. Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
13. All floor drains shall discharge into the sanitary sewer.
14. External grease traps, if applicable, shall be provided in accordance with the Jurisdictional Agency requirements at the locations shown on Plans. Contractor shall submit shop drawings for review and approval prior to ordering or fabricating the grease trap.
15. Sanitary sewers and related appurtenances shall be tested and televised in accordance with the following:
   a. All sanitary sewers shall be tested for acceptability by either an air test, infiltration of water test, or exfiltration of water test or a combination thereof in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village of Schaumburg or applicable Jurisdictional Agency, whichever is more restrictive. The maximum allowable rate of infiltration or exfiltration shall not exceed 200 gallons per inch diameter of pipe per mile of pipe per day.
   b. All flexible pipe sanitary sewers shall be deflection tested in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village of Schaumburg or applicable Jurisdictional Agency, whichever is more restrictive. Deflection shall not exceed the manufacturer's recommended deflection limits or a maximum of 5% of the internal diameter of the pipe, whichever is more stringent.
   c. All sanitary manholes shall be tested for watertightness using a leakage test in accordance with ASTM C969 - "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines" or ASTM C1244 - "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test Prior to Backfill".
   d. The Contractor shall televise all newly constructed sanitary sewers in accordance with applicable Jurisdictional Agency requirements prior to the completion of the project and final acceptance. A copy of the inspection video shall be provided to the applicable Jurisdictional Agency and the Engineer for review.

No.	Date	Revision

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GENERAL NOTES AND SPECIFICATIONS

BRUSTER'S REAL ICE CREAM
SITE IMPROVEMENT PLANS
SCHAUMBURG, ILLINOIS

Project Manager: K M L
Engineer: P A L
Date: 08-05-2025
Project No. 25-087
Sheet C2.0 / C9

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Plot Date: Aug 04, 2025 - 5:55pm Plotted By: filip-m
File Name: P:\2025\25087\Drawings\Final Engineering\25087 Final Engineering Plans.dwg

STORM SEWER

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Storm Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Reinforced Concrete Pipe (RCP) conforming to ASTM C76 with O-Ring gasket joints conforming to ASTM C443. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
   b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212.
   c. High Density Polyethylene (HDPE) Pipe with smooth wall interior conforming to ASTM D3350 with joints conforming to ASTM D3212 and ASTM D3350.
   d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
3. Where water main quality pipe and joints are required to meet the water main protection requirements the storm sewer pipe shall be constructed from one or more of the following materials as specified on the:
   a. Reinforced Concrete Pipe (RCP) conforming to ASTM C361 with O-Ring gasket joints conforming to ASTM C443 and C361. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
   b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
   c. High Density Polyethylene (HDPE) pressure pipe with smooth wall interior and joints conforming to AWWA C-906.
   d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
4. Non-circular reinforced concrete pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Reinforced Concrete Arch Pipe in accordance with ASTM C506 and AASHTO M206.
   b. Reinforced Concrete Elliptical Pipe in accordance with ASTM C507 and AASHTO M207.
   c. Reinforced Concrete Box Culvert Sections in accordance with ASTM C1433.
5. All storm structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478. If the structure diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches and defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Storm manholes and catch basins shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Catch Basins shall have the sump depth as specified in the Plans. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.
6. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on-center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
7. Open lid storm structures and lids shall be designated with "Gr" on the Plans and closed lid storm structures are designated with "Rim" on the Plans.
8. Closed lid storm structures frames and lids shall be Neenah R-1713 with Type B lid, or approved equal, unless noted otherwise in the Plans. Closed lid storm lids shall be imprinted with the word "STORM" and "DRAINS TO RIVER. DUMP NO WASTE" cast into the lid.
9. Open lid storm structures frames and lids shall be Neenah R-2504-D, or approved equal, unless noted otherwise in the Plans.
10. Yard area drain structures shall be Nyloplast inline drains or drain basin structures, or approved equal, unless noted otherwise in the Plans.
11. Concrete flared end sections shall be precast reinforced concrete with an end block cast separate to anchor flared end section in place in accordance with IDOT Standard 542301 for circular concrete pipe and IDOT Standard 542306 for elliptical concrete pipe. Grating for flared end sections shall be in accordance with IDOT Standard 542311 and shall be provided at all flared end sections twelve (12) inches or greater.
12. Rip-Rap with filter fabric in accordance with Section 281 of the IDOT Standard Specifications shall be provided at locations shown on the Plans.
13. Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
14. All downspouts, footing drains, and outside storm drains shall discharge to the storm sewer or discharge at grade. No stormwater shall be discharged into the sanitary sewer system.
15. Perforated pipe underdrains shall be corrugated flexible HDPE pipe conforming to AASHTO M252 or M294, perforated polyethylene pipe of diameter specified on the Plans with a smooth interior and wrapped in a soil filter fabric sock supplied and installed by the Contractor.
16. Elevations of structures located in curb and gutter are flow line elevations.
17. Elevations of flared end sections are provided at the extreme outer end of the flared end section.

WATER MAIN

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Water Main Pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. All Water main pipe 4" and larger shall be ductile iron Class 52 conforming to ANSI 21.51 with cement lining unless otherwise approved by the Village Engineer. Ductile iron pipe shall have an external metallic zinc-based coating with finishing layer topcoat applied according to ISO Standard 8179-1, latest edition. The mass of the zinc applied shall be 200g/m^2 of pipe surface area. All DIP shall be encased; Encasement of piping shall be V-Bio Enhanced Polyethylene film in tube or sheet in accordance with ANSI/AWWA C105/A21.5. All water service lines 3" and smaller shall be Type K copper, unless otherwise notes.
   b. Polyvinyl Chloride (PVC) Pipe, SDR 18 conforming to AWWA C900 (4"-12" diameters) and AWWA C905 (14"-48" diameters) with a pressure rating of 235 conforming to ASTM D2241 and joints in accordance with ASTM D3139 with elastomeric seals in accordance with ASTM F477. Installation of PVC pipe and fittings shall be in accordance with AWWA C605.
   c. High Density Polyethylene (HDPE) pressure pipe and fittings for water main in accordance with AWWA C906, DR 11, 160 psi, with ductile iron pipe outside dimension.
3. Ductile iron fittings or cast iron fittings shall conform to ANSI A21.10 and AWWA C111; and compact ductile iron fittings shall conform to ANSI A21.53 and AWWA C153.
4. All water structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If structure diameter is not specified in the Plans the required structure diameter shall be determined by size of pipes and appurtenances that need to be located within said structure. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Water structures shall have concentric cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar. All water structures shall be watertight.
5. Valve vaults shall have minimum inside diameter of sixty (60) inches for eight (8) inch diameter and smaller valves, and have a minimum inside diameter of seventy-two (72) inches for ten (10) inch and larger valves.
6. Water services 2 ½ inches in diameter and smaller shall be Type K Copper for underground services conforming to ASTM B88 and ASTM B251. Larger diameter water services shall be of same pipe and joint materials as the mainline water main or as noted on the Plans.
7. The minimum cover from finished grade to the top of the water main and water services shall be 5.5 feet.
8. Water main fittings (i.e., bends, elbows, tees, reducers, etc.) may not be specifically referenced on the Plans and are to be considered incidental and included in the linear footage cost of the watermain.
9. The standards for maximum deflection at pipe joints and laying radius for the various pipe types and lengths shall be per the following:
   a. Ductile Iron Pipe (DIP) - AWWA C600.
   b. Polyvinyl Chloride (PVC) Pipe - AWWA C900.
   c. High Density Polyethylene (HDPE) - Per Manufacturer's requirements.
10. Thrust blocking shall be installed on water mains at all tees, elbows, plugs, and bends 11 ¼ degrees or greater etc. per the "Standard Specifications for Water and Sewer Construction", latest edition. Thrust blocking shall be poured in place Portland Cement Concrete.
11. All bends greater than 10 degrees, hydrants, tees, and fittings shall be mechanical joint with Mega-Lug retaining glands or Field Lok gasket in casings, between fittings and at grade changes.
12. All bolts and nuts shall be stainless steel.
13. A tracer wire shall be installed on all non-metallic water mains. The wire shall be continuous from valve vault to valve vault.
14. Frame and lids for water structures shall be Neenah R-1713 or approved equal and lids shall be imprinted with the word "WATER" cast into the lid. Any valve vault lid placed within Village right-of-way or easement shall have "VILLAGE OF SCHAUMBURG" cast into the lid.
15. All water valves, fire hydrants, b-boxes, corporation stops, curb stops, ground key stops, service boxes, tapping sleeves, and other water main related appurtenances shall conform to Village/City or applicable Jurisdictional Agency Requirements and shall furnish and install the same. Contractor shall verify exact model, style, type, and manufacturer required prior to ordering. All fire hydrants shall be painted in accordance with the applicable Jurisdictional Agency requirements.
16. Valves shall be non-rising stem type and shall close by turning clockwise. All valves shall be resilient wedge gate or ball valves, except that butterfly valves shall be installed on all water mains 16" diameter and larger, conforming to AWWA C500 with a minimum rated working pressure of 200 psi and in accordance with applicable Jurisdictional Agency requirements. Specialty valves and fittings such as cut-in-valves, tapping sleeves and valves, pressure reducing valves, insertion valves, and air release valves shall conform to the requirements of the applicable Jurisdictional Agency requirements and shall be installed at locations indicated on the Plans.
17. When making connections to existing water mains requires a shutdown that requires an interruption in service, the Contractor shall contact the Owner of the water main and they shall mutually agree upon a date and a time for connections which will allow ample time to perform the work required in order to make the required connection. Notifications of all users to be affected by the interruption shall be provided a minimum of twenty-four (24) hours prior to the service interruption. All water mains opened to atmosphere must be disinfected prior to returning the water main to service.
18. Water Main and related appurtenances shall be tested in accordance with the following:
   a. All water mains shall be tested by means of a pressure test and leakage test, in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition, AWWA C600, and in accordance with applicable Jurisdictional Agency requirements.
   b. All water structures (i.e., valve vaults) shall be subject to a leakage test in accordance with IEPA guidelines and Jurisdictional Agency requirements.
19. After completion of the water main testing, the water mains and related appurtenances shall be flushed clean and disinfected (chlorinated) in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and in accordance with applicable Jurisdictional Agency requirements.

WATER MAIN PROTECTION REQUIREMENTS

Water mains, water services and related appurtenances shall be protected from any existing or proposed drains, sanitary sewers, storm sewers, combined sewers, force mains, and sewer services. All these previously mentioned items shall collectively be referred to as "sewer(s)" for the remainder of this section. Horizontal and vertical separation requirements between water mains and sewers as well as other water main protection requirements shall be in accordance with "Standard Specifications for Water and Sewer Construction in Illinois", latest edition and per the following:

1. Horizontal Separation:
   a. Whenever possible, an existing or proposed water main must be at least ten (10) feet horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service.
   b. Should local conditions exist which would prevent a lateral separation of ten (10) feet, an existing or proposed water main may be closer than ten (10) feet to a sewer provided that the water main invert is at least eighteen (18) inches above the crown of the sewer, and is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.
   c. If it is impossible to obtain proper horizontal and vertical separation as described in Items 1a and 1b above, both the water main and sewer must be constructed of pipe and joint material that conforms to water main quality pipe and joint standards, and be pressure tested to the maximum expected surcharge head to assure water tightness before backfilling.
2. Vertical Separation:
   a. Whenever water mains cross sewers, the water main shall be laid at such an elevation that the invert of the water main is at least eighteen (18) inches above the crown of the sewer. This vertical separation shall be maintained for that portion of the water main located within ten (10) feet horizontally of any sewer crossed. This must be measured as the perpendicular distance from the water main to the sewer. A length of water main pipe shall be centered over the sewer to be crossed with joints placed equidistant from the sewer.
   b. Where conditions exist that the minimum vertical separation set forth in Item 2a above cannot be maintained, or it is necessary for the water main to pass under a sewer, one of the following two measures must be taken:
      i. The water main shall be installed within a PVC casing pipe that conforms to water main quality pipe and joint standards and the casing pipe shall extend on each side of the crossing until the normal distance from the water main to the sewer is at least ten (10) feet.
      ii. The involved sewer shall be constructed of pipe and joint material which would conform to water main quality pipe and joint standards until the normal distance on either side of the crossing from the water main to the sewer is at least ten (10) feet.
   c. In making such crossings, a length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer. Where a water main must cross under a sewer, a vertical separation of eighteen (18) inches between the invert of the sewer and the crown of the water main shall be maintained, along with means to support the sewer to prevent their settling and breaking the water main.
3. The horizontal and vertical separation between water service lines and sewers or related service lines should be the same as for water mains, as detailed above, except that when minimum horizontal and vertical separation water main quality pipe and joints as described under Vertical Separation above, may be used for sewer or related service lines.
4. Water mains or services shall not be allowed to pass through or come into contact with sewer structures.
5. Water mains shall be separated from septic tanks, disposal fields, seepage beds, and sewage lift stations by a minimum of twenty-five (25) feet.
6. Water mains shall be separated from sanitary sewer force mains by a minimum of at least ten (10) feet horizontally and there shall be an eighteen (18) inch vertical separation at crossings.
7. The Contractor shall protect water mains and service lines from the entrance of hydrocarbons through diffusion through any material used in the construction of the line.
8. Casing pipe shall be installed in locations and of material specified on the Plans or where necessary to meet the water main protection requirements. The carrier pipe shall be securely blocked and banded with appropriately spaced spacers, and sanitary and storm sewers shall maintain the specified gradient. Upon installing the carrier pipe the voids between the casing and carrier pipe shall be filled with sand, pea gravel or flowable fill and the ends shall be sealed.

PAVEMENT, CURB & GUTTER, AND WALKS

1. All work under this Section shall be performed in accordance the IDOT Standard Specifications or as specified in the Plans.
2. Concrete curb or curb and gutter shall be constructed in accordance with the Plans and Section 606 of the IDOT Standard Specifications. A 1" pre-molded fiber joint filler along with two (2) 18" long x ½" (#6) epoxy coated smooth round dowel bars with greased end caps, centered on joint, shall be provided at expansion joints. Expansion joints shall be provided at a maximum of sixty (60) foot intervals and at all points of curvature and tangency, curb returns, five (5) feet either side of edge of structures, and at the end of each pour. Contraction joints shall be provided at maximum fifteen (15) foot intervals.
3. Where proposed curb or curb and gutter connects to an existing curb or curb and gutter, the existing curb or curb and gutter shall be saw-cut and then two 18" long x ¾" (#6) epoxy coated smooth round dowel bars with greased end caps shall be drilled and installed nine (9) inches into the existing and proposed curb. Bars shall be installed in a location similar to that of the expansion joint in the curb or curb and gutter as applicable.
4. All curb and curb and gutter constructed over a utility trench shall be reinforced with two (2) #5 epoxy coated reinforcing bars for a length of twenty (20) feet centered over the trench or as shown on the plans.
5. Reversed pitched curb and gutter shall be installed in areas where pavement slopes away from the curb.
6. Sidewalks and walks shall be constructed in accordance with the Plans and Section 424 of the IDOT Standard Specifications. Concrete sidewalks and walks shall be thickened to a minimum of 6" at all driveways. All sidewalks and walks shall be IDOT Portland Cement Concrete, Class SI, on compacted aggregate base course as shown on the Plans. Scored contraction joints shall be provided at five (5) foot intervals. Expansion joints consisting of a ½" pre-molded fiber joint filler shall be provided at maximum fifty (50) foot intervals, and adjacent to concrete curbs, drives, foundations, ramps, etc. as well as when meeting existing concrete walks.
7. Sidewalks and walks constructed over a utility trench shall be reinforced with three (3) #5 round epoxy coated reinforcing bars for a length of twenty (20) feet centered over the utility trench or as shown on the plans.
8. Curb ramps accessible to the disabled with raised truncated dome detectable warning surface of standard brick red color or other contrasting color shall be provided at all locations where sidewalk meets curb and at other locations shown on the Plans in accordance with the Illinois Accessibility Code (IAC), latest edition and IDOT Standard 424001, latest revision.
9. Curing and protection of all exposed concrete surfaces shall be in accordance with the IDOT Standard Specifications. No "honey-combing" or other similar failures of the concrete surfaces will be accepted.
10. Aggregate base course shall be in accordance with the Plans and Section 351 of the IDOT Standard Specifications. Aggregate base course material shall be CA-6, Type B, 100% crushed gravel conforming to Section 1004 of the IDOT Standard Specifications.
11. Bituminous binder and surface courses shall be Hot Mix Asphalt (HMA) of type and compacted thickness as specified in the Plans and shall be constructed in accordance with Section 406 of the IDOT Standard Specifications. The surface course shall be made with virgin materials; no recycled materials shall be allowed unless specified otherwise on the Plans. The Contractor shall provide and pay for the services of a competent paving laboratory to design and supervise the control of the paving mixture. All paving materials and mixes shall be IDOT certified.
12. Portland cement concrete (PCC) pavement shall be Class PV with reinforcement as specified on Plans and be constructed in accordance with Section 420 of the IDOT Standard Specifications.
13. All concrete work shall be finished with a broom finish unless specified otherwise in the Plans.
14. The Contractor shall saw-cut the exposed edges of all existing pavement adjacent to any proposed pavement, apron, sidewalk, curb and gutter or similar to provide a smooth, clean edge that is free of loose material. A proper transition butt joint and/or taper shall also be provided as necessary. Refer to butt joint detail for additional information.
15. The testing of the subgrade, aggregate base course, bituminous aggregate material, binder course, surface course, and concrete work shall be required and be performed in accordance with the IDOT Standard Specifications and requirements of the applicable Jurisdictional Agency. A qualified testing firm shall be employed to perform the required tests, ensure quality and conformance, and provide the results to the Engineer, Owner, and Jurisdictional Agency. The Contractor shall provide the Owner with a construction schedule and shall coordinate all required testing with the testing firm.
16. Prior to the commencement of any paving activities, a proof-roll must be performed by the Contractor and approved by the Village/City or applicable Jurisdictional Agency, and the Owner. All areas not passing the proof-roll shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner. Any remediate areas shall be re-tested.
17. Prior to installation of the aggregate base course:
   a. The subgrade shall be prepared in accordance with Section 301 of the IDOT Standard Specifications.
   b. The Contractor shall be responsible for all subgrade compaction and preparation to within 0.1-ft of the proposed subgrade elevation. Subgrade shall be compacted to a minimum 95% of the modified proctor density in accordance with ASTM D1557.
   c. Sub-grade shall pass a proof-roll and any unsuitable areas in the subgrade shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner.
18. Prior to the installation of the binder course:
   a. The aggregate base course shall be prepared in accordance with Section 351 of the IDOT Standard Specifications.
   b. The aggregate base course shall be clean and dry.
   c. The bituminous priming material shall be prepared and applied according to Section 403 of the IDOT Standard Specifications.
   d. The Contractor shall prime the aggregate base course at a rate of 0.25 gallons per square yard prior to the placement of the binder course.
   e. The binder course shall be placed only when the temperature in the shade is at least 40º F and the forecast is for rising temperatures.
19. Prior to the installation of the surface course:
   a. The Contractor shall patch and repair all damaged and failed areas in the binder course to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
   b. The Contractor shall repair all damaged curb and gutter or other concrete pavement to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
   c. Structures within pavement shall be adjusted to final surface grade.
   d. The Contractor shall clean and prime the binder course at a rate of 0.05 gallons per square yard prior to the placement of the surface course.
   e. The surface course shall be placed only when the air temperature in the shade is at least 45º F and the forecast is for rising temperatures.
20. Pavement marking/striping:
   a. All Pavement markings shall be in accordance with Section 780 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size and color specified on the Plans.
   b. Pavement marking on freeways shall be placed with truck-mounted equipment. Markings on roads other than freeways may be placed with either truck-mounted or hand-operated equipment.
   c. Before applying the pavement marking material, the pavement shall be clean, dry, and free of debris or any other material that would reduce the adhesion of the markings on the pavement.
   d. Pavement markings shall be applied in accordance with the manufacturer's recommended instructions.
   e. Pavement markings shall be uniform and have clean, straight edges.
   f. Pavement marking words and symbols shall conform closely to the dimensions and spacing specified in the MUTCD, IDOT Standard Details, and the Plans.
   g. Deviations from the required dimensions and spacing or other departures from reasonable standards of professionalism will be cause for rejection by the Engineer.
21. Handicapped stalls shall be striped and signed in accordance with the Illinois Accessibility Code (IAC), latest edition and any other applicable ADA guidelines. Handicapped stalls shall be a minimum of sixteen (16) feet wide and signage shall be affixed to a post permanently mounted in the ground or wall and located in the center of the space no further than five (5) feet from the front of the accessible space. The minimum height to the bottom of the fine sign shall be five (5) feet. Handicapped stall striping shall be yellow in color. No blue paint is allowed for symbols.
22. All signs shall be constructed of 0.08 inch thick flat aluminum panels with reflectorized legend on the face in accordance with Section 720 of the IDOT Standard Specifications and the MUTCD.
23. All posts shall be a heavy duty steel "U" shaped channel weighing 3.0 pounds/foot such as a Type B metal post per Section 729 of the IDOT Standard Specifications.
24. Raised reflective pavement markers shall be in accordance with Section 781 of the IDOT Standard Specifications and be recessed into the pavement as required by the applicable Jurisdictional Agency.
25. Pavement marking and marker removal shall be in accordance with Section 783 of the IDOT Standard Specifications.
26. All pavements, curb, curb and gutters, walks, etc. shall be cleaned to the satisfaction of the Village/City or applicable Jurisdictional Agency, Owner, and Engineer as necessary during construction and at the end of the project prior to the final acceptance.

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

1. All soil erosion and sedimentation control (SESC) measures shall be installed and properly maintained in accordance with the Illinois Environmental Protection Agency's (IEPA) "Illinois Urban Manual", latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition, and shall be followed as directed by the Village/City and Engineer. In addition, on sites that will ultimately result in the disturbance of one (1) acre or more the provisions outlined in the General National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10, latest edition, shall also be followed.
2. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
3. All erosion control measures are to be installed prior to any demolition, earth moving activities or other disturbance.
4. Soil Erosion Control measures shall include the provision of an erosion control fence as required along the area of disturbance, a stabilized construction entrance, and sediment traps or other inlet protection method at each inlet or catch basin.
5. Contractor to establish a temporary stabilized construction entrance as well as install all perimeter silt fence prior to the start of any clearing or grading activities.
6. Temporary gravel stabilized construction entrance shall be maintained, adjusted, and/or relocated as necessary to prevent mud and other debris from being tracked onto adjacent public roadways. Any mud or other debris that is tracked onto a public road shall be properly removed as soon as practical, but before the end of each working day.
7. After the start of mass grading and before all storm water conveyance improvements are in place and functional, all on-site storm water shall be temporarily diverted into the detention basin or a properly constructed temporary sedimentation basin or collection device, as per local requirements, so as to prevent surface waters from flowing onto adjacent property.
8. Disturbed areas shall be stabilized by seeding within seven (7) calendar days of the completion of disturbance. If construction activity on a portion of the site is to resume within fourteen (14) calendar days of the end of the last disturbance, then stabilization measures do not have to be initiated on that portion of the site by the 7th day after the completion of said disturbance. Areas with slopes 3H:1V or greater shall be stabilized with erosion control blanket or mat in addition to seeding.
9. The Contractor shall provide adequate planning and supervision during the project construction period for implementing construction methods, processes and cleanup procedures necessary to prevent water pollution and control erosion.
10. No sediment or debris shall be allowed to enter the existing storm sewer system or flow off-site.
11. All temporary and permanent erosion and sedimentation control measures shall be maintained, repaired and/or replaced as necessary to ensure effective performance. If required, a designated erosion control inspector shall inspect all measures every seven (7) calendar days, or within twenty-four (24) hours of a 0.5-inch rain event or equivalent snowfall, and report where items are in non-compliance. Otherwise, the Contractor shall be responsible for the inspection as well as maintenance of all measures and shall be subject to the terms of Federal, State, and local requirements.
12. All temporary erosion and sedimentation control measures are to remain in place and be functioning until final stabilization. After final stabilization, the Contractor is to remove and properly dispose of all erosion and sedimentation measures according to Jurisdictional Agency requirements within thirty (30) days. All disturbed areas or trapped sediment that accumulates from said measures shall be permanently stabilized.
13. Topsoil stockpiles shall not be located in flood prone areas or buffers protecting wetlands, or waters of the United States or County. Stockpiles shall be protected from erosion by installing silt fence around the perimeter of the stockpile(s). Stockpiles shall be seeded within seven (7) calendar days of completion.
14. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through an effective sediment control measure (i.e., sediment Trap, sediment Basin, or other appropriate measure).
15. All storm sewers, drainage structures, catch basin sumps and/or retention/detention/sedimentation basins provided within this project are to be cleaned at the end of construction and prior to final acceptance. Cleaning may also be required during the course of construction if it is determined that the structures are not properly functioning and their performance is impaired.
16. Storm water conveyance swales, channels, streams or similar, if disturbed, are to be stabilized within 48 hours after the end of active disturbance.
17. Extreme caution shall be taken by the Contractor to prevent erosion and siltation during construction. The Contractor shall inspect catch basins and clean out if necessary. The contractor shall use silt/erosion control fence staked in place to prevent siltation of all drainage structures.
18. The Contractor shall water the site, as required during dry weather to control dust.
19. Erosion Control Maintenance and Replacement Notes:
   a. Silt fences are to be cleaned as required during the course of the construction of the project or if the Engineer determines that they are not properly functioning and their performance is impaired.
   b. Sediment traps and basins shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
   c. Should the fabric decomposed or become ineffective prior to the end of the expected life and the barrier still be necessary, the fabric shall be replaced promptly.
   d. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.
   e. Mud or dust which is deposited on adjacent roadways shall be removed at the end of each day.
20. The sediment and erosion control measures indicated on the plans are the minimum requirements. Additional measures may be required, as directed by the Engineer or Jurisdictional Agency.
21. The Contractor shall assume responsibility for maintenance of all soil erosion and sedimentation control measures during and after construction. However, the Contractor shall not transfer these improvements for the purpose of maintenance until they have completed with the above and until they have received final inspection and approval from the Jurisdictional Agency or designated erosion control inspector and a Notice of Termination has been filed (NOT).
22. The work shall generally follow the following typical Construction Sequencing:
   a. Installation of them soil erosion and sediment control (SE/SC) measures:
      1. Selective vegetation removal for silt fence installation
      2. Silt fence installation
      3. Construction fencing around areas not to be disturbed
      4. Stabilized construction entrance
   b. Install tree protection fencing and tree removal where necessary (clear & grub)
   c. Construct sediment trapping devices (sediment traps, basins, etc.)
   d. Construct detention facilities and outlet control structure with restrictor.
   e. Strip and stockpile topsoil and mass grade the site
   f. Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
   g. Install sanitary sewer, storm sewer, watermain and associated inlet & outlet protection
   h. Permanently stabilize detention basins with seed and erosion control blanket
   i. Temporarily stabilize all areas including lots that have reached temporary grade
   j. Install roadways, parking areas, etc.
   k. Final grade and permanently stabilize all outlot areas with topsoil and seed
   l. Install structures and grade individual lots
   m. Permanently stabilize site with topsoil and seed
   n. Remove all temporary SE/SC measures after the site is stabilized with vegetation

No.	Date	Revision

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GENERAL NOTES AND SPECIFICATIONS
BRUSTER'S REAL ICE CREAM
SITE IMPROVEMENT PLANS
SCHAUMBURG, ILLINOIS

Project Manager:	K M L
Engineer:	P A L
Date:	08-05-2025
Project No.	25-087
Sheet	C2.1 / C9

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Plot Date: Aug 04, 2025 - 5:55pm Plotted By: filip-m
File Name: P:\2025\25087\Drawings\Final Engineering\25087 Final Engineering Plans.dwg

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. Ductile iron pipe shall have an external metallic zinc-based coating with finishing layer topcoat applied according to ISO Standard 8179-1, latest edition. The mass of the zinc applied shall be 200 g/m² of pipe surface area. All DIP shall be encased; Encasement of piping shall be V-Bio Enhanced Polyethylene film in tube or sheet in accordance with ANSI/AWWA C105-A21.5. 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.
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.
28. Signs shall be constructed of 0.08 inch thick flat aluminum panels with reflectorized legend on the face in accordance with SSRBC Section 720 and MUTCD.
29. Posts shall be a heavy duty steel "U" shaped channel weighing 3.0 pounds/foot such as a Type B metal post per SSRBC Section 729.
30. Concrete curb and or combination curb and gutter shall include pre-molded fiber expansion joints with two (2) ¾" x 18" epoxy coated steel dowel bars, shall be installed at sixty foot intervals and at all PC's, PT's and curb returns. Alternate ends of the dowel bars shall be greased and fitted with metal expansion tubes. Sawed or formed contraction joints shall be provided at no greater than fifteen (15) foot intervals between expansion joints.
31. Concrete sidewalk shall be in accordance with the plans and provide scored joints at five (5) foot intervals and ½" pre-molded fiber expansion joints at fifty (50) foot intervals, and adjacent to concrete curbs, driveways, foundations, etc. Provide three (3) #5 rebars, twenty (20) feet long across utility trenches.

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

Note: If a conflict, contradiction, or discrepancy occurs between any of the Village of Schaumburg notes/specification on this sheet, and any of the general notes of specification on Sheets C2.0 & C2.1, the Village of Schaumburg notes/specifications shall apply.

No.	Revision	Date

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VILLAGE OF SCHAUMBURG STANDARD NOTES

BRUSTER'S REAL ICE CREAM SITE IMPROVEMENT PLANS

SCHAUMBURG, ILLINOIS

Project Manager: K M L
Engineer: P A L
Date: 08-05-2025
Project No. 25-087
Sheet C2.2 / C9

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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.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).

2. THE VILLAGE OF 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 FT.

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

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

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

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

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

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

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

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

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

D. SANITARY SEWER

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

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

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

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

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

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

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

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

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

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

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

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

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

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

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

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

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

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

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

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

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

E. EROSION AND SEDIMENT CONTROL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TECHNICAL GUIDANCE MANUAL

MWRD GENERAL NOTES

10/13/2022

STD. DWG. NO.18

PAGE NO. 19

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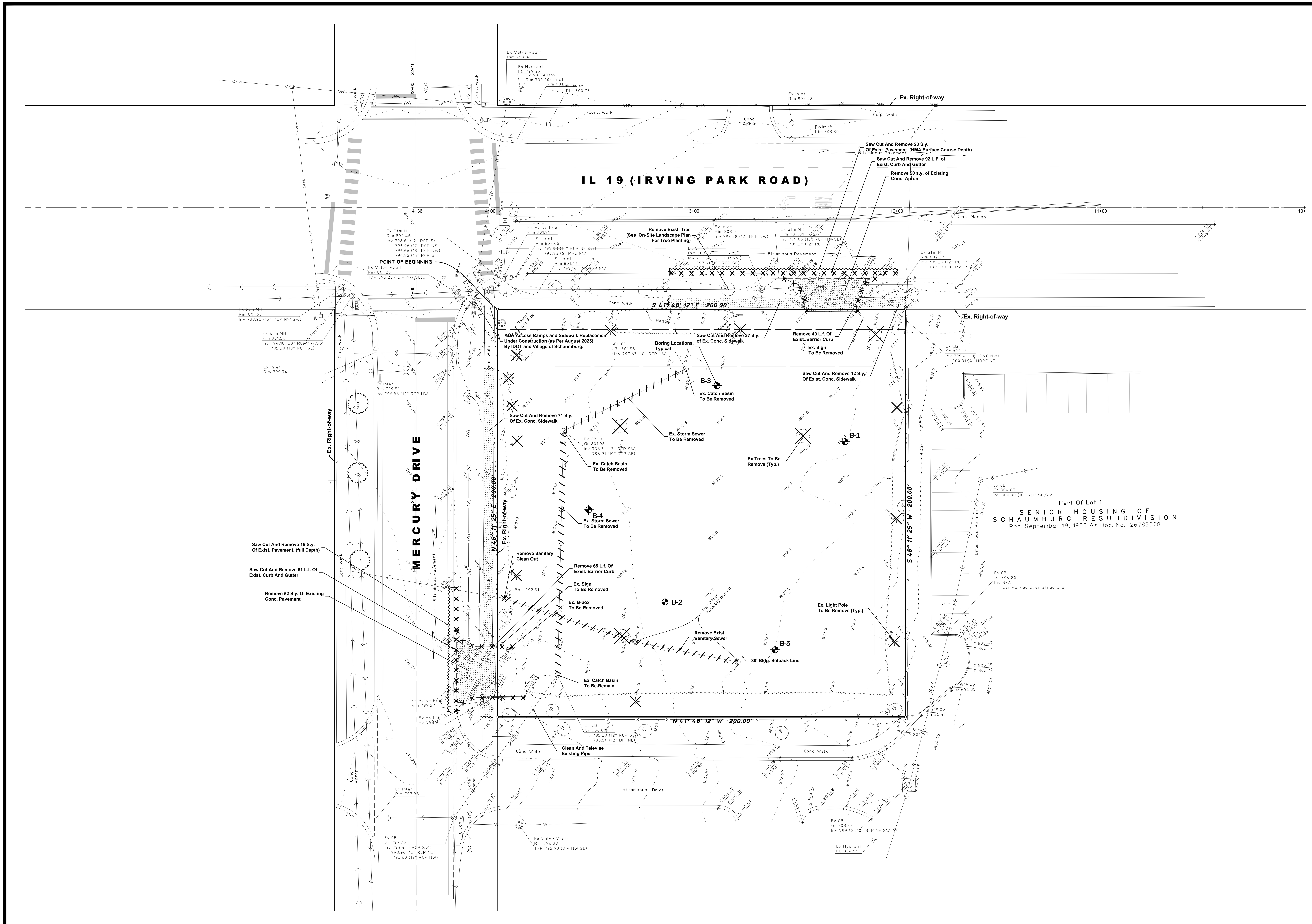
MWRD GENERAL NOTES

BRUSTER'S REAL ICE CREAM
SITE IMPROVEMENT PLANS
SCHAUMBURG, ILLINOIS

Project Manager: K M L
Engineer: P A L
Date: 08-05-2025
Project No. 25-087
Sheet C2.3 / C9

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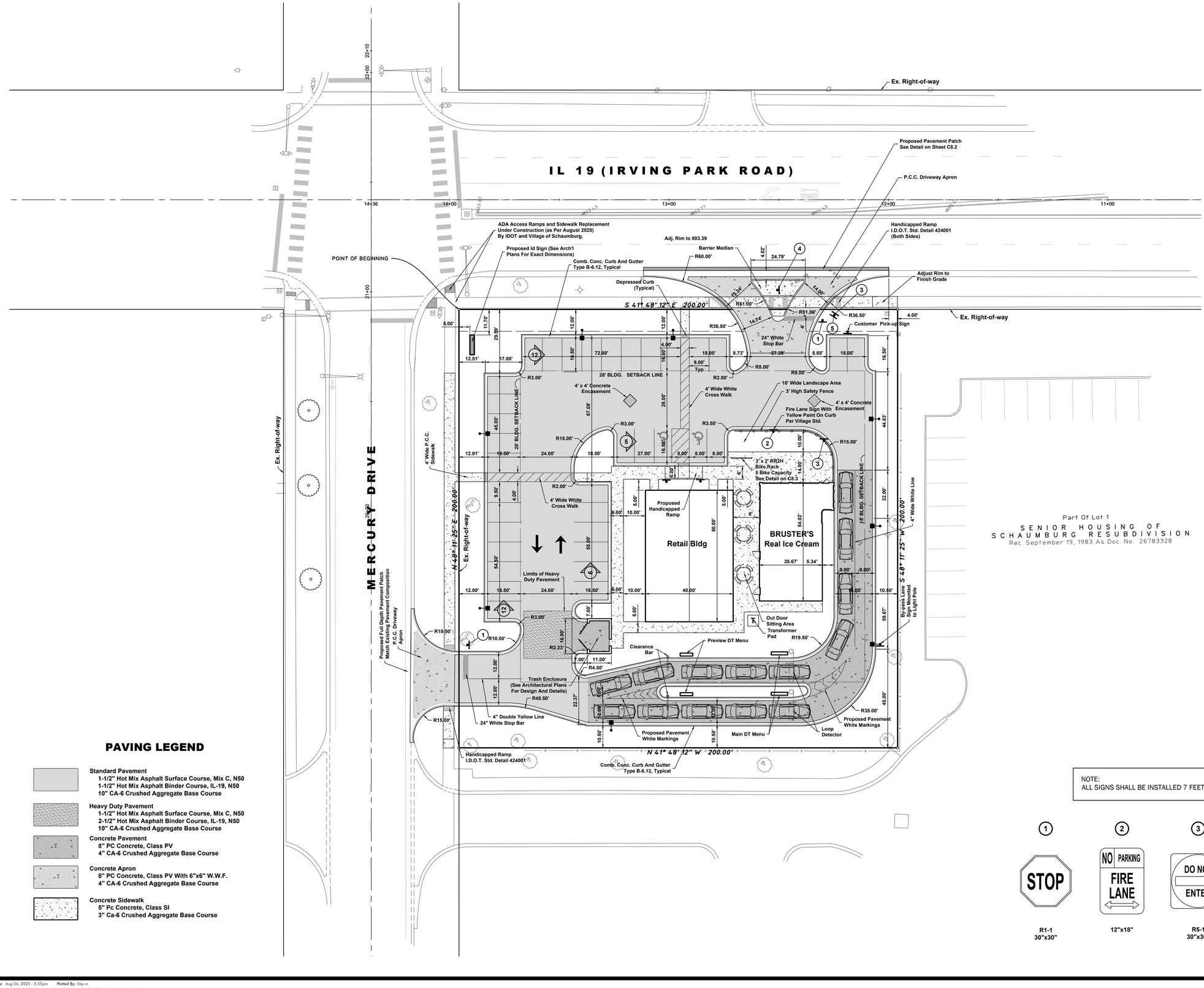
EXISTING AND DEMOLITION PLAN

BRUSTER'S REAL ICE CREAM SITE IMPROVEMENT PLANS
SCHAUMBURG, ILLINOIS

Project Manager: KML
Engineer: PAL
Date: 08-05-2025
Project No. 25-087
Sheet C3.0 / C9

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PAVING LEGEND

Standard Pavement
1-1/2" Hot Mix Asphalt Surface Course, Mix C, N50
1-1/2" Hot Mix Asphalt Binder Course, IL-19, N50
10" CA-6 Crushed Aggregate Base Course

Heavy Duty Pavement
1-1/2" Hot Mix Asphalt Surface Course, Mix C, N50
2-1/2" Hot Mix Asphalt Binder Course, IL-19, N50
10" CA-6 Crushed Aggregate Base Course

Concrete Pavement
8" PC Concrete, Class PV
4" CA-6 Crushed Aggregate Base Course

Concrete Apron
8" PC Concrete, Class PV With 6"x6" W.W.F.
4" CA-6 Crushed Aggregate Base Course

Concrete Sidewalk
5" Pc Concrete, Class SI
3" Ca-6 Crushed Aggregate Base Course

NOTE:
ALL SIGNS SHALL BE INSTALLED 7 FEET ABOVE FINISHED GRADE.

1	2	3	4	5
STOP	NO PARKING FIRE LANE	DO NOT ENTER		ONLY
R1-1 30"x30"	12"x18"	R5-1 30"x30"	R3-2 36"x36"	R3-5R 30"x36"

NORTH
20 0 20'
Scale: 1" = 20'

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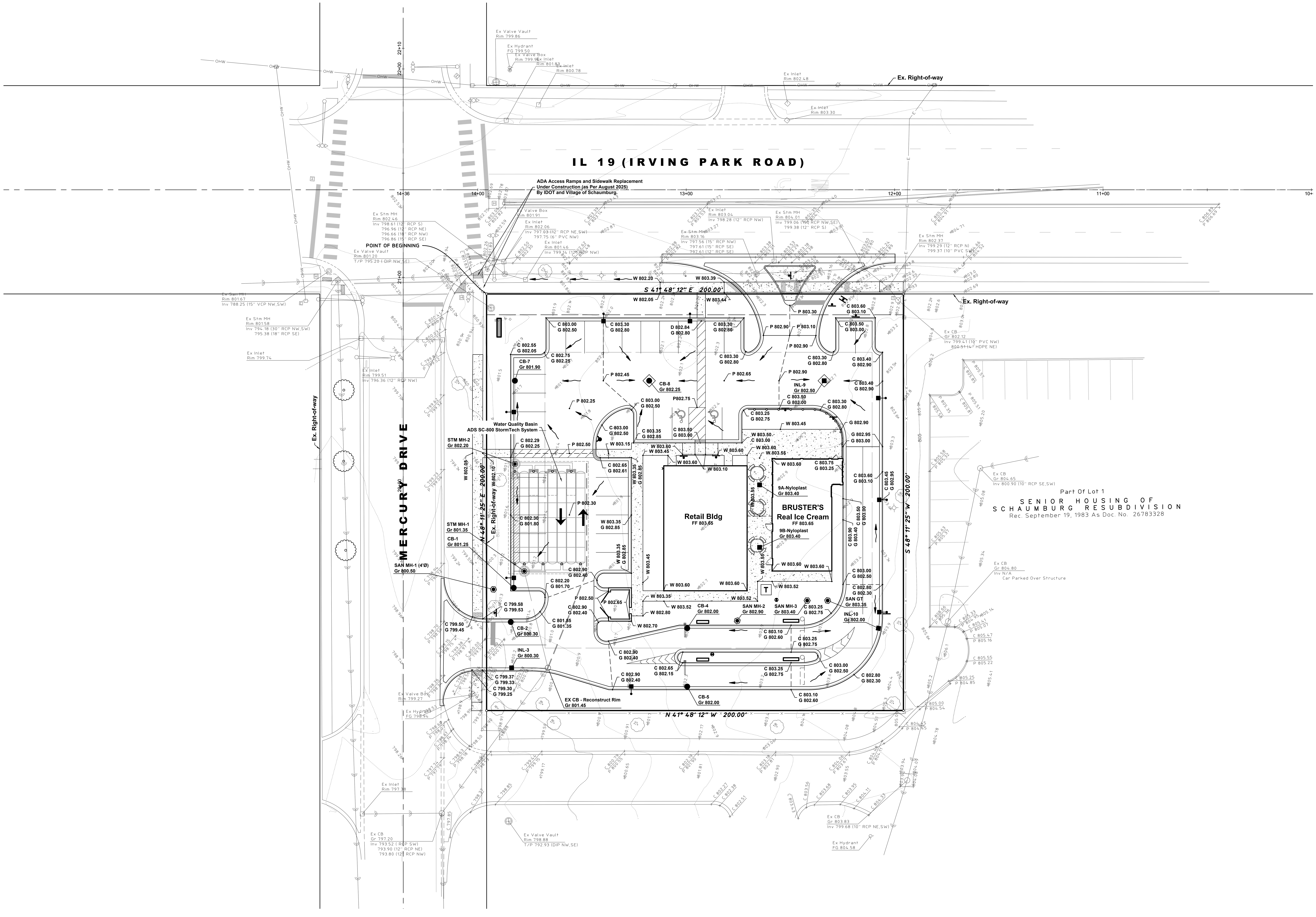
GEOMETRIC AND PAVING PLAN

BRUSTER'S REAL ICE CREAM
SITE IMPROVEMENT PLANS
SCHAUMBURG, ILLINOIS

Project Manager: K M L
Engineer: P A L
Date: 08-05-2025
Project No. 25-087
Sheet C4.0/C9

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GRADING PLAN

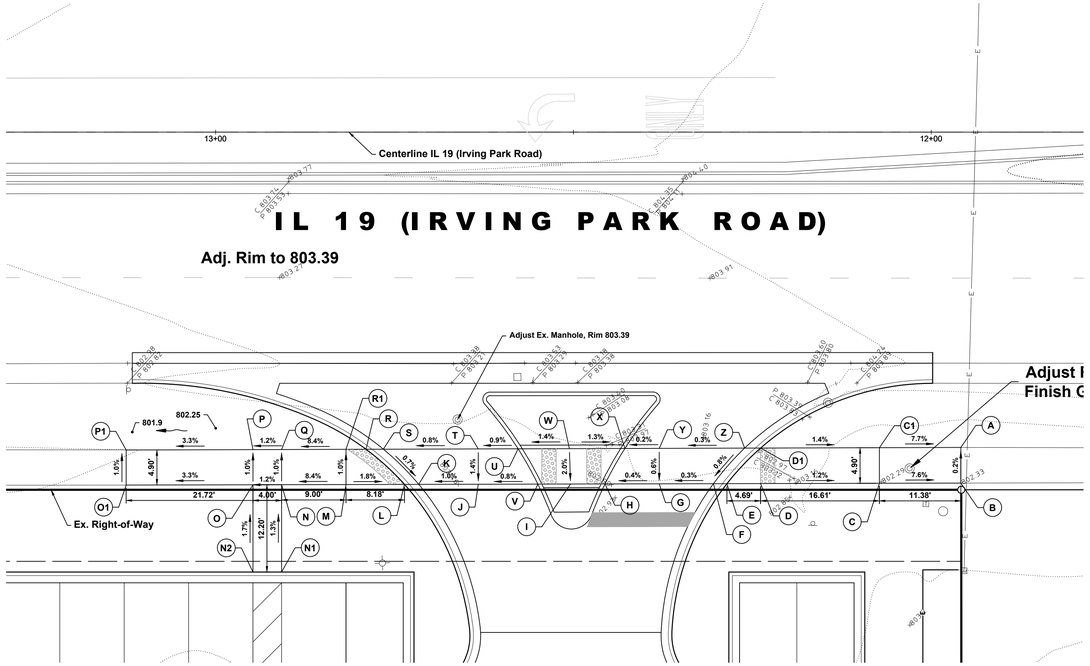
BRUSTER'S REAL ICE CREAM SITE IMPROVEMENT PLANS
SCHAUMBURG, ILLINOIS

Project Manager: KML
Engineer: PAL
Date: 08-05-2025
Project No. 25-087
Sheet C5.0 / C9

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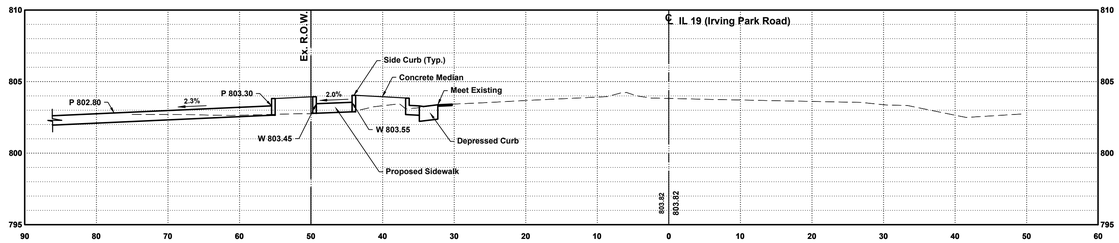
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	STATION	OFFSET	ELEVATION
A	11+95.87	44.08' LT	802.32
B	11+95.87	49.06' LT	802.33
C	12+07.25	49.09' LT	803.20
C1	12+07.25	44.12' LT	803.20
D	12+23.86	49.13' LT	803.40
D1	12+23.86	44.17' LT	803.44
E	12+28.55	49.14' LT	803.49
F	12+30.44	49.15' LT	803.45
G	12+38.02	49.16' LT	803.43
H	12+45.59	49.18' LT	803.40
I	12+50.41	49.19' LT	803.45
J	12+63.30	49.22' LT	803.33
K	12+71.63	49.24' LT	803.25
L	12+73.61	49.25' LT	803.29
M	12+81.79	49.27' LT	803.44
N	12+90.79	49.29' LT	802.68
N1	12+90.79	61.50' LT	802.84
N2	12+94.79	61.50' LT	802.84
O	12+94.79	49.30' LT	802.63
O1	13+12.51	49.35' LT	802.05
P	12+94.79	44.39' LT	802.58
P1	13+12.51	44.43' LT	802.00
Q	12+90.79	44.37' LT	802.63
R	12+78.99	44.33' LT	803.34
R1	12+81.79	44.34' LT	803.39
S	12+76.57	44.33' LT	803.30
T	12+63.30	44.29' LT	803.40
U	12+57.74	44.27' LT	803.45
V	12+54.98	49.20' LT	803.40
W	12+50.57	44.25' LT	803.55
X	12+42.81	44.22' LT	803.45
Y	12+38.02	44.21' LT	803.46
Z	12+26.08	44.17' LT	803.50



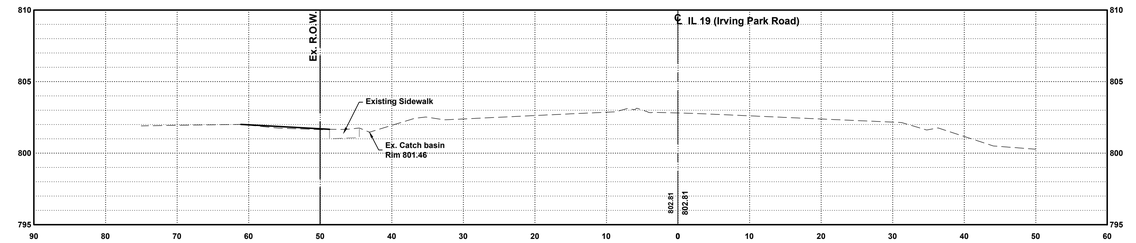
GRADING DETAIL - B

SCALE: 1" = 10'



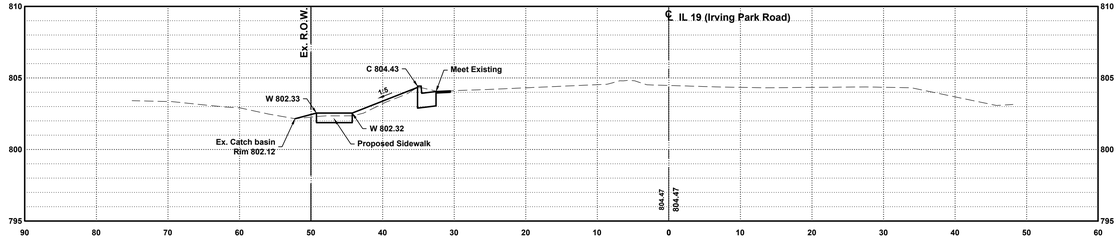
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Scale : Horz. 1" = 10', Vert. 1" = 5'



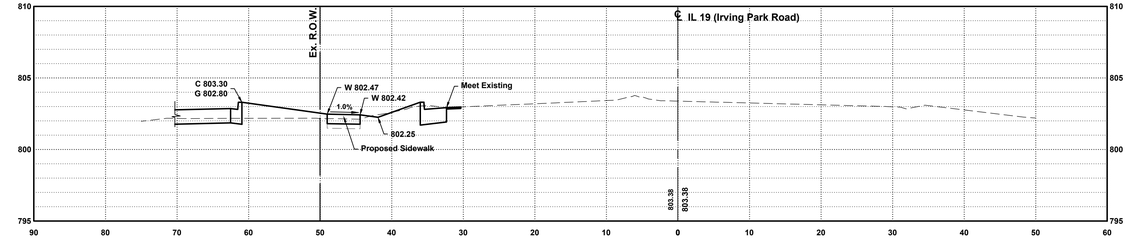
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12+00

Scale : Horz. 1" = 10', Vert. 1" = 5'



13+00

Scale : Horz. 1" = 10', Vert. 1" = 5'

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DETAILED GRADING PLAN AND CROSS SECTIONS

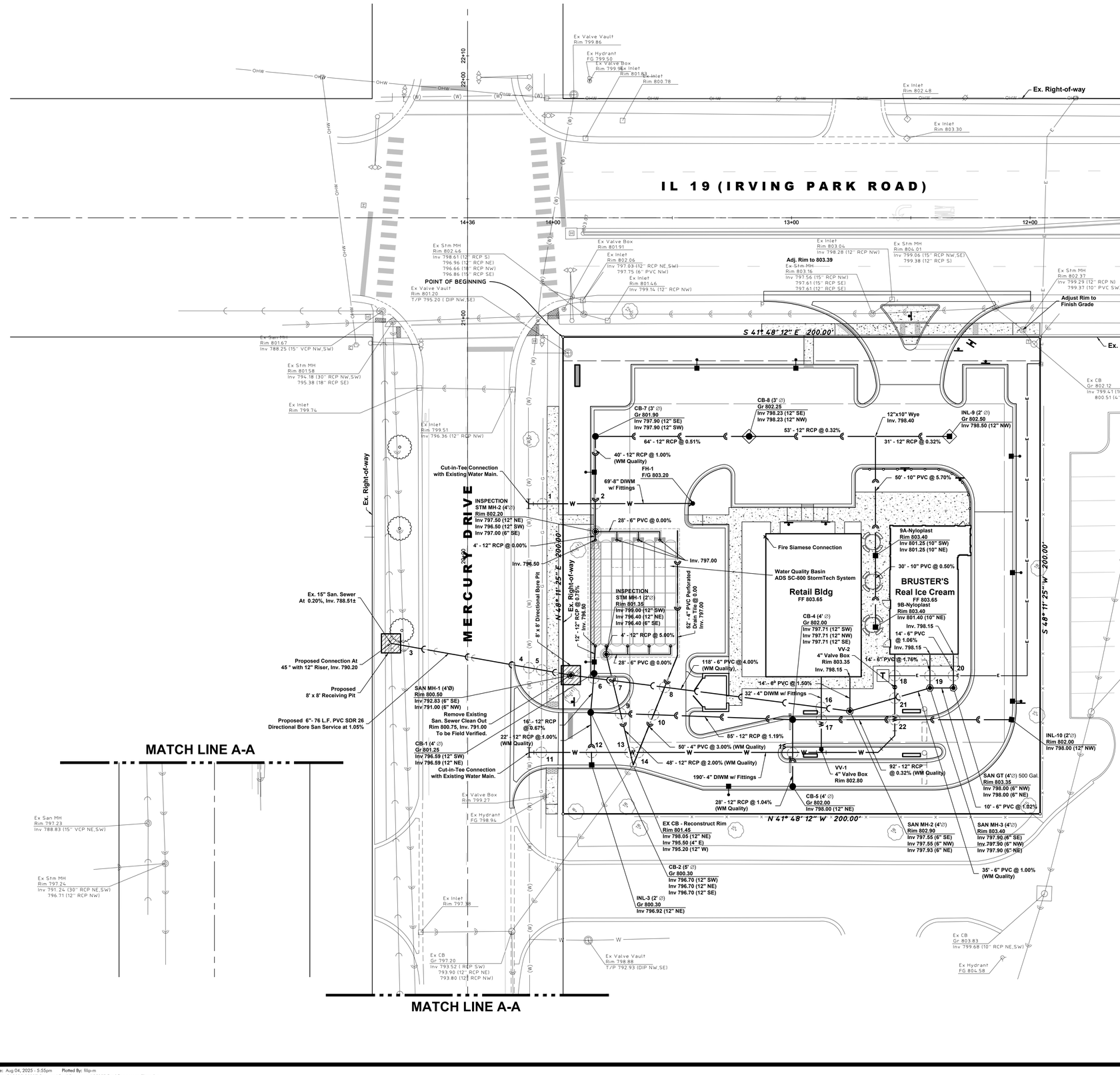
BRUSTER'S REAL ICE CREAM SITE IMPROVEMENT PLANS

SCHAUMBURG, ILLINOIS

Project Manager: K M L
Engineer: P A L
Date: 08-05-2025
Project No. 25-087
Sheet C5.1 / C9

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UTILITY PIPE CROSSING TABLE

CROSSING	GROUND ELEVATION	PIPE #1	PIPE #2	SEPARATION (inches)	NOTES
1	799.8	T/Gas (Approx.) = 796.84	T/8" Water = 794.34	25.7	Note: Field verify depth of dry utilities. Notify Engineer of any crossing conflicts.
		B/Gas (Approx.) = 796.48	B/8" Water = 793.62		
2	802.2	T/12" Storm = 798.78	T/8" Water = 795.95	18.0	Storm sewer to be water main quality. Water main to be dipped.
		B/12" Storm = 797.45	B/8" Water = 795.23		
3	798.5	T/30" Storm = 795.74	T/6" Sanitary = 790.78	22.6	Note: Field verify depth of storm sewer. Notify Engineer of any crossing conflicts.
		B/30" Storm = 792.66	B/6" Sanitary = 790.23		
4	799.1	T/8" Water = 793.62	T/6" Sanitary = 791.33	18.8	Note: Field verify depth of water main. Notify Engineer of any crossing conflicts.
		B/8" Water = 792.90	B/6" Sanitary = 790.79		
5	799.4	T/Gas (Approx.) = 796.40	T/6" Sanitary = 791.39	55.5	Note: Field verify depth of dry utilities. Notify Engineer of any crossing conflicts.
		B/Gas (Approx.) = 796.02	B/6" Sanitary = 790.85		
6	801.8	T/12" Storm = 797.77	T/6" Sanitary = 793.74	32.4	
		B/12" Storm = 796.44	B/6" Sanitary = 793.19		
7	801.8	T/12" Storm = 799.94	T/6" Sanitary = 794.06	54.6	
		B/12" Storm = 798.61	B/6" Sanitary = 793.51		
8	801.4	T/4" Storm = 796.90	T/6" Sanitary = 794.94	19.2	
		B/4" Storm = 796.54	B/6" Sanitary = 794.40		
9	801.1	T/12" Storm = 799.66	T/12" Storm = 798.02	3.7	Encase both storm sewer pipes in lightweight concrete at crossing.
		B/12" Storm = 798.32	B/12" Storm = 796.68		
10	801.9	T/12" Storm = 798.18	T/4" Storm = 796.53	3.9	Encase both storm sewer pipes in lightweight concrete at crossing.
		B/12" Storm = 796.85	B/4" Storm = 796.17		
11	799.3	T/Gas (Approx.) = 796.31	T/4" Water = 793.81	25.7	Note: Field verify depth of dry utilities. Notify Engineer of any crossing conflicts.
		B/Gas (Approx.) = 795.95	B/4" Water = 793.43		
12	800.3	T/12" Storm = 798.79	T/4" Water = 794.80	31.9	Storm sewer to be water main quality.
		B/12" Storm = 797.46	B/4" Water = 794.42		
13	801.1	T/12" Storm = 799.32	T/4" Water = 795.61	28.6	Storm sewer to be water main quality.
		B/12" Storm = 797.99	B/4" Water = 795.23		
14	801.1	T/4" Storm = 796.02	T/4" Water = 794.16	18.0	Storm sewer to be water main quality. Water main to be dipped.
		B/4" Storm = 795.66	B/4" Water = 793.77		
15	802.7	T/12" Storm = 799.02	T/4" Water = 796.19	18.0	Storm sewer to be water main quality. Water main to be dipped.
		B/12" Storm = 797.69	B/4" Water = 795.80		
16	803.0	T/6" Sanitary = 797.59	T/4" Water = 795.54	18.0	Sanitary sewer to be water main quality. Water main to be dipped
		B/6" Sanitary = 797.04	B/4" Water = 795.16		
17	802.1	T/12" Storm = 798.91	T/4" Water = 796.08	18.0	Storm sewer to be water main quality. Water main to be dipped.
		B/12" Storm = 797.58	B/4" Water = 795.70		
18	803.4	T/Electric = 800.44	T/4" Water = 797.94	25.7	
		B/Electric = 800.08	B/4" Water = 797.56		
19	803.5	T/Electric = 800.49	T/6" Sanitary = 798.51	19.4	
		B/Electric = 800.13	B/6" Sanitary = 797.97		
20	803.5	T/Electric = 800.48	T/6" Sanitary = 798.58	18.5	
		B/Electric = 800.12	B/6" Sanitary = 798.03		
21	803.2	T/6" Sanitary = 798.27	T/4" Water = 796.22	18.0	Sanitary sewer to be water main quality. Water main to be dipped
		B/6" Sanitary = 797.72	B/4" Water = 795.84		
22	802.6	T/12" Storm = 799.01	T/4" Water = 796.18	18.0	Storm sewer to be water main quality. Water main to be dipped.
		B/12" Storm = 797.68	B/4" Water = 795.80		

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No. | Revision | Date

UTILITY PLAN

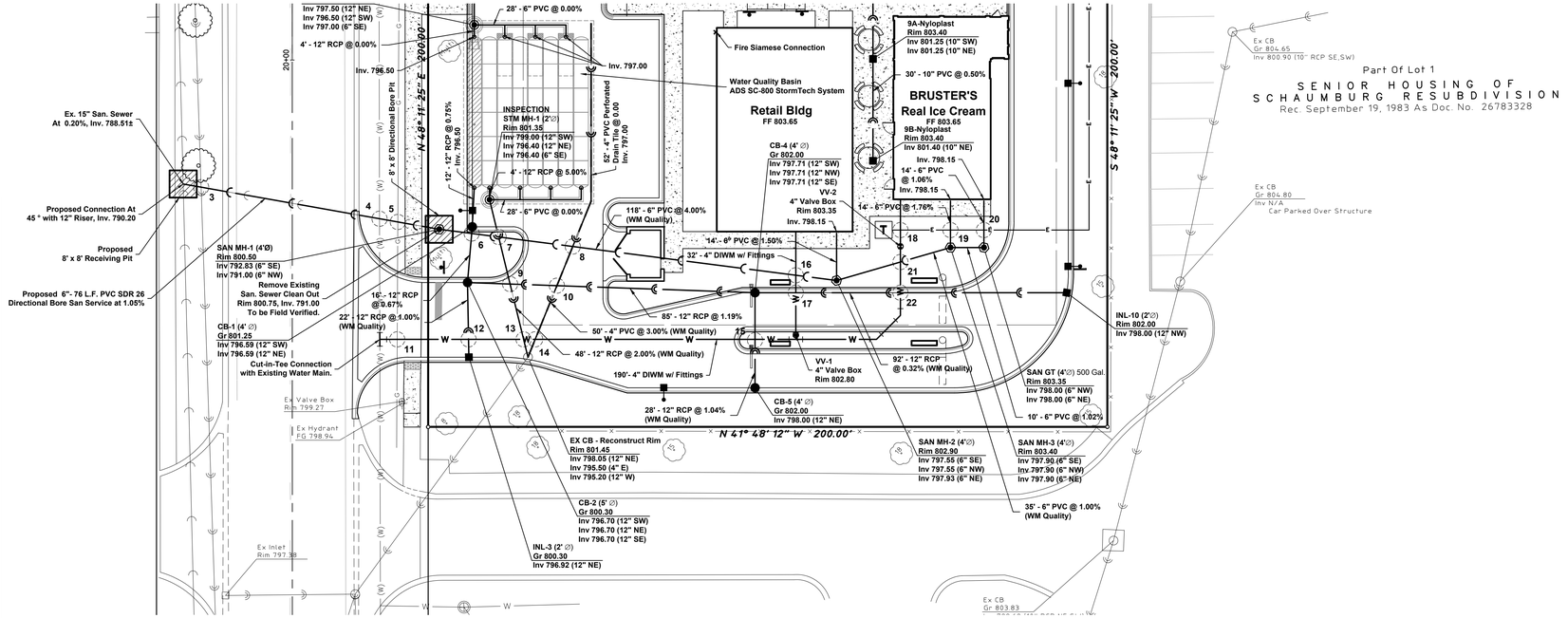
BRUSTER'S REAL ICE CREAM
SITE IMPROVEMENT PLANS
SCHAUMBURG, ILLINOIS

Project Manager: K M L
Engineer: P A L
Date: 08-05-2025
Project No. 25-087
Sheet C6.0/C9

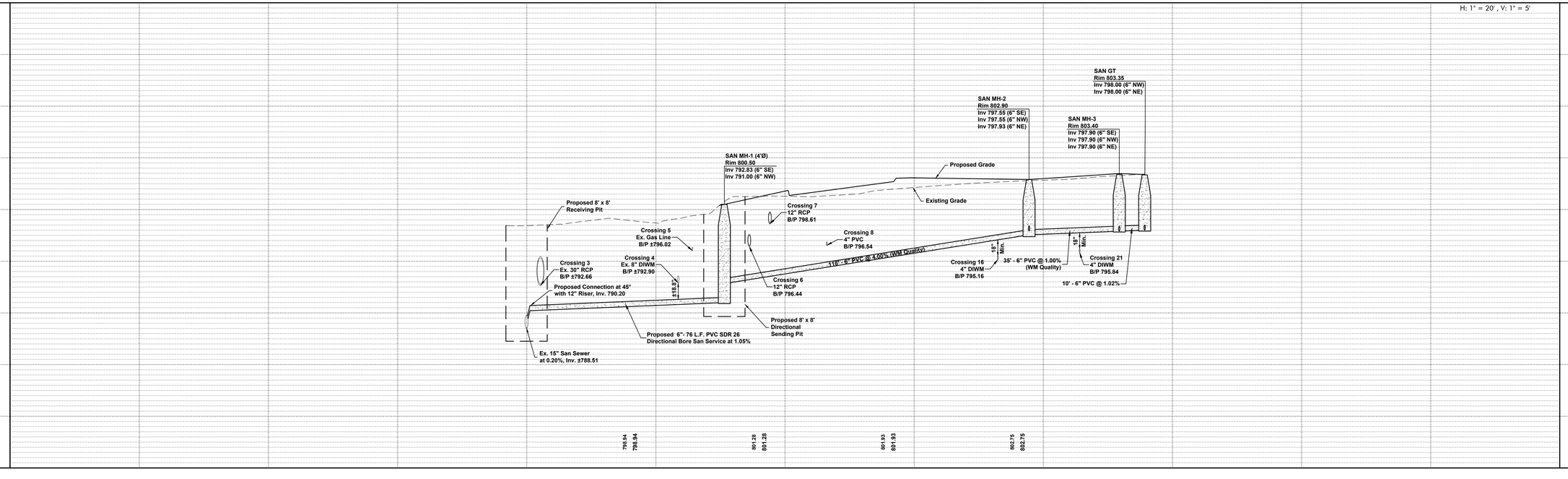
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UTILITY PIPE CROSSING TABLE

CROSSING	GROUND ELEVATION	PIPE #1		PIPE #2		SEPARATION (inches)	NOTES
1	799.8	T/Gas (Approx.) = 796.84	T/8" Water = 794.34	25.7	Note: Field verify depth of dry utilities. Notify Engineer of any crossing conflicts.
		B/Gas (Approx.) = 796.48	B/8" Water = 793.62		
2	802.2	T/12" Storm = 798.78	T/8" Water = 795.95	18.0	Storm sewer to be water main quality. Water main to be dipped.
		B/12" Storm = 797.45	B/8" Water = 795.23		
3	798.5	T/30" Storm = 795.74	T/6" Sanitary = 790.78	22.6	Note: Field verify depth of storm sewer. Notify Engineer of any crossing conflicts.
		B/30" Storm = 792.66	B/6" Sanitary = 790.23		
4	799.1	T/8" Water = 793.62	T/6" Sanitary = 791.33	18.8	Note: Field verify depth of water main. Notify Engineer of any crossing conflicts.
		B/8" Water = 792.90	B/6" Sanitary = 790.79		
5	799.4	T/Gas (Approx.) = 796.40	T/6" Sanitary = 791.39	55.5	Note: Field verify depth of dry utilities. Notify Engineer of any crossing conflicts.
		B/Gas (Approx.) = 796.02	B/6" Sanitary = 790.85		
6	801.8	T/12" Storm = 797.77	T/6" Sanitary = 793.74	32.4	
		B/12" Storm = 796.44	B/6" Sanitary = 793.19		
7	801.8	T/12" Storm = 799.94	T/6" Sanitary = 794.06	54.6	
		B/12" Storm = 798.61	B/6" Sanitary = 793.51		
8	801.4	T/4" Storm = 796.90	T/6" Sanitary = 794.94	19.2	
		B/4" Storm = 796.54	B/6" Sanitary = 794.40		
9	801.1	T/12" Storm = 799.66	T/12" Storm = 798.02	3.7	Encase both storm sewer pipes in lightweight concrete at crossing.
		B/12" Storm = 798.32	B/12" Storm = 796.68		
10	801.9	T/12" Storm = 798.18	T/4" Storm = 796.53	3.9	Encase both storm sewer pipes in lightweight concrete at crossing.
		B/12" Storm = 796.85	B/4" Storm = 796.17		
11	799.3	T/Gas (Approx.) = 796.31	T/4" Water = 793.81	25.7	Note: Field verify depth of dry utilities. Notify Engineer of any crossing conflicts.
		B/Gas (Approx.) = 795.95	B/4" Water = 793.43		
12	800.3	T/12" Storm = 798.79	T/4" Water = 794.80	31.9	Storm sewer to be water main quality.
		B/12" Storm = 797.46	B/4" Water = 794.42		
13	801.1	T/12" Storm = 799.32	T/4" Water = 795.61	28.6	Storm sewer to be water main quality.
		B/12" Storm = 797.99	B/4" Water = 795.23		
14	801.1	T/4" Storm = 796.02	T/4" Water = 794.16	18.0	Storm sewer to be water main quality. Water main to be dipped.
		B/4" Storm = 795.66	B/4" Water = 793.77		
15	802.7	T/12" Storm = 799.02	T/4" Water = 796.19	18.0	Storm sewer to be water main quality. Water main to be dipped.
		B/12" Storm = 797.69	B/4" Water = 795.80		
16	803.0	T/6" Sanitary = 797.59	T/4" Water = 795.54	18.0	Sanitary sewer to be water main quality. Water main to be dipped
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22	802.6	T/12" Storm = 799.01	T/4" Water = 796.18	18.0	Storm sewer to be water main quality. Water main to be dipped.
		B/12" Storm = 797.68	B/4" Water = 795.80		



SANITARY SEWER PROFILE



NORTH
10 0 20
Scale: 1" = 20'

No.	Revision	Date

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SANITARY SEWER
PLAN AND PROFILE

BRUSTER'S REAL ICE CREAM
SITE IMPROVEMENT PLANS
SCHAUMBURG, ILLINOIS

Project Manager: K M L
Engineer: P A L
Date: 08-05-2025
Project No. 25-087
Sheet C6.1 / C9

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Plot Date: Aug 04, 2025 - 5:55pm Plotted By: filip-m
File Name: P:\2025\25087\Drawings\Final Engineering\25087 Final Engineering Plans.dwg

Advanced Drainage Systems, Inc.

SiteAssist®
FOR STORMTECH
INSTALLATION INSTRUCTIONS
VISIT OUR WEBSITE

SC-800 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-800.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 750 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-800 SYSTEM

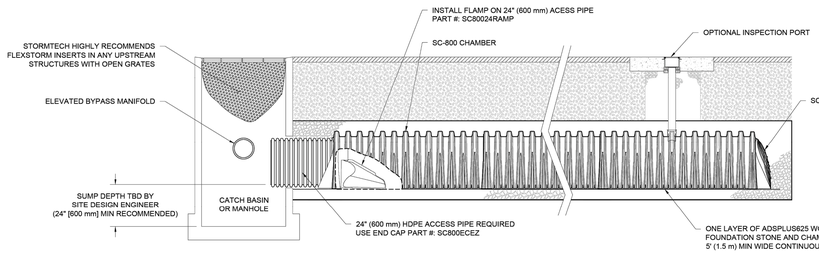
1. STORMTECH SC-800 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 3" (75 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-800 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

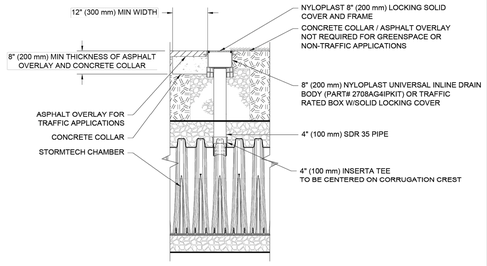
USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



SC-800 ISOLATOR ROW PLUS DETAIL
NTS

3 SC-800 ISOLATOR ROW PLUS DETAIL



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

4" PVC INSPECTION PORT DETAIL
(SC SERIES CHAMBER)
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

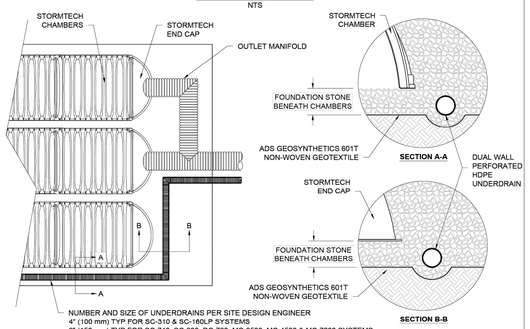
STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

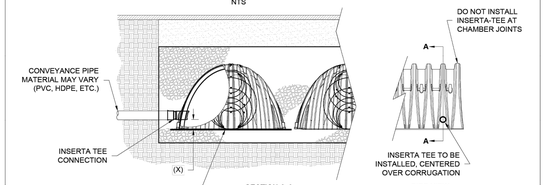
4 4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)

UNDERDRAIN DETAIL
NTS



5 UNDERDRAIN DETAIL

INSERTA TEE DETAIL
NTS

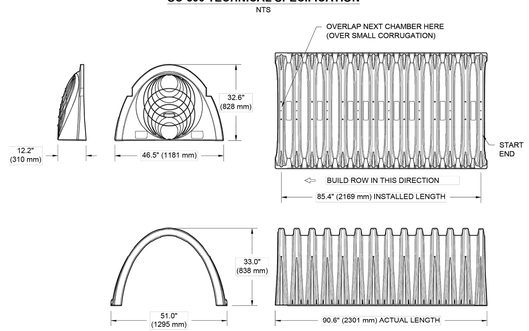


CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
SC-800	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
MC-7200	12" (300 mm)	8" (200 mm)
INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON		

NOTES:
- PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.
- CONTACT ADS ENGINEERING SERVICES IF INSERTA TEE INLET MUST BE RAISED AS NOT ALL INVERTS ARE POSSIBLE.

6 INSERTA-TEE SIDE INLET DETAIL

SC-800 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 33.0" X 85.4"	(1295 mm X 838 mm X 2169 mm)
CHAMBER STORAGE	50.6 CUBIC FEET	(1.43 m³)
MINIMUM INSTALLED STORAGE*	78.4 CUBIC FEET	(2.22 m³)
WEIGHT	81.8 lbs.	(37.1 kg)

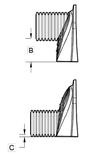
NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	46.5" X 32.6" X 10.5"	(1181 mm X 828 mm X 267 mm)
END CAP STORAGE	3.4 CUBIC FEET	(0.09 m³)
MINIMUM INSTALLED STORAGE**	14.7 CUBIC FEET	(0.42 m³)
WEIGHT	15.7 lbs.	(7.1 kg)

* ASSUMES 6" (150 mm) STONE ABOVE AND BELOW CHAMBER, 3" (75 mm) BETWEEN CHAMBERS
**ASSUMES 6" (150 mm) STONE ABOVE AND BELOW END CAPS, 3" (75 mm) BETWEEN ROWS, 12" (300 mm) BEYOND END CAPS

PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BPC"
PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"

PART #	STUB	B	C
SC800EPE06TPC	6" (150 mm)	21.4" (544 mm)	---
SC800EPE06BPC		---	0.9" (23 mm)
SC800EPE08TPC	8" (200 mm)	19.2" (488 mm)	---
SC800EPE08BPC		---	1.0" (25 mm)
SC800EPE10TPC	10" (250 mm)	17.0" (432 mm)	---
SC800EPE10BPC		---	1.2" (30 mm)
SC800EPE12TPC	12" (300 mm)	14.4" (366 mm)	---
SC800EPE12BPC		---	1.6" (41 mm)
SC800EPE15TPC	15" (375 mm)	11.3" (287 mm)	---
SC800EPE15BPC		---	1.7" (43 mm)
SC800EPE18TPC	18" (450 mm)	8.0" (203 mm)	---
SC800EPE18BPC		---	2.0" (51 mm)
SC800ECEZ	24" (600 mm)	---	2.3" (58 mm)



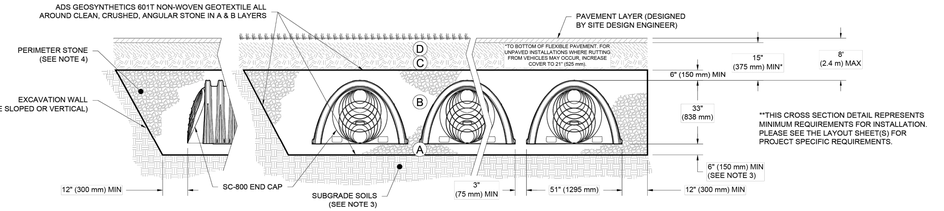
NOTE: ALL DIMENSIONS ARE NOMINAL

2 SC-800 TECHNICAL SPECIFICATIONS

ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 15" (375 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-800 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2" (50 mm).
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 750 LBS/FT/%, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 SC-800 CROSS SECTION DETAIL

DRAWN: SMW | DATE: 04/21/2025
REVIEWED: JLM | PROJECT NO: 721-890
REV: | NOT TO SCALE

SC-800
STANDARD DETAILS

StormTech® Chamber System

4640 TRUEMAN BLVD
HILLIARD, OH 43026

Advanced Drainage Systems, Inc.

SHEET
1

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON REFERENCED STANDARDS. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. UNLESS THE PLANS ARE SIGNED AND SEALED BY THE SITE DESIGN ENGINEER, THE SITE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION AND SEALING THE DOCUMENT. IT IS THE SITE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE MATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

ADS SC-800 STORMTECH CHAMBER
SPECIFICATIONS AND DETAILS

BRUSTER'S REAL ICE CREAM
SITE IMPROVEMENT PLANS
SCHAUMBURG, ILLINOIS

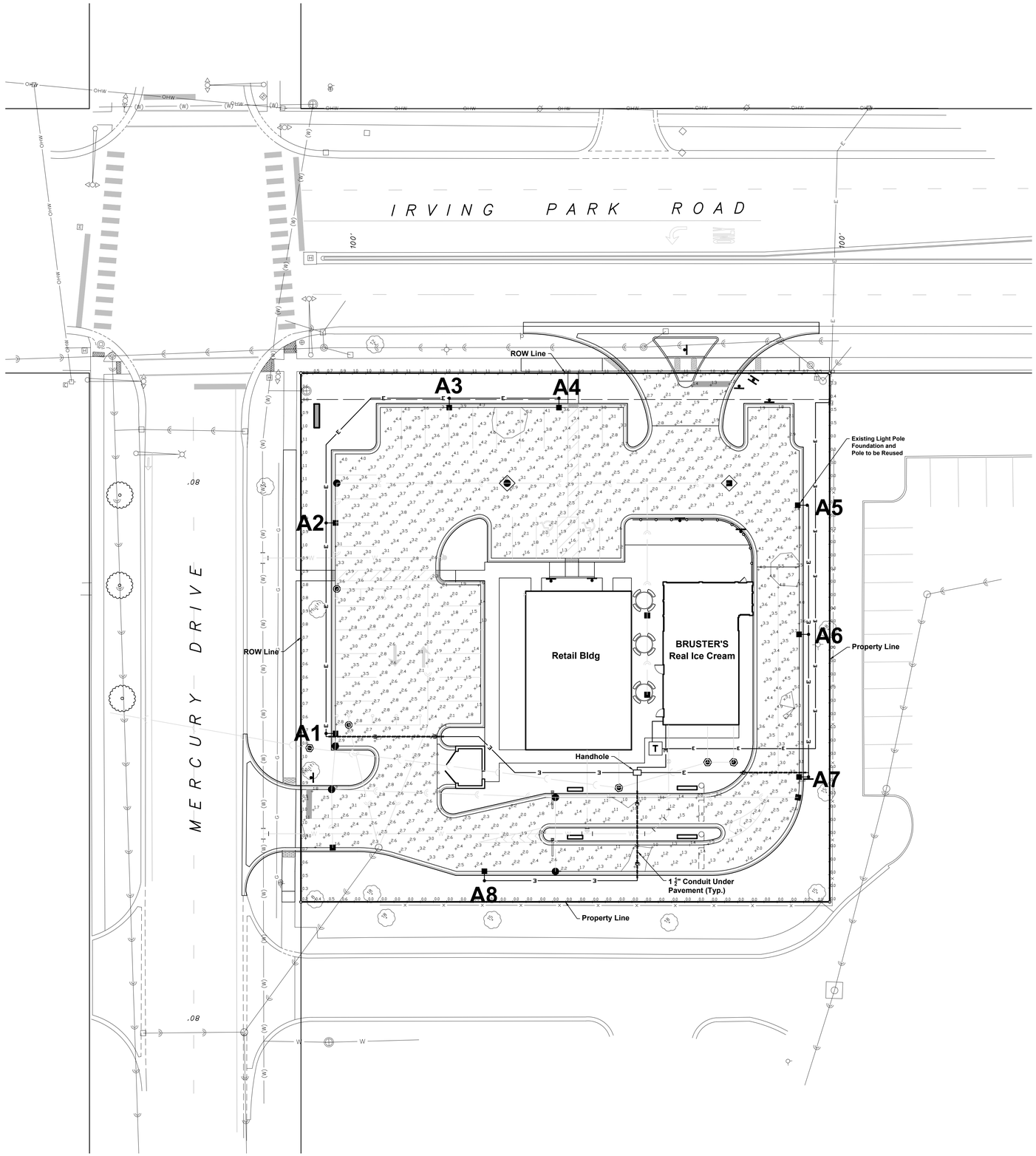
HAEGER ENGINEERING
consulting engineers • • land surveyors
100 East State Parkway, Schaumburg, IL 60173 tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

No.	Revision	Date

Project Manager: K M L
Engineer: P A L
Date: 08-05-2025
Project No. 25-087
Sheet C6.2/C9

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Plot Date: Aug 04, 2025 - 5:55pm Plotted By: filip-m
File Name: P:\2025\25087\Drawings\Final Engineering\25087 Final Engineering Plans.dwg



Project		Catalog #	Type
Prepared by		Notes	Date



Lumark
Prevail LED

Area / Site Luminaire

Product Features

Light Attributes™

Product Certifications

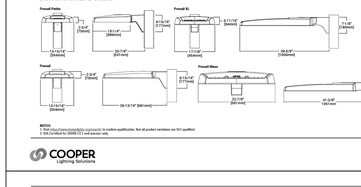
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6, 7
- Control Options page 8

Quick Facts

- Lumen packages range from 4,800 - 84,000 lumens (35W - 588W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Dimensional Details



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. DLC Premium for 4000K CCT and above only.

Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

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Lumark
Prevail LED

Ordering Information

SAMPLE NUMBER: **PRV-XL-C70-D-UNV-T4-SA-BZ**

Product Family	Light Engine [1]	Color	Driver	Voltage	Distribution	Mounting	Color
PRV-P=Prevail Petite **AAA-PRV-P**=Prevail Petite AAA Compliant [2] **TAA-PRV-P**=Prevail Petite TAA Compliant [2]	**C10**=(1 LED) 4,900 Nominal Lumens **C15**=(1 LED) 6,930 Nominal Lumens **C20**=(1 LED) 9,900 Nominal Lumens **C25**=(1 LED) 11,800 Nominal Lumens	**740**=740CRI, 4000K **757**=757CRI, 5700K **730**=730CRI, 3000K **760**=760CRI, 6000K **R540**=R9/R9, 4000K	**D**=Dimming (0-10V)	**UNV**=Universal (120-277V) **HVG**=High Voltage, 347-480V [3] **6**=347V **8**=480V **DV**=Dual(120-480V) [4,5]	**T2**=Type II **T3**=Type III **T4**=Type IV **T5**=Type V	**SA**=SA Standard Versatile Arm **WA**=DM Mast Arm Adapter (Tenon Mount) [6] **SM**=Pole Mounted Versatile Arm **AS**=**RM**=Adjustable Arm - Wall Mount [6] **ASJB**=Adjustable Arm - Wall Mount JBox **ASJB**=Adjustable Arm - Slipfitter 3" vertical tenon [7] **SPT**=Adjustable Arm - Slipfitter 2 7/8" vertical tenon [7]	**BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White
PRV-XL=Prevail XL **AAA-PRV-XL**=Prevail XL AAA Compliant [2] **TAA-PRV-XL**=Prevail XL TAA Compliant [2]	**C70**=(1 LED) 26,100 Nominal Lumens **C70E**=(1 LED) 26,100 Nominal Lumens **C70HE**=(1 LED) 41,700 Nominal Lumens **C70**=(1 LED) 41,700 Nominal Lumens **C70**=(1 LED) 46,600 Nominal Lumens **C70E**=(1 LED) 46,600 Nominal Lumens **C70HE**=(1 LED) 74,500 Nominal Lumens **C70**=(1 LED) 74,500 Nominal Lumens						
PRV-M=Prevail Maxx **AAA-PRV-M**=Prevail Maxx AAA Compliant [2] **TAA-PRV-M**=Prevail Maxx Tall Compliant [2]	**C25D**=(2) 41,800 Nominal Lumens **C25E**=(2) 55,800 Nominal Lumens **C25H**=(2) 66,800 Nominal Lumens **C25**=(2) 74,500 Nominal Lumens						

Options (Add as Suffix)

7030=70 CRI / 5000K CCT
7027=70 CRI / 2700K CCT
EC=Coastal Construction finish [8]
LRD=Factory Installed Left Rear Directional Drive [9]
HS=Glare Reducing Half Spherical Visor
SPD=Shorting Style Pigtail Surge Protective Device
DMR=DMX MDV Surge Protective Device
HA=50°C High Ambient Temperature [10]
PE=NEMA 7 PE Photocontrol Receptacle [11]
PER=NEMA 7 PE Photocontrol Receptacle [11]
FAO=Field Adjustable Dimming Controller [12]
SPDMG=Motion and Daylight Sensor, Bluetooth Remote Programmable, 7'-9' Mounting Height [13,14]
MLSDM-L20=Dimming Motion and Daylight Sensor, IR Remote Programmable, 20'- 30' Mounting [13,14]
MLSDM-L40=Dimming Motion and Daylight Sensor, IR Remote Programmable, 31'- 40' Mounting [13,14]
SPBT=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 7'- 9' Mounting [13,14,15]
SPDMG=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 7'- 9' Mounting [13,14,15]
MPSDM=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 10'- 15' Mounting [13,14,15]
MPSDM=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 10'- 15' Mounting [13,14,15]
MLSDM=Wired via Pro, 5th Driver, Dimming Motion and Daylight, MLC Programmable, 7'- 15' Mounting [13,14,15]
MLSDM=Wired via Pro, 5th Driver, Dimming Motion and Daylight, MLC Programmable, 7'- 15' Mounting [13,14,15]
MLSADG=Wired via Lite, 5th Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7'- 15' Mounting [13,14,15]
MLSADG=Wired via Lite, 5th Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7'- 15' Mounting [13,14,15]
(See Table Below) LumenGate Integrated Network Security Camera [16]

Accessories (Order Separately) [16,17]

PRVSA-BS=Standard Arm Mounting Kit [6]
PRVSA-BSJB=Standard Arm Mounting Kit [6]
PRVWM-BS=Wall Mount Kit [6]
PRVSA-AS=Adjustable Arm - Pole Mount [6]
PRVSA-ASJB=Adjustable Arm - Slipfitter Kit [6]
PRV-AS-WM=Adjustable Arm - Wall Mount [6]
PRVSA-BS=Standard Arm Mounting Kit [6]
PRVSA-BSJB=Standard Arm Mounting Kit [6]
PRVWM-BS=Wall Mount Kit [6]
PRV-XL-ASJB-XX=Adjustable Arm - Pole Mount [6]
PRV-XL-ASJB-XX=Adjustable Arm - Slipfitter Kit [6]
PRV-XL-AS-WM-XX=Adjustable Arm - Wall Mount [6]
PRV-XL-ASJB-XX=Adjustable Arm - Pole Mount [6]
PRV-XL-ASJB-XX=Adjustable Arm - Slipfitter Kit [6]
PRV-M-ASJB-XX-WM-XX=Adjustable Arm - Wall Mount [6]
MA1019-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1019-2X=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1019-3X=Triple Tenon Adapter for 3-1/2" O.D. Tenon
MA1017-XX=Single Tenon Adapter for 3-5/8" O.D. Tenon [18]
MA1018-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon [18]
SA4230=Tenon Adapter from 3" to 2-3/8"
PRVSADP=Shroud Drop Visor
PRVSADSB=PRV Cut Drop Visor [6]
VG1-S=Vertical Glare Shield for Forty/Back [6]
VG2-S=Vertical Glare Shield for Side [6]
SA1041U3=NEMA Photocontrol - 120V
SA1041U4=NEMA Photocontrol - 208-277V
SA1041U5=NEMA Photocontrol - Multi-Tap 105-285V
SA1027-RSM=NEMA Photocontrol - 480V
FSB-100=Wireless Configuration Tool for Occupancy Sensors
WSLC-IN-10M=WaveLinx Outdoor Control Module (10M)

NOTES:
1. Straight Lights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Product configurations with these designated numbers are built to be compliant with the Buy American Act or TAA. See instructions #SUA00324.IN and pole white paper #PYC00018.IN for additional support information.
3. Only product configurations with these designated numbers are built to be compliant with the Buy American Act of 1933 (BAA). Components shipped separately may be separately analyzed under domestic preference requirements.
4. Standard 4000K CCT and 70CRI.
5. Dual voltage (120-277V) operation or impedance grounded systems.
6. Backfeed drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.cooperlighting.com/prvl for more information.
7. Universal drill pattern. Requires 3" vertical tenon (supplied OTF).
8. Rinse Cycle Shield not available with T3 distribution. Not available with PER Fail Isolation package.
9. Not available with PER Fail Isolation package. Not available with PER 7 PE Control package.
10. Not available with PER Fail Isolation package. Not available with PER 7 PE Control package. Max ambient rating of Type 4X/IP65/IK10 enclosure is 40°C.
11. 3 Shorted (SH) is specified, user is advised that luminaire has the capacity to operate at full light output.
12. Controls system is not available in combination with a photocontrol receptacle (PER & PER7) or another controls system (MS or FAO). Not available with Coastal Construction finish.
13. Utilizes the Multipurpose sensor CSP 311. Sensor color: white unless specified otherwise as DSB. To field configure, order CSB 100 accessory separately.
14. Utilizes the Multipurpose sensor CSP 355 sensor. Sensor color determined by product finish. See Sensor Color Reference Table. Field configure via mobile application. See Controls section for details.
15. Sensor feature enhanced (PEM) that is newly available when ordering before 10/1/2024.
16. For the device to be field configured, requires WAC Gateway components (WAC-PoE and WPOE-120 as appropriate). Commissioning requires mobile application and subscription to WaveLinx Lite or WaveLinx Pro. Gateway components to be installed for same floor. See website for more WaveLinx application information.
17. Replace XX with sensor color (WH, BZ, or BK).
18. Not available with SPT, MSA, VA, or AA options. Consult LumenGate section product pages for additional details and compatibility information.
19. Not available with SPT, MSA, VA, or AA options. Consult LumenGate section product pages for additional details and compatibility information.
20. Not available with PER Fail Isolation package.
21. For Bird or Fall requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
22. Only for use with PRV-M configurations.
23. Only for use with PRV-M configurations. Not applicable to PRV-M, PRV-XL, or PRV-P.
24. Must order one per optics/CCT when ordering as a field installable accessory (2, 3, 4 or 6).
25. Not available with Coastal Construction finish. Not available with PER Fail Isolation package. Max rating of Type 4X/IP66/IK10 enclosure is 40°C.
26. Requires 1 PIN 80 BAC for all field photocontrol receptacle (PER & PER7) options. The WSLC-1 cannot be used in conjunction with the PER7 option. Only the WSLC-IN-10M can be used with the PER7 Fusion voltage.
27. Only for use with PRV-M configurations.
28. Only for use with PRV-M configurations.
29. Fused for PER 7.
30. Cannot be used with PE7 or other motion-response control options.

LumenGate Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenGate Technology	**H**=Dome Camera, High Res **D**=Dome Camera, Basicp PTZ	**C**=Cellular, Customer Installed SIM Card **F**=Cellular, Factory Installed AT&T SIM Card	**V**=Cellular, Factory Installed Verizon SIM Card **S**=Cellular, Factory Installed Sprint SIM Card	**E**=Ethernet Networking

Stock Ordering Information

Product Family [1]	Light Engine	Voltage	Distribution
PRVS-P=Prevail	**C10**=(1 LED) 7,100 Nominal Lumens **C20**=(1) 22hs 13,100 Nominal Lumens **C25**=(1) 22hs 16,200 Nominal Lumens **C40**=(1) 22hs 20,200 Nominal Lumens	**UNV**=Universal (120-277V) **347-347V** [2]	**T3**=Type III **T4**=Type IV
PRVS-XL=Prevail XL	**C70**=(4 LED) 26,100 Nominal Lumens **C70E**=(4 LED) 26,100 Nominal Lumens **C70E**=(4 LED) 46,600 Nominal Lumens **C70HE**=(5 LED) 41,700 Nominal Lumens **C70**=(5 LED) 46,600 Nominal Lumens		

NOTES:
1. In stock configurations are standard 4000K (740CRI), bronze finish, and include the standard versatile mounting arm.
2. Only available in PRVS configurations (T4, C25, C40 or C70).

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Lumark
Prevail LED

Mounting Details

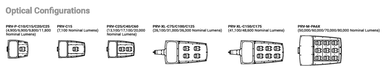
Mounting Configurations and EPAs

NOTE: For 3'-PRV's mounted at 90°, requires minimum 2' square or 4' round pole for fixture clearance. For 7'-PRV XL's mounted at 90°, requires minimum 4' square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.



Mounting Size	Tilt Angle Increments	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	90°	1.18	1.82	2.42	3.15	3.50
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	90°	2.35	2.40	3.05	3.88	4.07
	90° + Full Drop Visor	2.59	2.40	3.25	4.28	4.47
Prevail XL	0°	1.12	2.25	2.13	2.35	2.35
	90°	3.99	4.50	5.26	6.51	6.79
	90° + Full Drop Visor	4.38	4.50	5.56	7.11	7.39
Prevail Maxx	0°	1.28	2.56	1.7	2.68	2.68
	90°	5.09	5.52	6.34	7.49	7.81

Optical Configurations



Optical Distributions



Product Specifications

Construction
- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics
- Dark Sky Approved (3000K CCT and warmer only)
- Precision-molded polycarbonate optics

Electrical
- -40°C minimum operating temperature
- 40°C maximum operating temperature
- > 0.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Integral surge protective device designed to withstand 10kV of transient line surge
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Comes pre-set to the highest position at the lumen output selected.

Mounting
- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from -5° to 95°. Downward facing orientation only (Type N drilling required for ASJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°. Downward facing orientation only
- Adjustable Arms: 1.5G vibration rated
- Prevail and Prevail Petite: 3G vibration rated
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated

Typical Applications
- Parking lots, Walkways, Roadways and Building Areas

Finish
- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

Shipping Data
- Prevail Petite: 18 lbs. (7.04 kgs.)
- Prevail: 23 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)
- Prevail Maxx: 49 lbs. (22.23 kgs.)

Warranty
- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

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Prevail LED

Energy and Performance Data

View PRV-P IES files | View PRV IES files | View PRV-XL IES files

Power and Lumens

Product Family		Prevail Petite				Prevail				Prevail XL					Prevail Maxx			
Light Engine		C10	C15	C20	C25	C15	C25	C40	C60	C70	C100	C125	C150	C175	C200	C25D	C25E	C25H
Power (Watts)		35	46	73	94	52	96	131	193	278	377	464	289	346	344	419	487	588
Input Current @ 120V (A)		0.29	0.41	0.61	0.79	0.43	0.80	1.09	1.62	1.99	1.84	2.21	2.36	2.93	2.89	3.49	4.06	4.90
Input Current @ 277V (A)		0.13	0.18	0.27	0.35	0.19	0.35	0.48	0.67	0.86	0.82	0.97	1.04	1.25	1.26	1.51	1.72	2.06
Input Current @ 347V (A)		0.11	0.15	0.23	0.29	0.17	0.29	0.41	0.56	0.72	0.69	0.82	0.88	1.05	1.05	1.26	1.45	1.73
Input Current @ 480V (A)		0.08	0.12	0.17	0.22	0.12	0.22	0.30	0.39	0.49	0.48	0.57	0.62	0.74	0.73	0.89	1.00	1.21
Distribution																		
Type I	4000K Lumens	4,775	6,717	9,542	11,521	7,123	13,255	17,172	20,083	26,263	31,231	36,503	41,349	48,876	50,349	59,444	68,447	78,522
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	136	147	131	122	137	138	131	131	145	144	138	145	141	146	142	141	135
Type II	3000K Lumens *	4,669	6,595	9,369	11,312	6,994	13,015	16,860	19,718	25,786	30,664	35,840	40,598	47,989	49,427	58,368	67,208	77,086
	4000K Lumens	4,782	6,727	9,556	11,538	7,111	13,183	17,144	20,050	26,120	31,061	36,304	41,124	48,610	50,162	59,223	68,193	78,027
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B1-U0-G2	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	136	147	131	122	137	137	131	131	140	143	138	144	140	145	142	140	135
Type III	3000K Lumens *	4,695	6,605	9,383	11,329	6,982	12,944	16,832	19,686	25,646	30,497	35,645	40,377	47,727	49,254	58,191	66,968	77,396
	4000K Lumens	4,860	6,855	9,732	11,774	7,288	13,140	17,087	19,984	26,038	31,035	36,273	41,068	48,560	50,075	59,111	68,154	78,678
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B1-U0-G2	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	141	140	134	125	138	137	130	131	140	143	137	144	140	146	143	141	136
Type IV	3000K Lumens *	4,792	6,740	9,575	11,561	6,959	13,061	16,777	19,621	25,624	30,471	35,615	40,343	47,687	49,009	58,030	67,010	76,235
	4000K Lumens	5,067	7,139	10,139	12,256	7,576	14,045	18,264	21,360	28,129	33,450	39,097	44,287	52,345	53,551	63,201	72,773	84,335
	BUG Rating	B3-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B4-U0-G3	B4-U0-G4	B4-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	145	139	130	146	139	140	140	151	155	151	155	151	155	151	150	144
Type V	3000K Lumens *	4,975	6,999	9,943	12,004	7,438	13,790	17,802	20,972	27,018	32,043	38,387	43,483	51,398	52,562	62,057	71,455	82,808

NOTES:
1. For 5000K, 5000K or HCO data, refer to published ES files.

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Prevail and Prevail Petite at 25°C	91.30%	> 194,000
Prevail and Prevail Petite at 40°C	87.59%	> 134,000
Prevail XL at 25°C	91.40%	> 204,000
Prevail XL at 40°C	89.41%	> 158,000
Prevail Maxx at 25°C	91.40%	> 204,000
Prevail Maxx at 40°C	89.41%	> 158,000

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	**1.02**
15°C	**1.01**
25°C	**1.00**
40°C	**0.99**

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

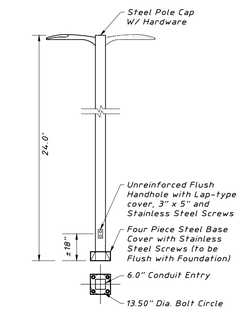
FADC Settings

FADC Position	Lumen Multiplier
1	25%
2	46%
3	55%
4	62%
5	72%
6	77%
7	82%
8	85%
9	90%
10	100%

Note: +/-5% typical value

COOPER Lighting Solutions

P50000001EN page 6
June 3, 2024 7:03 PM



EXISTING LIGHT POLE TO BE REUSED

Not to Scale



Proposed Luminaires			
Label	Mounting Height	Orientation	Tilt
A1	24'	138°	0°
A2	24'	138°	0°
A3	24'	228°	0°
A4	24'	228°	0°
A5	24'	318°	0°
A6	24'	318°	0°
A7	24'	318°	0°
A8	24'	48°	0°

Statistics (Measured at finished grade)					
Description	Avg (fc)	Max (fc)	Min (fc)	Max/Min	Avg/Min
Calculation Zone - On Site Pavement	2.7	6.0	1.0	6:1	2.7:1

Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens	LLF	Wattage
	A	8	Cooper Lighting Solutions	PRV-A40-DUNV-T4-BZHSS	Single Head Eaton Prevail Series LED Area Unit w/Type T4 Distribution (24ft. Pole Height w/Concrete Base at Grade) House Side Shield	LED	6,907	0.85	143

NORTH
0
Scale: 1" =

No.	Date	Revision

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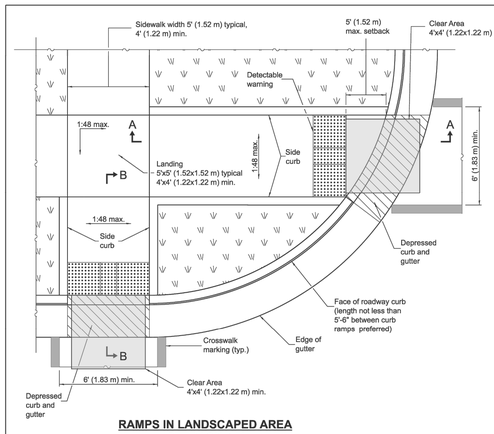
LIGHTING PLAN

BRUSTER'S REAL ICE CREAM
SITE IMPROVEMENT PLANS
SCHAUMBURG, ILLINOIS

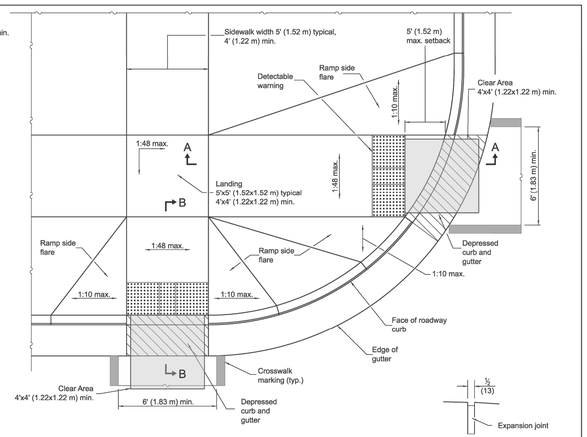
Project Manager:	K M L
Engineer:	P A L
Date:	08-05-2025
Project No.	25-087
Sheet	C7.0 / C9

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Plot Date: Aug 04, 2025 - 5:55pm Plotted By: filip-m
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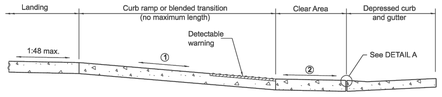


RAMPS IN LANDSCAPED AREA SETBACK ≤ 5'



RAMPS IN PAVED AREA SETBACK ≤ 5'

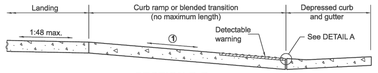
DETAIL A



SECTION A-A

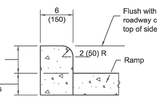
① The running slope of a curb ramp shall be 1:12 max. The running slope of a blended transition shall be 1:20 max.

② Clear Area shall be located outside the travel lane inclusive of any bicycle lanes. The running slope shall be 1:20 max and the cross slope shall be:
- Signalized/Uncontrolled Intersection - 1:20
- Yield/Stop Controlled Intersection - 1:48
- Midblock - grade of the road



SECTION B-B

① The running slope of a curb ramp shall be 1:12 max. The running slope of a blended transition shall be 1:20 max.



SIDE CURB DETAIL

See Sheet 2 for GENERAL NOTES.

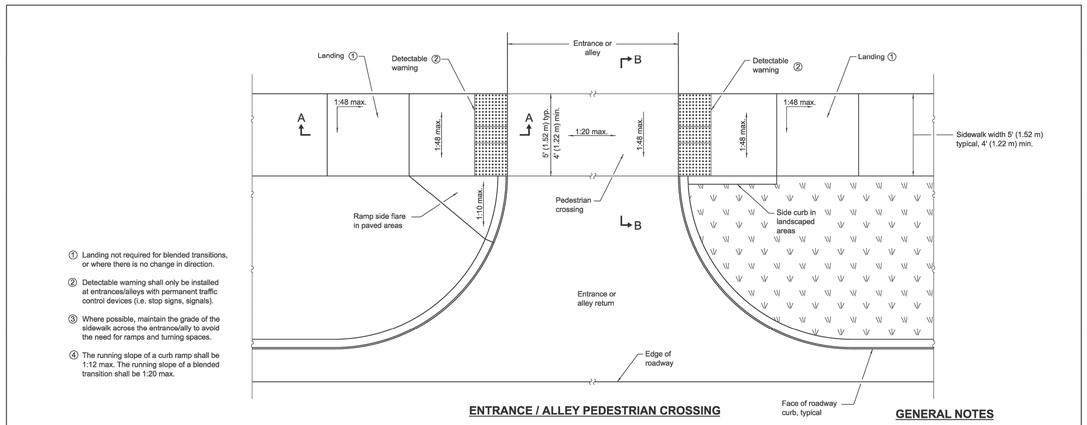
Illinois Department of Transportation
APPROVED January 1, 2025
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2025
ENGINEER OF DESIGN AND ENVIRONMENT
STANDARD 424001-12

DATE	REVISIONS
1-1-25	Indicated "Clear Area" Location and
	updated cross-slopes.
1-1-19	Removed "15-foot rule", added
	"Blended transitions" and placement
	tolerances for detectable warnings.

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 1 of 2)

STANDARD 424001-12



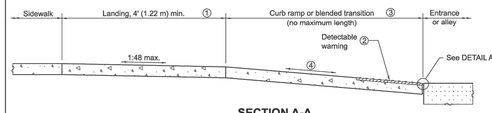
ENTRANCE / ALLEY PEDESTRIAN CROSSING

① Landing not required for blended transitions, or where there is no change in direction.

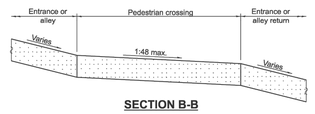
② Detectable warning shall only be installed at entrances/alleys with permanent traffic control devices (i.e. stop signs, signals).

③ Where possible, maintain the grade of the sidewalk across the entrance/ally to avoid the need for ramps and turning spaces.

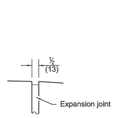
④ The running slope of a curb ramp shall be 1:12 max. The running slope of a blended transition shall be 1:20 max.



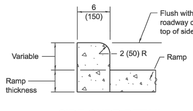
SECTION A-A



SECTION B-B



DETAIL A



SIDE CURB DETAIL

Illinois Department of Transportation
APPROVED January 1, 2025
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2025
ENGINEER OF DESIGN AND ENVIRONMENT
STANDARD 424026-04

DATE	REVISIONS
1-1-25	Modified Section A-A notes and
	updated cross slopes.
1-1-19	Added blended transitions and
	placement tolerances for
	detectable warnings.

ENTRANCE / ALLEY PEDESTRIAN CROSSINGS

STANDARD 424026-04

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

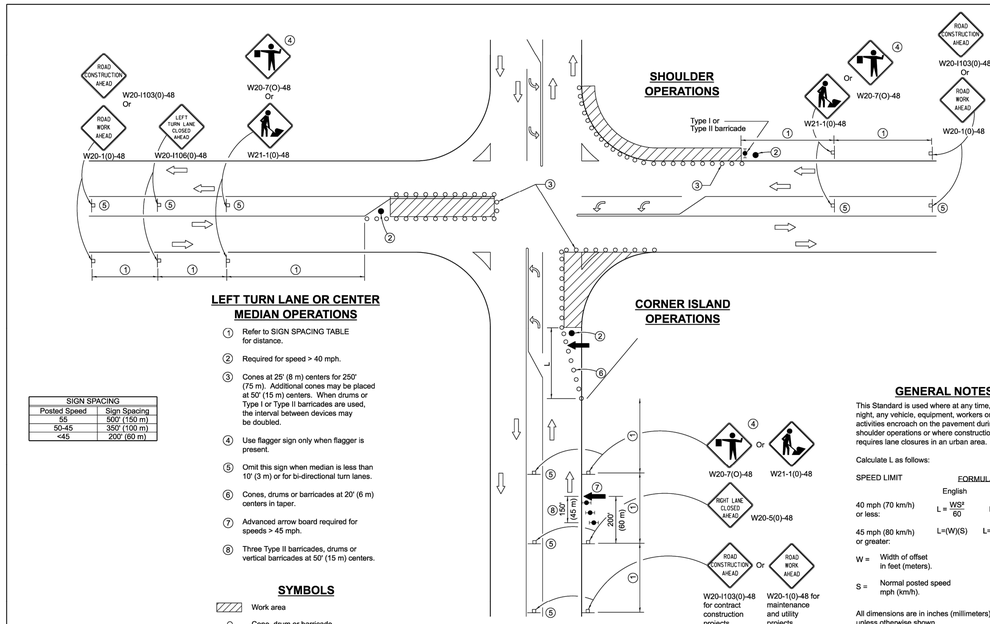
Where 1:48 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

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



SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

① Refer to SIGN SPACING TABLE for distance.

② Required for speed > 40 mph.

③ Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used, the interval between devices may be doubled.

④ Use flagger sign only when flagger is present.

⑤ Omit this sign when median is less than 10' (3 m) or for bi-directional turn lanes.

⑥ Cones, drums or barricades at 20' (6 m) centers in taper.

⑦ Advanced arrow board required for speeds > 45 mph.

⑧ Three Type II barricades, drums or vertical barricades at 50' (15 m) centers.

SYMBOLS

- Work area
- Cone, drum or barricade
- Sign on portable or permanent support
- Arrow board
- Barricade or drum with flashing light
- Flagger with traffic control sign

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement during shoulder operations or where construction requires lane closures in an urban area.

Calculate L as follows:

SPEED LIMIT	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L = \frac{WS^2}{60}$	$L = \frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

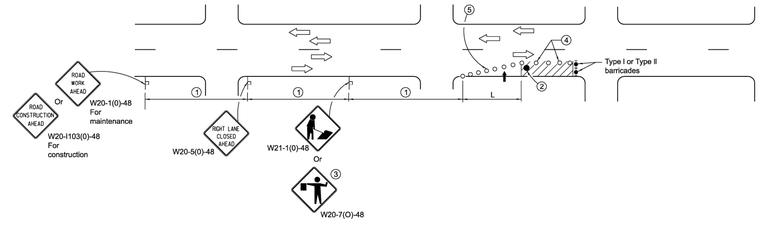
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
APPROVED April 1, 2016
ENGINEER OF SAFETY ENGINEERING
APPROVED April 1, 2016
ENGINEER OF DESIGN AND ENVIRONMENT
STANDARD 701701-10

DATE	REVISIONS
4-1-16	Corrected sign number for LEFT
	TURN LANE CLOSED AHEAD.
1-1-14	Added devices at arrow board
	upstream from taper. Revised
	workers sign number.

URBAN LANE CLOSURE, MULTILANE INTERSECTION

STANDARD 701701-10



SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

SYMBOLS

- Arrow board
- Cone, drum or barricade
- Sign on portable or permanent support
- Work area
- Barricade or drum with flashing light
- Flagger with traffic control sign.

① Refer to SIGN SPACING TABLE for distances.

② Required for speeds > 40 mph.

③ Use flagger sign only when flagger is present.

④ Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used, the interval between devices may be doubled.

⑤ Cones, drums or barricades at 20' (6 m) centers in taper.

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement requiring the closure of one traffic lane in an Urban area.

Calculate L as follows:

SPEED LIMIT	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L = \frac{WS^2}{60}$	$L = \frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

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

Illinois Department of Transportation
APPROVED January 1, 2015
ENGINEER OF SAFETY ENGINEERING
APPROVED January 1, 2015
ENGINEER OF DESIGN AND ENVIRONMENT
STANDARD 701606-10

DATE	REVISIONS
1-1-15	Renamed standard. Moved case on
	Sheet 2 to new Highway Standard.
1-1-14	Revised workers sign number to
	agree with current MUTCD.

URBAN SINGLE LANE CLOSURE, MULTILANE, 2W WITH MOUNTABLE MEDIAN

STANDARD 701606-10

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STANDARD DETAILS

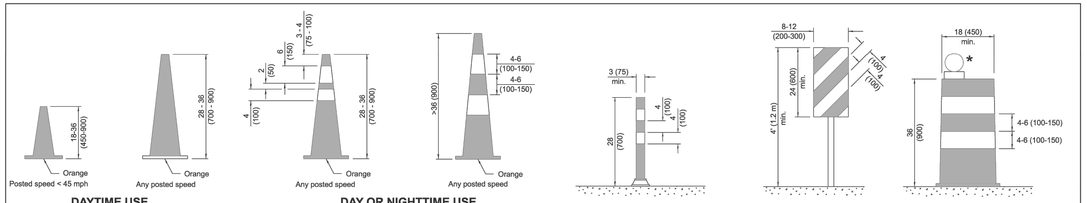
BRUSTER'S REAL ICE CREAM
SITE IMPROVEMENT PLANS
SCHAUMBURG, ILLINOIS

No.	Revision	Date

Project Manager: K M L
Engineer: P A L
Date: 08-05-2025
Project No. 25-087
Sheet **C8.0** / C9

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Plot Date: Aug 04, 2025 - 5:55pm Plotted By: filip-m
File Name: P:\2025\25087\Drawings\Final Engineering\25087 Final Engineering Plans.dwg



DAYTIME USE

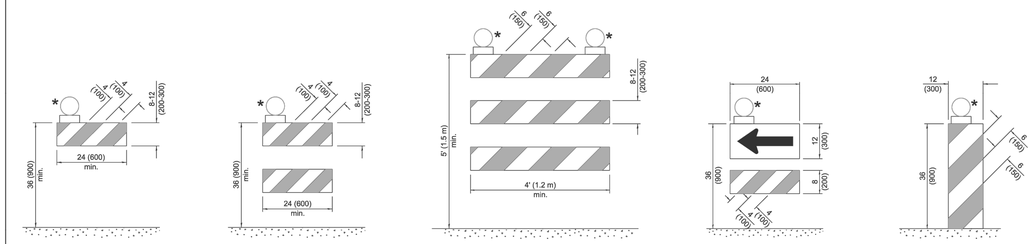
CONES

DAY OR NIGHTTIME USE

TUBULAR MARKER

VERTICAL PANEL
POST MOUNTED

DRUM



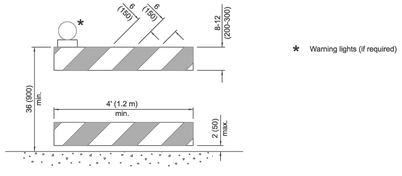
TYPE I BARRICADE

TYPE II BARRICADE

TYPE III BARRICADE

DIRECTION INDICATOR BARRICADE

VERTICAL BARRICADE



DETECTABLE PEDESTRIAN CHANNELIZING BARRICADE

* Warning lights (if required)

GENERAL NOTES

All heights shown shall be measured above the pavement surface.

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

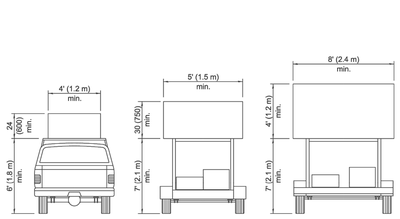
DATE	REVISIONS
1-1-25	Updated Temporary Rumble
	Strip Detail (sht. 3).
1-1-24	Revised Type III Barricade notes
	(sht. 3) & moved warning light on
	post mounted signs to top center.

TRAFFIC CONTROL DEVICES

(Sheet 1 of 3)

STANDARD 701901-10

Illinois Department of Transportation
APPROVED January 1, 2025
ENGINEER OF SAFETY, TRAFFIC, AND ENGINEERING
APPROVED January 1, 2025
ENGINEER OF DESIGN AND ENVIRONMENT
BSLR-TC-STD-701901-10

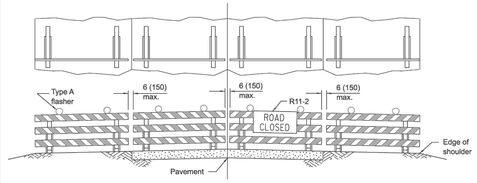


TYPE A ROOF MOUNTED

TYPE B ROOF OR TRAILER MOUNTED

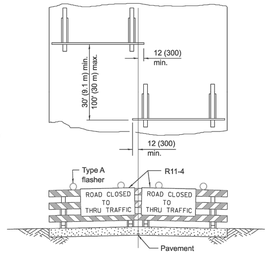
TYPE C TRAILER MOUNTED

ARROW BOARDS



ROAD CLOSED TO ALL TRAFFIC

Reflectorized striping may be omitted on the back side of the barricades.

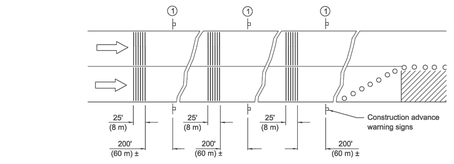


ROAD CLOSED TO THRU TRAFFIC

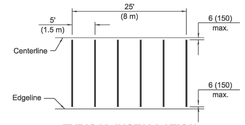
Reflectorized striping shall appear on both sides of the barricades.

TYPICAL APPLICATIONS OF TYPE III BARRICADES CLOSING A ROAD

If a Type III barricade with an attached sign panel which meets NCHRP 350 or MASH is not available, the sign may be mounted on an NCHRP 350 or MASH temporary sign support directly in front of the barricade.



① This sign shall be omitted when median width is less than 10' (3 m).



TYPICAL INSTALLATION

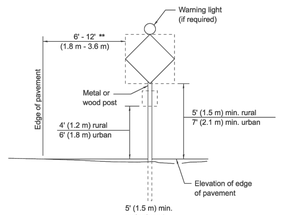
TEMPORARY RUMBLE STRIPS

Illinois Department of Transportation
APPROVED January 1, 2025
ENGINEER OF SAFETY, TRAFFIC, AND ENGINEERING
APPROVED January 1, 2025
ENGINEER OF DESIGN AND ENVIRONMENT
BSLR-TC-STD-701901-10

TRAFFIC CONTROL DEVICES

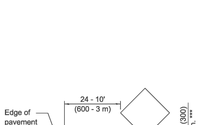
(Sheet 3 of 3)

STANDARD 701901-10



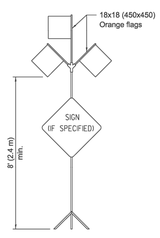
POST MOUNTED SIGNS

** When curb or paved shoulder are present this dimension shall be 24 (600) to the face of curb or 6' (1.8 m) to the outside edge of the paved shoulder.



SIGNS ON TEMPORARY SUPPORTS

*** When work operations exceed four days, this dimension shall be 5' (1.5 m) min. If located behind other devices, the height shall be sufficient to be seen completely above the devices.



HIGH LEVEL WARNING DEVICE



G20-I104(0)-6036 G20-I105(0)-6024

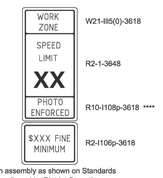
This signing is required for all projects 2 miles (3200 m) or more in length.

ROAD CONSTRUCTION NEXT X MILES sign shall be placed 500' (150 m) in advance of project limits.

END CONSTRUCTION sign shall be erected at the end of the job unless another job is within 2 miles (3200 m).

Dual sign displays shall be utilized on multi-lane highways.

WORK LIMIT SIGNING



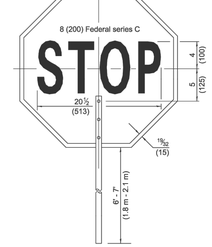
W21-II5(0)-3618
R2-1-3648
R10-II08p-3618 ****
R2-I106p-3618

Sign assembly as shown on Standards or as allowed by District Operations.



G20-I103-6036

This sign shall be used when the above sign assembly is used.

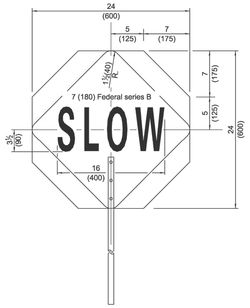


W12-I103-4848

WIDTH RESTRICTION SIGN

XX'-XX" width and X miles are variable.

FRONT SIDE



REVERSE SIDE

FLAGGER TRAFFIC CONTROL SIGN

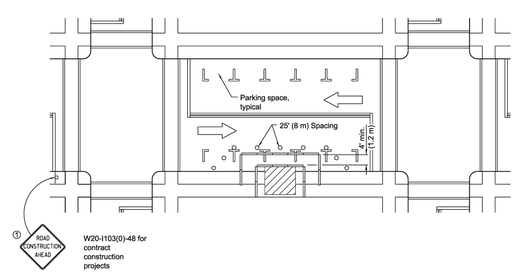
SYMBOLS

- Work area
- Sign on portable or permanent support
- Barricade or drum
- Cone, drum or barricade
- Type III barricade
- Detectable pedestrian channelizing barricade

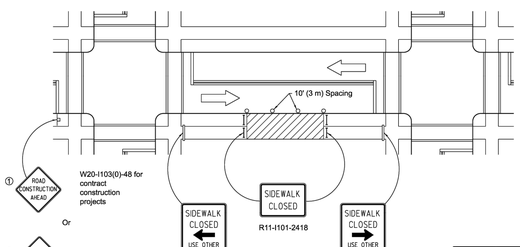
HIGHWAY CONSTRUCTION SPEED ZONE SIGNS

**** R10-I108p shall only be used along roadways under the jurisdiction of the State.

Illinois Department of Transportation
APPROVED January 1, 2016
ENGINEER OF SAFETY ENGINEERING
APPROVED January 1, 2025
ENGINEER OF DESIGN AND ENVIRONMENT
BSLR-TC-STD-701801-06



SIDEWALK DIVERSION



SIDEWALK CLOSURE

① Omit whenever duplicated by road work traffic control.

GENERAL NOTES

This Standard is used where, at any time, pedestrian traffic must be rerouted due to work being performed.

This Standard must be used in conjunction with other Traffic Control & Protection Standards when roadway traffic is affected.

Temporary facilities shall be detectable and accessible.

The temporary pedestrian facilities shall be provided on the same side of the closed facilities whenever possible.

The SIDEWALK CLOSED / USE OTHER SIDE sign shall be placed at the nearest crosswalk or intersection to each end of the closure. Where the closure occurs at a corner, the signs shall be erected on the corners across the street from the closure. The SIDEWALK CLOSED signs shall be used at the ends of the actual closures.

Type III barricades and R11-2-4830 signs shall be positioned as shown in "ROAD CLOSED TO ALL TRAFFIC" detail on Standard 701901.

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

DATE	REVISIONS
4-1-16	Omitted orange safety fence from
	standard as this is covered in
	the standard spec.
1-1-12	Added SIDEWALK DIVERSION.
	Modified appearance of plan views.
	Renamed Standard.

SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 1 of 2)

STANDARD 701801-06

STANDARD DETAILS

BRUSTER'S REAL ICE CREAM
SITE IMPROVEMENT PLANS
SCHAUMBURG, ILLINOIS

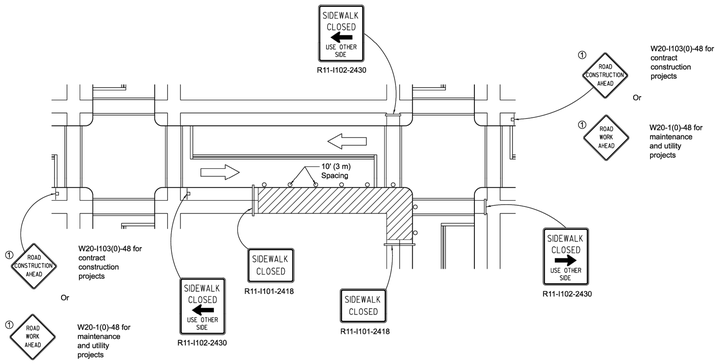
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No.	Revision	Date

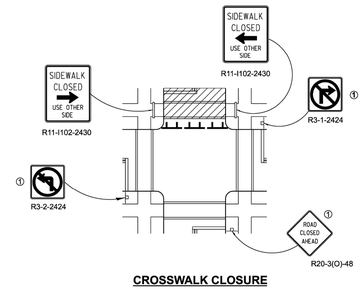
Project Manager: K M L
Engineer: P A L
Date: 08-05-2025
Project No. 25-087
Sheet C8.1 / C9

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Plot Date: Aug 04, 2025 - 5:56pm Plotted By: filip-m
File Name: P:\2025\25087\Drawings\Final Engineering\25087 Final Engineering Plans.dwg



CORNER CLOSURE



CROSSWALK CLOSURE

Illinois Department of Transportation

APPROVED January 1, 2016
ENGINEER OF SAFETY ENGINEERING

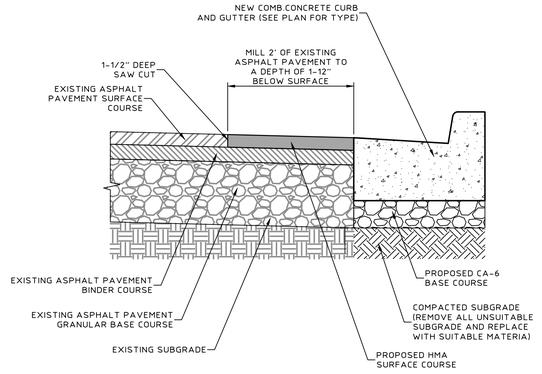
APPROVED January 1, 2016
ENGINEER OF DESIGN AND ENVIRONMENT

BLOCK 1 YEAR

SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 2 of 2)

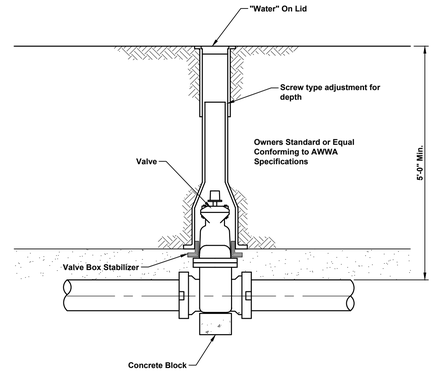
STANDARD 701801-06



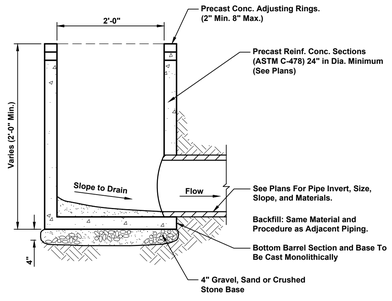
NOTES:

1. EXISTING PAVEMENT SECTION IS SHOWN FOR REFERENCE ONLY.
2. ALL ASPHALT MILLINGS SHALL BE DISPOSED OF BY THE CONTRACTOR.
3. BITUMINOUS TACK COAT SHALL BE APPLIED AT A RATE OF 0.1 GALLONS PER SQUARE YARD TO BOTH THE EXISTING AND PROPOSED ASPHALT BINDER COURSE PRIOR TO NEW HMA SURFACE COURSE INSTALLATION.

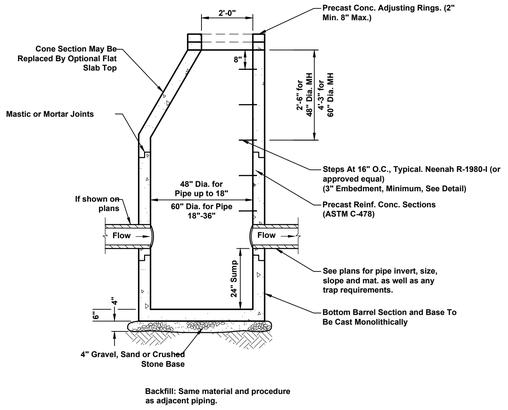
PAVEMENT PATCHING AT CURB AND GUTTER REMOVAL



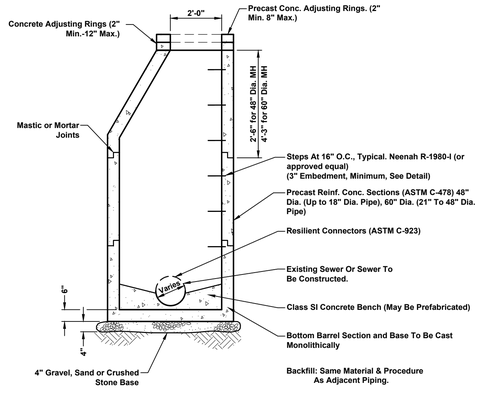
TYPICAL VALVE BOX INSTALLATION



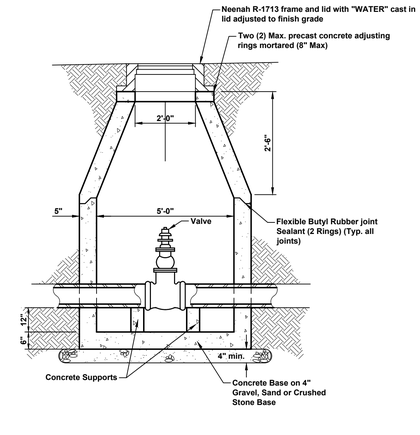
INLET - TYPE A



CATCH BASIN - TYPE A



MANHOLE - TYPE A



VALVE VAULT

No.	Revision	Date

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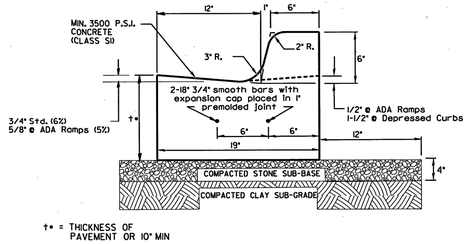
STANDARD DETAILS

BRUSTER'S REAL ICE CREAM
SITE IMPROVEMENT PLANS
SCHAUMBURG, ILLINOIS

Project Manager:	K M L
Engineer:	P A L
Date:	08-05-2025
Project No.	25-087
Sheet	C8.2 / C9

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Note: Use two #5 re-bars for 10' on either side of all utility trenches. Install 1" expansion joint at points of curvature (not closer than 10') at construction joints and at a distance not to exceed 60'. Contraction joints shall be placed between expansion joints at distances not to exceed 20'.



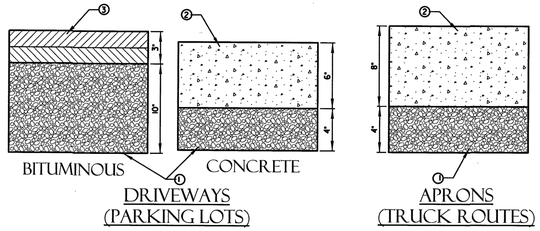
t* = THICKNESS OF PAVEMENT OR 10" MIN

COMBINATION CURB & GUTTER TYPE B-6.12

NOT TO SCALE

Revised April/2018

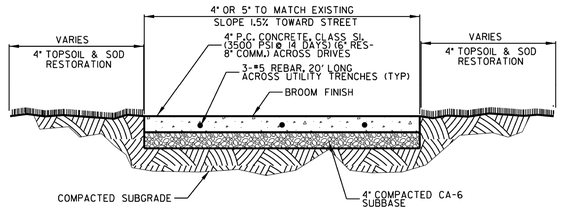
① COMPACTED AGGREGATE BASE COURSE-TYPE B
② CLASS SI CONCRETE
③ 1-1/2" COMPACTED ASPHALT SURFACE COURSE
1-1/2" COMPACTED ASPHALT BINDER COURSE
(3-1/2" COMPACTED ASPHALT BINDER COURSE FOR TRUCK ROUTES)



COMMERCIAL/INDUSTRIAL DRIVEWAYS & APRONS

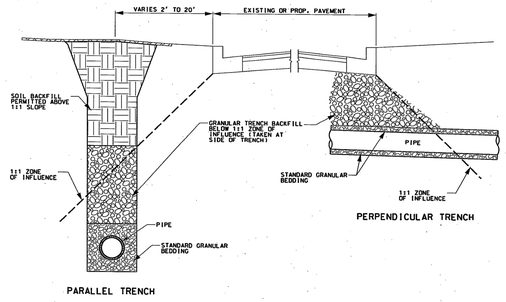
NOT TO SCALE

January/2019



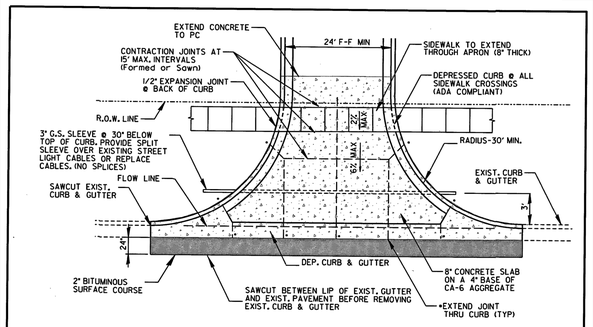
TYPICAL SIDEWALK (PRIVATE)

Revised May/2023



GRANULAR TRENCH BACKFILL
(IDOT CLASS CA-7 OR COMPACTED CA-6)

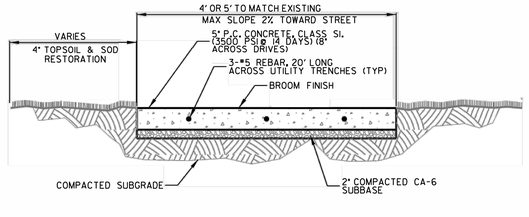
March/2011



COMMERCIAL/INDUSTRIAL APRONS

NOT TO SCALE

April/2018

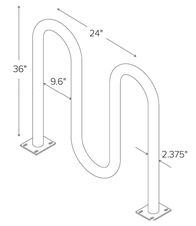


TYPICAL COMMERCIAL SIDEWALK

Revised Aug/21

DERO | Rolling Rack

Submittal Sheet

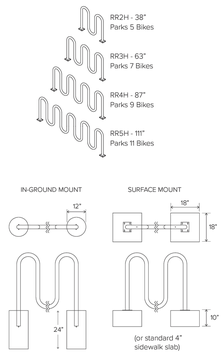


CAPACITY
RR2H: 5 Bikes
RR3H: 7 Bikes
RR4H: 9 Bikes
RR5H: 11 Bikes

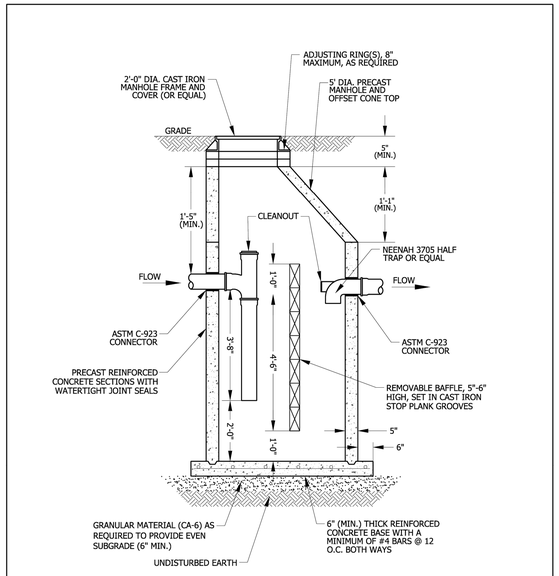
MATERIALS
2" schedule 40 pipe (2.375" OD)

FINISHES
- ☐ **Galvanized** An after fabrication hot dipped galvanized finish is our standard option.
- ☐ **Powder Coat** Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat
- ☐ **Stainless** Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

MOUNT OPTIONS
- ☐ **Surface** Foot Mount has two 5" x 6" x .25" feet with four anchors per foot. Specify foot mount for this option. Tamper-resistant fasteners available upon request.
- ☐ **In-Ground** In-ground mount is embedded into concrete base. Specify in-ground mount for this option



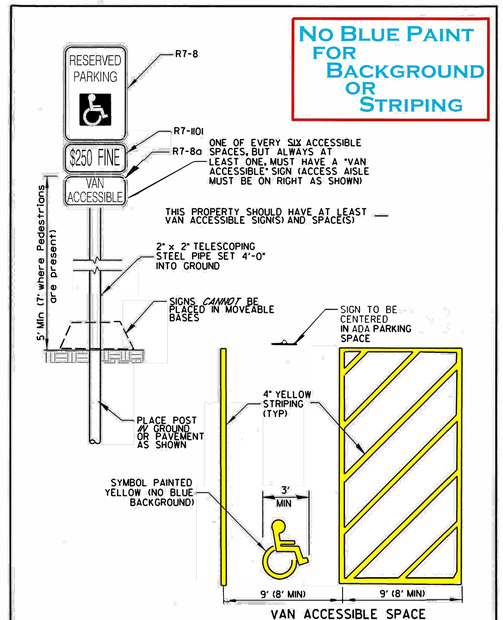
©2021



NOTES:
1. IF RIM ELEVATION IS LOWER THAN FLOOD PROTECTION ELEVATION, A WATERTIGHT FRAME WITH BOLTED DOWN LID SHALL BE USED.
2. DISHWASHER DISCHARGE SHALL BYPASS GREASE BASIN.

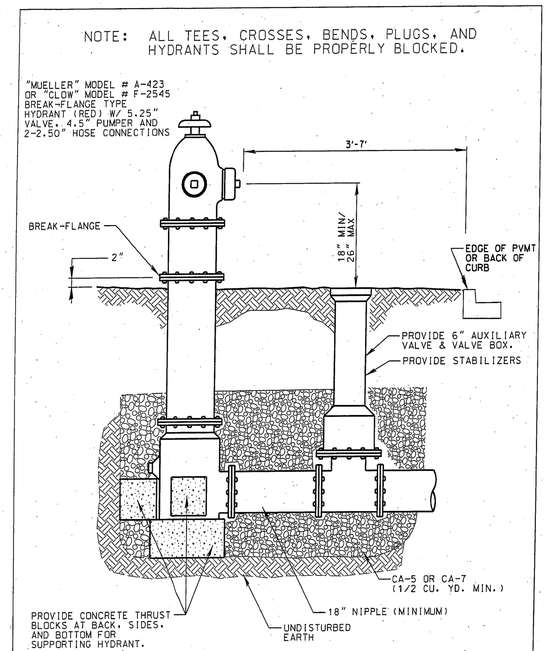
NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	7/1/15
SMALL GREASE BASIN (<500 GALLONS)	STD. DWG. NO. 40
	PAGE NO. 41



ADA Parking Standards

AUGUST/2022



FIRE HYDRANT

Revised Jan./08

No.	Revision	Date

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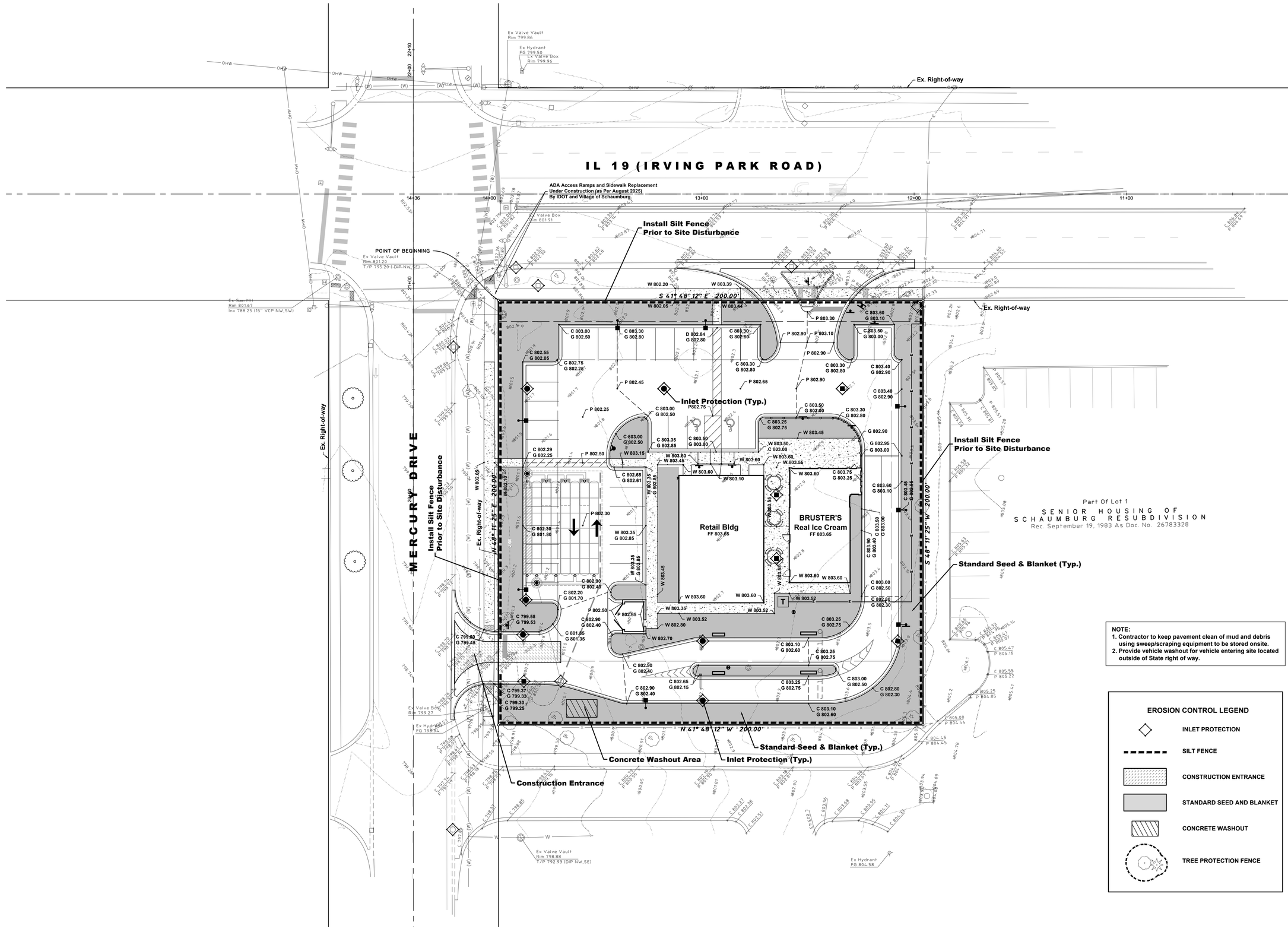
STANDARD DETAILS

BRUSTER'S REAL ICE CREAM
SITE IMPROVEMENT PLANS
SCHAUMBURG, ILLINOIS

Project Manager:	K M L
Engineer:	P A L
Date:	08-05-2025
Project No.	25-087
Sheet	C8.3 / C9

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NORTH

20 0 20'

Scale: 1" = 20'

NOTE:
1. Contractor to keep pavement clean of mud and debris using sweep/scraping equipment to be stored onsite.
2. Provide vehicle washout for vehicle entering site located outside of State right of way.

EROSION CONTROL LEGEND

- INLET PROTECTION
- SILT FENCE
- CONSTRUCTION ENTRANCE
- STANDARD SEED AND BLANKET
- CONCRETE WASHOUT
- TREE PROTECTION FENCE

No. | Revision | Date

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EROSION CONTROL PLAN

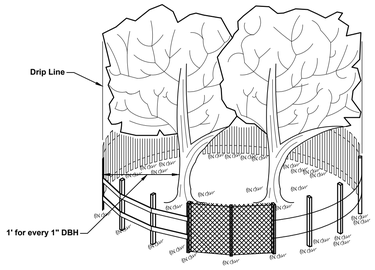
BRUSTER'S REAL ICE CREAM
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SCHAUMBURG, ILLINOIS

Project Manager:	K M L
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Date:	08-05-2025
Project No.	25-087
Sheet	EC1.0

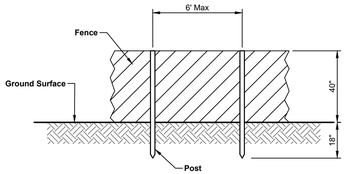
C9

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SIDE VIEW

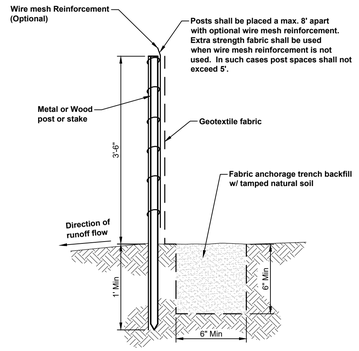


POST AND FENCE DETAIL

NOTES:

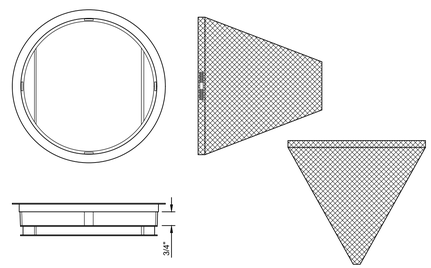
1. The fence shall be located outside the drip line of the tree to be saved and in no case closer than 1 foot for every 1" DBH to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in..
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer.

TREE PROTECTION - FENCING



NOTES: Depending upon configuration, attach fabric to wire mesh w/ hog rings, steel posts w/ tie wires, wood posts w/ nails.

SILT FENCE

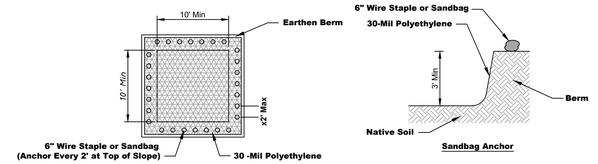


GENERAL NOTES:

FRAME: Top flange fabricated from 1-1/4"x1-1/4"x1/8" angle. Base rim fabricated from 1-1/2"x1/2"x1/8" channel. Handles and suspension brackets fabricated from 1-1/4"x1/4" flat stock. All domestic steel conforming to ASTM-A36.

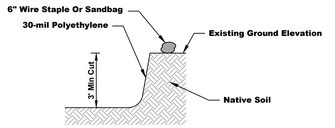
SEDIMENT BAG: Bag fabricated from 4 oz./sq.yd. non-woven polypropylene geotextile reinforced with polyester mesh. Bag secured to base rim with a stainless steel strap and lock. All storm structures must have either a curb silt basket cath-all or an inlet silt basket cath-all inserted prior to construction.

INLET SILT BASKET CATCH-ALL



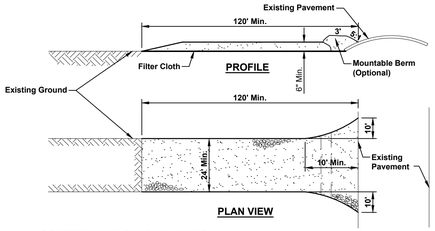
PLAN VIEW

EARTHEN BERM ANCHOR SECTIONS



SUBGRADE ANCHOR SECTIONS

CONCRETE WASHOUT - EARTHEN



CONSTRUCTION SPECIFICATIONS:

1. Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length - As required, but not less than 120 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness - Not less than six (6) inches.
4. Width - Twenty-four (24) feet minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. 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.
8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-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.
9. Periodic inspection and needed maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE

No.	Revision	Date

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EROSION CONTROL DETAILS

BRUSTER'S REAL ICE CREAM
SITE IMPROVEMENT PLANS
SCHAUMBURG, ILLINOIS

Project Manager: K M L
Engineer: P A L
Date: 08-05-2025
Project No. 25-087
Sheet EC2.0 / C9

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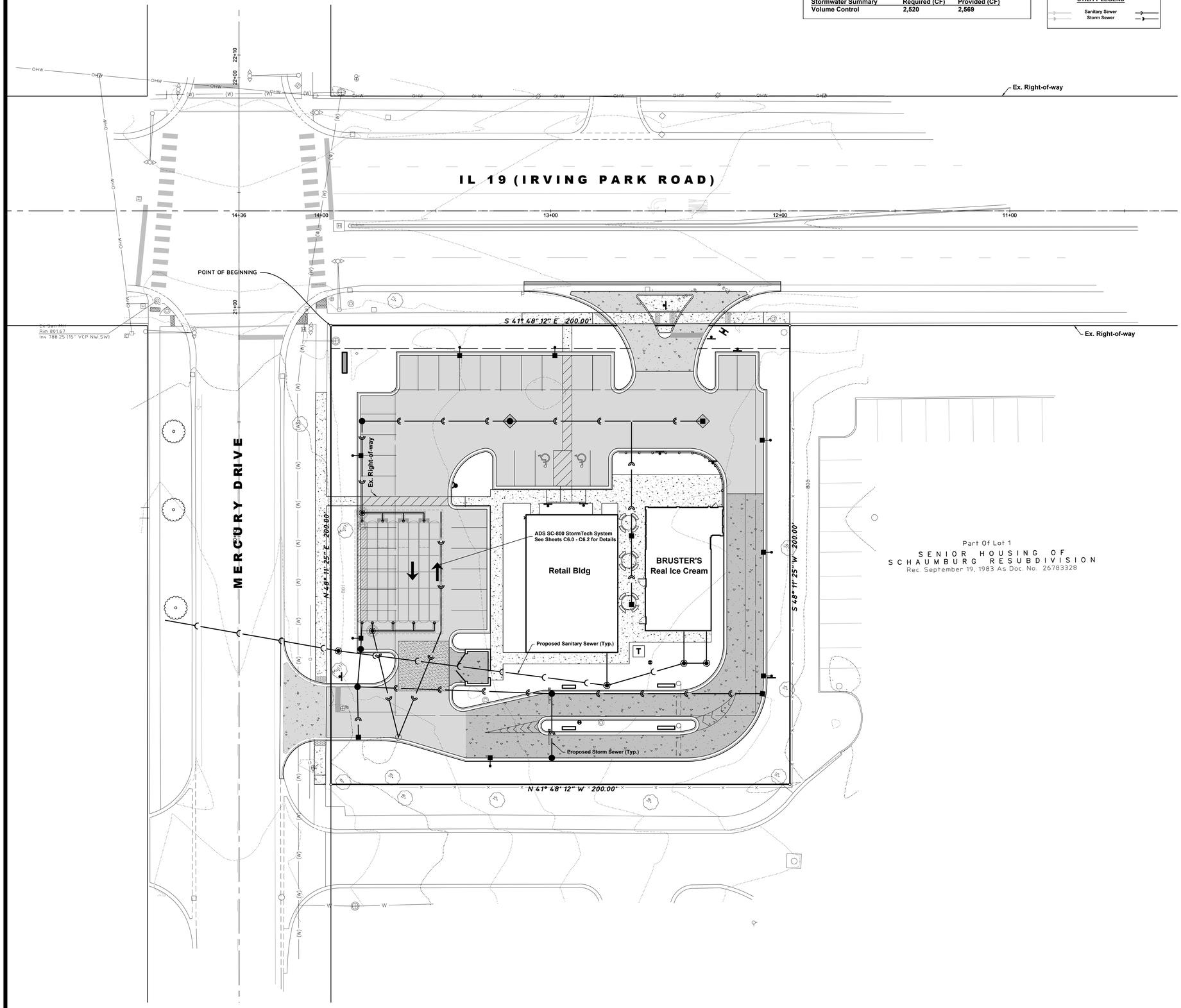
Plot Date: Aug 04, 2025 - 5:56pm Plotted By: filip-m
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Stormwater Summary	Required (CF)	Provided (CF)
Volume Control	2,520	2,569

UTILITY LEGEND

Sanitary Sewer

Storm Sewer



All maintenance items shown hereon shall be the responsibility of the developer to complete according to the described schedule.

1. General

Regular inspections and routine maintenance of general areas shall be performed on a monthly or as-needed basis. Specific items of concern include:

___ Litter and debris shall be controlled
___ Landscaped areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary
___ Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations
___ Riprap areas shall be repaired with the addition of new riprap, as necessary, of similar size and shape
___ Roads shall be swept, vacuumed and/or washed on a regular basis

2. Stormwater Management Facilities

All components of the stormwater management facilities shall be checked monthly between March and November and maintained as necessary to ensure proper performance. It is critical that all inflows and outflows to the detention facility are clean and performing as designed. In addition, the design volume of the detention facility shall also be maintained. Inspections for the following specific items should be conducted monthly between March and November:

Side Slopes/Embankment/Emergency Overflow Structure

___ Seed and sod any eroded areas
___ Signs of piping (leakage) or seepage, repair
___ Stabilize emergency overflow structure if erosion observed
___ Remove obstructions blocking emergency overflow spillway

Vegetated Areas

___ Regular mowing to control vegetation
___ Need for planting, reseeding or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established
___ Evidence of grazing, motorbikes or other vehicles, repair
___ Check for invasive vegetation, remove where possible
___ All vegetation must be maintained per the approved planting plan

Outlet Control Structure

___ Remove accumulated sediment at outlet
___ Scour and erosion at outlet, repair and reseed
___ Any ice damage to outlet of pipe, repair if necessary
___ Outlet channel conditions downstream

Access for Maintenance Equipment

___ Remove any obstructions placed in maintenance easements

Safety Features

___ Access controls to hazardous areas
___ Fences
___ Loose or damaged posts
___ Loose or broken wires
___ Condition of gates
___ Signs

Detention Volume

___ Inspect all stormwater detention facilities to ensure that the constructed volume for detention is maintained. No sediment, topsoil, or other dumping into the facility shall be allowed. Specific locations in the stormwater management system, designed to accumulate sediment, shall be dredged as necessary to prevent sediment from reaching the invert of any gravity outlet pipe.

3. Volume Control Facility

Routine inspections and maintenance of volume control facilities shall be performed by the Owner on a yearly or as-needed basis. Specific items of concern include:

___ Facility shall be inspected yearly using the monitoring well to verify the system is functioning properly
___ Accumulated sediment from surface shall be vacuumed out and disposed of properly
___ Appropriate signage shall be repaired if damaged or illegible

4. Stormwater Collection System

The Owner shall perform monthly inspections of all components of the stormwater collection system. The monthly inspection shall occur between March and November and include the following specific areas of concern:

Storm Inlets/Manholes

___ Remove accumulated leaves and other debris from grates
___ Reset covers/lids on as-needed basis
___ Remove accumulated sediment from manhole bottom when 50% of sump is filled

Storm Sewers/Culverts

___ Visually inspect pipes by removing manhole lids, make repairs as necessary
___ Storm sewers and culverts shall be checked for siltation deposits at inlets, outlets, and within the conduit, clean out as necessary
___ Restore riprap at outfalls if erosion observed
___ Replant and reseed any eroded areas

Overland Flow Routes (Ditches/Swales)

___ Annual visual inspections shall be performed that verify the design capacity of the overland flow routes is maintained. The slope and cross-sectional area of the ditch/swale shall be verified during this inspection.
___ Remove any obstructions that have been placed in the drainage path
___ Seed and sod any eroded areas
___ Restore riprap as necessary
___ Regrade to provide positive drainage as necessary
___ Regular mowing to control vegetation

5. Vegetated Areas

___ Need for planting, reseeding, or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area after second growing season). Reseed with alternative native grass species if original grass cover has not successfully established.
___ Evidence of grazing, motorbikes, or other vehicles, repair
___ Check for invasive vegetation, remove when possible
___ Regular mowing to control vegetation; it is recommended that native vegetation remain uncut
___ Dead or damaged non-native grassy areas - repair with seeding with fertilization or seeding with mulch

6. Qualified Sewer Construction

___ Perform manhole inspections once every five years, make repairs as necessary
___ Perform sewer inspections once every five years, make repairs as necessary
___ Perform regular cleaning so that each sewer segment is cleaned once every 5 years
___ Remove any obstructions placed in maintenance easements that may impede maintenance equipment access

PIN# 07-32-100-030

LEGAL DESCRIPTION

THAT PART OF THE WEST SEVEN EIGHTHS OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF IRVING PARK ROAD (DOC. NO. 112457675) AND THE EASTERLY LINE OF MERCURY DRIVE (DOC. NO. 23591223); THENCE SOUTH 41 DEGREES 39 MINUTES 11 SECONDS EAST ALONG SAID SOUTHERLY LINE, 200.00 FEET; THENCE SOUTH 48 DEGREES 20 MINUTES 49 SECONDS WEST, 200.00 FEET; THENCE NORTH 41 DEGREES 39 MINUTES 11 SECONDS WEST, 200.00 FEET TO SAID EASTERLY LINE OF MERCURY DRIVE; THENCE ALONG SAID EASTERLY DRIVE OF MERCURY DRIVE. 200.00 FEET TO THE POINT OF BEGINNING.

NORTH

20 0 20'

Scale: 1" = 20'

No.	Revision	Date

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consulting engineers • land surveyors
105 East Shier Parkway, Schaumburg, IL 60173 • tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184.003152
www.haegerengineering.com

MAINTENANCE AND MONITORING PLAN

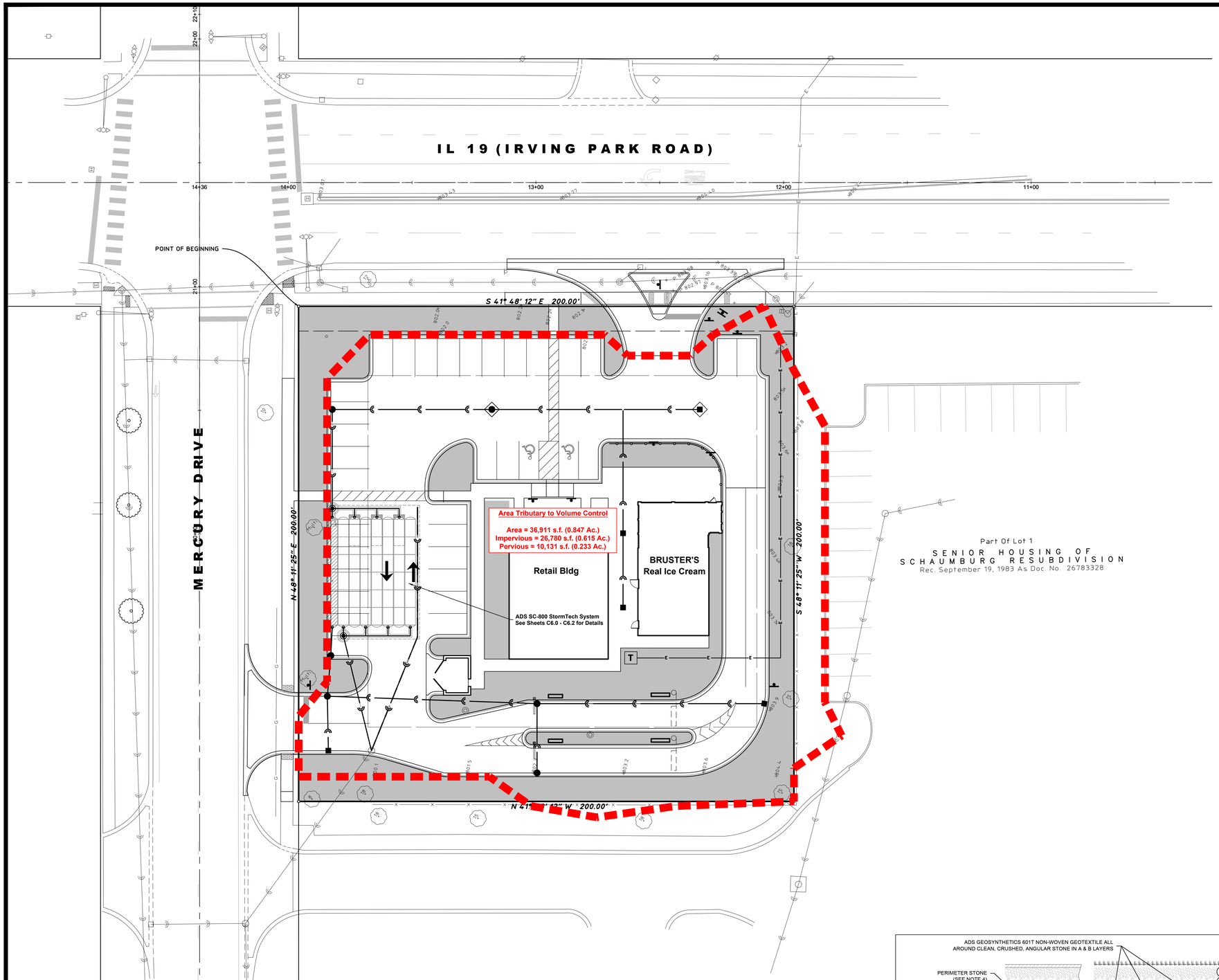
BRUSTER'S REAL ICE CREAM SITE IMPROVEMENT PLANS

SCHAUMBURG, ILLINOIS

Project Manager:	K M L
Engineer:	P A L
Date:	08-05-2025
Project No.	25-087
Sheet	M-1/C9

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NORTH

20 0 20'

Scale: 1" = 20'

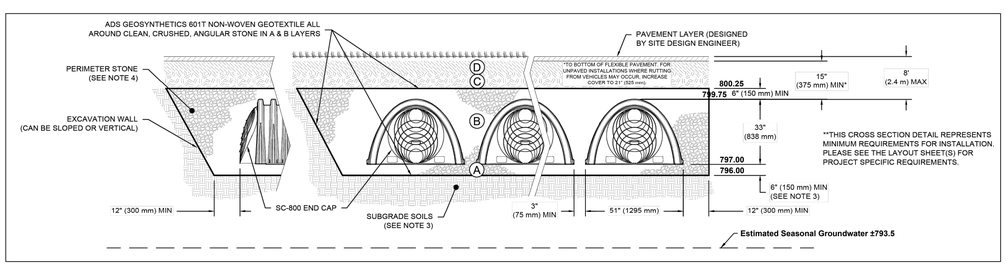
LEGEND

IMPERVIOUS AREA

PERVIOUS AREA

MWRD SUMMARY

Total Site Area	**40,000 s.f. (0.918 Ac.)**
Existing Land Coverage	
Pervious Surface	**40,000 s.f. (0.918 ac)**
Impervious Surface	**0 s.f. (0.000 ac)**
Proposed Land Coverage	
Open Space (Landscape)	**12,500 s.f. (0.287 Ac.)**
Impervious Area	**27,500 s.f. (0.631 Ac)**
Volume Control	
Underground StormTech Chamber System	
Impervious Area Trib. to System	**26,780 s.f.**
VC Required	**2,520 s.f.**
VC Provided at Elev 799.75	**2,569 s.f.**
Total VC Provided	**2,569 s.f.**



No.	Revision	Date

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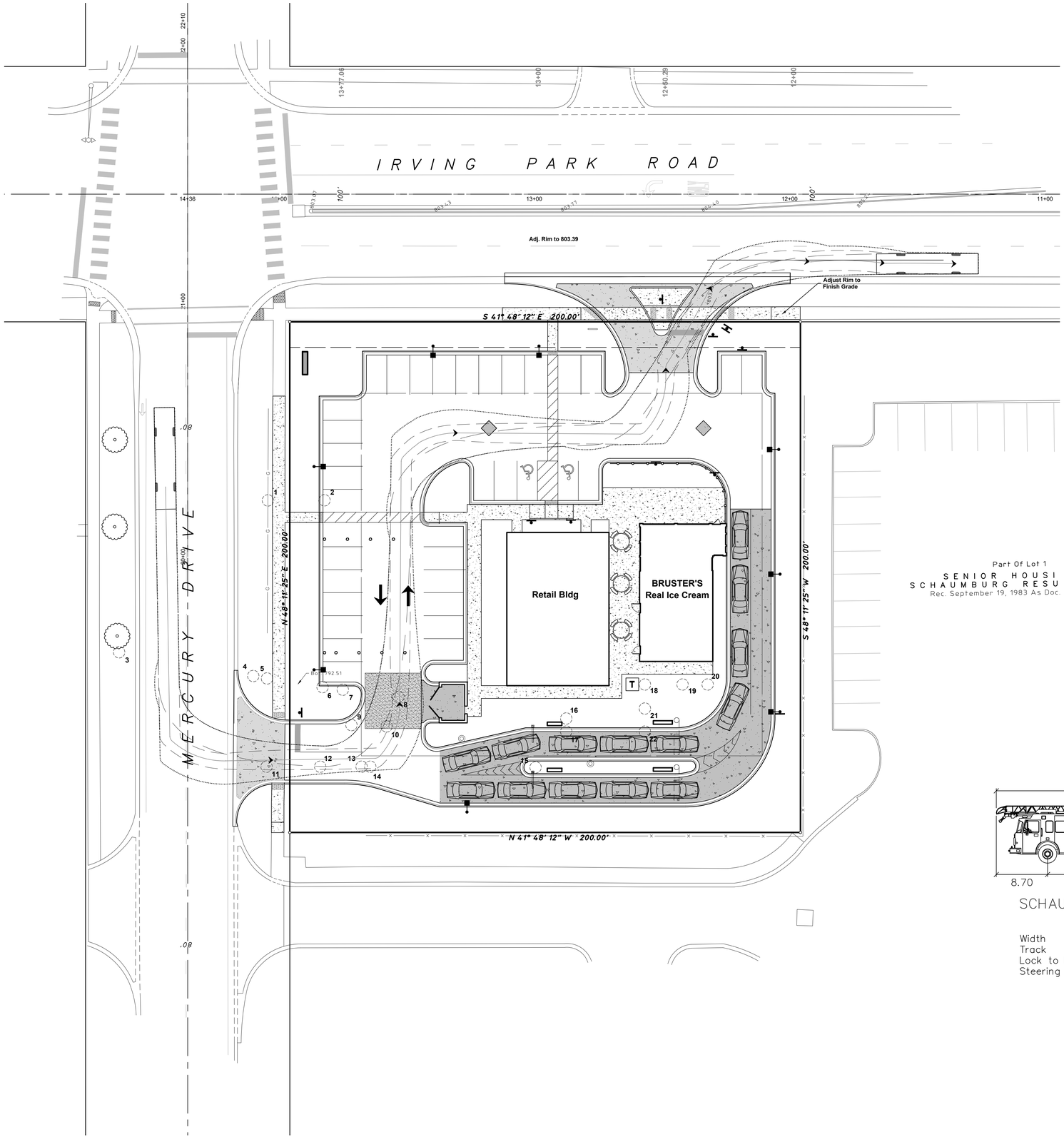
MWRD DRAINAGE EXHIBIT

BRUSTER'S REAL ICE CREAM
SITE IMPROVEMENT PLANS
SCHAUMBURG, ILLINOIS

Project Manager:	K M L
Engineer:	P A L
Date:	08-05-2025
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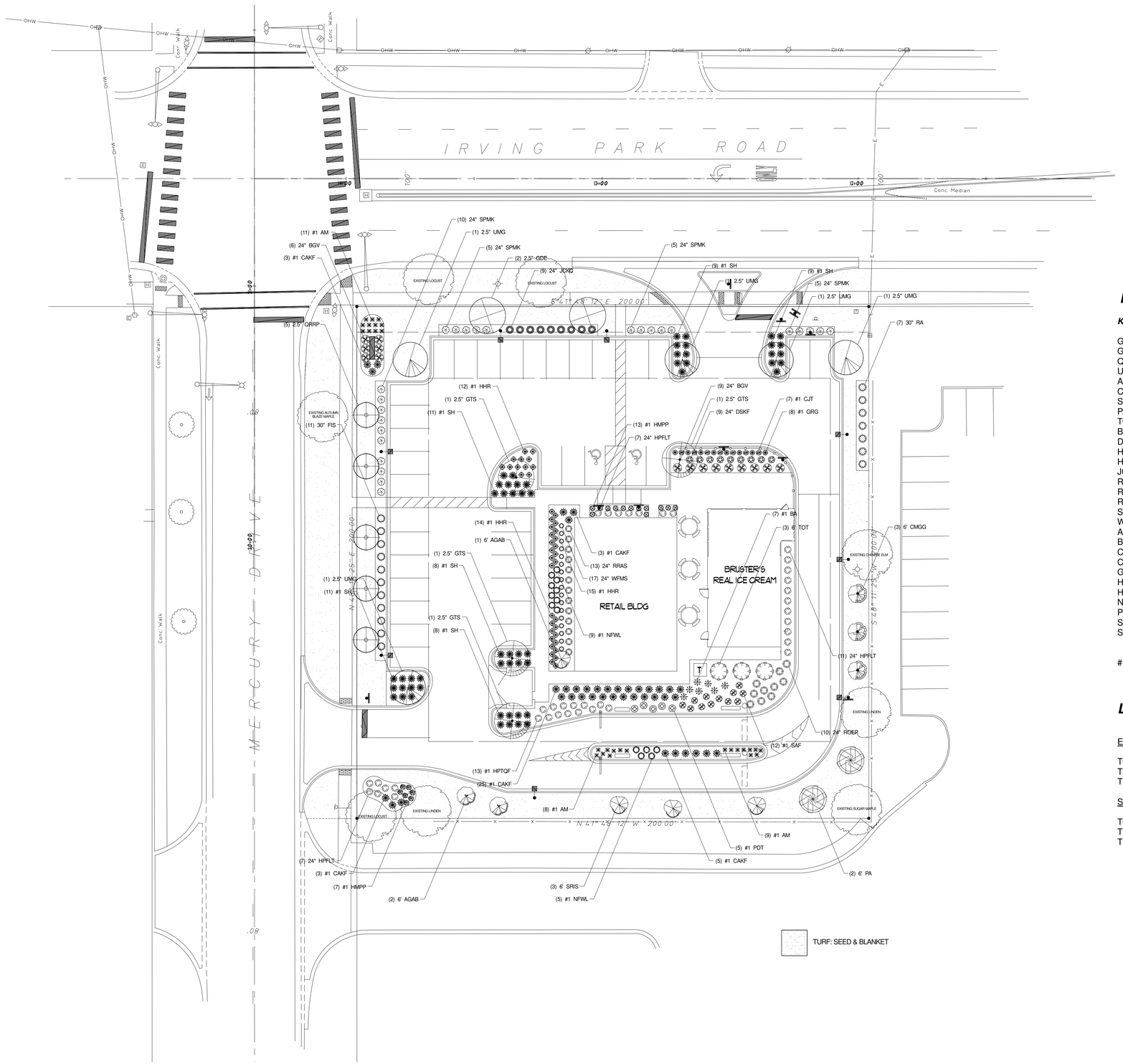
FIRE TRUCK ROUTING PLAN

SITE DEVELOPMENT PLAN
BRUSTER'S REAL ICE CREAM
1821 IRVING PARK ROAD, SCHAUMBURG, ILLINOIS

Project Manager:	P A L
Engineer:	K M L
Date:	08-05-2025
Project No.	25-087
Sheet	FT-1 / C9

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Plot Date: Aug 04, 2025 - 5:56pm Plotted By: filip-m Layout: FT-1 FIRE TRUCK ROUTING PLAN
File Name: P:\2025\25087\Drawings\Final Engineering\25087 Fire Truck Routing Plan.dwg



PLANT LIST

Key	Qty.	Common Name	Botanical Name	Size	Remarks
GTS	3	Skyline Locust	Gleditsia triacanthos 'Skyline'	2.5"	B&B
GDE	2	Espresso Kentucky Coffee Tree	Gymnocladus dioicus 'Espresso – JFS'	2.5"	B&B
QRRP	5	Regal Prince English Oak #	Quercus robur 'Regal Prince'	2.5"	B&B
UMG	5	Triumph Elm	Ulmus 'Morton Glossy'	2.5"	B&B
AGAB	3	Autumn Brilliance Serviceberry	Amelanchier grandiflora	6'	B&B
CMGG	3	Golden Glory Cornelian Cherry	Cornus mas 'Golden Glory'	6'	B&B
SRIS	3	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	6'	B&B
PA	2	Norway Spruce	Picea abies	6'	B&B
TOT	3	Techny Arborvitae	Thuja occidentalis 'Techny'	6'	B&B
BGV	15	Green Velvet Boxwood	Buxus 'Green Velvet'	24"	Cont.
DSKF	9	Kodiak Fresh Honeysuckle	Diervilla splendens 'SMNDSS'	24"	Cont.
HPFLT	25	Fire Light Tidbit Hydrangea	Hydrangea paniculata 'SMNHPK'	24"	Cont.
HPTQF	13	Tiny Quick Fire Hydrangea	Hydrangea paniculata 'SMNHPSB'	24"	Cont.
JCKC	9	Kallay's Compact Juniper	Juniperus chinensis 'Kallay's Compact'	24"	Cont.
RA	7	Alpine Currant	Ribes alpinum	30"	Cont.
ROEP	10	Oso Easy Peasy Rose	Rosa 'Phyllis Sherman' PP29167	24"	Cont.
RRAS	13	Ringo All Star Rose	Rosa 'Ringo All Star'	24"	Cont.
SPMK	25	Miss Kim Lilac	Syringa patula 'Miss Kim'	24"	Cont.
WFMS	17	Midnight Sun Weigela	Weigela florida 'Midnight Sun'	24"	Cont.
AM	27	Millenium Ornamental Onion	Allium 'Millenium'	#1	Pots
BA	7	Blue False Indigo	Baptisia australis	#1	Pots
CAKF	39	Karl Foerster Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#1	Pots
CJT	7	Jethro Tull Coreopsis	Coreopsis 'Jethro Tull' PP18789	#1	Pots
GRG	8	Rozanne Geranium	Geranium 'Rozanne Gerwat'	#1	Pots
HHR	41	Happy Returns Daylily	Hemerocallis 'Happy Returns'	#1	Pots
HMPP	20	Palace Purple Coral Bells	Heuchera micrantha 'Palace Purple'	#1	Pots
NFWL	17	Walker's Low Catmint	Nepeta faassenii 'Walker's Low'	#1	Pots
PDT	5	Dark Towers Beardtongue	Penstemon 'Dark Towers'	#1	Pots
SAF	12	Autumn Fire Sedum	Sedum 'Autumn Fire'	#1	Pots
SH	56	Prairie Dropseed	Sporobolus heterolepis	#1	Pots

High Branched & Full Canopy

LANDSCAPE DATA BOX

EAST BUFFERYARD

TOTAL EAST PROPERTY LINE	200'
TREES REQUIRED @ 1/35 LF	6
TREES PROVIDED	8

SOUTH BUFFERYARD

TOTAL SOUTH PROPERTY LINE	200'
TREES REQUIRED @ 1/35 LF	6
TREES PROVIDED	9

0 10 20 40 60

SCALE: 1"=20'

REVISIONS:
07.31.25 (NEW SITE PLAN & VILLAGE COMMENTS)

DOWDEN DESIGN GROUP
LANDSCAPE ARCHITECTURE, DESIGN & PLANNING
P.O. BOX 415, LIBERTYVILLE, IL, 60048
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BRUSTER'S ICE CREAM
1821 IRVING PARK ROAD
SCHAUMBURG, ILLINOIS

LANDSCAPE PLAN

DATE: 05.29.25
SCALE: 1"=20'
DRAWN: CJD

L101

GENERAL NOTES

1. ALL DIMENSIONS AND SITE CONDITIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK. SITE PLAN, ARCHITECTURE PLAN AND SITE SURVEY WERE PROVIDED BY OTHERS.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

3. SPECIES AND SIZES OF PLANTS LISTED IN THE PLANT LIST ARE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. IF SUBSTITUTIONS ARE REQUIRED, THE CONTRACTOR SHALL SUBMIT REQUESTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.

4. ALL OVERHEAD AND UNDERGROUND UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING OR EXCAVATION. IF UTILITIES OR OTHER OBSTRUCTIONS ARE DISCOVERED TO CONFLICT WITH GRADING, PLANT OR MATERIALS PLACEMENT, NOTIFY THE LANDSCAPE ARCHITECT SO THAT ADJUSTMENTS MAY BE MADE PRIOR TO PROCEEDING.

5. CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING PLANTS, LAWN AREA, FENCES, SITE FEATURES AND PAVING TO REMAIN. ANY DAMAGE TO THESE EXISTING AREAS OR FEATURES SHALL BE REPLACED BY THE CONTRACTOR AT THEIR EXPENSE. DAMAGED LAWN AREAS SHALL BE TILLED, RE-GRADED, TOPSOIL ADDED AS NEEDED AND BE RESTORED WITH SOD.

6. IMPORTED TOPSOIL FOR THIS PROJECT SHALL BE FRIABLE LOAM OR SANDY LOAM, COMPRISED OF BETWEEN 20% AND 50% SILT, 10% AND 25% CLAY, AND 30% AND 60% SAND. THE PH LEVEL SHALL BE BETWEEN 6.0 AND 7.2 AND THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 3% AND 6%. TOPSOIL SHALL BE FREE OF SEEDS, STONES, LARGE CLUMPS, ROOTS, LEAVES AND DEBRIS, AND SHALL NOT BE DELIVERED WHILE IN A FROZEN OR MUDDY CONDITION. CONTRACTOR SHALL PROVIDE A RECENT SOIL TEST ANALYSIS FOR ALL SOIL TO BE USED. THE ANALYSIS MUST INCLUDE THE INFORMATION REQUIRED ABOVE.

7. SEED SHALL BE A BLEND OF KENTUCKY BLUEGRASS, PERENNIAL RYEGRASS, TALL FESCUE, AND FINE FESCUE.

8. ALL TREES ARE TO HAVE FRESHLY DUG, BALLED AND BURLAPPED ROOT BALLS WITH SIZES THAT MEET THE STANDARDS OF THE AMERICAN NURSERYMEN'S ASSOCIATION. DECIDUOUS AND EVERGREEN SHRUBS MAY EITHER HAVE FRESHLY DUG, BALLED AND BURLAPPED ROOT BALLS OR MAY BE CONTAINER GROWN. ALL PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS MUST BE CONTAINER GROWN. CONTAINER GROWN MATERIALS SHALL HAVE BEEN GROWN IN THEIR CURRENT CONTAINER FOR A PERIOD OF NO LESS THAN SIX MONTHS.

9. ALL TREES SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT, AT THE NURSERY, PRIOR TO DIGGING. TREES THAT ARE ACCEPTABLE WILL BE SEALED. ALL SEALS APPLIED BY THE LANDSCAPE ARCHITECT MUST REMAIN ON THE TREES AND ARE NOT TO BE REMOVED BY THE CONTRACTOR. ALL TREES MUST HAVE SEALS IN PLACE AT TIME OF ACCEPTANCE OR WILL BE AUTOMATICALLY REJECTED. HEELED-IN TREES WILL NOT BE ACCEPTED WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.

10. ALL SHRUBS MUST MEET THE MINIMUM SIZES GIVEN IN THE PLANT LIST AND BE SPECIMEN QUALITY. SHRUBS THAT DO NOT MEET THESE GUIDELINES WILL BE REJECTED.

11. PLANT MATERIAL SHALL ONLY BE INSTALLED WITHIN THE FOLLOWING DATES: MAY 1 THROUGH NOVEMBER 1

12. TEST TREE PITS AND PLANT BEDS FOR ADEQUATE DRAINAGE. FILL PLANT PIT WITH 12" OF WATER. IF WATER LEVEL DOES NOT DROP A MINIMUM OF ONE INCH PER HOUR, NOTIFY THE LANDSCAPE ARCHITECT OF DRAINAGE ISSUES.

13. PLANTING MIX FOR ALL PLANTINGS SHALL BE A BLEND OF 90% APPROVED TOPSOIL AND 10% SOIL AMENDMENT. ACCEPTABLE AMENDMENTS INCLUDE ONE STEP SOIL CONDITIONER OR PM35 PLANTER MIX FROM MIDWEST TRADING, OR APPROVED EQUAL. BLENDING OF PLANTING MIX COMPONENTS SHALL BE COMPLETED OUTSIDE OF THE PLANTING PITS, PRIOR TO PLANTING.

14. AREAS DESIGNATED WITH GRAVEL IS TO HAVE A 4" DEPTH OF AN ANGULAR DECORATIVE GRAVEL OVER A FILTER FABRIC. GRAVEL TO BE DARK COLOR, 3/4" TO 1" DIA. SUBMIT SAMPLES FOR OWNER APPROVAL.

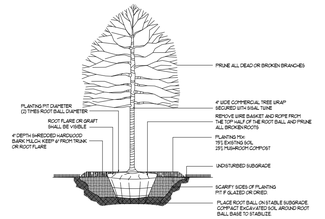
15. EXCAVATE PARKING LOT ISLANDS AND CURBED PLANTERS TO A DEPTH OF 24". BACKFILL WITH A 12" DEPTH OF TOPSOIL, AND A 12" DEPTH OF PLANTING MIX. BERM PLANTERS AND ISLANDS TO A HEIGHT OF
16. 3" ABOVE TOP OF CURB TO PREVENT PONDING.

17. ALL PLANT BEDS ARE TO BE WELL SHAPED "SPADE CUT" EDGES, 3" DEPTH, IN LINES OR IN CURVES AS SHOWN ON THE DRAWINGS.

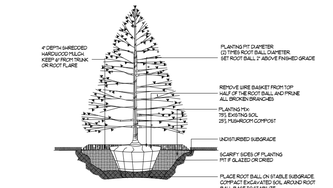
18. ALL PLANT MATERIAL, INCLUDING SEED, SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL "ACCEPTANCE" IS GRANTED. MAINTENANCE SHALL INCLUDE, WATERING, WEEDING, PRUNING, STRAIGHTENING, SPRAYING, MULCH REPLACEMENT AND MOWING.

    THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING UPON SUBSTANTIAL COMPLETION FOR "ACCEPTANCE". REQUEST MUST BE SUBMITTED TO LANDSCAPE ARCHITECT AT LEAST TEN DAYS PRIOR TO ANTICIPATED INSPECTION. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF UNACCEPTABLE OR OUTSTANDING ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY COMPLETED AND REVIEWED, THE LANDSCAPE ARCHITECT WILL RECOMMEND "ACCEPTANCE". SEED SHALL BE REVIEWED FOR ACCEPTANCE, ONLY AFTER THEY HAVE FULLY
19. ROOTED AND HAVE BEEN MOWED AT LEAST TWICE.

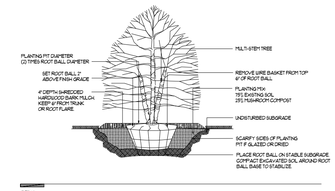
    ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF "ACCEPTANCE". AT OR NEAR THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING FOR "FINAL ACCEPTANCE". REQUEST MUST BE SUBMITTED TO LANDSCAPE ARCHITECT AT LEAST TEN DAYS PRIOR TO ANTICIPATED INSPECTION. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF UNACCEPTABLE ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY REPLACED OR REPAIRED, REVIEWED AND APPROVED, THE LANDSCAPE ARCHITECT WILL RECOMMEND "FINAL ACCEPTANCE".



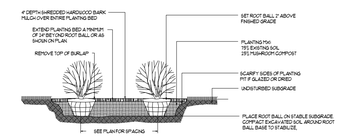
DETAIL
DECIDUOUS TREE PLANTING



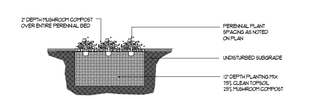
DETAIL
EVERGREEN TREE PLANTING



DETAIL
DECIDUOUS ORNAMENTAL TREE PLANTING



DETAIL
SHRUB PLANTING



DETAIL
PERENNIAL PLANTING

REVISIONS:

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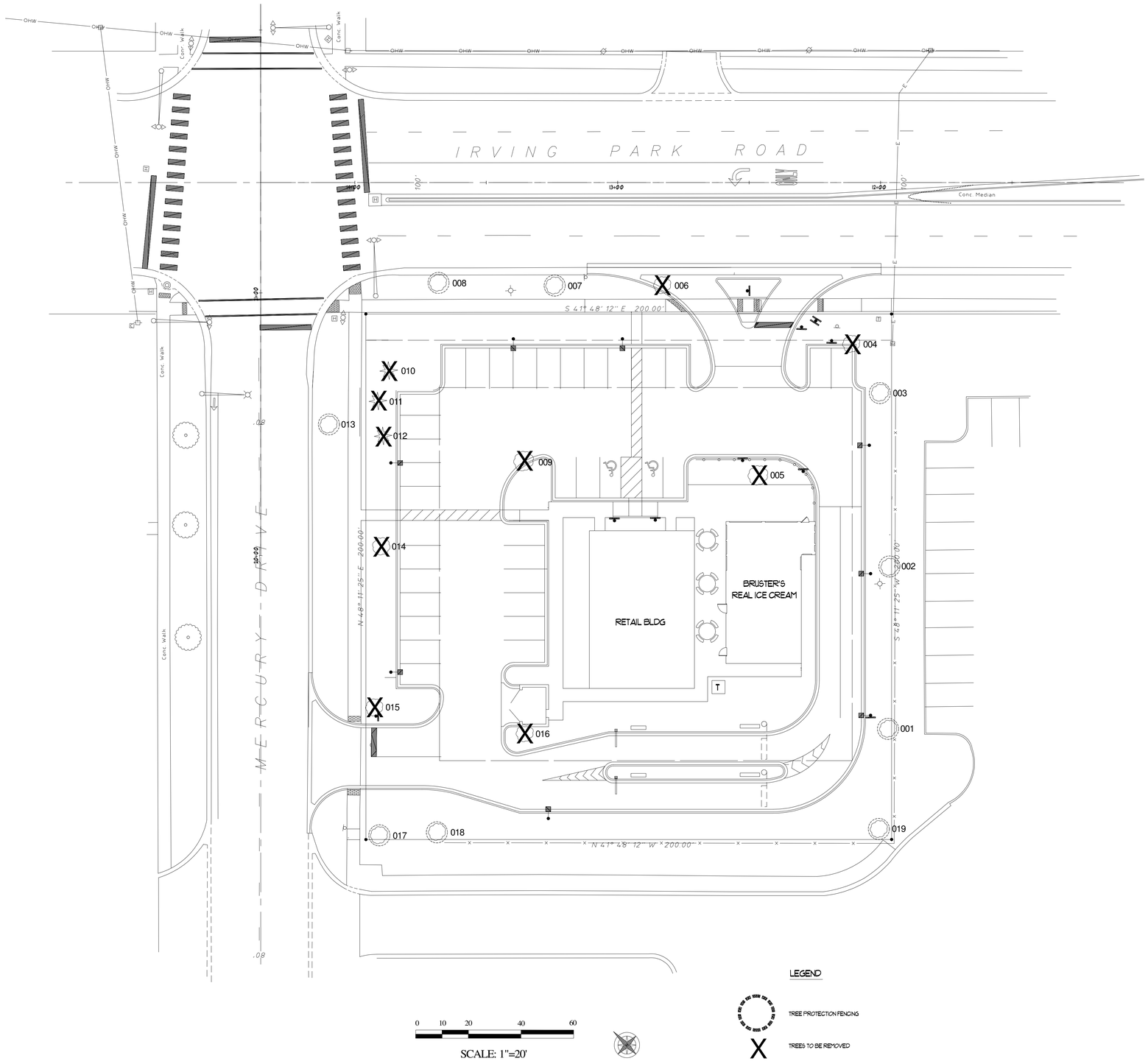
BRUSTER'S ICE CREAM

1821 IRVING PARK ROAD
SCHAUMBURG, ILLINOIS

LANDSCAPE PLAN

DATE: 05.29.25
SCALE: NONE
DRAWN: CJD

L102



TREE INVENTORY

Tree #	Common Name	Botanical Name	Size	Condition	Action
001	Linden	Tilia americana	16"	Good	Maintain
002	Chinese Elm	Ulmus parviflora	20"	Fair	Maintain
003	Chinese Elm	Ulmus parviflora	18"	Fair	Maintain
004	Linden	Tilia americana	16"	Fair	Remove
005	Honey Locust	Gleditsia triacanthos	23"	Good	Remove
006	Honey Locust	Gleditsia triacanthos	12"	Fair	Remove
007	Honey Locust	Gleditsia triacanthos	14"	Fair	Maintain
008	Honey Locust	Gleditsia triacanthos	14"	Fair	Maintain
009	Honey Locust	Gleditsia triacanthos	18"	Fair	Remove
010	Austrian Pine	Pinus nigra	18"	Poor	Remove
011	Austrian Pine	Pinus nigra	15"	Poor	Remove
012	Austrian Pine	Pinus nigra	21"	Poor	Remove
013	Autumn Blaze Maple	Acer freemanii	10"	Good	Maintain
014	Crabapple	Malus var.	10"	Poor	Remove
015	Crabapple	Malus var.	8"	Poor	Remove
016	Honey Locust	Gleditsia triacanthos	20"	Fair	Remove
017	Honey Locust	Gleditsia triacanthos	12"	Fair	Maintain
018	Linden	Tilia americana	24"	Fair	Maintain
019	Sugar Maple	Acer saccharum	15"	Fair	Maintain

TREE PRESERVATION NOTES

ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN.

AN APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE ON THE BUILDING SITE.

NO TRENCHING SHALL BE DONE WITHIN THE TREE PROTECTION ZONES FOR INSTALLATION OF SILT FENCING. THE SILT FENCE SHOULD BE SECURED WITH SAND BAGS OR HAY BALES WITHIN THE TPZ.
INSTALL TREE PROTECTION FENCE AND PERFORM ROOT PRUNING PER PLAN FOR ALL PROTECTED TREES PRIOR TO ANY CONSTRUCTION ACTIVITY.

SHOULD IT BE NECESSARY TO TRENCH WITHIN THE TPZ FOR UTILITIES, INCLUDING DISCONNECTION OR CAPPING OF EXISTING UTILITIES , ALL TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING SHALL BE CUT WITH PRUNING SAWS. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE TPZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL EITHER BE RELOCATED OR INSTALLED BY USING TRENCHLESS METHODS.

REMOVAL OF ANY HARDSCAPE AND/OR EXCAVATION WITHIN THE TREE PROTECTION ZONE(S) WILL BE DONE BY HAND. ALL ROOTS LARGER THAN 2" WILL NOT BE CUT UNLESS THERE IS NO ALTERNATIVE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.

TREE PROTECTION ZONE(S) SHOULD BE MULCHED DURING CONSTRUCTION TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS BY REDUCING COMPACTION, IMPROVE AERATION, ENHANCE MOISTURE RETENTION, AND REDUCE TEMPERATURE EXTREMES.

NO TRENCHING SHALL BE DONE WITHIN THE TREE PROTECTION ZONES FOR ANY CONSTRUCTION ACTIVITY UNLESS PRE-APPROVED BY BUILDING DEPARTMENT AND FORESTRY STAFF.

NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF PARKWAY TREES FOR ANY CONSTRUCTION ACTIVITY.

LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OR INSTALL THE SEWER AND WATER UTILITIES USING TRENCHLESS METHODS. AUGER THROUGH THE ENTIRE TREE PROTECTION ZONE. LOCATE PITS OUTSIDE OF THE TREE PROTECTION ZONE.

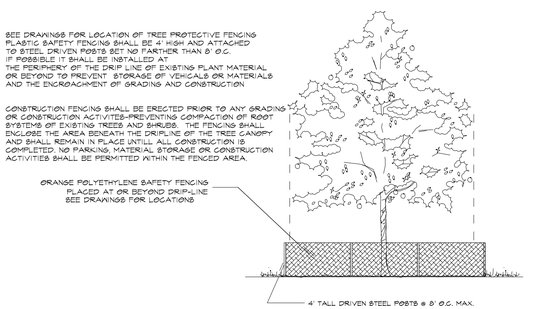
NO MECHANIZED EQUIPMENT, MATERIALS, OR SUPPLIES SHOULD BE ALLOWED WITHIN THE TREE PROTECTION ZONES OF PROTECTED TREES IN ORDER TO MINIMIZE DAMAGE THROUGHOUT THE CONSTRUCTION PROCESS (IF APPLICABLE).

NO EQUIPMENT SHALL BE DRIVEN OVER OR MATERIAL STORED ON THE CRITICAL ROOT ZONES OF PROTECTED TREES.

ALL REQUIRED TREE PRESERVATION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING.

SEE DRAWINGS FOR LOCATION OF TREE PROTECTIVE FENCING
PLASTIC SAFETY FENCING SHALL BE 4' HIGH AND ATTACHED TO STEEL DRIVEN POSTS SET NO FARTHER THAN 8' O.C.
IF POSSIBLE IT SHALL BE INSTALLED AT THE PERIPHERY OF THE DRIP LINE OF EXISTING PLANT MATERIAL OR BEYOND TO PREVENT STORAGE OF VEHICALS OR MATERIALS AND THE ENCROACHMENT OF GRADING AND CONSTRUCTION

CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES-PREVENTING COMPACTION OF ROOT SYSTEMS OF EXISTING TREES AND SHRUBS. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTILL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.



TREE PRESERVATION DETAIL
NTS

REVISIONS:
08.04.25 (NEW SITE PLAN)

DOWDEN DESIGN GROUP
LANDSCAPE ARCHITECTURE, DESIGN & PLANNING
P.O. BOX 415, LIBERTYVILLE, IL, 60048
DOWDENDESIGNGROUP.COM PHONE: (847) 362-1254

BRUSTER'S ICE CREAM
1821 IRVING PARK ROAD
SCHAUMBURG, ILLINOIS

LANDSCAPE PLAN

DATE: 05.29.25
SCALE: 1"=20'
DRAWN: CJD

L103

DEVR-25-42

Development Review Application

Status: Active

Submitted On: 6/4/2025

Primary Location

1821 W IRVING PARK RD
Schaumburg, IL 60193

Owner

SCHAUMBURG PLAZA LLC
3315 ALGONQUIN RD STE 440
ROLLING MEADOWS, IL 60008

Applicant

Dipen Kachhiapatel
703-945-3551
dipenkachhia745@gmail.com
133 BRIXHAM PL
Schaumburg, IL 60194

Z2506-05 / BRUSTER'S ICE CREAM / 1821 W. Irving Park Road / Site Plan Approval, Special Use for Type "B" Restaurant, Special Use for a Drive-Through, Landscape Variation and Sign Variation

Pre-Application Contact

Have you spoken to a Village planner about this project*

Yes

Who have you spoken to?*

Monica Richart

Applicant Information

Is Applicant the Property Owner?

Yes

Relationship of Applicant to Property

Owner

Site Information

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

Commercial

PIN Number*

07-32-100-030-0000

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*

Foundation landscaping variation along with Sign variation in addition to Plan submission.

Project Staff

Type

Engineer

If Other, Describe

Company Name

Haeger Engineering

Staff Name*

Paul Lipski

Staff Mailing Address*

100 East State Parkway, Schaumburg, IL 60173

Staff Phone Number*

8472303162

Staff Email*

paul-l@haegerengineering.com

Type

Attorney

If Other, Describe

Company Name

Bebawy Law, PC

Staff Name*

James Bebawy

Staff Mailing Address*

621 Plainfield Road, Suite 201, Willowbrook, Illinois 60527

Staff Phone Number*

6309080140

Staff Email*

james@bebawylaw.com

Type

Architect

If Other, Describe

Company Name

Impressing Design INC

Staff Name*

Piotr Naklicki

Staff Mailing Address*

1108 Mercury Dr, Unit 2A,
Schaumburg, IL 60193

Staff Phone Number*

7735776304

Staff Email*

piotr@naklicki.net

Applicants Signature

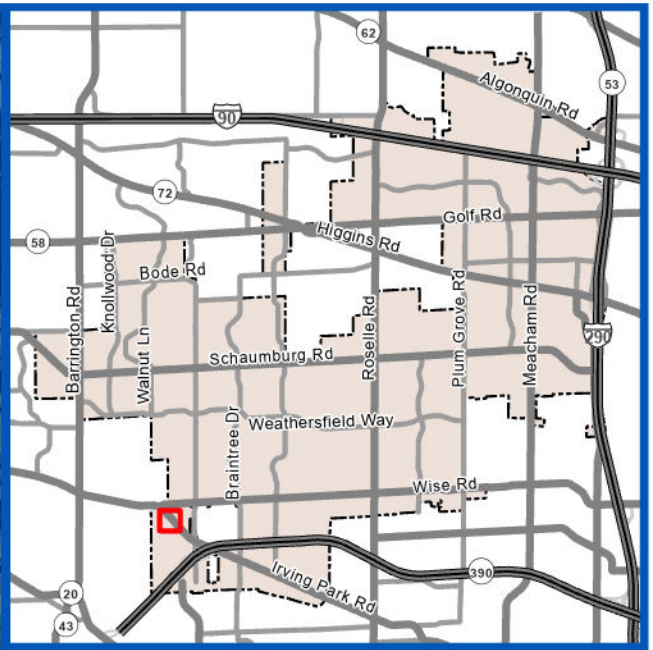
Please note that the project will not be reviewed until this application has been fully completed and all required plans and other materials have been satisfactorily submitted to the Community Development Department. Incomplete submittals may result in a delay in the zoning approval process. It is strongly 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

Dipen Hasitkumar Kachhiapatel
Jun 2, 2025





Subject Property

Z2506-05

BRUSTER'S REAL ICE CREAM

Site Plan Approval, Special Use for Type "B" Restaurant, Special Use for a Drive-Through, Parking Variation, Landscape Variation, and Sign Variation

0 80 160
Feet

VILLAGE OF SCHAUMBURG

1821 W. Irving Park Road

Prepared By:
Village of Schaumburg
Community Development Department

PROJECT REVIEW GROUP REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Monica Richart
Sustainability Planner

HEARING DATE: September 24, 2025

DATE PREPARED: August 28, 2025

CASE NUMBER: Z2506-05

TITLE: BRUSTER'S REAL ICE CREAM / 1821 W. Irving Park Road / Site Plan Approval, Special Use for Type "B" Restaurant, Special Use for a Drive-Through, Parking Variation, Landscape Variation, and Sign Variation

BACKGROUND INFORMATION

Petitioner:	Mr. Dipen Hasitkumar Kachhiapatel
Address of Petitioner:	133 Brixham Place Schaumburg, Il 60194
Status of Petitioner:	Owner
Owner of Parcel:	Mr. Dipen Hasitkumar Kachhiapatel
Address of Owner:	133 Brixham Place Schaumburg, Il 60194
Existing Zoning:	B-2, General Business District
Existing Land Use:	Vacant

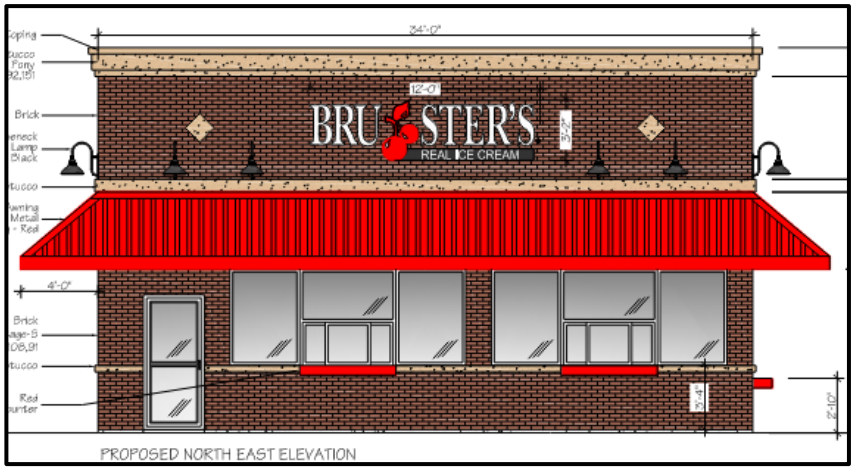
Requested Actions:

- Site Plan Approval to Construct a 1,454 Square Foot Ice Cream Shop [Title 15, Chapter 154, Section 154.46 of the Zoning Ordinance]
- Special Use Approval for a Type “B” Restaurant [Title 15, Chapter 154, Section 154.90.04(A)(2) of the Zoning Ordinance]
- Parking Variation to Provide 14 Additional Parking Spaces from the Maximum Permitted 21 Spaces [Title 15, Chapter 154, Section 154.122(D) of the Zoning Ordinance]
- Special Use for a Drive Through [Title 15, Chapter 154, Section 154.90.13 of the Zoning Ordinance]
- Variation to Reduce the Foundation Landscape Area from 10’ to 0’ Between Buildings and 5’ on the North of Office/Retail Building [Title 15, Chapter 154, Section 154.136(M) of the Zoning Ordinance]
- Variation to Allow an Additional 38 Square Foot Wall Sign [Title 15, Chapter 155, Section 155.95(A)(1) of the Zoning Ordinance]

ANALYSIS

Summary:

Site Plan Approval:



The petitioner requests Site Plan Approval for a Type B Restaurant with Special Use Approval for a Drive-Through as well as parking variation, foundation landscape variation and sign variation for Bruster's Ice Cream, to be located at 1821 W. Irving Park Road.

The property is located at the south east corner of the intersection at Mercury Drive and Irving Park Road. The subject site is planned to be developed in two phases. The initial development is a Bruster's Real Ice Cream with a double lane drive through on the east side. The space west of Bruster's is reserved for future development as a proposed Office/Retail building. Parking is provided on the west and north sides of the lot with a right-in/right-out limited access off Irving Park Road and full access off Mercury Drive.

Bruster's Real Ice Cream will sell fresh ice cream made on site daily to serve customers either at the walk-up patio window or by drive-through. Hours of operations are expected to be from 11am to 11pm on weekdays and from 11am to midnight on weekends. Patio seating will be facilitated on the Mercury Drive frontage for walk-up customers with the serving window located on the same side as the patio seating. A drive through is proposed on the east building side. There is no indoor seating for customers to the store except for restroom access via an exterior door on the patio side.

The proposed exterior facade for Bruster's building will be clad in red brick with horizontal accent lines in a stucco material. The building will have red metal awnings and matching red counters at the service windows. The façade also features goose neck lighting and a raised parapet which wraps the sides of the building to break-up the façade and hide any roof top mechanical units.

The proposed development will not have a negative impact on the surrounding homes or businesses, and staff is supportive of the requested use.

Special Use - Drive-Through:

Two drive through lanes are proposed to navigate high traffic during peak season. Orders will be taken at the east building front using two ordering windows. The drive through wraps around the Bruster's building on the interior [south and east] sides of the lot. Cars will typically enter the drive through from Mercury Dr. and exit onto Irving Park Rd. Drive-through traffic is isolated from the parking provided on the north and west sides of the lot. Vehicle stacking, layout and circulation complies with village code and supports the business use as a Type "B" restaurant.

Parking Variation:

For projects involving site plan approvals, the number of parking spaces provided shall not exceed ten percent (10%) of the minimum number of parking spaces required by 154.122(D) of the Zoning Ordinance or three (3) plus the number of parking spaces required, whichever is greater. As the proposed plan exceeds the requirement by 14 spaces, a parking variation is required.

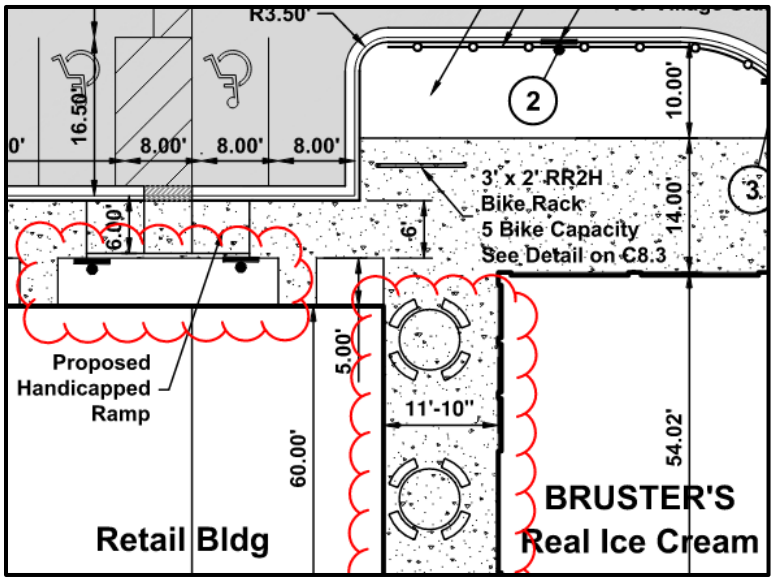
Parking Calculations:

Parking for the proposed development is calculated as follows:**Use / Square Footage**	**Parking Rate**	**Required Parking**
Type "B" Restaurant 1.454 SF GFA 1,104 SF NFA	6 spaces/1,000 NFA	7 spaces
Office/Retail 2,400 SF GFA 2,160 SF NFA	5 spaces/1,000 NFA	11 spaces
		Total Required = 18 spaces **Total Provided = 35 spaces** **Total Surplus = 17 spaces**

Based on the proposed Type "B" restaurant size and number of employees, 7 spaces are required. In addition, the furture 2,400 square foot office/retail space will require 11 spaces. The petitioner has designed a plan which includes a total of 35 spaces, leaving a surplus of 17 parking spaces. The maximum allowed parking is calculated at 21 spaces which includes the minimum required spaces plus three additional spaces as allowed by code. This leaves an excess of 14 spaces over the allowed maximum. Staff is comfortable with the surplus parking spaces as there will be sufficient parking for the proposed ice cream shop and future office/retail uses which are yet to be determined.

Landscape Variation

The petitioner is proposing a foundation landscape variation to reduce the green space between the Bruster's building and the future Office/Retail building from the required ten feet down to zero as well as the north side of the Office/Retail building from ten to five feet.



Similar foundation landscape reductions have been supported in the past (Town Square Shopping Center; SP1209-01) for outdoor dining spaces between buildings where the landscaping cannot readily be viewed and would have a difficult time surviving. Staff is supportive of this variation, given that this area is minimal in length and the petitioner is exceeding the overall green space for the site (31% provided vs. 20% required). All other areas of the new building are meeting the required foundation landscaping widths and quantity of plantings.

Sign Variation:

The petitioner is proposing two wall signs on the ice cream store building. A large "Bruster's" sign over the north facade measures 38 square feet and a second sign on the west facade also measures 38 square feet. The petitioner is allowed one wall sign due to their street frontage along Irving Park Road, however, an additional west wall sign is being requested. With the addition of a second sign, the total signage area remains below the total square foot allowed by code, which is 200 square feet. Additionally, until the second building is constructed, the west building side will be visible from Mercury Dr. and viewed as a second frontage. For these reasons, staff is supportive of a variation to allow a second wall sign to face Mercury Dr.

A ground sign with a brick base, is proposed at the corner of Mercury Dr. and Irving Park Rd. The size, location and landscaping comply with village code and proposed materials are compatible with the building architecture.

The Sign Ordinance lists five justifications for variations. Those justifications and their application to the requested variation are as follows:

The literal interpretation and strict application of the provisions and requirements of this chapter would cause "undue and unnecessary hardships" to the sign owner in such a way as to prevent the owner from displaying the sign as intended by the chapter.

The development has parking and customer entrances located on the north and west sides of the building. An additional wall sign on the west side of the building will help customers better identify their destination. Staff can support an additional wall sign given the fact that the proposed business lacks signage on the west side of the building for customers entering the property from Mercury Dr.

The alleged hardship must be clearly exhibited and must be a result of an external influence or this chapter and not be self-imposed or created by any person having an interest in the property.
Given the unique condition of the property with having two entrances to the site from Mercury Dr. and W. Irving Park Road, it makes sense to allow the business to have a wall sign to face both street frontages.

The requested variation will not be materially detrimental to nearby property owners.
Staff does not believe the additional wall sign will have a negative effect on surrounding properties.

The unique and unusual conditions applying to the specific building, parcel, or property upon which the sign is to be erected do not apply generally to other properties in the Village.
The requested variation is consistent with similar requests that have been granted. There is parking for the subject property on the west side of the building and the proposed wall sign will allow customers to clearly identify the tenant and their entrances.

The granting of the variation will not be contrary to the general objectives of this chapter regarding the size, number, and placement of signs so that they are not obtrusive; and to reduce clutter along the rights-of-way.
The requested variation for the additional wall sign is consistent with the general objectives of the Sign Ordinance. The intent of the Sign Ordinance is to encourage effective signage display which also identifies businesses in an attractive manner.

Zoning History:
The site was originally developed as an IHOP restaurant in 1985 (Case No. P8511-02) and a special use was granted for a restaurant in the same year (Case No. Z8507-02). A special use for a Dunkin Donuts restaurant with a drive through was approved in October 2016 (Case No. Z1607), however it was never developed, and the site has remained vacant since the IHOP was demolished in 2013.

Surrounding Zoning and Land Uses:
North: B-2 General Business (Palooza Pizza)

South: R-6 PUD Residential (Cedar Village Apartments)

East: B-2 General Business (Almost Home Animal Shelter)
M-1 Manufacturing (Cube Smart Storage)/
R-6 Residential PUD (Cedar Village Apartments)

West: B-2 General Business (Georgetown Square Shopping Center)/
R-6 PUD Residential (Georgetown Condominiums)

Compatibility with Surrounding Land Uses:
The proposed retail and commercial uses are compatible with the primarily residential and other commercial uses in the area. The proposed use will not have a negative impact on the adjacent properties.

Comprehensive Plan Designation:
The property is designated Community Commercial in the Village Comprehensive Plan. Community commercial uses are those that provide for the everyday needs of Schaumburg residents. These uses are

typically located within the neighborhood centers and may include restaurants, gas stations, grocers, retailers, small offices and daycare centers.

RECOMMENDATION

Staff has reviewed the requested special use and is supportive of the petitioner's request. Therefore, staff recommends **approval** of a Site Plan, Special Use for a Drive-Through, Parking Variation, Foundation Landscape Variation, and Sign Variation for Bruster's Ice Cream, to be located at 1820 W. Irving Park Road, Case No. Z2506-05, subject to the following conditions:

1. A Land Development Permit is required prior to commencing any site work, and prior to receiving any building permits for the site. A Letter of Credit or Subdivision Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Subdivision Bond must be written for a period of 2 years in the amount of 50% of the approved construction cost estimate, including landscaping and site lighting. Sample forms of the project security are available upon request. The fee for the land development permit is based on the current village fee schedule.
2. 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.
3. Any change to the approved plans listed below must be brought to the attention of the Director of Community Development before any construction can begin. Ad-hoc field changes are considered a violation of approved plans and could result in the revocation of development permits.
4. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Engineering Plans to the Community Development Department which include the following:
    a. The 8-inch storm sewer system between the two buildings must be upsized to 10 and 12 inches, respectively. An 8-inch diameter system would be acceptable if only collecting roof drainage. Since it serves more than one inlet, the 50-ft pipe segment shall be upsized to 12 inches.
    b. Replace the wye connection downstream of INL-9 with a traditional manhole.
    c. Final Engineering plans shall include a detailed site lighting electrical plan showing conduit routing/size/type and wire size/type/quantity, plus lighting details including pole handhole wiring/grounding/bonding detail, splicing/fusing detail, conduits burial detail, etc. If any new foundations are proposed, also provide details for them.
    d. Provide revised photometric plans to include correct locations of the existing poles as shown on the existing and demolition plans.
    e. Provide revised demolition plans to show the locations of any light poles which will not be removed.
    f. Provide the approved IDOT permit to ensure sidewalk ADA and PROWAG compliance.
    g. Provide continual pedestrian access route from the western access; minimum of 4' in width is required.
    h. Correct arrow placement for ADA parking space measurements.
    i. Provide an updated truck turning template to include the 47' Aerial Fire Engine along with maneuvers for delivery and refuse trucks. Ensure turning maneuvers do not cross into opposing traffic or additional traffic lanes.
    j. Prior to the issuance of a permit, a recorded traffic agreement is required. As this was not received in the ZBA submittal, submit the completed document for staff review.
    k. Fire hydrant shall be relocated to north drive aisle.

l. FDC for the retail building shall be relocated to north side of the building or a concrete path and pad shall be provided to the FDC location.
m. Add valve box before the hydrant. If possible, clow hydrants are preferable due to ease of maintenance and usability.
n. Add valve vault/valve box after Tee.

5. Prior to the issuance of a Building Permit, the petitioner shall submit a revised copy of the Building Plans to the Community Development Department which include the following:
   a. FDC for Bruster's building shall be located on northwest corner of building.
   b. Provide complete trash enclosure plans. The enclosure shall be constructed of brick to match the building with metal gates.
   c. Provide elevations of the requested ground sign. The ground sign shall have a brick base to match the building.
   d. Provide a seating plan that clearly identifies all fixed exterior seating for patrons. Non-fixed seating, including moveable tables and chairs, picnic tables, or similar, is not included in this permit and shall not be permitted on the site.
   e. The occupant load for the employee-only areas of the building shall be limited to five (5) employees.
   f. The patron occupant load shall be limited to the number of fixed seats shown on the seating plan.
   g. Provide a plumbing fixture analysis in accordance with the 2014 Illinois Plumbing Code, based on the total occupant load of both employees and patrons as determined above.
   h. Confirm that Door B (Sheet A-2) will remain unlocked during hours of operation to ensure the restroom is accessible to patrons.
   i. Correct the height dimension of accessible restroom signs as indicated on Sheet A-5 to measure from the baseline of the lowest tactile character.
   j. Provide accessible restroom signage at the exterior restroom door shown on Sheet A-7.
6. The proposed plans for the food establishment have been accepted as preliminary by the Environmental Health Division. The plans will receive a detailed review during the commercial building permit process.
7. The following plans/exhibits shall be adopted as part of the governing ordinance:
   a. Project Narrative, prepared by Dipen Kachhiapatel, received by the Community Development Department on June 4, 2025.
   b. Landscape Plan L101, prepared by Dowden Design Group, dated May 29, 2025, last revised June 31, 2025, and received by the Community Development Department on August 5, 2025.
   c. Landscape Plan L103, prepared by Dowden Design Group, dated May 29, 2025, last revised August 4, 2025, and received by the Community Development Department on August 5, 2025.
   d. Title Sheet C1.0, prepared by Haegar Engineering, dated August 5, 2025, and received by the Community Development Department on August 5, 2025.
   e. Existing and Demolition Plan C3.0, prepared by Haegar Engineering, dated August 5, 2025, and received by the Community Development Department on August 5, 2025.
   f. Geometric and Paving Plan C4.0, prepared by Haegar Engineering, dated August 5, 2025, and received by the Community Development Department on August 5, 2025.
   g. Grading Plan C5.0, prepared by Haegar Engineering, dated August 5, 2025, and received by the Community Development Department on August 5, 2025.

h. Utility Plan C6.0, prepared by Haegar Engineering, dated August 5, 2025, and received by the Community Development Department on August 5, 2025.
i. Lighting Plan C7.0, prepared by Haegar Engineering, dated August 5, 2025, and received by the Community Development Department on August 5, 2025.
j. Fire Truck Routing Plan FT-1, prepared by Haegar Engineering, dated August 5, 2025, and received by the Community Development Department on August 5, 2025.
k. Title Sheet A-0, prepared by Piotr Naklicki, dated July 29, 2025, and received by the Community Development Department on July 29, 2025.
l. Proposed Floor Plan A-2, prepared by Piotr Naklicki, dated July 29, 2025, and received by the Community Development Department on July 29, 2025.
m. Cross Sections and Partition Parts A-6, prepared by Piotr Naklicki, dated July 29, 2025, and received by the Community Development Department on July 29, 2025.
n. Northwest and Northeast Elevations A-7, prepared by Piotr Naklicki, dated July 29, 2025, and received by the Community Development Department on July 29, 2025.
o. Southwest and Southeast Elevations A-8, prepared by Piotr Naklicki, dated July 29, 2025, and received by the Community Development Department on July 29, 2025.

Pc: Petitioner
Property Owner

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2507-01 / KOLACHI TANDOORI GRILL / 1117 S Roselle Road / Special Use for a Type "A" Restaurant

09/24/25
Zoning Board of Appeals

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

Executive Summary:

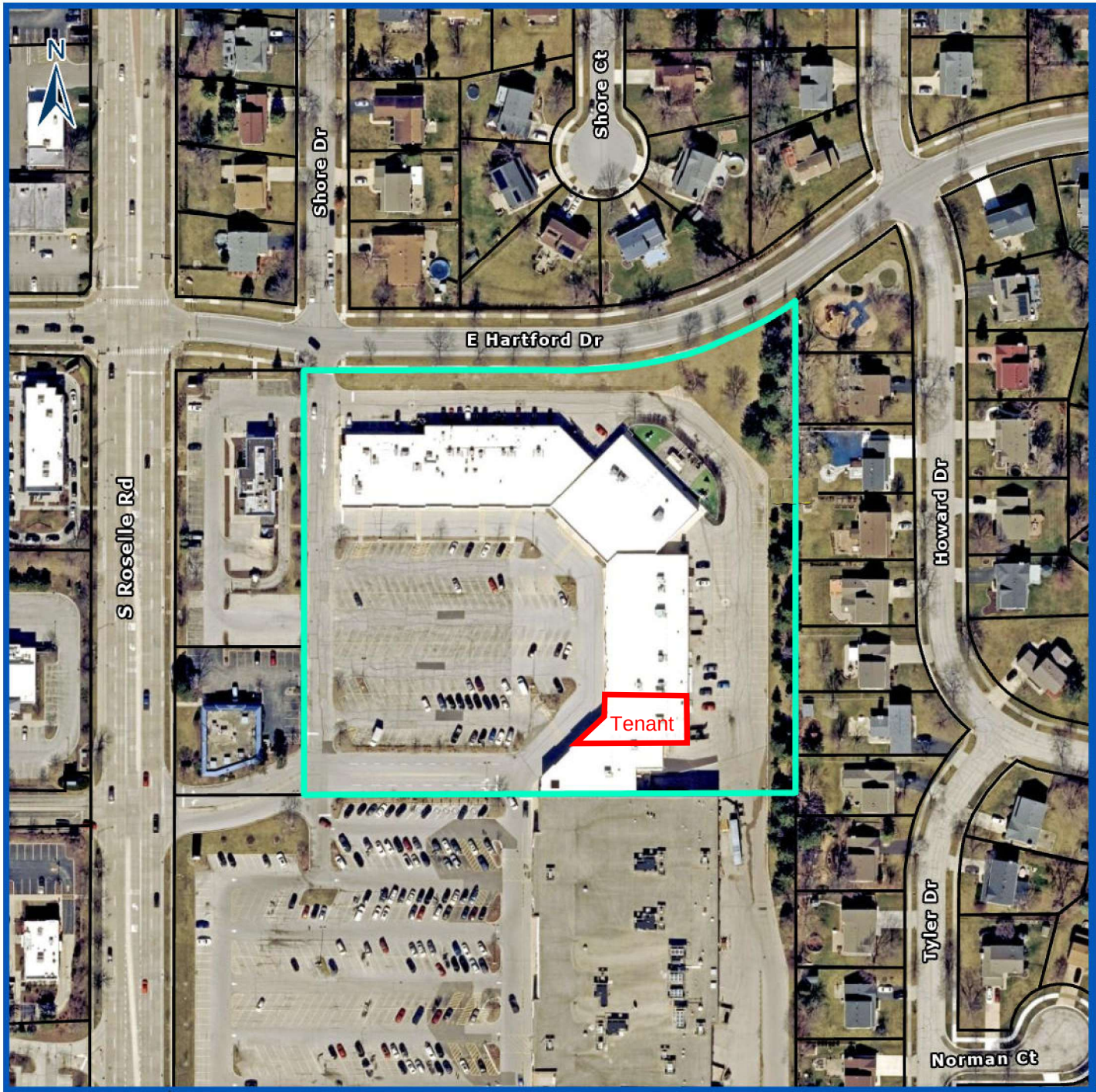
The petitioner requests special use approval for a Type "A" Restaurant for Kolachi Tandoori Grill, to be located at 1117 S. Roselle Road.

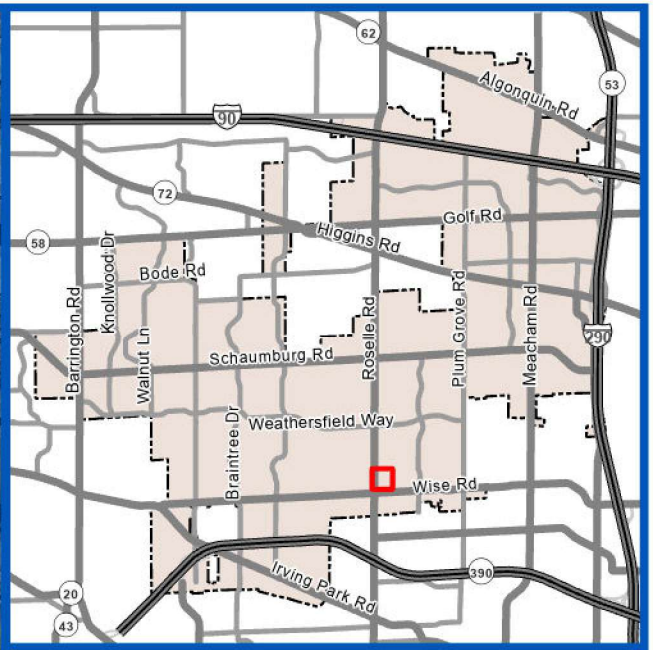
Recommended Action:

Staff recommends approval of a Special Use for a Type "A" Restaurant for Kolachi Tandoori Grill, to be located at 1117 S. Roselle Road, Case No. Z2507-01, subject to the conditions listed in the staff report.

ATTACHMENTS:

- Location Map.pdf
- Floor Plan
- Site Plan
- Kolachi Narrative.pdf
- FINAL Z2507-01 Kolachi PRG Report.pdf
- Z2507-01 Kolachi Application.pdf





Subject Property

Z2507-01

KOLACHI TANDOORI GRILL

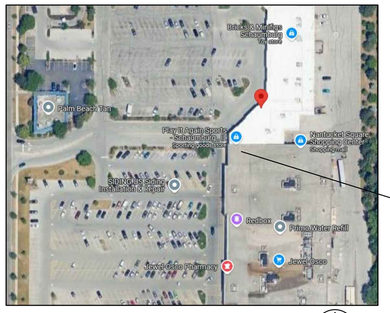
Special Use for a Type "A" Restaurant

0 80 160
Feet

1117 S. Roselle Road

VILLAGE OF SCHAUMBURG

Prepared By:
Village of Schaumburg
Community Development Department



SUBJECT PROJECT

SITE LOCATION MAP

SCALE: NTS

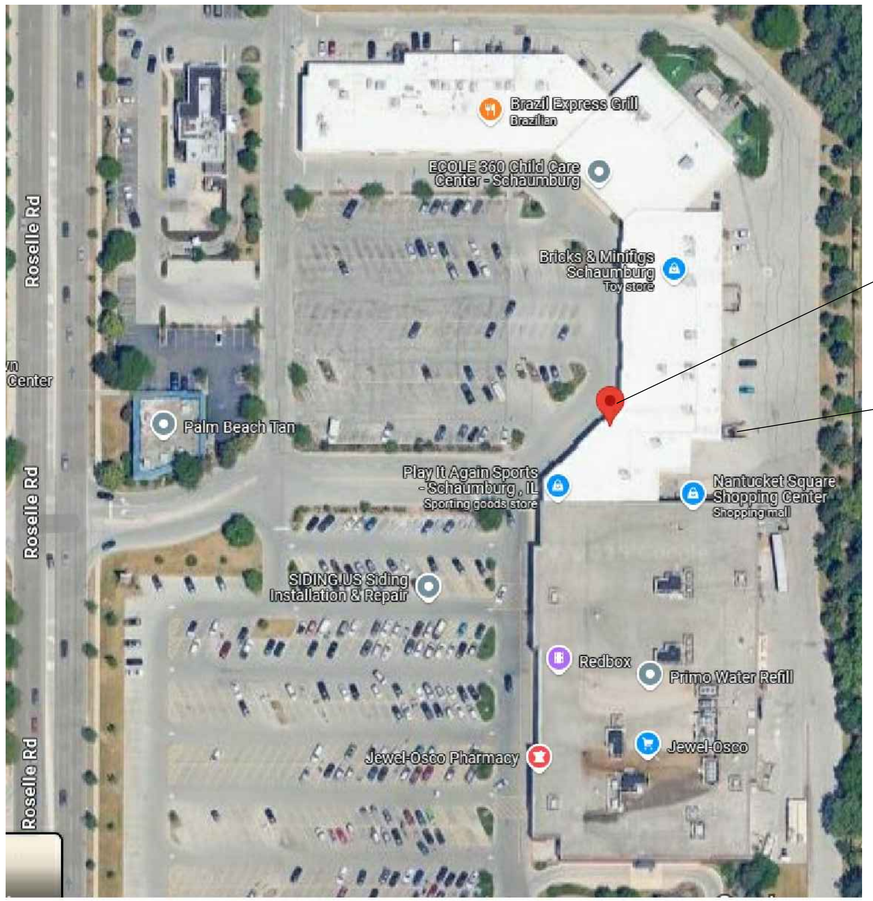
NORTH

PROPOSED
TENANT IMPROVEMENT FOR:

KolaChi Tandoori Grill

1117 S. ROSELLE ROAD - SCHAUMBURG, ILLINOIS

PRELIMINARY ONLY FOR ZONING REVIEW. NOT FOR BUILDING PERMIT & CONSTRUCTION



SUBJECT PROJECT

DEDICATED DUMPSTER ENCLOSURE FOR KOLACHI

1 / A1 SITE AERIAL PLAN

Scale: N.T.S.

NORTH

BUILDING DATA:

- USE CLASS T.I.: 'A2' - ASSEMBLY
  -2 HOUR REQUIRED SEPARATION REQUIRED
  -PROVIDED 2 HOURS
- CONSTRUCTION TYPE -: BUILDING V-B
- TENANT SPACE 5,168 SQ.FT. GROSS

OPEN PERIMETER: 50%
FIRE SPRINKLERS & ALARM: YES

OCCUPANT CODE ANALYSIS:

OCCUPANT LOADS: (NET AREAS)

ALLOWABLE BASE

NET MAIN DINING ROOM =	1,260 SQ. FT. /15	= 84 OCCUPANTS
NET UPPER DINING AREA =	1,020 SQ.FT. /15	= 68 OCCUPANTS
KITCHEN /BAR SERVICE/MISC.=	1200 SQ. FT. /200	= 4 OCCUPANTS
BUSINESS/ RESTROOMS, ETC. =	800 SQ. FT. /100	= 7 OCCUPANTS
TOTAL ALLOWABLE OCCUPANTS: =		163 OCCUPANTS

ACTUAL OCCUPANT LOAD:

TOTAL AVAILABLE SEATS MAIN DINING =	76 OCCUPANTS
TOTAL AVAILABLE SEATS UPPER DINING =	60 OCCUPANTS
MANAGEMENT & STAFF =	6 OCCUPANTS
TOTAL =	142 OCCUPANTS (actual)

PLUMBING OCCUPANT LOAD:

2280 SQ. FT. (DINING MAIN & UPPER) / 30 PERSON (ILLINOIS PLUMB. CODE) =	76 OCC.
1200 SQ.FT. KITCHEN/ ETC. / 200 =	6 OCC.
800 SQ.FT. BUSINESS / ETC / 200 =	4 OCC.
-TOTAL ACTUAL OCCUPANTS:.....	86 OCC.

- REQUIRED:

PER TABLE OF ILLINOIS PLUMBING CODE (APPENDIX A)
MEN: 1 WC AND 1 LAVATORIES (1 WC MAYBE SUBSTITUTED WITH 1 URINAL)
WOMEN: 1 WC & 1 LAVATORIES
DRINKING FOUNTAIN: NOT REQUIRED FOR FOOD SERVICE ESTABLISHMENT

- PROVIDED:

MEN: 1 WC AND 2 URINALS AND 2 LAVATORIES
WOMEN: 3 WC & 2 LAVATORIES
DRINKING FOUNTAIN: NOT REQUIRED FOR FOOD SERVICE ESTABLISHMENT

DATE 05/12/2025
DRAWN BY: MCNA
PROJECT # XXX
REVISED

PROPOSED TENANT IMPROVEMENT FOR:
KOLACHI TANDOORI GRILL
1117 S. ROSELLE ROAD - SCHAUMBURG, ILLINOIS

SHEET A1
OF 2

78'-4"

60'-5"

EXIT ONLY

34'-0"

UPPER DINING ROOM
NET AREA: 1020 SQFT.

9'-6"

7'-6"

JUICE & SODA BAR

RAMP UP TO UPPER DINING

5'-0"

CORRIDOR

STEP UP

5'

7'-6"

8'-10"

7"

15'-8"

5'

CORRIDOR

DOWN

EXISTING EXIT LANDING

13'-5"

SLOP

JAN. RM.

MEP SYSTEM

WH

ELEC. RM.

MANAGER

44'-0"

HOST STATION

WAIT STATION

MAIN DINING ROOM
NET AREA: 1260 SQFT.

16'-3"

10'-2"

WALK-IN-FEEZER

WALK-IN-COOLER

VESTIBULE

6'-5"

7'-6"

25'-6"

23'-6"

DISH AREA

PREP & FOOD PICK UP

15'-8"

COOKING LINE & PREP

ICE

23'-0"

10'-0"

KOLACHI TRASH ENCLOSURE
REPAIR & REFINISH EXISTING

9'-0"

10'-6"

63'-3"

35'-4"

EXISTING EXIT LANDING

DOWN

PROPOSED BELOW GRADE GREASE INTERCEPTOR. LANDLORD APPROVAL REQUIRED

1 / A2 FLOOR PLAN

Scale: 1/4" = 1'-0"

SEE PAGE A1 FOR OCCUPANT ANALYSIS

NORTH

PRELIMINARY ONLY FOR ZONING REVIEW. NOT FOR BUILDING PERMIT & CONSTRUCTION

ISSUED FOR:

PERMIT & CONSTRUCTION	10.24.2022

DATE 10.24.2022
DRAWN BY: ~~M.T.~~ M.A.
PROJECT # 02221
REVISED see issued box

PROPOSED TENANT IMPROVMENT FOR:

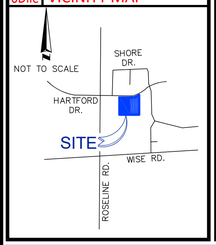
KOLACHI TANDOORI GRILL

1171 S. ROSELLE ROAD - SCHAUMBURG, ILLINOIS

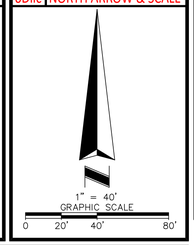
SHEET A2

OF 2

6Diie VICINITY MAP



6Diic NORTH ARROW & SCALE



6 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	–	–
MINIMUM LOT AREA (SQ.FT.)	–	271,248'
MINIMUM LOT WIDTH	–	–
MINIMUM FRONTAGE	–	–
MAX BUILDING HEIGHT	–	20.0'
MAX BUILDING COVERAGE	–	–
MINIMUM SETBACKS		
FRONT	–	–
CORNER SIDE	–	–
INTERIOR SIDE	–	–
REAR	–	–
PARKING REQUIREMENTS: : SPACES REQUIRED = ; SPACES EXISTING = .		
CONFORMANCE STATUS: .		

ZONING REQUIREMENTS NOT AVAILABLE AT TIME OF SURVEY, AWAITING ZONING REPORT.

NOTES:

5Ciii OBSERVED POTENTIAL ENCROACHMENTS

NONE APPARENT AT THE TIME OF SURVEY.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 170158 0189 J (MAP NO. 17031C0189J), WHICH BEARS AN EFFECTIVE DATE OF AUGUST 19, 2008, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6Diid LEGEND AND ABBREVIATIONS

- CONCRETE SURFACE
- NO PARKING AREA
- OVERHANG/CANOPY AREA
- HANDICAP PARKING
- FIRE HYDRANT
- WATER VALVE
- SIGN
- WATER MANHOLE
- BOLLARD
- ELECTRIC TRANSFORMER
- ELECTRIC BOXES/STRUCTURES
- ELECTRIC METER
- GAS METER
- GRATE TOP STORM INLET
- SANITARY MANHOLE
- LIGHT POLE
- STORM MANHOLE
- TELEPHONE BOXES/STRUCTURES
- RECOVERED MONUMENT AS NOTED
- SET MONUMENT AS NOTED

CCG	1.5' CONCRETE CURB & GUTTER
DA	DUMPSTER AREA
ID	IDENTITY
PS	PARKING SPACE(S)
NO.	NUMBER
RW	RETAINING WALL
(C)	CALCULATED DATA
(M)	FIELD MEASURED DATA
(R)	DOCUMENT NO. 26373121
(P)	DOCUMENT NO. 24882109
PLT	LANDSCAPING PLANTER
BK/BK	BACK OF CURB TO BACK OF CURB
BHL	BUILDING HEIGHT LOCATION

- METAL FENCE
- WOOD FENCE
- PLASTIC FENCE
- CENTER LINE
- RIGHT OF WAY LINE
- ADJOINER PARCEL LINE
- BUILDING OVERHANG

6Cvii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

NONE PROVIDED TO THIS SURVEYOR.

5Ei "SCHEDULE B - SECTION 2" ITEMS

4 — TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 RECORDED AS DOCUMENT NUMBER 25368285, AMENDED BY DOCUMENT NUMBER 25554106 AND FURTHER AMENDED BY DOCUMENT NUMBER 041911006 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

ASSIGNMENT AND ASSUMPTION OF RIGHTS AND INTEREST UNDER JOINT DEVELOPMENT AND EASEMENT AGREEMENT DATED NOVEMBER 6, 2023 AND RECORDED NOVEMBER 8, 2023 AS DOCUMENT NUMBER 2331257024. (AFFECTS, AS SHOWN)

5 — MEMORANDUM OF LEASE MADE BY AND BETWEEN SUBWAY REAL ESTATE CORP. (TENANT) AND INLAND COMMERCIAL PROPERTY MANAGEMENT, INC. (LANDLORD) DATED SEPTEMBER 17, 2008 AND RECORDED JUNE 19, 2009 AS DOCUMENT NUMBER 0917029007. (AFFECTS, LEASE HAS EXPIRED)

6 — GENERAL EASEMENT GRANTED TO ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, AN ILLINOIS CORPORATION, RECORDED DECEMBER 2, 2008 AS DOCUMENT NUMBER 0833749027 FOR THE PURPOSE OF PLACING ABOVE GROUND COMMUNICATIONS CABINETS AND NECESSARY UNDERGROUND COMMUNICATIONS CABLE(S) AND EQUIPMENT TO SERVE THE COMMERCIAL PROPERTY KNOWN AS NANTUCKET SQUARE, AFFECTING A PORTION OF THE LAND AS DESCRIBED IN THE PLAT OF EASEMENT ATTACHED TO THE RECORDED DOCUMENT AS EXHIBIT A, AND SUBJECT TO THE TERMS AND CONDITIONS CONTAINED THEREIN. (AFFECTS, AS SHOWN)

7 — EASEMENT FOR WATER MAIN AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED MARCH 16, 1979 AS DOCUMENT NUMBER 24882109 OVER AND ACROSS A 15 FOOT STRIP RUNNING THROUGH EASTERLY PORTION OF LOT 1, AND THE TERMS AND CONDITIONS CONTAINED THEREIN, AND AS SHOWN ON THE PLAT OF SCHAUMBEACH RECORDED OCTOBER 6, 1982 AS DOCUMENT NUMBER 26373121. (AFFECTS, AS SHOWN)

8 — EASEMENT OVER A 10 FOOT WIDE STRIP OF LAND ALONG THE EAST AND NORTH LINES OF THE LAND ADJOINING THE EAST AND NORTH SIDES OF IMPROVEMENTS TO BE ERECTED ON THE LAND AS DELINEATED ON EXHIBIT 'A' ATTACHED TO THE GRANT TO INSTALL AND MAINTAIN ALL EQUIPMENT NECESSARY TO SERVE THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE TOGETHER WITH RIGHT OF ACCESS AND THE RIGHT TO KEEP SAID EASEMENT AREA FREE OF OBSTRUCTIONS (EXCEPT SAID EASEMENT AREA MAY BE USED FOR PARKING AND LANDSCAPING WHICH DOES NOT INTERFERE WITH CONDUCTORS) AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED FEBRUARY 26, 1980 AS DOCUMENT NUMBER 25373284, AND THE TERMS AND CONDITIONS CONTAINED THEREIN, AND AS SHOWN ON THE PLAT OF SCHAUMBEACH RECORDED OCTOBER 6, 1982 AS DOCUMENT NUMBER 26373121. (AFFECTS, AS SHOWN)

CONTINUED>>>>>

5Ei "SCHEDULE B - SECTION 2" ITEMS

10 — BUILDING LINE AND EASEMENT FOR PARKING OVER THE MAIN ACCESS DRIVEWAY, OVER THE SERVICE DRIVE AND OVER THE NORTH DELIVERY AREA AS DELINEATED ON EXHIBIT 'C' ATTACHED TO THE JOINT DEVELOPMENT AND EASEMENT AGREEMENT DATED JUNE 29, 1979 BETWEEN HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1978 KNOWN AS TRUST NUMBER 38589 AND JETCO PROPERTIES INC., RECORDED FEBRUARY 20, 1980 AS DOCUMENT NUMBER 25368285, AND THE TERMS AND CONDITIONS CONTAINED THEREIN.

AMENDMENT TO JOINT DEVELOPMENT AND EASEMENT AGREEMENT WAS RECORDED AUGUST 20, 1980 AS DOCUMENT NUMBER 25554106.

SECOND AMENDMENT TO JOINT DEVELOPMENT AND EASEMENT AGREEMENT WAS RECORDED JULY 9, 2004 AS DOCUMENT NUMBER 0419110062.

ASSIGNMENT AND ASSUMPTION OF RIGHTS AND INTEREST UNDER JOINT DEVELOPMENT AND EASEMENT AGREEMENT DATED AS OF NOVEMBER 6, 2023 AND RECORDED NOVEMBER 8, 2023 AS DOCUMENT NUMBER 2331257024 MADE BY AND BETWEEN IRC NANTUCKET SQUARE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ASSIGNOR, AND NANTUCKET SQUARE SCHAUMBURG IL LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, ASSIGNEE. (AFFECTS, AS SHOWN)

11 — EASEMENT PROVISIONS IN SCHAUMBEACH RESUBDIVISION RECORDED OCTOBER 6, 1982 AS DOCUMENT NUMBER 26373121 RESERVED FOR AND GRANTED TO CABLENET OF ILLINOIS, INC., THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY AND THE VILLAGE OF SCHAUMBURG, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND THE TERMS AND CONDITIONS CONTAINED THEREIN. (AFFECTS, AS SHOWN)

12 — EASEMENT OVER THE WEST 30 FEET OF LOT 1 IN FAVOR OF THE DOMINANT TENANT DESCRIBED AS LOT 3 IN SCHAUMBEACH, BEING A RESUBDIVISION OF LOT 1 IN BROWN–STURTEVANT SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, FOR THE PURPOSE OF INGRESS AND EGRESS AND RESIDENTIAL PURPOSES, AS CREATED BY THE EASEMENT AGREEMENT MADE BY AUGUST/ NANTUCKET, LTD., A CALIFORNIA LIMITED PARTNERSHIP TO HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1978 AND KNOWN AS TRUST NUMBER 38589 RECORDED MAY 9, 1989 AS DOCUMENT NUMBER 89208244 AND THE COVENANTS, CONDITIONS, AND AGREEMENTS THEREIN CONTAINED. (AFFECTS, AS SHOWN)

13 — RIGHTS OF NORTHERN ILLINOIS GAS COMPANY TO MAINTAIN NI–GAS SYSTEM MAIN FACILITIES AND GAS SERVICE PIPES AS DISCLOSED BY LETTER DATED SEPTEMBER 14, 1995. (NO DOCUMENT)

14 — DECLARATION OF COVENANTS, CONDITIONS AND RECIPROCAL RIGHTS ENTERED OCTOBER 18, 2017 AND RECORDED OCTOBER 25, 2017 AS DOCUMENT NUMBER 1729819045 BY IRC NANTUCKET SQUARE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AND THE TERMS AND CONDITIONS CONTAINED THEREIN.

ASSIGNMENT AND ASSUMPTION OF RIGHTS AND INTEREST UNDER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL RIGHTS DATED NOVEMBER 6, 2023 AND RECORDED NOVEMBER 8, 2023 AS DOCUMENT NUMBER 2331257023. (AFFECTS, NOTHING TO PLOT)

15 — TERMS, PROVISIONS AND CONDITIONS OF NO FURTHER REMEDIATION LETTER RECORDED JULY 1, 2024 AS DOCUMENT NUMBER 2418307012. (AFFECTS, NOTHING TO PLOT)

SEE SHEET 2 OF 2 FOR SURVEY DRAWING

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

2	"TABLE A" PROPERTY ADDRESS	6Bvii	CONTIGUITY STATEMENT	8	"TABLE A" SUBSTANTIAL FEATURES OBSERVED
3	"TABLE A" FLOOD INFORMATION	6Bxii	TITLE COMMITMENT INFORMATION	9	"TABLE A" PARKING SPACES
4	"TABLE A" LAND AREA	6Cvii	RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED	10	"TABLE A" DIVISION/PARTY WALLS
5Biii	ACCESS TO PROPERTY	6Diic	NORTH ARROW & SCALE	11	"TABLE A" UTILITY INFORMATION
5Ciii	SURVEYOR OBSERVED POTENTIAL ENCROACHMENTS	6Diid	LEGEND & ABBREVIATIONS	13	"TABLE A" ADJOINING OWNERS
5Ei	"SCHEDULE B – SECTION 2" ITEMS	6Diie	VICINITY MAP	14	"TABLE A" INTERSECTING STREET
5F	CEMETERY NOTE	6Diig	SURVEYOR'S NOTES	16	"TABLE A" EARTH MOVING NOTE
6	TABLE "A" ZONING INFORMATION	6Diik	TYPE OF SURVEY	17	"TABLE A" RIGHT OF WAY CHANGES
6Bi	TITLE DESCRIPTION	7	SURVEYOR'S CERTIFICATE	18	"TABLE A" OFFSITE EASEMENTS OR SERVITUDES
		7b	"TABLE A" BUILDING AREA		
6Biv	BEARING BASIS	7c	"TABLE A" BUILDING HEIGHT		

TABLE OF REFERENCES

DOCUMENT NO. 26373121
DOCUMENT NO. 25368285
DOCUMENT NO. 419110062
DOCUMENT NO. 24882109

8 SUBSTANTIAL FEATURES OBSERVED

SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER, HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.

10 DIVISION / PARTY WALLS

NO DESIGNATION FOR DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES, NOR THE OBTAINING OF NECESSARY PERMISSIONS, HAVE BEEN PROVIDED BY THE CLIENT TO THE SURVEYOR PER THE DATE OF THIS SURVEY.

17 RIGHT OF WAY CHANGES

SURVEYOR HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AT THE TIME OF THIS SURVEY.

18 OFFSITE EASEMENTS OR SERVITUDES

THE PROPERTY DESCRIPTION AS LISTED WITHIN SCHEDULE "A" OF THE FURNISHED TITLE COMMITMENT AS STATED HEREON, DOES NOT INCLUDE ANY PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS OR SERVITUDES.

DATE	REVISIONS	TECH
.	.	.
.	.	.
.	.	.

DATE	REVISIONS	TECH
.	.	.
04/16/25	COMMENTS	JCT

FIELD	JG	DRAWING SCALE	1"= 40'
DRAWN BY	PEL	QC BY	DK (3/19/25)
DRAWING NAME	2523217–55548 SCHAUMBURG IL.DWG		

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6Bxii TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM: STEWART TITLE GUARANTY COMPANY, COMMITMENT NO.: 25000030073, HAVING AN EFFECTIVE DATE OF JANUARY 24, 2025.

SHEET 1 OF 2

6Bi TITLE DESCRIPTION

PARCEL 1:

LOT 1 IN SCHAUMBEACH, BEING A RESUBDIVISION OF LOT 1 IN BROWN–STURTEVANT SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SCHAUMBEACH RECORDED OCTOBER 6, 1982 AS DOCUMENT NUMBER 26373121, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON–EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS GRANTED BY THE JOINT DEVELOPMENT AND EASEMENT AGREEMENT DATED JUNE 29, 1979 AND RECORDED FEBRUARY 20, 1980 AS DOCUMENT NUMBER 25368285 FOR THE PURPOSE OF USING THE DRIVEWAYS, SERVICE DRIVES AND PARKING FACILITIES.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

6Dig SURVEYOR'S NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
4. ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF ILLINOIS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

4 LAND AREA

271,248± SQUARE FEET 6.227± ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF LOT 1, WHICH BEARS N00°00'18"W, PER DOCUMENT NO. 26373121.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

SUBJECT PARCEL:	REGULAR = 243	HANDICAP = 9	TOTAL = 252
ADDITIONAL PER PARCEL II:	REGULAR = 508	HANDICAP = 18	TOTAL = 526
OVERALL TOTALS:	REGULAR = 751	HANDICAP = 27	TOTAL = 778

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO E HARTFORD DRIVE, A DEDICATED PUBLIC STREET OR HIGHWAY & INDIRECT ACCESS TO ROSELLE ROAD AND WISE ROAD, DEDICATED PUBLIC STREETS OR HIGHWAYS, VIA AN INGRESS/EGRESS EASEMENT (PARCEL II) PER DOCUMENT NO. 25368285 & DOCUMENT NO. 419110062.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: FIRST FINANCIAL BANK, AN OHIO STATE CHARTERED BANK, ITS SUCCESSORS AND ASSIGNS; FIRST TEK, INC.; STEWART TITLE GUARANTY 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, 18(graphically depicted) AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 3/18/2025.
DATE OF PLAT OR MAP: 3/20/2025.

PRELIMINARY, NOT FOR CONSTRUCTION, RECORDATION, SALES, OR IMPLEMENTATION

_____ _____
DATE

PROFESSIONAL LAND SURVEYOR NO:
STATE OF ILLINOIS
PROJECT NO: 2523217–55548

SURVEY PREPARED BY:
AMERICAN SURVEYING & MAPPING, INC.
221 CIRCLE DRIVE, MAITLAND, FL 32751
CERTIFICATE OF AUTHORIZATION # 184.006647
PHONE: (407) 426–7979
FAX: (407) 426–9741
INFO@ASMCORPORATE.COM

THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT A LICENSED SURVEYOR'S SIGNATURE AND SEAL.

ALTA/NSPS LAND TITLE SURVEY
OF
NANTUCKET SQUARE
1015-1127 ROSELLE ROAD
SCHAUMBURG, ILLINOIS
COOK COUNTY

6Diik 2

AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
nationaduediligenceservices.com
Phone: (407) 426-7979
221 Circle Drive, Maitland, FL 32751

SHEET 2 OF 2

6Diic NORTH ARROW & SCALE

1" = 40'
GRAPHIC SCALE
0 20' 40' 80'

ROSELLE ROAD
PUBLIC RIGHT-OF-WAY
(PLAT OF SURVEY 24882109)
ASPHALT PAVEMENT

WISE ROAD
100' PUBLIC RIGHT-OF-WAY
(PLAT OF SURVEY 24882109)
ASPHALT PAVEMENT

E HARTFORD DRIVE
VARIABLE PUBLIC RIGHT-OF-WAY
(PLAT OF SURVEY 82-012)
ASPHALT PAVEMENT

PARCEL 1
LOT 1 SCHAUMBEACH
DOCUMENT NO. 26373121

PARCEL 2
SERVICE DRIVE (DOCUMENT NO. 25368285)
ASPHALT PAVEMENT

1085 S ROSELLE RD

1127 S ROSELLE RD

1043 E HARTFORD DR
ONE-STORY BRICK & CONCRETE BLOCK
AREA = 54,147 SQ.FT.

1037 E HARTFORD DR

6Diik	ALTA/NSPS LAND TITLE SURVEY
2	OF
	NANTUCKET SQUARE
	1015-1127 ROSELLE ROAD
COOK COUNTY	SCHAUMBURG, ILLINOIS

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Business Narrative

Proposed Relocation of Kolachi Tandoori Grill to

1117 Roselle Road, Schaumburg, IL

Kolachi Tandoori Grill is a family-owned and operated restaurant that has proudly served the Schaumburg community with authentic Pakistani and Indian cuisine.
Since opening our original location, Kolachi has become a local favorite, known for its traditional flavors, generous portions, and warm, welcoming hospitality.
We take pride in offering an authentic culinary experience that reflects the rich heritage of South Asian cuisine.
Our menu features a wide range of classic dishes, including our **signature biryani**, which has become one of the most popular items at our restaurant. Made with fragrant basmati rice, carefully marinated meat, house-ground spices, and slow-cooked to perfection, our biryani has earned a loyal following among customers across the northwest suburbs. In addition to biryani, we serve freshly baked naan, grilled tandoori meats, flavorful curries, vegetarian options, and traditional appetizers—all made from scratch using high-quality ingredients and traditional cooking methods.

Customer Demand and Need for Expansion

Kolachi Tandoori Grill's Schaumburg location has developed a strong and loyal customer base, particularly among families and members of the growing South Asian and multicultural community in the area. However, our current facility has become too small to accommodate the volume of dine-in customers we serve—especially during weekends, evenings, and holidays.
We consistently receive feedback from guests requesting more space, larger tables for extended families, and a more comfortable environment for dining and celebrations. Many of our patrons have shared that they now travel to larger restaurants in **Lombard**, **Oak Brook**, or **Devon Avenue** simply because Schaumburg lacks a spacious South Asian dining option. Our goal is to meet that demand locally—right here in Schaumburg.

In response, we are respectfully **seeking the Village of Schaumburg's approval** to **relocate Kolachi Tandoori Grill to a larger facility at 1117 Roselle Road**. This move will allow us to better serve our customers, expand our operations, and enhance the overall dining experience, while keeping revenue, jobs, and cultural value within the community.

Proposed Use of Facility

The proposed facility at 1117 Roselle Road will operate as a **full-service dine-in and takeout restaurant**. Key features of the new location will include:

- **Increased Seating capacity**, allowing for family gatherings, larger parties, and an overall improved dining experience
- A professionally equipped **commercial kitchen**, including a **dedicated tandoori oven** and grill station
- A separate **takeout and pickup counter** to manage high-volume carryout orders
- Clean, accessible **restrooms**, **storage areas**, and **staff prep spaces**
- **On-site customer parking** for added convenience
- A small area for **catering prep** to support off-site event orders

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Proposed Hours of Operation

Monday to Thursday: 11:00 AM – 10:00 PM
Friday to Sunday: 11:00 AM – 11:00 PM

Staffing Plan

Kolachi Tandoori Grill will operate efficiently with a streamlined team of **8–10 employees**, including:

2–3 kitchen staff, including chefs trained in biryani, curry, and tandoori techniques
1 tandoori grill specialist
3–4 front-of-house employees (servers, cashier, host)
1 cleaning and support staff member
1 on-site manager

Why 1117 Roselle Road?

The new site is ideal due to its:

- Central location and proximity to our current customer base
- Sufficient space for higher seating capacity and food prep operations
- Easy access and visibility from main roads
- Ample parking and compatibility with other local businesses
- Staying within Schaumburg allows us to remain accessible to our loyal customers while responding to their requests for a larger, more family-oriented dining environment.

Community and Economic Impact

Relocating Kolachi Tandoori Grill to a larger Schaumburg location will:

- **Provide a much-needed larger South Asian dining experience** for Schaumburg residents
- **Help retain customers within the Village**, rather than losing them to other suburbs

- **Create local jobs and contribute to Schaumburg's economic activity**
- **Increase local sales tax revenue** and support the local economy
- **Offer a culturally rich, community-oriented space** for dining, celebrations, and gatherings

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Conclusion

At this time, **we are not announcing an opening**, but instead, **seeking formal approval from the Village of Schaumburg** for our proposed relocation to 1117 Roselle Road. This expansion represents a necessary and community-driven next step in our journey. It will allow Kolachi Tandoori Grill to grow responsibly while continuing to serve the Schaumburg community with excellence, cultural pride, and hospitality.

We are deeply committed to being a positive part of the Schaumburg business landscape and look forward to working with the Village to make this opportunity a reality.

PROJECT REVIEW GROUP REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Monica Richart
Sustainability Planner

HEARING DATE: September 24, 2025

DATE PREPARED: August 28, 2025

CASE NUMBER: Z2507-01

TITLE: Z2507-01 / KOLACHI TANDOORI GRILL / 1117 S Roselle Road / Special Use for a Type "A" Restaurant

BACKGROUND INFORMATION

Petitioner:	Syed Nizami
Address of Petitioner:	937 S. Roselle Road Schaumburg, IL 60133
Status of Petitioner:	Tenant
Owner of Parcel:	Nantucket Square Schaumburg IL LLC
Address of Owner:	371 Hoes Lane, Suite 201 Piscataway, NJ 08854
Existing Zoning:	B-2 General Business District
Existing Land Use:	Community Commercial

Requested Action:

- Special Use for a Type "A" Restaurant [Title 15, Chapter 154.173(B) of the Zoning Ordinance]

ANALYSIS

Staff Discussion:

The petitioner requests special use approval for a Type "A" Restaurant for Kolachi Tandoori Grill, to be located at 1117 S. Roselle Road. The petitioner proposes to convert two vacant adjacent tenant spaces in Nantucket Square Shopping Center into a single 5,100 square foot space to be used as a full service dine-in and takeout restaurant. The code allows for restaurants under 4,500 square feet to occupy inline tenant spaces by right, however as the proposed conversion would exceed that limit by 600 square feet, a special use is required.

Kolachi Tandoori Grill has a current location in Schaumburg and is proposing to relocate to a larger space at the subject property. The proposed restaurant will include a dine-in area, commercial kitchen and takeout counter, bathrooms and an office. The restaurant will operate Monday to Thursday from 11am to 10pm and Friday to Saturday from 11am to 11pm with a staff of 8-10 employees. The restaurant use is compatible with other businesses operating in Nantucket Square, which includes several other restaurants. The size of the space is within the range of existing businesses at Nantucket Square and similar to the neighboring Play It Again Sports, which is 5,213 square feet. Staff supports the use of this space as a restaurant in accordance with the proposed plans.

The Special Use Ordinance lists three justifications for variations. Those justifications and their application to the requested variation are as follows:

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 proposed restaurant provides a service to the surrounding residential community that is compatible with its Community Commercial designation. The new location will provide for customers currently served at Kolachi's existing location.

Such use will not, under the circumstances or 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.
The proposed restaurant is compatible with other restaurants and retail uses currently operating in Nantucket Square Shopping Center.

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.
The requested Special Use for a Type "A" Restaurant is consistent with the general objectives of the Special Use Ordinance. The intent of the Special Use Ordinance is to provide for an orderly arrangement of compatible building and land uses and for the proper location of all types of uses required for the social and economic welfare of the village.

Parking Calculations:
The parking chart below summarizes required parking for the entire Nantucket Square Shopping Center, including the existing outlot developments and the Jewel grocery store:

Use / Square Footage	Parking Rate	Required Parking
Proposed Type "A" Restaurant Kolachi 5,168 sq. ft. GFA 4,651 sq. ft. NFA	16 spaces / 1,000 sq. ft. NFA	74 spaces
Type "C" Restaurant Brazil Express 3,600 sq. ft. GFA 3,240 sq. ft. NFA	12 spaces / 1,000 sq. ft. NFA	39 spaces
Type "C" Restaurant Subway 900 sq. ft. GFA 810 sq. ft. NFA	12 spaces / 1,000 sq. ft. NFA	10 spaces

Type "B" Restaurant Orange & Chicken 1,200 sq. ft. GFA 1080 sq. ft. NFA	6 spaces / 1,000 sq. ft. NFA	6 spaces
Type "C" Restaurant Burger King 3,260 sq. ft. GFA 2,900sq. ft. NFA	12 spaces / 1,000 sq. ft. NFA	35 spaces
Childcare Ecole 360 11,743 sq. ft. 10,569 sq. ft.	4 spaces per 1,000 sq. ft NFA	42 spaces
Existing Retail Uses 93,254 sq. ft. GFA 83,929 sq. ft. NFA	4 spaces / 1,000 sq. ft. NFA	336 spaces
Total Parking Provided		**778 spaces**
Total Parking Required		**542 spaces**
Parking Surplus		**236 spaces**

Nantucket Square Shopping Center was originally built when parking rates for commercial uses were calculated at 6 spaces per 1,000 square feet of net floor area (NFA). Since the mid-1980s, parking requirements for commercial uses have been reduced to 4 spaces per 1000 square feet of NFA. Additionally, the Zoning Code was amended to reduce parking requirements for Type "C' restaurants from 20 spaces to 12 spaces per 1,000 feet of NFA and to reduce parking for Type "B" restaurants from 8 spaces to 6 spaces per 1,000 feet of NFA. With the proposed restaurant there is a surplus of 236 spaces.

Zoning History:
In 1979, the subject property received Site Plan Approval for the Nantucket Square Shopping Center which included a 57,658 square foot Jewel Osco Grocery Store (Case No. SP7907-01). Soon after the completion of the shopping center, Baskin Robbins opened an ice cream shop at the northwest corner of the north wing of the shopping center. The Village Board approved Ordinance No. 90-119 in September 1990 to rezone the property from B-2 General Business Planned Unit Development District to B-2 General Business District, to remove the Planned Unit Development designation from the property and reflect current and future use of the property for commercial and commercial/service activity (Case No. Z9007-06). Burger King was granted Site Plan and Special Use approval on the shopping center's outlot in November 1981 (Case No. Z8108-02).

Other Special Use requests have been approved within the shopping center, including Bari Cafe (Case No. Z9708-04), Great Wall Restaurant (now Orange & Chicken) (Case No. Z9708-07), and Cue-Can-Do in September 2002 (Case No. Z0207-08). Bari Café and Cue-Can-Do have since closed. In July 2008, Subway received special use approval to take over the Baskin Robbins space (Case No. Z0805-01). In 2009, an

Amendment to the Special Use for a restaurant expansion for Nancy's Pizza (now Brazil Express) was approved to convert a Type "B" restaurant to a Type "C" Restaurant (Case No. Z0906-05).

Subsequently the shopping center also received approval for a Site Plan Amendment and Special Use for a Drive Thru Facility for Jewel Osco in 2011 (Case No. Z1101-02). Burger King received approval for a site plan amendment for façade and landscape modifications in 2016 (Case No. SP1604-02).

Surrounding Zoning and Land Uses:
North: R-6 Single-Family Residence District – Nantucket Cove West Subdivision
South: R-4 Single-Family Residence District – Meadow Knolls Subdivision
East: R-6 Single-Family Residence District – Nantucket Cove West Subdivision
West: B-2 General Business District – Schaumburg Towncenter Shopping Center

Compatibility with Surrounding Land Uses:
The proposed restaurant is compatible with the retail and service uses in the existing center and will not have a negative impact on neighboring land uses.

Comprehensive Plan Designation:
The subject restaurant is designated Community Commercial in the Village Comprehensive Plan. Community commercial uses are those that provide for the everyday needs of Schaumburg residents. These uses are typically located within the neighborhood centers and may include restaurants, gas stations, grocers, retailers, small offices and daycare centers.

RECOMMENDATION
Staff has reviewed the petitioner's request and is supportive of the project. Therefore, staff recommends **approval** of a Special Use for a Type "A" Restaurant for Kolachi Tandoori Grill, to be located at 1117 S. Roselle Road, Case No. Z2507-01, subject to the following conditions:

1. The business must stay in substantial conformance with the submitted business narrative.
2. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one (1) year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal.
3. Prior to the issuance of a Building Permit the applicant shall:
    a. Provide a Life Safety Plan.
    b. Indicate accessible seating in main & upper dining rooms. (5% min.).
    c. Verify accessibility requirements at Vestibule. 67" diameter turning space. Min. 48" between doors in a series.
    d. Provide floor height at base & top of ramp.
    e. Verify accessibility requirements of ramp. 1:12 pitch (max.). Handrails at both sides of ramp. 36" (min.) clear between handrails. Handrail extensions beyond ramp.
    f. Provide handrails with extensions at steps up to upper dining area as required by accessibility code. Note maintain 36" (min.) clear for corridor (from end of handrail extension to opposite wall). Consider recessing the stair into the upper level platform to increase clear corridor dimension and reduce the 'pinch point' created at the base of the stairs.

g. Provide diaper change station(s) as required by code.
h. Verify 60" (min.) clear width at accessible toilet stalls.
i. Type 1 exhaust hood shall be required in kitchen.

4. The proposed plans for the food establishment 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. Prior to the issuance of a certificate of occupancy the applicant shall:
    a. Provide a conveniently located 4-sided refuse/recycling enclosure located at, or near the rear door of the building. The enclosure shall be large enough to accommodate all refuse and recycling containers. Consult with your waste hauler to ensure the size of the enclosure is appropriate for the type of container(s) being used.
    b. If grease is generated, a grease trap/interceptor will be required. An interior grease trap shall be recessed in the ground. The flow rate shall be a minimum of 60 gallons per minute. An exterior grease interceptor may be installed with a minimum capacity of 750 gallons. The method of grease trap/interceptor installation shall be dependent upon the size of the establishment and menu. Prior to occupancy, the owner/operator shall have a contract with a licensed grease hauler to clean the grease trap/interceptor.
    c. No existing food or equipment will be approved to be relocated from the current food establishment located at 937 S Roselle Rd, to the new food establishment.
    d. Provide proof of a contract with a licensed pest control operator. The first pest control treatment shall occur prior to the establishment being approved to operate.
5. The following plans/exhibits shall be adopted as part of the governing ordinance:
    a. Site Plan A1, prepared by Na-Mna, dated May 17, 2025, received by the Community Development Department May 19, 2025.
    b. Site Plan A2, prepared by Na-Mna, dated October 24, 2022 and received by the Community Development Department May 19, 2025.
    c. Plat of Survey, prepared by ASM and received by the Community Development Department April 29, 2025.
    d. Project Narrative, prepared by Syed Nizami and received by the Community Development Department April 28, 2025.

pc: Petitioner
Owner of Property

Village of Schaumburg, IL

September 2, 2025

DEVR-25-35

Development Review Application

Status: Active

Submitted On: 4/29/2025

Primary Location

1117 S ROSELLE RD
Schaumburg, IL 60193

Owner

INLAND COMMERICAL PROPERTY MGMT
814 COMMERCE DR, STE 300
OAK BROOK, IL 60523

Applicant

Syed Nizami
847-287-3066
kolachi1117@gmail.com
937 S Roselle Road
schaumburg, Illinois 60133

Pre-Application Contact

Z2507-01 - KOLACHI TANDOORI GRILL / 1117 S. Roselle Road / Special Use for a Type "A" Restaurant

Have you spoken to a Village planner about this project*

Yes

Who have you spoken to?*

Monica Richart

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*

Nantucket Square Schaumburg IL LLC

Property Owner Street Address*

371 Hoes Lane, Suite 201

Property Owner City*

Piscataway

Property Owner State*

NJ

Property Owner Zip Code*

08854

Property Owner Phone Number*

304 6385166

Property Owner Email

Lisa.Tebbetts@first-tek.com

Site Information

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

Commercial

PIN Number*

07-27-400-028-0000

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*

We are planning to open resturant in the leased space and since the gross area is approx 5100 sq ft. We require special use permisssion.

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

Syed K Nizami
Apr 28, 2025